

Town of Vail Civic Area Plan

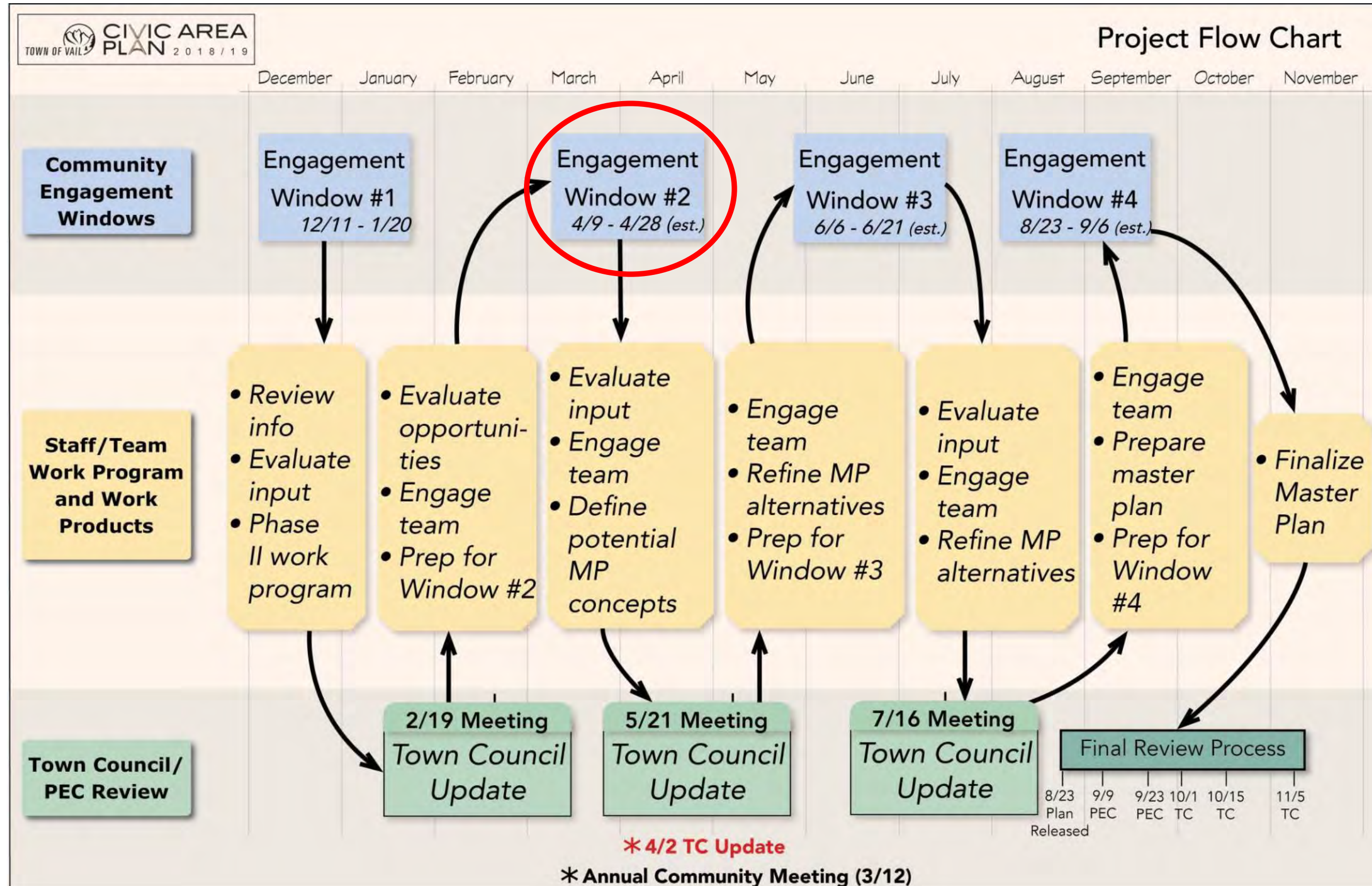
Town Council Update #3

April 2, 2019

Meeting Agenda - Town Council Update

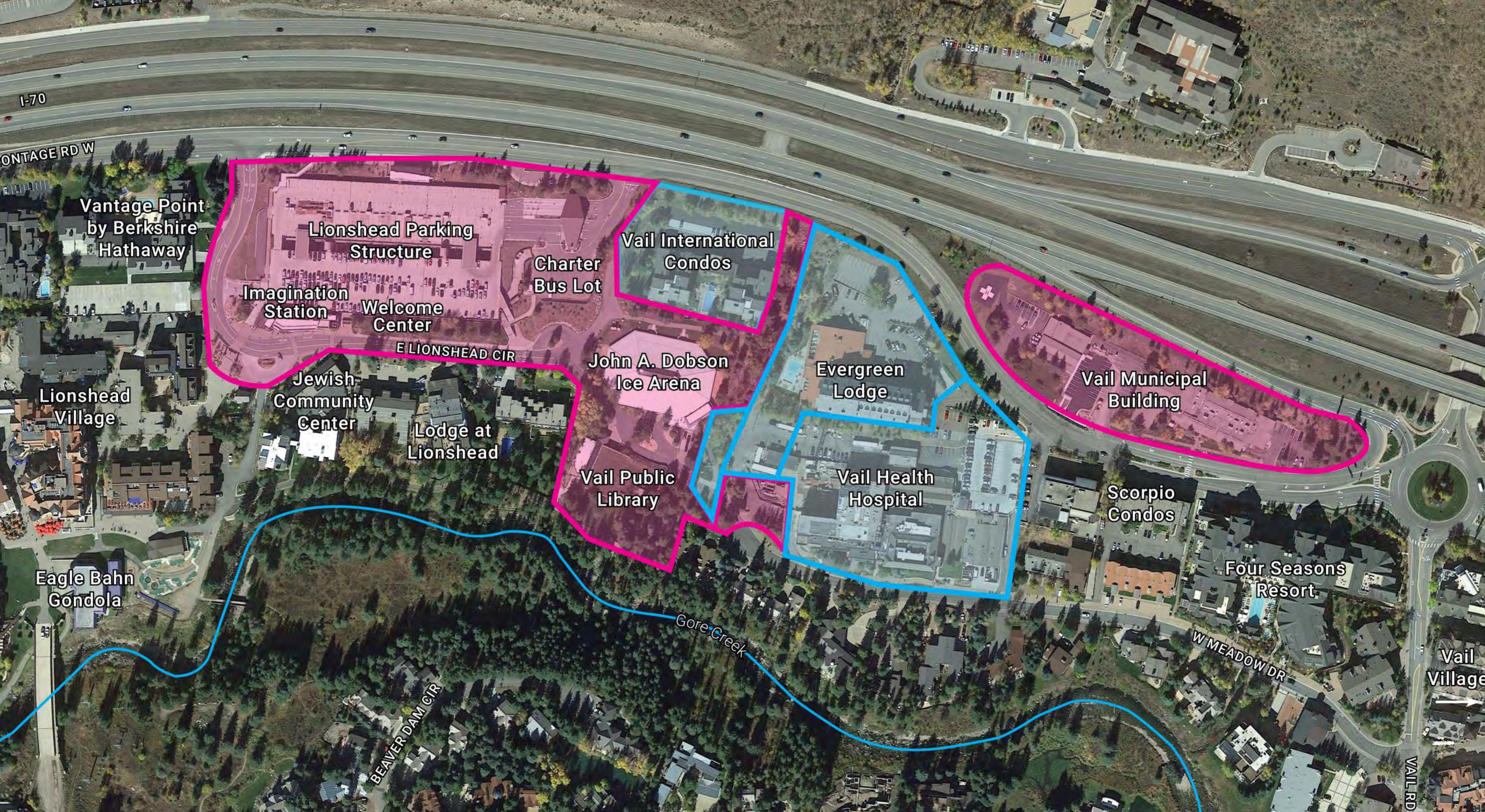
1. Project Update
2. Overview of Ideas/Site Studies
3. Introduction to Market and Finance Considerations
4. Next Steps

Project Timeline



Ideas and Site Studies

Lou Bieker
4240 Architects



EXISTING CONDITIONS

WHAT WE HEARD

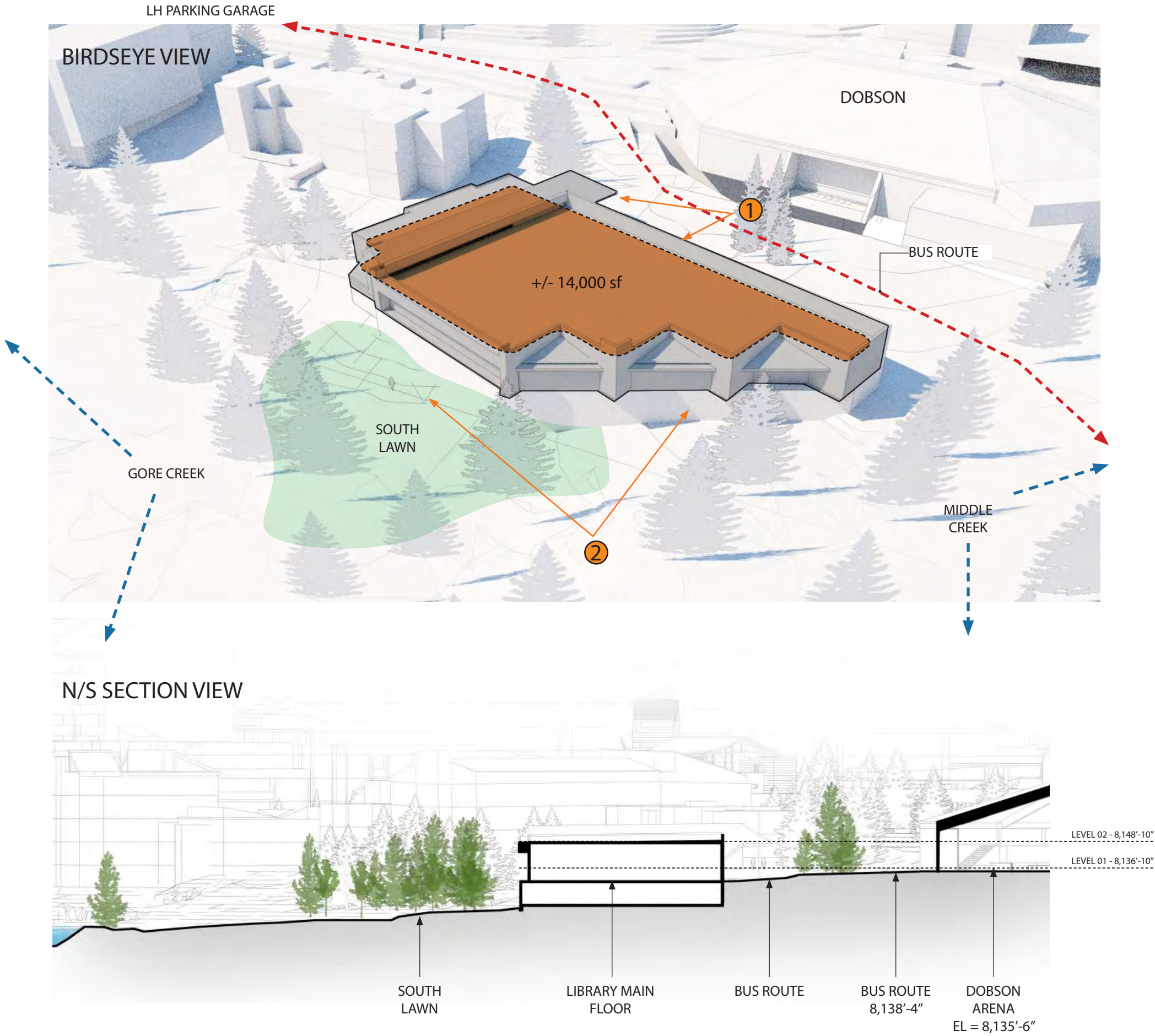
- BELOVED COMMUNITY ASSET
- ADDITIONAL TEACHING TOOLS IN THE SOUTH LAWN
- ACKNOWLEDGE / EMBRACE MIDDLE CREEK AND GORE CREEK
- IMPROVE CONNECTIVITY TO DOBSON ARENA
- IMPROVE CONVENIENCE COMING FROM PARKING STRUCTURE, POTENTIAL BOOK DROP, ETC.
- TOWN NEEDS ADDITIONAL COMMUNITY/MEETING SPACES



