



## PLANNING AND ENVIRONMENTAL COMMISSION

March 27, 2017, 1:00 PM

Vail Town Council Chambers

75 S. Frontage Road - Vail, Colorado, 81657

- 
1. Call to Order
  2. A request for review of Major Exterior Alteration, pursuant to Section 12-7B-7, Exterior Alterations or Modifications, Vail Town Code, to allow for an exterior remodel and additions to two units within Plaza Lodge, Unit R-1, located at 291 Bridge Street/Lots F-K, Block 5C, Vail Village Filing 1, and setting forth details in regard thereto. (PEC17-0004) 30 min.  
**Applicant** Bridge Street Land LLC, represented by Pierce Architects  
**Planner:** Matt Panfil
  3. Approval of Minutes  
March 13, 2017 PEC Meeting Results
  4. Informational Update  
Stream Tract Management Plan - Gregg Barrie 30 min.
  5. Adjournment
- 

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 48-hour notification. Please call (970) 479-2356, Telecommunication Device for the Deaf (TDD), for information.

Community Development Department

Published in the Vail Daily March 24, 2017



## VAIL TOWN PLANNING AND ENVIRONMENTAL AGENDA MEMO

**MEETING DATE:** March 27, 2017

**ITEM/TOPIC:** A request for review of Major Exterior Alteration, pursuant to Section 12-7B-7, Exterior Alterations or Modifications, Vail Town Code, to allow for an exterior remodel and additions to two units within Plaza Lodge, Unit R-1, located at 291 Bridge Street/Lots F-K, Block 5C, Vail Village Filing 1, and setting forth details in regard thereto. (PEC17-0004)

### **ATTACHMENTS:**

<b>File Name</b>	<b>Description</b>
Staff_Memo_-_PEC17-0004_-_Plaza_Lodge_Building_Exterior_Remodel_-_032717.pdf	PEC17-0004 Staff Memo
Attachment_A_-_Vicinity_Map.pdf	Attachment A - Vicinity Map
Attachment_B_-_Architectural_Plans_(1_of_3).pdf	Attachment B - Architectural Plans (1 of 3)
Attachment_B_-_Architectural_Plans_(2_of_3).pdf	Attachment B - Architectural Plans (2 of 3)
Attachment_B_-_Architectural_Plans_(3_of_3).pdf	Attachment B - Architectural Plans (3 of 3)
Attachment_C_-_View_Corridor_Analysis.pdf	Attachment C - View Corridor Analysis



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## Memorandum

TO: Planning and Environmental Commission

FROM: Community Development Department

DATE: March 27, 2017

SUBJECT: A request for review of Major Exterior Alteration, pursuant to Section 12-7B-7, Exterior Alterations or Modifications, Vail Town Code, to allow for an exterior remodel and additions to two units within Plaza Lodge, Unit R-1, located at 291 Bridge Street/Lots F-K, Block 5C, Vail Village Filing 1, and setting forth details in regard thereto. (PEC17-0004)

Applicant: Bridge Street Land LLC, represented by Pierce Architects  
Planner: Matt Panfil

### I. SUMMARY

The applicant, Bridge Street Land LLC, represented by Pierce Architects, is requesting review of an exterior alteration, pursuant to Section 12-7B-7, Exterior Alterations or Modifications, Vail Town Code, to allow for an exterior remodel and additions to two units with Plaza Lodge, Unit R-1, located at 291 Bridge Street.

Based upon staff's review of the criteria outlined in Section VIII of this memorandum and the evidence and testimony presented, the Community Development Department recommends the Planning and Environmental Commission (PEC) **continue PEC17-0004 to the April 10, 2017 Planning and Environmental Commission meeting** in order to address concerns raised by staff.

### II. DESCRIPTION OF REQUEST

The applicant, Bridge Street Land LLC, represented by Pierce Architects, is requesting review of an exterior remodel and additions to two units within Plaza Lodge, Unit R-1, located at 291 Bridge Street. The request is to allow, per Section 12-15-5, Vail Town Code, an individual 250 square foot addition to Unit R1-A (third level) and Unit R1-B (second level) for a total of 500 new square feet of new gross residential floor area (GRFA). The proposed alterations and modifications include the following:

- Expanded living area, with new gabled roof, at the southwest corner of Unit R1-A (third floor);
- Other roofline modifications, including:
  - o The removal of two (2) roof areas, one at the west side of the structure above bedroom 1 of Unit R1-A (third floor), and another roof area removal at the east side of the structure above the proposed master bedroom of Unit R1-A (third floor);
  - o Modification to the existing roofline at the south side of the structure from two (2) shed roofs to one (1) gabled roof with a shed dormer on the east side of the new gable; and
  - o The removal of a shed roof near the middle of the south façade of Unit R1-B (second floor).
- Addition of new, and modification of existing, balconies and decks, including:
  - o An expansion to the existing balcony at the southwest corner and south side of Unit R1-A (third floor);
  - o The addition of a roof deck on the east side of Unit R1-A (third floor);
  - o The addition of a balcony to Bedroom 1 of Unit R1-A (third floor);
  - o Due to the proposed addition at the southeast corner of Unit R1-B (second floor), the existing balcony on the east façade is to be replaced by a smaller balcony on the same side.
- Removal of existing chimney;
- Various window additions and replacements, matching in color, materials, and finishes, throughout both units;
- Interior modifications resulting in Unit R1-A (third floor) having three (3) bedrooms and three (3) bathrooms; and
- Interior modifications resulting in Unit R1-B (second floor) having five (5) bedrooms and four (4) bathrooms;

With the exception of a proposed standing seam metal roof on a portion of the east façade, the proposed additions will use matching materials, colors, and finishes from the existing building. In order to maintain consistent roof forms and materials, staff suggests that the proposed shed roof dormer on the east façade be modified in such a



way to include two gabled dormers. This would not only maintain the gabled roof forms found throughout the rest of the building, but would also allow for a roof pitch great enough to allow for the use of asphalt shingles to match the existing roof material.

No changes are proposed to the façades or interiors of the existing ground floor commercial spaces.

A vicinity map (Attachment A), architectural plans dated February 22, 2017 (Attachment B), and a view corridor analysis (Attachment C) are attached for review.

### **III. BACKGROUND**

The existing Plaza Lodge was built in 1973 and is a mixed-use structure accommodating retail, restaurant, and residential uses. Since its construction, the building has undergone several cosmetic changes and minor alterations and additions. The most recent significant alterations to the building's mass and scale, which gave the building its current form, occurred in 1986.

The property's current zoning designation of Commercial Core 1 District (CC1) was established as part of the original Town of Vail zoning regulations via Ordinance No. 8, Series of 1973, adopted on August 7, 1973.

Per Section 12-7B-7, Vail Town Code, proposed exterior alterations or modifications require review and approval by the Planning and Environmental Commission (PEC). PEC approval of an exterior alteration shall constitute approval of the basic form and location of improvements including siting, building setbacks, height, building bulk and mass, site improvements and landscaping. Subsequent to PEC review and approval, the application shall be reviewed by the Design Review Board (DRB) in accordance with Section 12-11, Design Review, Vail Town Code.

### **IV. ROLES OF THE REVIEWING BOARDS**

#### **Planning and Environmental Commission:**

The Planning and Environmental Commission is responsible for final approval, approval with modifications, or denial of a major exterior alteration or modification application, in accordance with Section 12-7B-7, Exterior Alterations or Modifications, Vail Town Code.

#### **Design Review Board:**

The Design Review Board has no review authority over a major exterior alteration or modification application. However, the Design Review Board is responsible for the final approval, approval with modifications, or denial of any accompanying design review application.

**Town Council:**

The Town Council has the authority to hear and decide appeals from any decision, determination, or interpretation by the Planning and Environmental Commission and / or Design Review Board. The Town Council may also call up a decision of the Planning and Environmental Commission and / or Design Review Board.

**V. APPLICABLE PLANNING DOCUMENTS**

Staff finds that the following provisions of the Vail Town Code are relevant to the review of this proposal:

**Title 12 – Zoning Regulations, Vail Town Code***Chapter 7, Article B. Commercial Core 1 (CC1) District (in part)**12-7B-1: PURPOSE:*

*The commercial core 1 district is intended to provide sites and to maintain the unique character of the Vail Village commercial area, with its mixture of lodges and commercial establishments in a predominantly pedestrian environment. The commercial core 1 district is intended to ensure adequate light, air, open space, and other amenities appropriate to the permitted types of buildings and uses. The zoning regulations in accordance with the Vail Village urban design guide plan and design considerations prescribe site development standards that are intended to ensure the maintenance and preservation of the tightly clustered arrangements of buildings fronting on pedestrianways and public greenways, and to ensure continuation of the building scale and architectural qualities that distinguish the village.*

*12-7B-7: EXTERIOR ALTERATIONS OR MODIFICATIONS:*

- A. Subject To Review: The construction of a new building, the alteration of an existing building which adds or removes any enclosed floor area, the alteration of an existing building which modifies exterior rooflines, the replacement of an existing building, the addition of a new outdoor dining deck or the modification of an existing outdoor dining deck shall be subject to review by the planning and environmental commission (PEC) as follows:*
  - 6. Compliance With Comprehensive Applicable Plans: It shall be the burden of the application to prove by a preponderance of the evidence before the planning and environmental commission that the proposed exterior alteration is in compliance with the purposes of the CC1 district as specified in section 12-7B-1 of this article; that the proposal is consistent with applicable elements of the Vail Village master plan, the town of Vail streetscape master plan, and the Vail comprehensive plan; and that the proposal does not otherwise negatively alter the character*

*of the neighborhood. Further, that the proposal substantially complies with the Vail Village urban design guide plan and the Vail Village design considerations, to include, but not be limited to, the following urban design considerations: pedestrianization, vehicular penetration, streetscape framework, street enclosure, street edge, building height, views, service/delivery and sun/shade analysis; and that the proposal substantially complies with all other elements of the Vail comprehensive plan.*

7. *Approval: Approval of an exterior alteration under subsections A5 and A6 of this section shall constitute approval of the basic form and location of improvements including siting, building setbacks, height, building bulk and mass, site improvements and landscaping.*

#### **12-7B-10: LOT AREA AND SITE DIMENSIONS**

*The minimum lot or site area shall be five thousand (5,000) square feet of buildable area, and each site shall have a minimum frontage of thirty feet (30').*

#### **12-7B-11: SETBACKS:**

*There shall be no required setbacks, except as may be established pursuant to the Vail Village design guide plan and design considerations.*

#### **12-7B-12: HEIGHT:**

*Height shall be as regulated in the Vail Village urban design guide plan and design considerations.*

#### **12-7B-13: DENSITY CONTROL:**

*Unless otherwise provided in the Vail Village urban design guide plan, not more than eighty (80) square feet of gross residential floor area (GRFA) shall be permitted for each one hundred (100) square feet of buildable site area. Total density shall not exceed twenty five (25) dwelling units per acre of buildable site area. Each accommodation unit shall be counted as one-half ( $\frac{1}{2}$ ) of a dwelling unit for purposes of calculating allowable units per acre.*

*A dwelling unit in a multiple-family building may include one attached accommodation unit no larger than one-third ( $\frac{1}{3}$ ) of the total floor area of the dwelling.*

#### **12-7B-15: SITE COVERAGE:**

*Site coverage shall not exceed eighty percent (80%) of the total site area, unless otherwise specified in the Vail Village urban design guide plan and design*

*considerations. In commercial core 1 district, ground level patios and decks shall be included in site coverage calculations.*

**12-7B-16: LANDSCAPING AND SITE DEVELOPMENT:**

*No reduction in landscape area shall be permitted without sufficient cause shown by the applicant or as specified in the Vail Village design considerations as adopted in section 12-7B-20 of this article.*

**12-7B-17: PARKING AND LOADING:**

*Off street parking and loading shall be provided in accordance with chapter 10 of this title; provided, that no parking shall be provided on site. All parking requirements shall be met in accordance with the provisions of chapter 10 of this title. Loading requirements shall continue to be applicable to properties within commercial core 1 district; provided that no loading areas shall be located in any required front setback area.*

**12-7B-20: VAIL VILLAGE URBAN DESIGN GUIDE PLAN:**

- A. Adoption: The Vail Village urban design guide plan and design considerations are adopted for the purposes of maintaining and preserving the character and vitality of the Vail Village (CC1) and to guide the future alteration, change and improvement in the CC1 district. Copies of the Vail Village design guide plan and design considerations shall be on file in the department of community development.*

**Chapter 15: Gross Residential Floor Area (in part)**

**12-15-5: ADDITIONAL GROSS RESIDENTIAL FLOOR AREA (250 ORDINANCE):**

- A. Purpose: The purpose of this section is to provide an inducement for the upgrading of existing dwelling units which have been in existence within the town for a period of at least five (5) years by permitting the addition of up to two hundred fifty (250) square feet of gross residential floor area (GRFA) to such dwelling units, provided the criteria set forth in this section are met. This section does not assure each single-family or two-family dwelling unit located within the town an additional two hundred fifty (250) square feet, and proposals for any additions hereunder shall be reviewed closely with respect to site planning, impact on adjacent properties, and applicable town development standards. The two hundred fifty (250) square feet of additional gross residential floor area may be granted to existing single-family dwellings, existing two-family and existing multi-family dwelling units only once, but may be requested and granted in more than one increment of less than two hundred fifty (250) square feet. Upgrading of an existing dwelling unit under this section shall include additions thereto or renovations thereof, but a*

*demo/rebuild shall not be included as being eligible for additional gross residential floor area.*

## *Chapter 24: Inclusionary Zoning (in part)*

### *12-24-1: PURPOSE AND APPLICABILITY:*

- A. Purpose: The purpose of this chapter is to ensure that new residential development and redevelopment in the town of Vail provide for a reasonable amount of employee housing to mitigate the impact on employee housing caused by such residential development and redevelopment.*

### *12-24-2: EMPLOYEE HOUSING REQUIREMENTS:*

*Every residential development and redevelopment shall be required to mitigate its direct and secondary impacts on the town by providing employee housing at a mitigation rate of ten percent (10%) of the total new GRFA.*

## **Vail Village Urban Design Guide Plan – Design Considerations**

### *Urban Design Considerations (in part)*

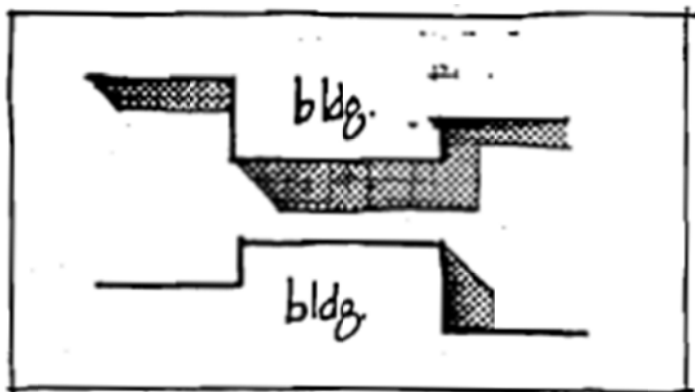
#### *D. Street Enclosure*

*While building façade heights should not be uniform from building to building, they should provide a “comfortable” enclosure for the street.*

*Pedestrian streets are outdoor rooms whose walls are formed by the buildings. The shape and feel of these “rooms” are created by the variety of heights and massing (three-dimensional variations) which give much of the visual interest and pedestrian scale unique to Vail.*

*Very general rules, about the perception of exterior spaces have been developed (empirically) by designers, based on the characteristics of human vision. They suggest that: an external enclosure is most comfortable where its walls are approximately*

*$\frac{1}{2}$  as high as the width of the space enclosed; if the ratio falls to  $k$  or less, the space seems unenclosed; and if the height is greater than the width, it comes to resemble a canyon.*



*In some instances, the “canyon” effect is acceptable and even desirable – for example, as a short connecting linkage between larger spaces – to give variety to the walking experience.*

#### **F. Building Height**

*Basically, the Village Core is perceived as a mix of two and three story facades, although there are also four and five story buildings. The mix of building heights gives variety to the street – which is desirable. The height criteria are intended to encourage height and massing variety and to discourage uniform building heights along the street.*

*The definition of height shall be as it is in the Vail Municipal Code. Building height restrictions in Commercial Core I shall be as follows:*

- 1. Up to 60% of the building (building coverage area) may be built to a height of 33 feet or less.*
- 2. No more than 40% of the building (building coverage area) may be higher than 33 feet, but not higher than 43 feet.*

#### **G. Views and Focal Points**

*The most significant view corridors have been adopted as part of Chapter 12-22 of the Vail Municipal Code. The view corridors adopted should not be considered exhaustive. When evaluating a development proposal, priority should be given to an analysis of the impact of the project on views. Views that should be preserved originate from either major pedestrian areas or public spaces, and include views of the ski mountain, the Gore Range, the Clock Tower, the Rucksack Tower and other important man-made and natural elements that contribute to the sense of place associated with Vail.*

*Development in Vail Village shall not encroach into any adopted view corridor unless approved under Chapter 18.73. Adopted corridors are listed in Chapter 12-22 of the Vail Municipal Code. Whether affecting adopted view corridors or not, the impact of proposed development on views from pedestrian ways and public spaces must be identified and considered where appropriate.*

#### **I. Sun / Shade**

*Due to Vail's alpine climate, sun is an important comfort factor, especially in winter, fall and spring. Shade areas have ambient temperatures substantially below those of adjacent direct sunlit areas. On all but the warmest of summer*

*days shade can easily lower temperatures below comfortable levels and thereby negatively impact uses of those areas.*

*All new or expanded buildings should not substantially increase the spring and fall shadow pattern (March 21 through September 23) on adjacent properties or the public R.O.W.*

*In all building construction, shade shall be considered in massing and overall height consideration. Notwithstanding, sun/shade considerations are not intended to restrict building height allowances, but rather to influence the massing of buildings. Limited height exceptions may be granted to meet this criteria.*

#### *Architecture / Landscape Considerations (in part)*

##### *Roofs:*

*Where visible, roofs are often one of the most dominant architectural elements in any built environment. In the Village roof form, color and texture are visibly dominant, and generally consistent, which tends to unify the building diversity to a great degree. The current expression, and objective, for roofs in the Village is to form a consistently unifying backdrop for the architecture and pedestrian streetscape, and to avoid roofs, which tend to stand out individually or distract visually from the overall character.*

##### *Roof Forms:*

*Roofs within the Village are typically gable in form and of moderate-to-low pitch. Shed roofs are frequently used for small additions to larger buildings. Freestanding shed roofs, butterfly roofs and flat roofs can be found in the Village but they are generally considered to be out of character and inappropriate. Hip roofs likewise are rare and generally inconsistent with the character of the Core Area. Towers are exceptions, in both form and pitch, to the general, criteria, but do have an established local vernacular style, which should be respected.*

##### *Pitch:*

*Roof slopes in the Village typically range from 3/12 to 6/12, with slightly steeper pitches in limited applications. Again, for visual consistency this general 3/12-6/12 range should be preserved.*

##### *Compositions:*

*The intricate roofscape of the Village as a whole is the result of many individual simple roof configurations. For any single building, a varied but simple composition of roof planes is preferred to either a single or a complex*

*arrangement of many roofs. As individual roofs become more complex, the roof attracts visual attention away from the streetscape and the total roofscape tends toward "busyness" rather than a backdrop composition.*

#### *Facades (in part)*

##### *Materials:*

*Stucco, brick, wood (and glass) are the primary building materials found in the Village. While not wishing to restrict design freedom over-much, existing conditions show that within this small range of materials-much variation and individuality are possible while preserving a basic harmony. Too many diverse materials weaken the continuity and repetition, which unifies the streetscape.*

##### *Balconies:*

*Balconies occur on almost all buildings in the Village which have at least a second level facade wall. As strong repetitive features they:*

- Give scale to buildings*
- Give life to the street (when used)*
- Add variety to building forms*
- Provide shelter to pathways below.*

*The prominence of balcony forms is due to several fairly common characteristics:*

##### *Color:*

*They contrast in color (dark) with the building, typically matching the trim colors.*

##### *Size:*

*They extend far enough from the building to cast a prominent shadow pattern. Balconies in Vail are functional as well as decorative. As such, they should be of useable size and located to encourage use. Balconies less than six feet deep are seldom used, nor are those always in shade, not oriented to views or street life.*

##### *Mass:*

*They are commonly massive yet semitransparent, distinctive from the building, yet allowing the building to be somewhat visible behind. Solid balconies are found occasionally, and tend to be too dominant obscuring the building architecture. Light balconies lack the visual impact which ties the Village together.*



*Materials:*

*Wood balconies are by far the most common. Vertical structural members are the most dominant visually, often decoratively sculpted. Decorative wrought iron balconies are also consistent visually where the vertical members are close enough to create semi-transparency. Pipe rails, and plastic, canvas or glass panels should be avoided.*

**Vail Village Master Plan**

*Chapter 5: Goals, Objectives, Policies and Action Steps (in part)*

*Goal #1: Encourage High Quality, Redevelopment while Preserving Unique Architectural Scale of the Village in Order to Sustain its Sense of Community and Identity*

*Objective 1.2: Encourage the upgrading and redevelopment of residential and commercial facilities.*

*Goal #2: To Foster a Strong Tourist Industry and Promote Year-Around Economic Health and Viability for the Village and for the Community as a Whole.*

*Objective 2.5: Encourage the continued upgrading, renovation and maintenance of existing lodging and commercial facilities to better serve the needs of our guests.*

**Land Use Plan**

*Chapter 2 – Land Use Plan Goals / Policies (in part)*

*4. Village Core / Lionshead*

*4.3 The ambiance of the Village is important to the identity of Vail and should be preserved. (Scale, alpine character, small town feeling, mountains, natural settings, intimate size, cosmopolitan feeling, environmental quality.)*

**VI. SITE ANALYSIS**

Address:	291 Bridge Street
Legal Description:	Vail Village Filing 1, Block 5C, Lots F-K
Existing Zoning:	Commercial Core 1
Existing Land Use Designation:	Vail Village Master Plan
Mapped Geological Hazards:	None

View Corridor:

Close proximity to View Point #4, see Attachment C

Development Standard	Allowed / Required	Existing	Proposed	Change
Site Area	Min. 5,000 sq. ft.	12,566 sq. ft. (0.29 acres)		No Change
Setbacks	No required setbacks, except as established by Vail Village Design Guide Plan and Design Considerations.			
Height	Up to 60% may be built to a height of 33' or less; No more than 40% may be higher than 33', but not higher than 43'	29' for Unit R1	33' for Unit R1	+4'
Density	25 DUs / acre of buildable site area	7 DUs / 0.29 acre = 24.1 DUs / acre		No Change
GRFA	Max. 10,053 sq. ft.	11,035 sq. ft.	11,535 sq. ft. <sup>1</sup>	+500 sq. ft.
Site Coverage	Max. 80% of total site area (10,053 sq. ft.)	65.6% (8,248 sq. ft.)		No Change
Landscaping	No reduction in landscape area	No Change		
Parking & Loading	1.4 spaces / DU	No change		

<sup>1</sup> Section 12-15-5, Addition Gross Residential Floor Area (250 Ordinance), Vail Town Code, permits a one-time addition of up to 250 square feet per dwelling unit.

Inclusionary Zoning (Title 12, Chapter 24):

	<u>Unit R1-A</u>	<u>Unit R1-B</u>
Net New Square Feet:	250	250
Mitigation Rate (10%):	25 sq. ft.	25 sq. ft.
Inclusionary Zoning Fee:	\$320.90 / sq. ft.	\$320.90 / sq. ft.
Inclusionary Zoning Obligation:	\$8,022.50	\$8,022.50
Total: \$16,045*		

\* Total is advisory only. The inclusionary zoning fee is assessed at time of building permit and is subject to change from above total.

## VII. SURROUNDING LAND USES AND ZONING

<u>Existing Land Use</u>	<u>Zoning District</u>
North: Village Master Plan	Commercial Core 1
South: Village Master Plan	Commercial Core 1
East: Village Master Plan	Commercial Core 1
West: Village Master Plan	Commercial Core 1

## VIII. REVIEW CRITERIA

### **Title 12, Chapter 7, Article B, Section 7, Exterior Alteration or Modifications**

It shall be the burden of the applicant to prove by a preponderance of the evidence before the PEC that:

**1. The proposed exterior alteration is in compliance with the purposes of the CC1 district as specified in Section 12-7B-1, Vail Town Code;**

Staff finds the proposed alterations and additions are in compliance with the purpose of the CC1 District as the proposal will “*maintain the unique character of Vail Village.*” The proposed exterior alterations and additions are consistent in appearance with the existing structure in that they are to be of matching colors, materials, and finishes. Also, the proposed roofline modifications are consistent with the existing rooflines.

Based on the submitted view corridor analysis, it is unclear that Point A and Point B are correctly located based on their description in Section 12-22-4-C, Vail Town Code. Point A is described as the, “south fascia board of third floor roof of Plaza Lodge Building.” The south elevation, Sheet A2.02, indicates that said south fascia board is to be raised to a higher elevation, resulting in a view corridor encroachment due to the fact that Point A is tied to the location of the existing fascia board.

Also, submitted renderings depict the proposed third floor deck extension terminating into the second floor gabled roof, but the view corridor analysis does not depict the proposed deck in such a manner.

Therefore, staff finds the proposed exterior alterations and additions do not meet this review criterion.

**2. The proposal is consistent with applicable elements of the Vail Village Master Plan, the Town of Vail Streetscape Master Plan, and the Vail Comprehensive Plan;**

Staff finds that the application is consistent with the Vail Comprehensive Plan, which includes the Vail Village Master Plan and the Town of Vail Streetscape Master Plan,

because the proposal is an upgrade to an existing mixed-use structure. The proposal is consistent with Objective 1.2 of the Vail Village Master Plan, *“encourage the upgrading and redevelopment of residential and commercial facilities,”* and Objective 2.5, *“Encourage the continued upgrading, renovation and maintenance of existing lodging and commercial facilities to better serve the needs of our guests.”*

Therefore, staff finds the proposed exterior alterations and additions meet this review criterion.

**3. The proposal does not otherwise negatively alter the character of the neighborhood; and,**

The proposal is intended to blend into the existing structure and all colors, materials, and finishes will match existing conditions and not negatively alter the character of the neighborhood. However, as mentioned in Criteria 1, based on the plans and documents submitted, it is unclear that the proposed improvements, specifically the third floor deck extension and roof fascia, will not encroach into View Corridor #4. Furthermore, Sheet A0-03A – Topographical Survey depicts an encroachment into a utility easement granted to the Town of Vail in 2004 and a pedestrian and vehicular ingress and egress easement granted to Vail Associates, Inc. in 1970. Should the applicant confirm proposed additions encroach into said easements, approval from the easements holders shall be required.

Therefore, without documentation addressing the above concerns, staff finds the proposed exterior alterations and additions do not meet this review criterion.

**4. The proposal substantially complies with the Vail Village Urban Design Guide Plan and the Vail Village Design Considerations, to include, but not be limited to, the following urban design consideration: pedestrianization, vehicular penetration, streetscape framework, street enclosure, street edge, building height, views, service/delivery and sun/shade analysis.**

The proposal to increase the height of the south façade is consistent with the street enclosure design considerations that suggest, *“In some instances, the ‘canyon’ effect is acceptable and even desirable – for example as a short connecting linkage between larger spaces – to give variety to the walking experience.”* The proposed changes will create such a canyon effect in between Eaton Plaza to the west and Seibert Circle to the east.

However, the applicant has not provided a sun/shade analysis. Staff is specifically concerned about the impact of the proposed third floor deck on the amount of sun received by Eaton Plaza to the west.

Therefore, without a sun/shade analysis, staff cannot confirm the proposed exterior alterations and additions meet this review criterion.

## IX. STAFF RECOMMENDATION

Based upon the review of the criteria outlined in Section VIII of this memorandum and the evidence and testimony presented, the Community Development Department recommends the Planning and Environmental Commission **continues PEC17-0004 to the April 10, 2017 Planning and Environmental Commission meeting** in order for the applicant to clarify if there any encroachments into easements or view corridors and to provide a sun/shade analysis based on the proposed improvements.

