

# 2018 Comprehensive Open Lands Plan Update

ATTACHMENT A - OPEN LANDS PRESENTATION  
FROM BRAUN ASSOCIATES, INC.

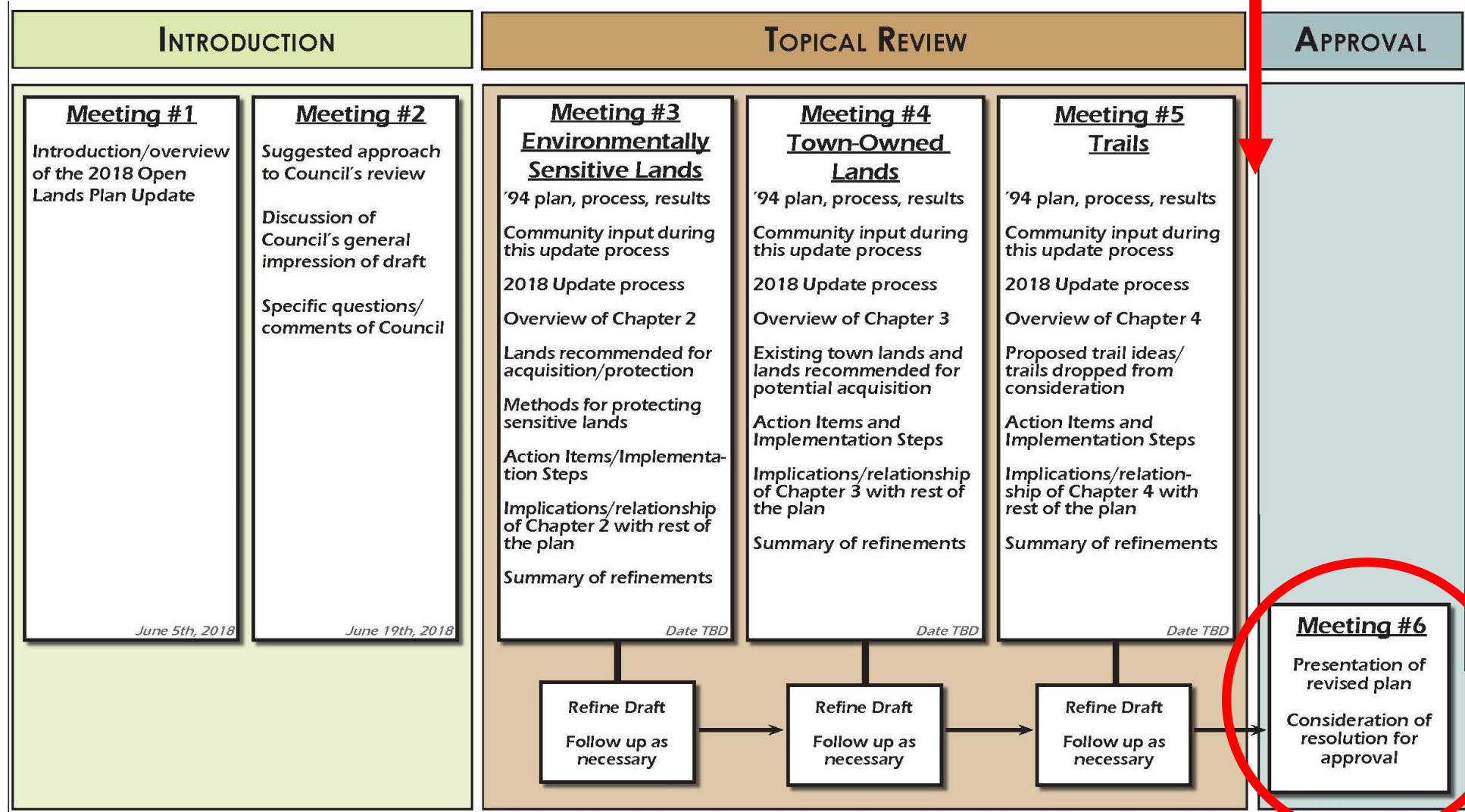


Update to the  
1994 Comprehensive Open Lands Plan



# Today's Discussion

## Meeting #6



# Update to the 1994 Comprehensive Open Lands Plan



# Today's Discussion

---

## Goal of Next Meeting

Finalize Council's refinements to Plan

## Approach

- Review Council's suggested refinements (made to date)
- Based on previous meetings, discuss potential refinements to other topics
- Discuss other comments from Council
- Suggested changes from Community

## Next Step

Staff/consultant to complete refinements to Plan, present to TC for final adoption.



