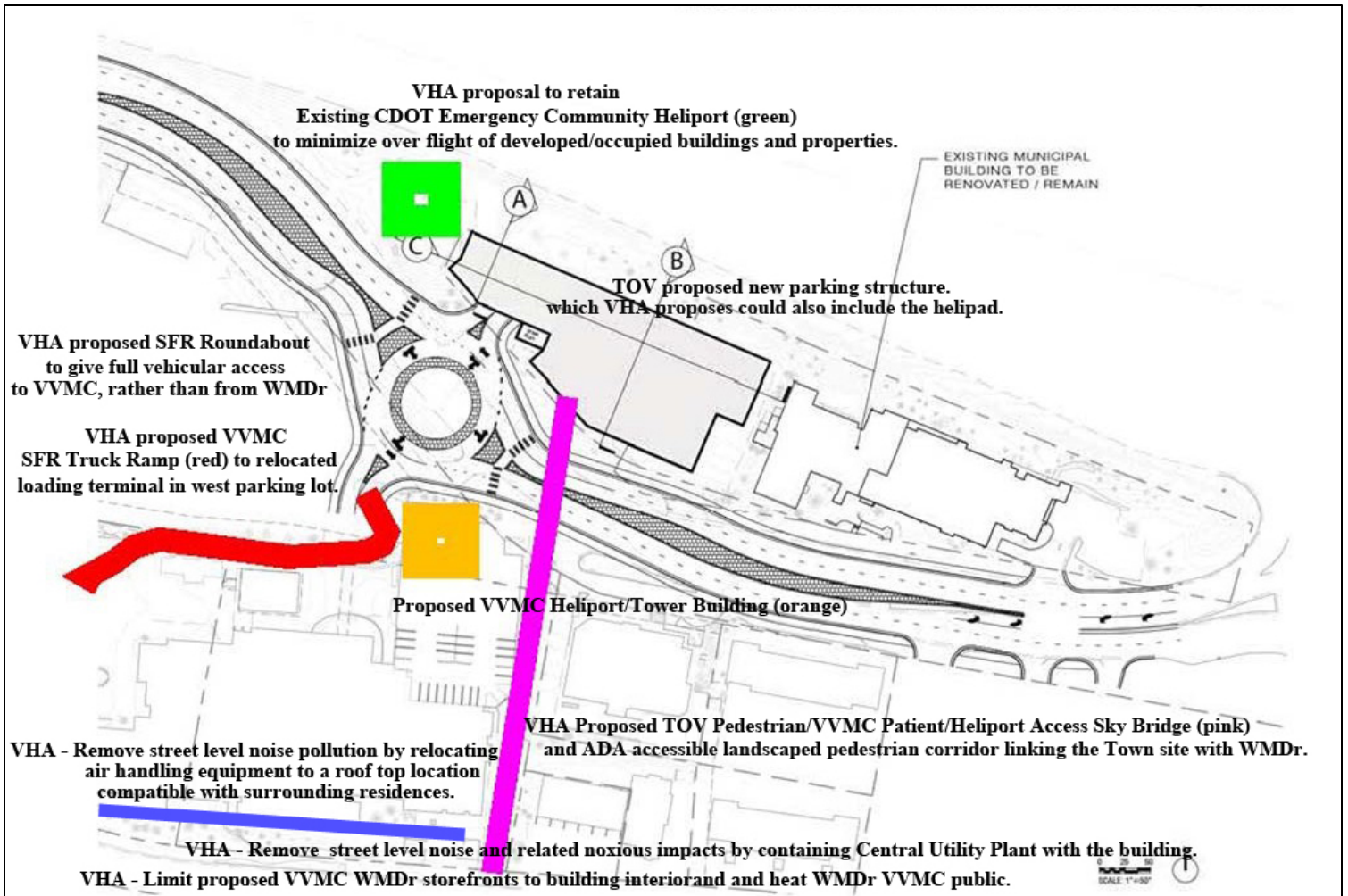


VAIL HOMEOWNERS ASSOCIATION, INC.



The above graphic shows improvements that VHA recommends for inclusion in the proposed VVMC Master Plan.

DRAFT 12/07/14

The following is a summary of VHA recommended text changes to the proposed Vail Valley Medical Center Master Plan. The specific text recommended for change are indicated in red bolded type face with yellow highlighting and are incorporated in the language of the VVMC draft. [A copy of the original VVMC language is attached](#) identifying where the VHA recommended language is to be inserted. The VHA language may also require the adjustment of accompanying graphics.