Should the Planning and Environmental Commission choose to **approve, with conditions**, this exterior alteration request, the Community Development Department recommends the Commission pass the following **motion**:

*“The Planning and Environmental Commission approves, with conditions, the applicant’s request for an exterior alteration or modification pursuant to Section 12-7B-7, Exterior Alterations or Modifications, Vail Town Code, to allow for an exterior remodel and additions to two units within Plaza Lodge, Unit R-1, located at 291 Bridge Street, Lots F-K, Block 5C, Vail Village Filing 1, and setting forth details in regard thereto.*

### *Conditions:*

- 1. Approval of this exterior alteration request is contingent upon the applicant obtaining Town of Vail approval of an associated design review application;*
- 2. Prior to final approval by the Design Review Board, the applicant shall submit revised plans, including an updated and stamped topographic survey, depicting no encroachments into any existing easements. Alternatively, the applicant may submit written approval of encroachment by the easement holder;*
- 3. Prior to requesting a framing inspection, the applicant shall submit an as-built view corridor exhibit to verify that the proposed structure does not encroach into View Corridor #4. Any encroachment into View Corridor #4 shall be removed consistent with Title 12, Chapter 22, View Corridors, Vail Town Code; and*
- 4. The applicant shall mitigate the employee housing impact created by the net new square footage in accordance with the provisions of Chapter 12-24, Inclusionary Zoning, Vail Town Code, and the applicant shall make the required fee in lieu payment to the Town of Vail prior to the issuance of any building permit.”*

Should the Planning and Environmental Commission chose to **approve, with conditions**, the exterior alteration request, the Community Development Department recommends the Commission makes the following **findings**:

*“Based upon the review of the criteria outlined in Section VIII of the Staff memorandum to the Planning and Environmental Commission dated March 27, 2017, and the evidence and testimony presented, the Planning and Environmental Commission finds:*

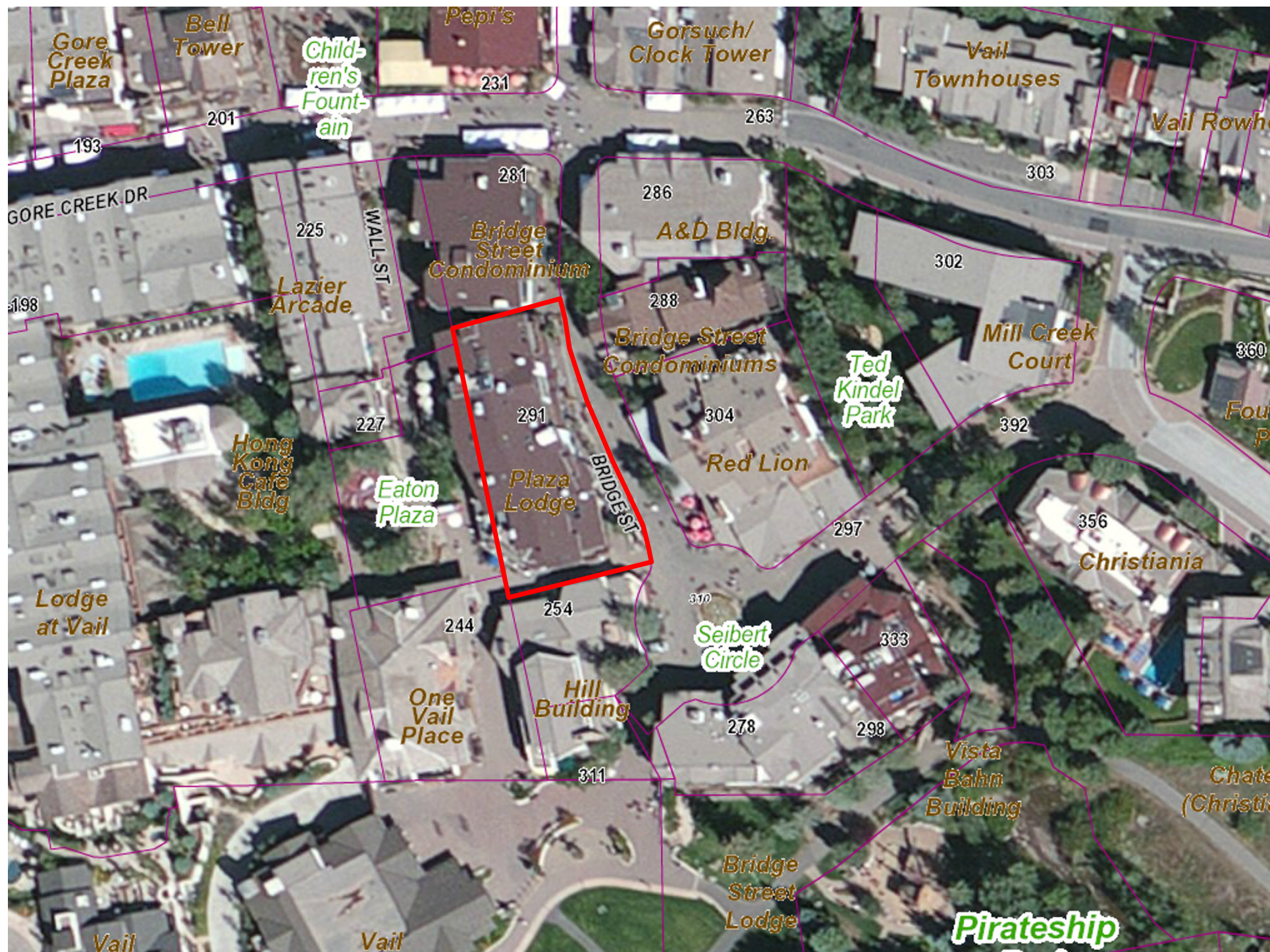
- 1. That the proposed exterior alteration is in compliance with the purposes of the CC1 district as specified in section 12-7B-1 of the Zoning Regulations;*
- 2. That the proposal is consistent with applicable elements of the Vail Comprehensive Plan; and*
- 3. That the proposal does not otherwise negatively alter the character of the neighborhood.”*

## **X. ATTACHMENTS**

- A. Vicinity Map
- B. Architectural Plans, dated February 22, 2017
- C. View Corridor Analysis



## Attachment A - Vicinity Map





ADMINISTRATIVE INFO.

LEGAL DESCRIPTION OF PROPERTY:  
Situs Address 000291 BRIDGE ST #R1  
Parcel Number 2101-082-62-007  
Legal Summary Subdivision: BIGHORN SUB Lot: 15

BUILDING CODE SUMMARY

BUILDING CODE: 2015 IBC  
CONSTRUCTION TYPE: TYPE V-A  
DWELLING UNITS: 12  
OCCUPANCY TYPE: R-2

PROJECT DIRECTORY

OWNER: MITCH GARFINKEL  
291 BRIDGE ST, UNIT R-1  
VAIL, CO 81657

ARCHITECT: BILL PIERCE, PRINCIPAL IN CHARGE  
PIERCE ARCHITECTS  
1650 E. VAIL VALLEY DRIVE, C1  
VAIL, COLORADO 81657  
P: 970.476.6342  
F: 970.476.4901  
E: bill@vailarchitects.com

CONTRACTOR:

STRUCTURAL ENGINEER: P:  
M:  
E:

OWNER'S REP: P:  
E:



PROJECT LOCATION



PLAZA LODGE  
UNIT R-1

02/22/2017  
PEC REVIEW

PLAZA LODGE R-1  
LOT 15 BIGHORN SUBDIVISION  
291 BRIDGE ST, UNIT R-1  
VAIL, CO 81657  
Project Number - 1547



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COVER

A0.00







[illegible]

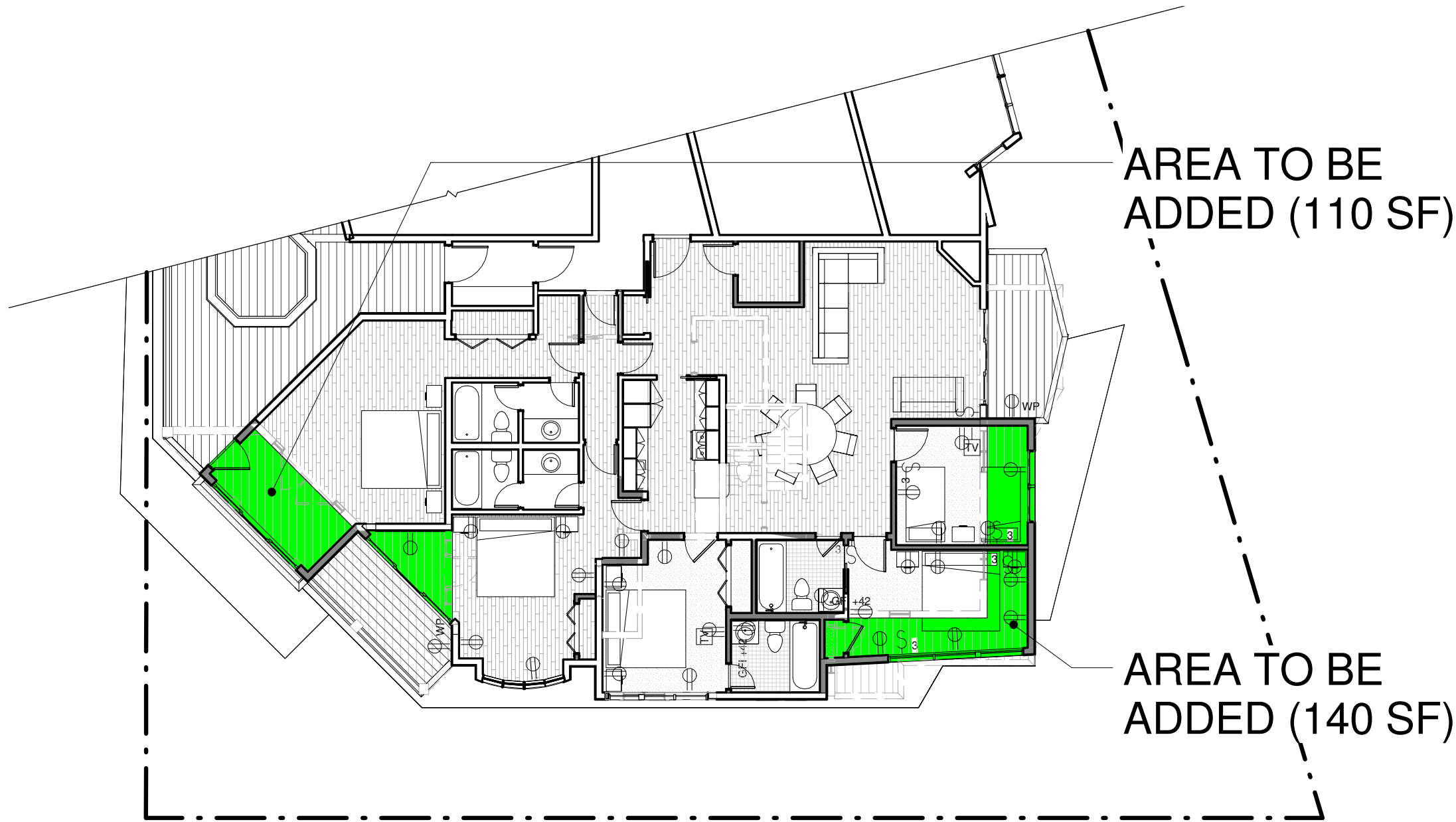
SHEET INDEX

SHEET #	DESCRIPTION	BY	DISCIPLINE	ISSUE DATE	ORDER	NEW OR UPDATED	COMMENT
A0.03	EXISTING MATERIALS	Author		02/22/2017			
A0.03A	TOPOGRAPHICAL SURVEY	Author		02/22/2017			
M1	MEP	Author		02/01/17			
M2	MEP	Author		02/01/17			
S0	STRUCTURE	Author		02/01/17			
S1	STRUCTURE	Author		02/01/17			
S2	STRUCTURE	Author		02/01/17			
S3	STRUCTURE	Author		02/01/17			
S4	STRUCTURE	Author		02/01/17			
A0.00	COVER	Author	ARCHITECTURE	02/22/2017	0 - GENERAL		
A0.00a	ADA GUIDELINES	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	0 - GENERAL		
A0.01	SHEET INDEX	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	0 - GENERAL		
A0.02	GRFA STUDY	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	0 - GENERAL		
A0.08	ASSEMBLIES	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	0 - GENERAL		
A1.01	PROPOSED SECOND LEVEL	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	1 - FLOORPLANS		
A1.02	PROPOSED THIRD LEVEL	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	1 - FLOORPLANS		
A1.03	ROOF PLAN	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	1 - FLOORPLANS		
A1.05	THIRD FLOOR FRAMING	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	1 - FLOORPLANS		
A1.04	SECOND FLOOR FRAMING	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	2 - ELEVATIONS		
A2.01	WEST ELEVATION	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	2 - ELEVATIONS		
A2.02	SOUTH ELEVATION	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	2 - ELEVATIONS		
A2.03	EAST ELEVATION	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	2 - ELEVATIONS		
A2.04	SOUTH WEST ELEVATION	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	2 - ELEVATIONS		
A3.01	BUILDING SECTIONS	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	3 - SECTIONS		
A3.02	BUILDING SECTIONS	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	3 - SECTIONS		
A3.03	BUILDING SECTIONS	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	3 - SECTIONS		
A3.05	WALL SECTIONS	PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	3 - SECTIONS		
A3.06	WALL SECTIONS	Author		02/01/2017	3 - SECTIONS		
A4.05	KITCHEN 1 ENLARGED	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	4 - ENLARGED PLANS		
A4.06	MASTER BATH ENLARGED	PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	4 - ENLARGED PLANS		
A4.07	BATH ENLARGED	PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	4 - ENLARGED PLANS		
A4.08	KITCHEN 2 ENLARGED	PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	4 - ENLARGED PLANS		
A6.01	DOOR SCHEDULE	PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	6 - SCHEDULES		
A6.02	WINDOW SCHEDULE	PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	6 - SCHEDULES		
A6.03	ROOM FINISH SCHEDULE	PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	6 - SCHEDULES		
A9.01	3D MODEL	Author		02/22/2017	9 - 3D VIEWS		
A9.02	3D MODEL	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	9 - 3D VIEWS		
A9.03	3D MODEL	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	9 - 3D VIEWS		
A9.04	3D MODEL	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	9 - 3D VIEWS		
A9.05	PROPOSED ADDITION	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	9 - 3D VIEWS		
A9.06	PROPOSED ADDITION	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	9 - 3D VIEWS		
A9.07	PROPOSED ADDITION	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	9 - 3D VIEWS		
A9.08	PROPOSED ADDITION	PIERCE ARCHITECTS	ARCHITECTURE	02/22/2017	9 - 3D VIEWS		
A10	CONDO MAP	PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	10 - AUX		
A11	CONDO MAP	PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	10 - AUX		
A12	CONDO MAP	PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	10 - AUX		
A13	EXISTING ROOF	PIERCE ARCHITECTS	ARCHITECTURE	02/01/2017	10 - AUX		

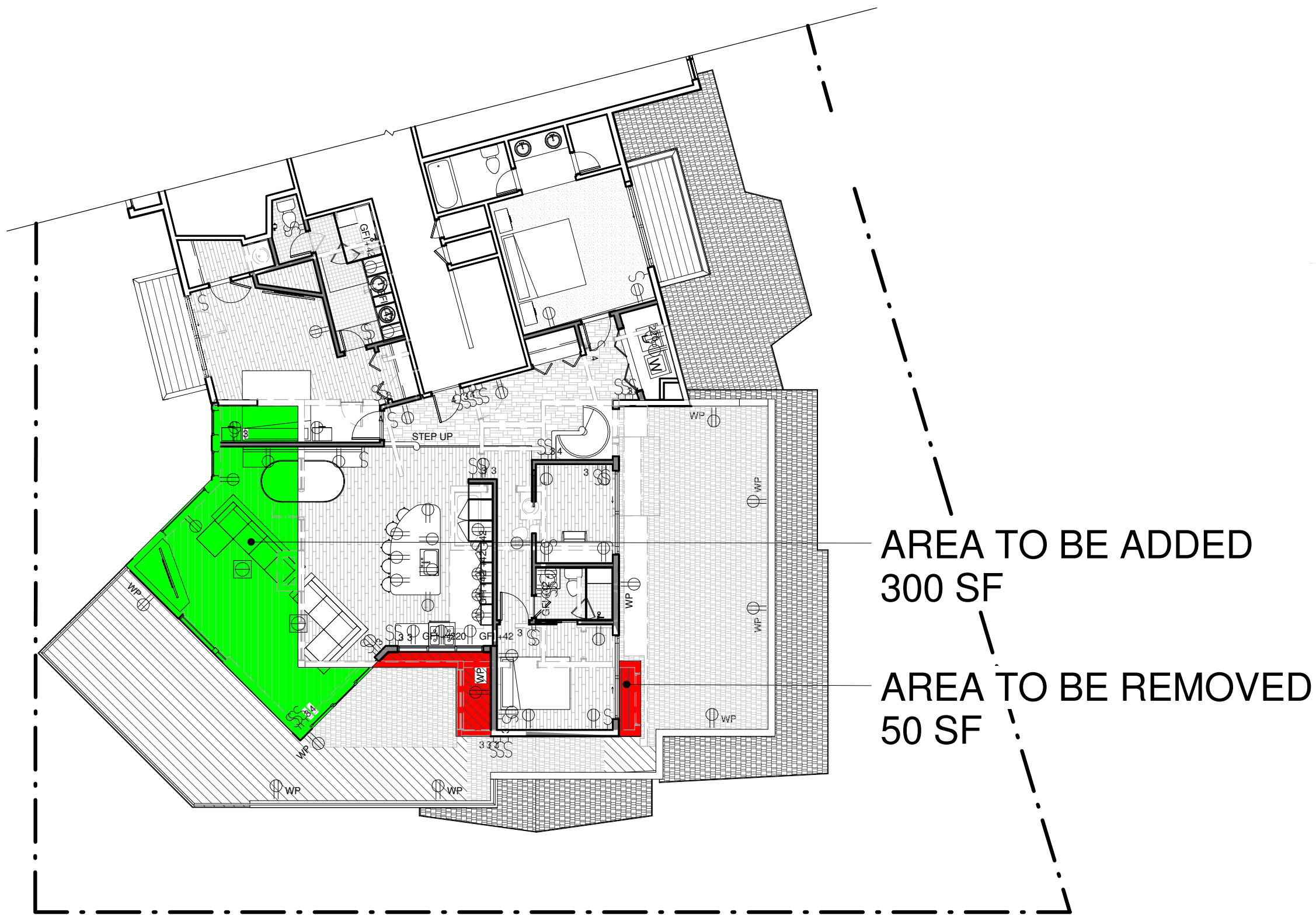
**PLAZA LODGE R-1**  
**LOT 15 BIGHORN SUBDIVISION**  
**291 BRIDGE ST, UNIT R-1**  
**VAIL, CO 81657**  
**Project Number - 1547**







R-1 SECOND FLOOR - PROPOSED + DEMO  
3/32" = 1'-0"



R1-THIRD FLOOR - PROPOSED + DEMO  
3/32" = 1'-0"

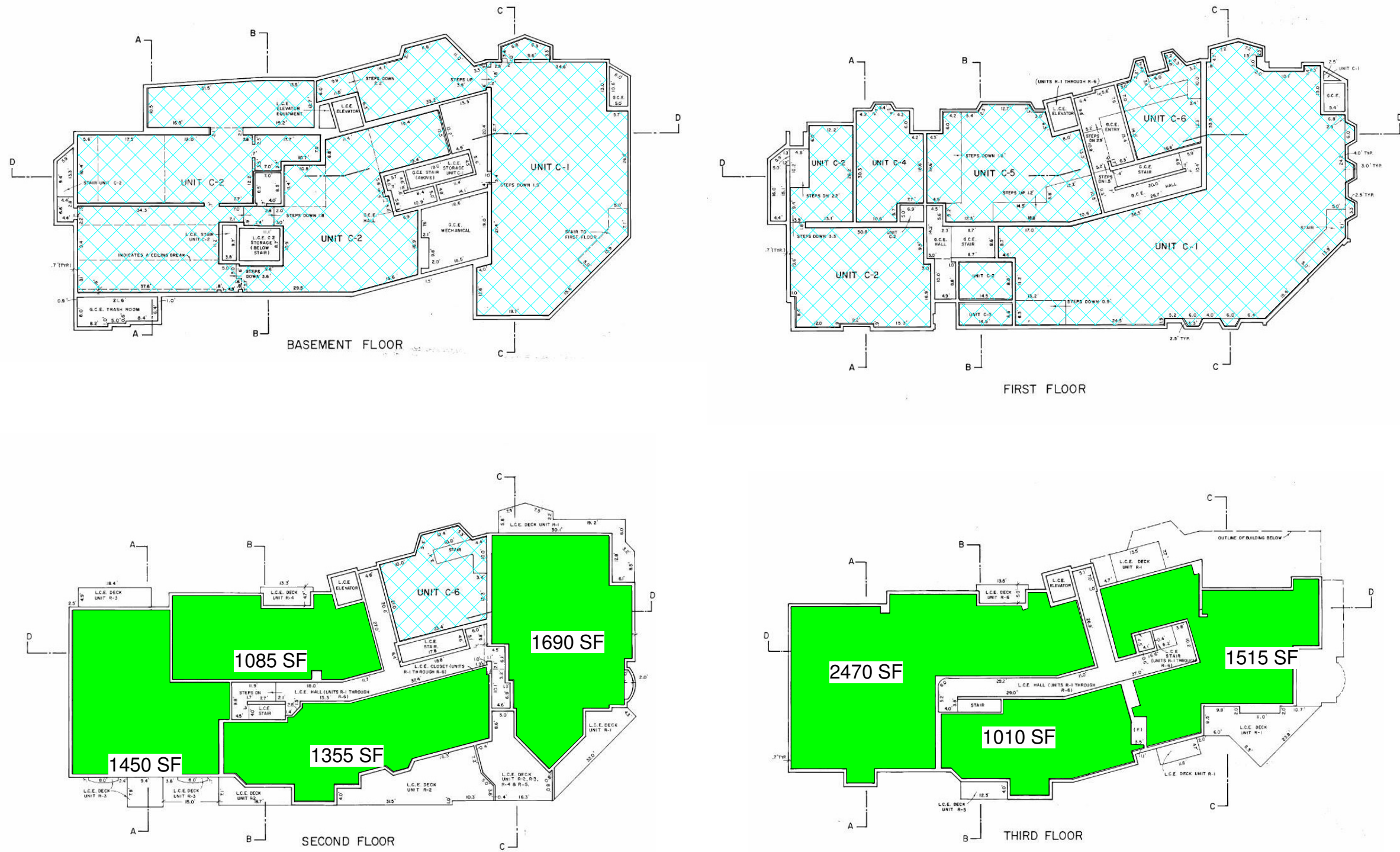
PLAZA LODGE CONDOMINIUMS LOTS G,H,I,J,& K, AND PART OF LOT F BLOCK 5-C VAIL VILLAGE FIRST FILING, TOWN OF VAIL, EAGLE COUNTY, COLORADO, EARTH	
ZONING	COMMERCIAL CORE 1
ALLOWED DWELLINGS	25 DWELLING UNITS
SITE AREA	.29 ACRES , 12,566 SF
<b>12-7B-15: SITE COVERAGE:</b> Site coverage shall not exceed eighty percent (80%) of the total site area, unless otherwise specified in the Vail Village urban design guide plan and design considerations. In commercial core 1 district, ground level patios and decks shall be included in site coverage calculations. (Ord. 29(2005) § 24: Ord. 17(1991) § 8: Ord. 21(1980) § 1)	
ALLOWABLE SITE COVERAGE (80% OF SITE AREA)	12,566 SF X .8 = 10,052 SF
EXISTING SITE COVERAGE	8,248 SF
ALLOWED GRFA	
CC1 Commercial core 1	0.80 of buildable area
None	
ALLOWABLE GRFA (80% OF BUILDABLE AREA)	12,566 X .8 = 10,052 SF
EXISTING GRFA	11,035 SF
<b>12-7B-13: DENSITY CONTROL:</b> Unless otherwise provided in the Vail Village urban design guide plan, not more than eighty (80) square feet of gross residential floor area (GRFA) shall be permitted for each one hundred (100) square feet of buildable site area. Total density shall not exceed twenty five (25) dwelling units per acre of buildable site area. Each accommodation unit shall be counted as one-half (1/2) of a dwelling unit for purposes of calculating allowable units per acre.  A dwelling unit in a multiple-family building may include one attached accommodation unit no larger than one-third (1/3) of the total floor area of the dwelling. (Ord. 29(2005) § 24: Ord. 31(2001) §§ 3, 5: Ord. 21(1980) § 1)	

EXISTING GRFA	
BASEMENT / LOWER LEVEL	N/A, ONLY COMMERCIAL SPACE
FIRST / MAIN LEVEL	N/A, ONLY COMMERCIAL SPACE
SECOND LEVEL	
R-1	1690 SF
R-2	1355 SF
R-3	1450 SF
R-4	1085 SF
THIRD LEVEL	
R-1	1515 SF
R-5	1010 SF
R-6	2470 SF
LOFT LEVEL	
R-5	200 SF
R-6	260 SF
TOTAL	7 TOTAL DWELLING UNITS
TOTAL	11,035 SF

EXISTING GRFA FOR UNIT R-1 (TWO UNITS)	
R-1( UNIT B), SECOND LEVEL	1690 SF
R-1(UNIT A), THIRD LEVEL	1515 SF
TOTAL	3205 SF
POSSIBLE ADDITION	+ 250 SF X 2
TOTAL AVAILABLE GRFA	3705 SF

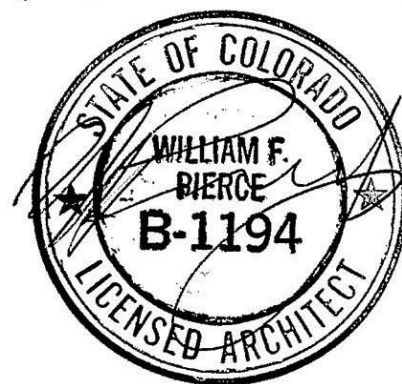


GRFA STUDY - SITE COVERAGE  
1" = 40'-0"



GRFA STUDY  
1" = 30'-0"

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GRFA STUDY

A0.02



EXISTING WINDOWS

EXISTING  
VERTICAL SIDING

EXISTING METAL  
RAILING

EXISTING ROOF  
SYSTEM

EXISTING WINDOWS

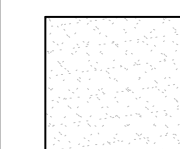
EXISTING  
VERTICAL SIDING

EXISTING WOODEN  
RAILING

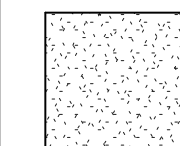
THIS PROPOSED ADDITION WILL  
USE MATCHING MATERIALS  
FROM THE EXISTING BUILDING.  
THE GOAL WOULD BE A  
SEAMLESS ADDITION THAT  
WOULD NOT BE CONTRASTED.



