



Memorandum

TO: Vail Town Council

FROM: Community Development Department

DATE: November 7, 2017

SUBJECT: Access Improvements for the Redevelopment of Solar Vail, located in the Vicinity of 501 North Frontage Road West, Permission to Proceed

I. DESCRIPTION OF REQUEST

Sonnenalp Properties Inc., owner of Solar Vail located at 501 North Frontage Road West, requests permission to proceed through the Town's development review process for improvements to the project's driveway access that is located partially on Town of Vail Property (Tract A, Middle Creek Subdivision), as well as walkways on the Red Sandstone Elementary Property to the west (Vail Potato Patch, Block 2, Lot 8). Access improvements are proposed in conjunction with the redevelopment of the Solar Vail employee housing project.

It should be noted that the Vail Town Council is not being asked to approve the improvements, their location or design, but rather to authorize the applicant to move forward with a planning application that utilizes Town owned property for private purposes.

II. BACKGROUND

Sonnenalp Properties Inc. is proposing to redevelop the Solar Vail property located at 501 North Frontage Road West for deed restricted employee housing. The existing access driveway, located to the east of the Solar Vail building, encroaches over the southwest corner of Tract A by approximately 600 square feet. Tract A is a parcel of land owned by the Town, zoned Natural Area Preservation. Tract A is not designated Open Space. A similar request was approved by Town Council on October 2, 2007, when the Vail Town Council granted "Permission to Proceed" through the development review process. Additionally, the Planning and Environmental Commission approved the request on March 24, 2008.

The proposal includes a modification to this existing access driveway to improve both vehicular and pedestrian safety, and two sidewalks to the west to provide pedestrian access to the existing bus stop. The proposal within Tract A includes a driveway, sidewalks, and lighting. The access improvements impact approximately 2,000 square feet of Tract A. The proposal on Potato Patch, Block 2, Lot 8 (zoned General Use), includes two

walkways totaling 280 square feet. The Applicant must obtain approval from the Vail Town Council as the property owner before proceeding through the Town's development review process for any improvements on Town owned property. The project is anticipated to be reviewed by the Planning and Environmental Commission at a public hearing on November 13, 2017.

III. ACTION REQUESTED

The Community Development Department requests that the Town Council evaluate the proposal to utilize Town of Vail property for the purposes of improved access for the redevelopment of Solar Vail. This utilization of Town of Vail property would be subject to the terms of an access easement in a form acceptable to the Town Attorney.

The Community Development Department recommends that the Vail Town Council instructs Town Staff to:

- Sign the development application on behalf of the property owner and permit the project to proceed through the development review process for the proposed improvements.

IV. ATTACHMENTS

- A. Vicinity Map
- B. Site Plan from GPSL Architects dated 10-16-2017
- C. Photos