

CHATEAU
TREMONTÉ

CAPSTONE
TOWNHOMES

HILLSIDE
CONDOS

MUSTANG
CONDOS

BUFFEHR
CREEK CONDOS

BUFFEHR
CREEK WEST

BUFFEHR CREEK RD

MEADOW RIDGE RD

N FRONTAGE RD W

I-70 W

I-70 E

S FRONTAGE RD W

DONOVAN PARK

GRAND TRAVERSE

MATTERHORN CIR



COMMON TERMS & ACRONYMS:

- *Architectural Projection*
- *Building Bulk*
- *Building Mass*
- *Building Scale*
- *Comprehensive Plan*
- *Dwelling Unit(s) – DU(s)*
- *Employee Housing Unit – EHU*
 - *Type III Deed Restriction*
- *Gross Residential Floor Area – GRFA*
- *Leadership in Energy and Environmental Design – LEED*
- *Limited Service Lodge Unit – LSLU*
- *Public Accommodation-2 Zone District – PA-2*
- *Setback*
- *Special Development District – SDD*

SPECIAL DEVELOPMENT DISTRICT (SDD):

Purpose:

To encourage flexibility and creativity in the development of land in order to:

- *promote its most appropriate use;*
- *facilitate the adequate and economical provision of streets and utilities;*
- *preserve the natural and scenic features of open space areas; and*
- *further the overall goals of the community as stated in the Vail comprehensive plan.*

SPECIAL DEVELOPMENT DISTRICT (SDD):

The review of an SDD requires the evaluation of the merits of the proposal based on:

- the SDD design criteria established in Vail Town Code;
- the impact of the proposal; and
- the public benefits that further the Town's overall goals.

A successful SDD will find a balance among these often competing interests.

PROJECT DETAILS:

Basic details of the proposal include:

	PA-2 Standard	Proposal
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EHUs	---	107 Type III

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EHUs	---	107 Type III
GRFA (Max.)	129,896 sq. ft.	89,466 sq. ft.

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Side (East)	20'	0'
Side (West)	20'	0'
Rear	20'	0'

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Parking	320 spaces	360 spaces

PEC, PUBLIC, AND STAFF COMMENTS:

NEIGHBOR COMPATIBILITY: BULK, MASS, AND SCALE – 9/12/16



PEC, PUBLIC, AND STAFF COMMENTS:

NEIGHBOR COMPATIBILITY: BULK, MASS, AND SCALE – 11/2/16



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NEIGHBOR COMPATIBILITY: BULK, MASS, AND SCALE – 11/2/16



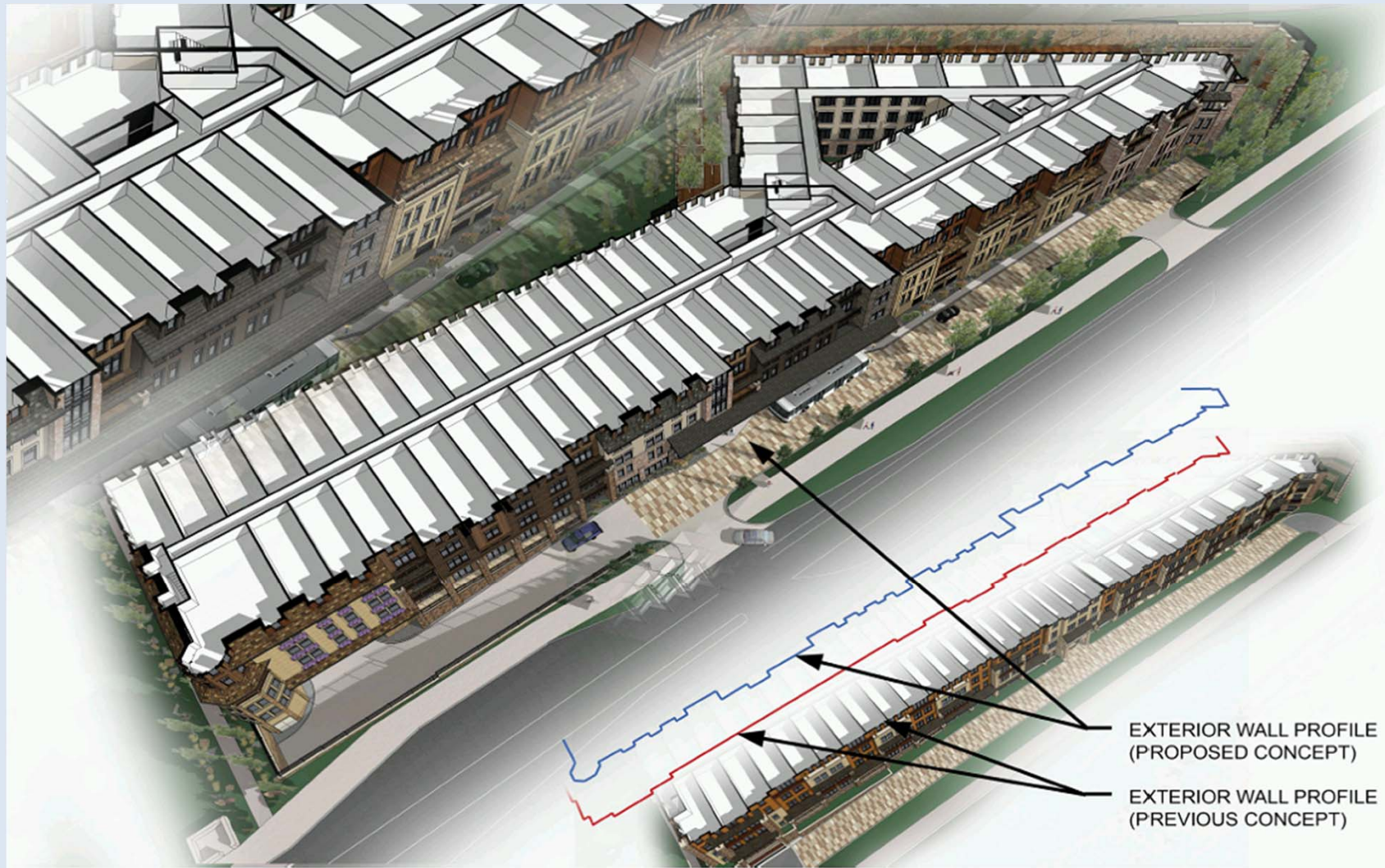
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NEIGHBOR COMPATIBILITY: BULK, MASS, AND SCALE – 12/20/16



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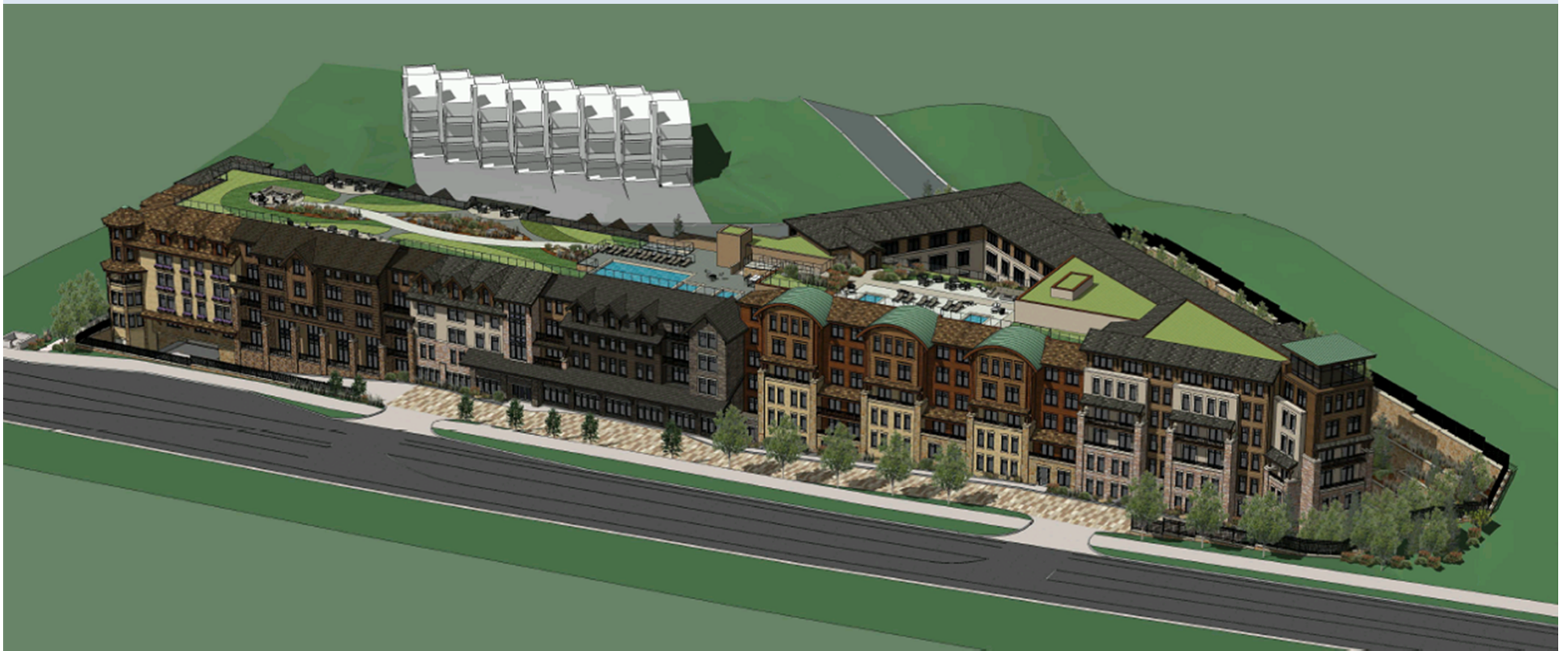
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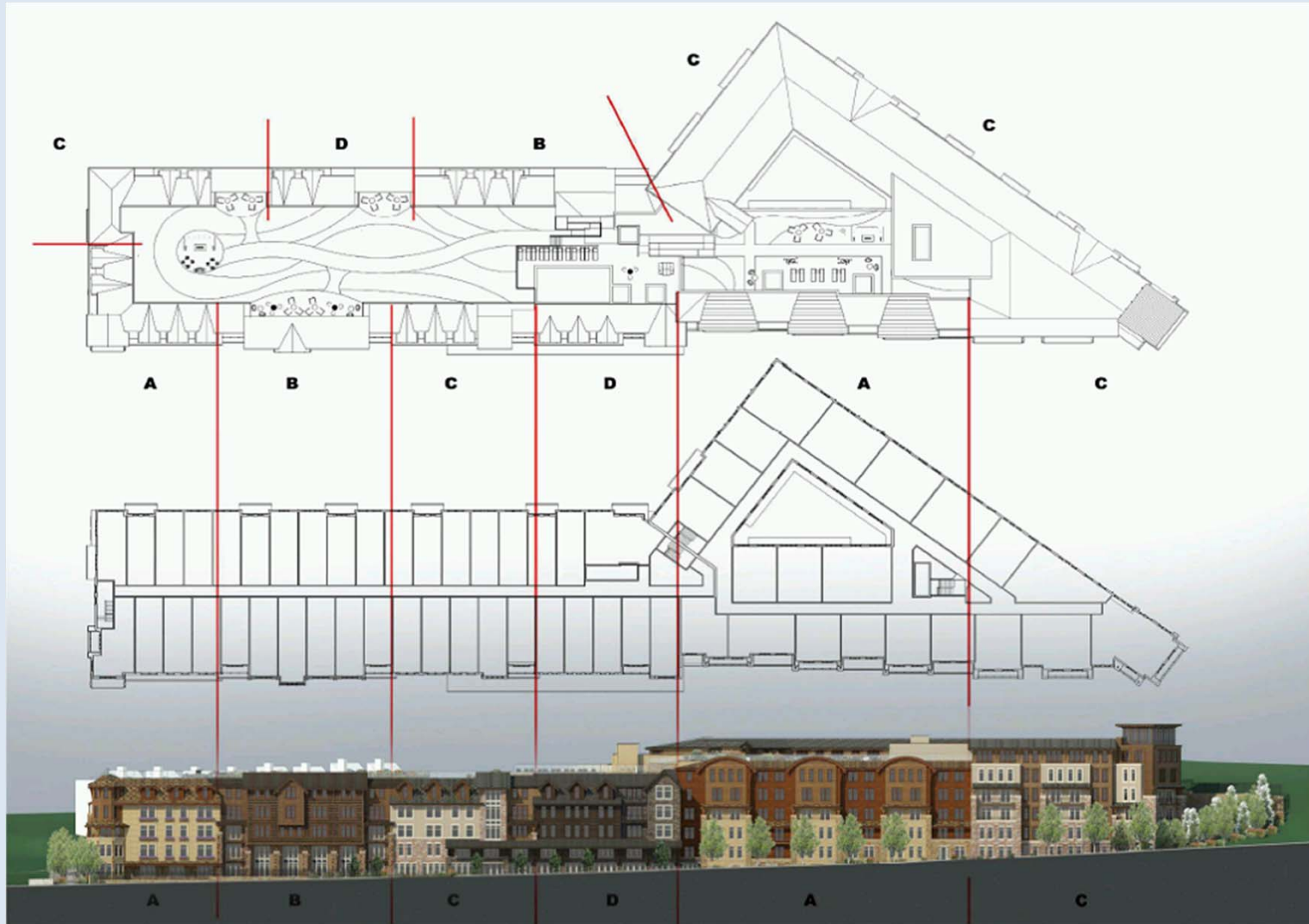
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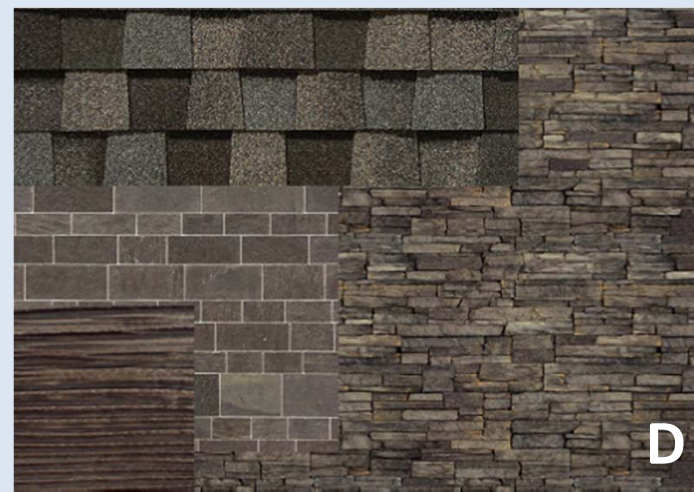
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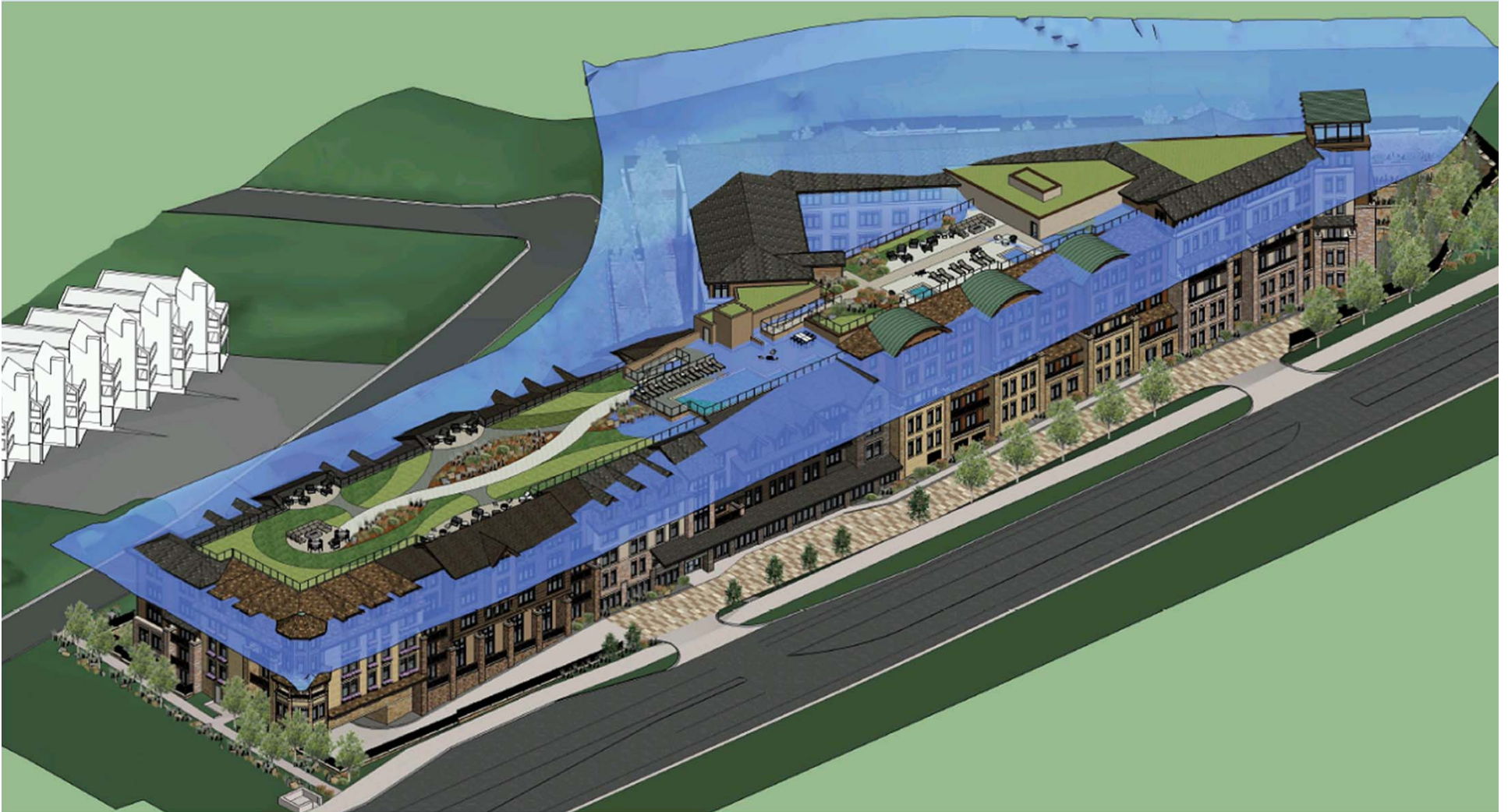
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NEIGHBOR COMPATIBILITY: BUILDING HEIGHT