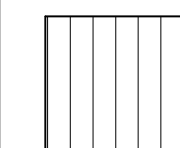
STUCCO LEGEND



STUCCO COLOR - TO  
MATCH EXISTING



STUCCO COLOR B -  
BENJAMIN MOORE  
EAGLE ROCK (1469)



VERTICAL SIDING - TO  
MATCH EXISTING

02/22/2017  
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291 BRIDGE ST., UNIT R-1  
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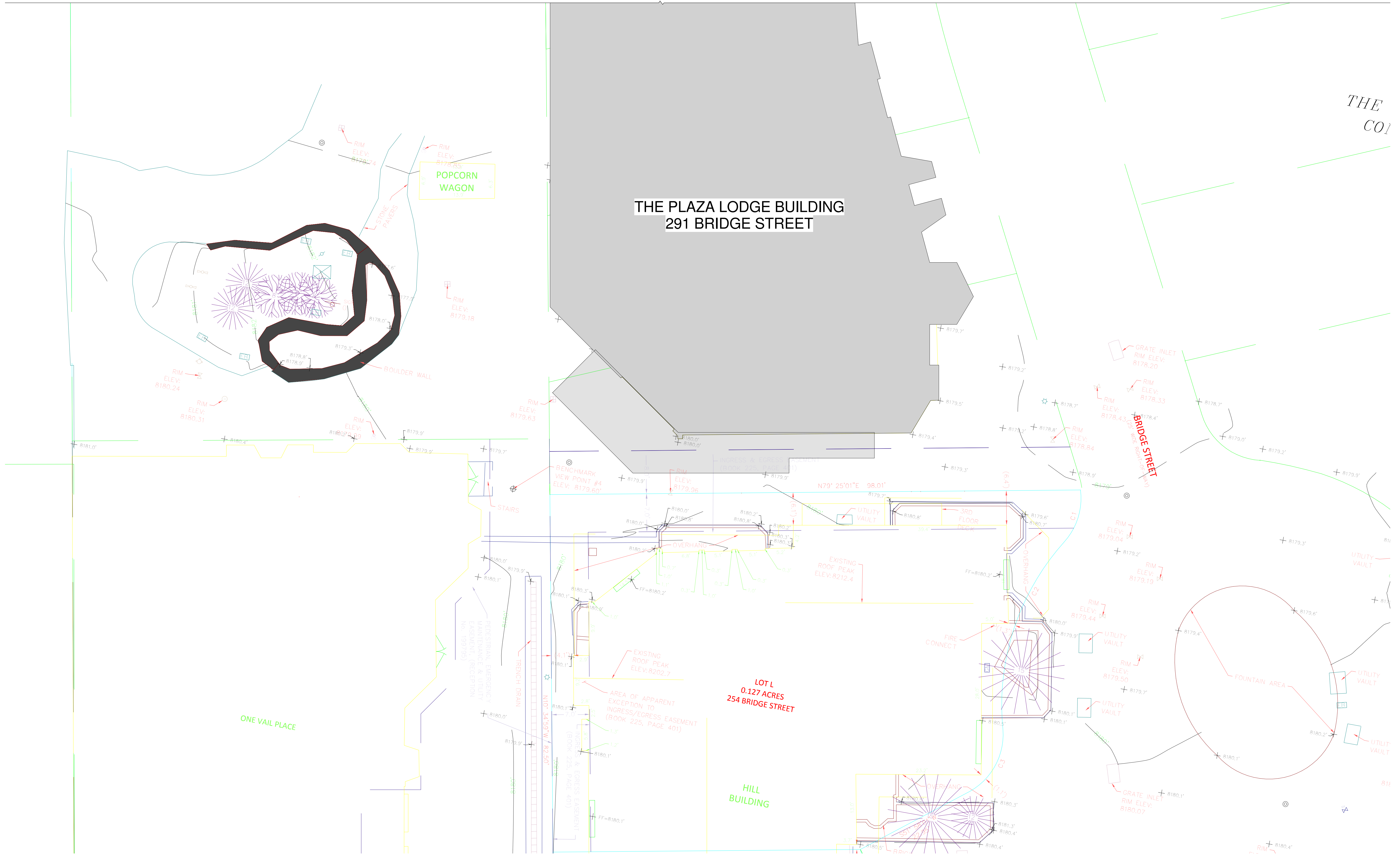
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EXISTING  
MATERIALS

A0.03





1 TOPOGRAPHICAL SURVEY  
1/8" = 1'-0"

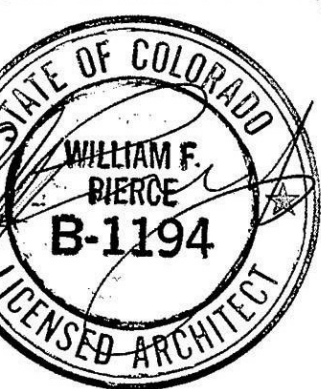
02/24/2017  
PERMIT SET

PLAZA LODGE R-1

LOT 15 BIGHORN SUBDIVISION  
291 BRIDGE ST., UNIT R-1

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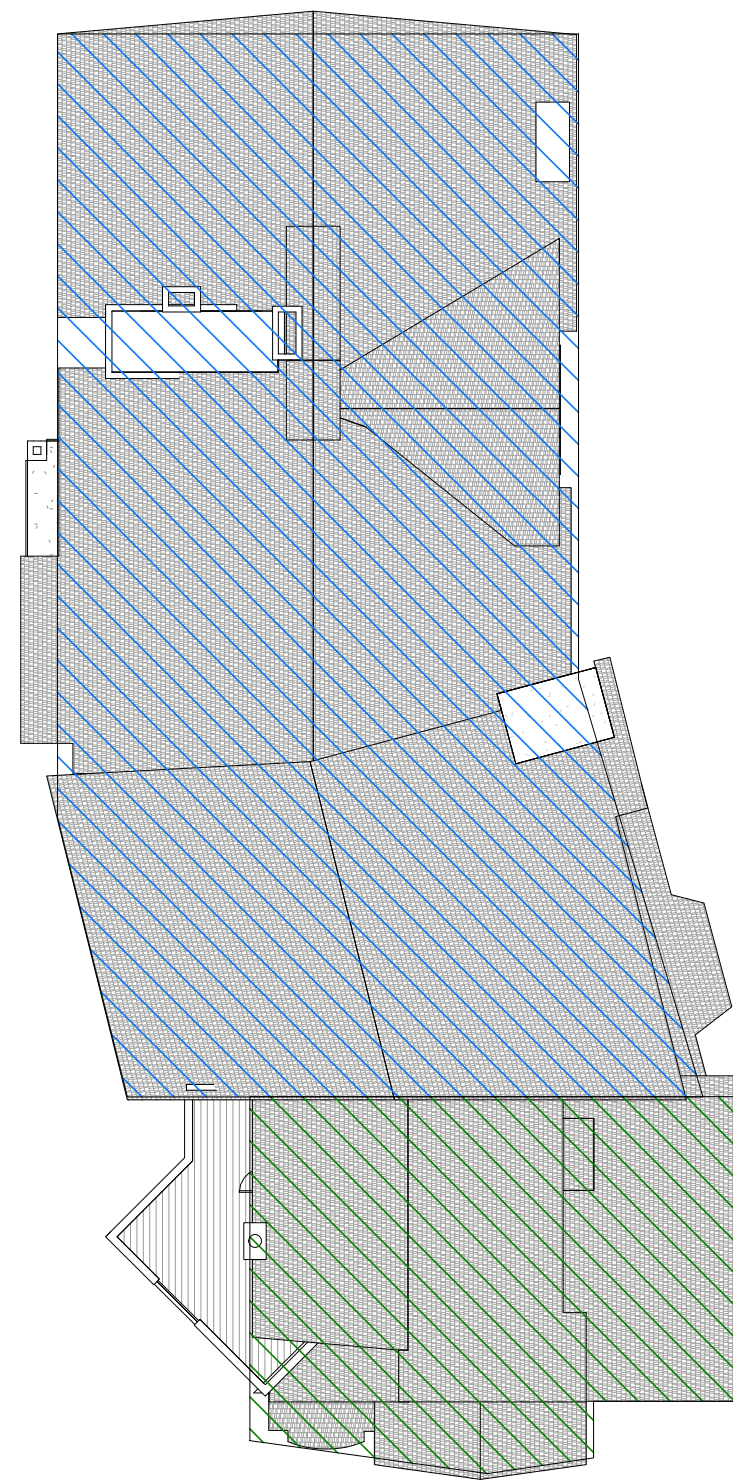
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TOPOGRAPHICAL  
SURVEY

A0.03A

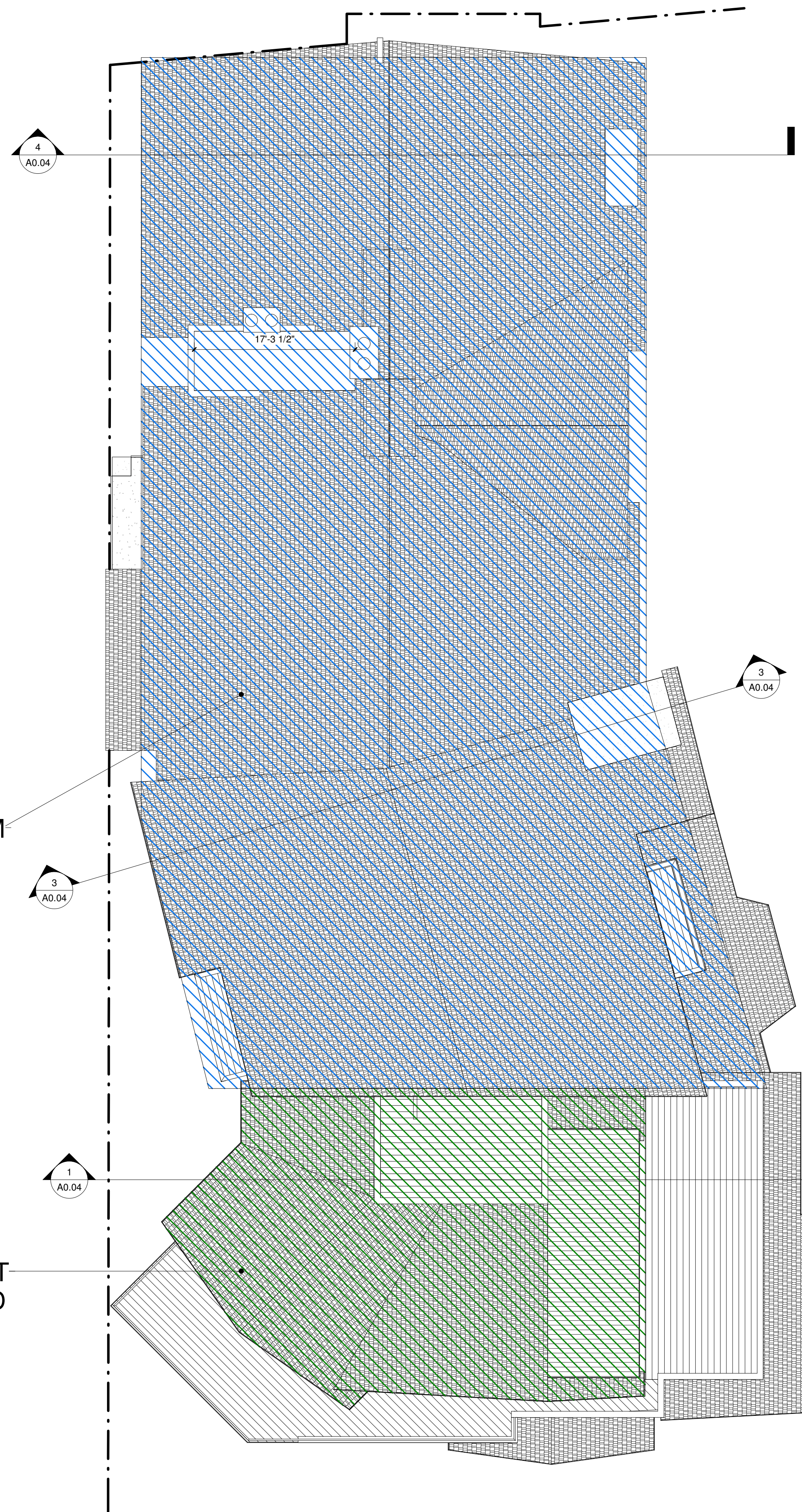




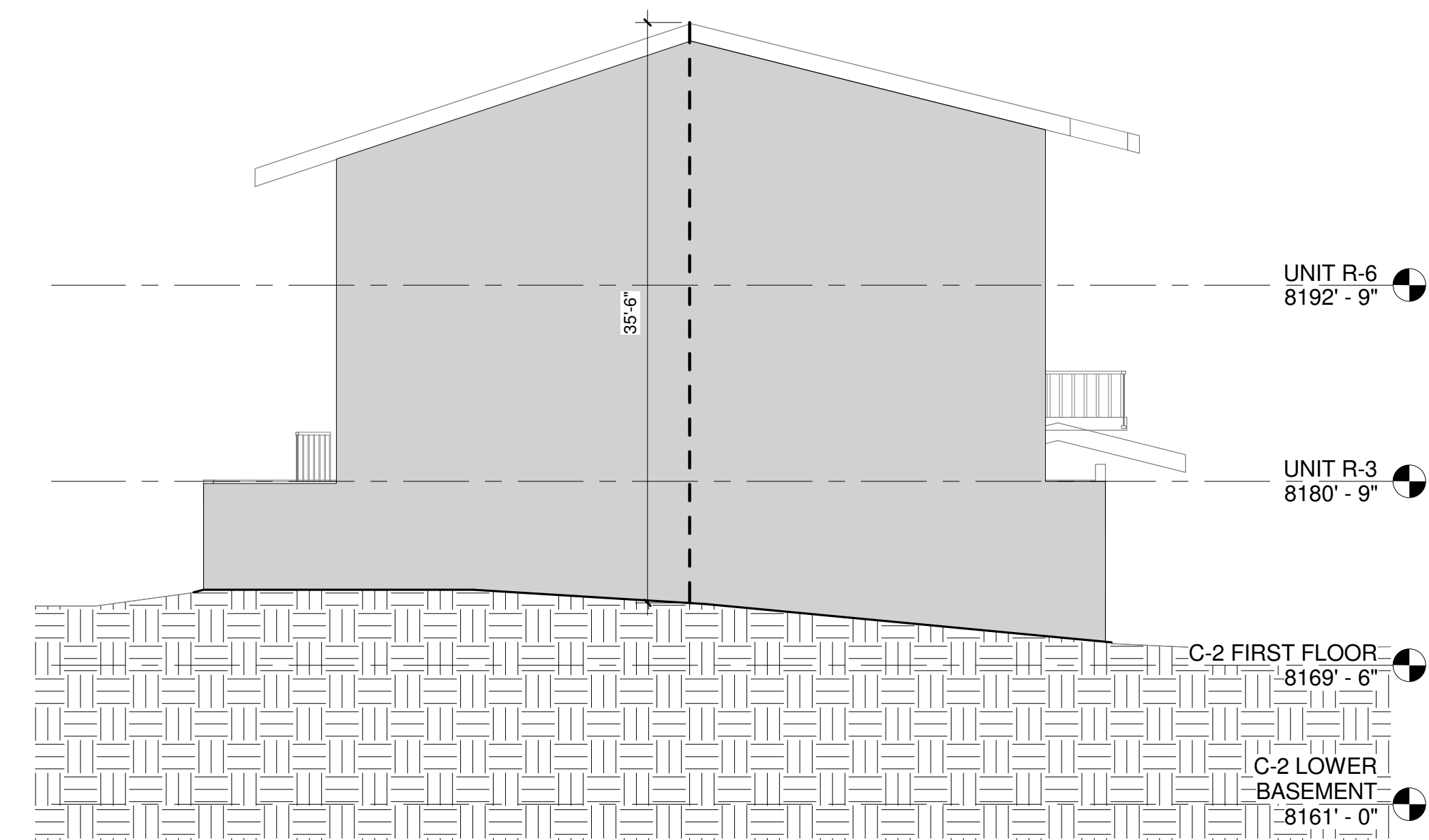
5 EXISTING ROOF  
1" = 20'-0"

AREA OF EXISTING ROOF VARIES FROM 31'-0" TO 42'-0" FROM GRADE AND WILL NOT BE ALTERED.

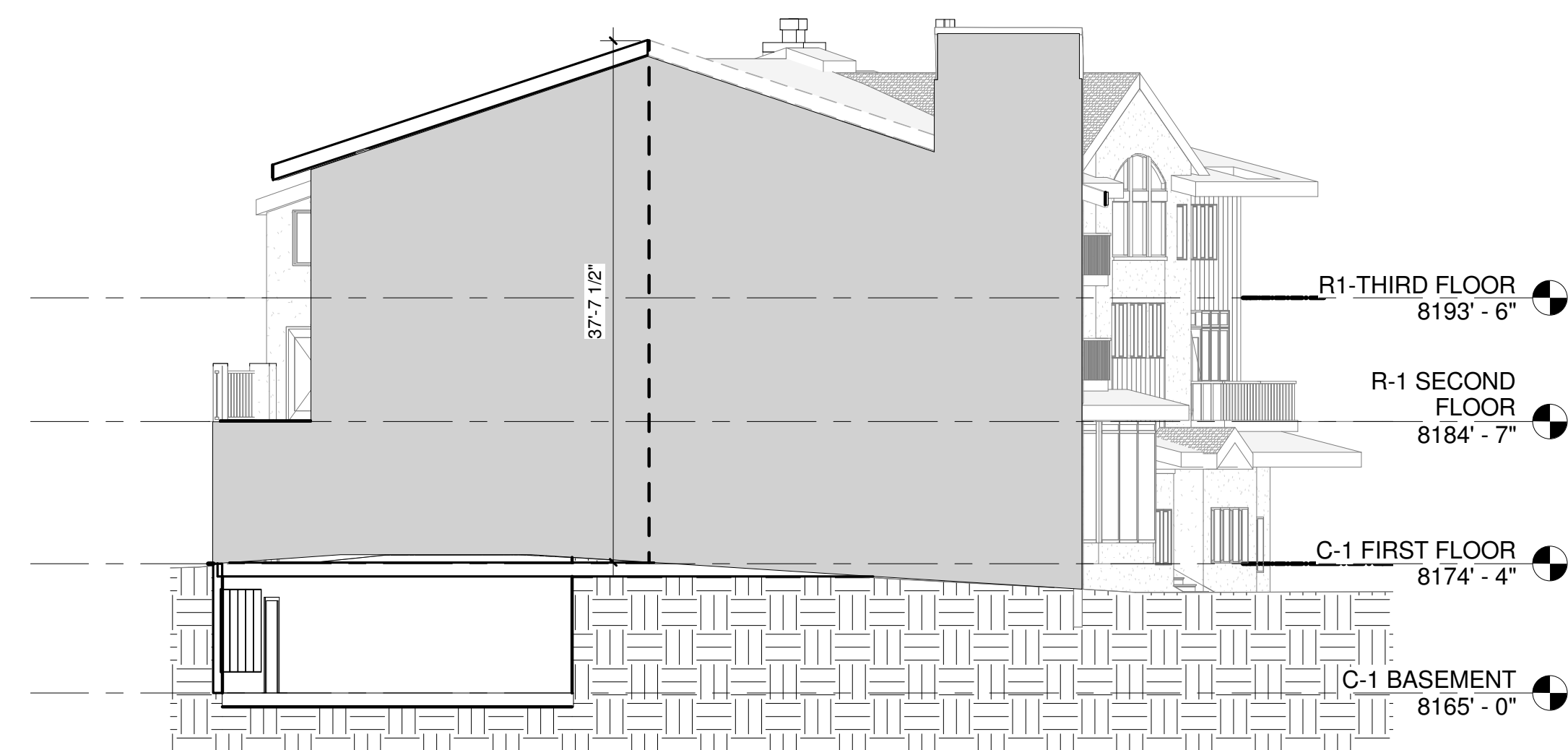
AREA OF EXISTING ROOF WAS AT ABOUT 29'-0" FROM GRADE AND WILL BE RAISED TO NO MORE THAN 33'-0" FROM GRADE.



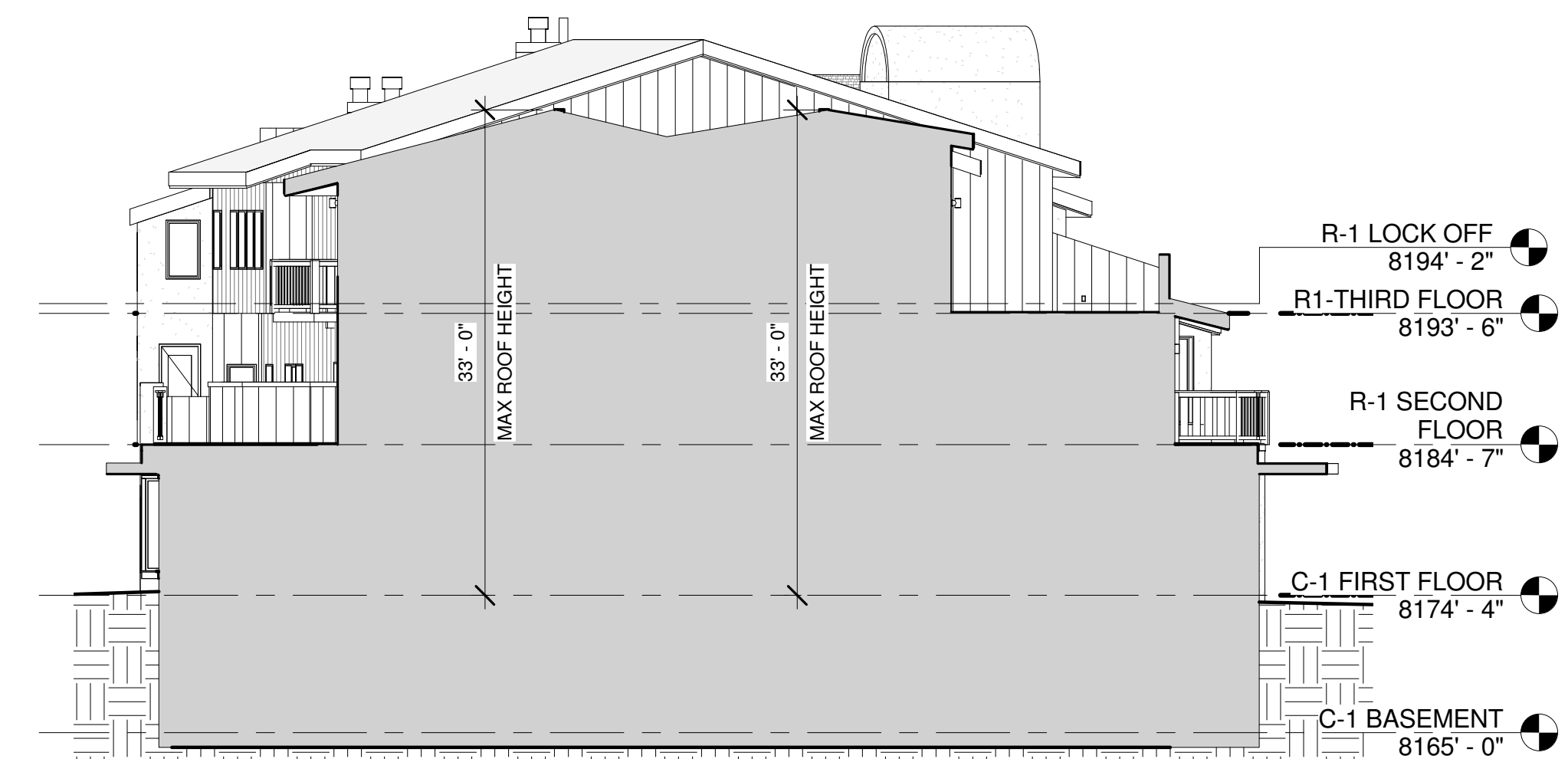
2 PROPOSED ROOF  
1/8" = 1'-0"



4 SECTION 3  
1/8" = 1'-0"



3 SECTION 2  
1" = 10'-0"



1 SECTION 1  
1" = 10'-0"

03/22/2017  
PERMIT SET

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EXISTING &  
PROPOSED  
ROOF  
HEIGHTS

A0.04



DEMOLITION LEGEND

	WALLS TO BE DEMOLISHED
	NEW WALLS
	EXISTING WALLS

02/22/2017  
PEC REVIEW

PLAZA LODGE R-1  
LOT 15 BIGHORN SUBDIVISION  
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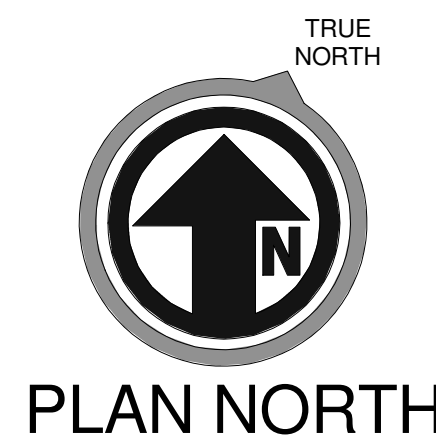


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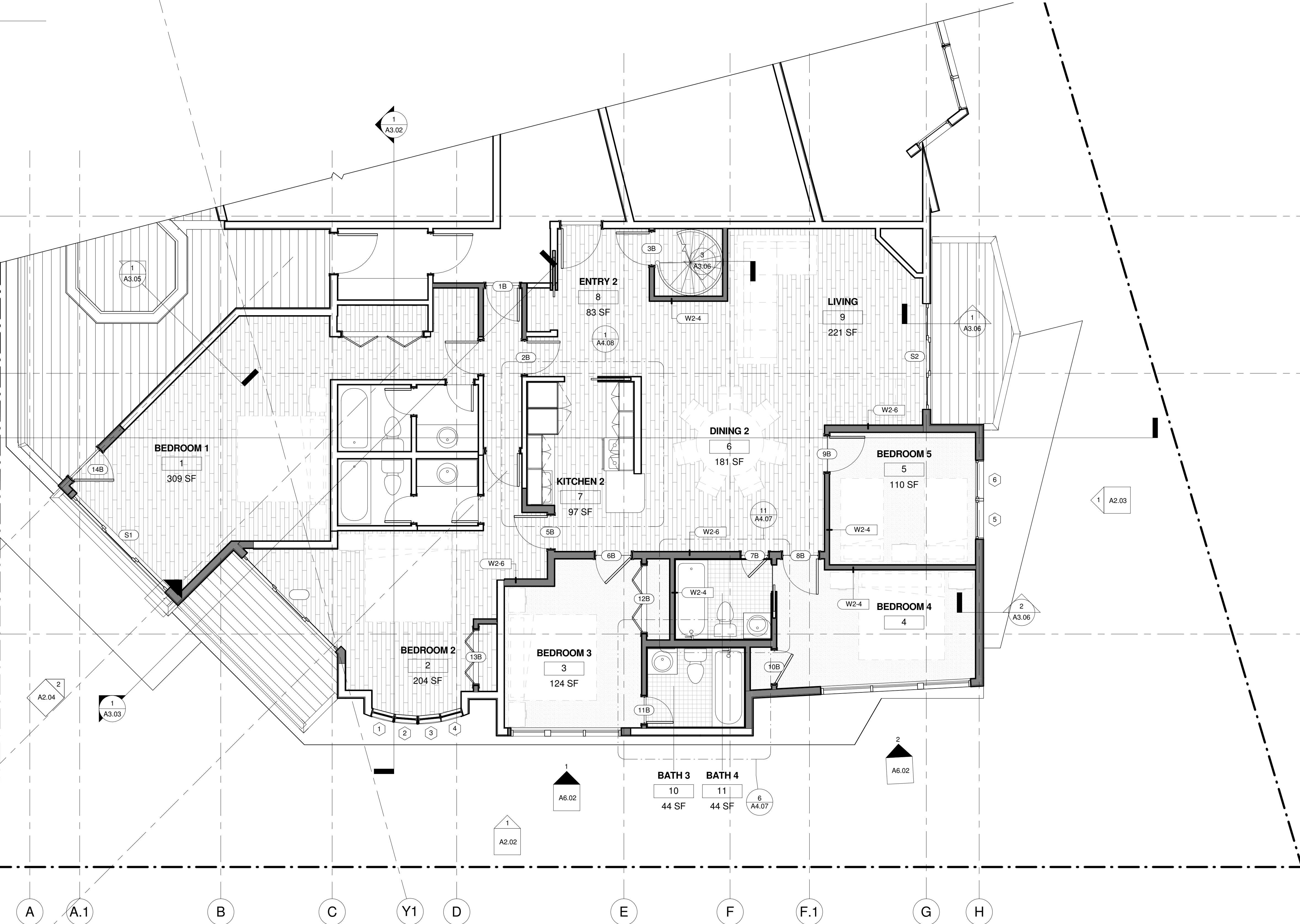
PROPOSED  
SECOND  
LEVEL

A1.01



② R-1 SECOND FLOOR  
1/16" = 1'-0"

X2 ① R-1 SECOND FLOOR - PROPOSED  
1/4" = 1'-0"



