

## **VI. ILLUSTRATIVE PLANS**

The Illustrative Plans provide an overview of the long range goals and objectives for future development of the Village. Each plan depicts a key element that contributes to the character and function of Vail Village. These elements include land use, open space, circulation and building heights. Together these plans reflect the Master Plan's goals, objectives and policy statements. They provide the criteria for evaluating development proposals and planning for future public improvements. A summary plan, referred to as the Action Plan, is a composite of the identified changes and improvements from each of the Illustrative Plans. The Action Plan graphically summarizes proposed public and private sector changes for Vail Village.

### **LAND USE PLAN**

There is a well-defined overall pattern of land use throughout the Village that establishes one of its more pleasant characteristics. The greatest variety and intensity of uses are found within the Village Core Area and along the pedestrian ways of East Meadow Drive. The mixed use character of these areas make significant contributions to the vitality of the pedestrian experience in the Village. Land uses surrounding these areas are predominantly residential with a mixture of lodging, condominium, and low density residential development. Other land use designations in the Village include heavy service, public facility/parking, and ski base/recreation.

Maintaining the general pattern of existing land uses is a stated goal for Vail Village. While some changes in land use are indicated by this Plan, they respect the existing character that has been established throughout the Village. Changes to existing land uses have been recommended in response to other goals of The Village Plan. Specific improvements and developments associated with these changes in land use are expressed in greater detail on the Action Plan and in the Sub-Area section of this Plan. Land use categories in Vail Village include the following:

Low Density Residential: The Mill Creek Circle area was the initial subdivision of Vail and is the only neighborhood in the Village made up of exclusively low density residential development. Development in this land use category is limited to two units per lot. There are a total of 19 duplex zoned lots comprising approximately 6.5 acres in this land use category.

Medium/High Density Residential: The overwhelming majority of the Village's lodge rooms and condominium units are located in this land use category. Approximately 1,100 units have been developed on the 27 acres of private land in this category. In addition, another 110 units are approved but unbuilt. It is a goal of this Plan to maintain these areas as predominantly lodging oriented with retail development limited to small amounts of "accessory retail".

Mixed Use: This category includes the "historic" Village core and properties near the pedestrianized streets of the Village. Lodging, retail and a limited amount of office use are found in this category. With nearly 270,000 square feet of retail space and approximately 320 residential units, the mixed use character of these areas is a major factor in the appeal of Vail Village.

Ski Base/Recreation: Located at the base of Vail Mountain in the Golden Peak area and immediately adjacent to Vail Village, this designation is intended to provide for the facilities and services inherent to the operation of a ski area. Uses and activities for these areas are intended to encourage a safe, convenient, and aesthetically-pleasing transition between the ski mountain and surrounding land use categories. The range of uses and activities appropriate in the Ski Base/Recreation land use category may include skier and resort services, ski lifts, ski trails, base facilities, public restrooms, ticket sales, clubs, public plazas, outdoor cultural/art events and sports venue, open spaces, parking and loading/delivery facilities, and residential, retail, and restaurant uses.

Public Facility/Parking: The only property in this category is the Town-owned parking structure and adjacent surface parking lot. Existing uses include: public and charter bus parking, transportation

facilities and a limited amount of office and retail activity. Potential changes to the character of these uses would be the introduction of other public purpose activities such as a visitor center, performing arts center, etc.

### **OPEN SPACE PLAN**

Four different classifications of open space are indicated on the Open Space Plan. The types of open space vary from greenbelt natural open space to the more urbanized open space created by the Village's numerous public plazas. While the role of each of these forms of open space varies, they all contribute to the recreational, aesthetic, and environmental features of the Village. For the purposes of this Plan, open space is defined as conditions at the existing natural grade of the land. The following further defines each of these four types of open space:

Greenbelt Natural Open Space: Greenbelt Natural Open space is designed to protect environmentally sensitive areas from the development of structures and to preserve open space in its natural state. Areas designated as Greenbelt Natural Open Space are dominated on the south by undeveloped portions of Vail Mountain adjacent to the Village. Stream tracts in the Village are also designated as Greenbelt Natural Open Space. Development in these areas is limited to recreation related amenities such as ski base facilities, pedestrian walkways, bikeways, and passive recreation areas.