# Today's Discussion

---

## Topics

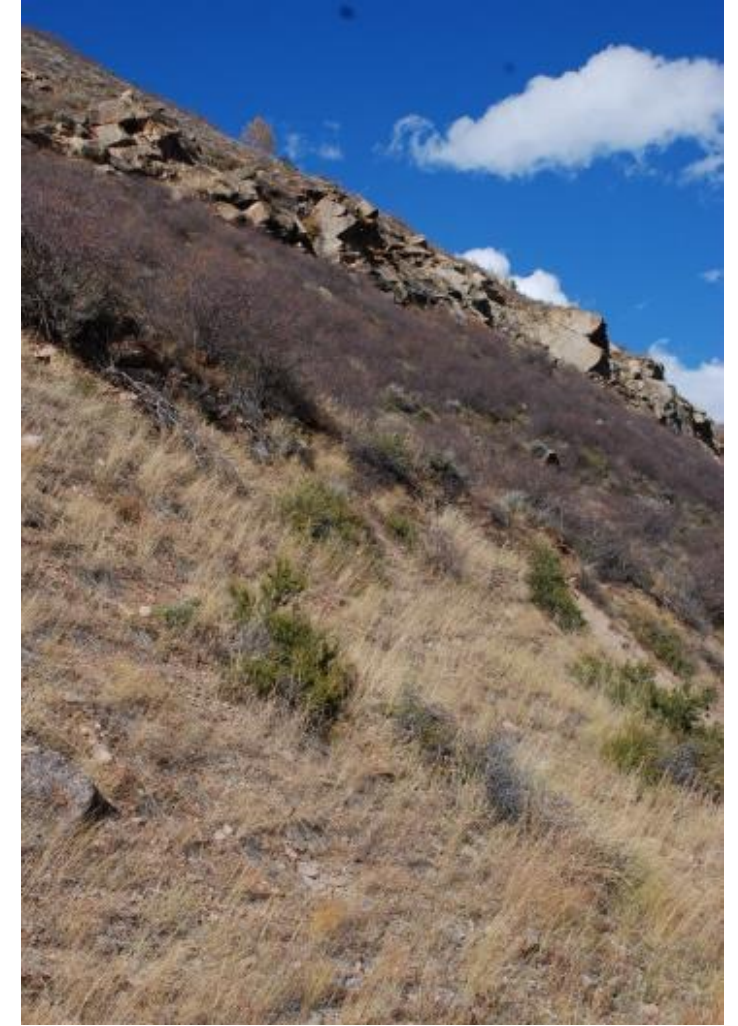
- Chapter 2 – Environmentally Sensitive Lands
- Chapter 3 – Town-owned Lands and Use of Lands
- Chapter 4 – Trails

## Approach

- Introduction/Overview
- Previously discussed refinements
- Topics that warrant conversation
- Other Town Council topics
- Suggested changes from community
- Summary of refinements to be made

# Chapter 2 – Environmentally Sensitive Lands

---



# Chapter 2 – Environmentally Sensitive Lands

---

## Previously Discussed Refinements

### Chapter 1 - Introduction/what's changed

- Add reference to Vail's certification as a Sustainable Destination by the Global Sustainable Tourism Council

### Management of Town lands

- Reinforce need for/importance of Town's on-going management and maintenance of lands

### Natural Heritage Inventory of the Town of Vail

- Colorado Natural Heritage Program



# Chapter 2 – Environmentally Sensitive Lands

---

## Topics that warrant discussion

### Follow-up on 16 suggested Action Items

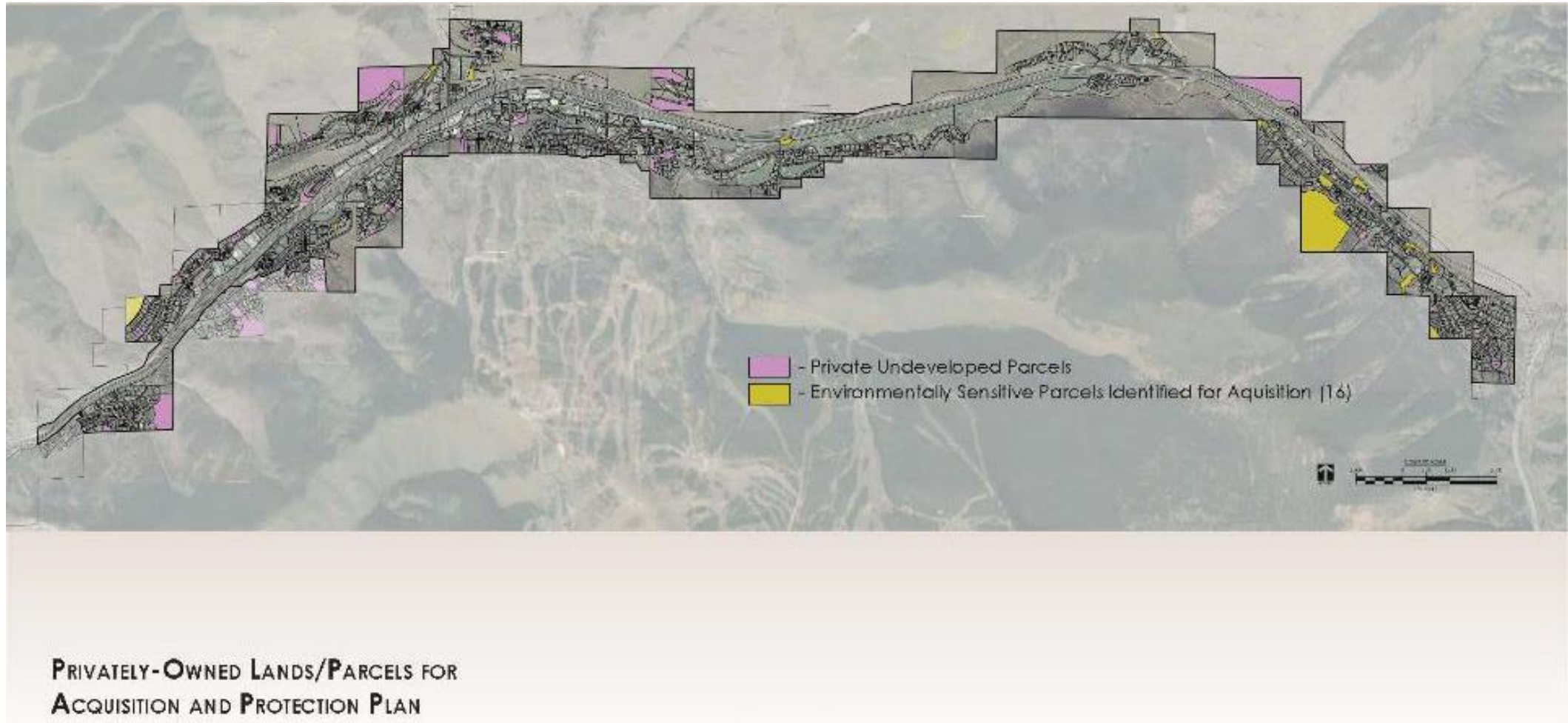
- Value/Development Potential of parcels
- Clarify suggested “actions”
- Final direction on 16 Action Items