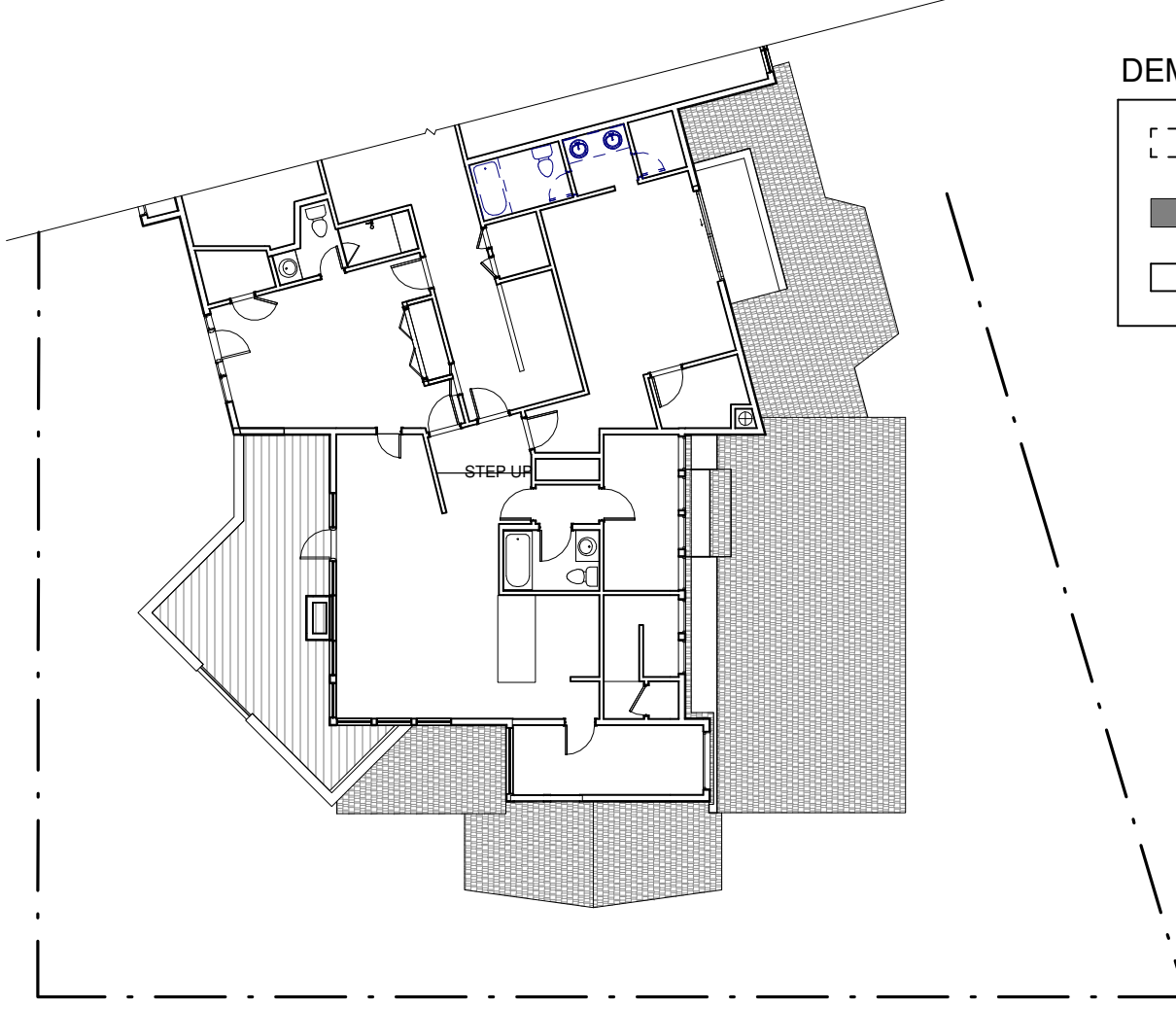




1 R1-THIRD FLOOR - PROPOSED  
1/4" = 1'-0"

DEMOLITION LEGEND

- WALLS TO BE DEMOLISHED
- NEW WALLS
- EXISTING WALLS



2 R1-THIRD FLOOR  
1/16" = 1'-0"

02/22/2017  
PEC REVIEW

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PROPOSED  
THIRD LEVEL

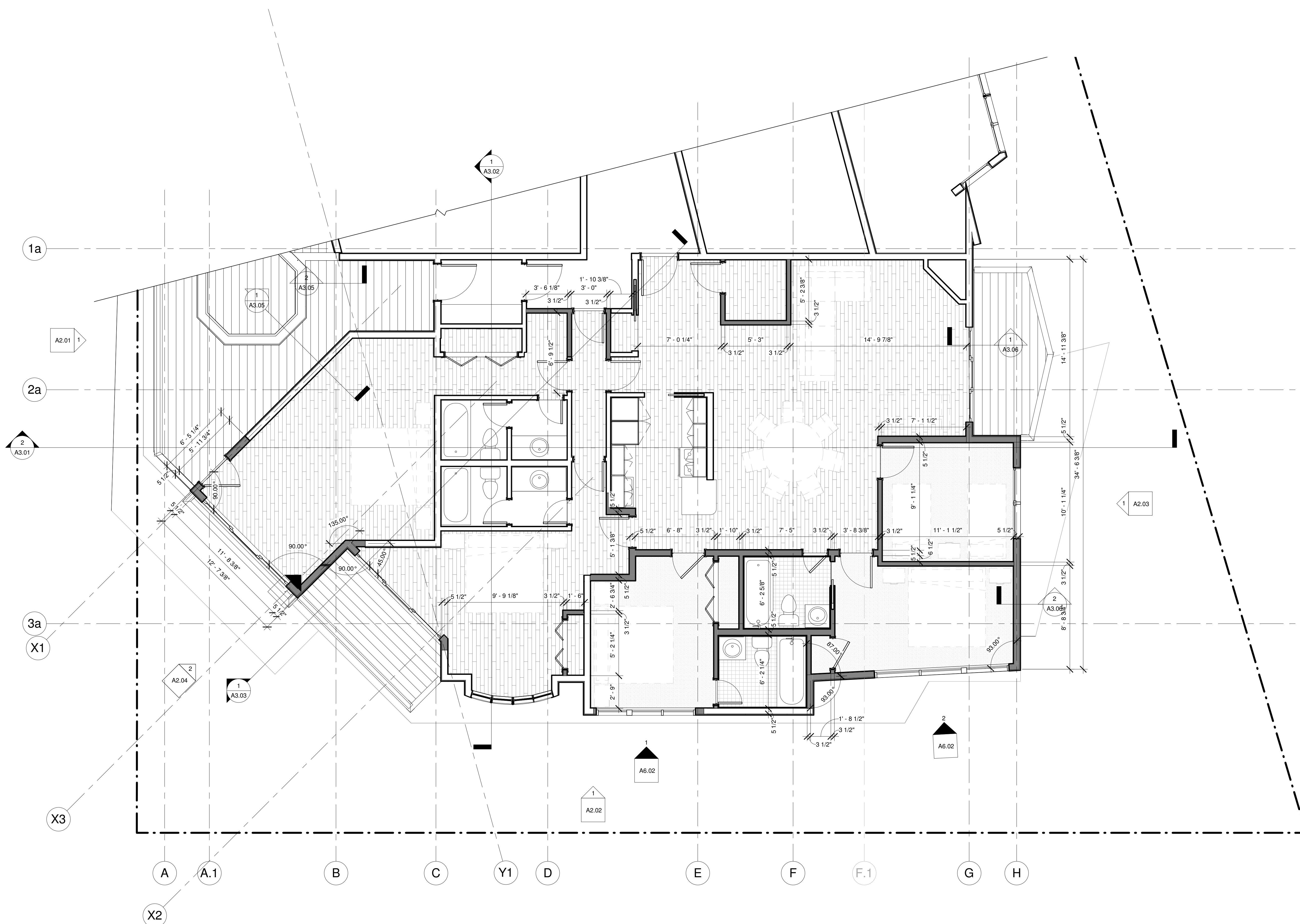
A1.02

TRUE NORTH  
PLAN NORTH









1 R-1 SECOND FLOOR - FRAMING PLAN  
1/4" = 1'-0"



02/22/2017  
PEC REVIEW

PLAZA LODGE R-1  
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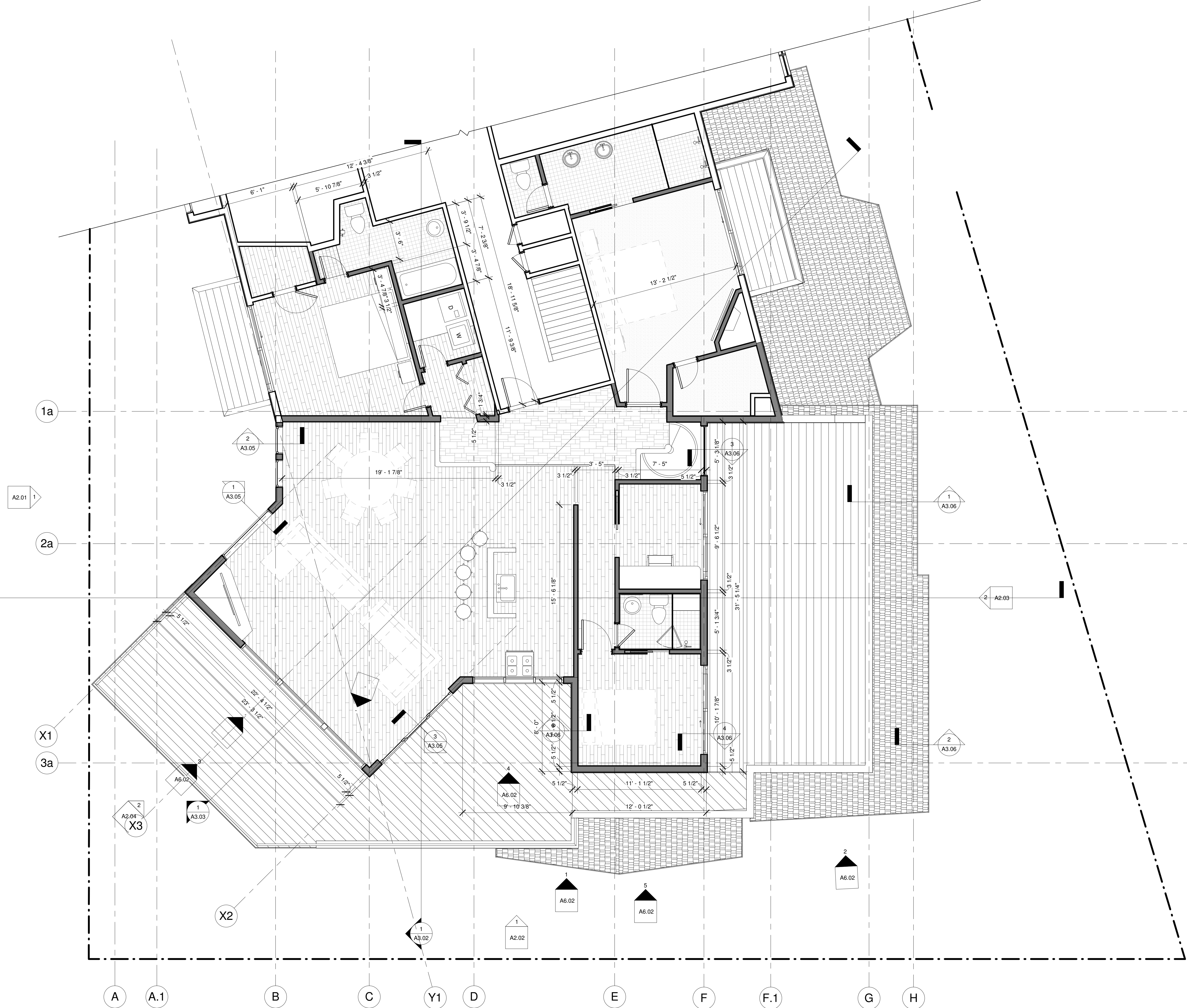
PIERCE  
ARCHITECTS

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SECOND  
FLOOR  
FRAMING

A1.04



1 R1-THIRD FLOOR - FRAMING PLAN  
1/4" = 1'-0"



02/22/2017  
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THIRD FLOOR  
FRAMING

A1.05





② WEST ELEVATION - EXISTING  
3/32" = 1'-0"

STUCCO LEGEND

	STUCCO COLOR - TO MATCH EXISTING
	STUCCO COLOR B - BENJAMIN MOORE EAGLE ROCK (1469)
	VERTICAL SIDING - TO MATCH EXISTING

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
1	VERTICAL WOOD SIDING - TO MATCH EXISTING
3	ROOF SYSTEM - TO MATCH EXISTING
4	NEW WINDOWS - TO MATCH EXISTING
5	NEW SLIDING GLASS DOORS
6	WOODEN RAIL - TO MATCH EXISTING
7	METAL RAIL - TO MATCH EXISTING
8	EXTERIOR SCNCE

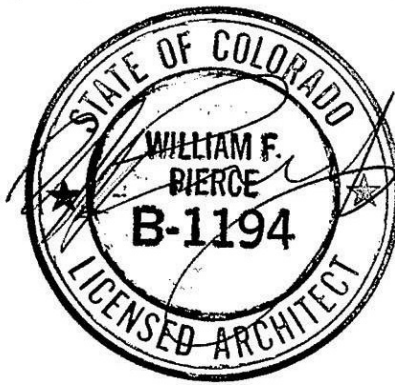
02/22/2017  
PEC REVIEW



① WEST ELEVATION - PROPOSED  
1/4" = 1'-0"

PLAZA LODGE R-1

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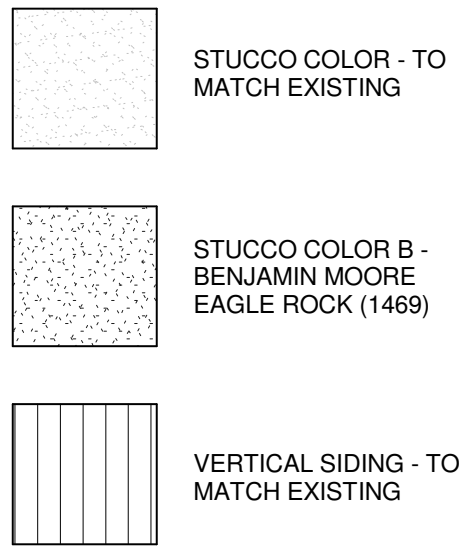
WEST  
ELEVATION

A2.01



2 SOUTH ELEVATION - EXISTING  
3/32" = 1'-0"

STUCCO LEGEND



KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
-----------	--------------

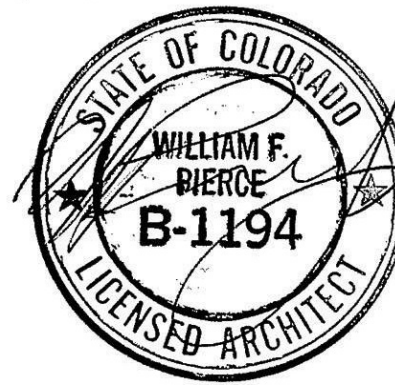
1	VERTICAL WOOD SIDING - TO MATCH EXISTING
3	ROOF SYSTEM - TO MATCH EXISTING
4	NEW WINDOWS - TO MATCH EXISTING
5	NEW SLIDING GLASS DOORS
6	WOODEN RAIL - TO MATCH EXISTING
7	METAL RAIL - TO MATCH EXISTING
8	EXTERIOR SCONCE



1 SOUTH ELEVATION - PROPOSED  
1/4" = 1'-0"

PLAZA LODGE R-1

LOT 15 BIGHORN SUBDIVISION  
291 BRIDGE ST., UNIT R-1  
VAIL, CO 81657  
Project Number - 1547

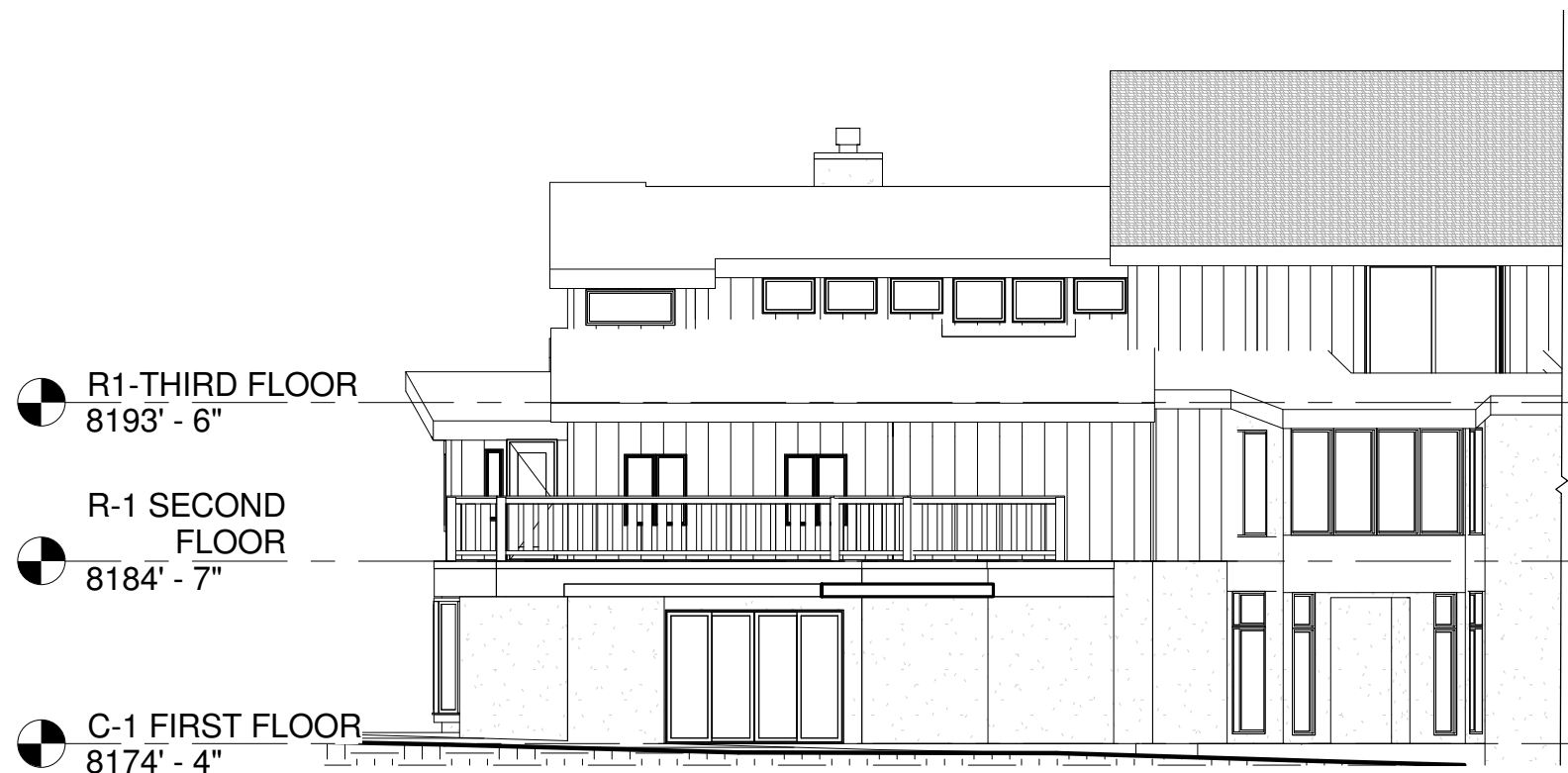


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SOUTH  
ELEVATION

A2.02



1 EAST ELEVATION - EXISTING  
3/32" = 1'-0"

STUCCO LEGEND

	STUCCO COLOR - TO MATCH EXISTING
	STUCCO COLOR B - BENJAMIN MOORE EAGLE ROCK (1469)
	VERTICAL SIDING - TO MATCH EXISTING

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
1	VERTICAL WOOD SIDING - TO MATCH EXISTING
3	ROOF SYSTEM - TO MATCH EXISTING
4	NEW WINDOWS - TO MATCH EXISTING
5	NEW SLIDING GLASS DOORS
6	WOODEN RAIL - TO MATCH EXISTING
7	METAL RAIL - TO MATCH EXISTING
8	EXTERIOR SCONCE

02/22/2017  
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EAST  
ELEVATION

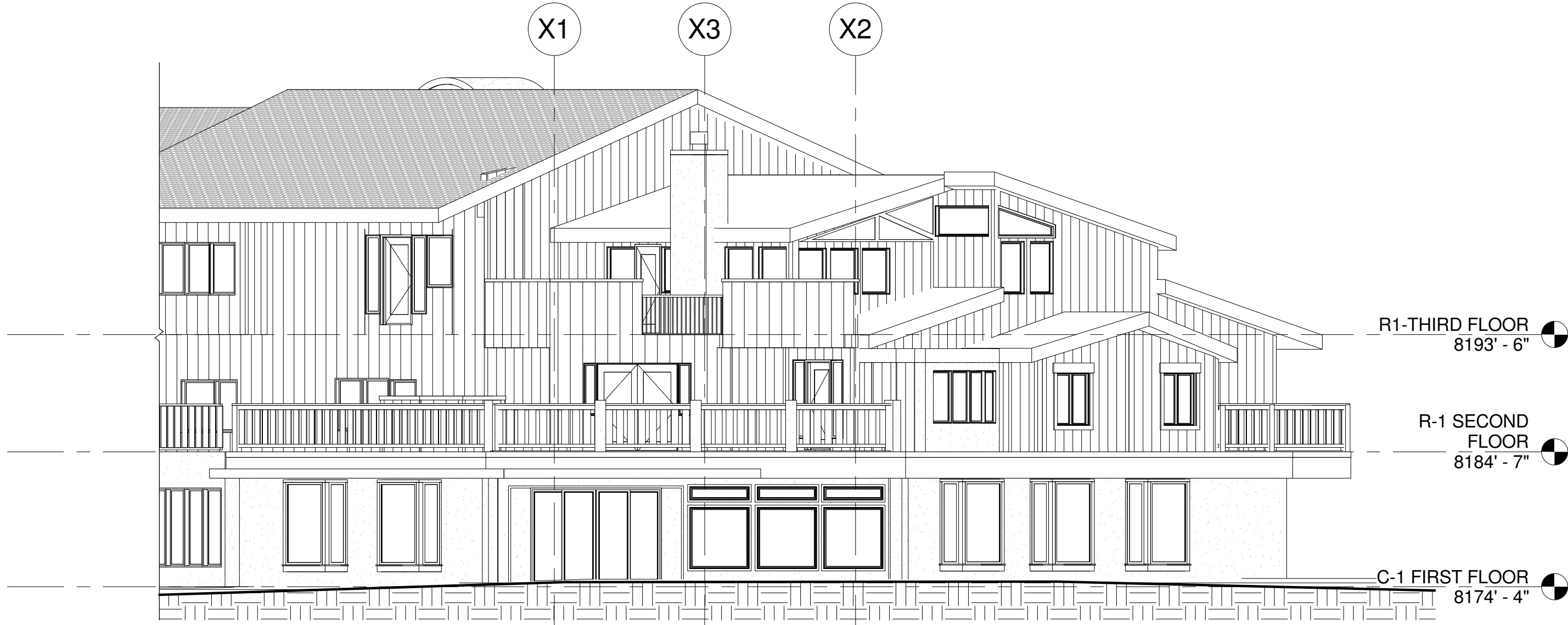
A2.03

EXISTING COMMERCIAL SPACE  
ON STREET LEVEL



2 EAST ELEVATION - PROPOSED  
1/4" = 1'-0"





2 SOUTH WEST ELEVATION - EXISTING  
1/8" = 1'-0"

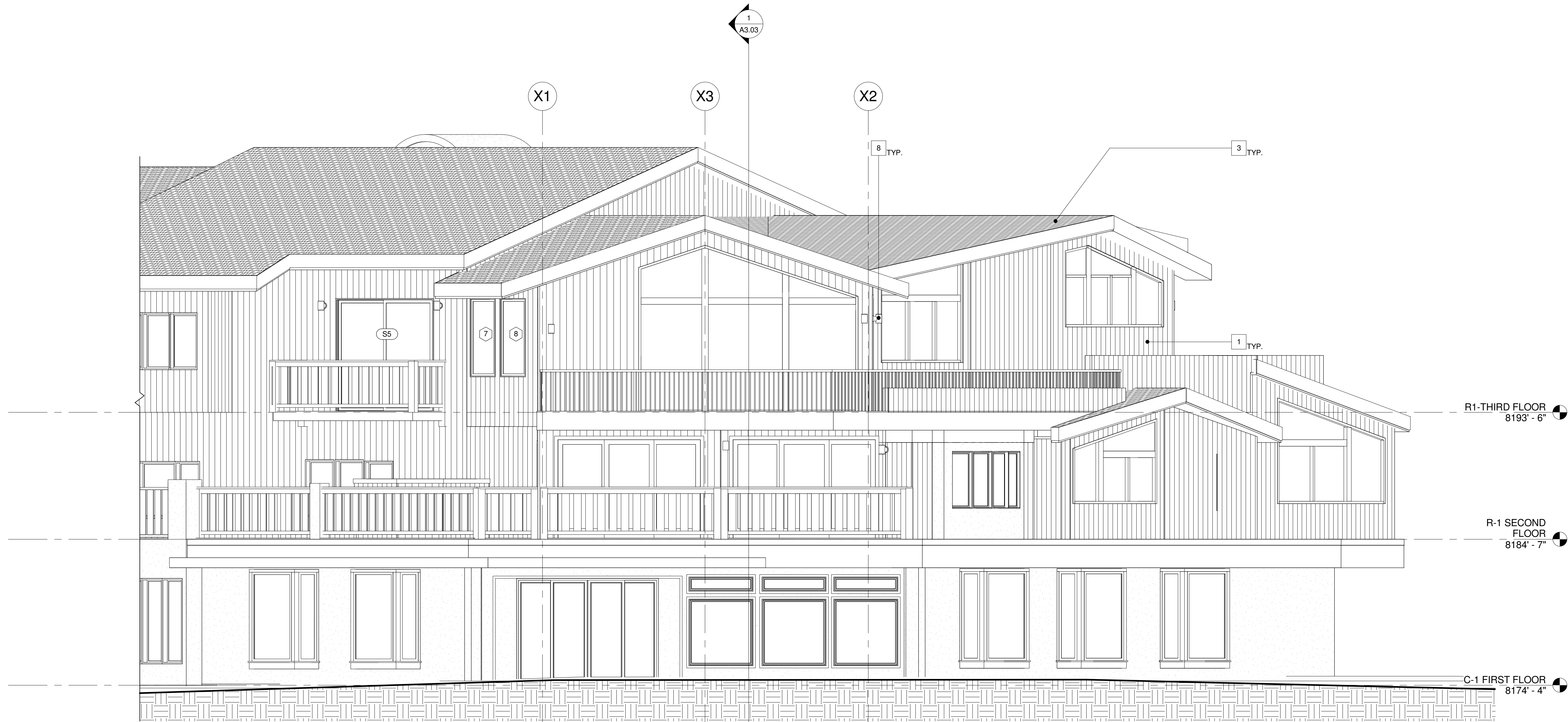
STUCCO LEGEND

- 
- STUCCO COLOR - TO MATCH EXISTING
- 
- STUCCO COLOR B - BENJAMIN MOORE EAGLE ROCK (1469)
- 
- VERTICAL SIDING - TO MATCH EXISTING

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
-----------	--------------

1	VERTICAL WOOD SIDING - TO MATCH EXISTING
3	ROOF SYSTEM - TO MATCH EXISTING
4	NEW WINDOWS - TO MATCH EXISTING
5	NEW SLIDING GLASS DOORS
6	WOODEN RAIL - TO MATCH EXISTING
7	METAL RAIL - TO MATCH EXISTING
8	EXTERIOR SCENCE



