



PLANNING AND ENVIRONMENTAL COMMISSION
February 23, 2015 at 1:00pm
TOWN COUNCIL CHAMBERS / PUBLIC WELCOME
75 S. Frontage Road - Vail, Colorado, 81657

MEMBERS PRESENT

Pam Hopkins
Dick Cleveland
Webb Martin
John Rediker
Michael Kurz
Henry Pratt

MEMBERS ABSENT

Luke Cartin

Site Visits:

- 1. VVMC West Wing – 181 West Meadow Drive
- 2. Gore Valley Trail – South of Library

- 1. A request for the review of an amendment to a development plan, pursuant to Section 12-8E-6, Development Plan, Vail Town Code, and an amended conditional use permit, pursuant to Section 12-8E-3 Conditional Uses, Vail Town Code, for a private and public club and multi-family residential unit structure, to allow for additional square footage at the garage level for the purposes of storage and ski tuning at the Ski and Snowboard Club of Vail, located at 598 Vail Valley Drive/Part of Tract B, Vail Village Filing 7, and setting forth details in regard thereto. (PEC150005)

Applicant: Ski and Snowboard Club of Vail, represented by Braun Associates
Planner: Jonathan Spence

CUP ACTION: Approved with condition(s)

MOTION: Kurz

SECOND: Cleveland

VOTE: 6-0-0

CONDITION(S):

- 1. **This Conditional Use approval is contingent upon the applicant obtaining Town of Vail approval of an associated design review application(s).**
- 2. **The applicant shall mitigate the employee generation impact created by the new net development in accordance with the provisions of Chapters 12-23, Commercial Linkage and 12-24, Inclusionary Zoning, Vail Town Code and. If a mitigation option including a fee in lieu payment is chosen, the applicant shall make the required fee in lieu payment to the Town of Vail prior to the issuance of any building permit. As required by the Town Code, if the applicant chooses to mitigate any portion of the obligation through off site unit(s), these unit(s) shall be available for occupancy prior to the issuance of any Certificate of Occupancy.**
- 3. **The applicant shall adhere to the Ski and Snowboard Club Vail Traffic and Parking Management Plan, October 2014, in all matters referenced unless amended per 12-16-10, Amendment Procedures, Vail Town Code.**

DEVELOPMENT PLAN ACTION: Approved with condition(s)

MOTION: Kurz

SECOND: Cleveland

VOTE: 6-0-0

CONDITION(S):

- 1. This Development Plan approval is contingent upon the applicant obtaining Town of Vail approval of an associated design review application(s).**
- 2. The applicant shall mitigate the employee generation impact created by the new net development in accordance with the provisions of Chapters 12-23, Commercial Linkage and 12-24, Inclusionary Zoning, Vail Town Code and . If a mitigation option including a fee in lieu payment is chosen, the applicant shall make the required fee in lieu payment to the Town of Vail prior to the issuance of any building permit. As required by the Town Code, if the applicant chooses to mitigate any portion of the obligation through off site unit(s), these unit(s) shall be available for occupancy prior to the issuance of any Certificate of Occupancy.**
- 3. The applicant shall adhere to the Ski and Snowboard Club Vail Traffic and Parking Management Plan, October 2014, in all matters referenced unless amended per 12-16-10, Amendment Procedures, Vail Town Code.**

Jonathan Spence described the request pursuant to the application. He highlighted the expansion of the ski tuning and storage area on the garage level of the SSCV building.

Commissioner Martin inquired as to the limit of the upper floors.

Spence stated that the garage level was being extended out to match the upper floor plates.

Tom Braun, representing the applicant, explained what the expand space would be used for. He made himself available for questions.

Commissioner Cleveland inquired as the opening and egress needs for the expanded area.

Commissioner Pratt inquired about the stair shown on the plans and whether it extended to the exterior on the floor plan.

Braun clarified the code requirements of the space and the termination of the shown staircase inside the building.

There was no public comment

The Commissioners expressed their finding that the project was in compliance with the criteria

2. A request for final review of an amendment to a conditional use permit, pursuant to Section 12-8C-3, Conditional Uses, Vail Town Code, to allow for the repair and realignment of a paved, nonmotorized, bicycle path and pedestrianway (Gore Valley Trail), located adjacent to the Vail Public Library at 292 West Meadow Drive/part of Tract B, Vail Lionshead Filing 1, and Tract A and part of Tract B, Vail Lionshead Filing 2, and setting forth details in regard thereto.