### Protection of Lands

- Designated Open Space
- Conservation Easements

# Chapter 2 – Environmentally Sensitive Lands

## Topics that warrant discussion





# Chapter 2 – Environmentally Sensitive Lands

## Topics that warrant discussion

Action Item	Neighborhood	Owner	Zoning	Size (Acres)	Valuation (2018)*	Site Access	Floodplain	Steep Slopes	Avalanche	Rock Fall	Debris Flow	Challenges to Development	Development Feasibility
2	West Vail/Vail Ridge	L. LADNAR INC	Resource (Eagle County)	6.36	\$ 31,800	No legal access		X				terrain, site access	Very limited
5	Buffher Creek/Vail Heights	BRUCE H. ALLEN REVOCABLE TRUST - ETAL	Primary/Secondary	0.41	\$ 488,780	Yes	X				X	Limited building area, wetlands, floodplain, water body setback	Feasible
8	Matterhorn	RANCH CREEK DEV LLC	Single Family	0.47	\$ 578,450	Yes		X				>40% slope on portion of parcel	Feasible
10	Red Sandstone	SHAPIRO CONST CO PENSION PLAN	Outdoor Recreation	1.39	\$ 5,230	Yes		X		X		Nearly the entire parcel is >40% slope, narrow parcel, zone change	Very limited
12	Lionshead	EAGLE RIVER WATER & SANITATION DISTRICT	Outdoor Recreation	0.33	\$ 1,140	Yes	X					Floodplain, small and narrow parcel, zone change	No potential
13	Vail Village	VAIL CORP	Public Accommodation	0.12	\$ 400	Yes	X	X				Parcel size, floodplain, steep slopes	No potential
17	Golf Course	Pulis	Outdoor Recreation			Yes	X	X				Steep slopes, floodplain, wetlands, water body setback, zone change	Very Limited
19	Booth Falls	PEAK SERVICE REALTY	Low Density Multi-Family	0.59	\$ 20,000	No legal access		X		X		Entire parcel is >40% slope, rockfall, site access	Very Limited
20	East Vail	CHLOE HELD MORAN REVOCABLE TRUST	Primary/Secondary	0.65	\$ 492,210	Yes	X			X		Majority of parcel within the floodplain, wetlands, rockfall	Very Limited
21	East Vail	BIGHORN MUTUAL SANITATION & RECREATION CO	Agricultural and Open Space	2.16	\$ 7,560	Yes				X		Wetlands, zone change	Feasible
22	East Vail	BEUTEL, CARA	Agricultural and Open Space	45.26	\$ 226,300	No legal access	X	X	X	X	X	Large parcel, vast majority is >40% slope, rockfall, avalanche, debris flow hazards, site access, zone change	Very Limited
23	East Vail	STATE DEPARTMENT OF HIGHWAYS	No zoning	1.79	\$ 5,550	Yes	X	X		X	X	40% slopes on perimeter of parcel, floodplain, rockfall, debris flow, waterbody setback, zone change	Feasible
24	East Vail	VAIL CORP	Housing	5.40	\$ 1,152,820	Yes		X		X		Steep slopes on perimeter of parcel, rockfall	Feasible
24	East Vail	VAIL CORP	Natural Area Preservation	17.92	\$ 62,680	Yes		X		X		Majority of parcel is >40% slope, rockfall hazard, zone change	Very Limited
25	East Vail	RACQUET CLUB OWNERS ASSOC	LDMF	2.38	N.A.	Yes	X	X				Narrow parcel, steep slopes, water body setback	No potential
26	East Vail	MOUNTAIN MEADOW CONDOMINIUM ASSOC INC	Residential Cluster	2.94	\$ 10,300	Yes		X	X	X		Steep slope, avalanche and rockfall hazard	Very Limited
27	East Vail	DUANNE F. ROGERS REVOCABLE TRUST	No Zoning	1.90	\$ 6,650	No legal access		X		X		Steep terrain, rockfall, site access, zone change	Very Limited
* - 2018 Valuation reflects "Total Actual Valuation" from Eagle County Assessor Office													

# Chapter 2 – Environmentally Sensitive Lands

---

## Topics that warrant discussion

**Suggested Action** – “Acquire parcel or work with land owner on conservation easement or other measures to eliminate development potential”.

**Suggested Action** – “Acquire parcel” (#13-VR at Intl bridge and #22 large parcel in EV)

## Other Unique parcels

- #23 (CDOT, we want it for housing too)
- Pulis parcel (golf course)
- VR East Vail