LIBRARY MAIN ENTRANCE



VIEW FROM SOUTH EAST

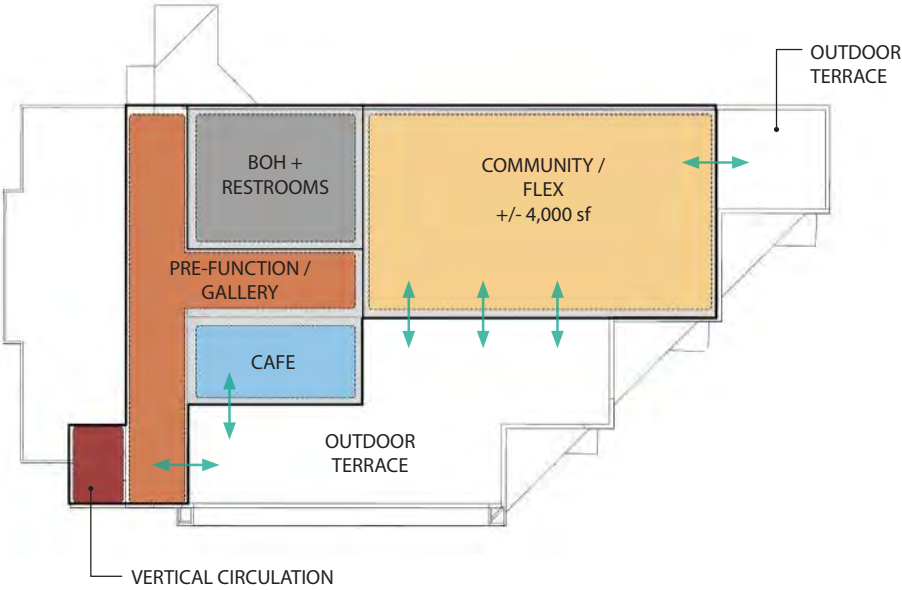


STUDY - SECOND LEVEL

- PROGRAM POTENTIAL - 8,000+ sf @ level 02
 - COMMUNITY MEETING SPACE
 - SMALL EVENT SPACE
 - CAFE
 - OUTDOOR TERRACE WITH VIEWS TO SOUTH LAWN AND BOTH CREEKS
 - USE OF EXISTING VERTICAL CIRCULATION
 - OUTDOOR TREE HOUSE TO AID IN ACTIVE LEARNING
- REMOVE AGING SKYLIGHT AND RE-PROGRAM
 - PRE-FUNCTION FOR EVENTS
 - REVOLVING GALLERY

COMMUNITY ROOM CAPACITY (@4,000 SF)

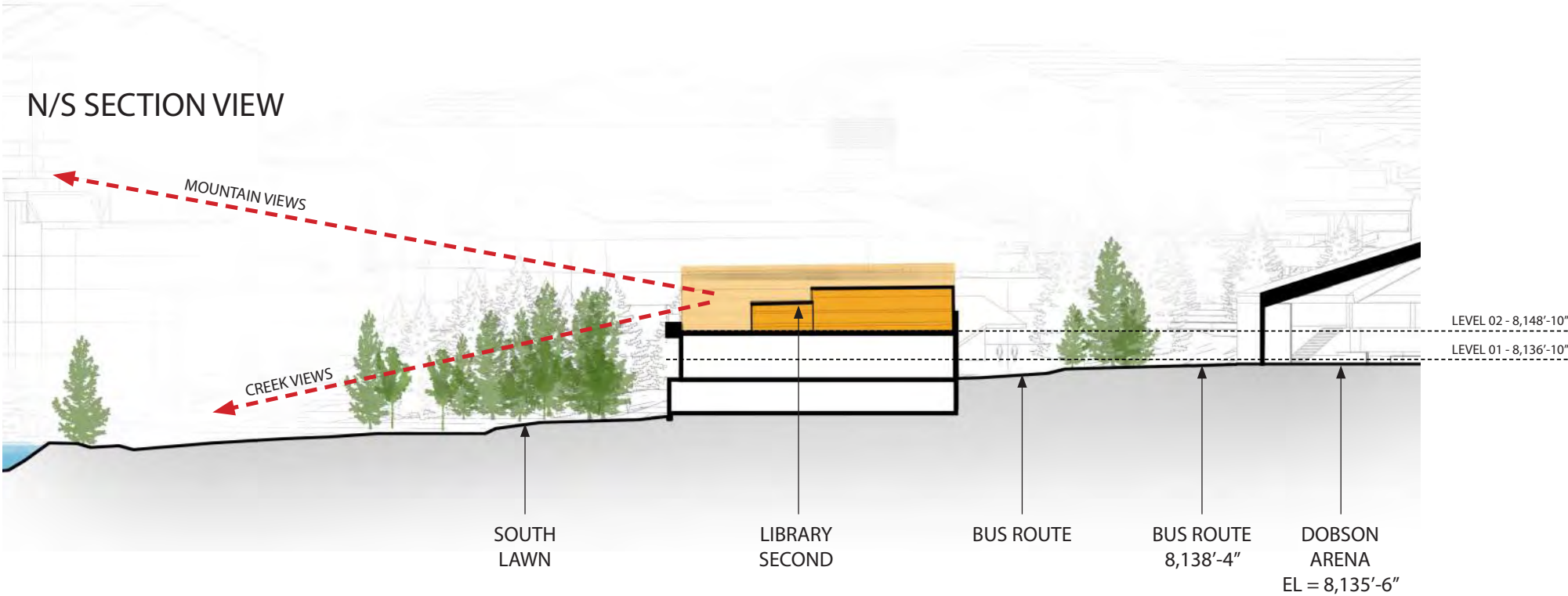
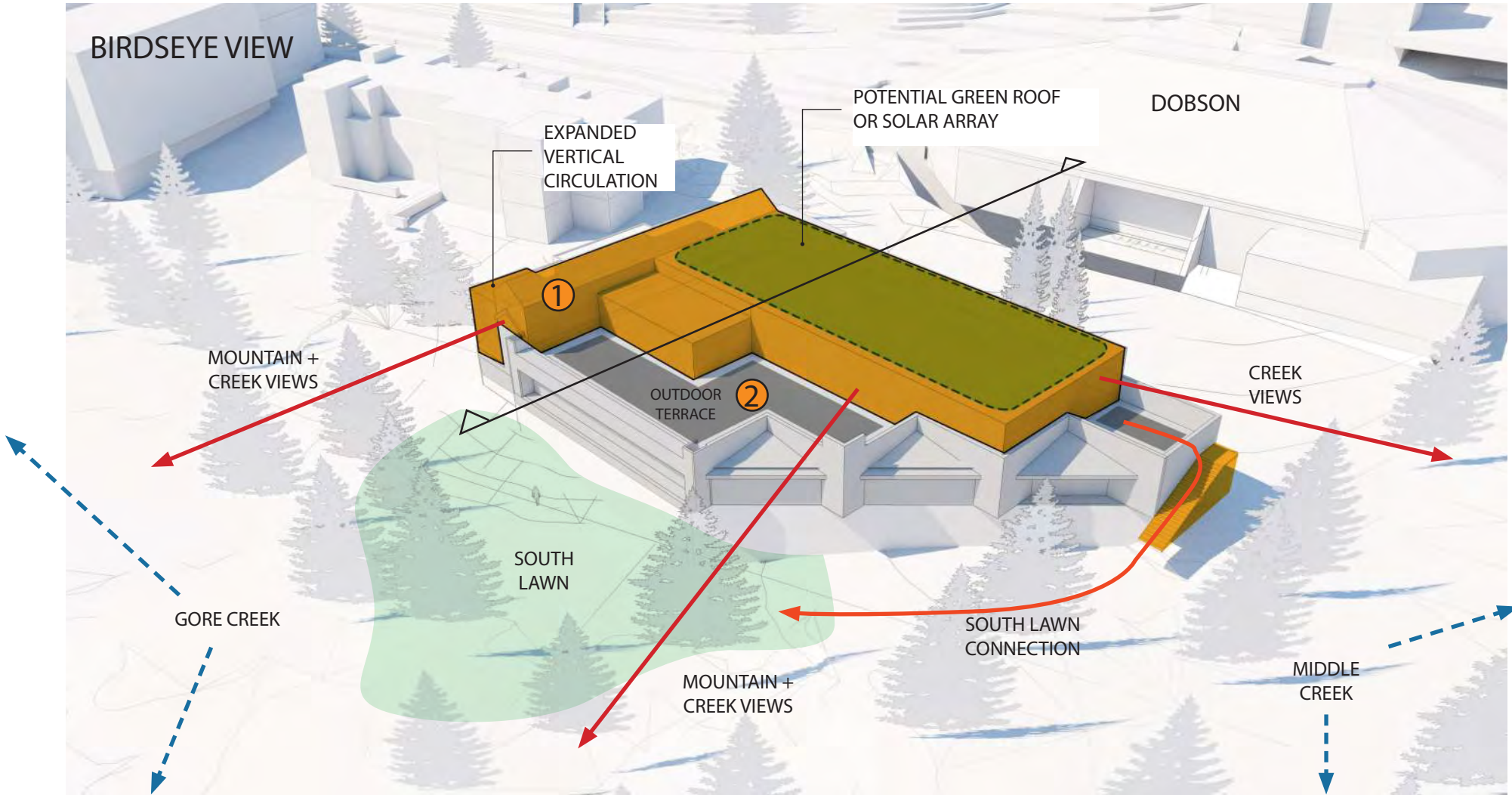
- | | |
|--------------------|---------------|
| STANDING COCKTAILS | 570 OCCUPANTS |
| SEATED LECTURE | 265 OCCUPANTS |
| SEATED BANQUET | 180 OCCUPANTS |



REMOVE LEAKING SKYLIGHT AND REPLACE WITH PITCHED ROOF STRUCTURE



CREATE OUTDOOR TERRACE WITH MOUNTAIN/CREEK VIEWS



STUDY - BRIDGE CONNECTION TO DOBSON

- SEPARATES PEDESTRIANS FORM VEHICULAR TRAFFIC
- ACTIVATE USING SEATING AND ARTWORK
- REQUIRES PARTIAL 3RD LEVEL TO LIBRARY AND DOBSON
- COST TO BUILD
- REQUIRES UPPER LEVEL ACTIVITY, NEED A REASON TO LEAVE THE STREET LEVEL



