



## VAIL TOWN COUNCIL AGENDA MEMO

**ITEM/TOPIC:** Permission to Proceed through the Development Process - La Taberna Iberica Restaurant

**PRESENTER(S):** Jonathan Spence, Senior Planner

**ACTION REQUESTED OF COUNCIL:** Gatto Pardo Bianco LLC, the owner of the Unit #15, 100 Meadow Drive, requests permission to proceed through the Development and Design Review process for an Amendment to Special Development District No. 6, Vail Village Inn, for improvements that include an outdoor dining patio and associated improvements that occur within the Town of Vail Right-of-Way.

**BACKGROUND:** The subject property, located at 100 Meadow Drive, Unit 15, was constructed in 1976 and was most recently occupied by the former Master's Gallery. It is the applicant's intention to repurpose the space for an eating and drinking establishment.

**STAFF RECOMMENDATION:** The Community Development Department requests that the Town Council evaluate the proposal to utilize Town of Vail property for the purposes of outdoor dining and private landscaping. This utilization of Town of Vail property would be subject to the terms of a license agreement and could be discontinued and removed if required to do so.

### ATTACHMENTS:

Description

Staff Memorandum

A. Applicant's narrative, 02-28-2018

B. Vicinity Map

C. Proposed plans, 02-14-2018

D. Site Photos

E. Streetscape Improvement Plan, East Meadow Drive-Vail Road to Willow Bridge Road, Town of Vail Streetscape Master Plan, 11-20-1991

F. Winston LLC Design Review Memorandum, 02-26-2018



## Memorandum

TO: Vail Town Council

FROM: Community Development Department

DATE: March 6, 2018

SUBJECT: Outdoor Dining Deck and Associated Improvements, La Taberna Iberica, 100 Meadow Drive, Unit #15, Permission to Proceed

### I. DESCRIPTION OF REQUEST

Gatto Pardo Bianco LLC, the owner of the Unit #15, 100 Meadow Drive, requests permission to proceed through the Development and Design Review process for an Amendment to Special Development District No. 6, Vail Village Inn, for improvements that include an outdoor dining patio and associated improvements that occur within the Town of Vail Right-of-Way. The applicant requests permission to proceed through the Development and Design Review Board processes and, if approved, enter into a lease agreement with the Town of Vail for the improvements.

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.

If granted permission to proceed, the application would be subject to the following steps in the Development and Design Review Process (approximate dates are given for reference purposes only):

- Conceptual Review before the Design Review Board (DRB) (March 7, 2018)
- Public Hearing before the Planning and Environmental Commission (PEC) (March 26, 2018)
- 2<sup>nd</sup> Public Hearing before the PEC, if necessary (April 9, 2018)
- First Reading before the Town Council (April 3, 2018 or April 17, 2018)
- Second Reading before the Town Council (April 17, 2018 or May 1, 2018)
- Formal Review by the DRB (April 18, 2018 or May 2, 2018)

### II. BACKGROUND/PROPOSAL

The Vail Village Inn Special Development District was formed in 1976 and consists of five phases developed over time. Phases within the SDD include the Sebastian Hotel

and Residences (Phase 4), Village Inn Plaza (La Botega) (Phase 5), Vail Village Plaza Condos (subject property and adjacent structure to the north, (Phase 1 and 2) and the Village Inn Plaza (residential building on south frontage road and Annie's/A Secret Garden) (Phase 3).

The subject property, located at 100 Meadow Drive, Unit 15, was constructed in 1976 and was most recently occupied by the former Master's Gallery. It is the applicant's intention to repurpose the space for an eating and drinking establishment. Components of the project include the following:

- 225 square foot building addition (restaurant seating) along the south façade
- 45 square foot building addition (ADA compliant building entry) along the west façade
- 140 square foot outdoor dining patio on private property
- 575 square foot outdoor dining patio on Town of Vail property
- 130 square feet of new landscape planter on Town of Vail property
- Removal of the existing 280 square foot planter with mature vegetation on Town of Vail property
- New Awnings

### Identified Concerns

Although the project has not undergone a complete review at this time, a number of concerns have been expressed by various Town departments and an outside urban design consultant engaged to review the proposal with respect to adopted plans, including the Vail Village Master Plan and the associated Vail Village Urban Design Guide Plan and Design Considerations.

Town Engineer Tom Kassmel, Chief Building Official Christopher Jarecki and Community Development Planning Staff share public safety concerns related to the proximity of the proposed outdoor seating and associated landscape planters/walls to the bus travel way coupled with the loss of the existing vegetative landscape buffer. The Town of Vail Streetscape Master Plan identifies a preferred streetscape plan whose primary design intent is to provide pedestrians with a safe zone that can easily be reached when bus traffic is moving through. This safe zone is identified as pedestrian path to the north of and outside of the bus travel lane. The proposed improvements effectively cut off this established pedestrian path. Although it may be reasoned that the proposal is similar to the constructed outdoor patio at the Alpenrose Restaurant and Patisserie located to the east, this patio was constructed prior to the adoption of the Streetscape Master Plan in 1991 and does provide greater opportunities for pedestrians to move out of the bus travel way than the subject proposal.

