
6. TRAFFIC/SOUTH FRONTAGE ROAD

GOAL

Collaborate with neighboring properties to define and implement improvements to South Frontage Road that will provide safe and efficient site access to VVMC, the Town Hall site and the Evergreen Lodge.

A Traffic Impact Study has been completed by TurnKey Consulting LLC. This study evaluates the traffic impacts of new development at VVMC and other changes contemplated by this Master Plan, including but not limited to the creation of a new Front Door along South Frontage Road. An executive summary of the study is found in the appendix of this Plan. The Conceptual Circulation Plan on the following page depicts proposed vehicular and pedestrian circulation patterns for VVMC.

Assumptions on potential South Frontage Road improvements (all of which are subject to approval by the Colorado Department of Transportation), VVMC expansion plans and other traffic-related operational changes at VVMC that were considered in the traffic study included the following:

- A two-lane round-about designed to facilitate right-in/right-out site access to VVMC, the Evergreen Lodge and the Town Hall site, on South Frontage Road
- VVMC vehicular access off South Frontage Road will be right-in/right-out only
- Emergency vehicle access to VVMC via the new main access off of South Frontage Road, including westbound left turn into VVMC
- Access to the West Lot Surface Parking and the East Wing parking structure will be provided from VVMC's new main access off of South Frontage Road
- 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 will be temporarily accessed via West Meadow Drive (subject to coordination with neighboring property owners)
- Access from the US Bank Building to remain one-way out bound only.
- Maintain roundabout Level of Service (LOS) "C" or better

The performance of the South Frontage Road roundabout, the Frontage Road/VVMC access point and the Vail Road/Meadow Drive intersection were evaluated by the Traffic Impact Study. Based on analysis by TurnKey Consulting Inc. and Felsburg Holt Ullevig (retained by the Town of Vail), each of these intersections performed at a level well above minimum Town standards for both level of service and delay.

An updated traffic study for VVMC will be provided with subsequent stages of the development review process.

FRONTAGE ROAD ACCESS IMPROVEMENT STUDY

The Town of Vail took the lead on a conceptual design study of future road and access improvements to South Frontage Road. The participants in this process include the Town, representatives from the Evergreen Lodge and VVMC. Each of these organizations is contemplating development of their property and the primary goal of this effort is to collaboratively define a plan for access improvements along South Frontage Road that will accommodate access to each property.

It is anticipated that over time each of the three properties will be limited to right-in/right-out access off the South Frontage Road improvements. This is due to future growth in background traffic on South Frontage Road and the proximity of access points for

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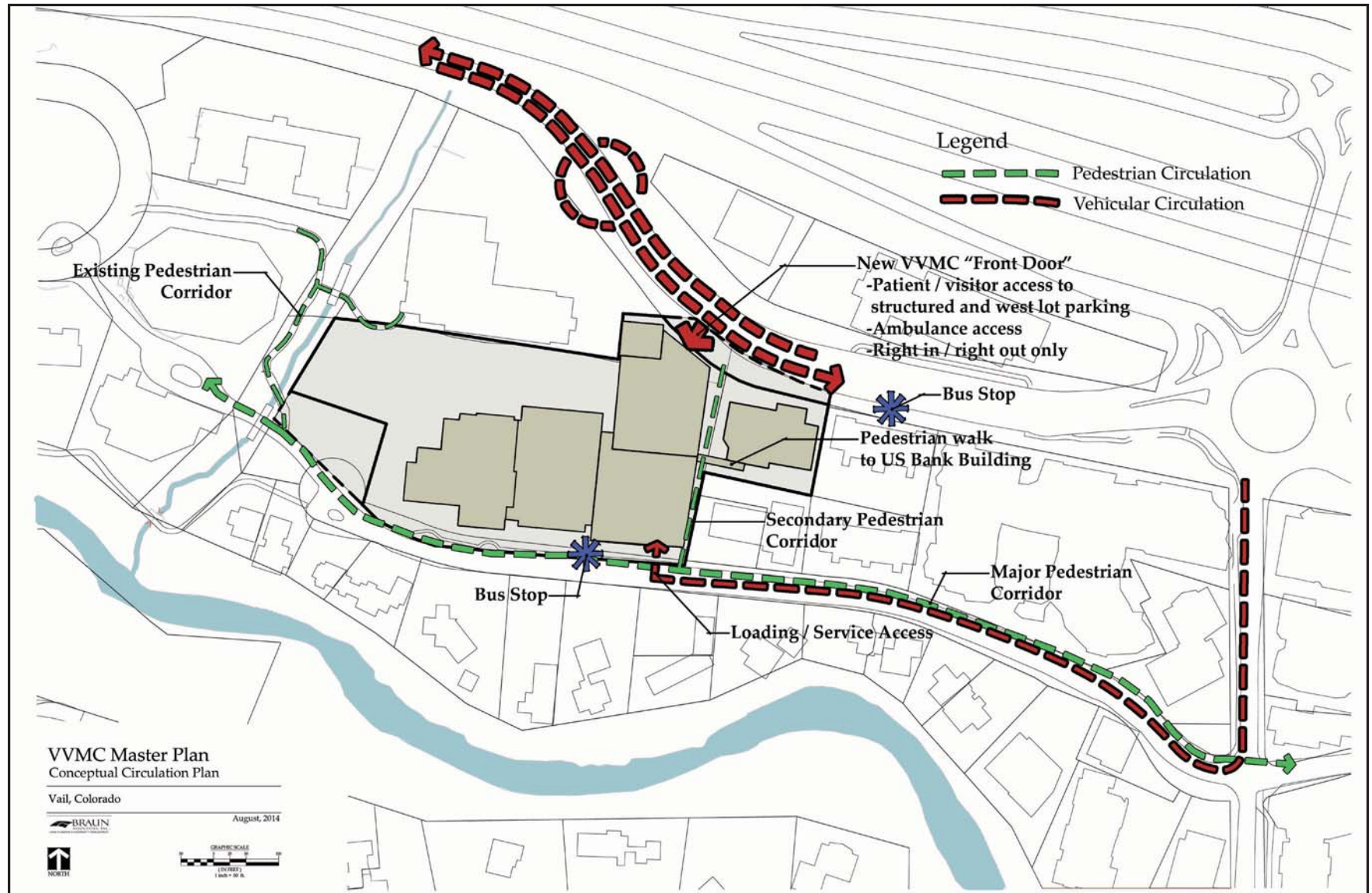