1 SOUTH WEST ELEVATION - PROPOSED  
1/4" = 1'-0"

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Project Number - 1547

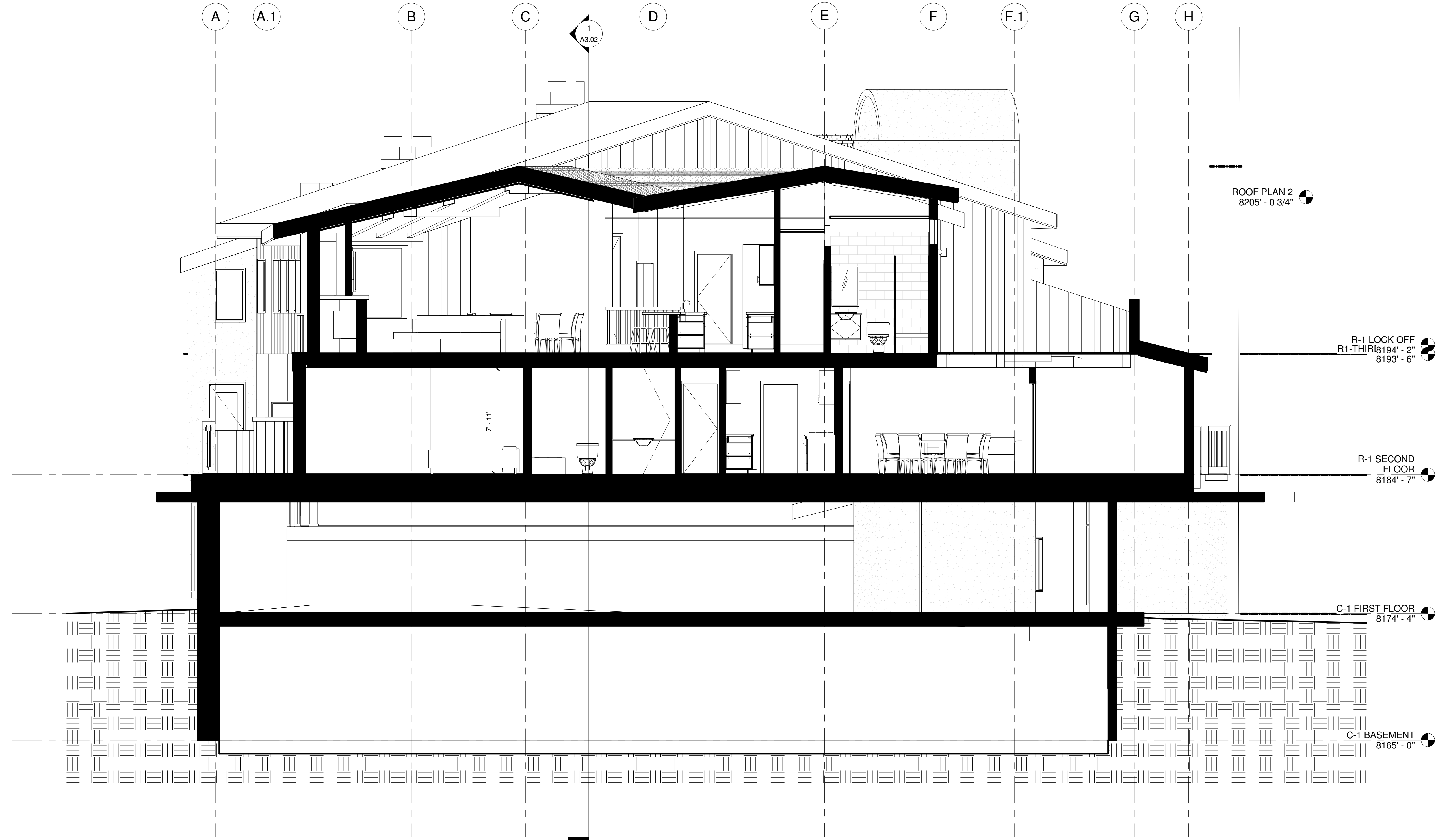


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SOUTH WEST  
ELEVATION

A2.04



② BUILDING SECTION 1  
1/4" = 1'-0"

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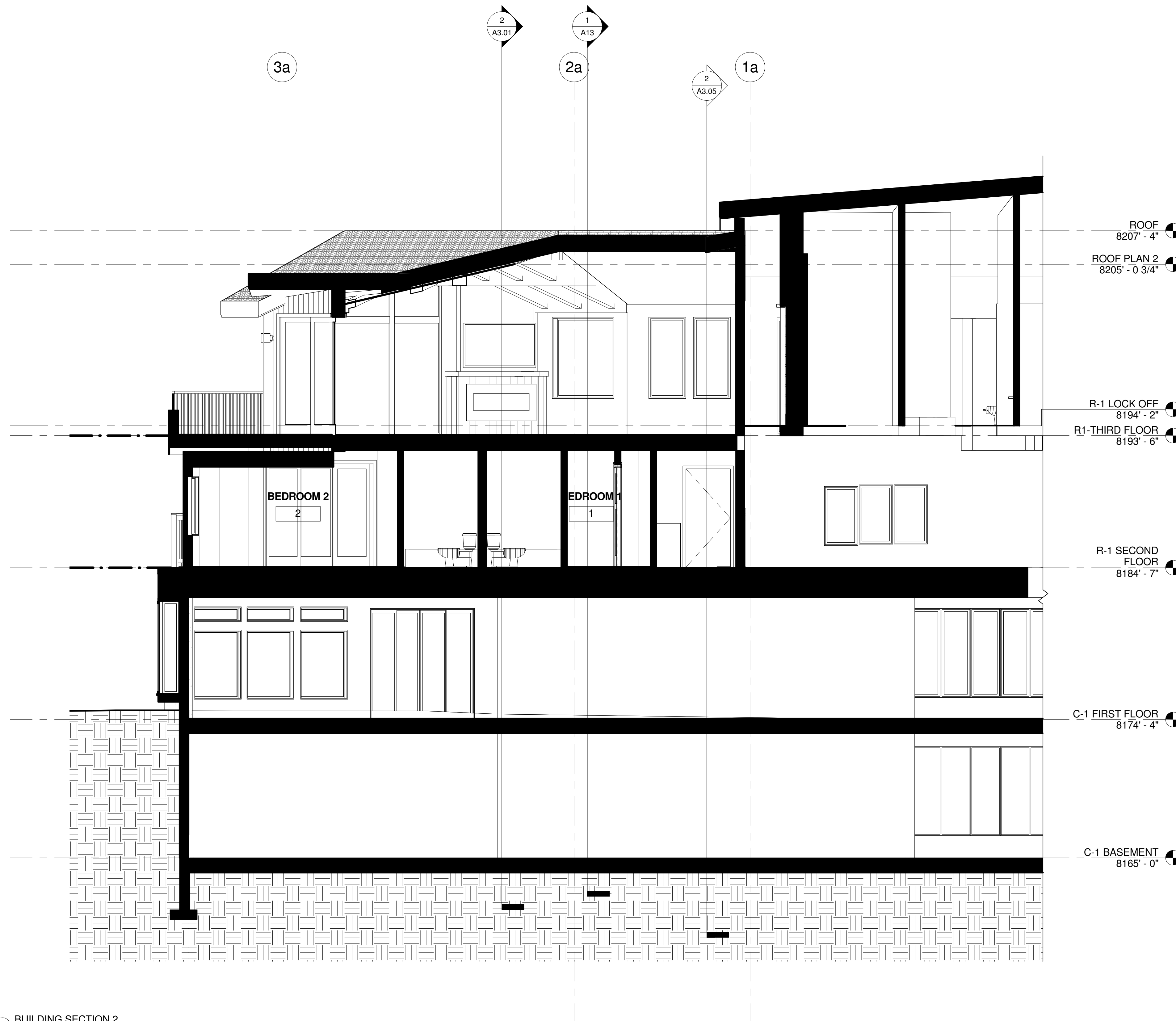
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BUILDING  
SECTIONS

A3.01

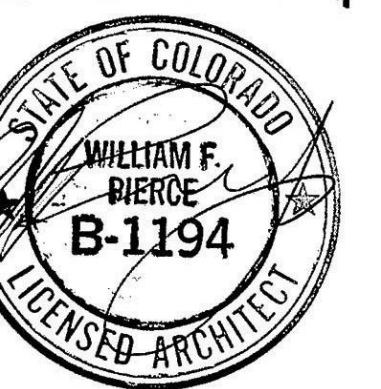




① BUILDING SECTION 2  
1/4" = 1'-0"

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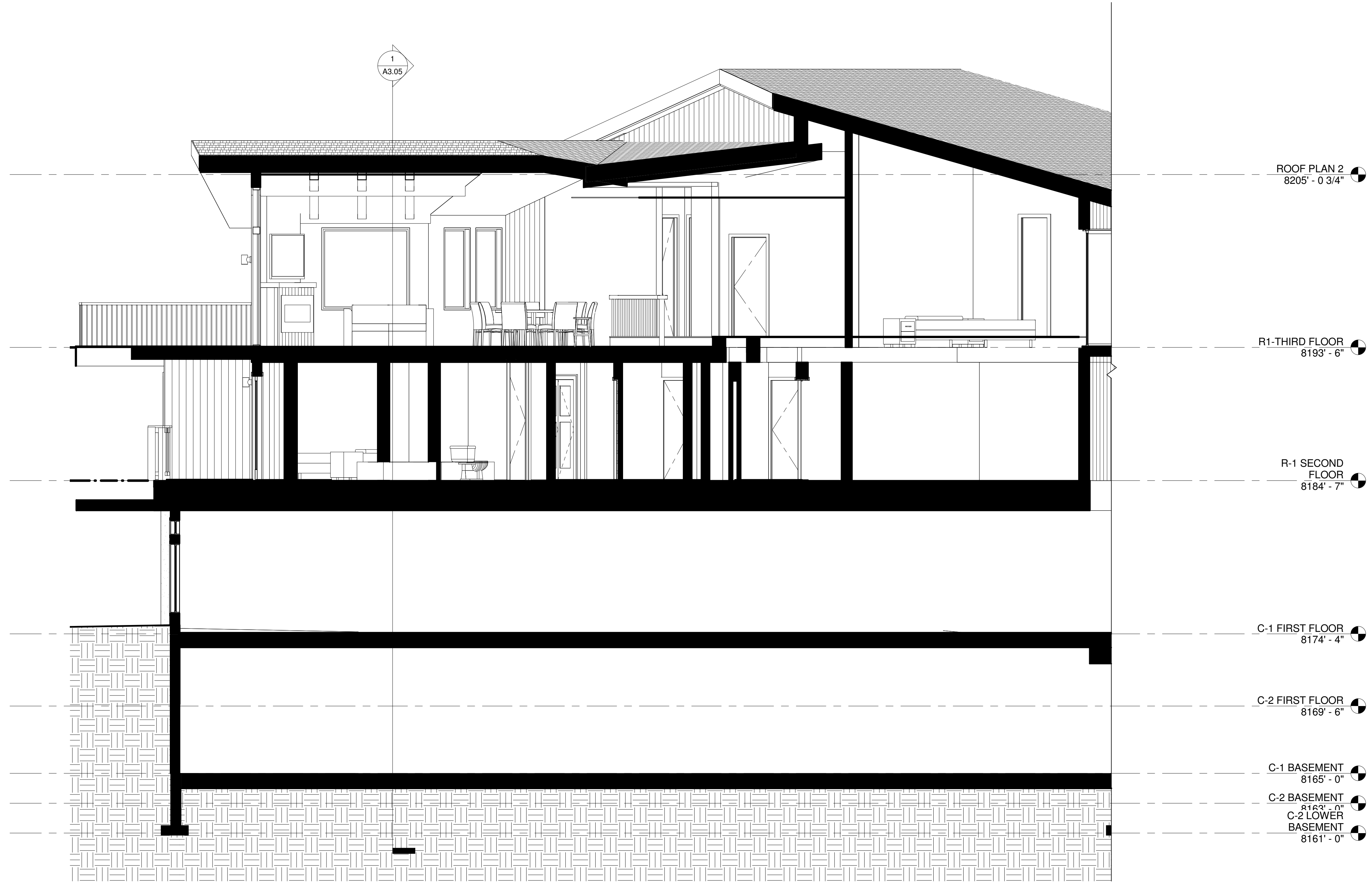


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BUILDING  
SECTIONS

A3.02



1 BUILDING SECTION 3  
1/4" = 1'-0"

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BUILDING  
SECTIONS

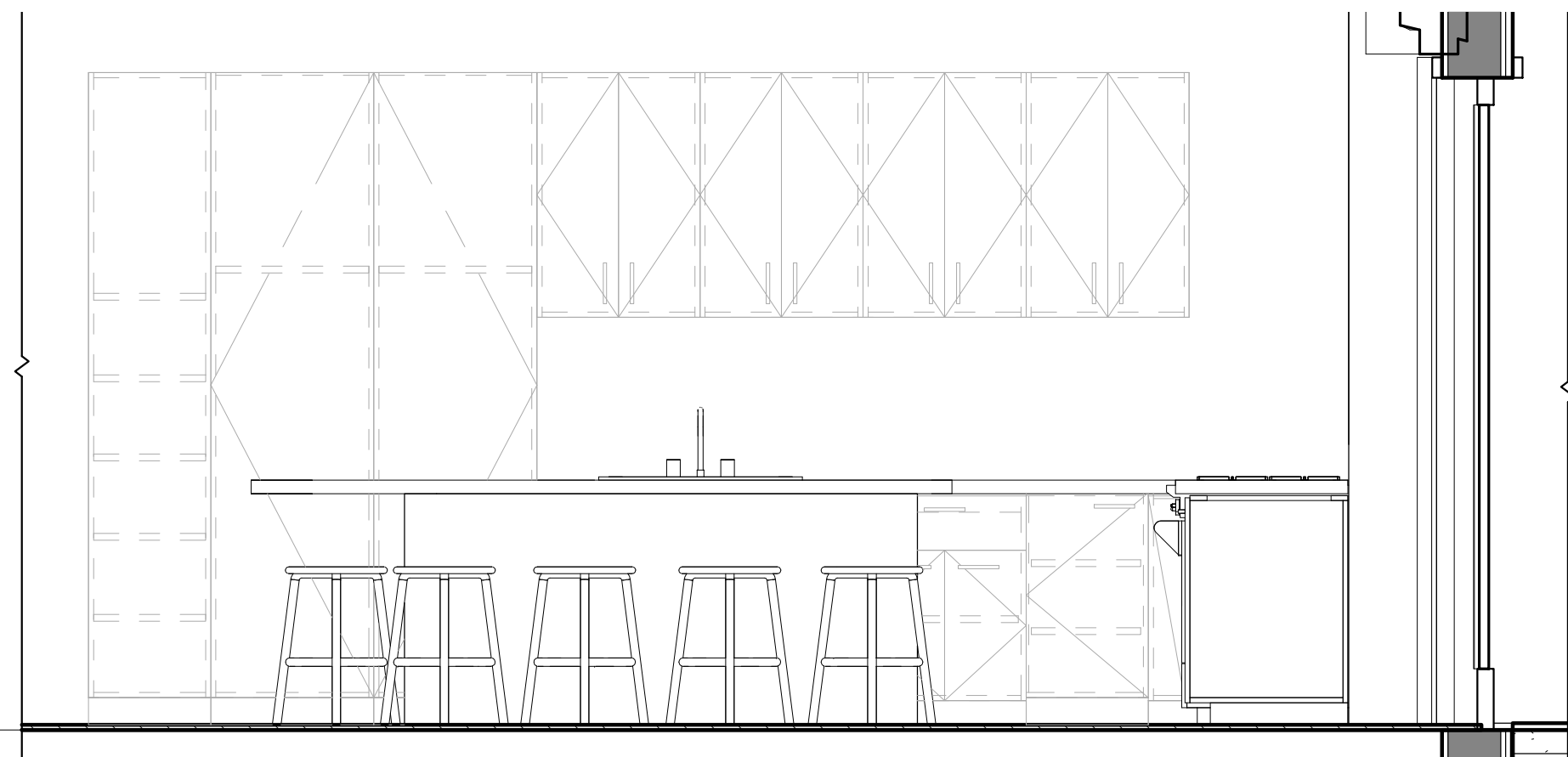
A3.03



5 KITCHEN 3D 1

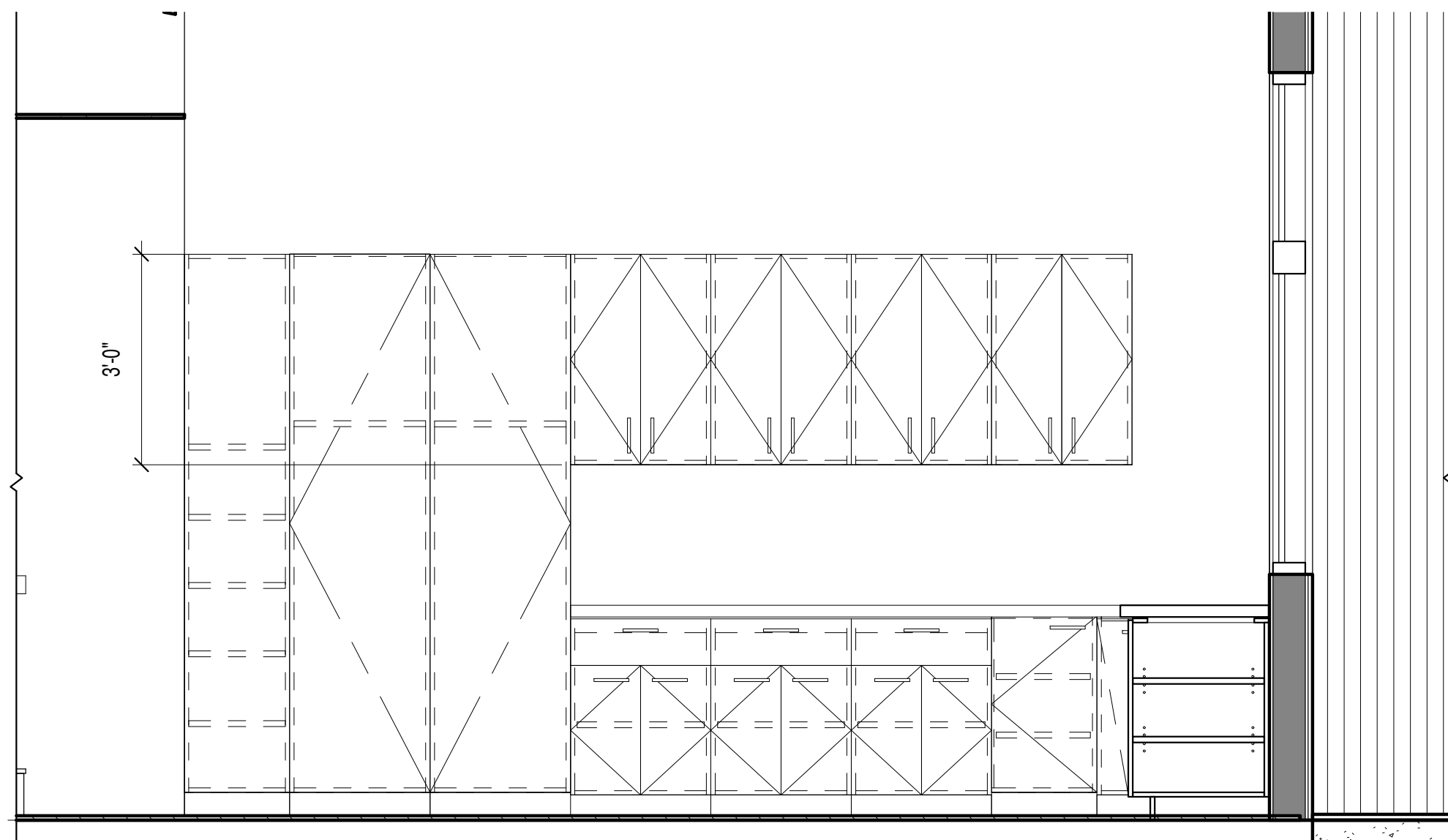


7 KITCHEN 3D 2

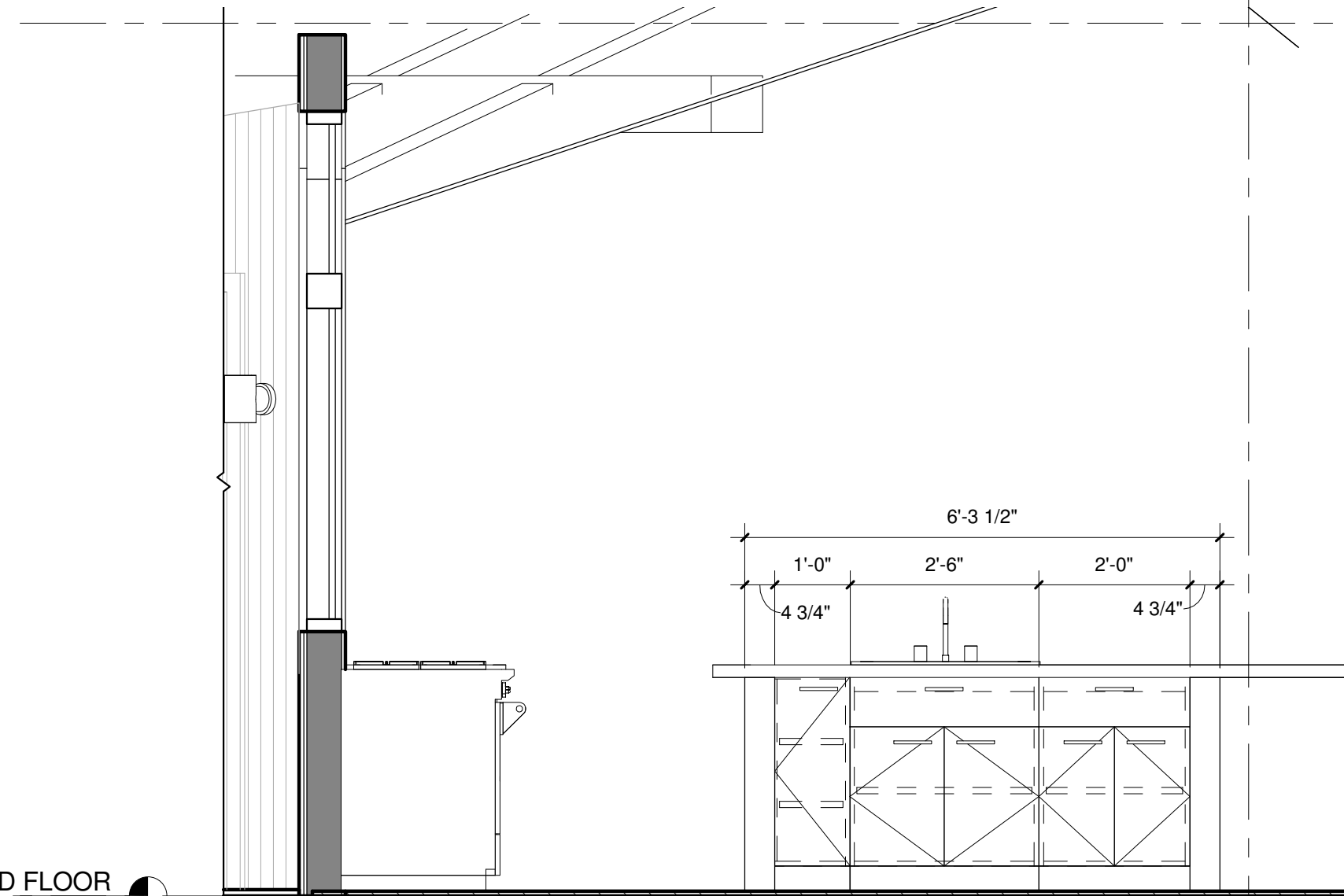


6 KITCHEN ELEVATION 4  
1/2" = 1'-0"

R1-THIRD FLOOR  
8193' - 6"

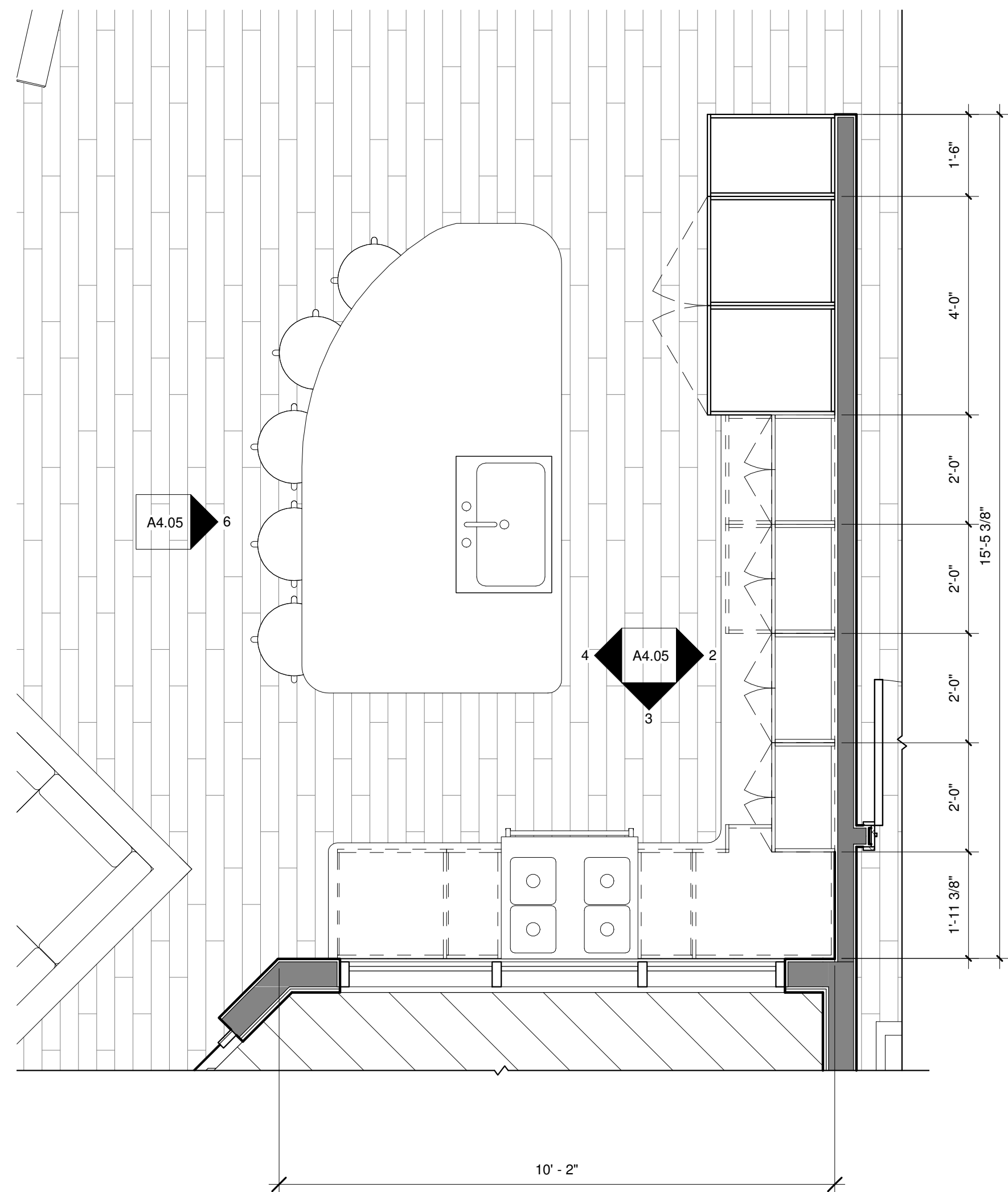


2 KITCHEN ELEVATION 1  
1/2" = 1'-0"



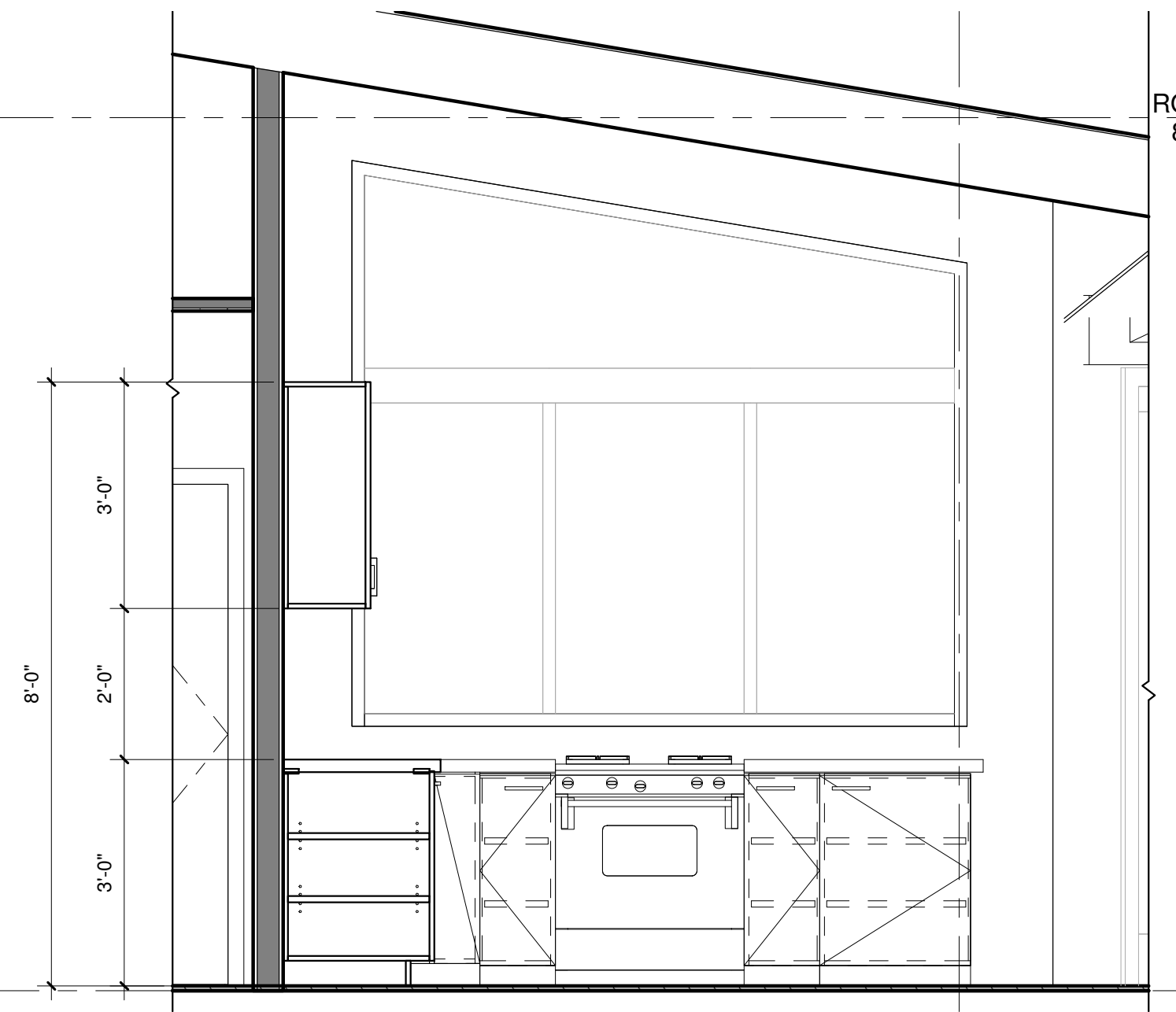
4 KITCHEN ELEVATION 2  
1/2" = 1'-0"