Jeffery Winston of Winston LLC has served for over 30 years as an Urban Design Consultant for the Town of Vail. Mr. Winston has been instrumental in the formation of the Vail Village Master Plan and the associated Vail Village Urban Design Guide Plan and Design Considerations. Most recently, Mr. Winston has assisted the Town with development review for projects including the Gorsuch Building, the Wall Street Building and revisions to the Campo de Fiori restaurant. In his preliminary analysis, included as Attachment F. Mr. Winston echoes pedestrian safety concerns expressed by Town staff related to the proximity of the improvements to the bus travel way and the loss of valuable landscape area. Mr. Winston makes a number of suggestions that would result in the project being more consistent with adopted Town plans.

Please refer to the applicant's narrative (Attachment A), vicinity map (Attachment B), proposed plans (Attachment C), site photos (Attachment D), Streetscape Improvement Plan, *East Meadow Drive-Vail Road to Willow Bridge Road*, Town of Vail Streetscape Master Plan, (Attachment E), and Winston LLC Design Review Memorandum, 02-26-2018 (Attachment F).

Staff would encourage individual members of the Town Council to visit the site prior to the March 6, 2018 meeting.

### **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 outdoor dining and private landscaping. This utilization of Town of Vail property would be subject to the terms of a license agreement and could be discontinued and removed if required to do so.

The Community Development Department offers the following options for the Vail Town Council to consider:

- Instruct 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.

Or

- Instruct 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 with the explicit understanding that the current proposal is unacceptable due to identified pedestrian safety concerns.

Or

- Advise the applicant to amend the proposal taking into account the identified pedestrian safety concerns and return to the Town Council with a revised request to proceed.

OR

- Deny the requested use of town property for an outdoor dining patio and associated improvements as proposed.

#### **IV. ATTACHMENTS**

- A. Applicant's narrative, 02-28-2018
- B. Vicinity Map
- C. Proposed plans, 02-14-2018
- D. Site photos
- E. Streetscape Improvement Plan, *East Meadow Drive-Vail Road to Willow Bridge Road*, Town of Vail Streetscape Master Plan, 11-20-1991
- F. Winston LLC Design Review Memorandum, 02-26-2018



Steven James Riden A.I.A. Architect P.C.

115 G Street  
Salida, Colorado  
970-389-0150 mobile  
steve@riden1.com

February 28, 2018  
Mr. Jonathan Spence  
Senior Planner  
Town of Vail  
Community Development Department  
75 South Frontage Road  
Vail, CO 81657

Re:    Permission to Proceed  
        Improvement Encroachment  
        Vail Village Inn Phase 1&2  
        100 E. Meadow Drive unit 15  
        Vail, CO 81657

Dear Jonathan,

The proposed modification to Unit 15 of the Vail Village Inn Phase 1 includes a patio on both private land and public right of way. The amount of patio and associated landscape planters to be constructed upon the Town of Vail's right of way is 750 s.f.

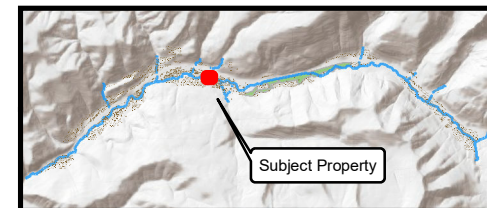
Attached are the documents associated with the proposal. The legend indicates the areas of the proposal.

Thank you.

Regards,  
Steven James Riden AIA  
Architect

# Vail Village Plaza Condos - La Taberna Iberica Restaurant

100 E Meadow Dr, Unit 15  
Vail Village Filing 1, Block 5D, Lot 0



0 25 50 100 Feet

This map was created by the Town of Vail Community Development Department. Use of this map should be for general purposes only. The Town of Vail does not warrant the accuracy of the information contained herein. (where shown, parcel line work is approximate)

S

N

STEVEN JAMES RIDEN  
ARCHITECT  
115 G STREET SALIDA, CO. 81201  
steve@riden1.com  
970-389-0150

MEMBER OF AMERICAN INSTITUTE OF ARCHITECTS

- OWNER:

GATTOPARDO BIANCO, LLC  
100 EAST MEADOW DRIVE  
SUITE 37  
VAIL, CO 81567
- ARCHITECT:

STEVEN JAMES RIDEN  
6849 US HWY 50  
HOWARD, CO 81233  
970-389-0150
- STRUCTURAL ENGINEER:

KRM CONSULTANTS, INC.  
P.O. BOX 4572  
VAIL, CO. 81657  
970-949-9691
- INTERIOR DESIGN:

KATIA BATES  
INOVATIVE CREATIONS INC.  
3571 N.DIXIE HWY  
FT. LAUDERDALE, FL. 33334  
9454-565-4333
- MECHANICAL ENGINEER:

RADER ENGINEERING, INC  
P.O. BOX 8610  
AVON CO 81620  
970-845-7910
- ELECTRICAL ENGINEER:

WILDER ENGINEERING LLC  
1170 BLUE SAGE DRIVE  
STEAMBOAT SPEINGS, CO 80487  
970-819-7848
- EQUIPMENT SUPPLIER:

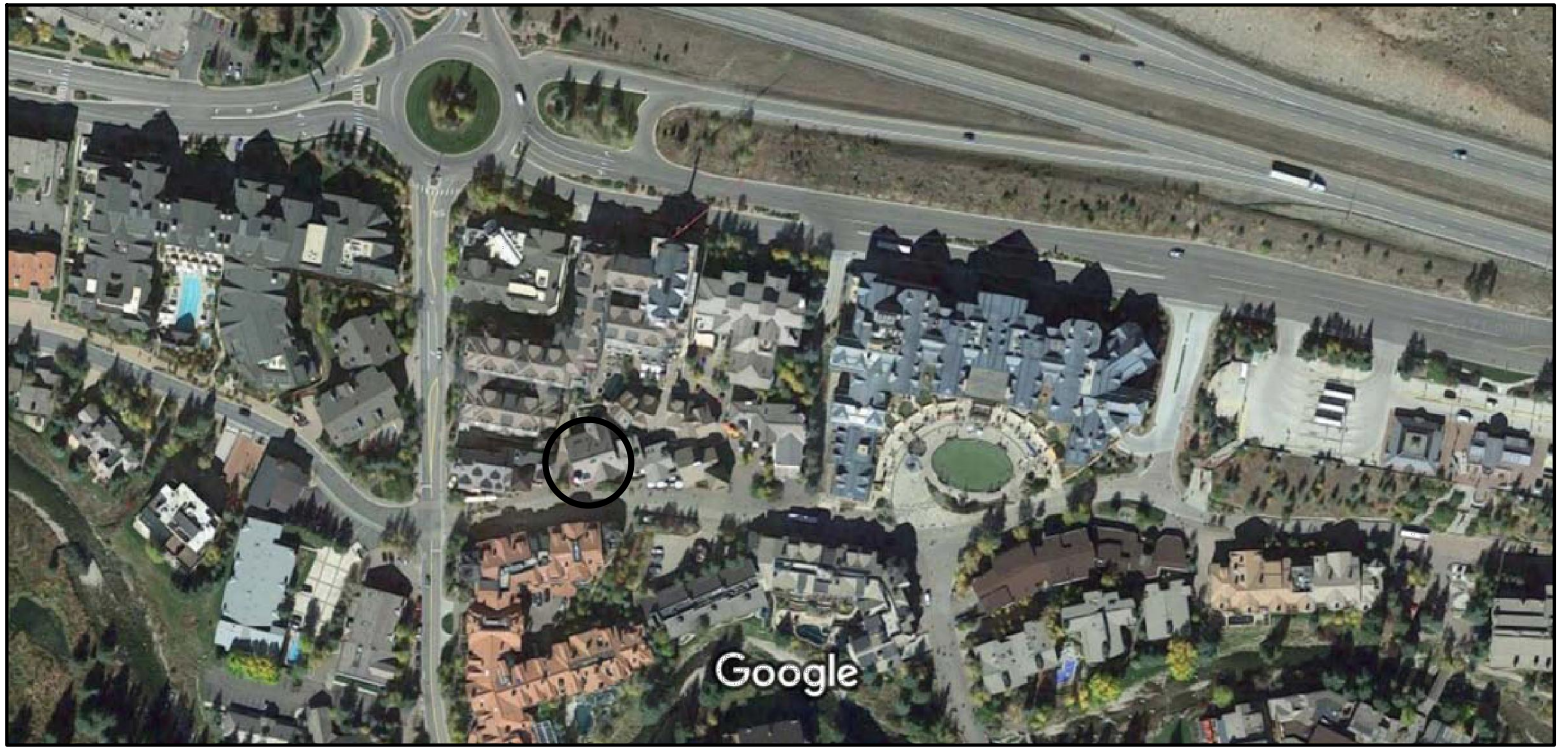
RESTAURANT SOURCE BARGREEN ELLINGSON  
5005 WASHINGTON ST.  
DENVER, CO 80216  
303-296-1684
- GENERAL CONTRACTOR:

ROCKY MOUNTAIN CONSTRUCTION GROUP  
120 WILLOW BRIDGE RD. SUITE 7  
VAIL, CO 81657  
970-476-4458

LA TABERNA IBERICA RESTAURANT

100 EAST MEADOW DRIVE UNIT #15

VAIL COLORADO 81657



- ADOPTED CODES
- 2015

INTERNATIONAL BUILDING CODE
- 2015

INTERNATIONAL FIRE CODE
- 2015

INTERNATIONAL PLUMBING CODE
- 2015

INTERNATIONAL MECHANICAL CODE
- 2015

INTERNATIONAL FUEL GAS CODE
- 2015

INTERNATIONAL ENERGY CONSERVATION CODE
- 2015

INTERNATIONAL EXISTING BUILDING CODE
- 2014

NATIONAL ELECTRICAL CODE
- 2015

INTERNATIONAL BUILDING CODE
- 2015

INTERNATIONAL BUILDING CODE
- 2015

EAGLE COUNTY ENVIROMENTAL HEALTH DEPT.

SITE AND BUILDING ANALYSIS

ZONING -	SDD #6
LOT SIZE -	0.650 ACRES / 28,314 SQ. FT.
UNIT 15 FLOOR AREA	
EXISTING MAIN LEVEL -	1907.14 SQ. FT.
ADDITION TO MAIN LEVEL	340 SQ.FT.
	TOTAL: 2447.14 SQ.FT.