The following recommendations are consistent with the Vail Homeowners goals for the VVMC Master Plan to improve public safety and the compatibility of its relationship with the surrounding residential neighborhoods. The recommendations are consistent with the opinions obtained from neighborhood property owners over the course of the last several years as the VVMC master plan and related projects have evolved during that time.

1. The VVMC Master Plan may be subject to amending modifications. A Master Plan amendment may be initiated by VVMC, TOV or private sector. The private sector includes Vail residents and property owners.

VHA proposed text:

The VVMC master plan may be subject to modification as adjacent properties , including the Evergreen Lodge, the Town of Vail Municipal Building and others prepare master plans for their own properties. The VVMC master plan, is not intended to dominate, put at disadvantage or predetermine the outcome of master plans for the West Meadow Drive neighborhood and other adjacent or effected properties."

Economic impacts are not to be considered if used as a factor in the negation of citizens and property owners rights to initiate and participate in the master planning process, or to set aside public safety, property rights, and quality of life concerns for those directly affected by this Master Plan.

2. The Master Planning process as described in the VVMC draft is incomplete as it impacts the surrounding neighborhood.

VHA proposed text:

However, this approach does not fully address the compatibility issues with adjacent property and the surrounding neighborhood and therefore is subject to modification as conflict are identified through a collaborative interaction with those who are most directly affected.

3. The VVMC Master Plan process was organized and executed in **Six (6)** major stages:

VHA proposed text:

6. VVMC Master Plan is subject to modified for compatibility with master plans that are prepared and adopted for adjacent properties and the surround neighborhood.

4. Master Plan Goals and Objectives:

VHA proposed text:

3. Master Planning
This category of goals and objectives ensured the Master Plan includes flexibility to respond to future conditions, implementation strategies **and compatible with master plans of those prepared and adopted for adjacent properties and the surrounding neighborhood, without resort to diminishment of their property rights or quality of life.**

5. Goals identified as the primary goals and objectives of the VVHA Master Plan to be addressed in future expansion plans.

VHA proposed text:

- Relocate **all vehicular** traffic to South Frontage Road
- **Provide** direct connection **between** Emergency **Department and helipad respecting the public safety, quality of life and property rights of** neighbors.
- Provide adequate and convenient parking for patients, visitors, staff **and deliveries.**

- Optimize access and way-finding for patients, visitors **and service providers.**
- Create a flexible framework to accommodate future unforeseen changes, **which respect the public safety, quality of life and property rights of neighbors.**
- Accommodate appropriate medical office space on campus **in a manner that is compatible with the adjacent residential use.**

6. Issues to be addressed in the VVMC Master Plan.

VHA proposed text:

13. Screening **and enclosure** of mechanical equipment **to eliminate off site environmental impacts, such as noise, odor, blight and the like.**

14. Compatibility with the neighborhood.

7. Expansion Plans and Improvements

VHA proposed text:

VVMC currently has approximately 201,000sf of gross floor area (exclusive of parking garages). Expansion plans will increase square footage by approximately 50%, with the total square footage of the campus growing to approximately 300,000sf. Expansions will occur in three primary areas – additions to the West Wing, construction of an entirely new East Wing and construction of a new helipad building on the north side of the campus along South Frontage Road, **subject to neighborhood master planning and public safety issues or concerns.**

8. New East Wing

VHA proposed text:

The existing East Wing of the hospital will be demolished and replaced with a building that adds approximately 35,000sf of net new square footage. Located below this new building will be a multi-level parking structure which will be accessible from South Frontage Road and **could** provide the majority of all on-site parking. The south half of the new East Wing will include three levels.

9. New Enclosed Loading/delivery facility and Central Utility Plant

VHA proposed text:

An enclosed loading/delivery facility and a central utility plant is to be located on site. The loading/delivery facility is to be accessed from the South Frontage Road, its location is subject to modification based upon either being located on the west portion of the current site, in a shared facility on adjacent properties, or on a location resulting from a land exchange with the Ever Green Hotel.

10. Emergency Helipad

VHA proposed text:

An Emergency Helipad will be located at a location based upon maximizing public safety through a flight path which does not overfly occupied structures, minimizing noise impacts upon the surrounding neighborhoods, does not diminish property rights of adjacent or neighborhood properties and is connected to the emergency care facilities.