Parks: Parks occur on publicly owned or leased land and are developed to varying degrees.

- A. Ford Park is a major park facility located at the easterly edge of the Village. It provides recreational activity for the entire community with a variety of developed improvements, including structures, and less developed open areas.
- B. Active Recreation areas such as tennis courts and tot lots provide opportunities for specific recreational activity on sites with developed improvements.
- C. A number of pocket parks are either existing or planned throughout Vail Village. Pocket parks provide valuable open space for both active and passive recreation as well as contrast from the built environment.

Planted Buffers: Planted buffers provide visual relief from roadways and surface parking areas and establish entry ways into the Village. Buffers indicated on this Plan are important landscape features and should generally be preserved.

Plazas with Greenspace: Plazas with greenspace are "urban open space." They contribute significantly to the streetscape fabric of the Village. Formed in large part by the buildings and spaces around them, plazas with greenspace provide relief from the built environment, a place for people to gather or relax, areas for special entertainment or other activities and possible location for landscaping, water features, benches and public art.

### **PARKING AND CIRCULATION PLAN**

The Parking and Circulation Plan recognizes the established pattern of parking and circulation throughout Vail Village. The parking and circulation system is an important element in maintaining the pedestrianized character of the Village. This is accomplished by limiting vehicular access at strategic points, while allowing for necessary operations such as bus service, loading/delivery and emergency vehicle access.

The Town's bus system is crucial to controlling and limiting vehicular access to Vail Village. The bus system greatly reduces the reliance on private automobiles, resulting in a reduction of vehicular traffic in the Village's pedestrianized areas.

Aesthetic, as well as functional considerations are important to the Village's circulation system. A long standing goal for the Village has been to improve the pedestrian experience through the development of a continuous network of paths and walkways. As a result, the irregular street pattern in the Village has been enhanced with, numerous pedestrian connections linking "plazas with greenspace" and other forms of open space. Located in and along this network are most of the Village's retail and entertainment activities. While the majority of the circulation system within the Village is in place, a number of major improvements are proposed to reinforce and increase existing pedestrian connections, facilitate access to public land along stream tracts, and further reduce vehicular activity in the core area.

### **BUILDING HEIGHT PLAN**

Generally speaking, it is the goal of this Plan to maintain-the concentration of low scale buildings in the core area while positioning larger buildings along the northern periphery (along the Frontage Road), as depicted in the Building Height Profile Plan. This pattern has already been established and-in some cases these larger structures along, the Frontage Road serve to frame views over Vail Village to Vail Mountain. The Building Height Plan also strives, in some areas, to preserve major views from public right-of-ways.

Building heights greatly influence the character of the built environment in the Village. This is particularly true in the Village Core where typical building heights of three to four stories establish a pleasing human scale.

The building heights expressed on this Illustrative Plan are intended to provide general guidelines. Additional study should be made during specific project review relative to a building's height impact and the streetscape and relationship to surrounding structures. Specific design considerations on building heights are found in the Sub-Area section of this Plan and in the Vail Village Urban Design Guide Plan.