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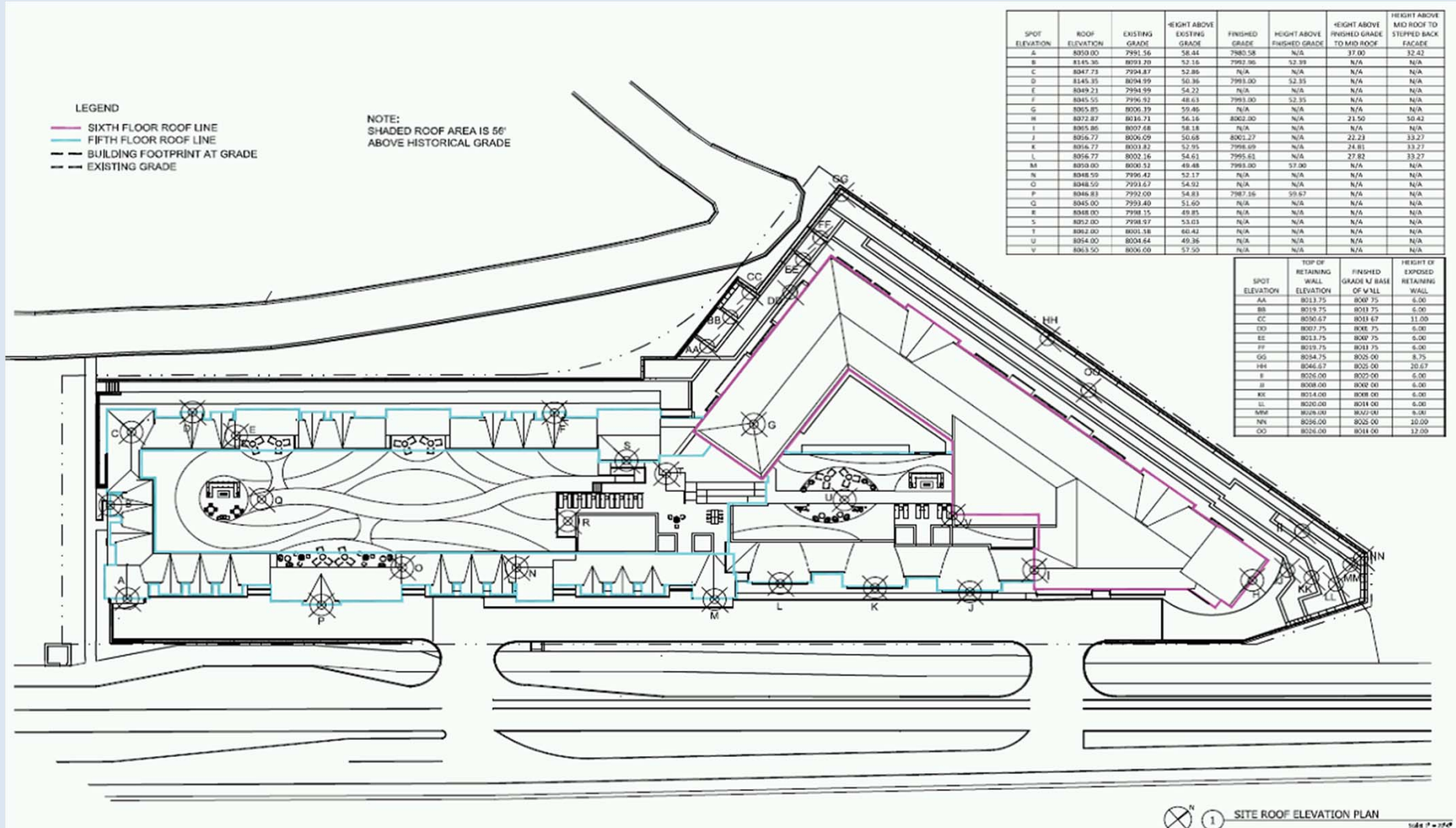
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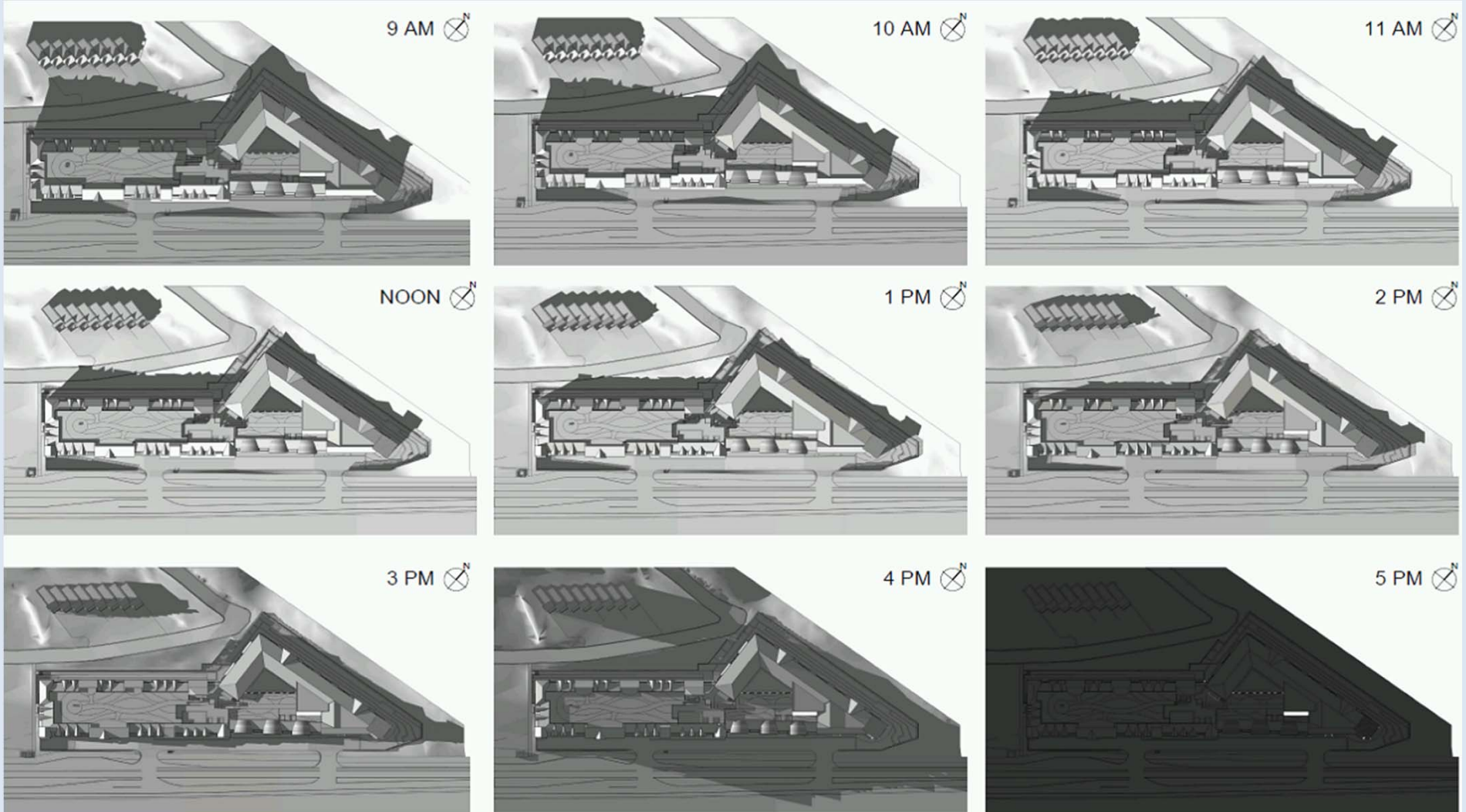
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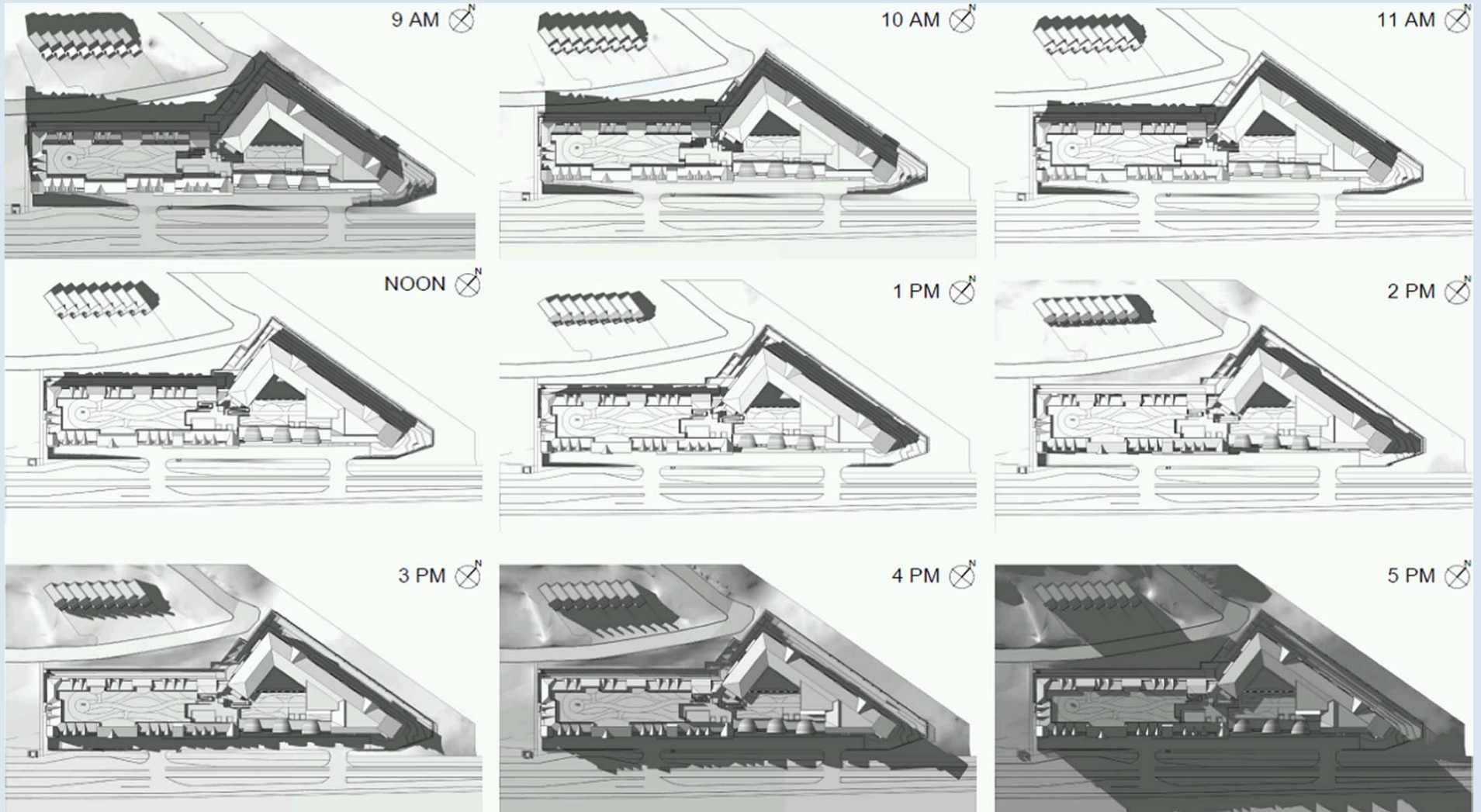
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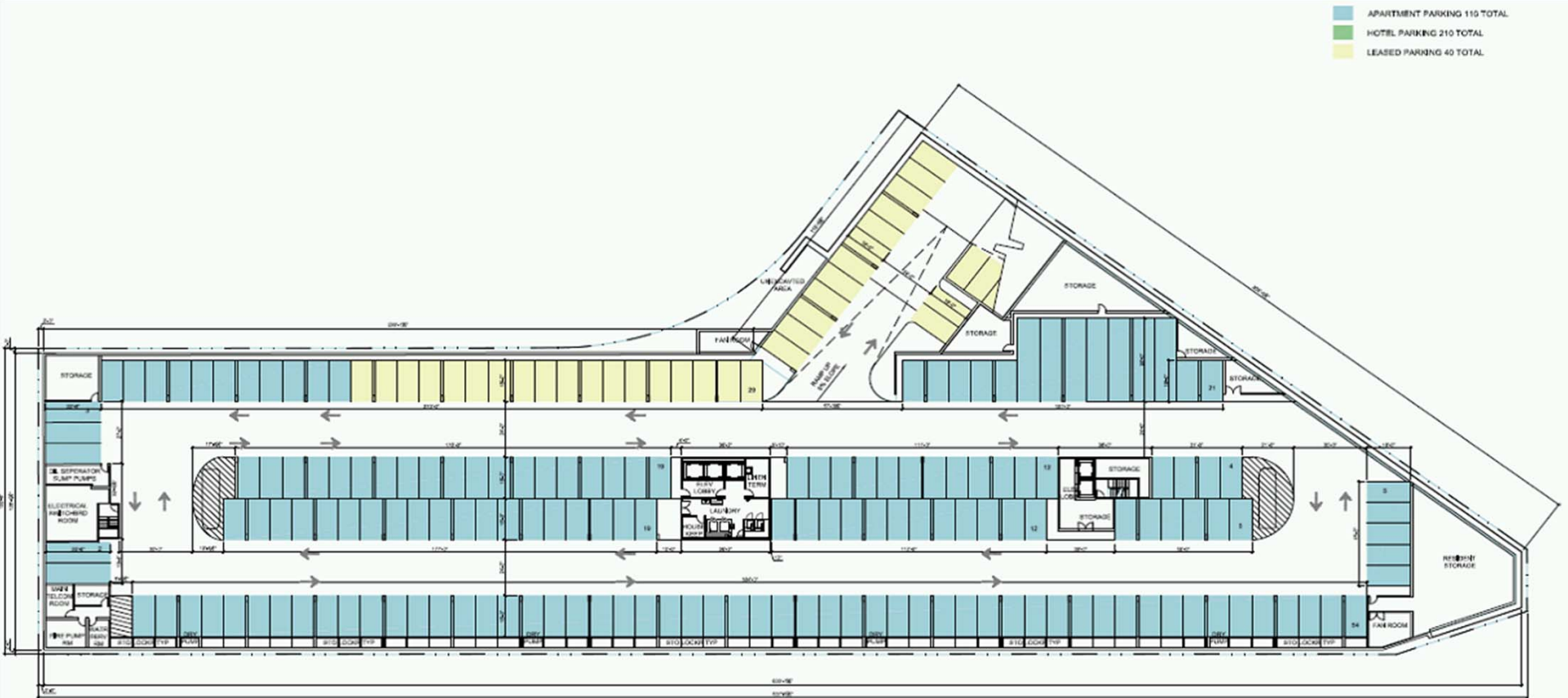
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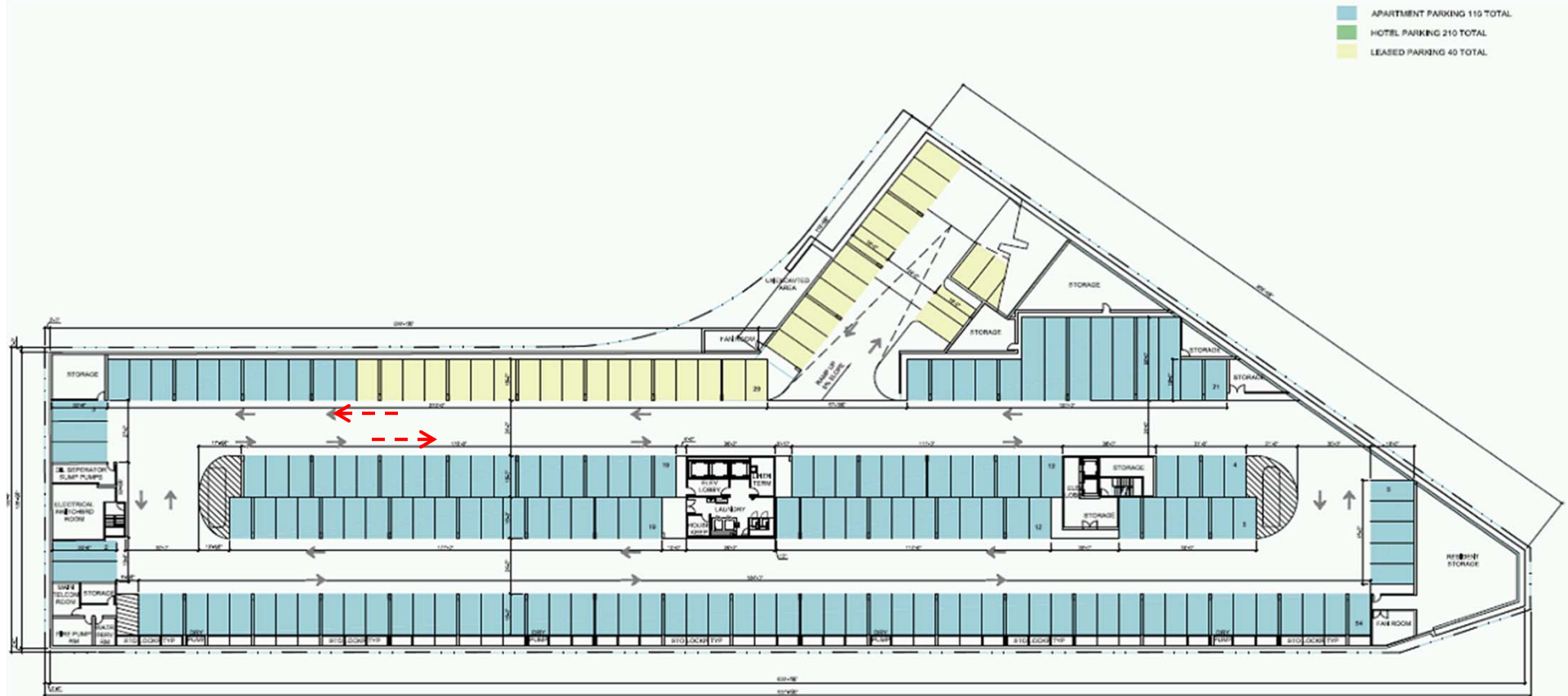
PARKING MANAGEMENT (LOWER LEVEL)