# Chapter 2 – Environmentally Sensitive Lands

---

## Topics that warrant discussion

### 16 suggested Action Items

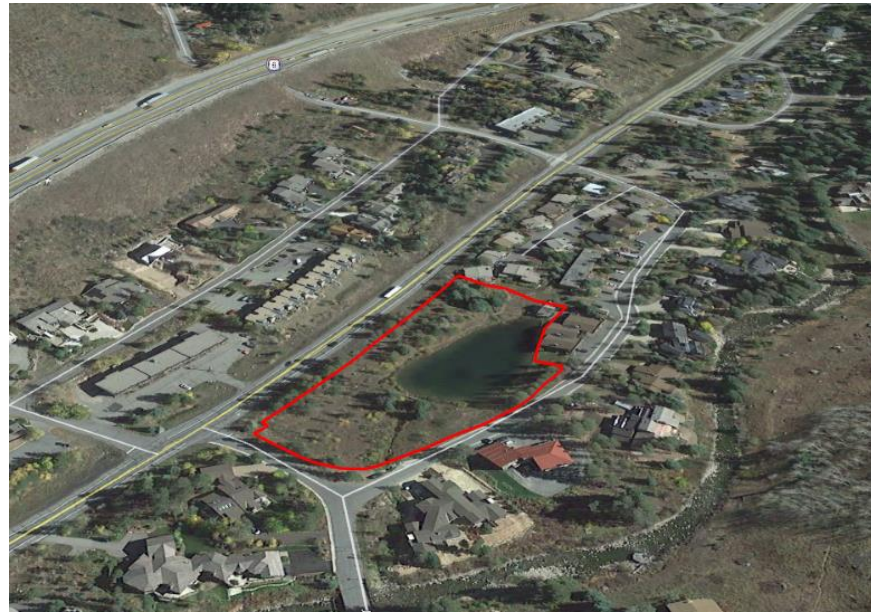
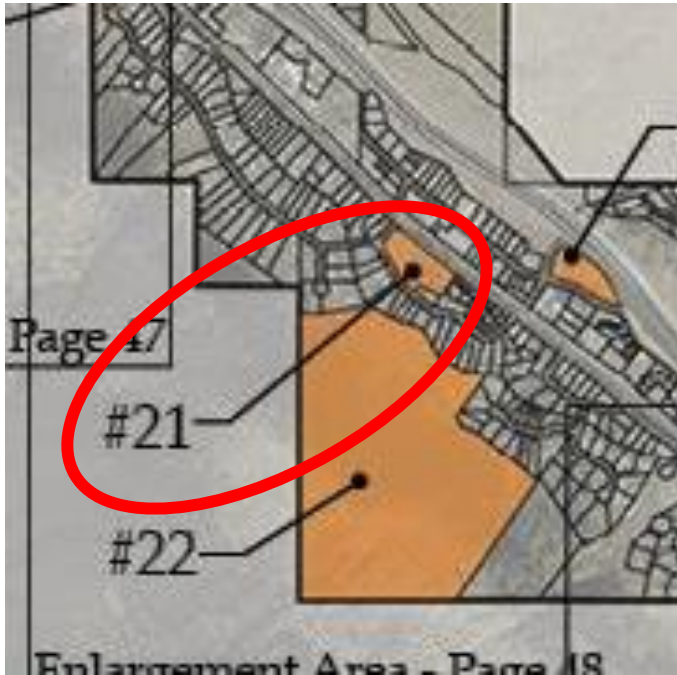
- Goal – to acquire or work with land owner to eliminate development potential
- 6 parcels were in 1994 Plan
- 6 parcels are along water course
- 6 parcels are steep or access challenged



# Chapter 2 – Environmentally Sensitive Lands

## Topics that warrant discussion

### Development Feasibility: Feasible



### ACTION ITEM #21

**Purpose** - Protect environmentally sensitive land from development.

**Action** – Acquire parcel or work with land owner on conservation easement or other measures to eliminate development potential.

**Other Information** – This 2.16 acre parcel is owned by the Bighorn Mutual Sanitation and Recreation District. A pond encompasses most of the parcel.