LEGAL DESCRIPTION:

PARCEL # 210108256015

100 EAST MEADOW DRIVE UNIT #15

VAIL, COLORADO

EAGLE COUNTY, COLORADO

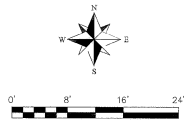
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TS001	FIELD ELEVATIONS
SD001	SITE DEVELOPMENT PLAN
A001	EXISTING/PROPOSED SOUTH ELEVATION
A002	EXISTING/PROPOSED WEST ELEVATION
A003	EXISTING/PROPOSED NORTH ELEVATION
A004	EXISTING/PROPOSED EAST ELEVATION



# FOURTH AMENDMENT TO THE AMENDED CONDOMINIUM MAP FOR VAIL VILLAGE PLAZA CONDOMINIUMS

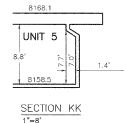
TOWN OF VAIL, EAGLE COUNTY, COLORADO



## LEGEND

- INDICATES CHANGE IN CEILING HEIGHT
- INDICATES CHANGE IN FLOOR ELEVATION
- INDICATES STAIRWELL

## UNIT 5

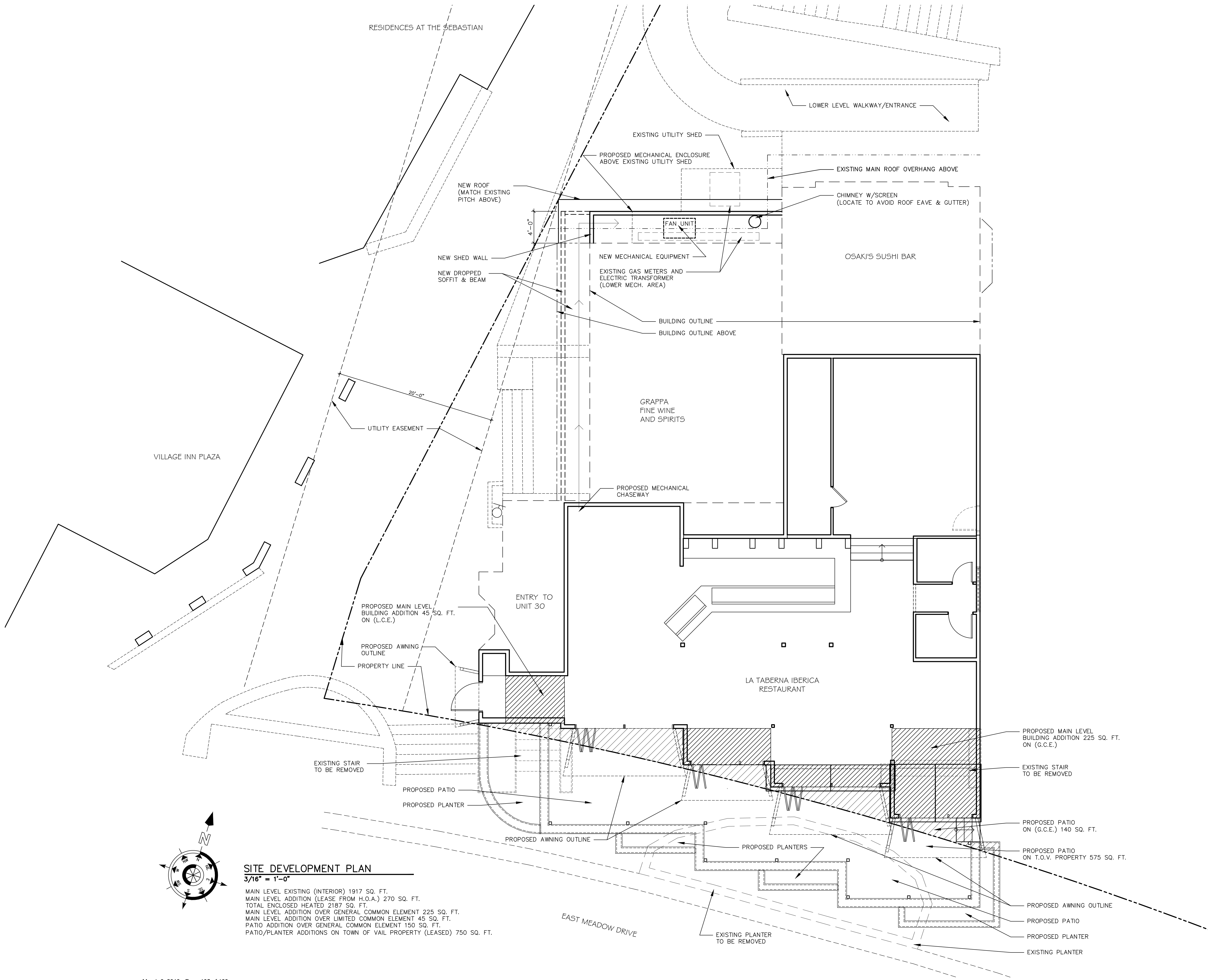


FLOOR PLANS LEVEL 2

*[Signature]*  
5/15/18

EAGLE VALLEY SURVEYING, INC.  
47189 HIGHWAY 6 & 24, EAGLE-VAL  
P.O. BOX 1220  
EDWARDS, CO. 81632  
970-461-1400





SITE DEVELOPMENT PLAN

3/16" = 1'-0"

MAIN LEVEL EXISTING (INTERIOR) 1917 SQ. FT.  
MAIN LEVEL ADDITION (LEASE FROM H.O.A.) 270 SQ. FT.  
TOTAL ENCLOSED HEATED 2187 SQ. FT.  
MAIN LEVEL ADDITION OVER GENERAL COMMON ELEMENT 225 SQ. FT.  
MAIN LEVEL ADDITION OVER LIMITED COMMON ELEMENT 45 SQ. FT.  
PATIO ADDITION OVER GENERAL COMMON ELEMENT 150 SQ. FT.  
PATIO/PLANTER ADDITIONS ON TOWN OF VAIL PROPERTY (LEASED) 750 SQ. FT.