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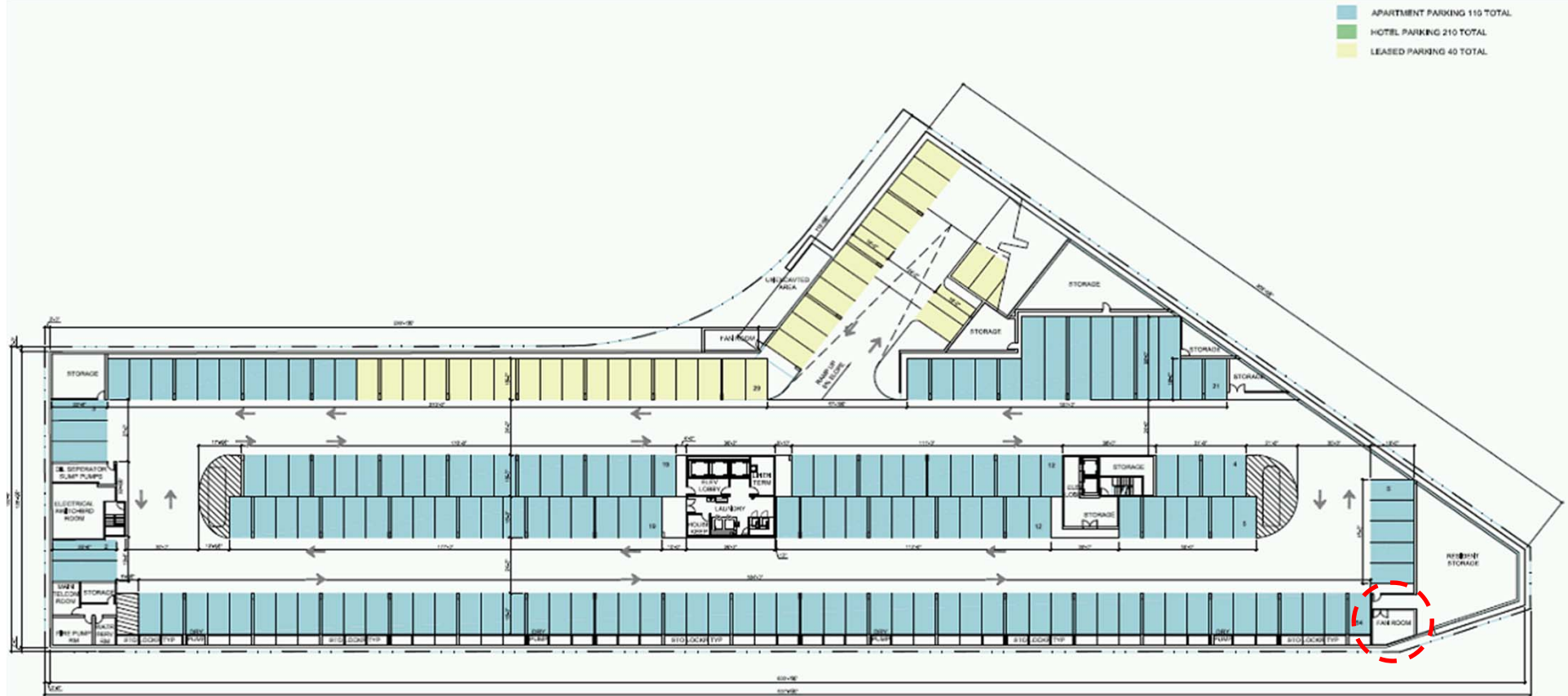
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APARTMENT PARKING 110 TOTAL
HOTEL PARKING 210 TOTAL
LEASED PARKING 40 TOTAL