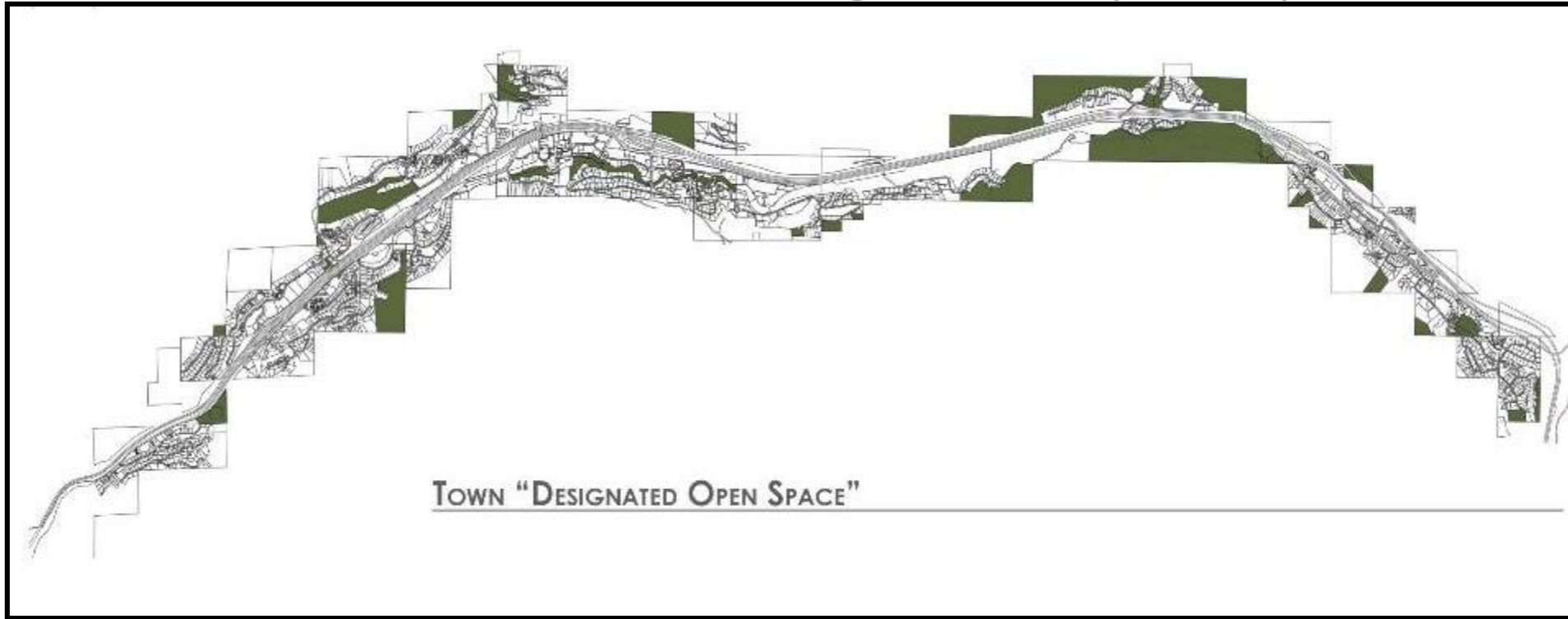
**'94 Action Plan** – N/A

# Chapter 2 – Environmentally Sensitive Lands

---

## Topics that warrant discussion

### Protection of Sensitive Lands/Designated Open Space



57 parcels/533 acres

# Chapter 2 – Environmentally Sensitive Lands

---

## Topics that warrant discussion

### Protection of Sensitive Lands/Designated Open Space

#### Recommendations of Plan:

- Re-convene Open Space Board of Trustees
- Form citizen's task force
- Evaluate 26 parcels that could qualify for designation
- Evaluate other potential parcels
- Evaluate need for updates to DOS process



# Chapter 2 – Environmentally Sensitive Lands

---

## Topics that warrant discussion

### Protection of Sensitive Lands/Conservation Easement

#### Recommendations of Plan:

- Re-convene Open Space Board of Trustees
- Form citizen's task force
- Evaluate merits of using conservation easement
- ID potential sites for protection



# Chapter 2 – Environmentally Sensitive Lands

---

## Other Town Council Topics

?

# Chapter 2 – Environmentally Sensitive Lands

---

## Suggested changes from community

- **Action Item #21 (East Vail pond)**
- **Minor refinements to how conservation easements work**



# Chapter 3 – Town-owned Lands and Use of Lands



# Chapter 3 – Town-owned Lands and Use of Lands

---

## Previously Discussed Refinements

- Clarify conference facility – voter’s rejected funding
- “Link” sustainable destinations with Town’s management of sensitive lands
- Add importance of monitoring town lands, re: management, biodiversity, etc.
- Broaden potential uses for Action Item #9



# Chapter 3 – Town-owned Lands and Use of Lands

## Topics that warrant discussion

### Middle Bench/Donovan Park

“However, this parcel was purchased with RETT funds and as such land uses are limited to parks, recreation, open space and similar purposes. The Town Council has designated this parcel as a “park””.





# Chapter 3 – Town-owned Lands and Use of Lands

## Topics that warrant discussion



- 3 lots/2 owners
- Total area – 1.53 ac/+/- .9 ac buildable
- Zoned Primary/Secondary
- Steep slopes on north half of site

## Action Plan Item #4 Chamonix Parcels





# Chapter 3 – Town-owned Lands and Use of Lands

## Topics that warrant discussion

### Action Plan Item #7 Old Roost Lodge/Marriott



- Total area – 1.76 ac
- Zoned Public Accommodation/SDD



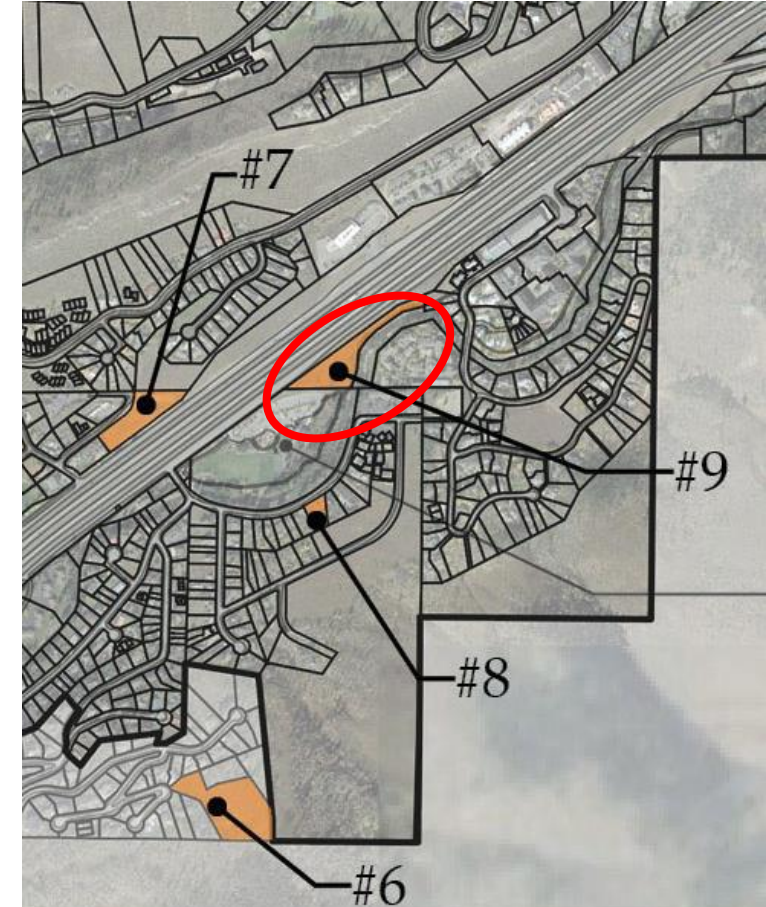
# Chapter 3 – Town-owned Lands and Use of Lands