### **ACTION PLAN**

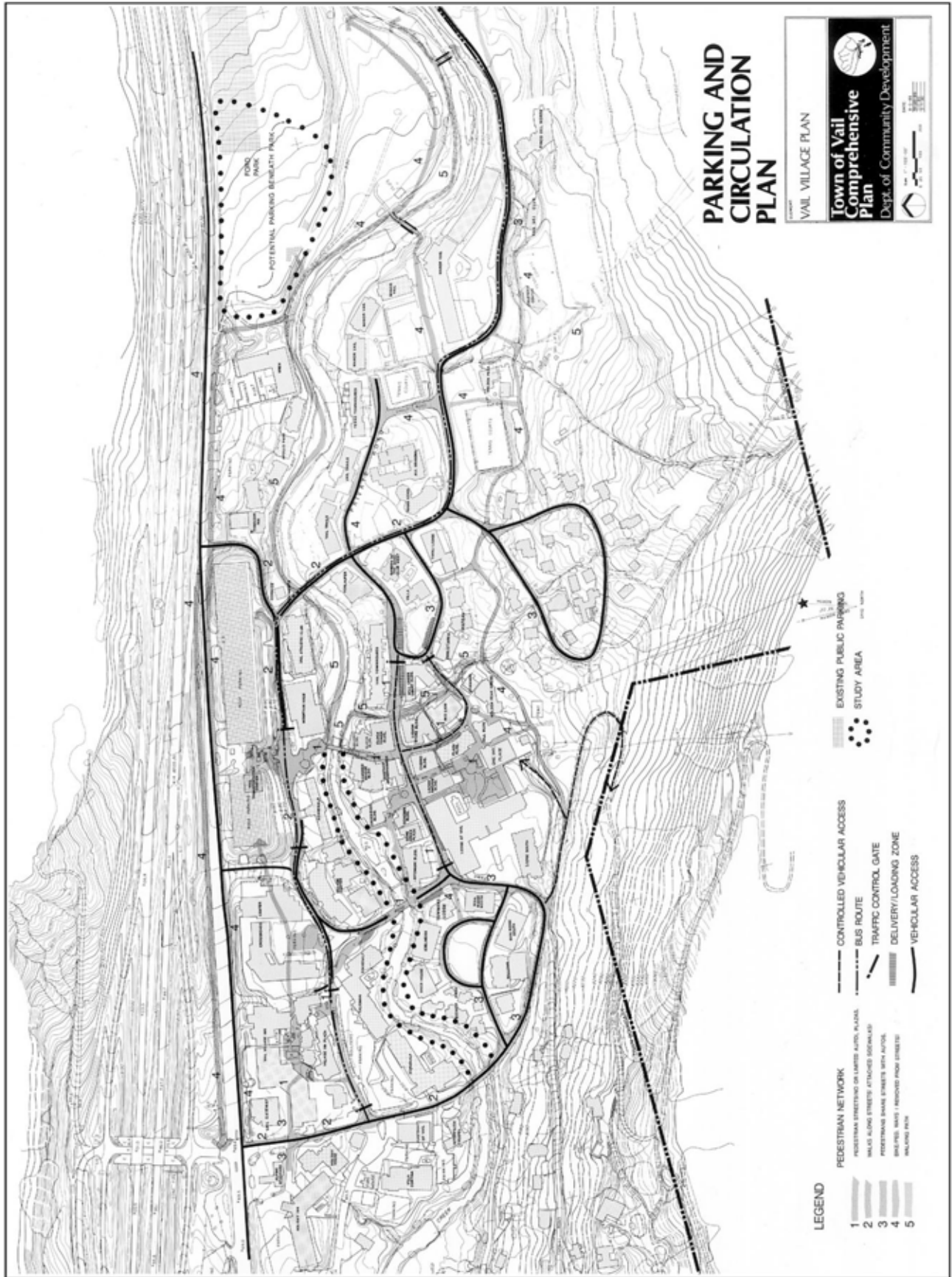
The Action Plan indicates potential development and improvement projects that would be consistent with the goals, objectives and policies of the Vail Village Master Plan. The Action Plan is a composite of the Land Use, Open Space, Parking and Circulation and Building Height elements.