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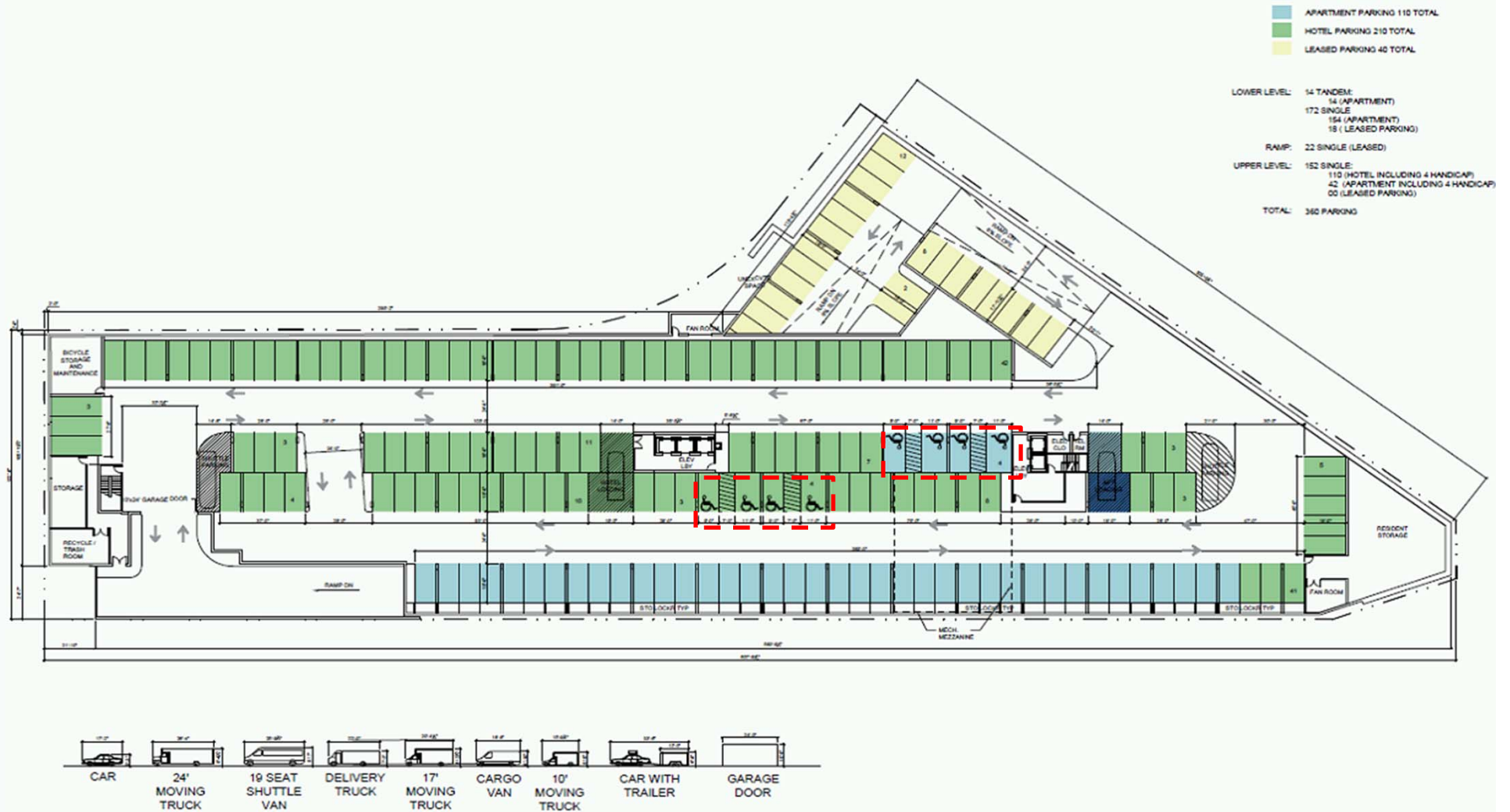
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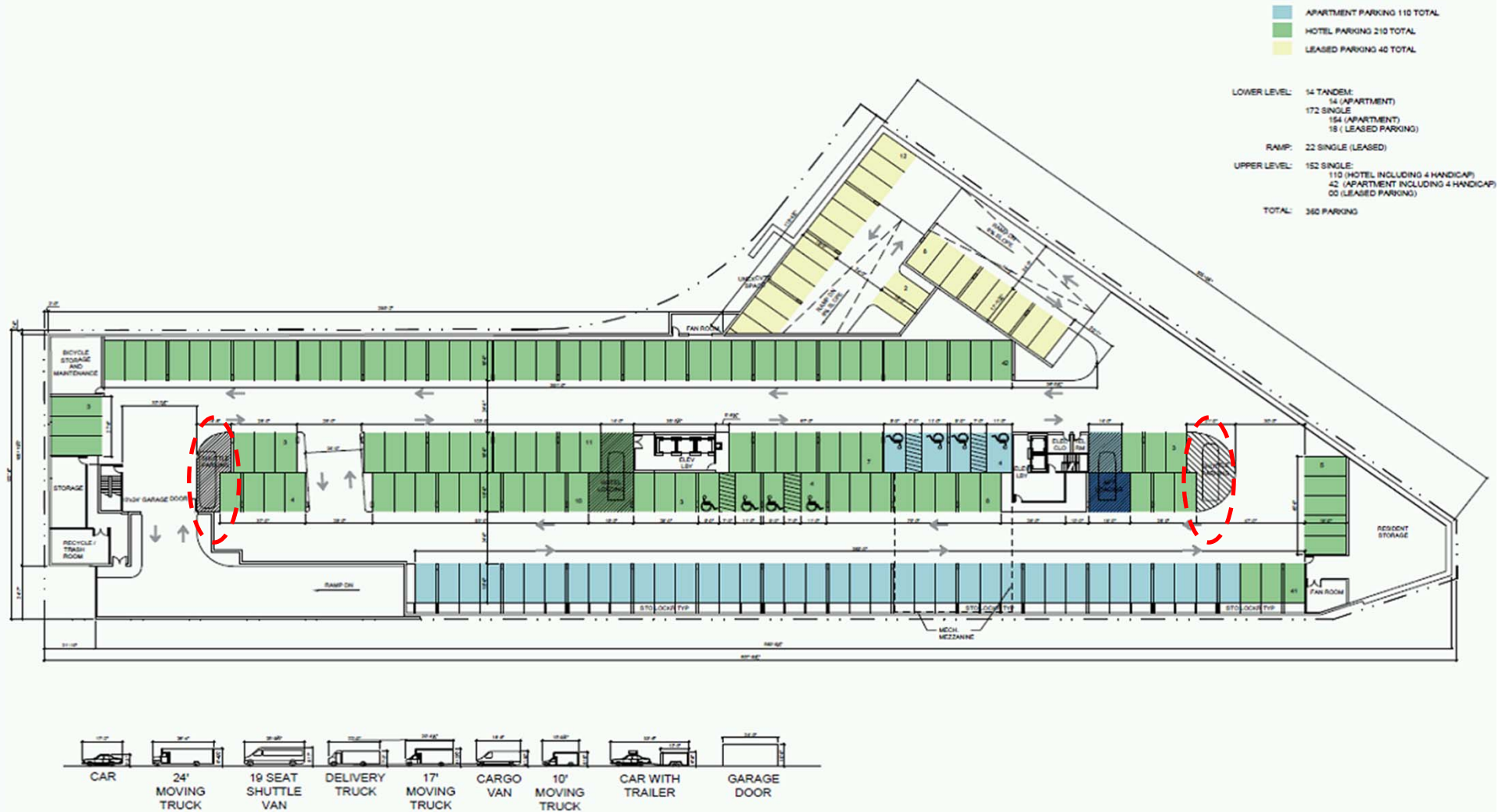
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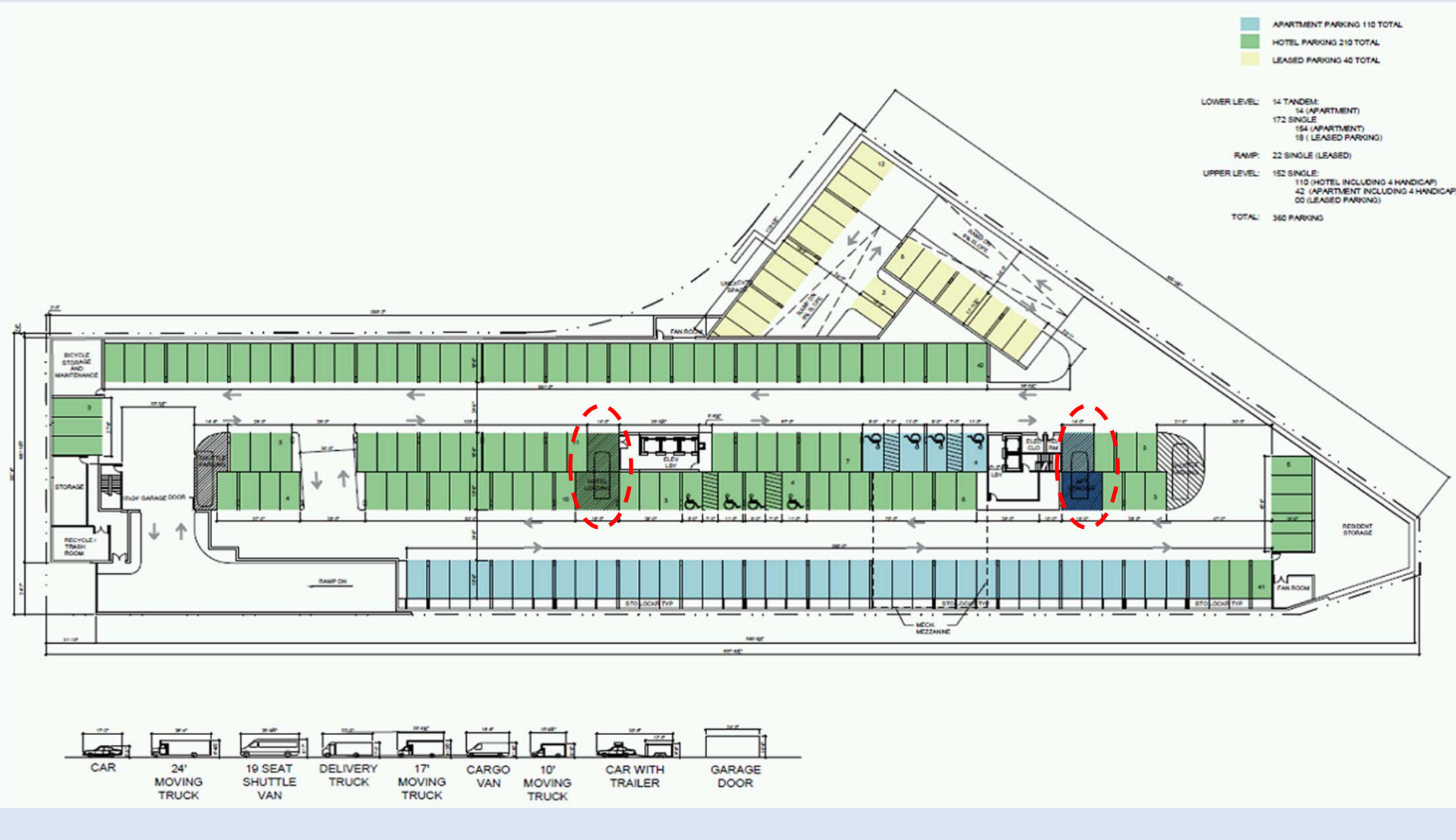
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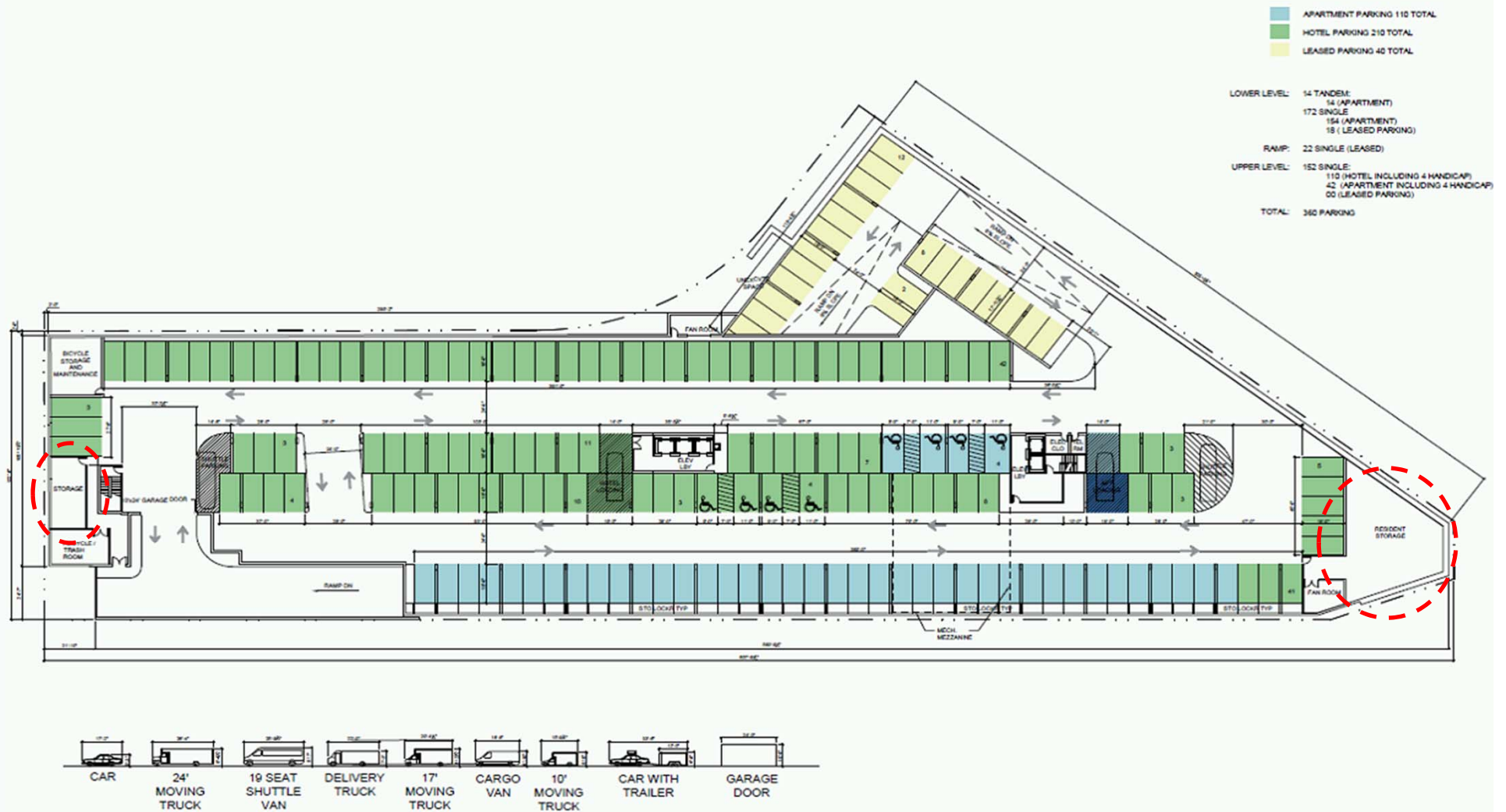