R1-THIRD FLOOR  
8193' - 6"



1 KITCHEN ENLARGED R1-THIRD FLOOR -  
PROPOSED  
1/2" = 1'-0"

ROOF PLAN 2  
8205' - 0 3/4"



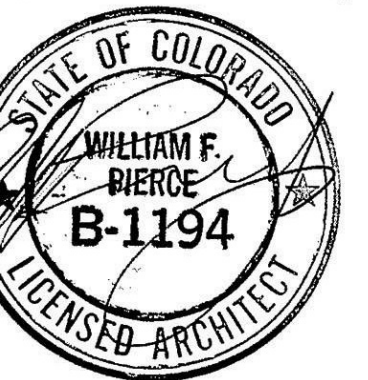
3 KITCHEN ELEVATION 3  
1/2" = 1'-0"

R1-TI

02/22/2017  
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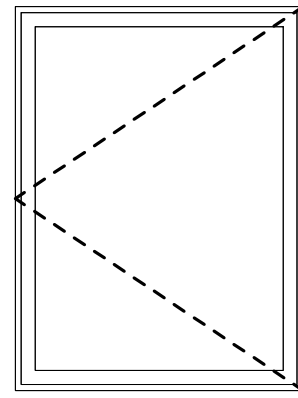
PIERCE  
ARCHITECTS

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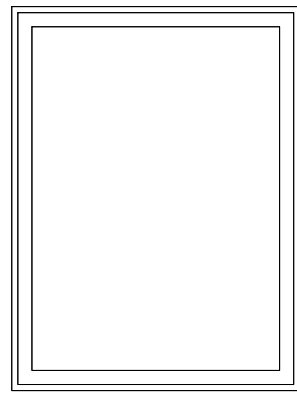
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KITCHEN 1  
ENLARGED

A4.05



OPERABLE  
CASEMENT



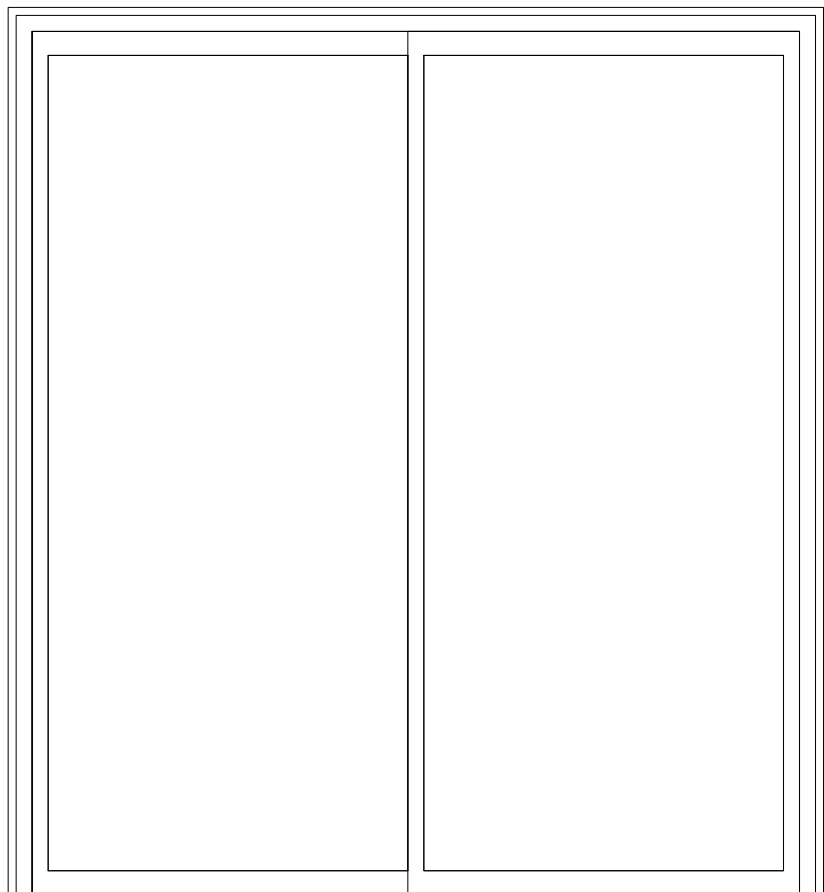
FIXED

STYLE A

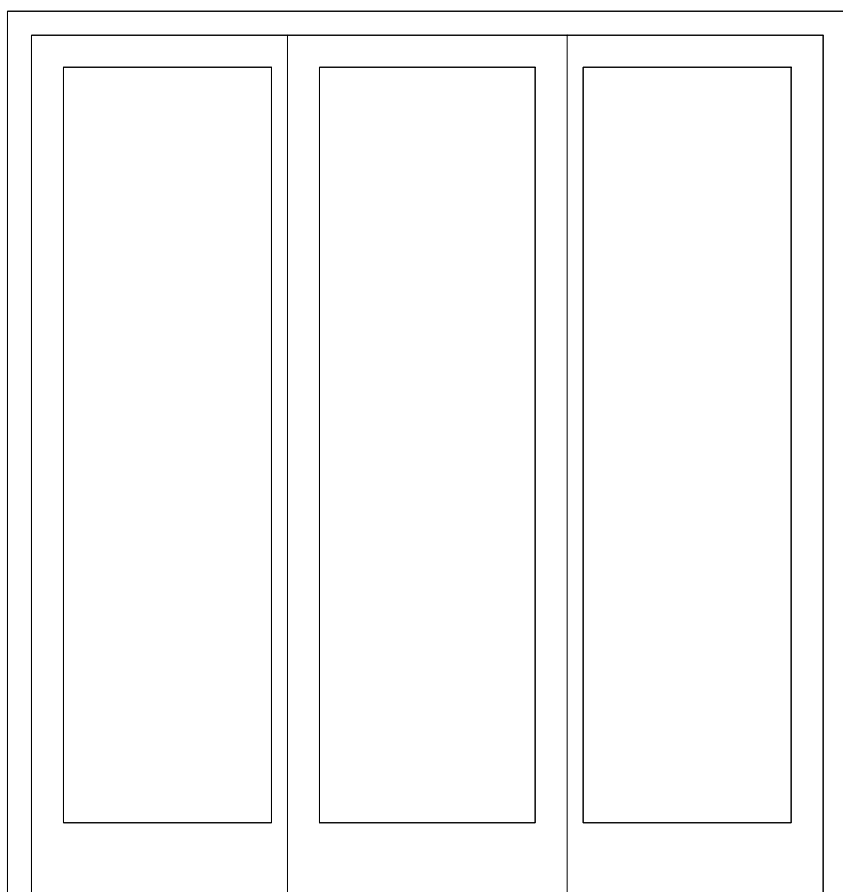
STYLE B

○ WINDOW LEGEND  
1/2" = 1'-0"

WINDOW SCHEDULE									
MARK	WINDOW STYLE	FRAME WIDTH	FRAME HEIGHT	HEAD HEIGHT	SILL HEIGHT	MANUFACTURER	MODEL	LOCATION	UNIT
1	A	1' - 9"	4' - 0"	6' - 2 3/32"	2' - 2 3/32"	JELD-WEN		BEDROOM 3	UNIT B
2	A	1' - 9"	4' - 0"	6' - 2 3/32"	2' - 2 3/32"	JELD-WEN		BEDROOM 3	UNIT B
3	A	1' - 9"	4' - 0"	6' - 2 3/32"	2' - 2 3/32"	JELD-WEN		BEDROOM 3	UNIT B
4	A	1' - 9"	4' - 0"	6' - 2 3/32"	2' - 2 3/32"	JELD-WEN		BEDROOM 3	UNIT B
5	A	3' - 0"	4' - 0"	7' - 0"	3' - 0"	JELD-WEN			
6	A	3' - 0"	4' - 0"	7' - 0"	3' - 0"	JELD-WEN			
7	A	2' - 6"	5' - 6"	8' - 0"	2' - 6"	JELD-WEN			
8	A	2' - 6"	5' - 6"	8' - 0"	2' - 6"	JELD-WEN			
9	A	5' - 10 3/4"	5' - 6"	8' - 0"	2' - 6"	JELD-WEN			
10	A	4' - 0"	2' - 0"	10' - 0"	8' - 0"	JELD-WEN		LIVING ROOM B	UNIT B
11	A	4' - 0"	2' - 0"	10' - 0"	8' - 0"	JELD-WEN		LIVING ROOM B	UNIT B
12	A	4' - 6"	2' - 0"	10' - 0"	8' - 0"	JELD-WEN		LIVING ROOM B	UNIT B
13	A	3' - 0"	3' - 6"	6' - 8"	3' - 2"	JELD-WEN			
13	A	4' - 0"	2' - 0"	10' - 0"	8' - 0"	JELD-WEN		LIVING ROOM B	UNIT B
14	A	4' - 0"	2' - 0"	10' - 0"	8' - 0"	JELD-WEN		LIVING ROOM B	UNIT B
15	A	4' - 6"	8' - 0"	8' - 0"	0' - 0"	JELD-WEN		LIVING ROOM B	UNIT B



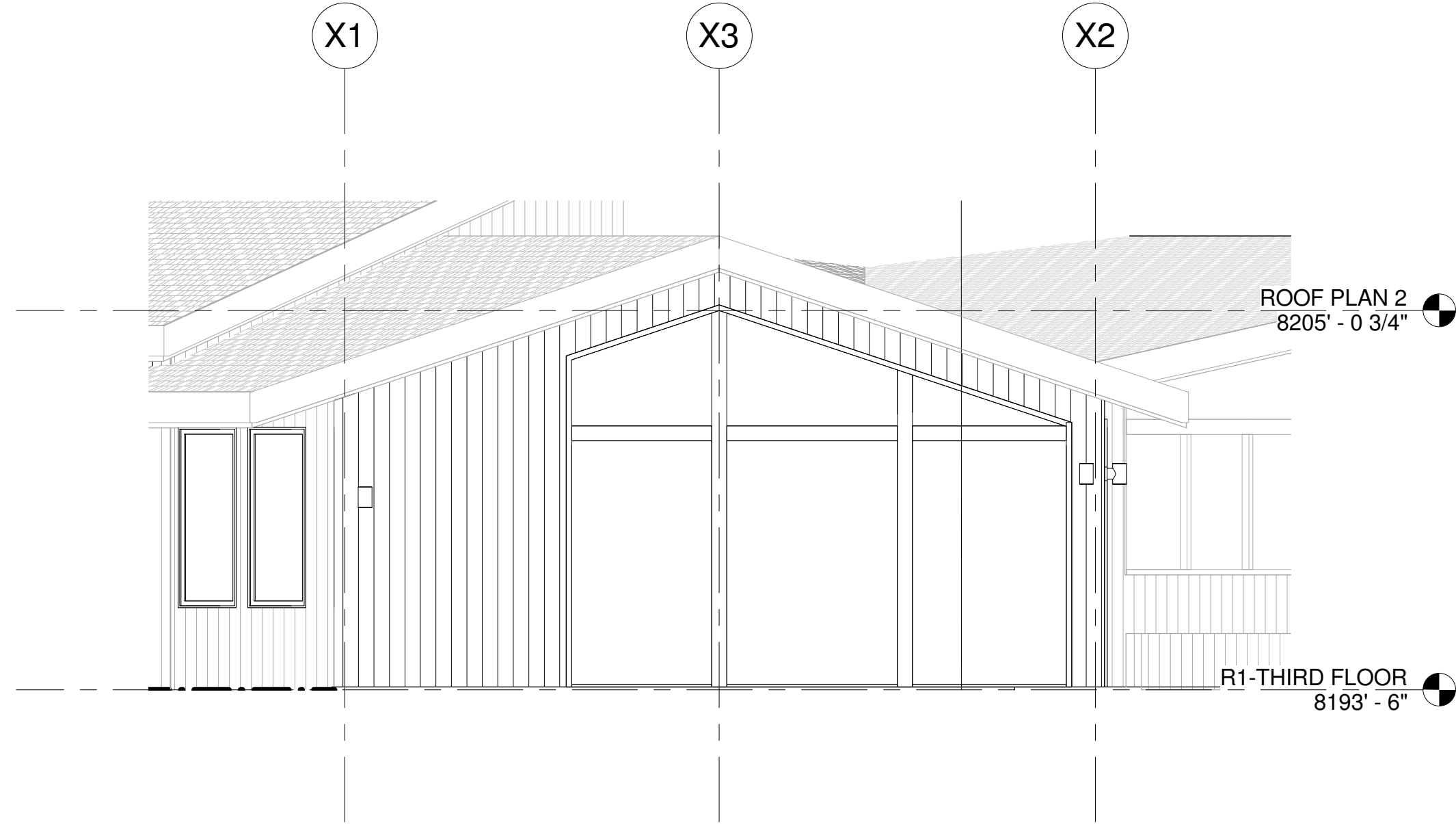
STYLE A



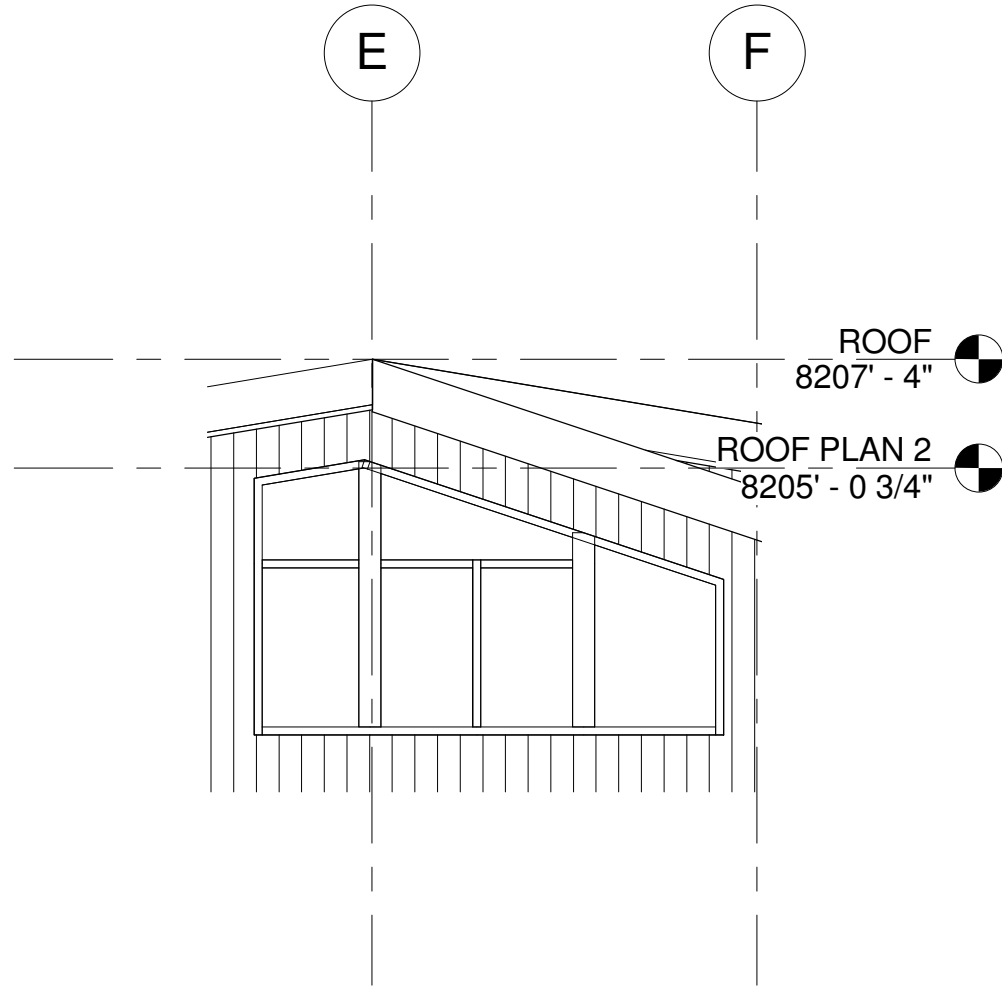
STYLE B

○ SLIDING GLASS DOOR LEGEND  
1/2" = 1'-0"

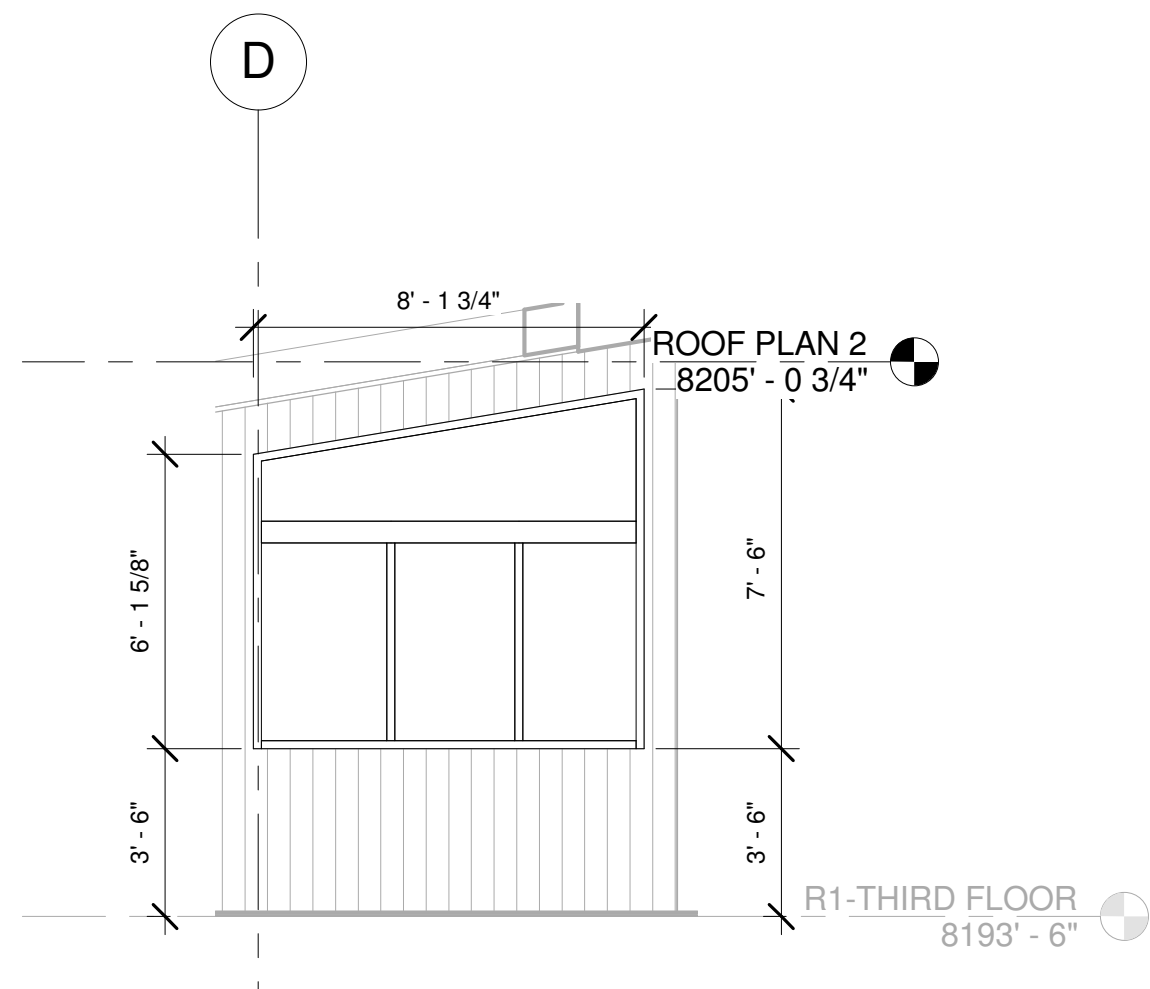
SLIDING GLASS DOOR SCHEDULE									
DOOR #	LOCATION	UNIT	DOOR/WINDO W STYLE	WIDTH	HEIGHT	PANEL TYPE	HARDWARE PACKAGE	COMMENTS	
S1	MASTER BEDROOM 1A	UNIT A	C						
S2	MASTER BEDROOM 1A	UNIT A	C						
S3	MASTER BEDROOM 1A	UNIT A	C	8' - 0 1/2"	8' - 0 1/2"				
S4	MASTER BEDROOM 1A	UNIT A	C	8' - 0 1/2"	8' - 0 1/2"				
S4	MASTER BEDROOM 1A	UNIT A	C						
S5	MASTER BEDROOM 1A	UNIT A	C	8' - 0 1/2"	8' - 0 1/2"				
S6				8' - 0 1/2"	8' - 0 1/2"				



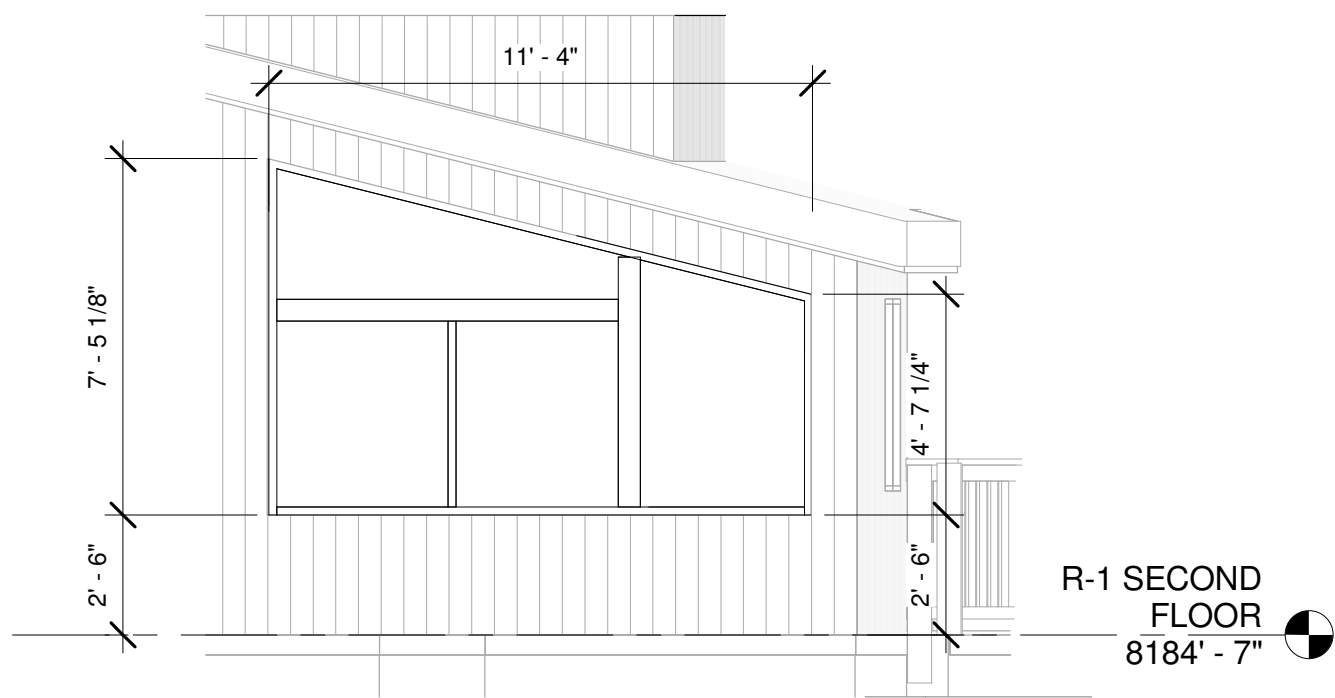
③ MAIN ELEVATION WINDOWS  
1/4" = 1'-0"



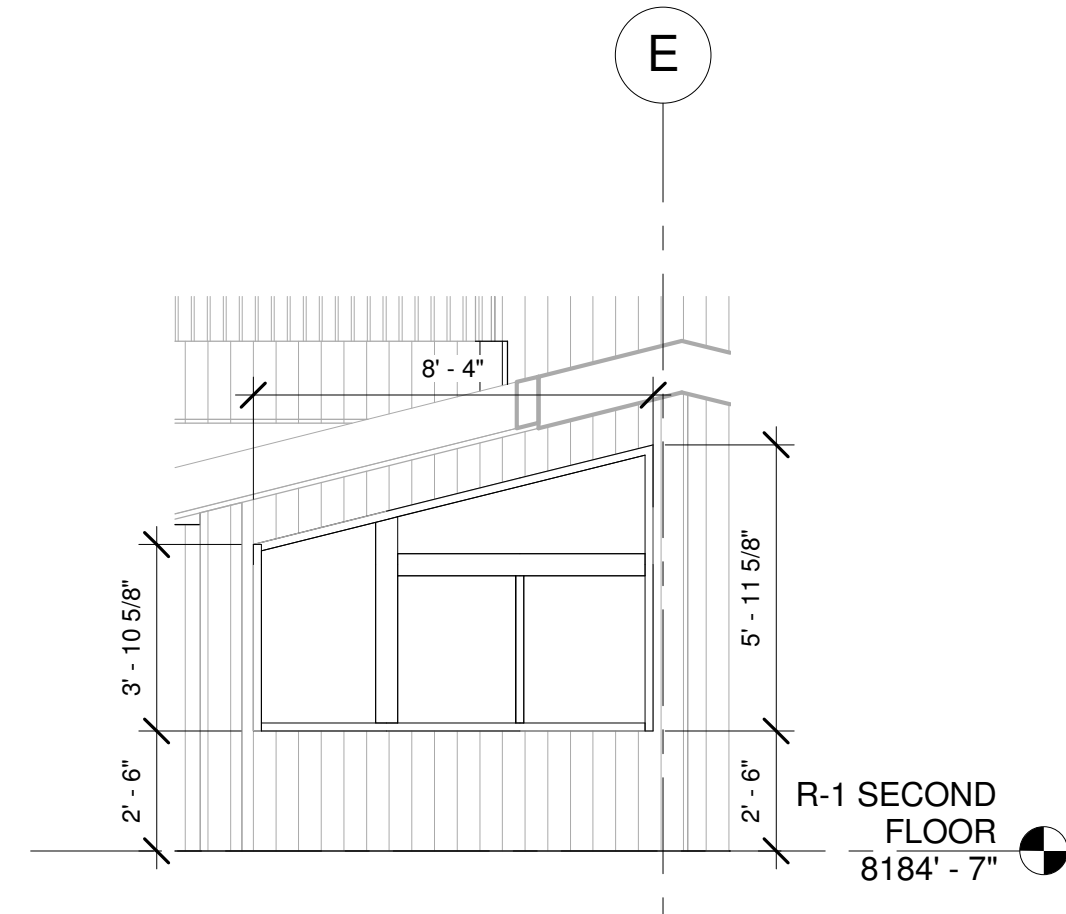
⑤ Elevation 5 - a  
1/4" = 1'-0"