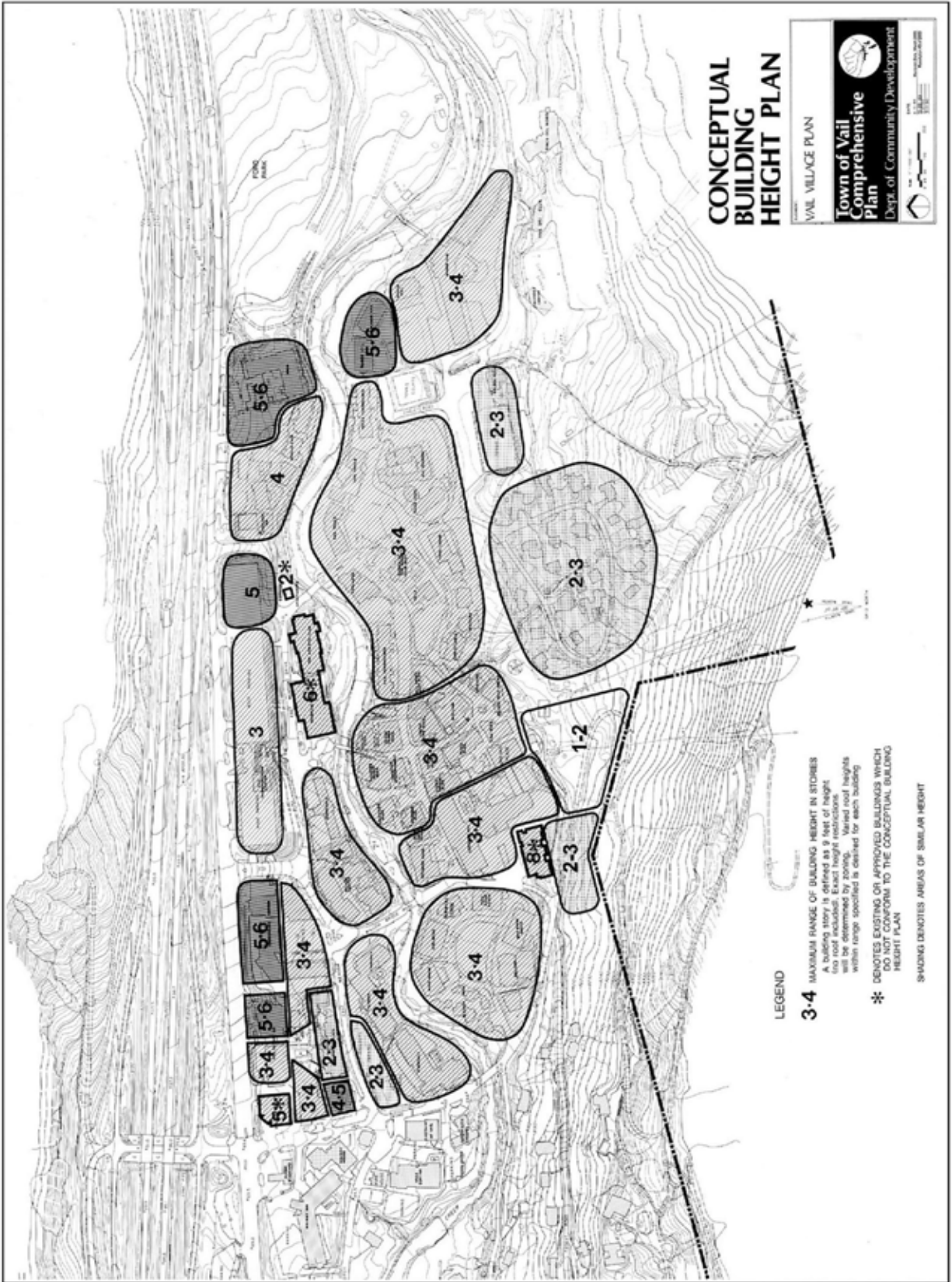
Areas identified by the Plan as having potential for additional development have previously received Town approvals or have been recognized as being consistent with the various elements of the Master Plan. However, the Action Plan is not intended to be an all-inclusive list of improvements, which may occur, or an indication of Town approval for any specific development proposals. The review of any development proposal will be based upon compliance with all relative elements of the Village Master Plan.