Fig. 11 - Pedestrian and vehicular circulation around VVMC.

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each of the three properties. It is assumed that a roundabout will be necessary to allow vehicles to turn around in order to access each of these three properties. The focal point of this study was to evaluate alternative locations and designs for a roundabout. It is assumed that all three parties will benefit from a roundabout and that each property will financially participate in the solution. Topography, limited right-of-way width and site conditions along South Frontage Road present significant design and construction challenges and the sequencing of when the improvement is constructed relative to when each of the three parcels re-develop is also an important consideration.

Over ten alternative designs and locations for a roundabout were evaluated. In addition, non-roundabout solutions that facilitated necessary turning movements were evaluated but these were dropped from consideration. The preferred location of a roundabout is shown on Figure 11 below. This improvement is located predominantly within the South Frontage Road right-of-way, however a portion of the roundabout is located over the “B line” (an internal control boundary of the interstate highway system) on Federal Highway Administration (FHWA) land. This concept is in the process of being presented to the Colorado Department of Transportation and FHWA.

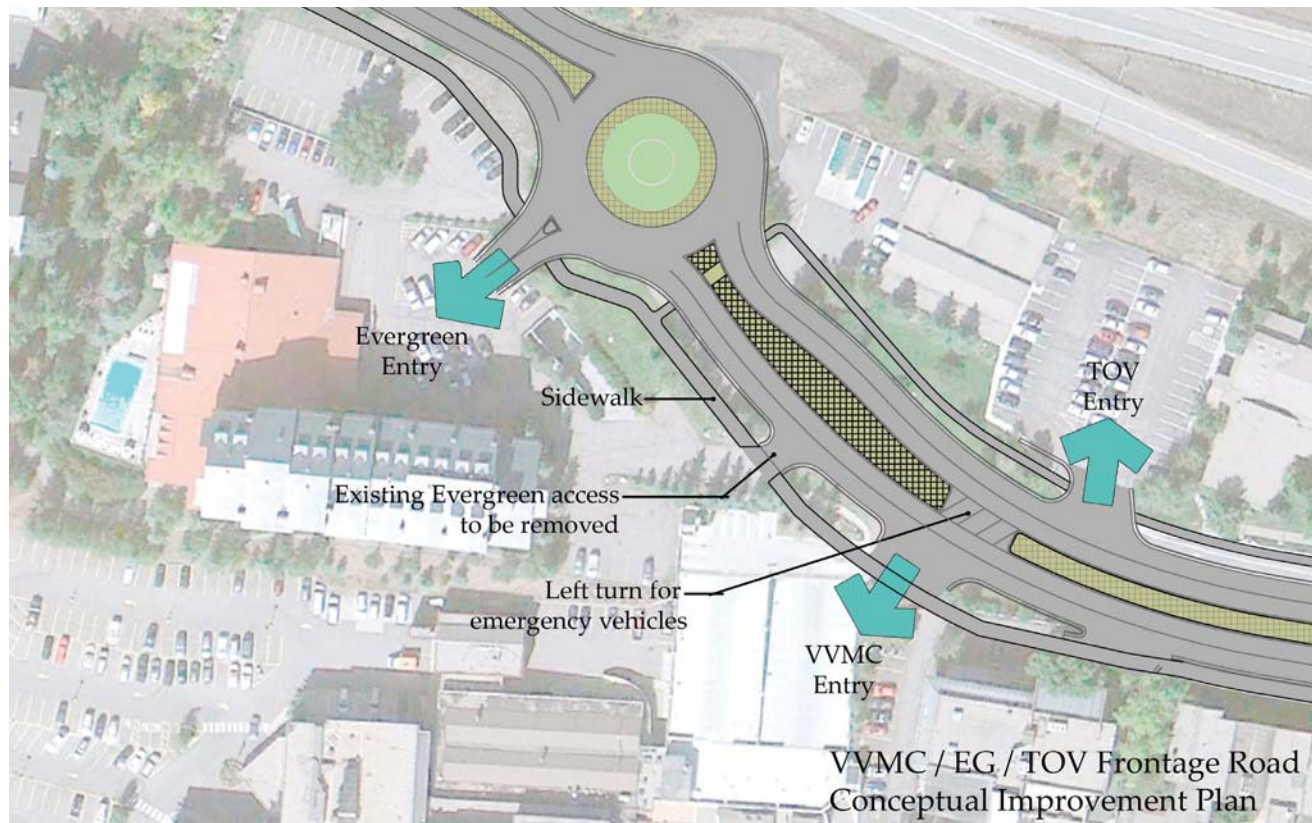