11. Main “Influences” in Site Planning of Future Expansions

VHA proposed text:

- Moving ambulance arrival to the new South Frontage Road access is proposed to address a major community goal of removing emergency, **staff and service/delivery** vehicles from West Meadow Drive. This, in turn, necessitates a new Emergency Department is within the East Wing.
- Given the scope of new hospital functions that will be located within the East Wing, the east end of the campus became **one of the logical location for additional structured parking depending upon alternative master planning solutions gain from collaboration of shared parking facilities with adjacent property owners and/or a land exchange with the Ever Green Hotel.**

12. Covenant Restrictions

VHA proposed text:

The initial covenants established by Vail Associates establishing land use designates the site for "medical clinics "said covenants have requirements for compliance with prescribed amendment procedures

13. GOAL

For the massing (and scale) of hospital expansions to be responsive and sensitive to the surrounding neighborhood.

VHA proposed text:

The proposed building massing of VVMC will be consistent with existing and potential building heights and density limitations of structures in the most immediate proximity to the adjacent facade of the hospital.

The West Wing also includes a small expansion along Meadow Drive, new space essential to the efficient functioning of this portion of the hospital. While this expansion will be closer to the street, it will serve to create interest along the street by creating an off-set along the entire building façade the length of West Meadow Drive **and provide for the relocation of ground level mechanical equipment now at the southwest corner of the building to the roof of the West Wing addition, so as to eliminate the impact of its industrial operational noise level upon adjacent residential properties.**

At three levels, the new East Wing will be in scale **with building density and height allowed by existing zoning of surrounding properties.**

The helipad is to be located at a height that will not impact neighboring properties nor diminish their public safety or property rights and shield the surround neighborhood from operational noise.

14. **GOAL**

To establish an appropriate physical and visual relationship between the hospital and the pedestrian corridor along West Meadow Drive by use of effective building design, architecture and landscape improvements.

VHA proposed text:

The relocation of VVMC's main entry to South Frontage Road will provide a major benefit to West Meadow Drive and the pedestrian/biking experience along this corridor by **eliminating** the volume of vehicle trips on this road. Other considerations to be addressed in the design of building expansions that will enhance the campus' relationship to West Meadow Drive include:

- Providing off-sets in building facades in order to avoid long, continuous wall planes **and between adjacent properties.**
- Providing variation of building heights
- Maintaining existing landscaping and enhancing landscaping between the building, the street **and adjacent properties.**
- Introducing **non-commercial** outdoor spaces in order to create interest and activity along the street
- Maintain **and enhance** the public safety of the existing West Meadow Drive sidewalk **with a heated walking surface, consistent with that provided by other neighborhood properties** and enhancing this corridor where appropriate **public art and street lighting.**
 - **Relocate street level mechanical equipment to the roof of the West Wing, so as to eliminate the impact of noxious operational noise upon public walkways, street and adjacent properties.**

15. **GOAL**

To integrate the design of new buildings and expansion areas with existing portions of the hospital so as to create a varied but uni- fied architectural expression.

VHA proposed text:

Mechanical Systems

One of the major goals of the VVMC Master Plan is to replace its aging utility components with a new Central Utility Plant, or CUP.

The new CUP will be located **within the building so as to eliminate exterior noise, odor and other noxious influence upon adjacent properties.** This area will house heavy equipment including boilers, compressors, and emergency generators.

16. **GOAL**

To provide safe and efficient pedestrian circulation within and through the VVMC campus that meets the needs of hospital users and the broader community.

VHA proposed text:

The primary pedestrian access to and from VVMC is West Meadow Drive. This shared vehicle/bike/pedestrian corridor is heavily used and provides a key link between Vail Village and Lionshead. Relocating the hospital’s main entrance to South Frontage Road will greatly improve the safety and aesthetics of the road by **eliminating VVMC** traffic on this road. This will provide a substantial benefit to those who use this corridor, to neighboring residential uses and to the entire Vail community.

A north/south pedestrian corridor will be constructed along the east end of the campus, providing a **ADA accessible, heated walkway and landscaped streetscape** connection for pedestrians between South Frontage Road and West Meadow Drive. Improvements to the Frontage Road associated with VVMC’s new Front Door will include **heated** sidewalks along the south side of South Frontage Road.

17. **GOAL**

To address existing site conditions along VVMC’s boundary with Middle Creek in order to minimize potential impacts from surface drainage on the water quality and the adjacent riparian habitat along the creek.