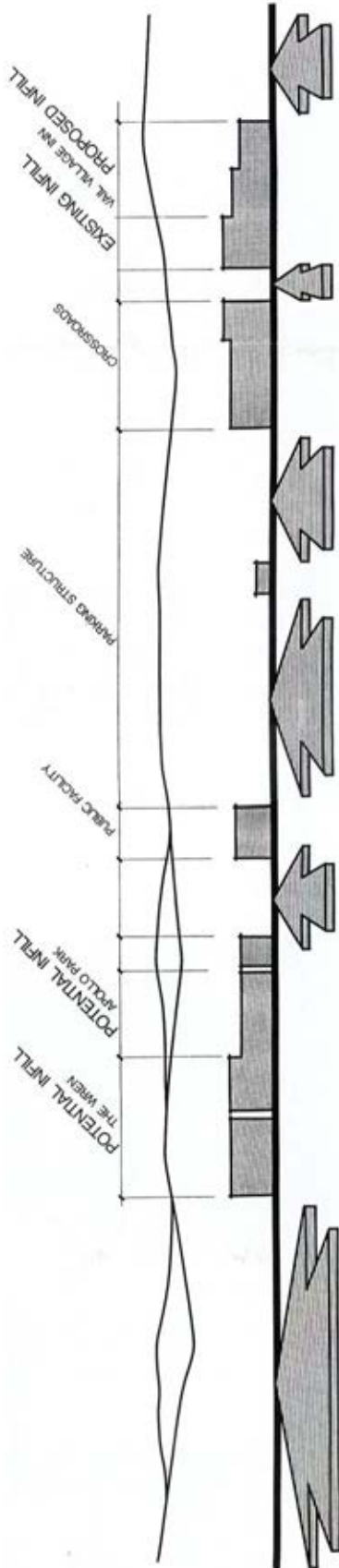
Numerical references found on the Action Plan map refer to more detailed descriptions of proposed improvements, located in the Sub-area section of this Plan. These descriptions provide a detailed account of the goals, objectives, and design considerations relative to each of the development and improvement projects. Graphic representation of improvement projects on the Action Plan are not intended to represent design solutions. Sub-area concepts, applicable goals, objectives, and policies of this Plan, zoning standards and design considerations outlined in the Vail Village Urban Design Guide Plan are the criteria for evaluating any development proposal. Furthermore, private covenants exist in many areas of Vail Village and should be a consideration addressed between a developer and other applicable private property owners.



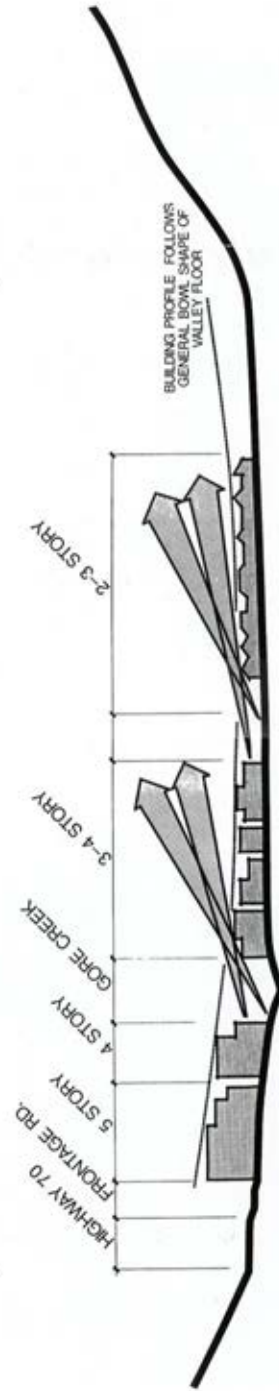








**VIEW CORRIDORS (ELEVATION FROM FRONTAGE ROAD)**



**BUILDING MASSING (VILLAGE CORE SECTION)**

**BUILDING HEIGHT PROFILE**

VAIL VILLAGE PLAN  
 Town of Vail  
 Comprehensive Plan  
 Dept. of Community Development