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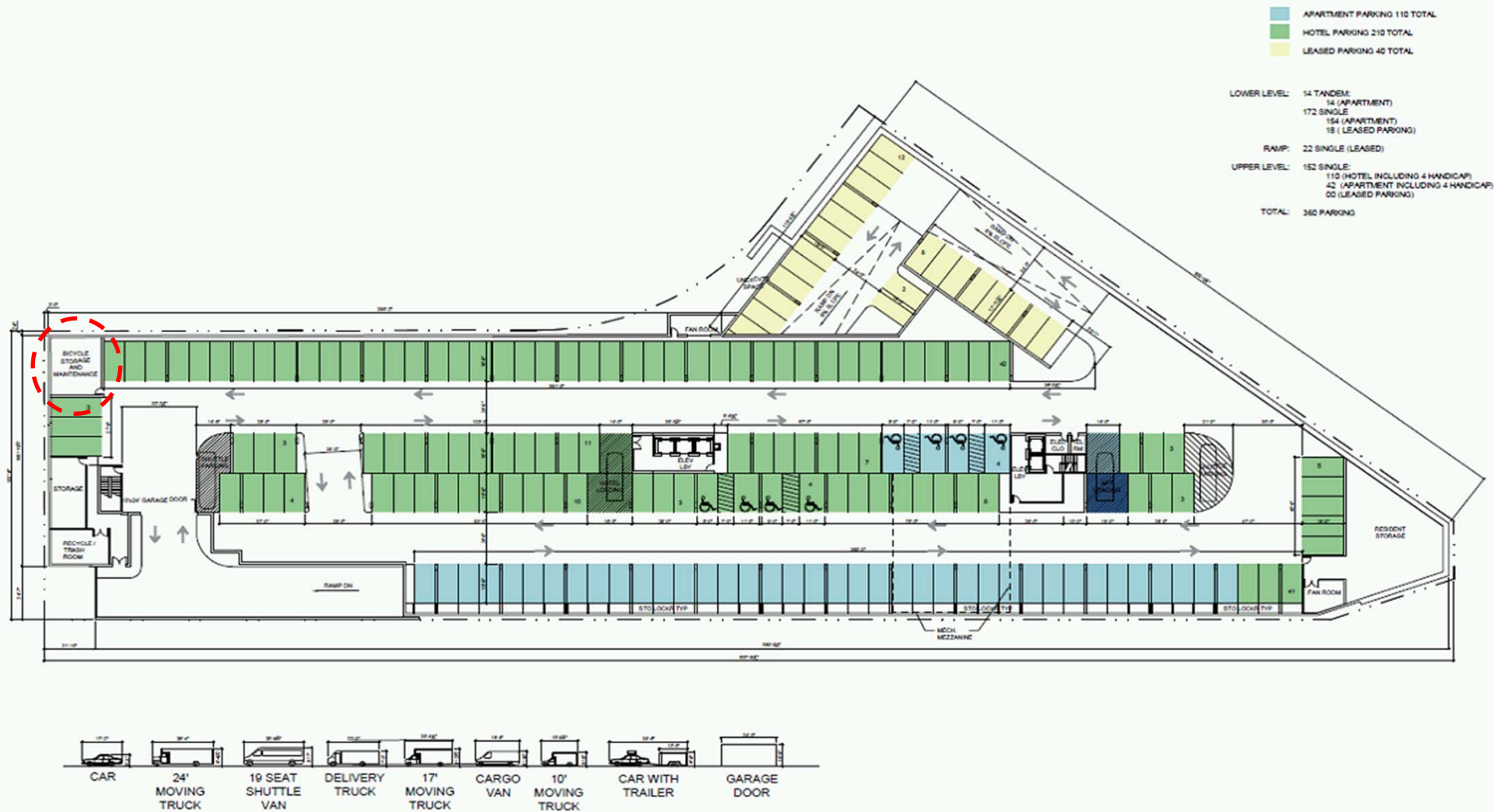
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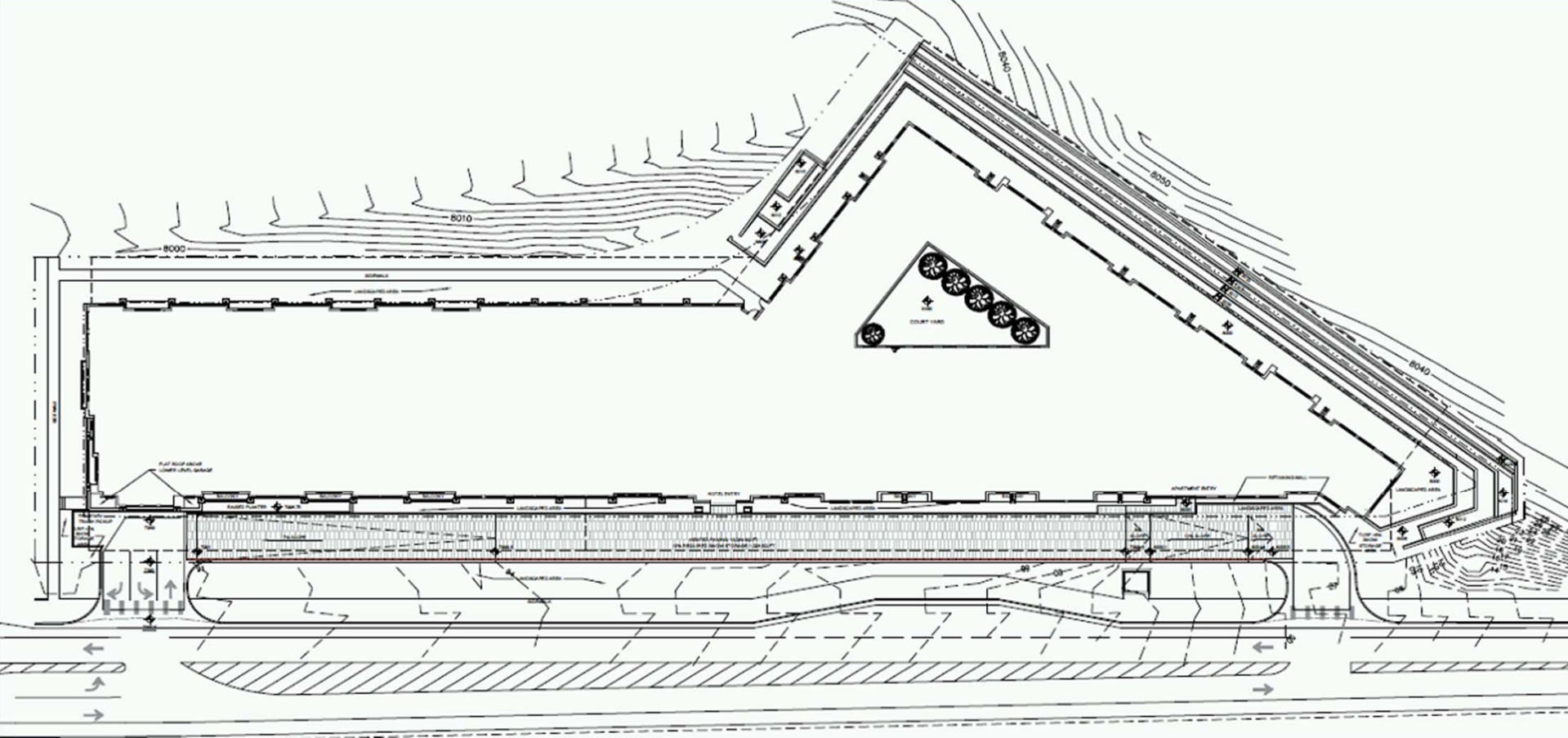
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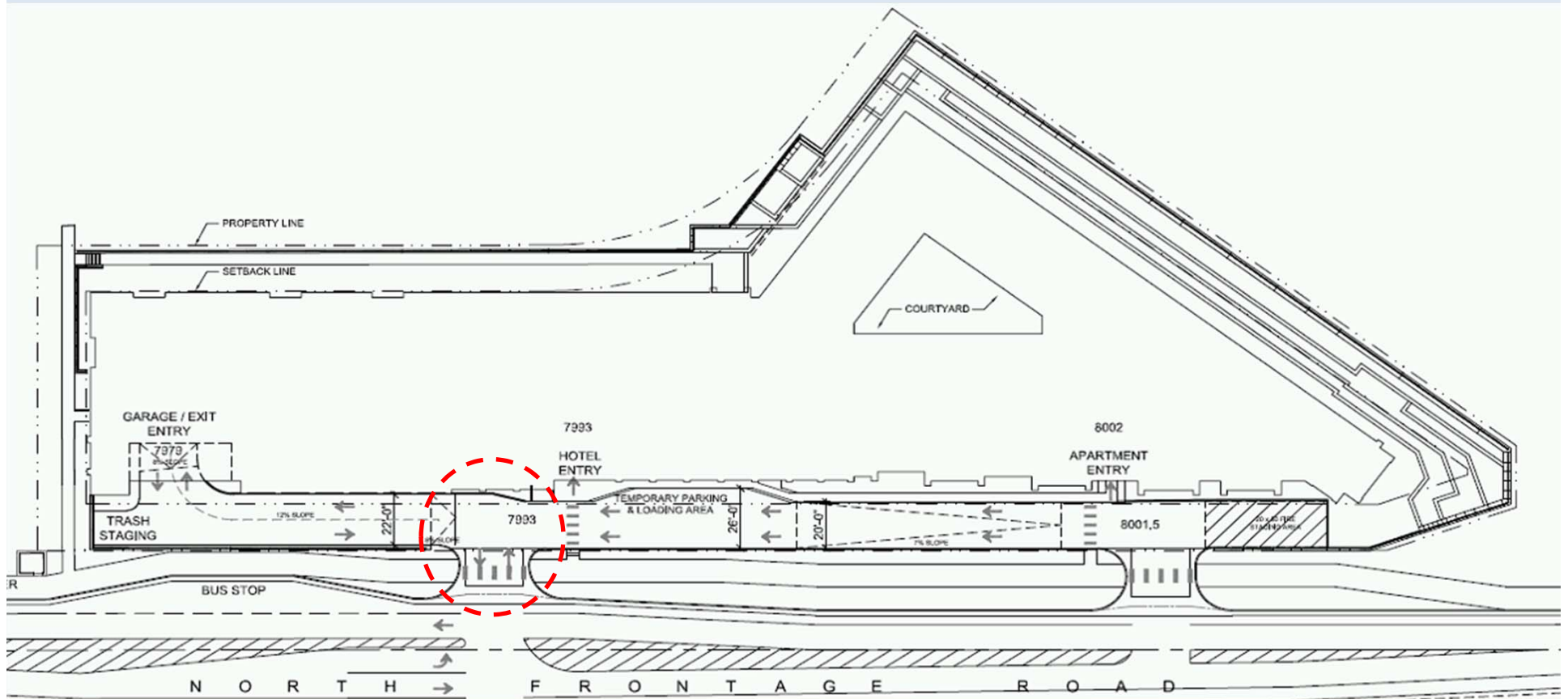
PEC, PUBLIC, AND STAFF COMMENTS:

ACCESS AND VEHICULAR CIRCULATION – 9/12/16



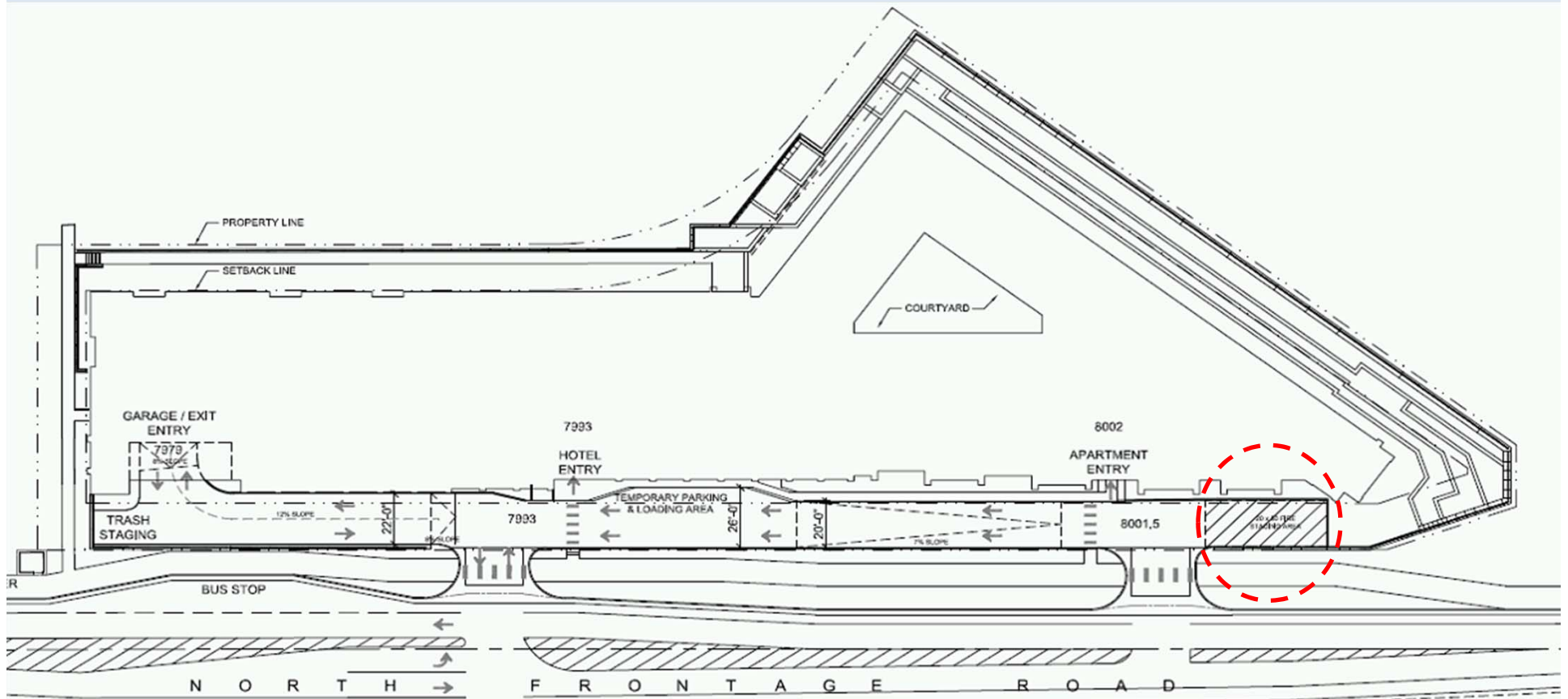
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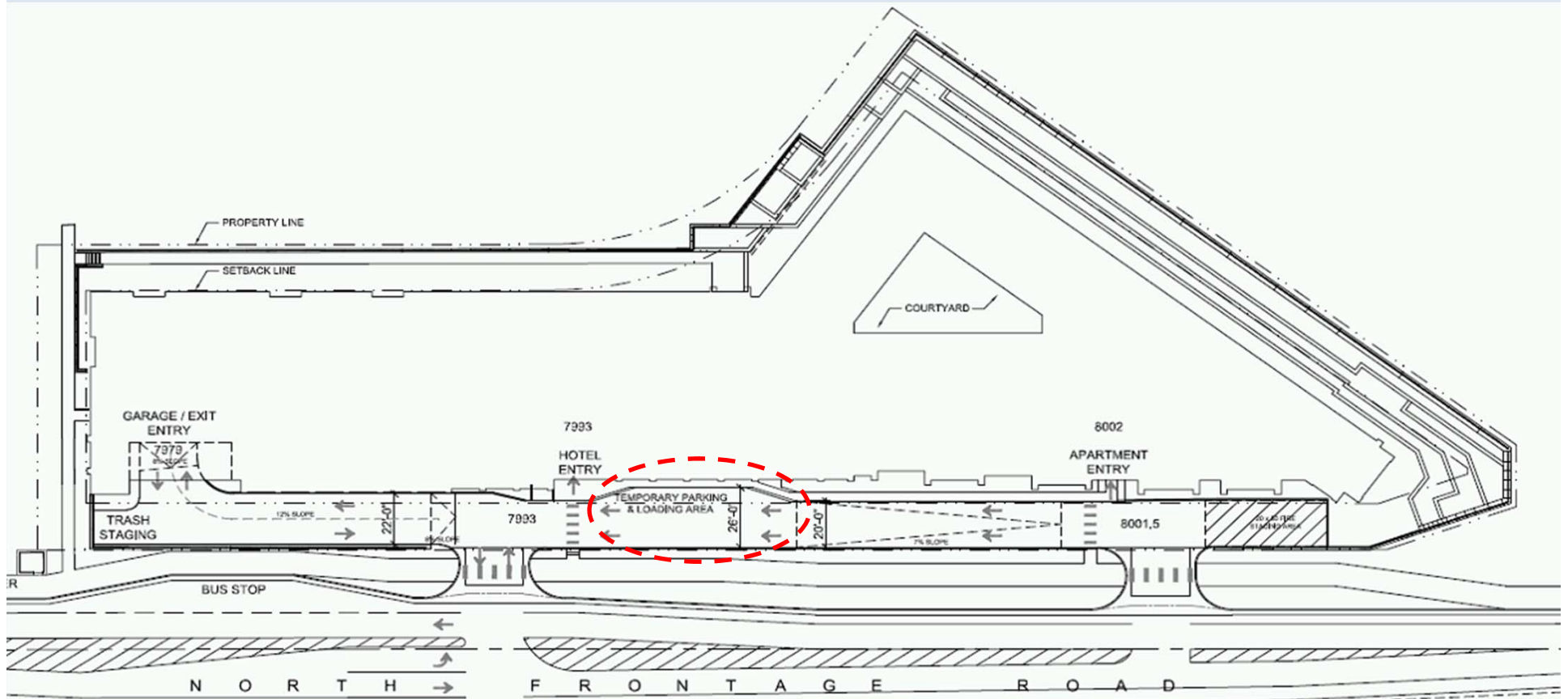
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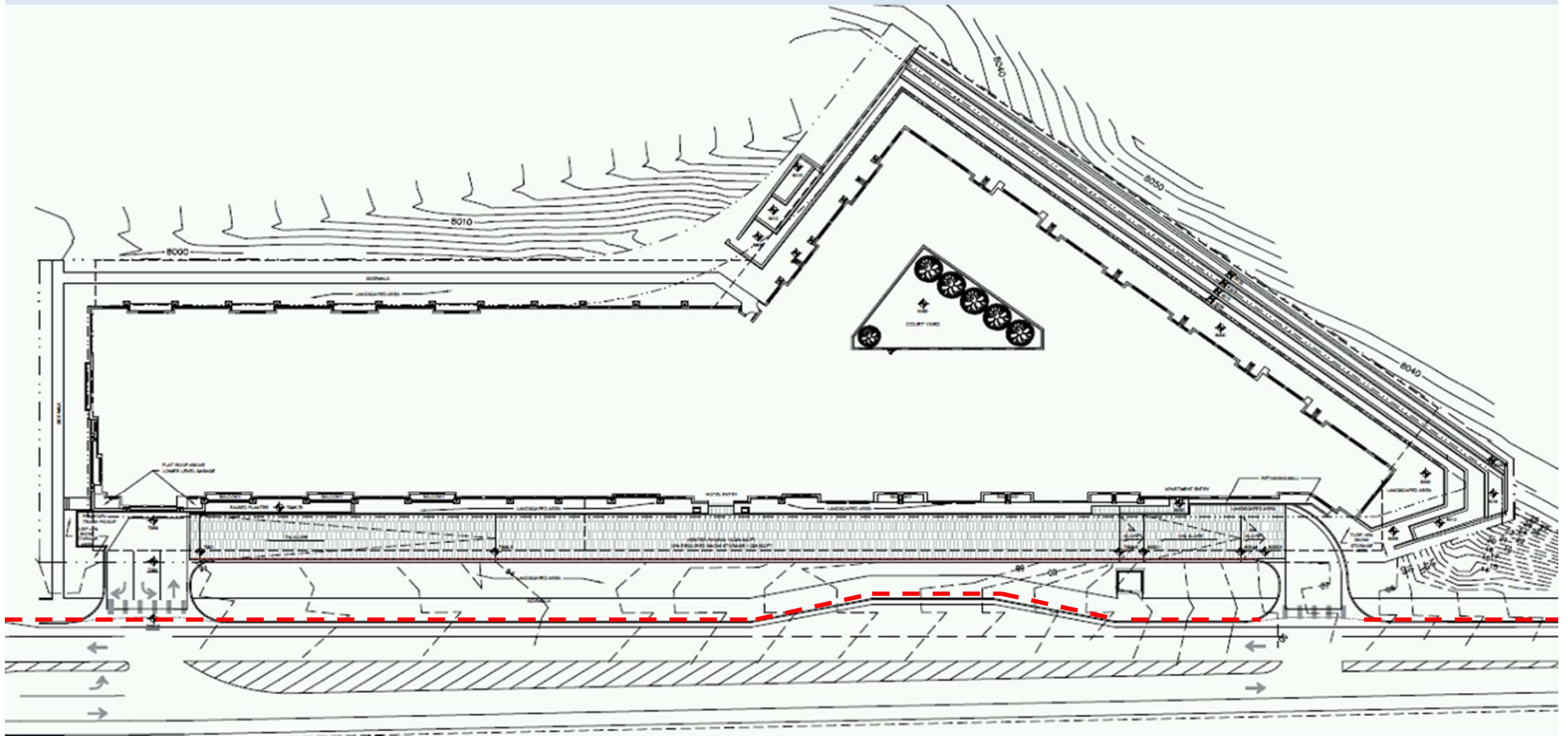
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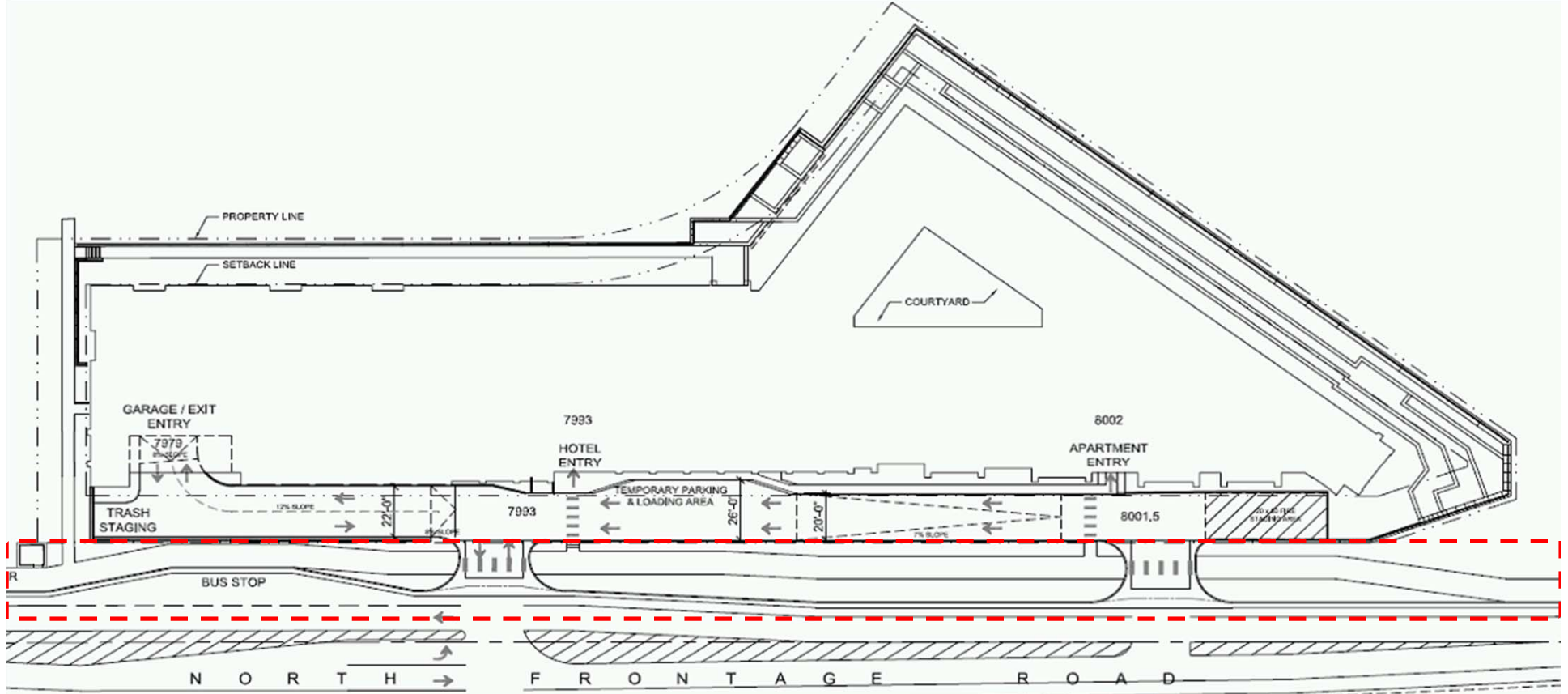
PEC, PUBLIC, AND STAFF COMMENTS:

PEDESTRIAN CONNECTIVITY – 9/12/16



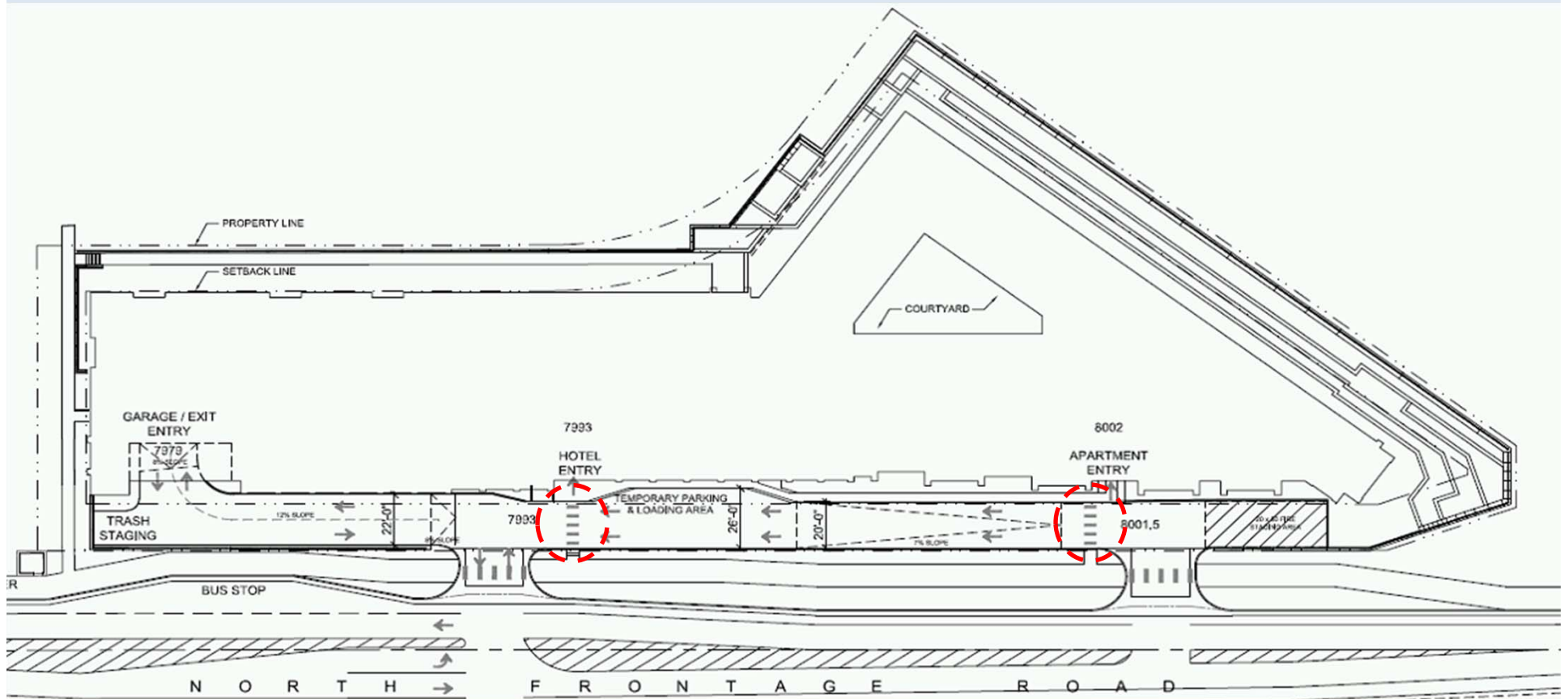
PEC, PUBLIC, AND STAFF COMMENTS:

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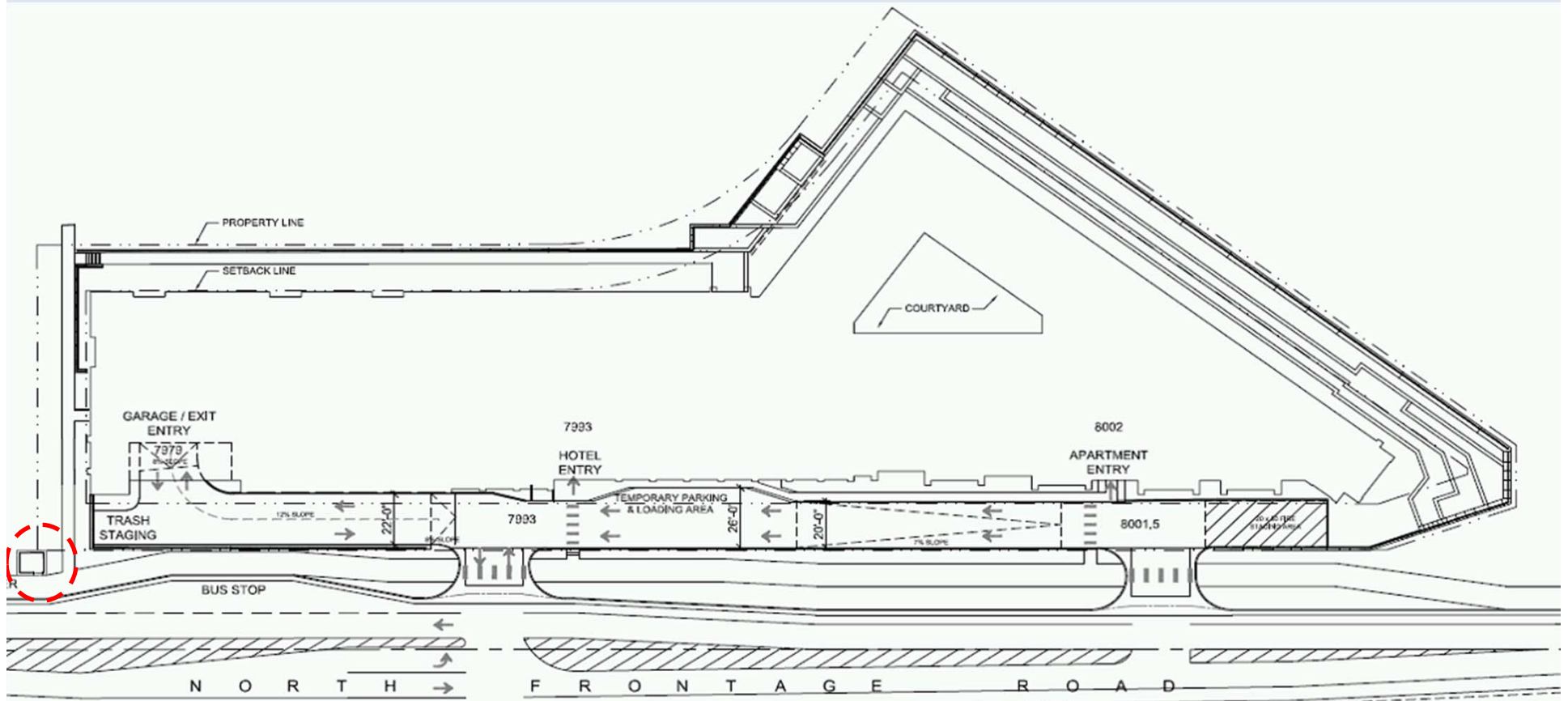
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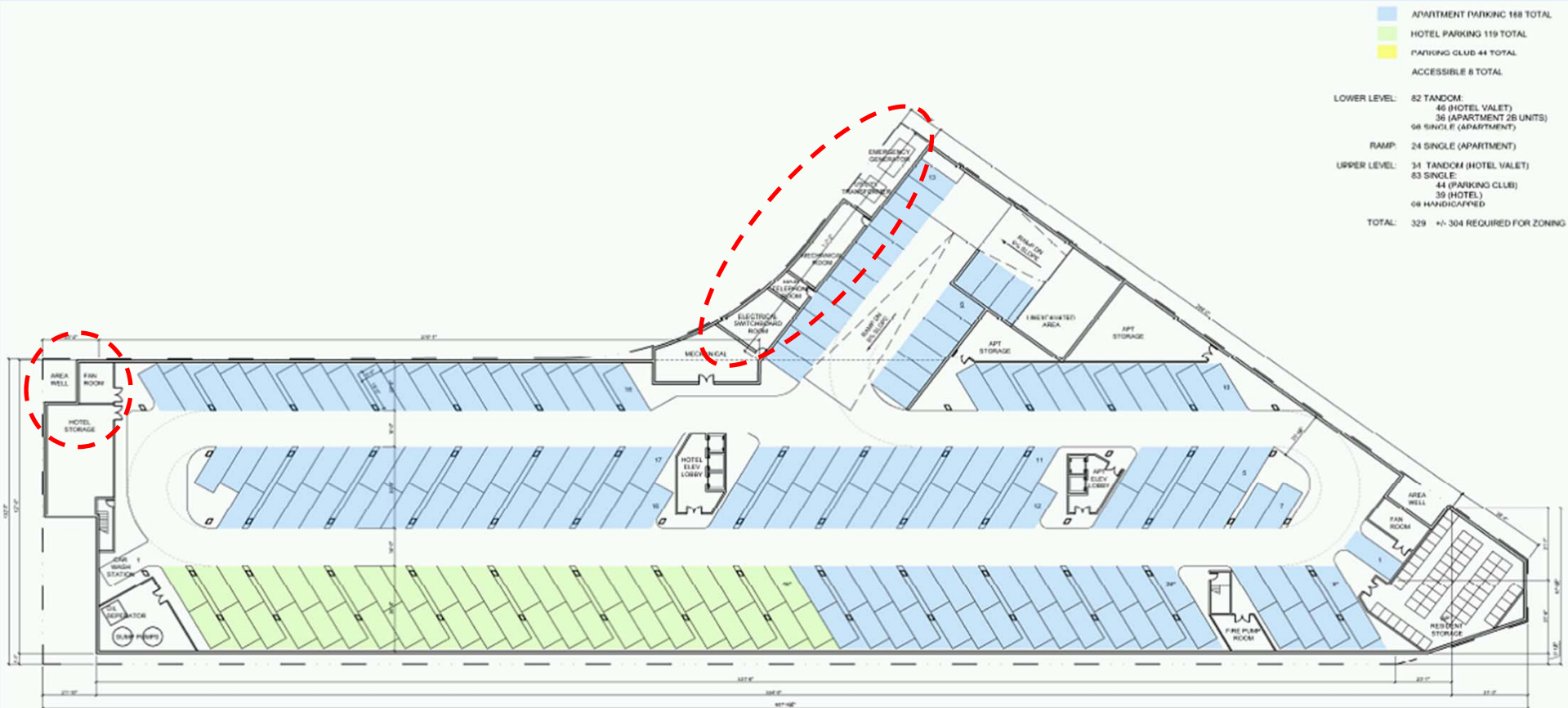
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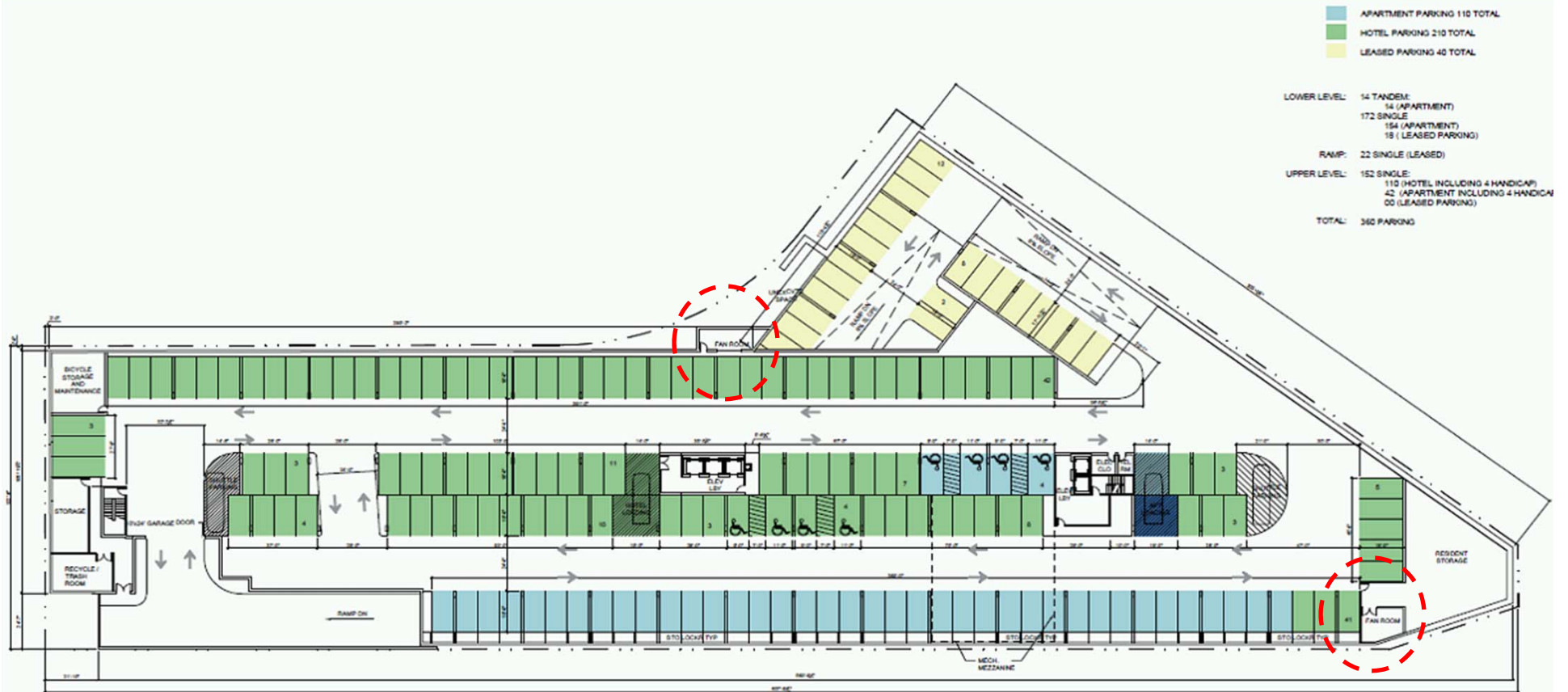
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MECHANICAL EQUIPMENT – 10/10/16



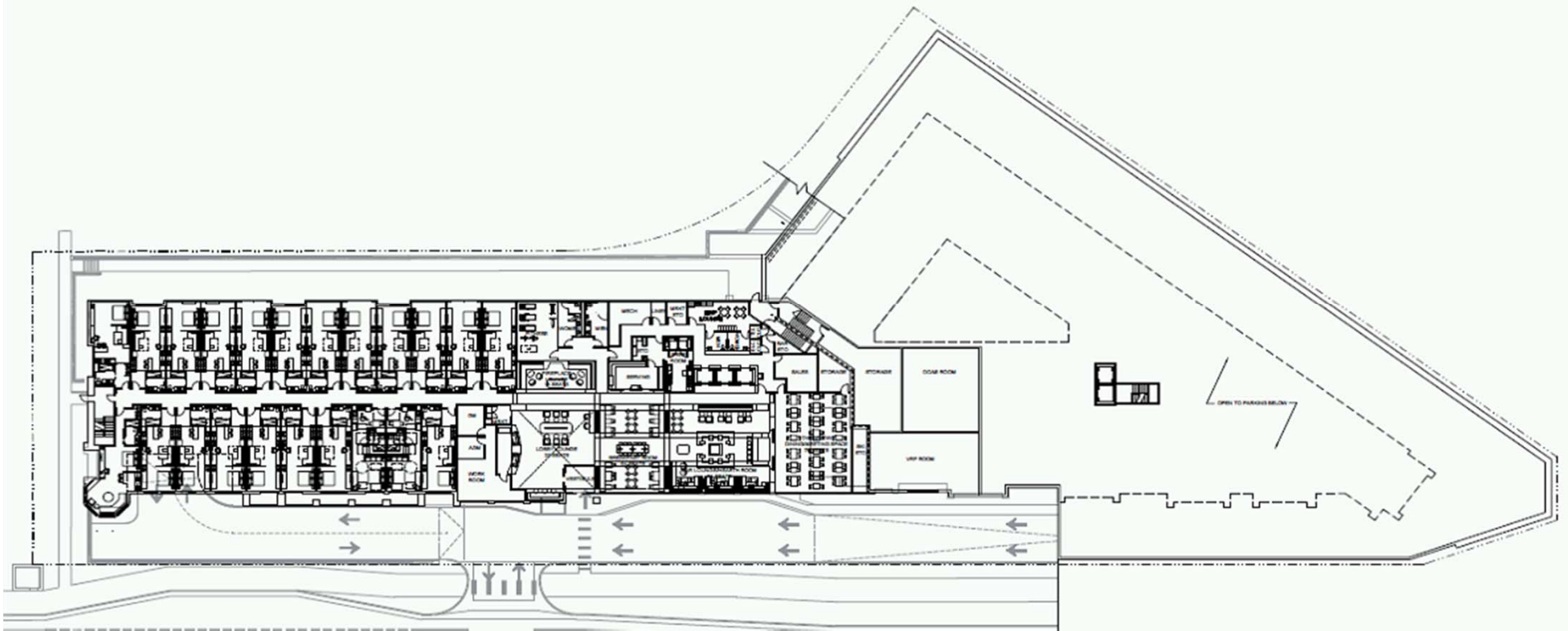
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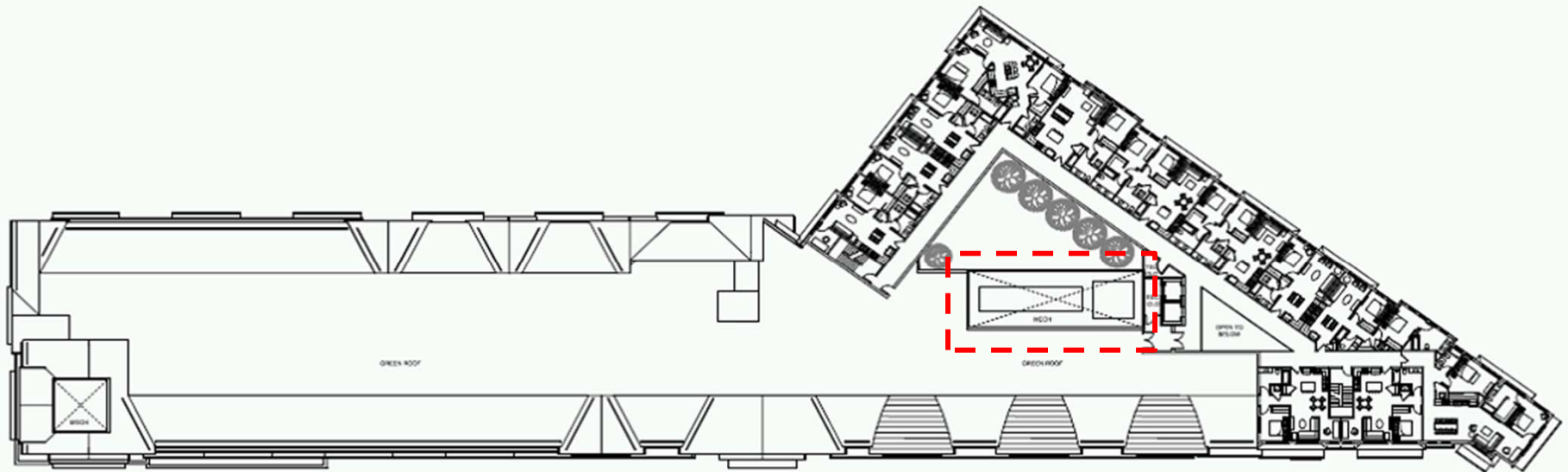
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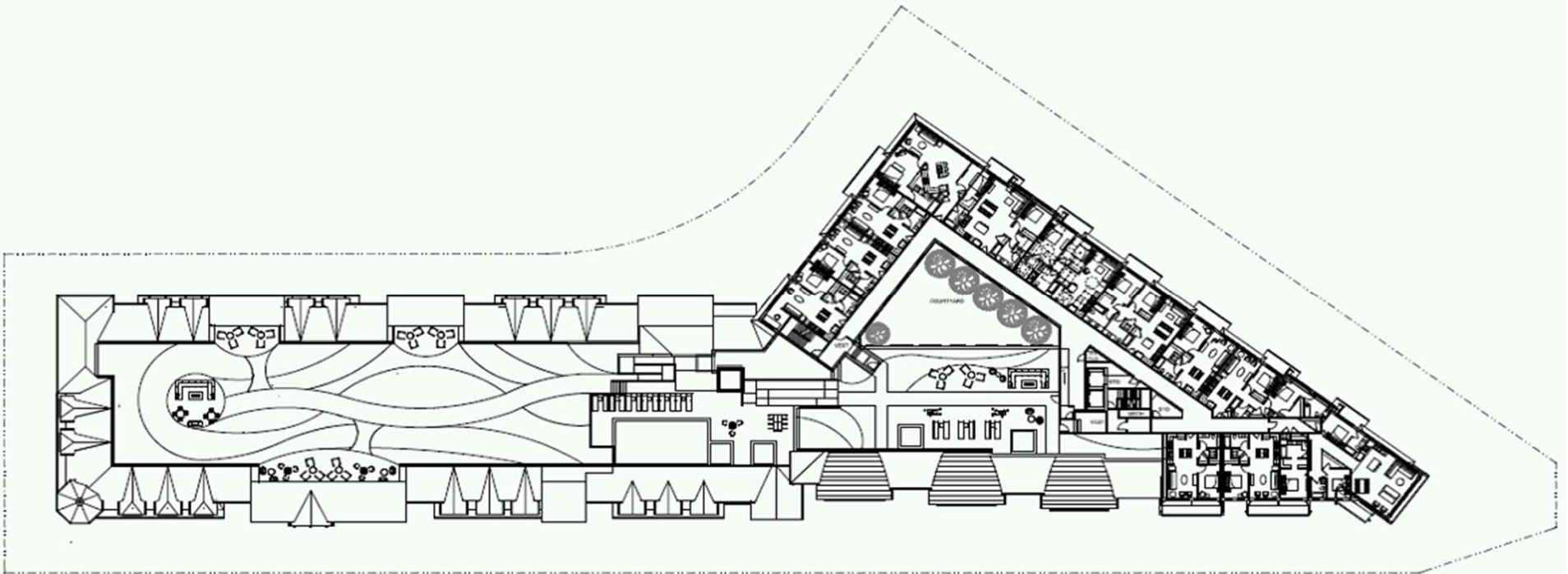
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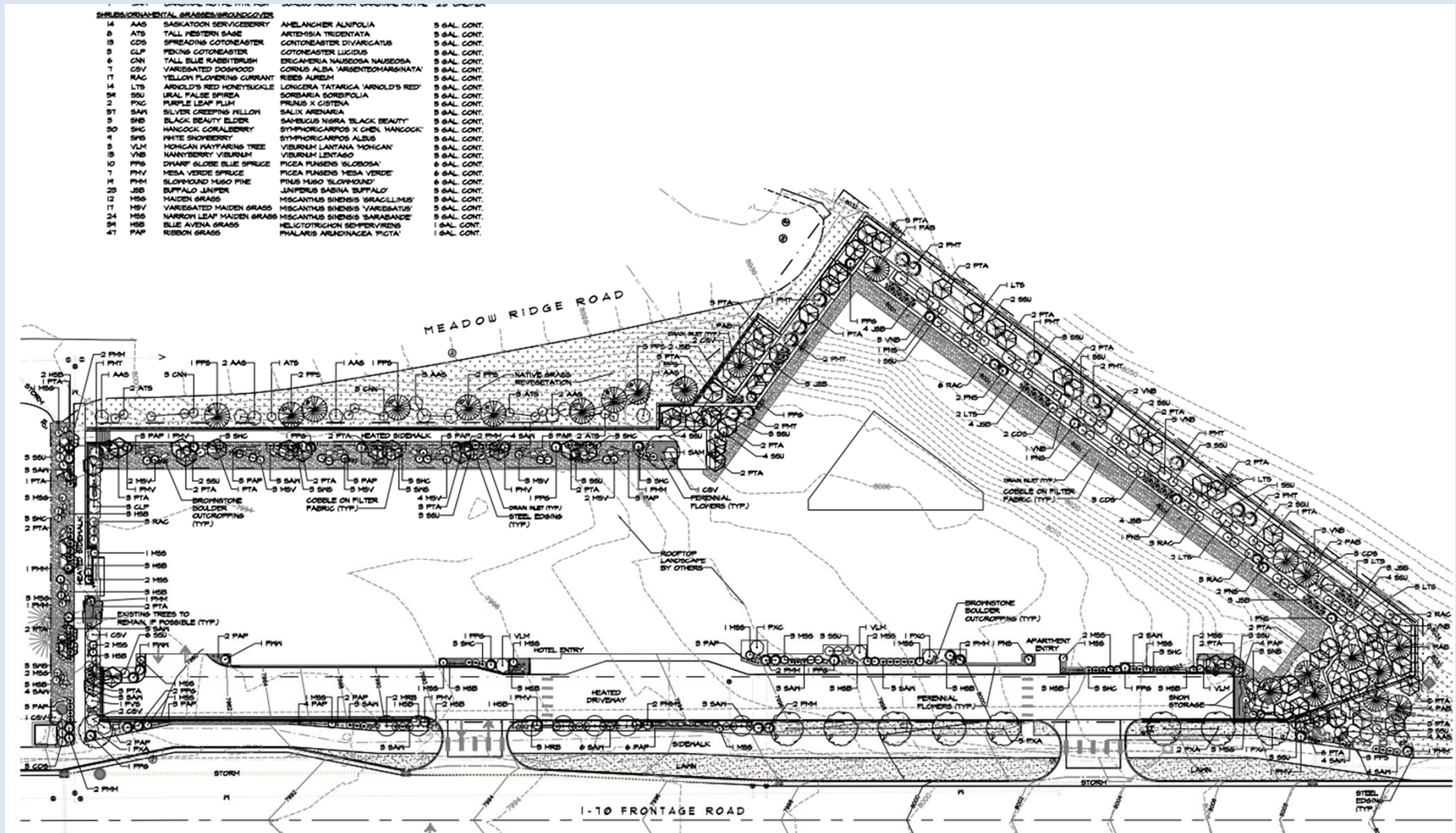
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MECHANICAL EQUIPMENT – 12/20/16