## Topics that warrant discussion



- Total area – 3.0 ac
- Zoned Public Accommodation/SDD

## Action Plan Item #9 Talisa tennis courts

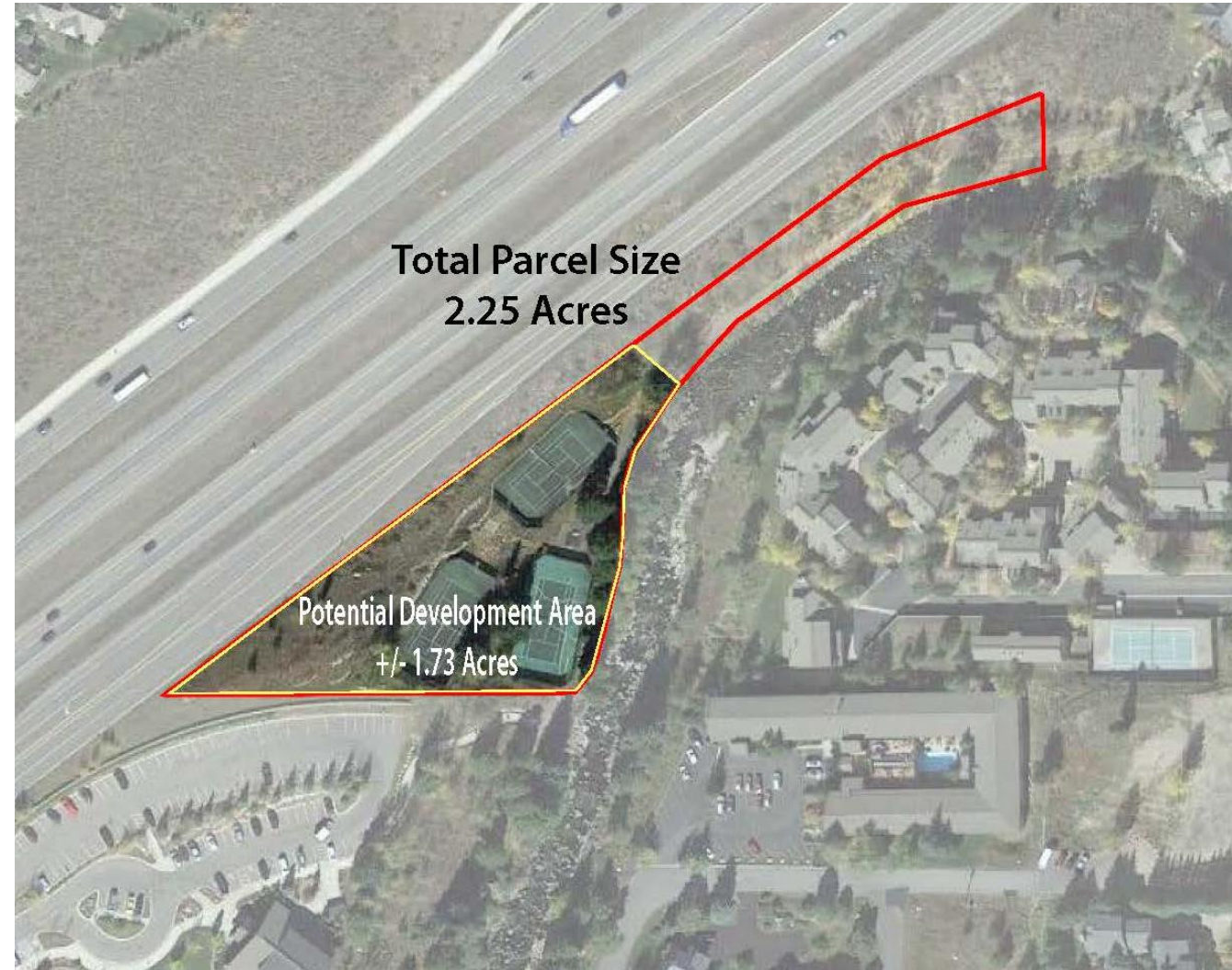




# Chapter 3 – Town-owned Lands and Use of Lands

## Topics that warrant discussion

Buildable area of  
Action Item #9





# Chapter 3 – Town-owned Lands and Use of Lands

## Topics that warrant discussion

Buildable area of  
Action Item #9





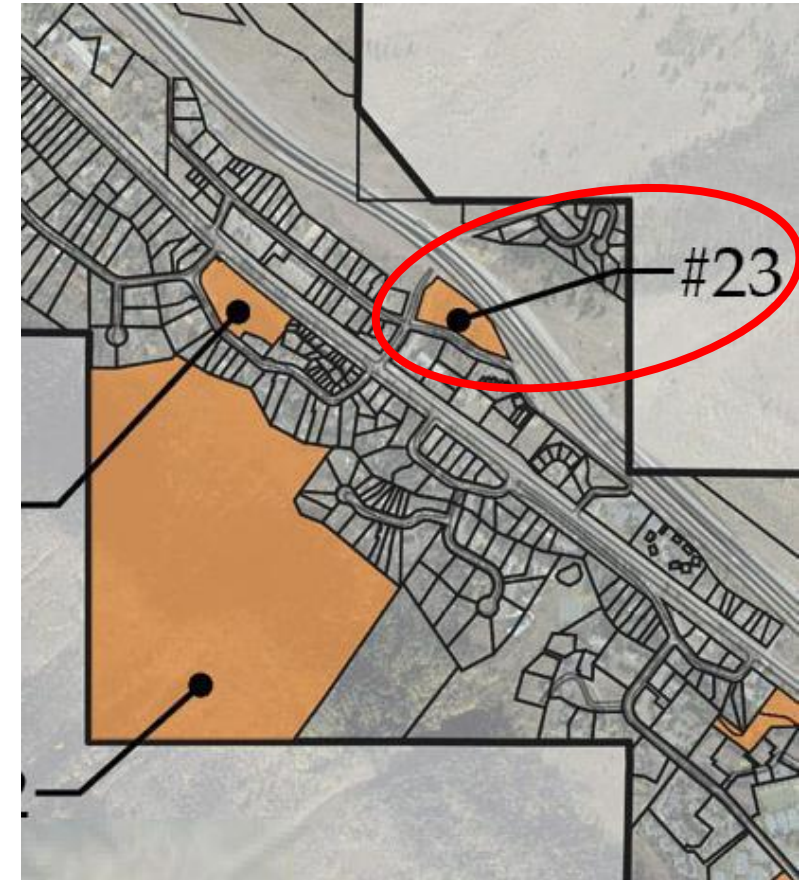
# Chapter 3 – Town-owned Lands and Use of Lands