8

STEVEN JAMES RIDEN  
ARCHITECT

sjr@ridenll.com

115 G STREET, SALIDA COLORADO 81201 970-389-0150

MEMBER OF AMERICAN INSTITUTE OF ARCHITECTS

LA TABERNA IBERICA RESTAURANT

100 EAST MEADOW DRIVE UNIT #10 & #15

VAIL COLORADO

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DATE	FEBRUARY 14, 2018
ISSUE	DRB
REVISION DATE	INITIAL

SD1



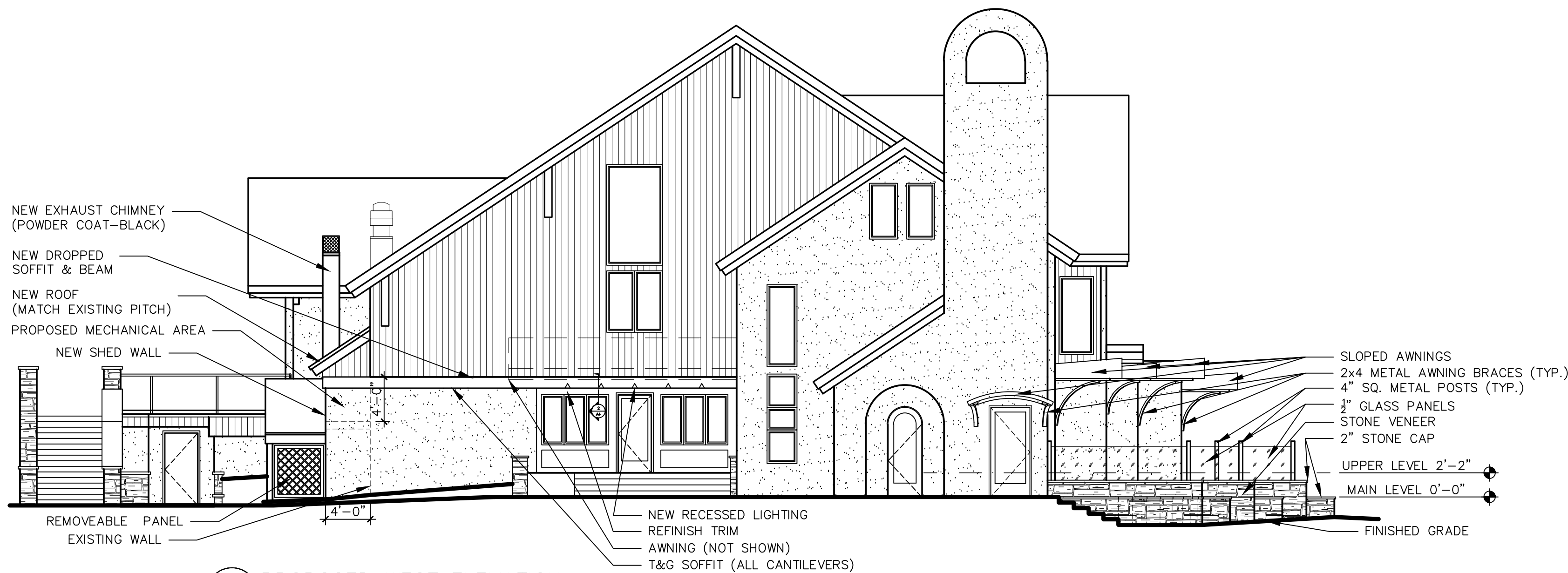
1 EXISTING SOUTH ELEVATION  
1/8" = 1'-0"