(PEC150004)

Applicant: Town of Vail, represented by Gregg Barrie

Planner: Joe Batcheller

ACTION: Approved with condition(s)

MOTION: Rediker

SECOND: Hopkins

VOTE: 6-0-0

CONDITION(S):

- 1. The applicant shall not use coal tar pavement sealants for the construction of this portion of the Gore Valley Trail.**
- 2. The applicant shall ensure the construction of the project complies with Gore Creek Health strategies, policies, and best practices, and shall be verified by the Environmental Sustainability Manager.**
- 3. The applicant shall ensure that the project complies with any recorded covenants for the subject properties.**

Joe Batcheller described the request pursuant to the staff memorandum. He spoke to the inclusion of two bridges to span Middle Creek and a wetland drainage area. He spoke to the history resulting in the proposal before the Commission.

Commissioner Martin inquired as to the stream bank stabilization would come in under a separate application. Batcheller spoke to the requirement for a floodplain use permit. This would be reviewed by the Floodplain Administrator.

Commissioner Cleveland inquired as to the proposed light fixture and the amount of light that the fixtures emit. He was concerned about the light being too excessive. Gregg Barrie spoke to a reduction in the light from 4,000 Kelvin to 2,500 Kelvin and the spacing of the fixtures. Commissioner Cleveland spoke to the ability to compare existing fixture lighting to the proposed fixtures. It is his opinion that the community tends to over light projects. Barrie spoke to the space of 300 feet between fixtures and the reduction in the lightbulb reduction.

Jim Lamont, Vail Homeowners Association, recognized the astute observation regarding the proposed lighting. The town-owned open space tract has covenants upon it. He spoke to Pete Burnet (former public works employee) who used a front end loader to plot the path when it was first built. He believes there is a reason it is on the private property as the covenants do not permit a permanent improvement on the property. He urged that Town Council be apprised of the covenant restrictions. The tract along the bike path in this area sees heavy use. As a part of this project, there is a need to give the stream bank the ability to rest and regenerate.

Batcheller spoke to the incorporation of a split rail fence to protect the stream bank restoration.

Gregg Barrie said he will look into the covenants further.

Commissioner Martin agreed with staff's findings and suggested a condition may be reasonable regarding lighting.

Commissioner Rediker spoke to compliance with criteria. Had a concern about the covenant issue raised. Rediker suggested a condition regarding the prohibition of coal tar seal coat asphalt as a material.

Commissioner Kurz's concern is to protect stream health.

Commissioner Cleveland felt that there should be a condition that the project complies with any recorded covenants for the property.

Commissioner Pratt spoke to a previous experience with an overlit parking lot. He too would be in favor of a recommendation that the lighting levels be looked at carefully. He noticed that the serpentine path will become more straight.

Commissioner Cleveland asked Rediker to elaborate upon his concern with the coal tar sealant.

Commissioner Rediker explained the health concerns and several municipalities that have banned their use.

Barrie asked for Rediker to forward his information so that it can be considered in the overall plan for improving stream health. He spoke to an area near Treetops where the water run off will be picked up by an inlet to sand/oil separator. He spoke to a curb that will be going in as well to limit where snow is pushed containing cinders. He stated that staff would look into the lighting being proposed.

90 minutes

3. A request for final review of an amendment to a conditional use permit, pursuant to Section 12-9C-3, Conditional Uses, Vail Town Code, for an existing healthcare facility, amending the development plan to allow for an additional floor plate on the west wing, located at 181 West Meadow Drive and 108 South Frontage Road West (Vail Valley Medical Center)/Lots E, F, and 10 Vail Village Filing 2, Lot 2E, Block 1, Vail Lionshead Filing 1 and Lot D-2, A Resubdivision of Lot D, Vail Village Filing 2 (PEC150002, PEC150003)

Applicant: Vail Valley Medical Center, represented by Braun Associates

Planner: Warren Campbell

ACTION: Table to March 9, 2015

MOTION: Kurz

SECOND: Martin

VOTE: 5-0-1 (Cleveland recused)

Commissioner Cleveland recused.

Commissioner Pratt Introduced the project into the record.