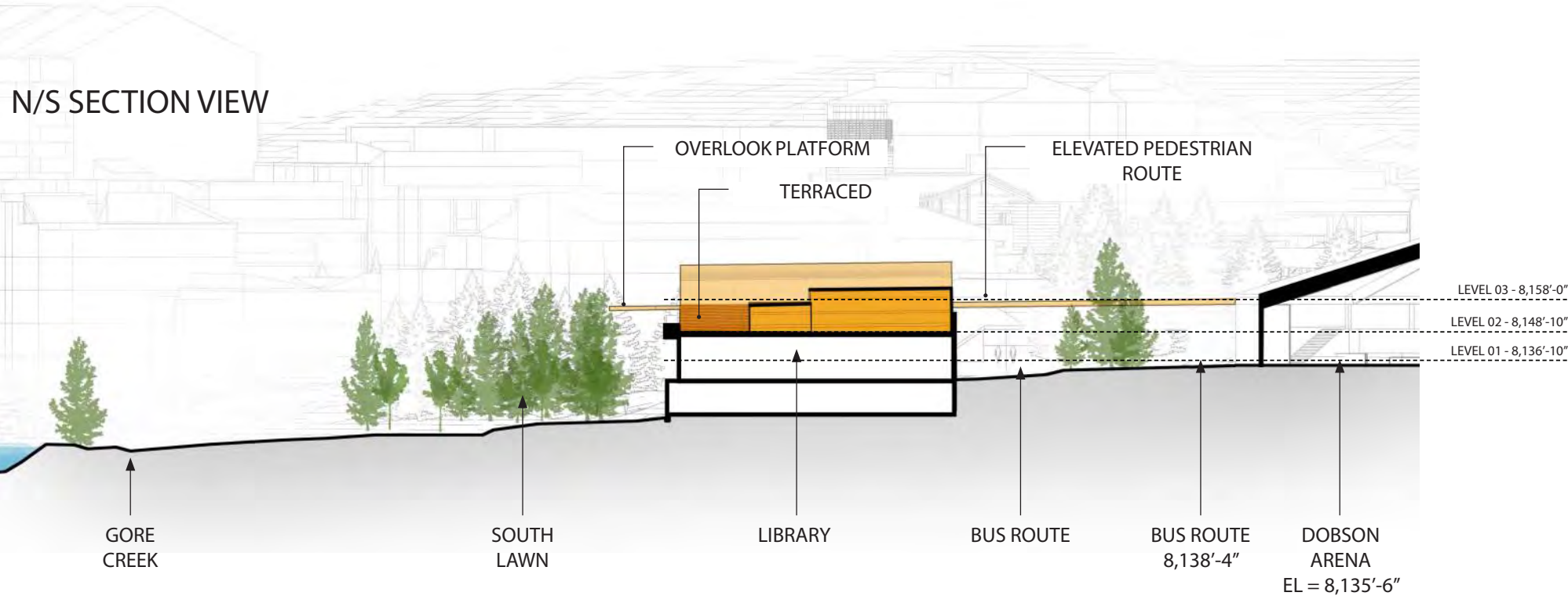
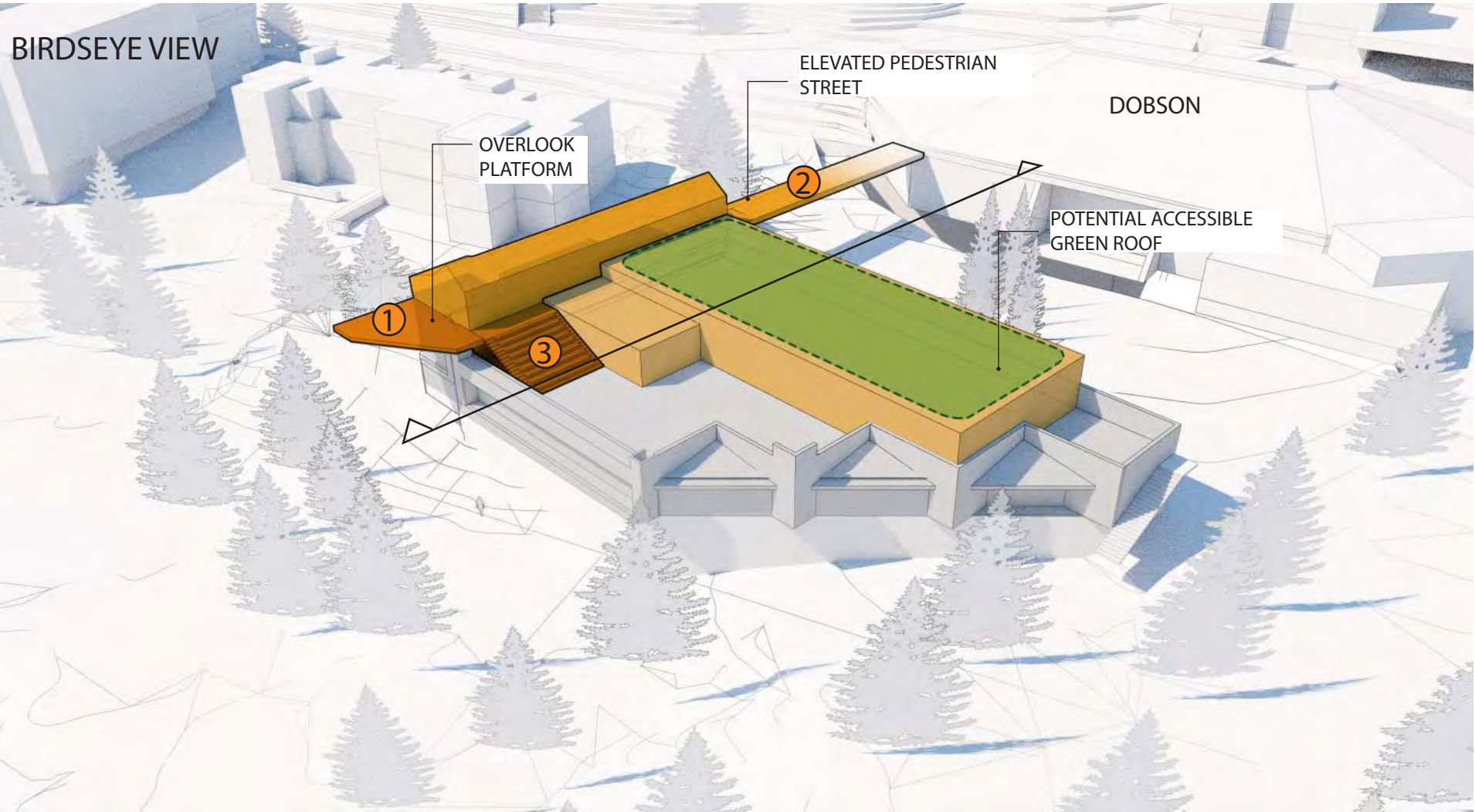
OVERLOOK - PIKE'S PLACE MARKET FRONT, SEATTLE,



