



## Memorandum

TO: Vail Town Council

FROM: Community Development Department

DATE: July 17, 2018

SUBJECT: Proposed Ground Mounted Building Identification Sign in the Vicinity of 450 East Lionshead Circle (Treetops Building), Permission to Proceed

### I. DESCRIPTION OF REQUEST

Rabbi Dovid Mintz of the Chabad Jewish Center and Mark Haynes with Market Management, tenants in the Treetops Building located at 450 East Lionshead Circle, request permission to proceed through the Design Review process for a ground mounted building identification sign to be located on Town of Vail property (E. Lionshead Circle ROW). The applicants request permission to proceed through the Design Review Board process and, if approved, enter into a license agreement with the Town of Vail for the improvement.

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 commercial uses.

### II. BACKGROUND/PROPOSAL

The Treetops Building was constructed above an existing parking garage in 1986. Recently, Mark Haynes with Market Management has completed an extensive remodel of the property including a full interior modification for a new grocery store and exterior improvements including new pedestrian access and landscaping. Prior to the most recent work, the applicant received permission to proceed through the Design Review Board process for the exterior improvements located on Town property.

Please refer to the applicant's narrative (Attachment A), an aerial photo (Attachment B), Site Plan with proposed sign location (Attachment C) and site photos (Attachment D). The project is currently scheduled for review by the Design Review Board on August 1, 2018.

### **III. ACTION REQUESTED**

The Community Development Department requests that the Town Council evaluate the proposal to utilize Town of Vail property for the purpose of a ground mounted building identification sign. This utilization of Town of Vail property would be subject to the terms of a license agreement and could be discontinued if required to do so.

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 improvement.

### **IV. ATTACHMENTS**

- A. Applicant's narrative
- B. Aerial photo in the vicinity of 450 East Lionshead Circle
- C. Site Plan with proposed sign location
- D. Property photos