④ TRAPAZOID WINDOW 3  
1/4" = 1'-0"



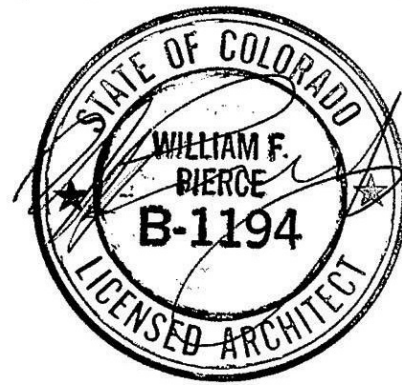
② TRAPAZOID WINDOW 2  
1/4" = 1'-0"



① TRAPAZOID WINDOW 1  
1/4" = 1'-0"

02/01/2017  
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WINDOW  
SCHEDULE

A6.02





② 3D - EXISTING 1



① 3D - PROPOSED 1

02/22/2017  
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# PLAZA LODGE R-1

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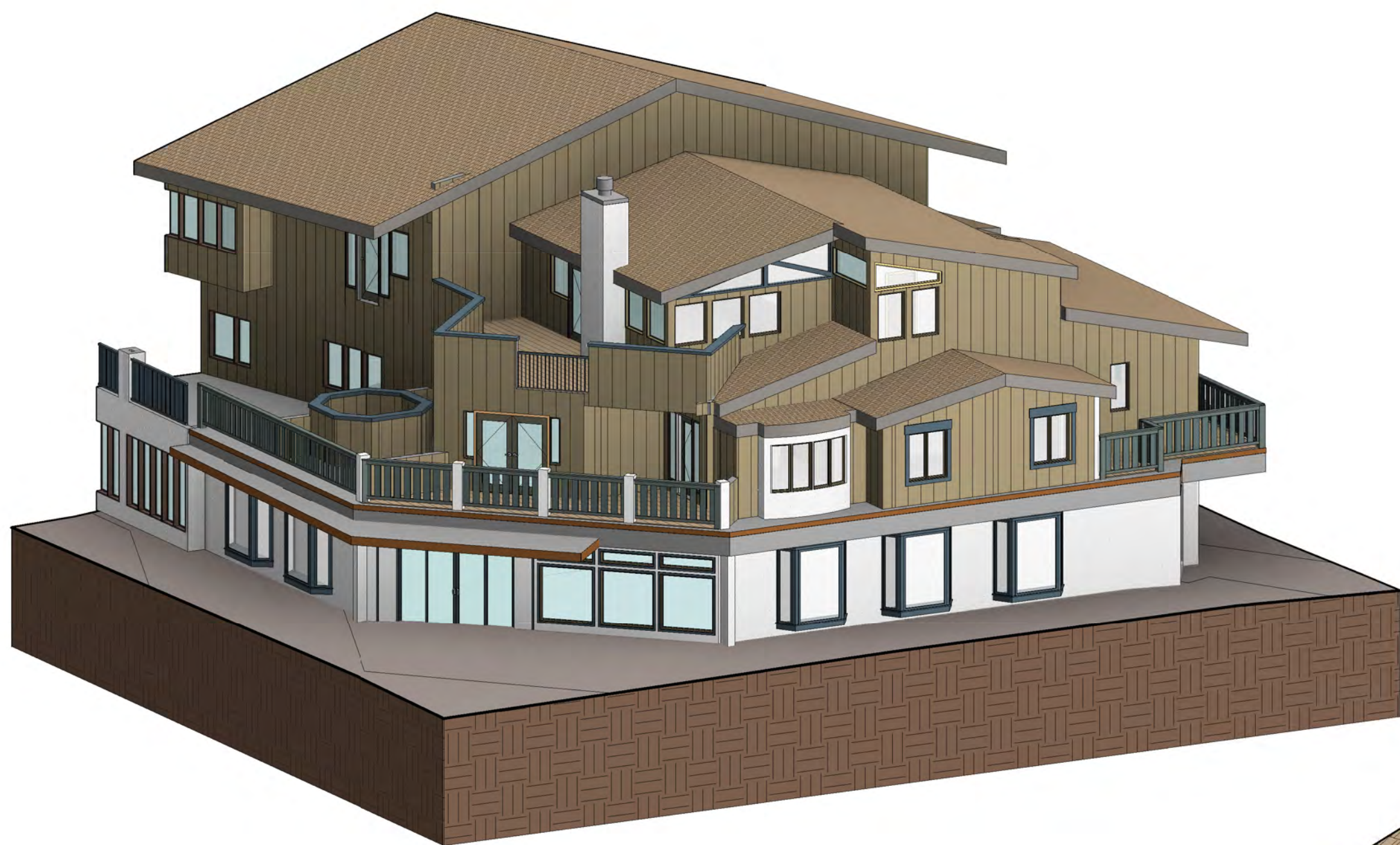
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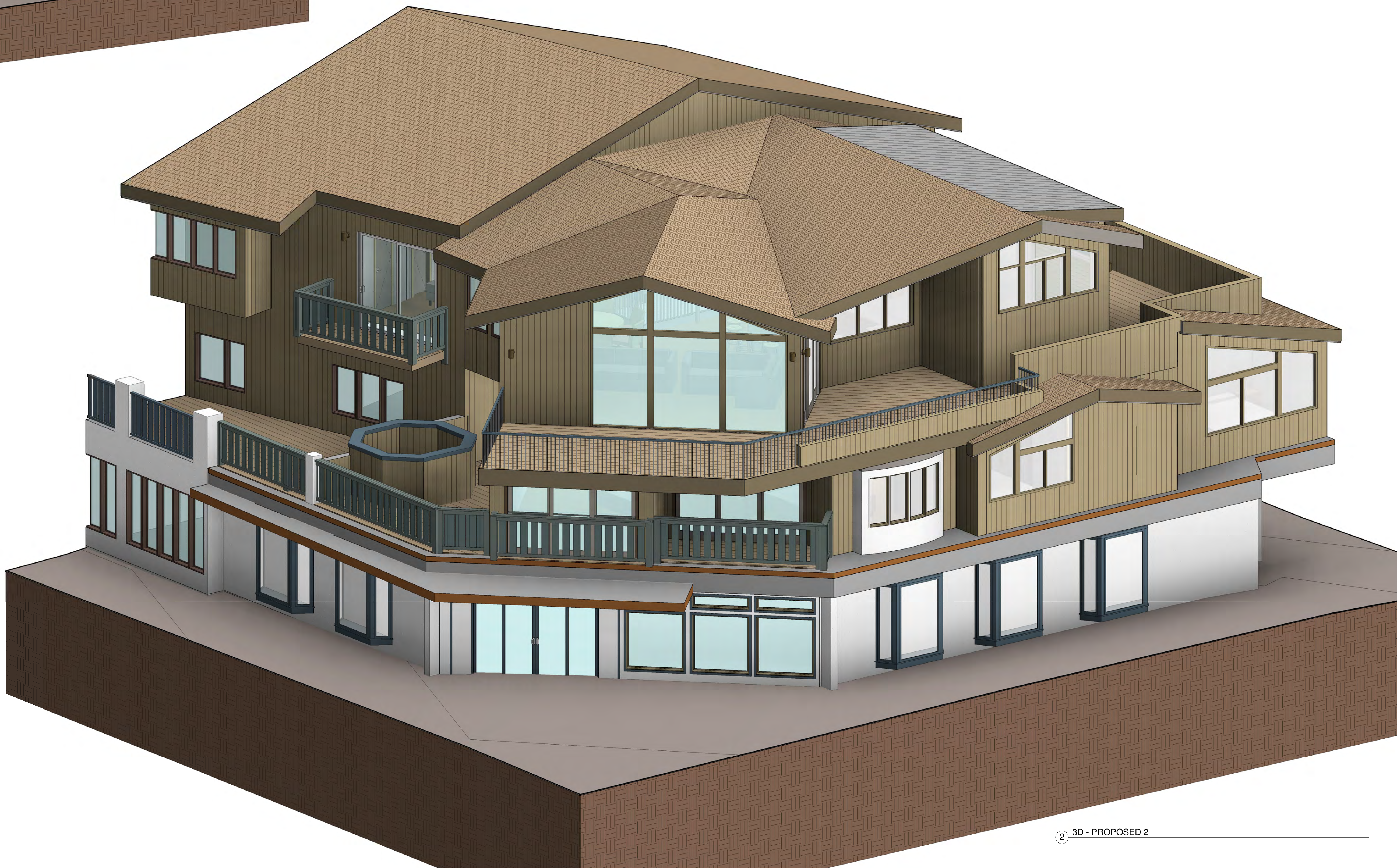
3D MODEL

A9.01





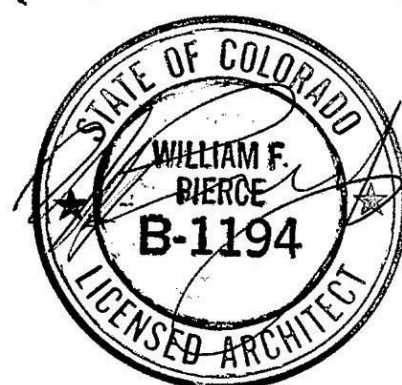
① 3D - EXISTING 2



② 3D - PROPOSED 2

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3D MODEL

A9.02





② 3D - EXISTING 3



① 3D - PROPOSED 3

02/22/2017  
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3D MODEL

A9.03



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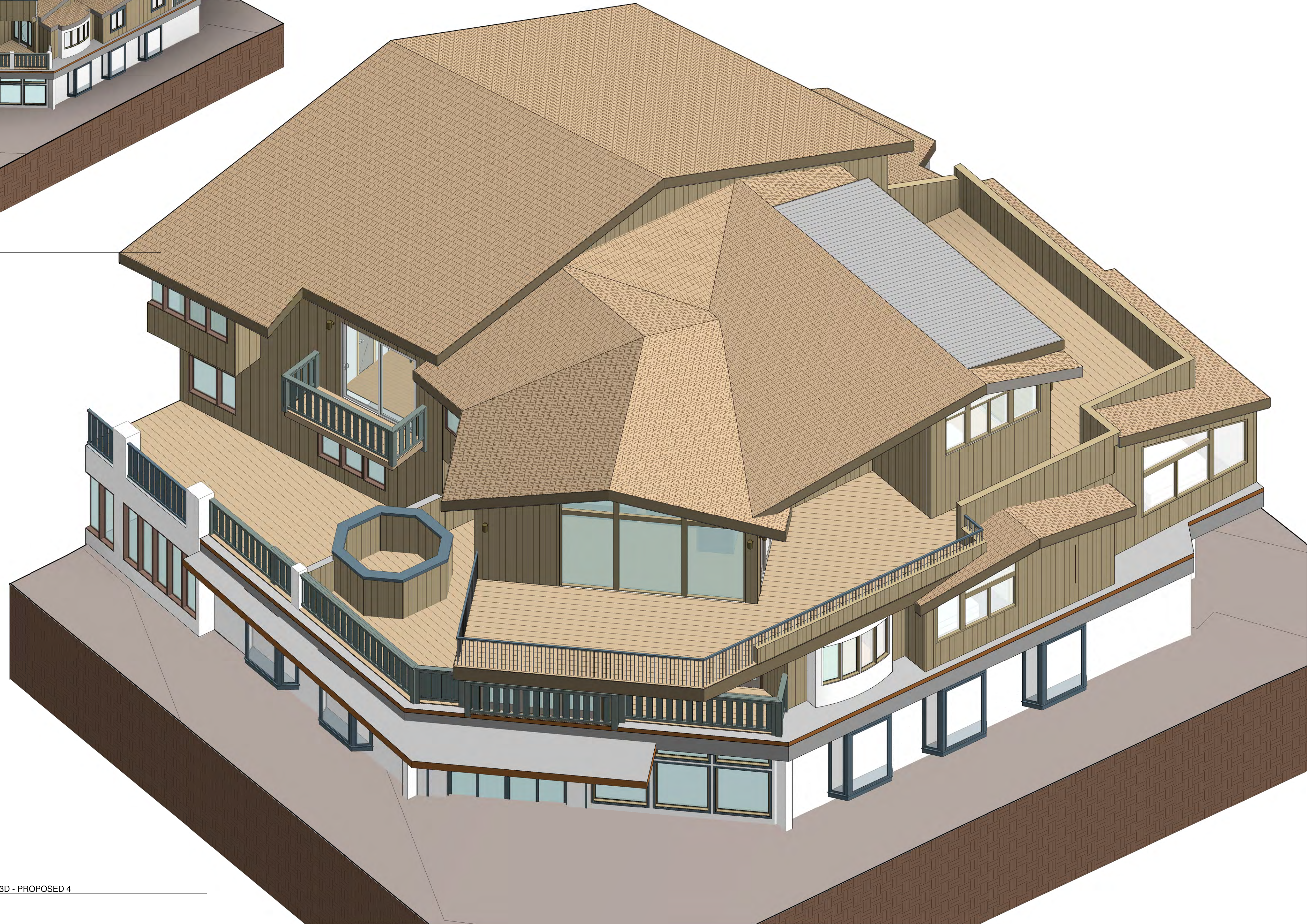
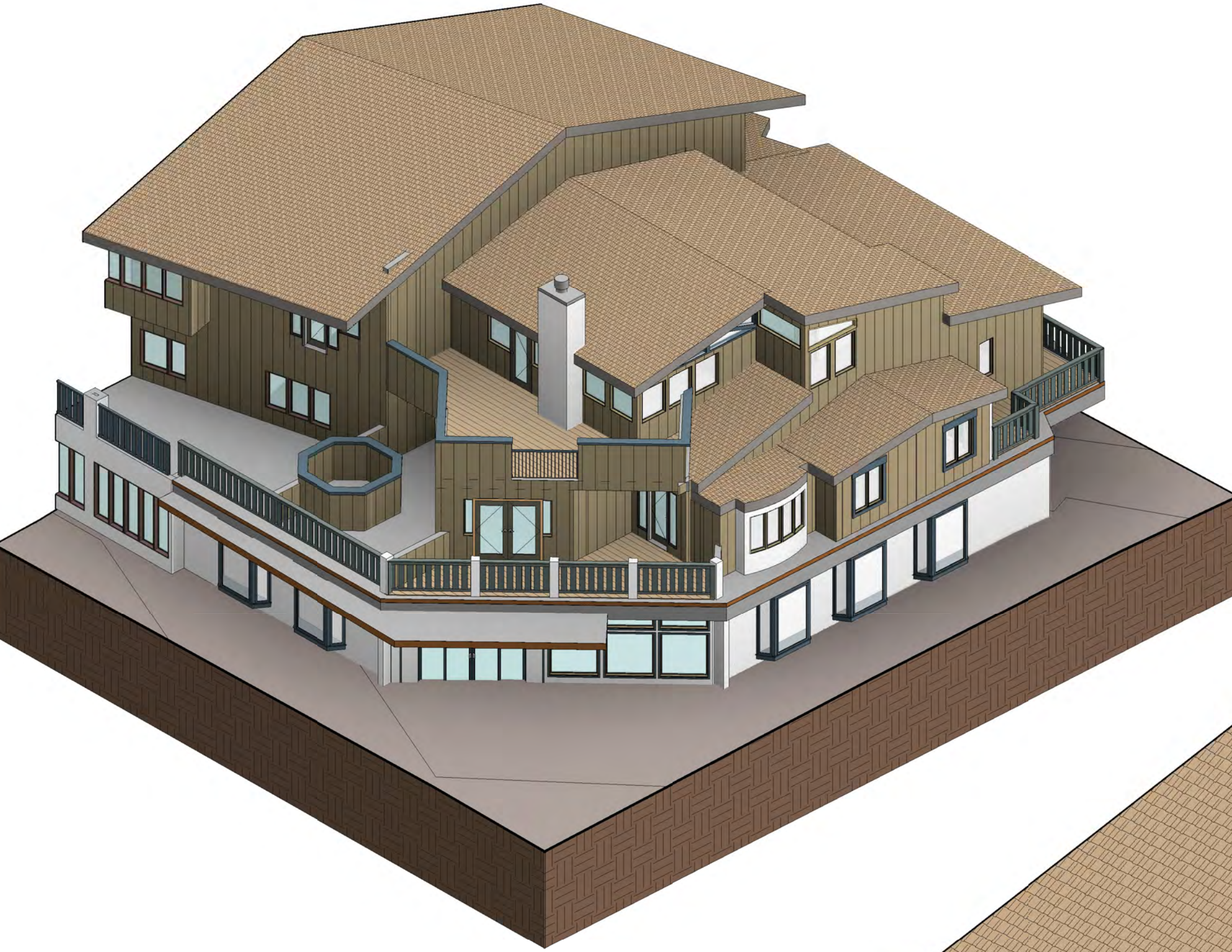
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3D MODEL

A9.04

2 3D - EXISTING 4

1 3D - PROPOSED 4







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PROPOSED  
ADDITION

A9.05





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PROPOSED  
ADDITION

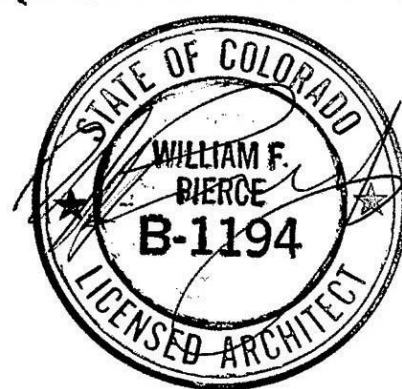
A9.06





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PROPOSED  
ADDITION

A9.07



LEGEND	
	LIGHT POLE
	ELECTRIC BOX
	ELECTRIC METER
	TELEPHONE PEDESTAL
	STORM SEWER MANHOLE
	ELECTRIC MANHOLE
	SANITARY SEWER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	UNKNOWN MANHOLE
	WATER MANHOLE
	CURB STOP
	IRRIGATION CONTROL VALVE
	GAS VALVE
	GAS METER
	GRATE INLET

#### GENERAL NOTES

- DATE OF TOPOGRAPHY JUNE 16, 2016.
- PROJECT BENCHMARK: HARN CONTROL POINT "SPRADDLE", ELEVATION = 8287.82 (NAVD83.)
- BASIS OF BEARINGS: THE LINE FORMED BETWEEN THE FOUND MONUMENTS FORMING THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 80 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING N89°43'59"W (STATE PLANE COORDINATES) AS SHOWN HEREON. VAIL VILLAGE FIRST FILING (PLAT) BEING S89°44'W, ROTATION = + 00°32'01", LODGE SOUTH CONDOMINIUM MAP S89°41'50"W, ROTATION = + 00°34'11".
- LINEAL UNITS OF MEASUREMENTS SHOWN ARE GIVEN IN US SURVEY FOOT.
- PEAK LAND CONSULTANTS, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS IMPROVEMENT SURVEY PLAT WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. 50024164, DATED JUNE 6, 2016, AT 5:00 P.M.
- TRACT IS SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF VAIL VILLAGE FILING NO. 1 RECORDED AUGUST 6, 1962 UNDER RECEPTION NO. 96382
- TRACT IS SUBJECT TO RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED AUGUST 10, 1962, IN BOOK 174 AT PAGE 179 AND AS AMENDED IN INSTRUMENT RECORDED AUGUST 30, 1971 IN BOOK 221 AT PAGE 492.
- TRACT IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED SEPTEMBER 15, 1972 IN BOOK 225 AT PAGE 401
- TRACT IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF APPLICATION FOR REVOCABLE PERMIT TO ERCT OR MAINTAIN A STRUCTURE ON A PUBLIC RIGHT OF WAY RECORDED JULY 07, 1993 IN BOOK 613 AT PAGE 210.
- TRACT IS SUBJECT TO ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON THE CONDOMINIUM MAP OF THE HILL BUILDING RECORDED FEBRUARY 7, 2002 RECEPTION NO. 785474 AND RECORDED MARCH 6, 2002 RECEPTION NO. 788301:
  - PLANTERS AND BUILDING OVERHANGS EXTEND INTO THE BRIDGE STREET RIGHT OF WAY. (AS SHOWN)
  - BUILDING SITUATED PARTIALLY IN 10' UTILITY EASEMENT CREATED BY THE PLAT OF VAIL VILLAGE, FIRST FILING. (AS SHOWN)
- TRACT IS SUBJECT TO THOSE PROVISIONS, COVENANTS AND CONDITIONS, EASEMENTS, AND RESTRICTIONS, WHICH ARE A BURDEN TO THE CONDOMINIUM UNIT DESCRIBED IN SCHEDULE A, AS CONTAINED IN INSTRUMENT RECORDED FEBRUARY 07, 2002, UNDER RECEPTION NO. 785475
- TRACT IS SUBJECT TO TEN FOOT EASEMENT OF INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC AS RESERVED BY VAIL ASSOCIATES, INC. IN WARRANTY DEED RECORDED NOVEMBER 15, 1972 IN BOOK 233 AT PAGE 115
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

#### SURVEYOR'S CERTIFICATE

I, BRENT BIGGS, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: \_\_\_\_\_

BRENT BIGGS  
COLORADO P.L.S. No. 27598  
FOR & ON BEHALF OF PEAK LAND CONSULTANTS, INC.

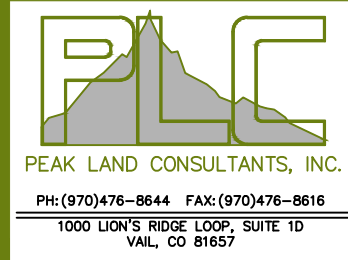


TOPOGRAPHIC SURVEY  
OF THE HILL BUILDING  
TOWN OF VAIL, EAGLE COUNTY,  
STATE OF COLORADO

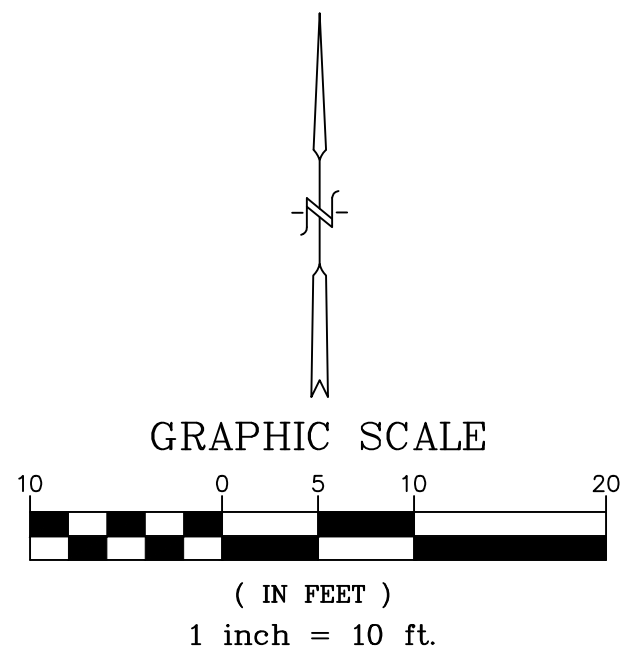
DRAWN BY: KMJ  
DATE: 08/23/16

CHECKED BY: BB  
PLC JOB NO.: 2047

SHEET 1 OF 1



Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	49°33'50"	12.00'	10.38'	N07°20'22"E 10.06'
C2	47°46'58"	45.00'	37.53'	S07°58'43"W 36.45'
C3	64°54'50"	12.00'	13.60'	N18°01'23"E 12.88'



N 1/4 CORNER SEC. 7 AND SEC. 8  
FOUND 3/4" ALUMINUM CAP ON  
2" STEEL POST (B.L.M.)

PLOTTED BY: KAVIS ON: Thursday, September 01, 2016 AT 11:02 AM REVISION: P: 10000 2890 25017 Drawings: SMTT CSD.dwg







## VAIL TOWN PLANNING AND ENVIRONMENTAL AGENDA MEMO

**MEETING DATE:** March 27, 2017

**ITEM/TOPIC:** March 13, 2017 PEC Meeting Results

**ATTACHMENTS:**

**File Name**

pec\_results\_031317.pdf

**Description**

March 13, 2017 PEC Meeting Results



**PLANNING AND ENVIRONMENTAL COMMISSION**  
**February 13, 2017, 1:00 PM**  
**Vail Town Council Chambers**  
**75 S. Frontage Road - Vail, Colorado, 81657**

---

1. Call to Order

Members Present: Brian Gillette, Kirk Hansen, Ludwig Kurz, John Ryan Lockman, Henry Pratt, and Brian Stockmar

Members Absent: John Rediker

Site Visit

Vantage Point Condominiums – 508 East Lionshead Circle

2. A request for the review of a variance from Section 11-6-4-A-1, Building Identification Signs, Vail Town Code, in accordance with the provisions of Section 11-10-1, Variances, Vail Town Code, to allow for a building identification sign on a building frontage that does not parallel a major pedestrian or vehicular way, located at 508 East Lionshead Circle, Lot 2, Block 1, Vail Lionshead Filing 1, and setting forth details in regard thereto. (PEC17-0002)

**Applicant:** Vantage Point Condominium Association, Represented by David Moe

**Planner:** Matt Panfil

**Motion: Deny**

**First: Hansen**

**Second: Kurz**

**Vote: 6-0-0**

Planner Matt Panfil introduced the project; he mentioned alternatives signage options presented to the applicant, provided an overview of the applicable criteria for a sign variance and explained the staff recommendation.

Commissioner Pratt asked for a clarification of the multi-purpose sign option.

Panfil explained this option.

Commissioner Lockman asked what makes an area a pedestrian or vehicular way.

Panfil explained the classification of areas based on right-of-way or the



Lionshead Redevelopment Master Plan.

Commissioner Gillette asked about a potential appeal of staff's determination.

Commissioner Pratt asked about other signs in the vicinity.

Commissioners Hansen and Stockmar asked for further clarification about the multi-purpose sign option.

Dan Miller, Vantage Point HOA president, provided an explanation of why options presented were not acceptable. Further, Mr. Miller spoke to why the application should be approved. Reference to the future redevelopment of the adjacent parking deck was included.

Dave Moe, facilities manager for Vantage Point, discussed existing and requested signage on the property and in the vicinity.

Commissioner Stockmar feels the need to comply with the code based on the evidence presented.

Commissioner Gillette spoke to the code, not personal feelings. Spoke to the variance criteria and other options available.

Commissioner Kurz agrees that options are available and the proposal does not meet the variance criteria.

Commissioner Hansen thinks the staff alternative that meets the code should be explored. Justification for a variance has not been presented.

Commissioner Lockman concurs with Commissioner Kurz. The request does not meet the variance criteria.

Commissioner Pratt concurs with the other commissioner and does not feel the variance criteria has been met.

3. A request for a recommendation to the Vail Town Council for an amendment to the Vail Village Master Plan, pursuant to Section VIII, Implementation and Amendment, Vail Village Master Plan, concerning East Frontage Road Sub-Area #9, to revise the existing language concerning employee housing and lodging uses and possible allowances for additional building height, increased Gross Residential Floor Area (GRFA) and additional site coverage within Sub Area #9, located in the general vicinity of 434 S. Frontage Road, Mountain View Residences on Gore Creek and setting forth details in regard thereto. Other properties affected by the proposed changes include the Tyrolean Condominiums, Apollo Park and The Wren. (PEC17-0003)

**Applicant:** Lunar Vail, represented by Mauriello Planning Group  
**Planner:** Chris Neubecker

**Withdrawn**

4. Approval of Minutes  
February 13, 2017 PEC Meeting Results

**Motion:** Approve  
**First:** Kurz                      **Second:** Stockmar                      **Vote:** 6-0-0

5. Informational Update
6. Adjournment

**Motion:** Adjourn  
**First:** Stockmar                      **Second:** Kurz                      **Vote:** 6-0-0

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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 48-hour notification. Please call (970) 479-2356, Telecommunication Device for the Deaf (TDD), for information. Community Development Department



## VAIL TOWN PLANNING AND ENVIRONMENTAL AGENDA MEMO

**MEETING DATE:** 03/27/2017

**ITEM/TOPIC:** Stream Tract Management Plan - Gregg Barrie

**ATTACHMENTS:**

<b>File Name</b>	<b>Description</b>
PEC_3-27-17_Stream_Tract_Tree_Management_Plan.pdf	Staff Memo - Stream Tract Forest Management Plan
Stream_Tract_Forest_Management_Plan_3-27-17.pdf	Stream Tract Forest Management Plan





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**Memorandum**

To: Planning and Environmental Commission

From: Gregg Barrie, Senior Landscape Architect

Date: March 27, 2017

Subject: Stream Tract Tree Management Plan Update

## **I. PURPOSE**

The purpose of this memo and presentation is to provide information to the Planning and Environmental Commission regarding a significant number of dead and dying spruce trees in the Gore Creek Stream Tract and to ask the PEC for input on the proposed Stream Tract Tree Management Plan (attached). This issue has been discussed with the Vail Town Council on three occasions over the past six months.