1 PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"



1 EXISTING WEST ELEVATION  
1/8" = 1'-0"



1 PROPOSED WEST ELEVATION  
1/8" = 1'-0"

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ARCHITECT  
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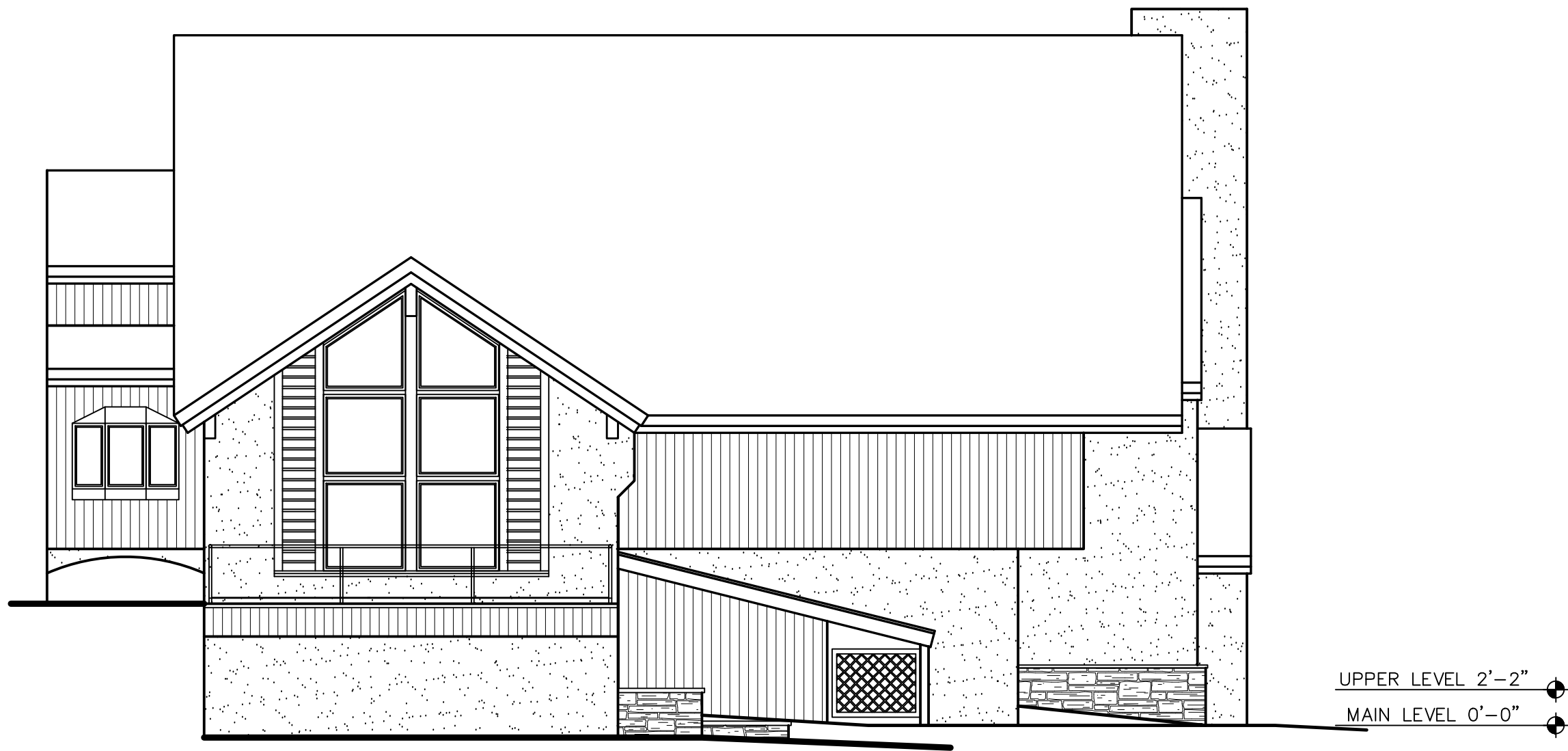
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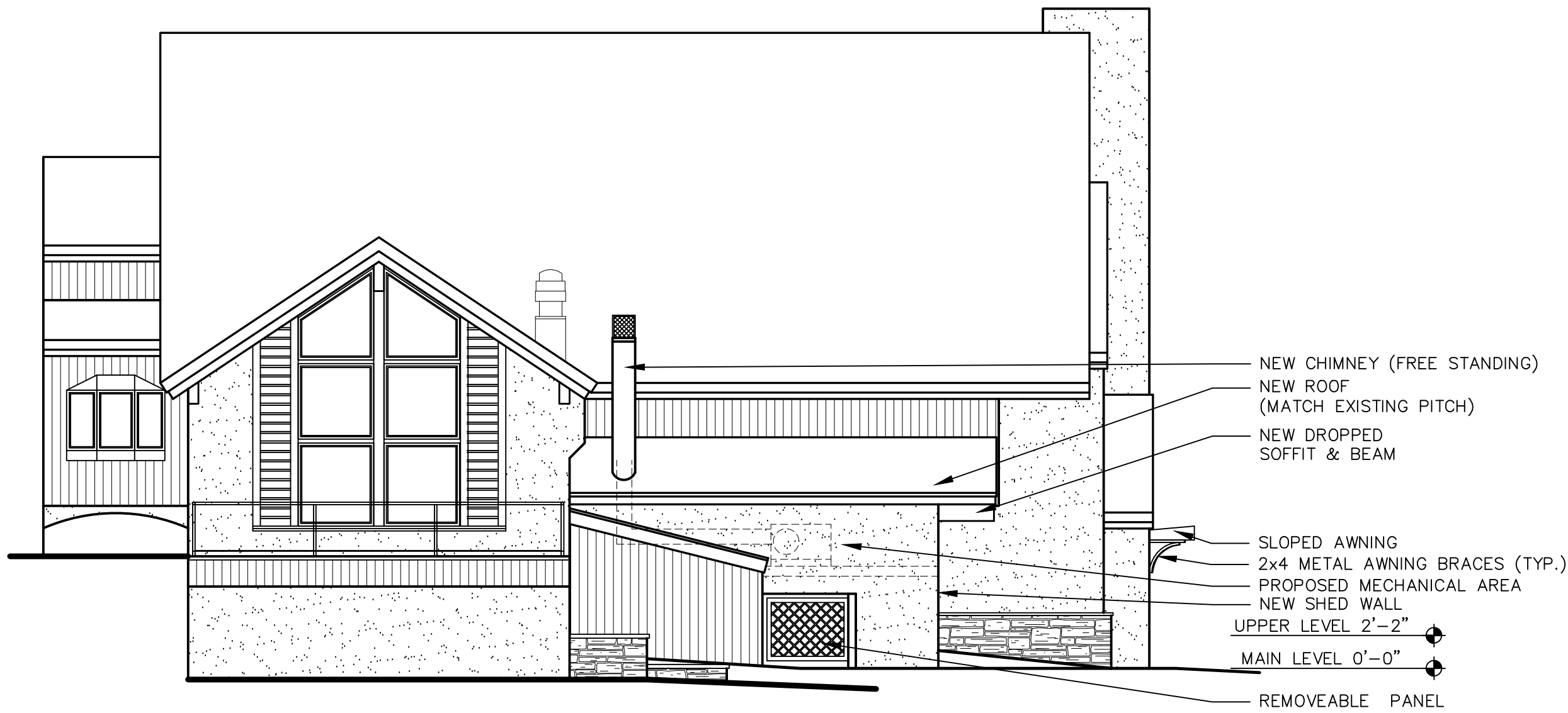
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ISSUE: DRB