## Topics that warrant discussion



- Total area – 1.78 ac
- No zoning

## Action Plan Item #23 – CDOT Parcel

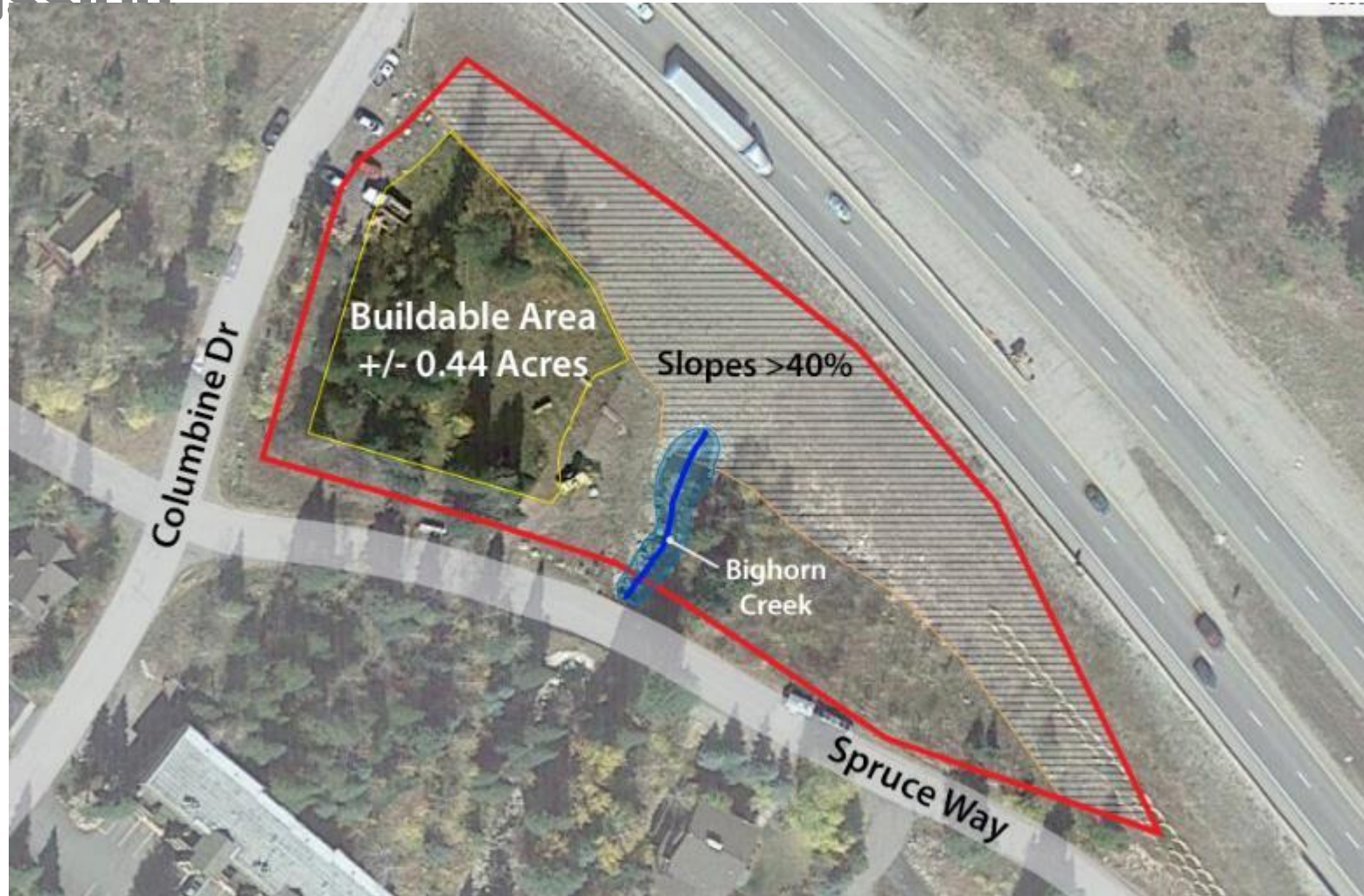




# Chapter 3 – Town-owned Lands and Use of Lands

## Topics that warrant discussion

### Development potential of Action Item #23



# Chapter 3 – Town-owned Lands and Use of Lands

---

## Other Town Council Topics

?