## **VII. VAIL VILLAGE SUB-AREAS**

A major goal of this Plan is to address the Village as a whole and at the same time be sensitive to the opportunities and constraints that may exist on a site specific basis. To facilitate long range planning unique to each area of the Village, ten different sub-areas are delineated in this Plan. Sub-areas were determined based on a number of different considerations. Foremost among these were:

- design and site characteristics
- geographic or physical boundaries
- land uses and ownership patterns

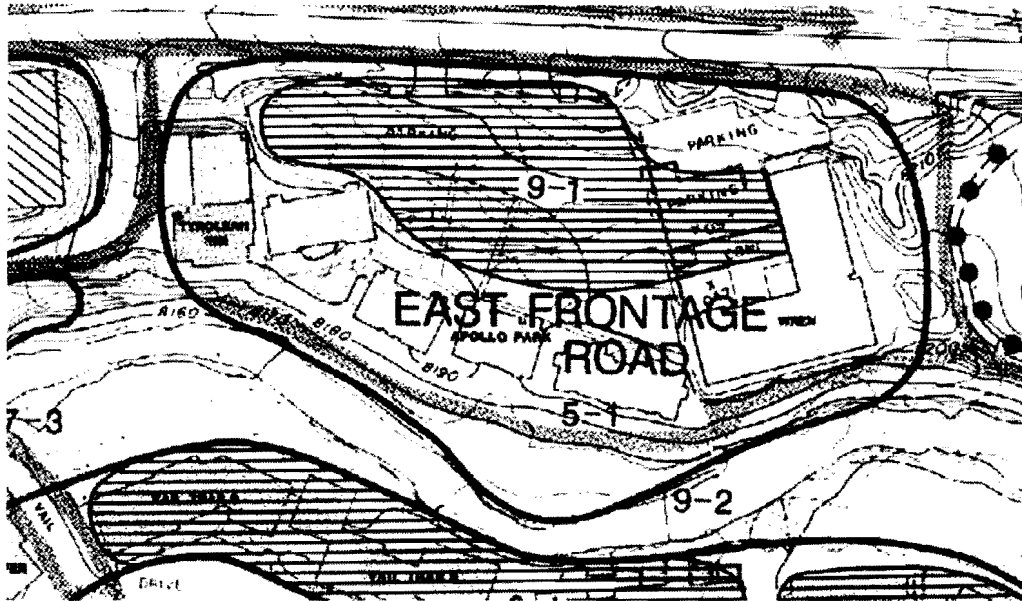
Each of the ten sub-areas have been evaluated relative to the overall goals, objectives, and policies outlined for Vail Village. The potential improvement projects, referred to as sub-area concepts, which have emerged from this evaluation are graphically represented on the Action Plan. These sub-area concepts are physical improvements intended to reinforce the desired physical form of the Village as outlined in the various elements of the Master Plan.

The 10 sub-areas (which follow), provide detailed descriptions of each sub-area concept and express the relationship between the specific sub-area concepts and the overall Plan. The applicable goals and objectives are cited for each of the sub area concepts at the end of each description under "special emphasis."

The sub-area concepts described in this Section are meant to serve as advisory guidelines for future land use decisions by the Planning and Environmental Commission and the Town Council. Compliance with the sub-area concepts does not assure development approval by the Town.

It is important to note that the likelihood of project approval will be greatest for those proposals that can fully comply with the Vail Village Master Plan. The Urban Design Guide Plan includes additional design detail that is to be used in conjunction with the Vail Village Master Plan sub-area concepts.