ELEVATED PEDESTRIAN STREET - NYC HIGHLINE



INFORMAL GATHERING - NYC HIGHLINE



NATURE PLAY



COMMUNITY MEETING SPACE

CAFE

OUTDOOR SEATING

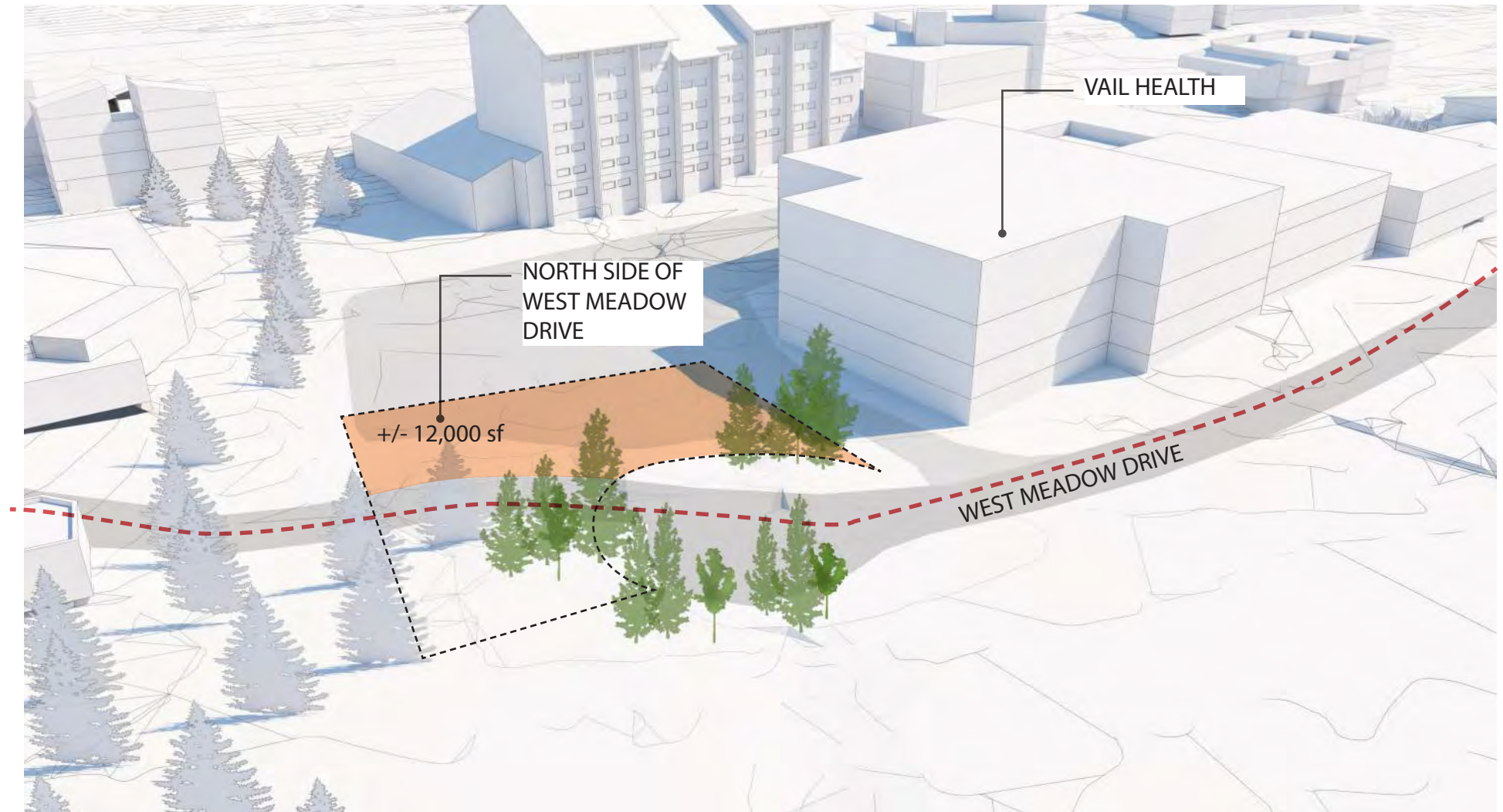
UPPER LEVEL TERRACE

PEDESTRIAN ACCESS

CONNECTION TO NATURE

TEACHING TOOLS





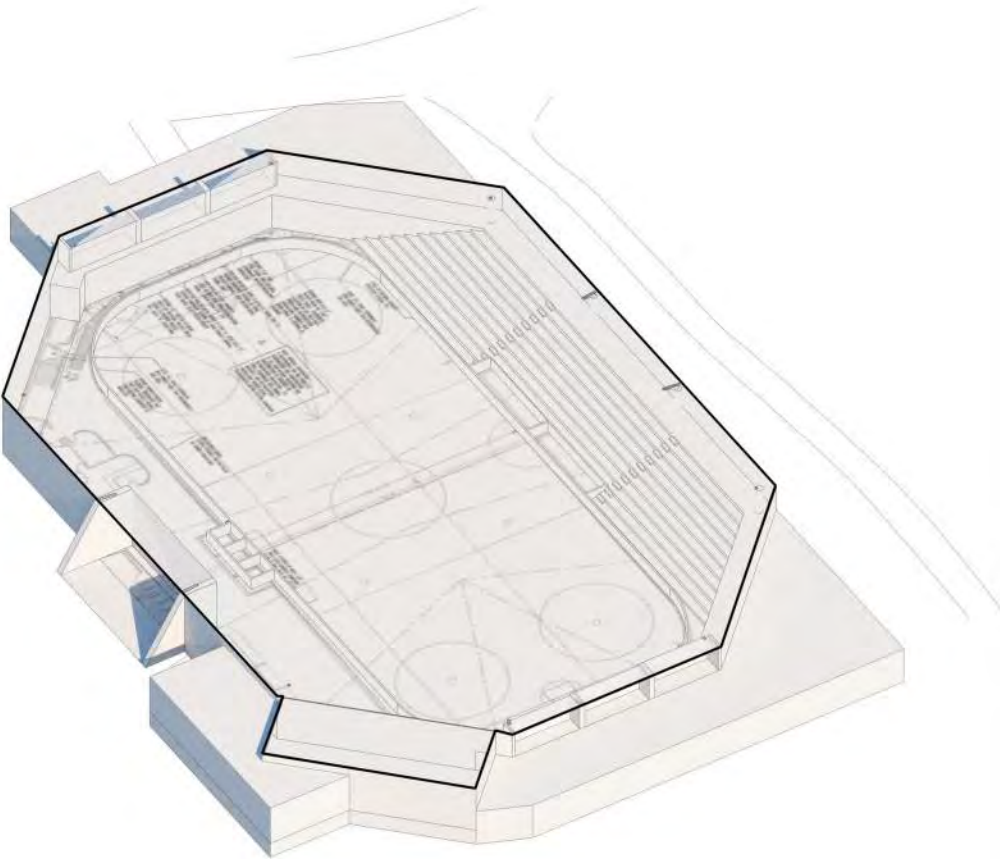
- PROGRAM POTENTIAL
- PARK
 - PUBLIC ART
 - TREE HOUSE
 - COMMUNITY SPACE



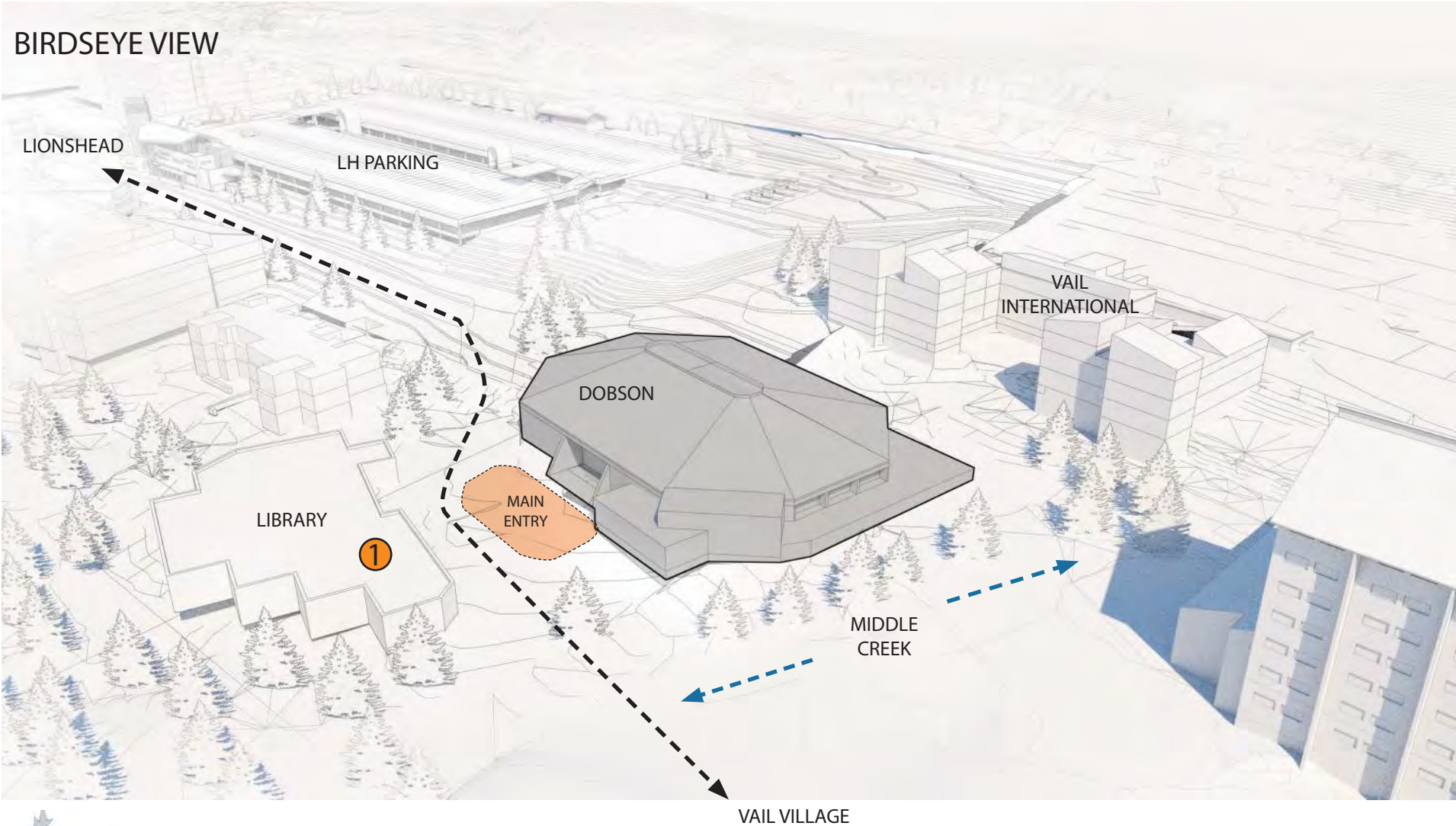
EXISTING CONDITIONS

WHAT WE HEARD

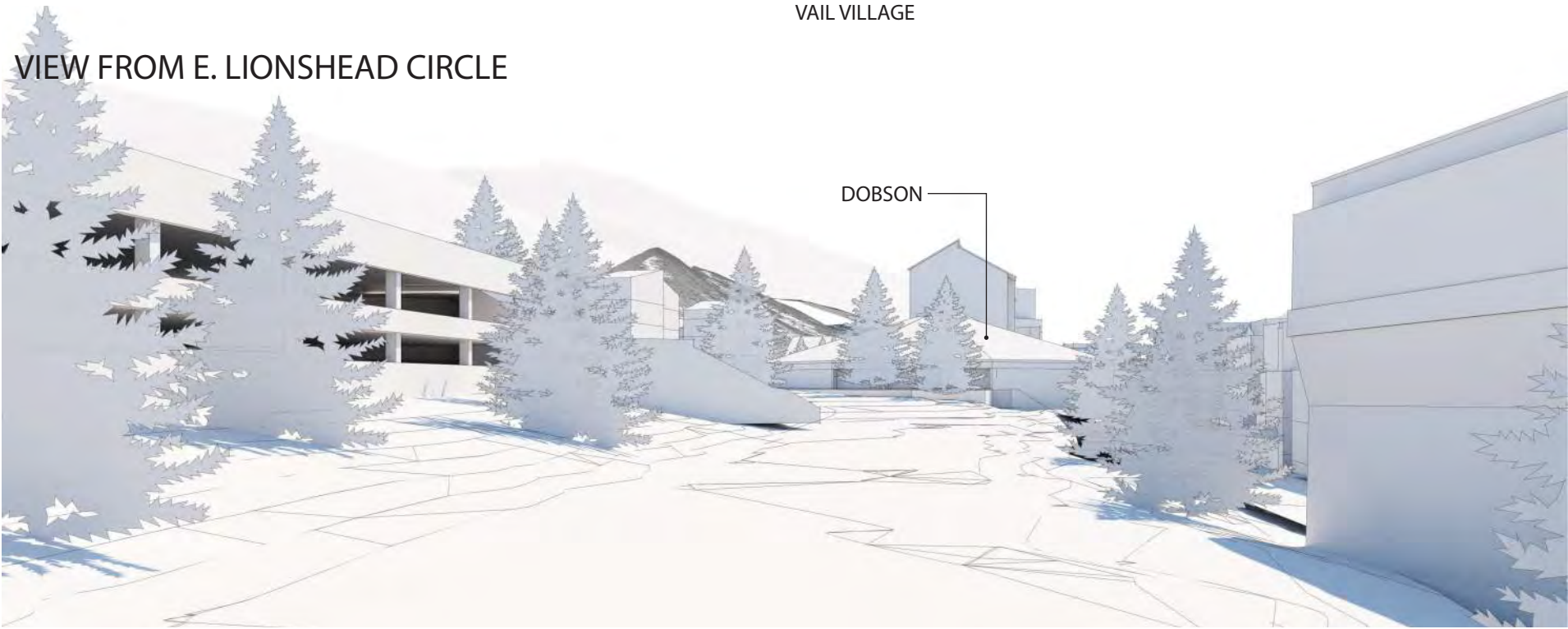
- IMPROVE ACCESS FOR DROP-OFF AND PICK-UP
- IMPROVE PEDESTRIAN EXPERIENCE AND CONNECTIVITY TO LH PARKING STRUCTURE
- IMPROVE CONNECTIVITY TO LIBRARY
 - PEDESTRIAN + BUS INTERACTION
 - POTENTIAL BRIDGE
- IMPROVE CONNECTIONS/ PROTECT / ENHANCE RELATIONSHIP TO MIDDLE CREEK
- POTENTIAL SECOND SHEET OF ICE
- UPGRADE / EXPANSION TO DOBSON
 - ENHANCE MULTI-USE POTENTIAL OF BUILDING
- INCREASE SEATING ALLOWING FOR LARGER EVENT VENUE
- CURRENTLY DOBSON IS +/- 40,000 SF