# Chapter 3 – Town-owned Lands and Use of Lands

---

## Suggested changes from Community



# Chapter 4 - Trails





# Chapter 3 – Trails

---

## Previously Discussed Refinements

- **Remove Trail Idea #10/Vail Trail Extension from the Plan**

# Chapter 3 – Trails

---

## Topics that warrant discussion

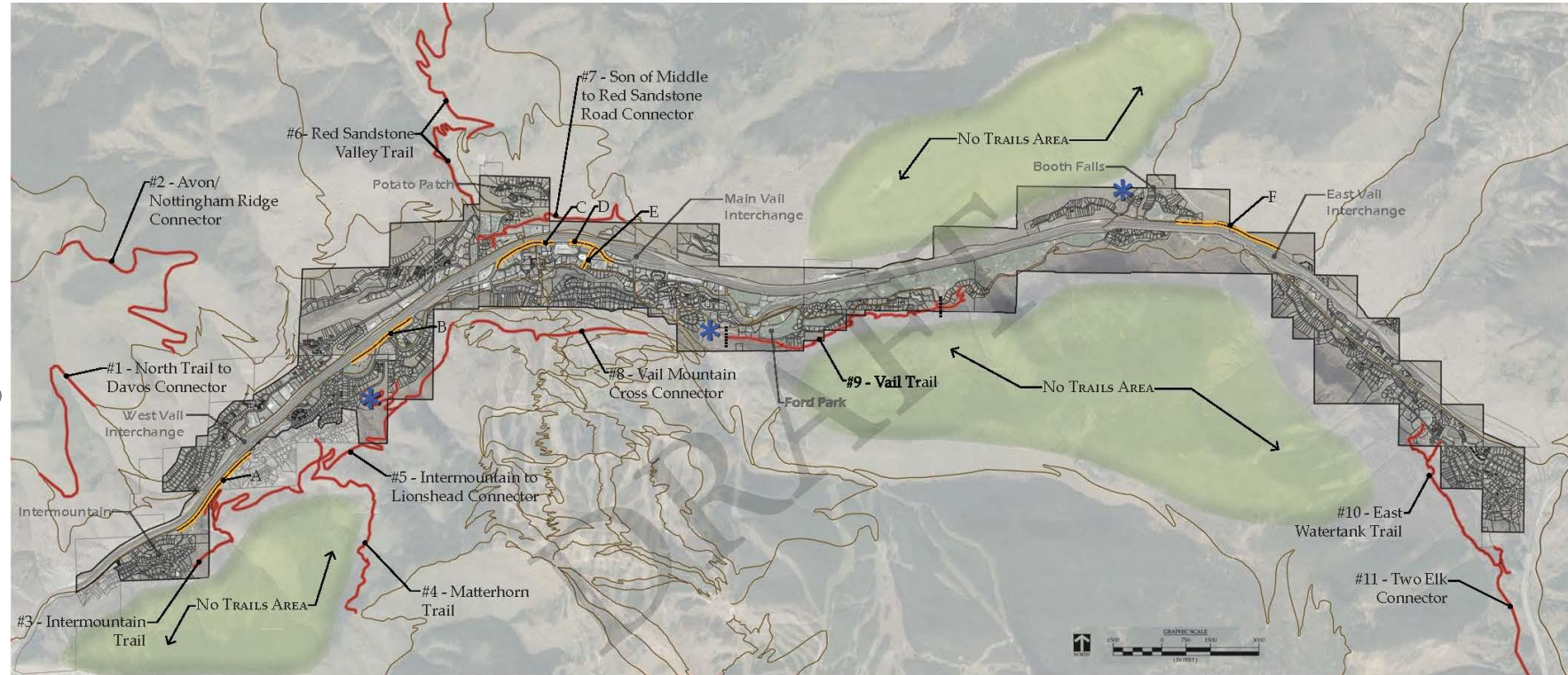
- **Direction on 11 Trail Ideas**
- **Next steps in process**
- **Separate chapter on wildlife**







# Chapter 3 – Trails

## Topics that warrant discussion

### Direction on 11 suggested Trail Ideas



CONCEPTUAL TRAILS PLAN

-  Existing Trails
-  Trail Ideas and Suggestions
-  New Paved Paths
-  Potential Children's Bike Facilities

Update to the  
1994 Comprehensive Open Lands Plan



# Chapter 3 – Trails

---

## Topics that warrant discussion

### Next Steps:

- TC directs staff to initiate work on trails plan
- Environmental/wildlife analysis
- Detailed trail design
- Feasibility and cost/benefit analysis
- Community decision – which trails to pursue?
- USFS Process/NEPA
- Collaboration with potential partners
- Trail development

# Chapter 3 – Trails

---

## Topics that warrant discussion

### USFS Process

- Project Proposal Letter/USFS Determination on NEPA
- Regional coordination
- NEPA-scoping/draft EIS/Comment/Final EIS/Decision
- Two-step review
- Costs

### Environmental and Wildlife analysis

- Social trails



# Chapter 4 – Trails

---

## Other Town Council Topics

?

# Chapter 4 – Trails

---

## Suggested changes from Community

- When referencing potential impact of trails, replace “new trails not have significant impacts” with “any new trails not have an adverse impact”
- Delete passage (page 40), “ultimately the Town Council will decide how to balance the communities desire for recreation trails with community’s desire that trails be sensitive . . .”
- Add reference to “No further fragmenting of habitat” to three areas of Plan (page 34, page 56, page 54).
- Move 1994 Trails Plan from appendix to Trails Chapter, move 1994 Concept Plan from Trails Chapter to appendix.

# Chapter 4 – Trails

---

## Suggested changes from Community

- Add new heading Wildlife Forum (page 30), add narrative.
- Add summary notes from Wildlife Forum.
- Add color sidebar with quotes from biologists regarding wildlife.
- Modify language “impacts are limited or mitigated” to “impacts are limited, mitigated or eliminated” (page 22 and Ex Summ)
- Modify language about public involvement (page 4)



# Next Steps

---

Update to the  
1994 Comprehensive Open Lands Plan

