



Memorandum

TO: Town Council

FROM: Community Development Department

DATE: July 17, 2018

SUBJECT: An update to the 1994 Comprehensive Open Lands Plan, pursuant to Section 12-3-7, Amendment, Vail Town Code. (PEC17-0049)

Applicant: Town of Vail, represented by Braun Associates, Inc.
Planner: Chris Neubecker

I. Purpose

The purpose of this memo is to present the recommendations of the draft 2018 Open Lands Plan Update, specifically Chapter 3, Town Owned Lands and Use of Lands. As part of this meeting, Staff will also follow up on issues that were mentioned at the July 3, 2018 meeting on Chapter 2, Environmentally Sensitive Lands, including answers to Council questions, summarizing refinements to the Plan, and addressing Town Council inquiries about the development feasibility of lands.

For a copy of the draft 2018 Open Lands Plan Update, please select the following link:

<https://www.vailgov.com/openlandsupdate>

II. Town Owned Lands and Use of Lands

The use of Town Lands was a component of the 1994 Comprehensive Open Lands Plan. The 1994 Plan included as one of its objectives to *"identify, to the extent possible, future public needs (or needs not currently being met) that will need land."* Lands that were successfully acquired and/or developed after completion of the 1994 Plan included the West Vail Fire Station, Chamonix Vail deed-restricted employee housing, Mountain Bell Site (Middle Creek Village employee housing) and Vail Commons (above City Market).

The draft 2018 Open Lands Plan Update continues the planning process by identifying vacant properties for potential public uses and community facilities. As part of the planning process, Town staff interviewed Town of Vail department directors in order to identify any public needs for land that could be included in this plan. As a result of the interviews, the following needs were identified:

- Employee Housing (Human Resources)
- Fire Training Center (Fire Department)
- Snow Storage (Public Works)
- Solar Farm (Public Works)
- Public Parking (Public Works)
- Conference Facilities, Theater, and Other Events (Economic Development)

During the planning process, 161 Town-owned parcels and 106 private, undeveloped properties were identified and evaluated in order to determine if any of these parcels could be used to meet public needs. Lands that were not deemed appropriate for development were excluded from consideration, including land with excessive slopes or environmentally sensitive lands. During the review, it was assumed that existing land uses on developed lands would remain. For the purposes of this plan, Town Owned Lands and Use of Lands include land already owned by the Town, or other land that could be acquired for some public purpose other than environmental protection or trails, which are discussed in other sections of the draft Plan. Land for environmental protection was discussed at the meeting of July 3, 2018, and lands for Trails will be discussed in a future meeting, tentatively scheduled for August 7, 2018.

As a result of the analysis, only eight Town Owned (8) parcels remained, and six (6) other parcels were identified as vacant lands that could be acquired by the Town for public purposes. The eight (8) Town Owned parcels are not viable for development due to existing constraints on size, access, restrictive covenants, or lands that were purchased with Real Estate Transfer Tax (RETT) funds.

III. Recommended Action Items and Implementation Steps

Chapter 5 of the draft 2018 Open Lands Plan Update includes a list of 28 Action Items for consideration. These Action Items include steps that the Town should take to implement the Plan, including acquisition of lands, acquisition of easements, construction of trails, and/or development or use of public lands or facilities.

Action Items in the draft plan relating specifically to **Town Owned Lands and Use of Lands** include:

- Action Item #4 - West Vail Parcels Along Chamonix Lane (3 contiguous parcels – 1.53 acres)
 - Purpose – Public facility or community use / affordable or employee housing
 - Action – Acquire parcels
 - Other Information – Site consist of three parcels zoned Two-Family Primary/Secondary (PS) Residential, that comprise 1.53 acres. Steep terrain on north half of these parcels will limit development potential
- Action Item #7 - Old Roost Lodge (1.9 acres)
 - Purpose – Public facility or community use / affordable housing or employee housing

- Action – Acquire parcel
- Other Information – This 1.76 acre parcel is zoned Public Accommodation (PA) and has Special Development District (SDD) approval for a hotel and affordable housing project. If the approved project does not proceed, the site would be viable for affordable / employee housing or other community needs.
- Action Item #9 - Hotel Talisa Tennis Courts (3 acres)
 - Purpose – Park expansion
 - Action – Acquire parcel for expansion of Donovan Park
 - Other Information – This 3.0 acre parcel has three tennis courts that are owned and managed by the Hotel Talisa ownership group. In the event the ownership group was interested in disposing of this parcel, the Town's acquisition could allow for the expansion of Donovan Park for a variety of potential uses.
- Action Item #18 – Vail Valley Drive
 - Purpose – Maintain access to Vail Valley Drive
 - Action – Acquire portion of parcel that includes Town roadway
 - Other Information – This parcel is owned by the United States Forest Service
- Action Item #23 – CDOT Parcel
 - Purpose – Protect environmentally sensitive portion of parcel, potential for limited residential development
 - Action – Acquire parcel
 - Other Information – This 1.78 acre parcel is owned by the Colorado Department of Transportation (CDOT). Bighorn creek bisects the parcel and the parcel is impacted by a debris flow zone.
- Action Item #28 - CDOT/Bighorn Parcel (1.8 acres)
 - Purpose – To maintain access to Bighorn Road
 - Action – Acquire parcel
 - Other Information – The parcel is owned by the Colorado Department of Transportation (CDOT)

IV. Input from Town Council and Next Steps

The Community Development Department requests that the Town Council provide feedback on any elements of the Town Owned Lands and Use of Lands (Chapter 5) section of the draft 2018 Open Lands Plan Update that may need to be modified. Staff will take your suggested plan refinements, and will return with edits during meeting #6. At that time, we will present the final draft of the plan.

The next meeting will focus on Trails, currently scheduled with the Town Council on August 7, 2018.

V. Attachments

- A. Open Lands Presentation from Braun Associates
- B. Matrix on Environmentally Sensitive Lands – Evaluation of 16 Action Items