BIRDSEYE VIEW



VIEW FROM E. LIONSHEAD CIRCLE

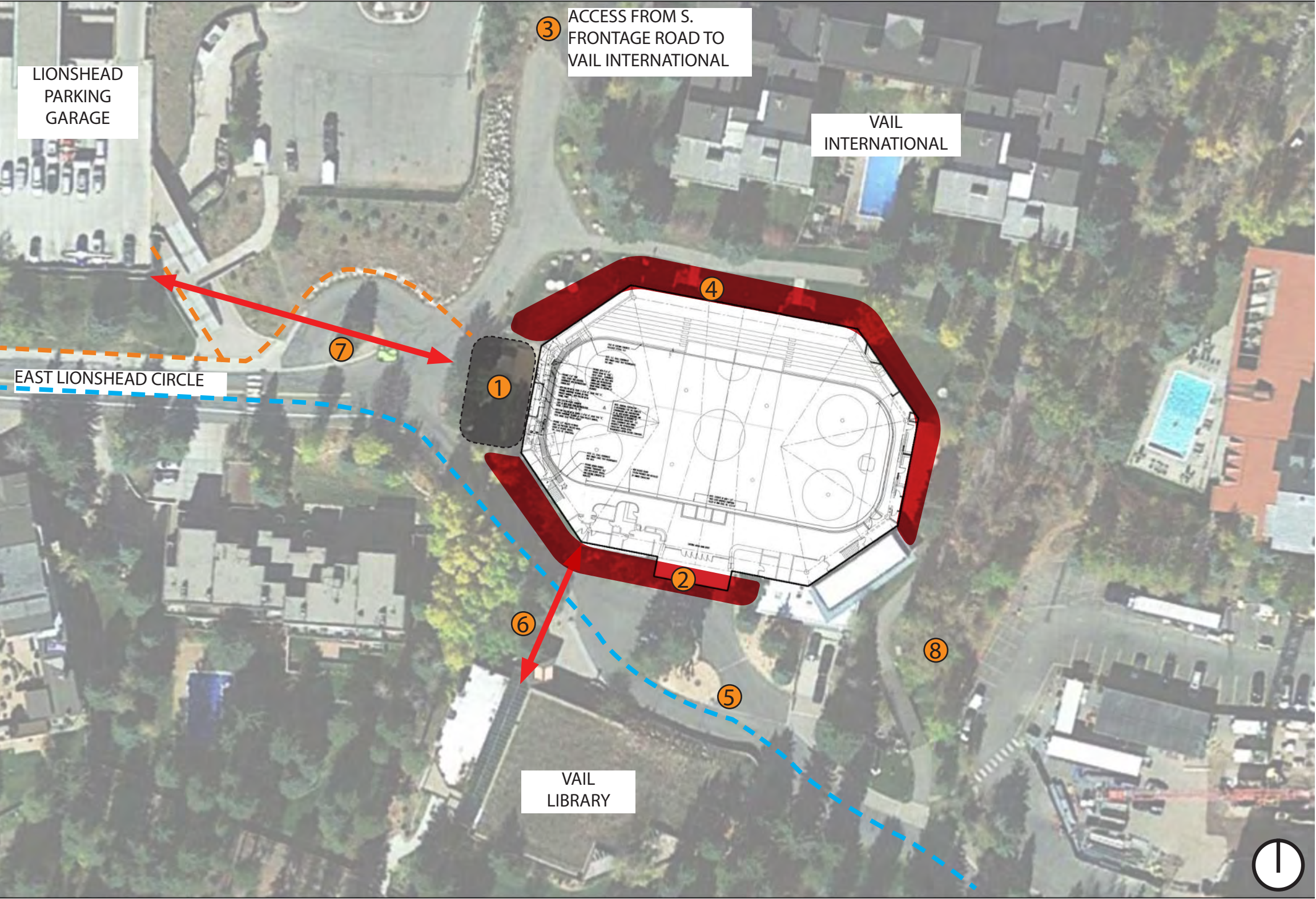


SITE PLAN STUDY

POTENTIAL IMPROVEMENTS

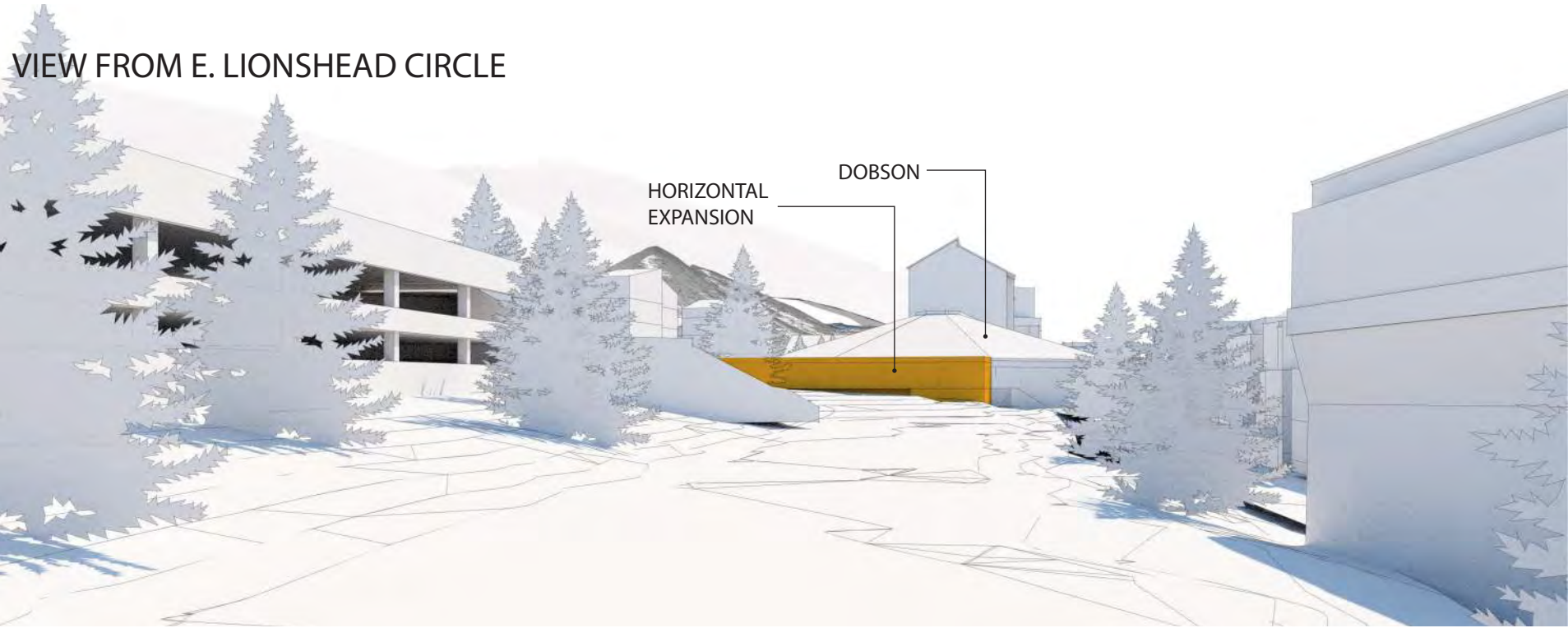
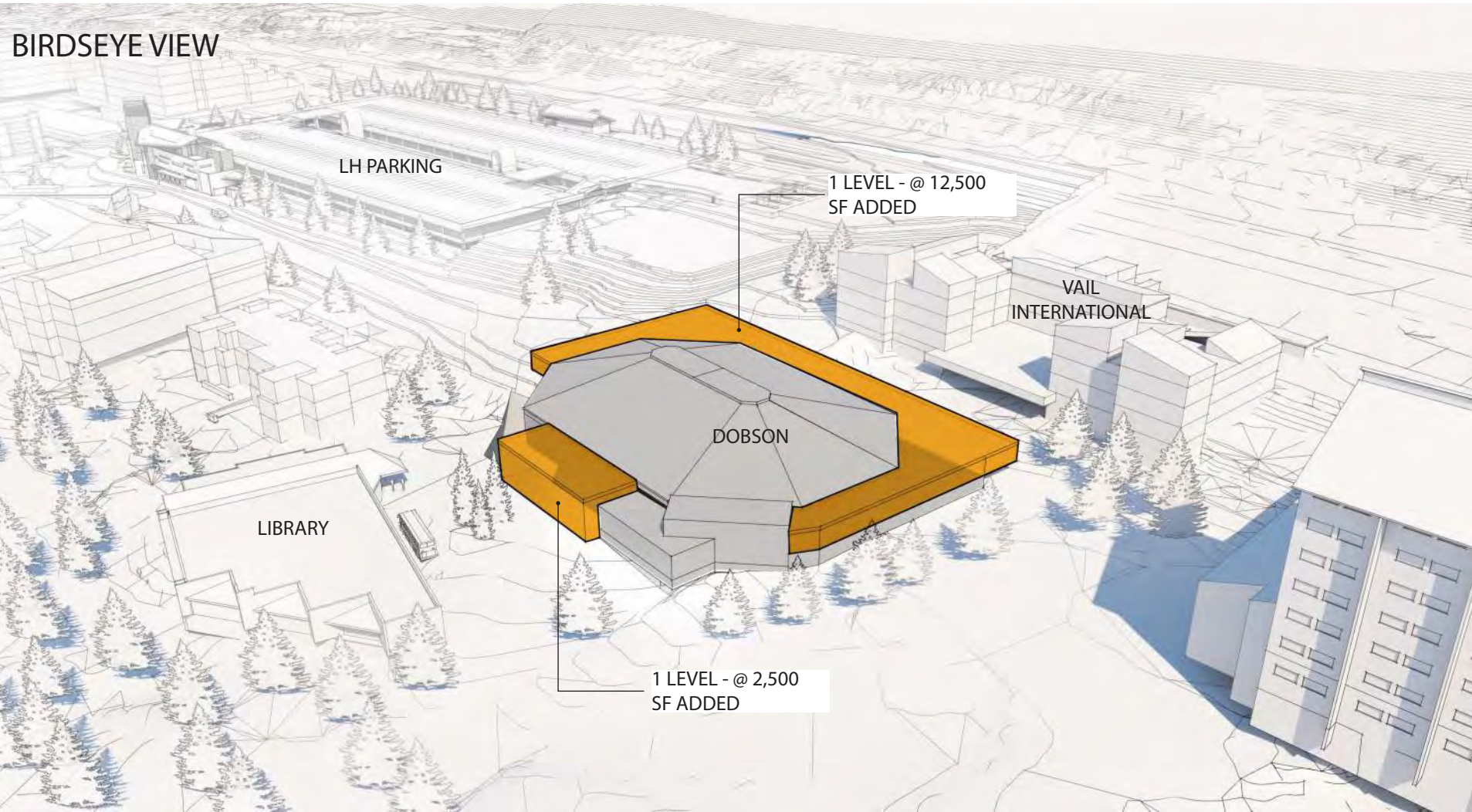
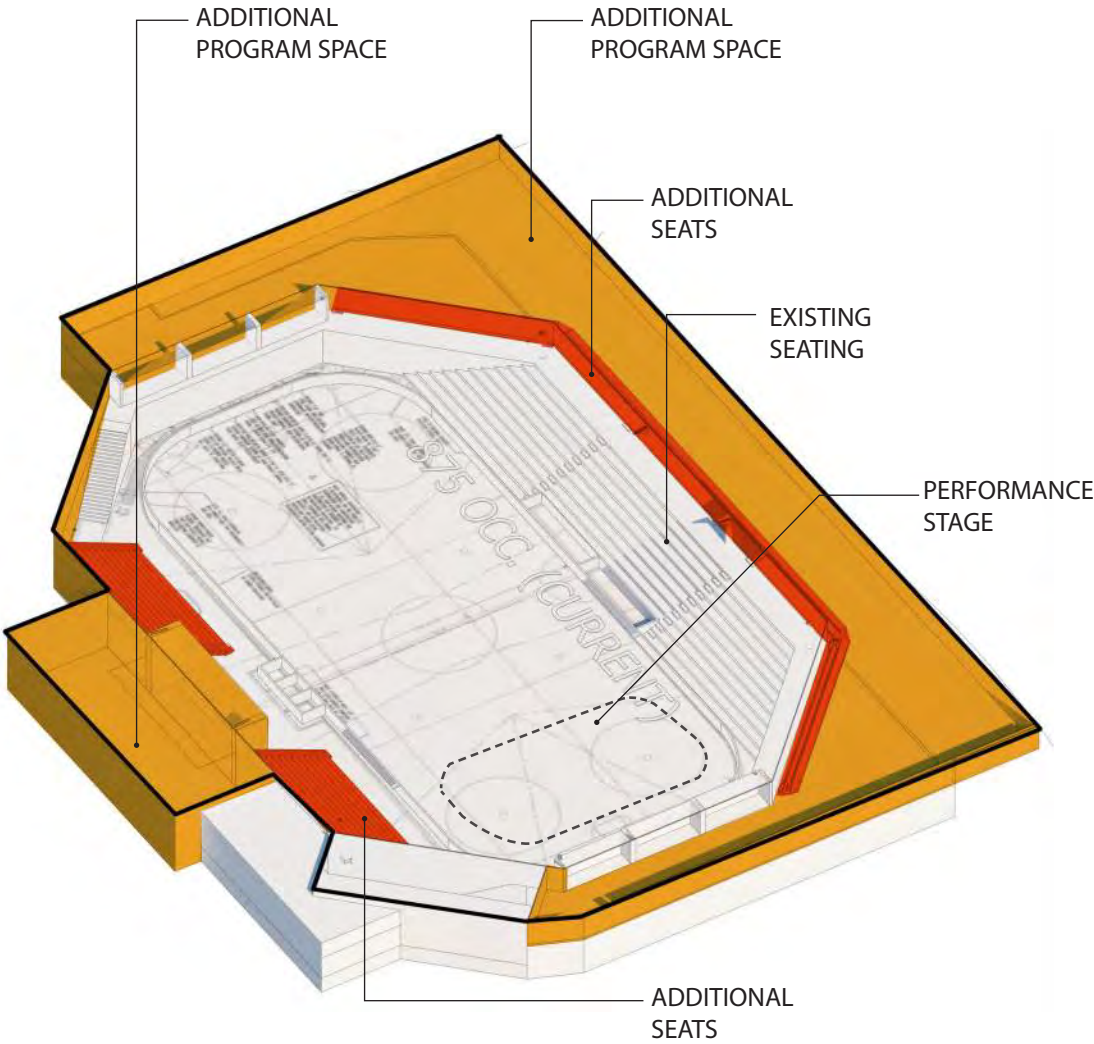
- 1. RE-LOCATION OF MAIN ENTRY TO WEST SIDE OF DOBSON
 - IMPROVE ACCESS FOR DROP-OFF/PICK-UP
 - ENERGIZE FUTURE CIVIC HUB
 - ICONIC ARCHITECTURE ON AXIS WITH E. LIONSHEAD CIRCLE
 - SAFER PEDESTRIAN EXPERIENCE
- 2. REPROGRAM EXISTING SOUTH MAIN ENTRY
 - ADDITIONAL PROGRAM AND SEATING OPPORTUNITY
 - CAPITALIZE ON VIEWS SOUTH
 - BUILDING ELEVATION BECOMES SECONDARY
- 3. RE-ROUTE VAIL INTERNATIONAL ENTRANCE
- 4. HORIZONTAL PROGRAM EXPANSION TO THE NORTH
- 5. REMOVE VEHICULAR ISLAND ON SOUTH SIDE OF DOBSON
- 6. IMPROVE PEDESTRIAN PATHWAY & WALKABILITY
 - SIMPLIFY BUS ROUTE
- 7. IMPROVE CONNECTIONS TO LIBRARY
- 8. IMPROVE CONNECTIONS TO LHPG AND CHARTER BUS LOT
- 9. IMPROVE CONNECTIONS AND WALKWAYS ALONG MIDDLE CREEK

- PEDESTRIAN MOVEMENT
- VEHICULAR MOVEMENT



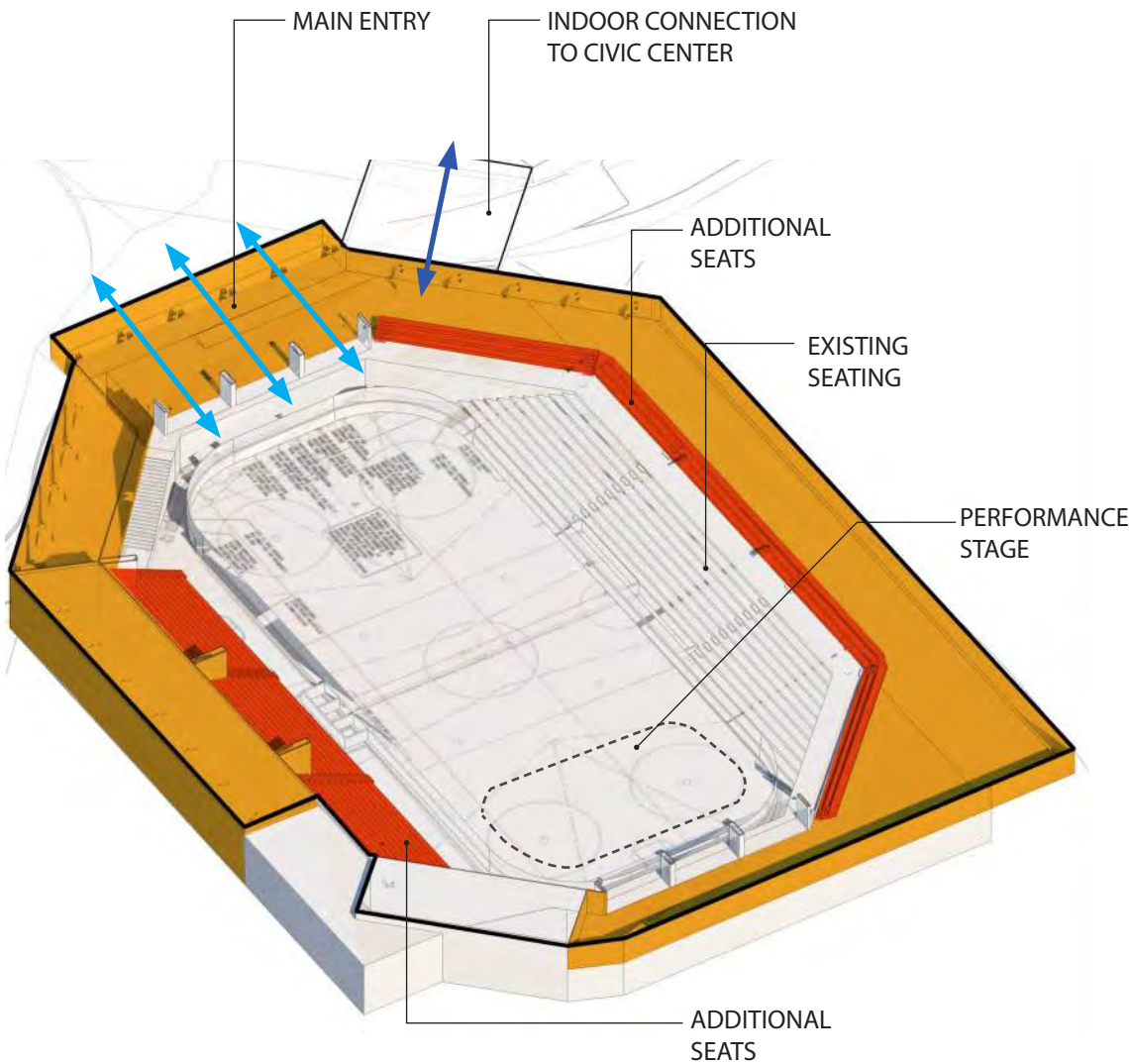
STUDY - HORIZONTAL EXPANSION

- 15,000 SF OF ADDITIONAL PROGRAM SHOWN
 - 2,500 SF @ SOUTH ENTRY
 - 12,500 SF WEST, NORTH & EAST
- EXPAND AND UPGRADE SOUTH ENTRY W/ RELOCATED TICKETING & ADMIN SPACES
- HORIZONTAL EXPANSION TO SOUTH INCREASES SEATING
- HORIZONTAL EXPANSION TO NORTH AND EAST INCREASES CIRCULATION AND SUPPORTING PROGRAM FUNCTIONS
- PARKING DEMAND OF POTENTIAL PROGRAM ADDED
- POTENTIAL PROGRAMS
 - RECREATION FACILITY
 - BETTER OPERATIONS
 - LOADING
 - SNACK BAR / CAFE
 - LOCKER ROOMS
- ADDITIONAL SEATING CAPACITY ON NORTH AND SOUTH