VHA proposed text:

- Re-grading the parking lot or installing gutters to prevent drainage from flowing directly into the creek.
- Installation of oil/sand separators or bio-swales to clean run-off before it flows from the site
- Installation of riparian vegetation along VVMC lands adjacent to the creek
- Implementation of “creek sensitive” snow removal/storage practices.
- **VVMC will comply with Gore Creek clean up requirements.**

18. **GOAL**

VHA proposed text:

With the development of a new “Front Door” at South Frontage Road, to remove **the vast majority of** VVMC-generated traffic from West Meadow Drive.

One of the key elements of this Master Plan is to establish South Frontage Road as the primary access to VVMC **for all vehicular traffic**. Establishing VVMC’s “Front Door” at South Frontage Road has been a long- standing goal of the Town of Vail. Through their internal master planning process the VVMC team also defined this as a Master Plan goal. The reason for this is quite simple – Meadow Drive is a heavily used pedestrian corridor and reducing the number of cars on this road will greatly improve the aesthetics and safety of this pedestrian corridor. This section of the Master Plan addresses the impact of this improvement on West Meadow Drive and VVMC loading and service functions.

The New Front Door and West Meadow Drive

Re-locating VVMC's main access to South Frontage Road will dramatically improve conditions on West Meadow Drive. Currently VVMC-generated traffic on West Meadow Drive includes the following users:

Patient and guest parking
Ambulances/emergency vehicles
Delivery vehicles
VVMC service vehicles

The following evaluation and conclusions are subject to modification and additional restrictions based upon further independent verification, including periods of high utilization. Criteria and standards by which the access to and location of VVMC delivery facilities will be evaluated is subject to changes in conditions and modifications of master plans prepared and adopted for adjacent properties. Delivery facilities shall be compatible with adjacent residential uses to eliminate noise and other operational aspect from impacting adjacent residences.

Loading Facility Management Plan

- Outline the role/responsibility of the Loading Dock Manager
- Establish protocol for how the facility will be managed (hours of operation, coordinating times of deliveries, managing the size of trucks that deliver to VVMC, accommodating periodic deliveries by larger trucks, servicing the US Bank Building, etc.)
- **Establish "rules of the facility" that are enforceable by TOV.**
- **Conduct an annual review with adjacent property owners.**

The West Lot Design Parameters

- Provisions to accommodate oxygen truck deliveries
- Provide space suitable to accommodate the occasional delivery from a WB-40 truck
- Provide parking for VVMC service vehicles (to be accessed from the South Frontage Road)
- **Provide location for enclosed delivery facility.**

Assumptions on potential South Frontage Road improvements, VVMC expansion plans and other traffic-related operational changes at VVMC that were considered in the traffic study included the following:

- Access to the new East Parking Structure and the West Surface Lot will be provided via the new main access off of South Frontage Road
- **During the construction of the East Wing, 69 parking spaces in the US Bank Building may be temporarily accessed via West Meadow Drive with agreement with adjacent property owners as to operational procedures.**

19. **GOAL**

Establish an emergency helipad within the VVMC campus that is located to provide a direct internal connection to the new Emergency Department and with sensitivity to neighbors.

VHA proposed text:

The preferred location for the emergency helipad **is subject to the preparation and adoption of master plans for adjacent properties, and the installation of support facilities which give** proximity to the future location of the Emergency Department, **are in conformance with applicable FAA guidelines, and eliminate over flight of occupied properties.**

20. **Zoning**

VHA proposed text:

SDD Zoning

VVMC purchased the US Bank Building in 2005. At that time, the property was used as a professional office building and was zoned SDD #23. Since that time, VVMC has converted many office uses within the building to medical uses or office uses directly related to VVMC. These medical uses are permissible by SDD #23.

While the majority of the building has evolved into a medical office building, the bank use is expected to remain for the fore- seeable future. VVMC’s ultimate plan is for all uses within the building to be medical-oriented and it is anticipated this will occur once the bank vacates the building. At that time it is expected that the property **may** be re-zoned to the GU district.

West Lot

The West Lot is a location that could accommodate a new building at some point in the future. This would likely necessitate below-grade structured parking and an enclosed loading deliver facility and central utility plant. Access to this building (and parking) would be possible via South Frontage Road and the new main entry to VVMC.



VVMC Proposed 80' tall Helipad Building that VHA believes is out of character with the qualities of Vail's architectural design.