## **II. BACKGROUND**

The native trees in the Gore Creek stream tract are in decline due to infestations of two native insects – pine needle scale and spruce beetle. These infestations have resulted in the death of over 500 trees over the past decade. Many have been removed, with approximately 300 standing dead trees remaining on town-owned land between Ford Park and Donovan Park and many more already infested with spruce beetle.

At the direction of the Council, staff has developed a Stream Tract Forest Management Plan that recommends five actions for addressing safety and forest management challenges with a goal of working towards a resilient forested parcel that can withstand the periodic attack from native forest pests.

## **III. MANAGEMENT PLAN**

The strategies recommended in the Plan were developed through discussions with state foresters and entomologists, Colorado Parks and Wildlife, commercial arborists, the town's insurance company and internal staff.

*Per the Executive Summary, "The plan recommends using an adaptive management approach to address the current spruce beetle infestation. The plan recommendations include a 5-part system that includes tree removal, preventative tree maintenance, revegetation, education and monitoring. The desired end state for the stream tract is to have a forested parcel with vigorous trees that can withstand the periodic attack from native forest pests with little to no negative affects."*

#### **IV. TREE REMOVAL**

Dead and dying trees serve an ecological role in a natural ecosystem. They are habitat for numerous species, they return nutrients to soil as they decay and their shade helps keep water temperatures suitable for native aquatic species.

However, the lands along Gore Creek have been developed with trails, parks, buildings and homes. The substantial number of dead trees creates hazards to both people and property. Moreover, from an ecological standpoint, the spruce beetle uses dead/dying trees as breeding habitat, therefore exacerbating the problem. Of the five strategies the Plan recommends, tree removal is likely the most important for slowing the spread of spruce beetle.

In most of Colorado, the spruce beetle goes through a 2-year cycle in the same tree. First, the female bores through the bark and creates a “gallery” for laying eggs in the “phloem” of the tree. This interrupts nutrient flow and eventually kills the tree. The larvae hatch and spend the winter in the tree. The following summer, they emerge as pupae and then reenter the same tree at the base to overwinter, protected from the cold by snow cover. They emerge the following spring, mate, and the female bores into a new tree to start the process over.

Interrupting this process by removal of trees that are already dying will help slow this insect and is a recommended strategy of the Colorado State Forest Service. Twenty-three (23) brood trees have been identified in the past week on the north bank of Gore Creek between Ford Park and Vail Valley Drive. Elimination of “brood trees” is a cultural control method that falls under the recommendations of Integrated Pest Management (IPM). For more than 15 years, the town has used IPM for pest control as a way to reduce the use of pesticides. This is especially important along the creek.

#### **V. OTHER PLAN RECOMMENDATIONS**

##### **A. Preventative Tree Maintenance**

Last season, the town reduced spraying activities by approximately 75%. This was accomplished by using an independent arborist to evaluate trees prior to spraying. Preventative spraying has shown to be effective in protecting the trees but once the pests are gone, spraying can be reduced. Continued evaluations will help staff determine spraying needs.

The plan also recommends the use of MCH packets which are pheromone “non-aggregation” packs to deter pests from invading trees. This would be considered a biological method of IPM.

##### **B. Revegetation**

As dead trees are removed, staff will look for opportunities to plant new native plants as a way to reestablish shade and habitat. Much of this type of work is ongoing with the riparian buffer enhancements for the Restore the Gore work

C. Education

Staff is working on a letter to commercial pesticide applicators and arborists known to work in Vail. In addition, information will be sent to homeowners regarding tree pests, pesticide use and tree removals in the coming month.

D. Monitoring

Town staff will continue to monitor the situation to ensure that the steps being implemented are effective.

## **VI. TIMING**

There are a number of bird species who use the Gore Creek habitat for nesting and breeding. Activity begins in late April and continues through the summer into September. This leaves a small window in April and a larger window from October into the winter for tree removals that won't affect breeding activities.

Based on the beetle's reproductive cycle, bird nesting concerns and sensitivity for our residents and guest experiences, staff proposes the following schedule for addressing the spruce beetle infestation:

- Perform a targeted removal project between April 10-21 on trees from Ford Park to Vail Valley Drive. This will eliminate 23 hazard trees and 23 brood trees along the north bank and approximately 45 trees along the south bank. The work is timed to be completed prior to the arrival of native hummingbirds for breeding season. Some standing dead, identified as non-hazard trees, will be left in place as habitat. Staff will request proposals from tree removal contractors. It is likely that several contractors will be hired to complete the work in this narrow window.
- Perform a large removal project in the fall, starting after October 1<sup>st</sup>. This project will target new brood trees (those attacked during the summer) as well as hazard trees. While the full scope and required budget is not yet known, a 2 to 3 month window would allow for significant progress if the Council is willing to fund it. Staff would report back to Council after the April removal project to discuss funding.
- April 2018 – hazard tree removal
- Fall 2018 – work to complete the remainder of the dead trees as well as new brood trees. Continue monitoring of areas already cut to ensure elimination of brood trees.
- Revegetation work will be implemented as part of the Gore Creek Riparian Buffer Restoration work.
- Installation of MCH pheromone packets will occur each spring.

## **VII. ACTION REQUESTED BY PEC**

Review the Stream Tract Forest Management Plan, and provide staff with suggestions and comments as needed.

# Town of Vail Stream Tract Forest Management Plan

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## Executive Summary

The forests in and around Vail have undergone significant change over the past two decades. Since the late 1990's, insects, diseases and weather patterns have affected nearly every tree species in the valley. Over this time period the Town of Vail has worked to manage this change in an environmentally sustainable and fiscally responsible way. The town has implemented projects that have addressed declining aspen health, mountain pine beetle, pine needle scale and most recently spruce beetle. In 2014 town staff positively identified the presence of spruce beetle in a small pocket of dead trees along Gore Creek in Ford Park. Since then, a large number of additional trees have been identified within the town-owned stream tract.

Following a tour of a section of stream tract in late summer of 2016 Vail Town Council directed staff to form an interdisciplinary team to identify the scope of the current spruce beetle activity and develop a plan to mitigate its impacts. The team consists of representatives from public works, community development and fire. The plan that follows is a result of the initial work that the team completed in the fall and winter of 2016. The plan that is represented below provides specific guidance to management of the forested parts of the town-owned stream tract parcels.

The plan recommends using an adaptive management approach to address the current spruce beetle infestation. The plan recommendations include a 5-part system that includes tree removal, preventative tree maintenance, revegetation, education and monitoring. The desired end state for the stream tract is to have a forested parcel with vigorous trees that can withstand the periodic attack from native forest pests with little to no negative affects.

## Forest Management Objectives

The Town of Vail strives to manage its lands in a way that balances environmental sustainability with community needs. The Town has established the following objectives to meet the stated goal. These objectives are ranked in terms of priority.

1. Safety
2. Management of insect and disease activity
3. Retention of ecological benefits

## Area Description

This plan focuses on forest management on the town-owned parcel commonly referred to as the "stream tract". The stream tract can generally be defined as the Gore Creek stream corridor from Ford Park to Donovan Park. The stream tract consists of 21 contiguous parcels totaling 64.6 acres. The area is approximately 3.2 miles long and 400 feet wide at its widest part. The Gore Creek stream channel takes up a majority of the parcel with the balance consisting of primarily riparian zones. **Appendix A** shows a visual representation of the property boundaries.



The stream tract has many uses including open space, developed recreational trails and designated parks. Many residents and guests of the town enjoy walking or riding along the developed recreation trail. The stream tract also provides exceptional ecological benefit to the Gore Creek ecosystem. The forested area along the stream banks provides habitat for wildlife and nutrient input to the creek, filters runoff before it enters the stream and helps regulate water temperature by shading large parts of the creek.

## Stand Description

For the purposes of this plan it was determined that a quantitative survey of the property was not necessary. Below is a qualitative summary of the forested area of the stream tract:

The forested parts of the stream tract can be described as a mature wet mixed conifer stand consisting of lodgepole pine, Douglas-fir, sub-alpine fir, Engleman spruce and blue spruce. The understory of the stand consists of many riparian species including willow species, bog birch, rocky mountain maple and various forbs and grasses. Understory regeneration is present in some portions of property, but is not very prevalent. Random sampling of trees throughout the stream tract shows an average age of about 150 years with some trees as old as 250+ years. Due to the proximity to year round water the trees in the stream tract grow at a faster rate than those found on the hillsides near them.

## Insect and Disease Concerns

Insect and disease activity within the property has been high for at least the last decade. The property and area in general have seen epidemic outbreaks of mountain pine beetle and pine needle scale. In 2014 active pockets of spruce beetle were identified on the far eastern edge of the property in Ford Park. Since then, these pockets of spruce beetle have grown in size and a number of new pockets have been identified. Pockets of spruce beetle activity are present along other river corridors within Eagle County and throughout Colorado.

In addition to the insect activity on the property, development has made a significant impact on overall tree vigor. A large number of trees show signs of damage from nearby construction and development. Physical scarring and soil compaction in the rooting zones have left a number of the trees susceptible to fungus and overall decreased vigor.

Over the past 10 years the town has tried a number of preventative treatment methods to manage insect and disease populations on the stream tract. These treatments include everything from stem injections and root drenches to anti-aggregate pheromone packets. The town's major focus in the stream tract has been the control of pine needle scale population.

The large populations of insects and diseases combined with other abiotic factors have resulted in a high level of mortality within the stream tract property. Over the past decade town staff and contracted labor have removed trees every year, totally nearly 500 dead or diseased trees over the past 10 years. In 2016 an inventory of dead and dying trees on the stream tract was completed. The inventory showed a total of 266 dead or diseased trees within the stream tract. A map showing the 2016 inventory is included below in **Appendix B**.

## Forest Management Actions

As a result of the recently completed dead and dying tree inventory, the Town of Vail formed an internal working group to develop an action plan for addressing the large number of standing dead trees and overall forest health on the stream tract property. The group used the stated objectives of this plan to develop the forest management actions that are presented below. The actions follow the guidelines of Integrated Pest Management, or IPM, which recommends the use of multiple methods – mechanical, cultural, biological and chemical to manage pests. This plan focuses on mechanical and cultural methods, with chemical methods in support.

**Appendix C** outlines a proposed work plan and map for addressing the issue.

### Action Item 1- Tree Removal

It is desirable to leave dead trees along the stream corridor where possible. Dead trees provide a number of ecological benefits including; stream bank stabilization, shading of the stream corridor, wildlife habitat and nutrient input into the ecosystem. At the same time, the stream corridor through Vail is full of human activity and encroachments and standing dead trees present a safety concern. While some trees can be left in place, each tree should be evaluated to determine a) is the tree a “hazard” and b) is it a “brood tree”.

#### Hazard Tree

The International Society of Arboriculture defines a “hazard tree” as “a tree or tree part that has a high likelihood of failure and causing damage or injury.” It is recommended that all dead or dying trees that present a threat to life and property be removed as soon as practical. Not all trees present a threat to life or property, with a “threat” defined as a tree that has a target to hit. The group has defined that a tree is a threat if it is within 1 ½ times its height from a building, street or developed pedestrian way or as otherwise defined by qualified town staff.

#### Brood Tree

For this project, a “brood tree” is one that is or could be a host to spruce beetle larvae. A brood tree is a host tree that may be diseased or damaged that allows the spruce beetle to reproduce and mature into the next generation of beetles. Removal of brood trees is a cultural method of pest control to slow the spread of spruce beetle in Vail. The removal of brood trees could help to reduce the ability of the spruce beetle to reproduce and help with population control.

There are multiple constraints that will be considered when scheduling tree removals. They include winter and summer tourism, native bird nesting/breeding times, spring runoff and brood tree timing. Tree removals will be scheduled to minimize impacts to each of these concerns and prioritized based on a tree’s hazard level. High hazard trees may require removal at any time and, conversely, low hazard trees may be left in place as habitat.

Indications of imminent threat include a heavy lean, washed out root systems, ground around the root zone lifting or cracking, large amount of fungus fruiting bodies on the trunk or in rooting zone and/or visible decay of the trunk.

It is anticipated that in the course of mitigating the dead tree hazards some healthy live trees will be damaged. Residual trees that are damaged during target tree removal or those that will be compromised because of tree removal should be removed.

## **Action Item 2- Preventive Treatment**

The town should continue to develop and implement preventative treatment programs to address spruce beetle and pine needle scale on the property. There is no one solution that will solve the insect and disease issues but a combination of techniques may slow infestations.

The town's pine needle scale preventative treatment program has shown signs of effectiveness on some portions of the property and little to no effectiveness on others. This program should be continued with an adaptive management approach to change practices as necessary to maximize effectiveness while reducing the overall use of insecticides in the stream tract.

Spruce beetle preventive treatment should be focused on decreasing the live beetle populations and deterring beetles from surrounding areas from infesting trees on the stream tract. Chemical options are limited due to the close proximity of open water, however, this plan recommends two control methods:

The first part is removing actively infested and potential host trees. Actively infested trees (brood trees) should be identified and removed on an annual basis. The trunks of the trees should be treated in a way to decrease the potential to spread beetle populations to other areas. Potential host trees are those that are substantially weakened such as green trees blown over or those heavily infested with pine needle scale. Potential host trees should be removed as soon as practical and treated as though they may be infested.

The second part of the preventive treatment is to use anti-aggregate pheromones to deter outside populations of spruce beetles from infesting trees on the property. The MCH pheromones specifically target spruce beetle and will not affect non-target insects or the wildlife that feeds upon them.

## **Action Item 3- Revegetation**

Areas affected by forest management activities should be evaluated for need of revegetation. All revegetation planning should be coordinated within the framework of the Restore the Gore strategic action plan and be supervised by the town staff that oversees that program. The general goals of a revegetation program will be to enhance natural regeneration where needed, to add shade to keep water temperatures down and to add riparian vegetative buffers between developed areas and the creek.

The town will work with the Colorado State Forest Service in an effort to replant similar ecotypes for spruce, fir and pine species and potentially for willow and alder species. This may be accomplished by cone, seed and stem collection along the stream tract.

## **Action Item 4- Public Education**

Public education is an important part of all forest management actions. The public should be informed of the actions that are implemented by the town. The goal of the public education is to convey the objectives of this plan as well as foster understanding of the town's belief in environmental sustainability and ecological impacts of the activities that we implement.

The town should use all practical communication methods to keep the community informed of actions of this plan. Additionally, consideration should be given to include information about sustainable forest management into the Restore the Gore strategic action plan.

### **Action Item 5 – Monitoring and Maintenance**

Monitoring and maintenance of the stream tract property will be critical to maintaining a safe and healthy forest stand. The Town has always conducted informal monitoring of the stream tract property for forest health. In 2015 a quick survey of the property was conducted. In 2016 this survey was expanded and enhanced to help track insect population growth. In addition, tree evaluations prior to spraying helped reduce overall insecticide applications by nearly 75% in 2016. One of the enhancements was the use of a GIS based inventory. It is recommended that the Town continue to use a GIS based inventory system to track the infestation, removal and revegetation on the stream tract. Annual monitoring will help to determine effectiveness of treatment plans and inform future year's budgets and work plans.

The forested stands of the stream tract will always require some maintenance work to maintain forest health. The Town should continue to use town staff and contracted labor to monitor and maintain the stands. Once the majority of the standing dead trees are removed focus should turn to ensuring the remaining trees are healthy and vigorous.

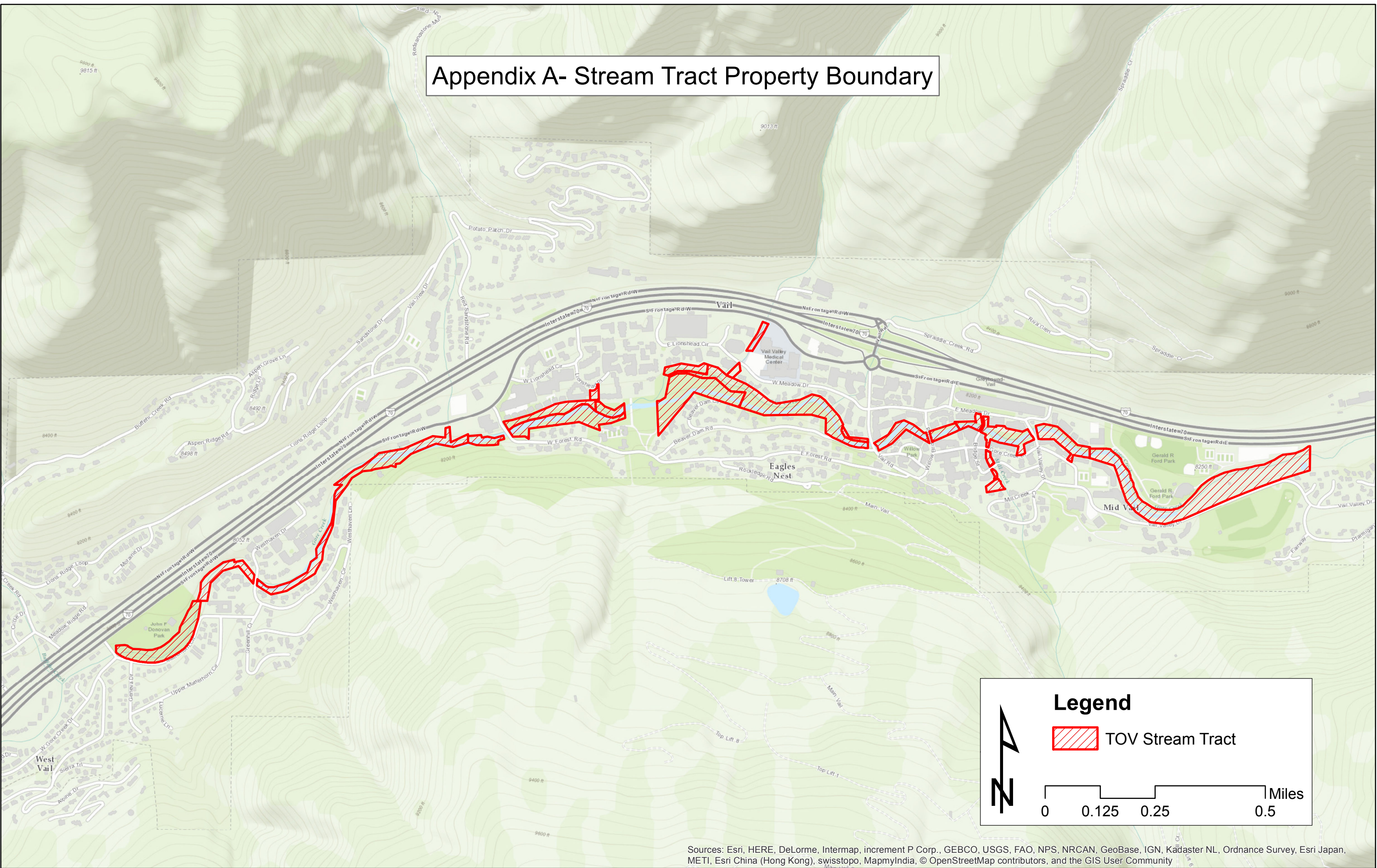
### **Conclusion**

The loss of mature spruce trees along the stream corridor is unfortunate, especially at a time when improving water quality in Gore Creek is a community priority. The ongoing spread of spruce beetle will continue to exacerbate the problem. Acting now to remove brood trees, deter new infestations through pheromones and developing an effective revegetation program will help reduce the impacts due to loss of shade, loss of bank stabilizing root systems and will help reduce the numbers of future dead and dying trees.

Managing the forest of the Gore Creek stream corridor within the Plan objectives of safety, management of insect and disease activity and retention of ecological benefits will help balance environmental sustainability with community needs and will protect the important resources along Gore Creek.



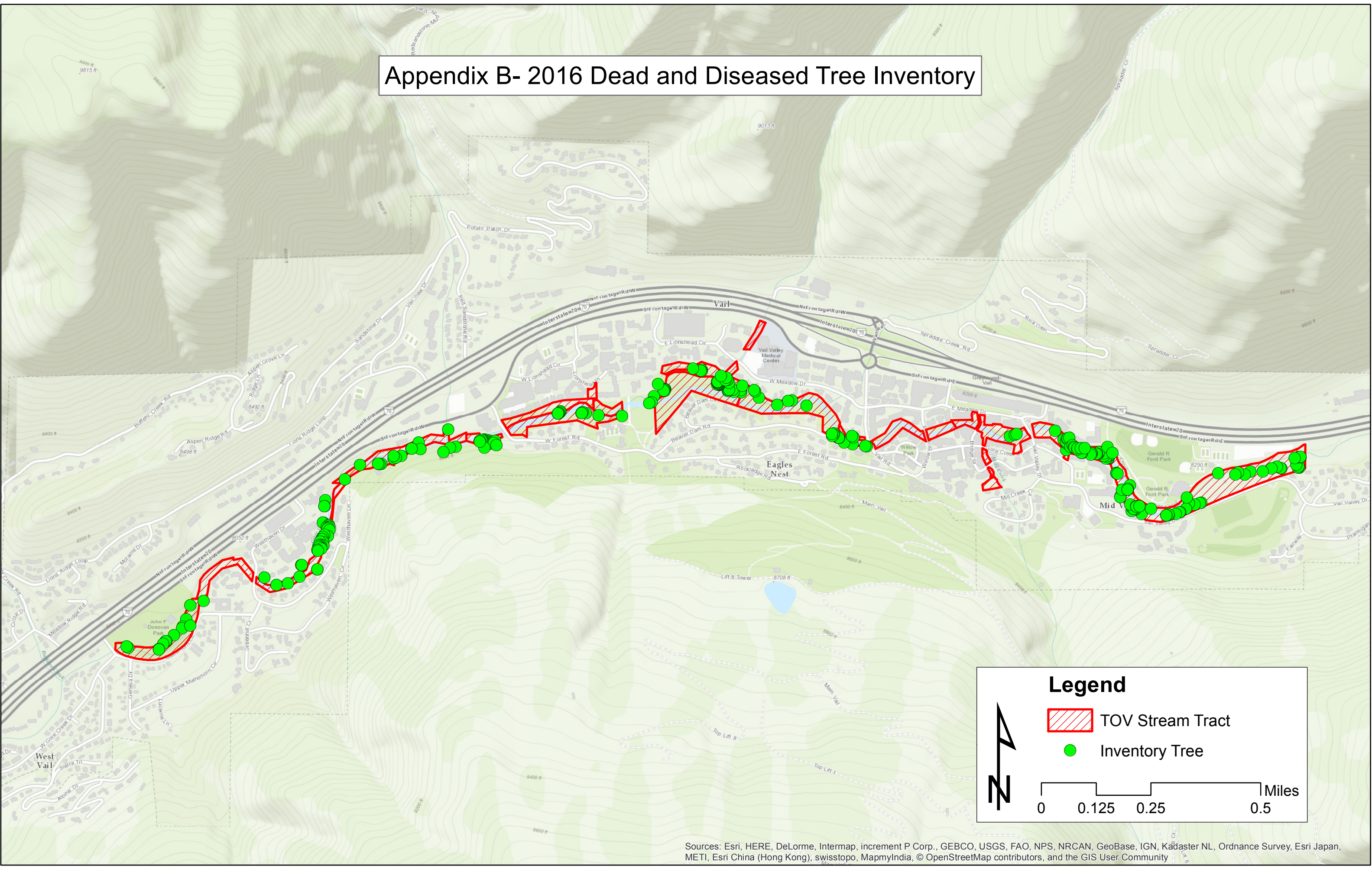
# Appendix A- Stream Tract Property Boundary



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



# Appendix B- 2016 Dead and Diseased Tree Inventory



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



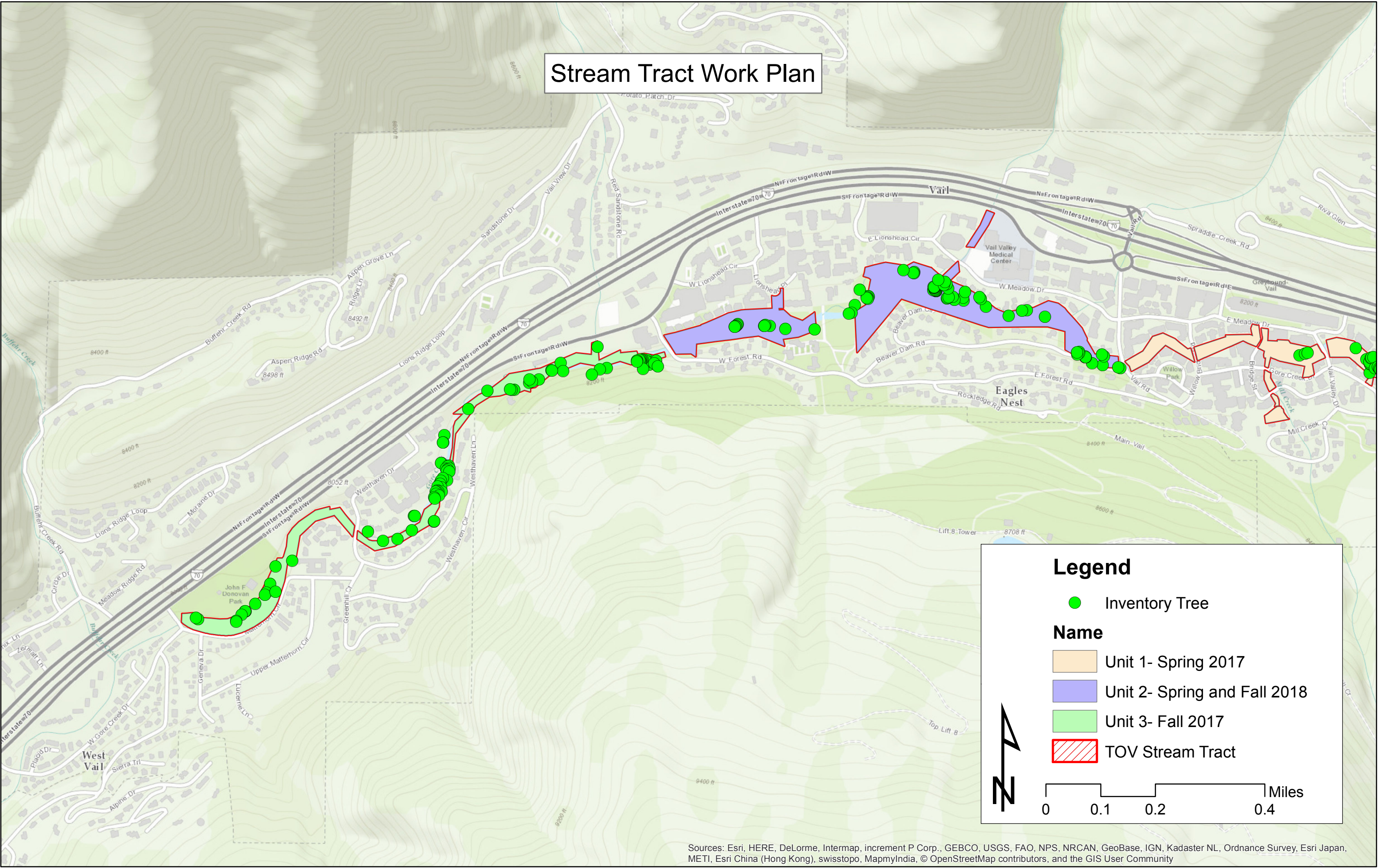
## Appendix C

### Proposed Work Plan Schedule

[illegible]



# Stream Tract Work Plan



## Legend

● Inventory Tree

## Name

- Unit 1- Spring 2017
- Unit 2- Spring and Fall 2018
- Unit 3- Fall 2017
- TOV Stream Tract

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community