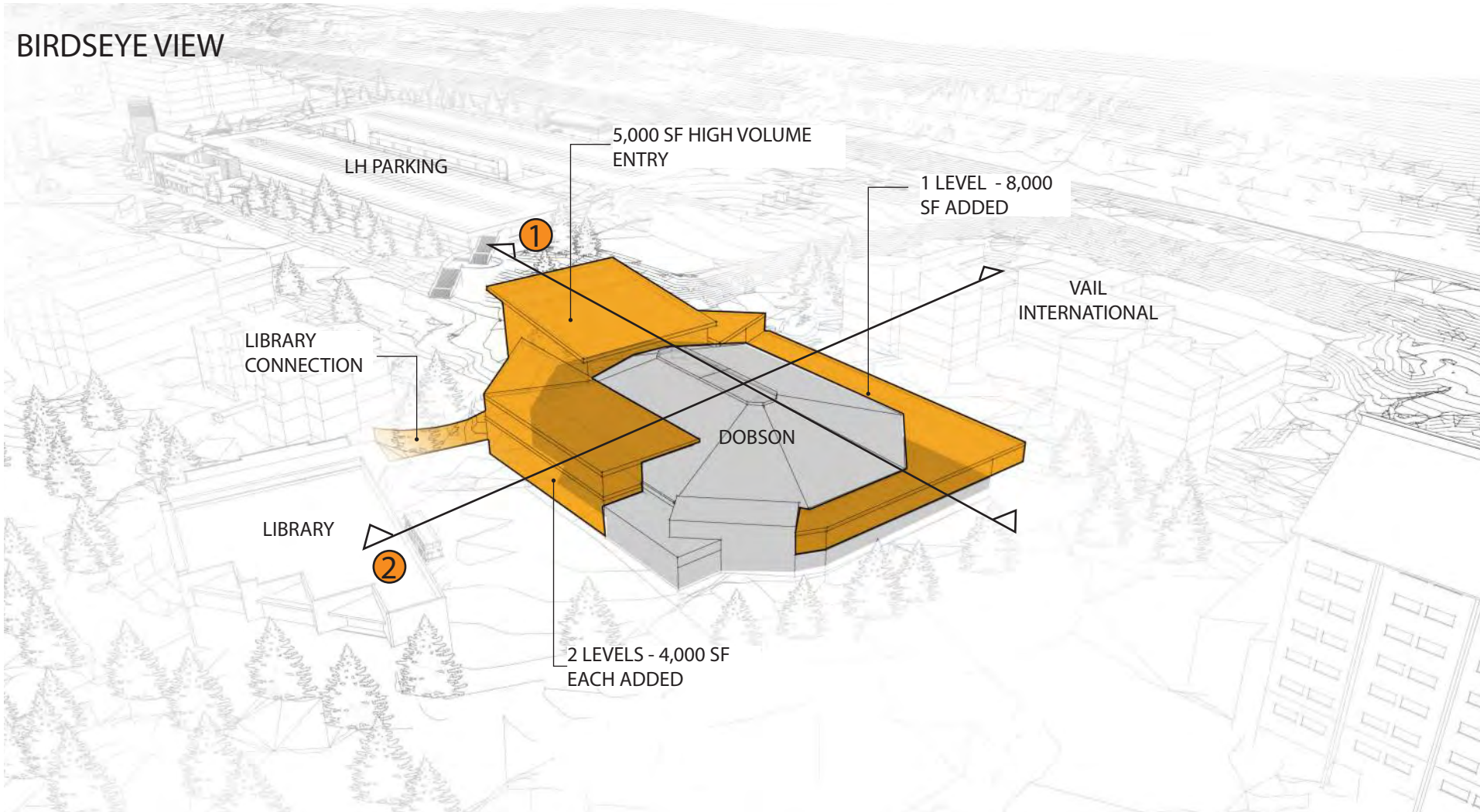


STUDY - HORIZONTAL EXPANSION W/ NEW WEST ENTRY

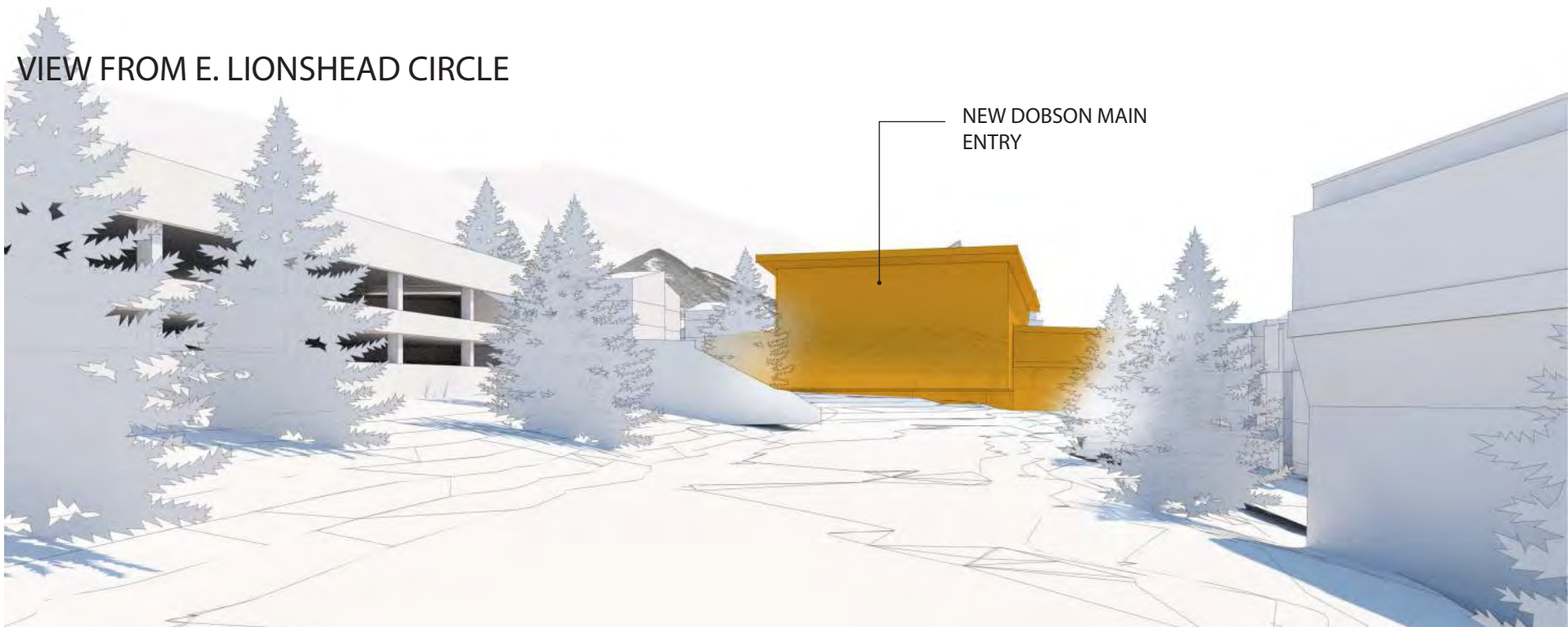
- +/- 20,000 SF OF ADDITIONAL PROGRAM SHOWN
- NEW INTUITIVE ENTRY RE-LOCATED TO WEST SIDE
- 2 LEVEL HORIZONTAL EXPANSION TO SOUTH INCREASES SEATING & PROGRAMMABLE SPACES
- ADDITIONAL SEATING CAPACITY ON SOUTH W/ RELOCATED ENTRY
- PARKING DEMAND OF POTENTIAL PROGRAM ADDED
- POTENTIAL PROGRAMS
 - REC FACILITY
 - CLIMBING WALL
 - BETTER OPERATIONS
 - LOADING
 - SNACK BAR / CAFE
 - LOCKER ROOMS
 - PHYSICAL THERAPY