EAST FRONTAGE ROAD SUB-AREA (#9)



The East Frontage Road Sub-Area is comprised of condominium and time share residential development. This sub-area is unique in that its access is directly off of the Frontage Road, causing little vehicular impact on other areas of the Village. Large areas of surface parking within the sub-area provide the opportunity for additional residential infill development. Given proper attention to design considerations, this sub-area could provide additional density within close proximity to the Village core. At the present time, the sub-area is separated from the Village core by Gore Creek. This sub-area has a pedestrian connection with the Village and Ford Park via the Village Streamwalk. A sidewalk along the Frontage Road should be constructed to improve pedestrian safety and further connect the Village parking structure to Ford Park. The area between buildings and Gore Creek must be improved to enhance natural environment.

#9-1 Parking Lot Infill

Residential infill over existing surface parking. Height of building to be limited so as to not impede view corridors from the frontage road (and Interstate 70) to the Village and Vail Mountain. Mass of buildings to step back from the Frontage Road to prevent sun/shade impacts on the road. Satisfying parking demand on site will necessitate structured parking. A substantial landscape buffer shall be provided between any new development and the Frontage Road without jeopardizing future frontage road improvements. Special emphasis on 1.2, 2.3, 2.6, 3.1, 3.4, 5.4, 6.1.

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

**Policy 1.2.1:** Additional development may be allowed as identified by the Action Plan and as is consistent with the Vail Village Master Plan and Urban Design Guide Plan.

**Policy 1.2.2:** Development and improvement projects shall be coordinated to minimize the unintended negative consequences associated with construction activity in a pedestrianized, commercial area. For instance, the noise abatement, project completion guarantees, temporary parking, traffic control, etc.

**Objective 2.3:** Increase the number of residential units available for short term overnight accommodations.

**Policy 2.3.1:** The development of short term accommodation units is strongly encouraged. Residential units that are developed above existing density levels are required to be designed or managed in a manner that makes them available for short term overnight rental.

**Objective 2.6:** Encourage the development of employee housing units in Vail Village through the efforts of the private sector.

**Policy 2.6.1:** Employee housing units may be required as part of any new or redevelopment project requesting density over that allowed by existing zoning.

**Policy 2.6.2:** Employee housing shall be developed with appropriate restrictions so as to insure their availability and affordability to the local work force.

**Policy 2.6.3:** The Town of Vail may facilitate in the development of affordable housing by providing appropriate assistance.

**Policy 2.6.4:** Employee housing shall be developed in the Village when required by the Town's adopted Zoning Regulations.

**Objective 3.1:** Physically improve the existing pedestrian ways by landscaping and other improvements.

**Policy 3.1.1:** Private development projects shall incorporate streetscape improvements (such as paver treatments, landscaping, lighting and seating areas), along adjacent pedestrian ways.

**Policy 3.1.2:** Public art and other similar landmark features shall be encouraged at appropriate locations throughout the Town.

**Policy 3.1.3:** Flowers, trees, water features, and other landscaping shall be encouraged throughout the Town in locations adjacent to, or visible from, public areas.

**Objective 3.4:** Develop additional sidewalks, pedestrian-only walkways and

accessible green space areas, including pocket parks and stream access.

**Policy 3.4.1:** Physical improvements to property adjacent to stream tracts shall not further restrict public access.

**Policy 3.4.2:** Private development projects shall be required to incorporate new sidewalks along streets adjacent to the project as designated in the Vail Village Master Plan and/or Recreation Trails Master Plan.

**Policy 3.4.3:** The “privatization” of the town-owned Gore Creek stream tract shall be strongly discouraged.

**Policy 3.4.4:** Encroachment of private improvements on the town-owned Gore Creek stream tract shall be prohibited.

**Policy 3.4.5:** The Town shall require the removal of existing improvements constructed without the Town’s consent within the town-owned Gore Creek stream tract.

**Objective 5.4:** Improve the streetscape circulation corridors throughout the Village.

**Policy 5.4.1:** The Town shall work with the Colorado Division of Highways toward the implementation of a landscaped boulevard and parkway along the South Frontage Road.

**Policy 5.4.2:** Medians and right-of -ways shall be landscaped.

**Objective 6.1:** Provide service and delivery facilities for existing and new development.