Warren Campbell walked the Commission through the staff report and the primary talking points for today's worksession. Campbell also discussed the proposed time frame and the relationship of this application with the ongoing master planning process. Campbell briefed the commission on the applicable criteria for approval and the development standards of the General Use District which are established through the development plan process. Responsibilities of the DRB and PEC were outlined with regard to architectural elements.

Tom Braun, representing the applicant, provided an introduction to the day's discussion items. Braun walked through the project schedule, criteria and master plan goals. Braun espoused on how the goals of the master plan relate to the proposed West Wing expansion. Braun provided an overview of the West Wing expansion and how it works in conjunction with the redevelopment plans for the East Wing. He spoke to how this sequence of construction sets the stage for the future sequences. Braun walked through each floor of the West Wing and both its existing and proposed uses.

Braun introduced the discussion of mass and height, language in the Master Plan regarding massing, architecture and fenestration. He concluded with a brief mention of the affects of the West Wing on West Meadow Drive.

Russ Sedmak, architect for the project, provided a PowerPoint presentation that provided details on how the uses will be accommodated in the West Wing and the expansion space. He discussed the space requirements of private rooms, code requirements and HIPPA implications. He used a site plan to show the proposed additions in relation to the existing structure, the property line and West Meadow Drive. A series of slides were provided that illustrated the existing vs. proposed conditions related to the West Wing expansion. Included was a slide showing the entirety of the south elevation of the VVMC as envisioned.

Commissioner Rediker asked if ADA access was required off of West Meadow Drive with regard to the proposed ramped sidewalk on the southwest corner of the West Wing. Additionally, were there plans to heat the ADA ramp/sidewalk?

Sedmak explained that it was a Building Code requirement, but also a concerted attempt for the West Wing to relate to the street. He stated that the team would look at heating the ADA sidewalk, however it had good solar access and would likely not be heated.

Commissioner Martin inquired as to how close the East Wing would be to the property line along West Meadow Drive.

Sedmak stated that a portion of it would be proposed to be between 2 and 3 feet off the property line. This was contemplated so as to accomplish the goal of enclosing the loading and delivery function and truck turning movements.

Commissioner Martin asked why the West Wing building expansion wasn't pushed to the north over the proposed temporary emergency generator location, which would result in a reduction in the expansion towards West Meadow Drive?

Sedmak explained the circulation layout and needs of the surgery center and the fact that the covenants the Evergreen Lodge has on the site prevented the expansion areas and new fourth floor from being expanded to the north on the site.

Merv Lapin, resident of 232 West Meadow Drive, identified pedestrian circulation as being confusing, particularly how people would approach the West Wing. He highlighted many people walk up the existing driveway on crutches. Lapin also asked about the temporary generator location and the condenser relocation. He then asked how the piece-meal approach to implementing the Master Plan will achieve the completion of the plan. What will be put in place to ensure the hospital pursues the Master Plan to its completion? Lapin spoke to the previous effort and finances put towards a medical office building on the municipal site and how that ended with a change of mind by the Steadman Philippon group. Concerned it could happen again.

Dan Reynolds, attorney representing the Corrigan's, residents of 252 West Meadow Drive, stated that his clients were concerned with the relocation of the emergency generator and condenser from the southwest corner of the West Wing. He stated it appeared these were being relocated as a part of the West Wing which was satisfactory. He continued by stating that his clients asked that the West Wing not be expanded to the south closer to West Meadow Drive as proposed. He added that he had difficulty access the PEC materials on the website. .

Jim Lamont, Vail Homeowners Association, echoed the issue access with regard to the ability to access the PEC materials from the website. The proposal is dealing with setbacks, offsets, foregrounds, etc. and are the issues at hand. The bulk, mass, and scale are concerning, particularly in regards to the impact the proposal would have upon the streetscape. The density/services being proposed will garner even more pedestrian traffic and warrants asking the question, about heated the sidewalk along the VVMC West Meadow Drive Frontage. Although this application is not a Special Development District the requirement to heat West Meadow Drive could be an offset to the proximity of the large structure to the pedestrian sidewalk. There is significant pedestrian traffic on the sidewalk. He anticipates that the other projects between the Four Seasons heated sidewalk and the VVMC would be required to heat their sidewalks in the future as well. Lamont's stated that heating the sidewalk should be a condition of the CUP approval. Need to look and consumer and guest needs. He added that East Lionshead Circle is getting busier as well. It is time to realize that Vail is an urban environment and necessary steps need to be taken to protect guests and the public. If the Town needs to take on the responsibility to heat the sidewalk, so be it.