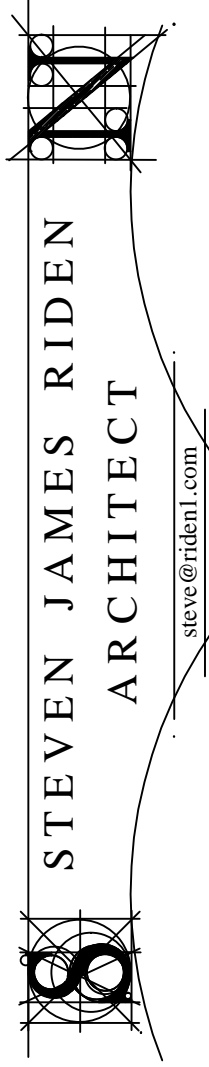
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1 EXISTING NORTH ELEVATION  
1/8" = 1'-0"



1 PROPOSED NORTH ELEVATION  
1/8" = 1'-0"



STEVEN JAMES RIDEN  
AIA ARCHITECT  
P.C.

115 G STREET, SALIDA COLORADO 81201 970-389-0150

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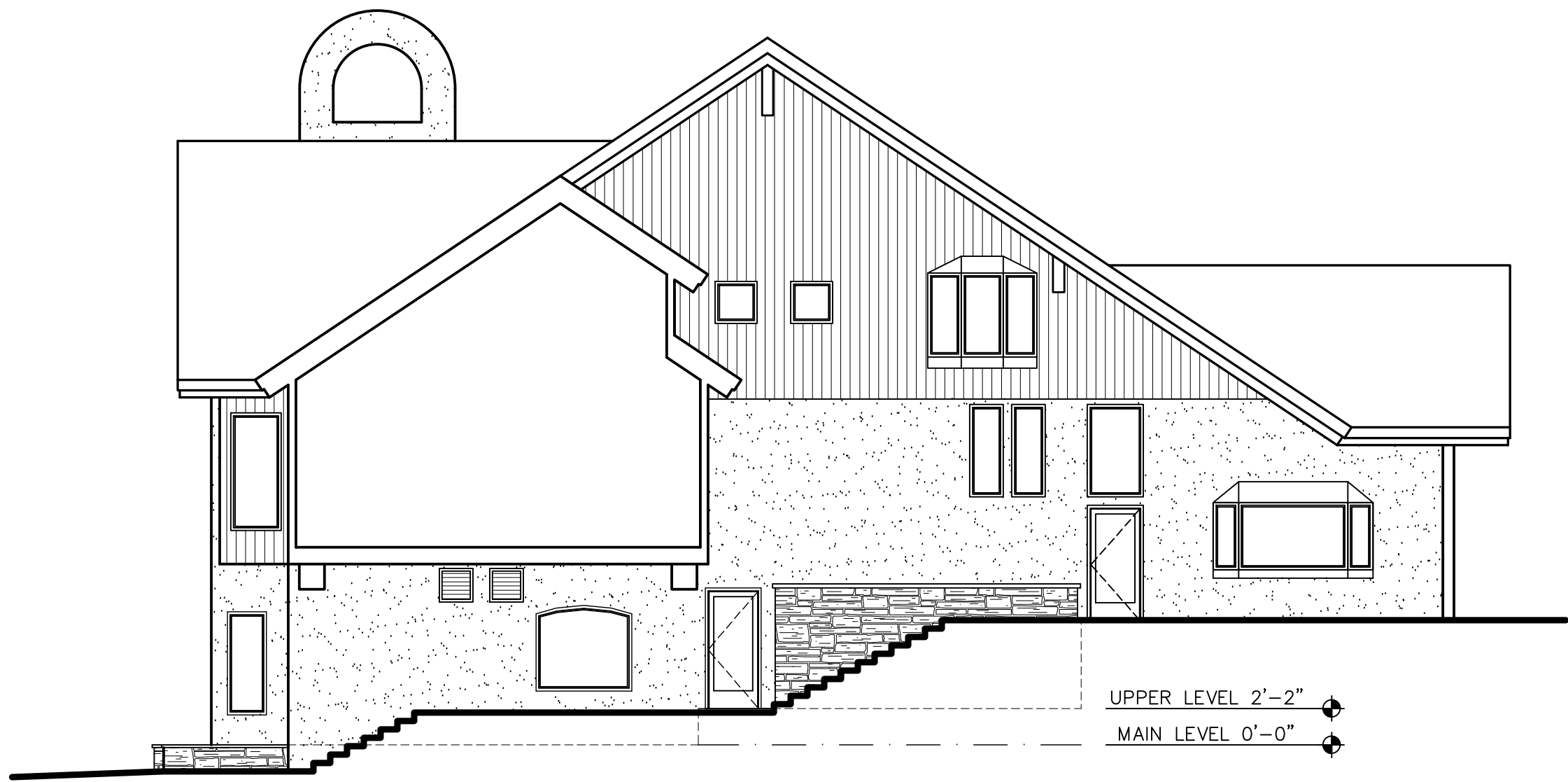
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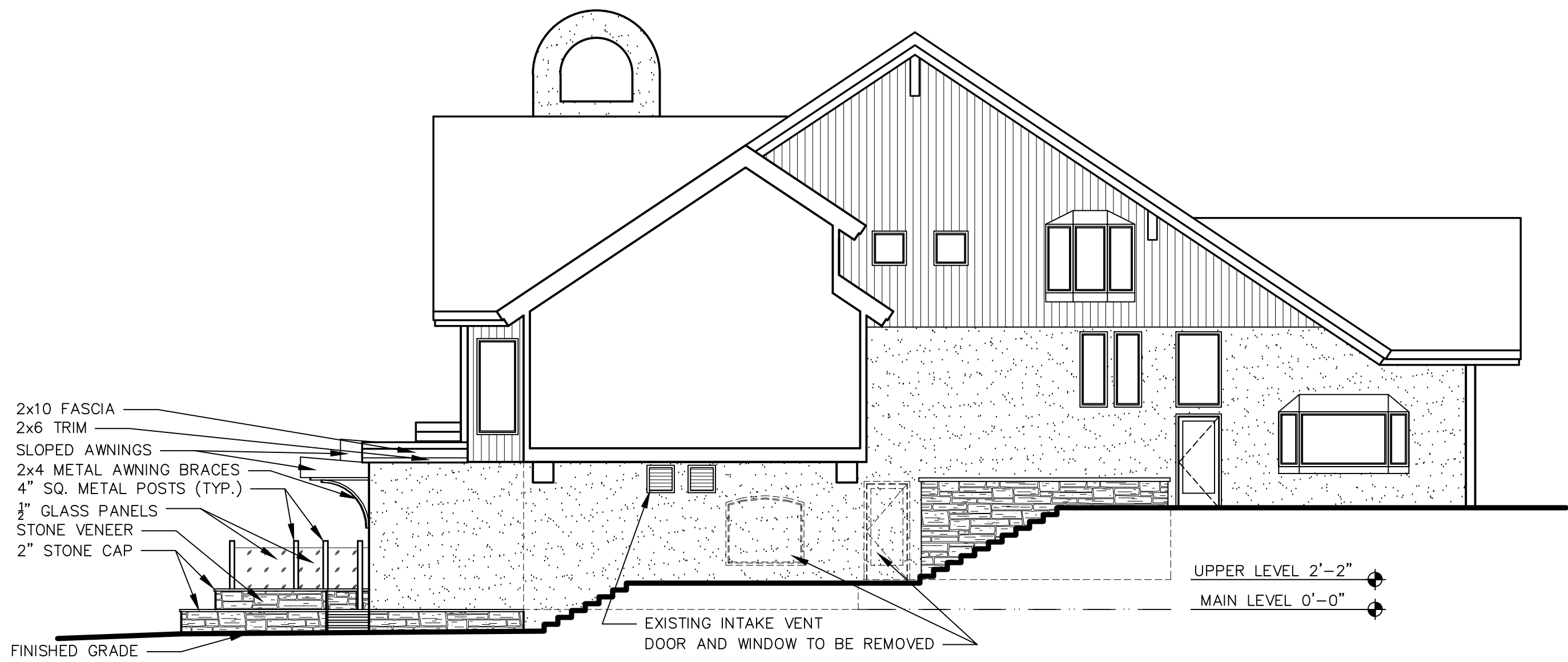
DATE: FEBRUARY 14, 2018

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# REVISION DATE INITIAL



1 EXISTING EAST ELEVATION  
1/8" = 1'-0"



1 PROPOSED EAST ELEVATION  
1/8" = 1'-0"



STEVEN JAMES RIDEN  
AIA ARCHITECT  
ARCHITECT

115 G STREET, SALIDA COLORADO 81201 970-389-0150

MEMBER OF AMERICAN INSTITUTE OF ARCHITECTS

LA TABERNA IBERICA RESTAURANT  
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ISSUED: DRB

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 EAST MEADOW DRIVE  
 VAIL, COLORADO

DRAWN BY  
 SJR

02.01.2018

DESCRIPTION  
 CONCEPT 6B



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VAIL, COLORADO

DRAWN BY  
SJR

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CONCEPT 6B

**S** STEVEN JAMES RIDEN  
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steve@ridenl.com  
MEMBER OF AMERICAN INSTITUTE OF ARCHITECTS

115 G STREET, SALIDA, CO 81201 970.389.0150



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CONCEPT 6B



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DESCRIPTION  
CONCEPT 6B



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VAIL, COLORADO

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**S** STEVEN JAMES RIDEN  
ARCHITECT  
steve@ridenl.com  
**N**

MEMBER OF AMERICAN INSTITUTE OF ARCHITECTS  
115 G STREET, SALIDA, CO 81201 970.389.0150



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