Fig. 12 - Conceptual design of South Frontage Road access improvements.

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Subject to CDOT approvals, construction of the roundabout would occur after completion of the East Wing and VVMC's new Front Door at the South Frontage Road. This construction sequencing allows for the existing helipad to remain (it will be displaced by construction of the roundabout) until such time the new heliport building is operational. During this period of time interim access improvements to the South Frontage Road will be necessary in order to facilitate access to VVMC. A traffic analysis of this interim improvement has been completed to ensure that the intersection will perform at acceptable levels. A copy of this analysis is found in the appendix of this plan. This

interim improvement will provide acceptable turning movements into and out of VVMC. It is considered an "interim improvement" because over time a roundabout will be needed due to growth in background traffic coupled with the anticipated future redevelopment of the Evergreen and Town Hall site.

Figure 12 below is a conceptual design of these improvements. Major features of these interim improvements are a west bound left-turn lane to serve VVMC and a slight re-alignment to the entry to the Town Hall site (that will maintain the left turn movement out of this site).

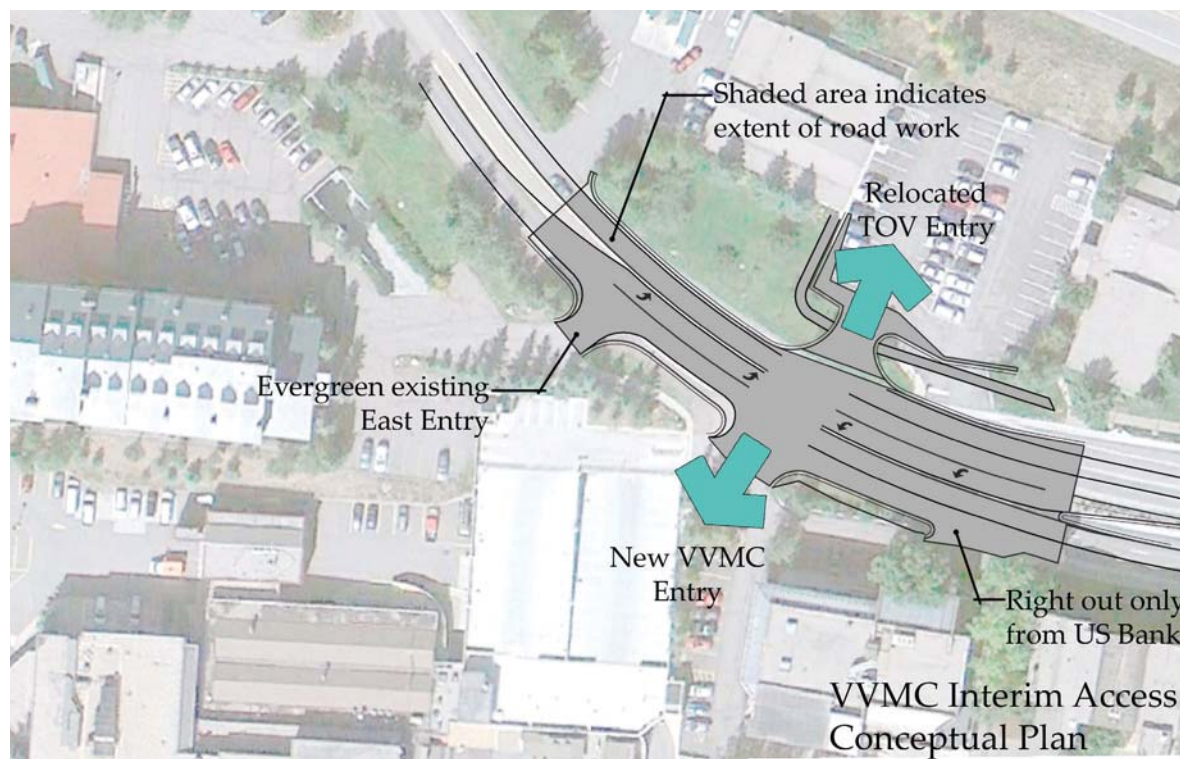


Fig. 13 - Conceptual design of interim access to VVMC.