BIRDSEYE VIEW

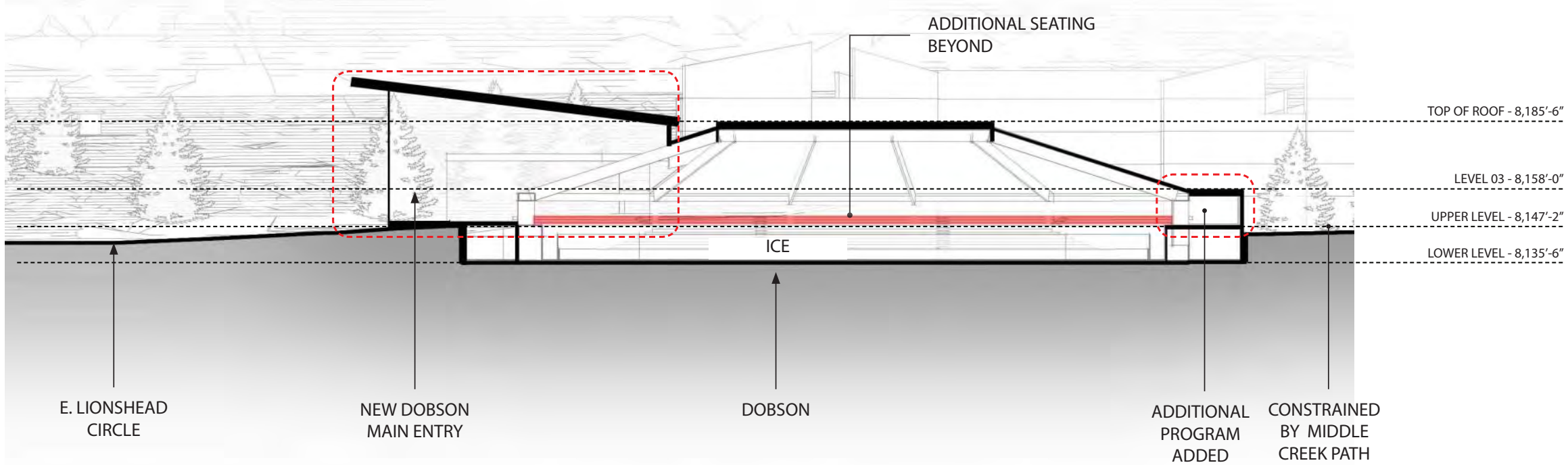


VIEW FROM E. LIONSHEAD CIRCLE

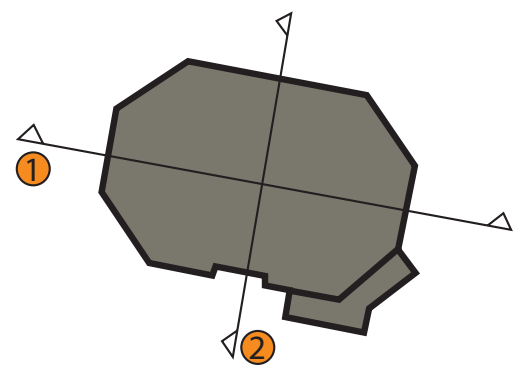


STUDY - HORIZONTAL EXPANSION W/ NEW WEST ENTRY

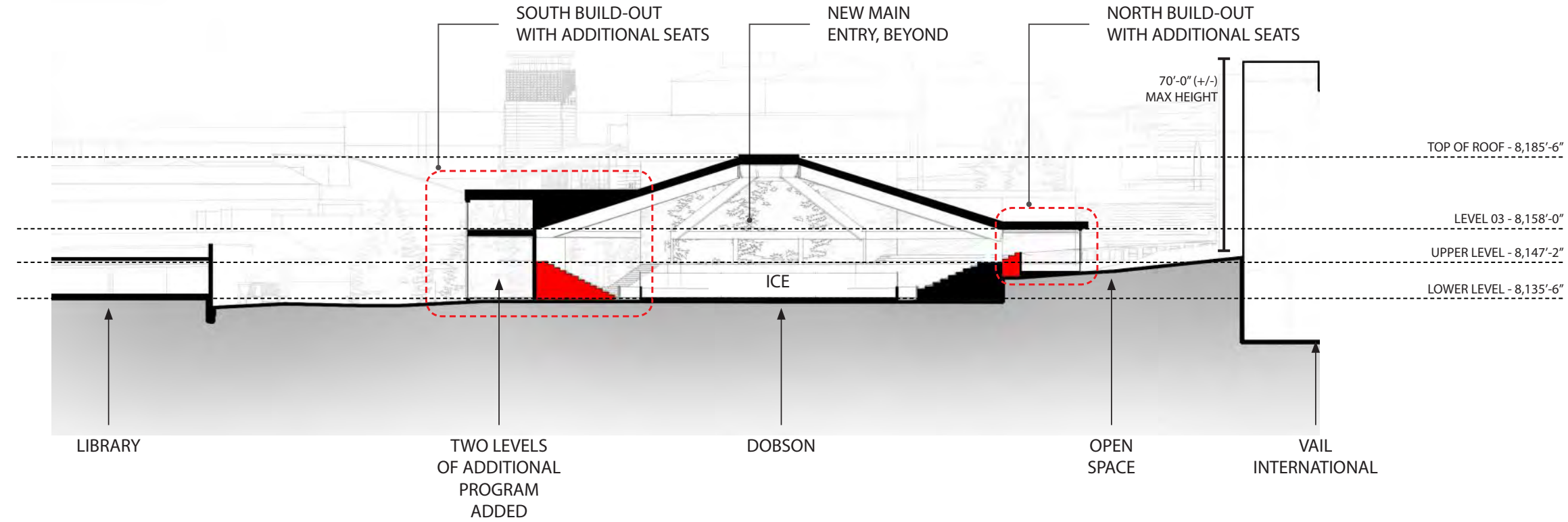
1 E/W SECTION VIEW



DOBSON KEY



2 N/S SECTION VIEW

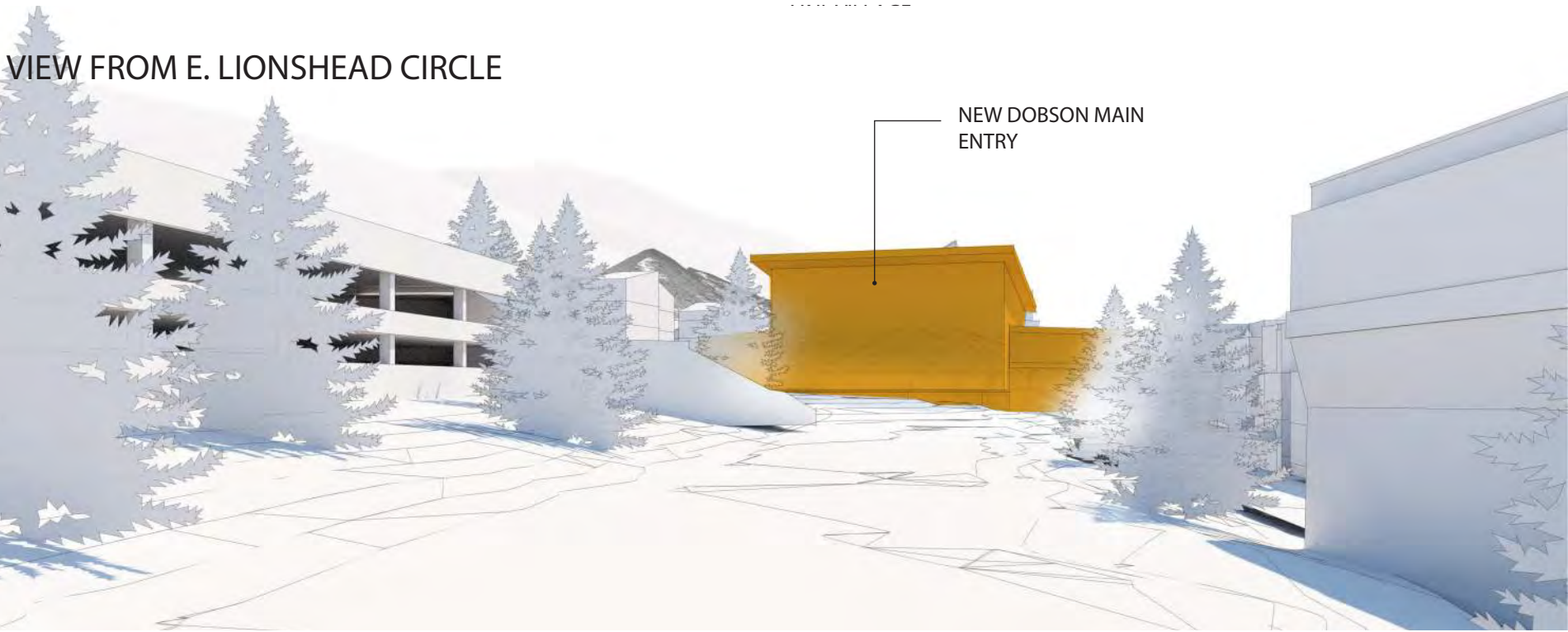
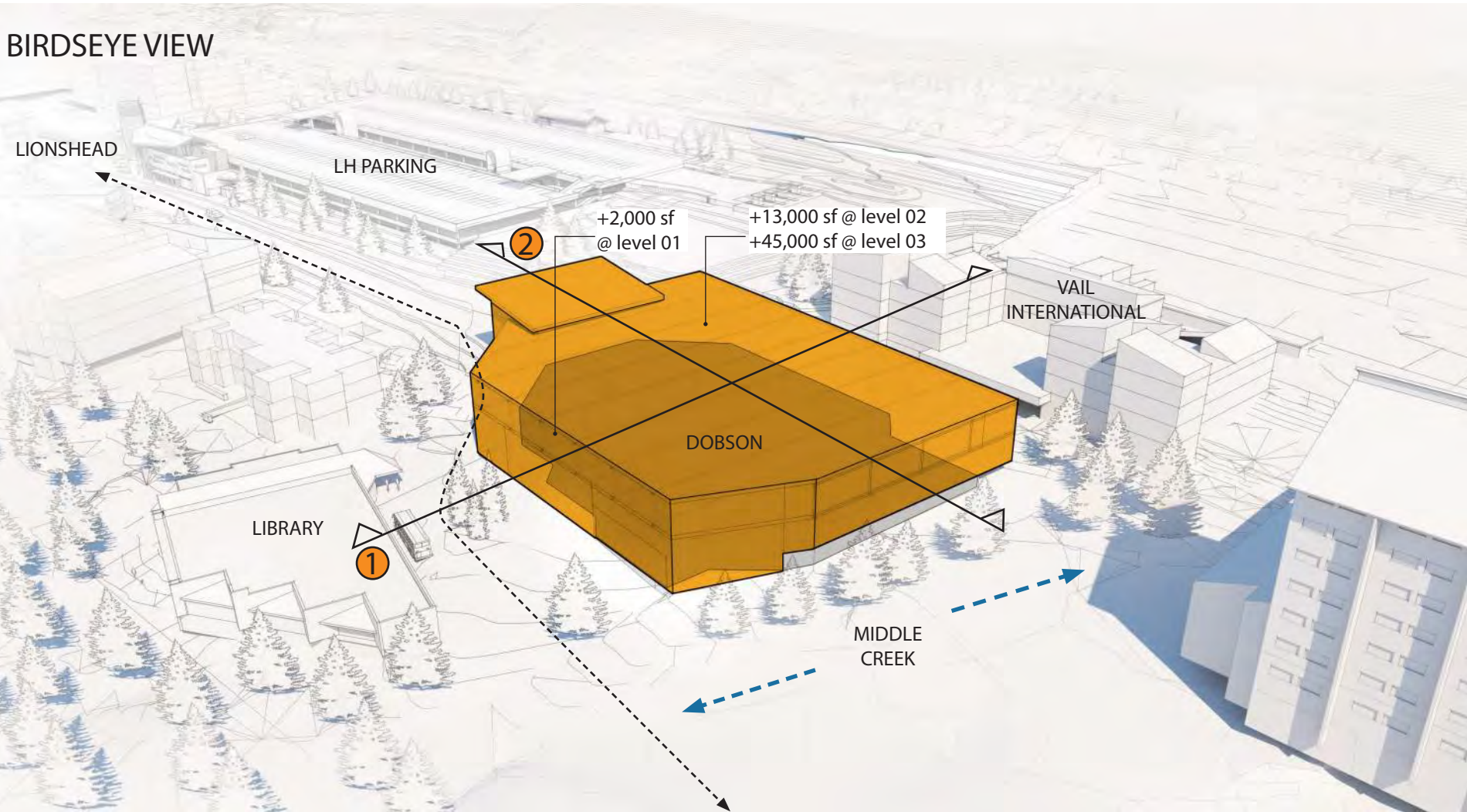
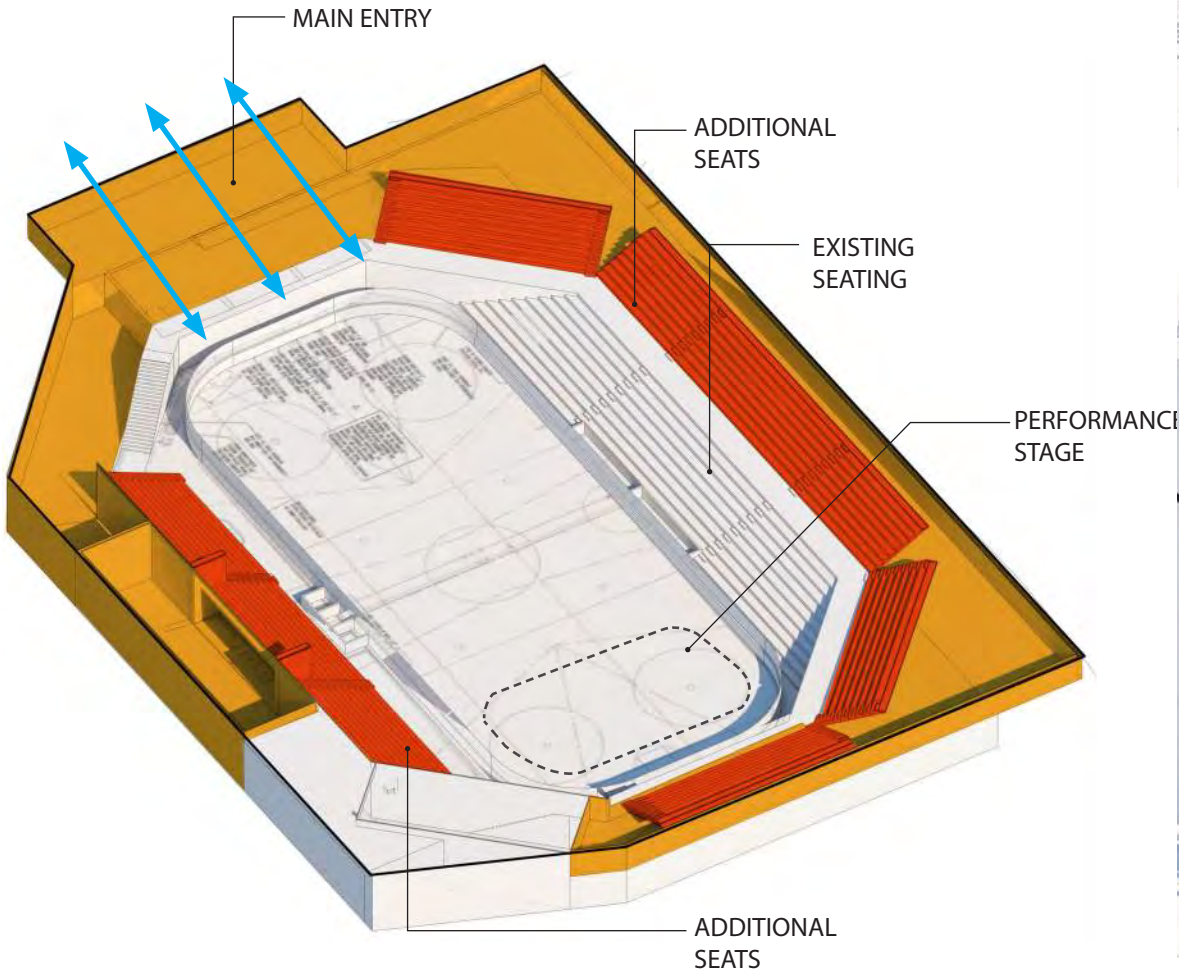