Commissioner Hopkins provided recommendations concerning the placement of plantings. She expressed concern with a five story building, as the basement level is partially exposed, and the height of the structure in relation to the sidewalk at a 3 to 8 foot setback. She suggested pulling in the basement and first floor levels. Could the structure be pushed back even three (3) feet? The proposal was an urban design.

Sedmal stated that the proposed building 3 to 8 feet off of the property line/sidewalk was an urban condition and design. He added that the proposed wing was 3.5 feet off the property line.

Hopkins expressed concern with a mansard roof and its appropriateness for the design. She highlighted snow shedding concerns. She added that there should be larger landscape areas around the ADA ramp so trees could be incorporated to soften the edge of the southern expansion. She concluded that the first 20 feet of a building's façade creates an impression on a pedestrian.

Sedmak responded that the mansard roof design was being utilized to establish architectural continuity and screen roof top mechanical equipment.

Commissioner Kurz expressed stated that the southern expansion was bulky and massive. He expressed concern with the articulation of the roof and the lack of interest. The roof does not assist in reducing the scale as was stated by Sedmak. He suggested articulation and landscaping was necessary to address the south expansion. Agreed with Mr. Lamont concerning the need for heated sidewalks. The town and the applicant should work to heat the sidewalk. He asked Council to consider it as a solution.

Commissioner Rediker feels that the bulk and mass of the building are a primary concern. Some of the concern could be mitigated with landscaping. He to was concerned with possible snow shed. The inclusion of landscaping is paramount to reduce the scale and bulk. Believes that the town or the hospital needs to explore additional snow melted pedestrian areas/walkways.

Commissioner Martin agreed with his fellow commissioners regarding the roof, bulk and mass and the need for heated sidewalks. Expresses concern with the minimal setback off of the sidewalk. He struggled with a three (3) foot setback and felt eight (8) feet was more acceptable. A big bulky structure was replacing the trees.

Commissioner Pratt refocused the commission on staff's questions in the memorandum.

Commissioner Hopkins stated that the setback should be in relation to the height of the structure. Three (3) feet not adequate. Prefer landscaping over wall art. The design needs softening.

Commissioner Kurz stated he didn't find the proposed setbacks appropriate. The landscaping needs to be ramped up. Public art not appropriate to address the bulk and scape because of limited space in this area.

Commissioner Rediker was concerned about the proposed setback ranging from 3 to 8 feet. Felt that mitigation of the bulk and mass is possible with landscaping. Public art may not fit.

Commissioner Martin stated the setback is not sufficient. Suggested 10 feet was appropriate. He added that the setback of the East Wing would need to be in keeping with the West Wing setbacks. A larger setback would allow for landscaping to soften the bulk, mass, and scale. Commissioner Pratt felt there was not enough room for art in the location and that landscaping more important. He couldn't imagine the hospital would not consider heating their sidewalks. Felt waste heat from the mechanicals might be a good source to heat the sidewalk. Agrees with other

members that the bulk and mass along the south façade is extreme. Finds the elevation to be flat, tall and big. Recommends looking at the Lionshead Master Plan for ideas on how to reduce the building perceived mass. Concerned with reflections off of the glazing on adjacent properties. Finds the dormers shown on the East Wing are much more interesting. Does not feel the glass on the top floor assists in reducing the mass. Recommends looking elsewhere on the property to pick up space, such as to the west over the existing driveway.

4. Approval of February 9, 2015 minutes

MOTION: Kurz SECOND: Cleveland VOTE: 5-0-1 (Hopkins recused)

5. Information Update

6. Adjournment

MOTION: Kurz SECOND: Hopkins VOTE: 5-0-0

The applications and information about the proposals are available for public inspection during regular office hours at the Town of Vail Community Development Department, 75 South Frontage Road. The public is invited to attend the project orientation and the site visits that precede the public hearing in the Town of Vail Community Development Department. Times and order of items are approximate, subject to change, and cannot be relied upon to determine at what time the Planning and Environmental Commission will consider an item. Please call (970) 479-2138 for additional information. Sign language interpretation is available upon request with 24-hour notification. Please call (970) 479-2356, Telephone for the Hearing Impaired, for information.

Community Development Department
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