PEC, PUBLIC, AND STAFF COMMENTS:

LANDSCAPING



DEVIATIONS:

DEVIATIONS:

1. Setbacks: Front, Rear, and Sides

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2. Building Height

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4. Loading Berth Height

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3. Site Coverage
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5. Retaining Walls
 - a. Height
 - b. Distance from Property Line

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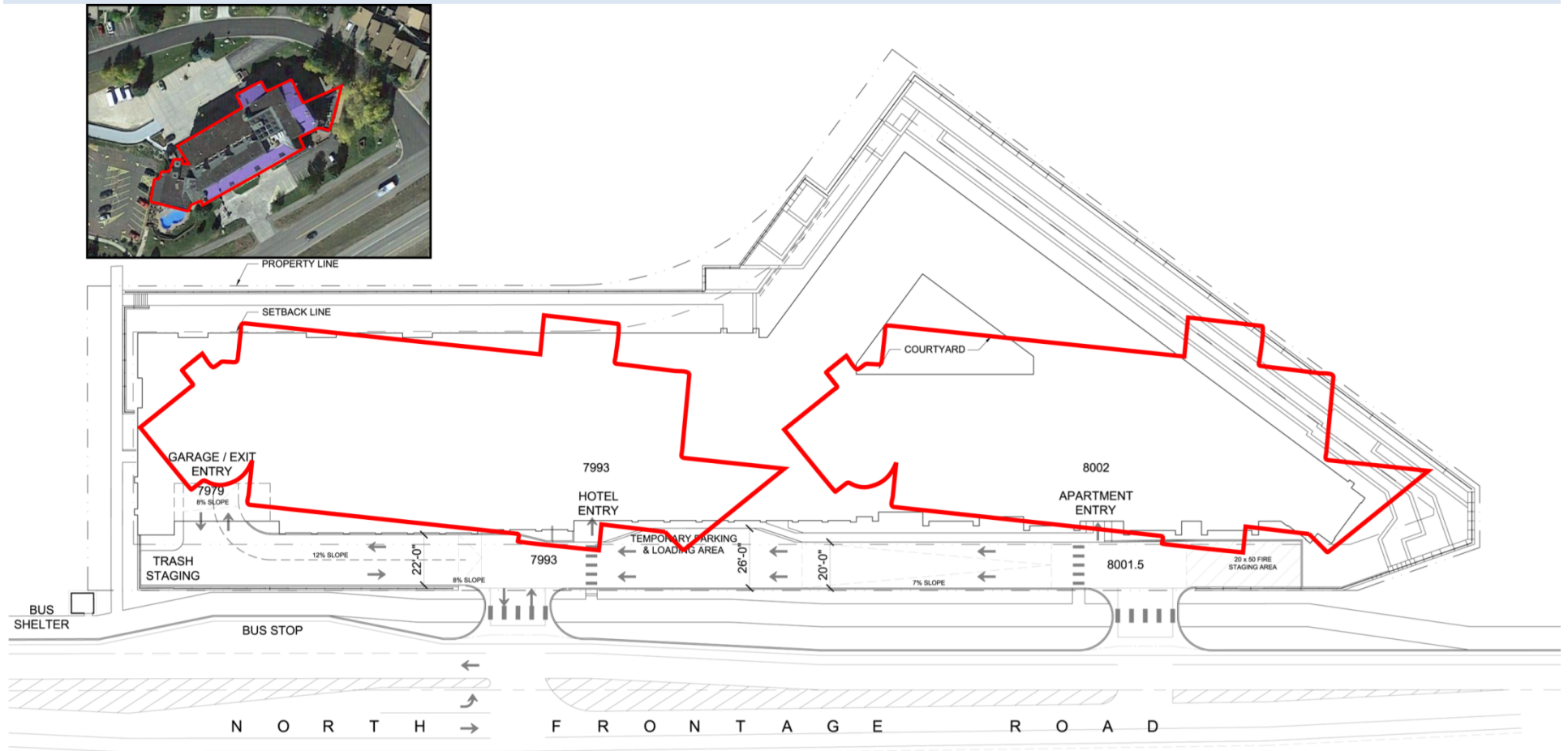
SPECIAL DEVELOPMENT DISTRICT (SDD) CRITERIA:

1. Design compatibility and sensitivity to the immediate environment, neighborhood and adjacent properties relative to architectural design, scale, bulk, building height, buffer zones, identity, character, visual integrity and orientation.
2. Relationship: Uses, activity and density which provide a compatible, efficient and workable relationship with surrounding uses and activity.
3. Parking And Loading: Compliance with parking and loading requirements as outlined in chapter 10 of this title.
4. Comprehensive Plan: Conformity with applicable elements of the Vail comprehensive plan, town policies and urban design plans.
5. Natural And/Or Geologic Hazard: Identification and mitigation of natural and/or geologic hazards that affect the property on which the special development district is proposed.

SPECIAL DEVELOPMENT DISTRICT (SDD) CRITERIA (Cont.):

6. Design Features: Site plan, building design and location and open space provisions designed to produce a functional development responsive and sensitive to natural features, vegetation and overall aesthetic quality of the community.
7. Traffic: A circulation system designed for both vehicles and pedestrians addressing on and off site traffic circulation.
8. Landscaping: Functional and aesthetic landscaping and open space in order to optimize and preserve natural features, recreation, views and function.
9. Workable Plan: Phasing plan or subdivision plan that will maintain a workable, functional and efficient relationship throughout the development of the special development district.

VAIL RUN COMPARISON (REQUESTED BY PEC):



A010 - Proposed Site Plan

PROPOSED RESIDENTIAL DEVELOPMENT
APARTMENTS AND ATTACHED PARKING STRUCTURE
Vail, Colorado

1 SITE PLAN

November 28, 2016

WRIGHT HEEREMA | ARCHITECTS

140 S. Dearborn St., Suite 200
Chicago, Illinois 60603
312.813.1010 Fax 312.813.1917
www.wrightheeremaarchitects.com

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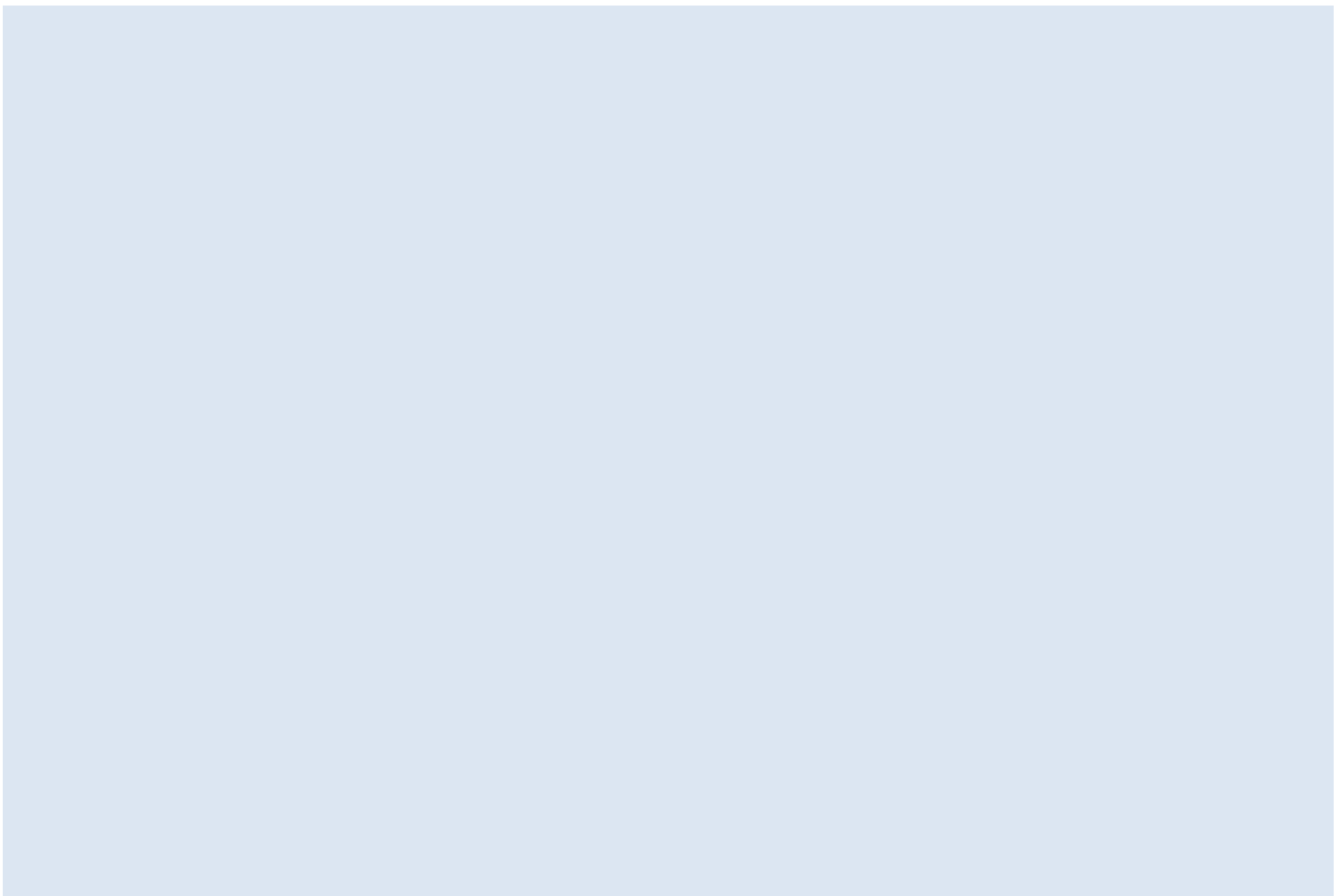
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PREVIOUS APPROVAL (2013):



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PREVIOUS APPROVAL