STUDY - VERTICAL EXPANSION

- ADDITIONAL FLOOR PLATE ABOVE ICE WITHIN VOLUME OF BOX TRUSS
 - PROGRAM WITHIN UPPER LEVEL IS LIMITED TO STRUCTURAL SPAN BETWEEN TRUSS SYSTEM
 - CHALLENGED BY THE CROSS SECTIONAL DEPTH FROM EXTERIOR FACADE

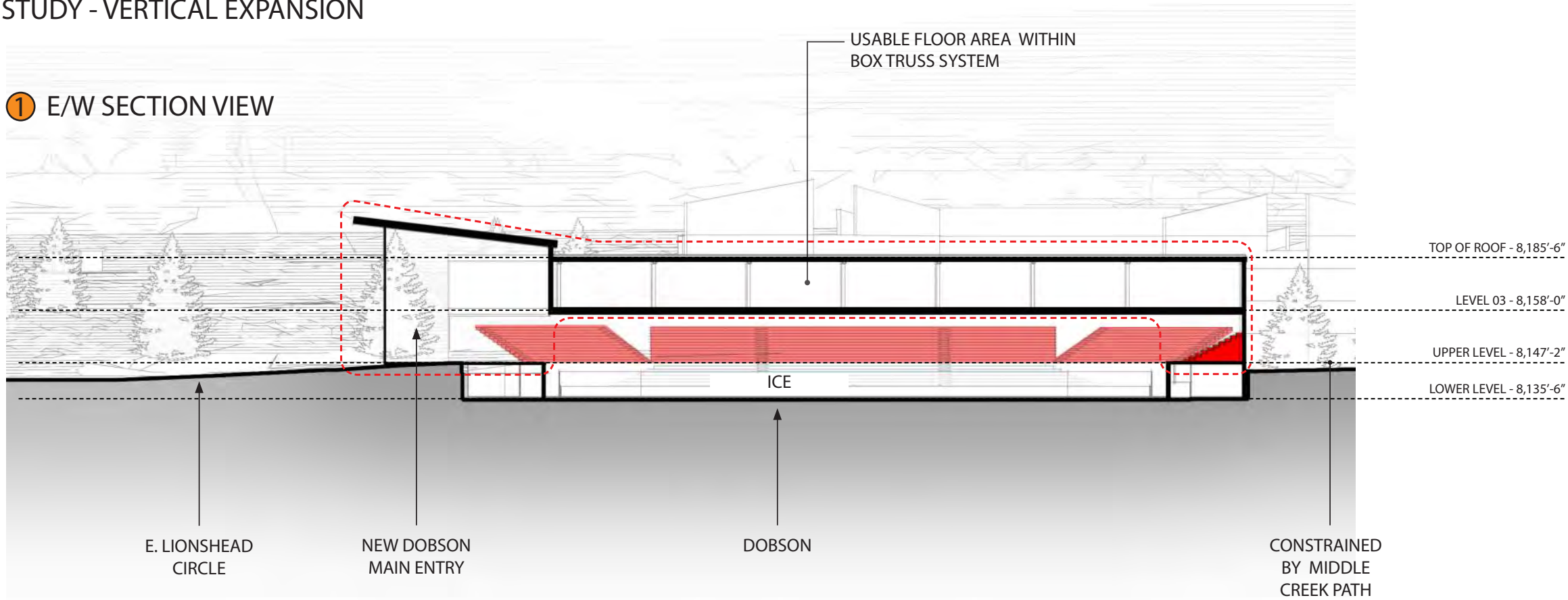
FACADE

- INCREASE APPROX. 60,000 SF
- SIGNIFICANT COSTS
- COMPLEXITY OF VERTICAL EXPANSION RENOVATION
- PARKING DEMAND OF POTENTIAL PROGRAM ADDED
- ADDITIONAL SEATING CAPACITY ON NORTH AND SOUTH
- POTENTIAL PROGRAMS
 - REC FACILITY
 - CLIMBING WALL
 - BETTER OPERATIONS
 - LOADING
 - SNACK BAR / CAFE
 - LOCKER ROOMS
 - PHYSICAL THERAPY
 - COMMUNITY MEETING SPACES
 - ADMINISTRATIVE SPACES

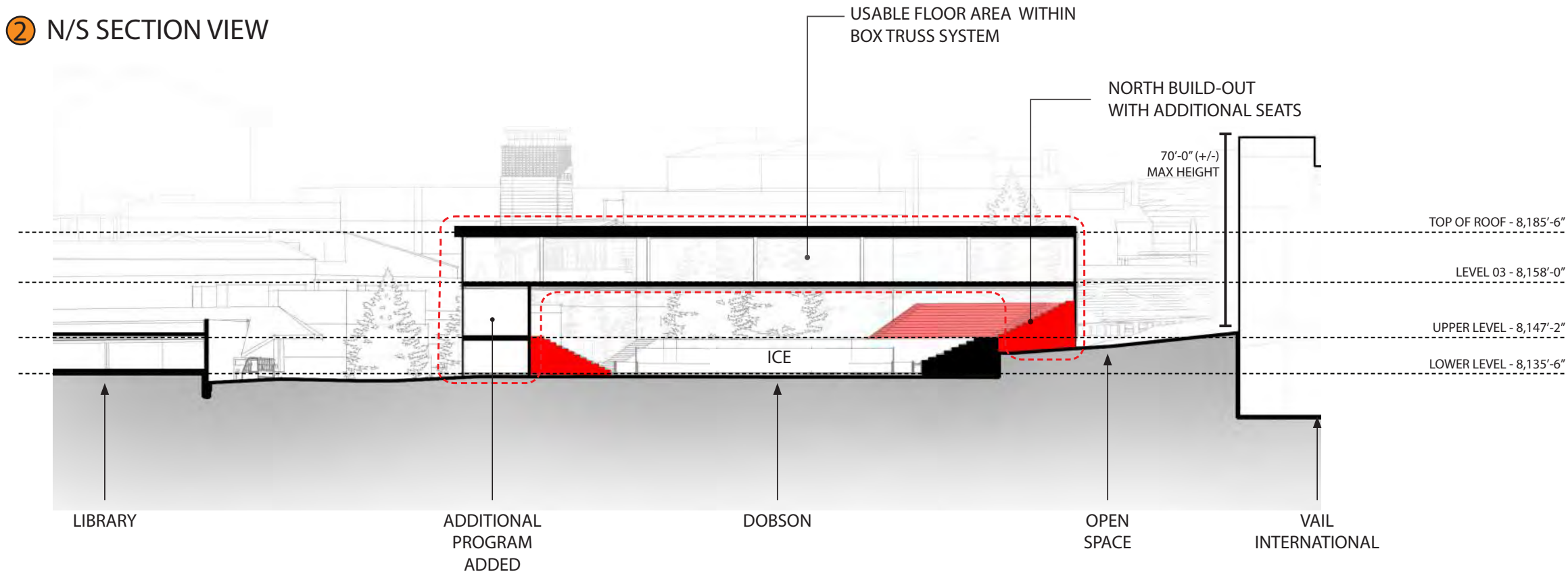


STUDY - VERTICAL EXPANSION

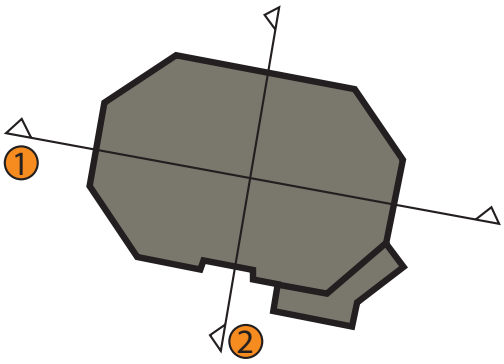
1 E/W SECTION VIEW



2 N/S SECTION VIEW

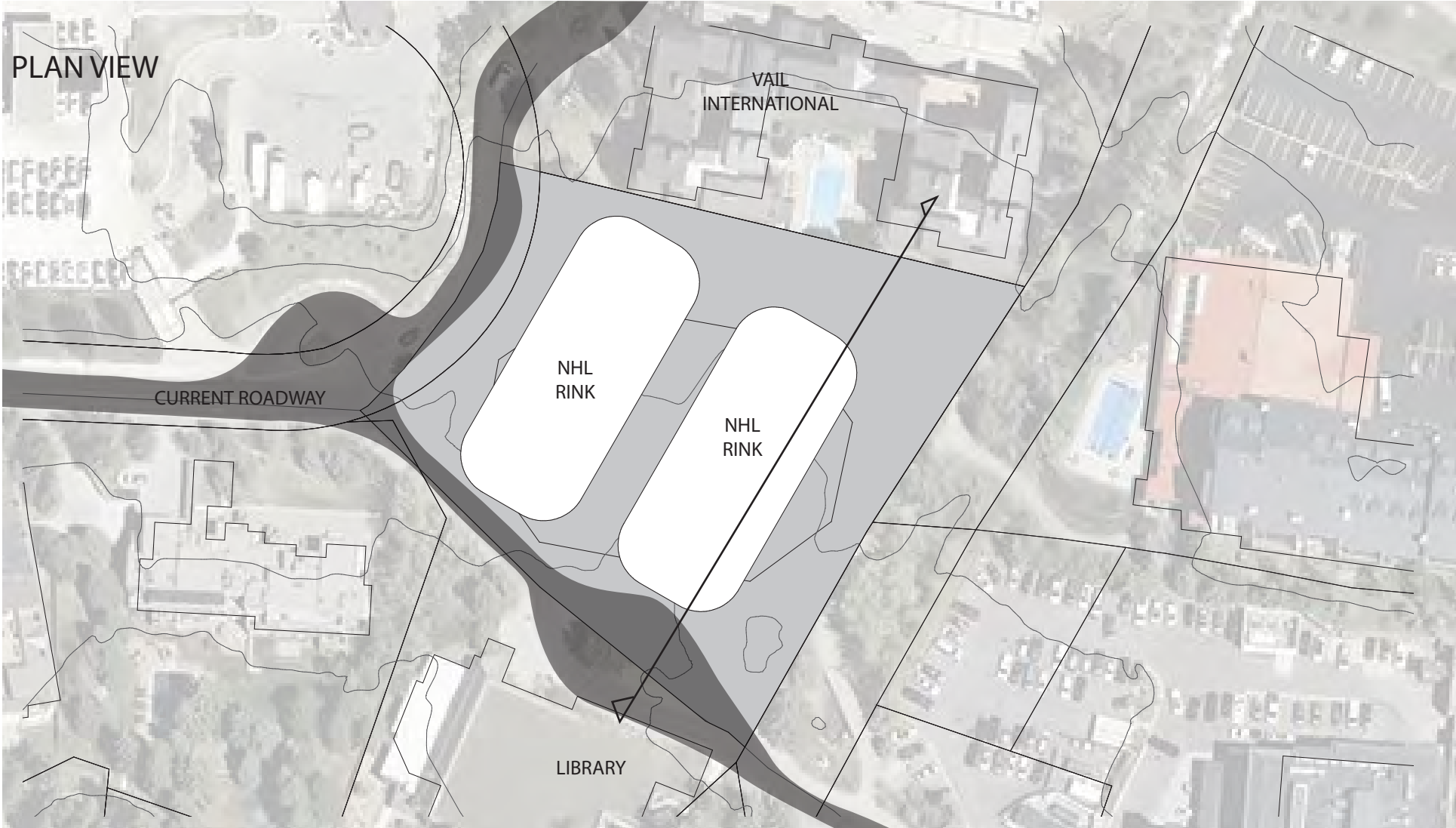
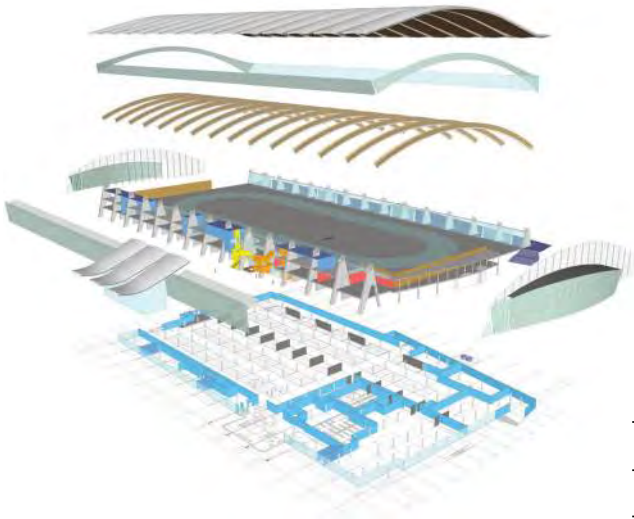
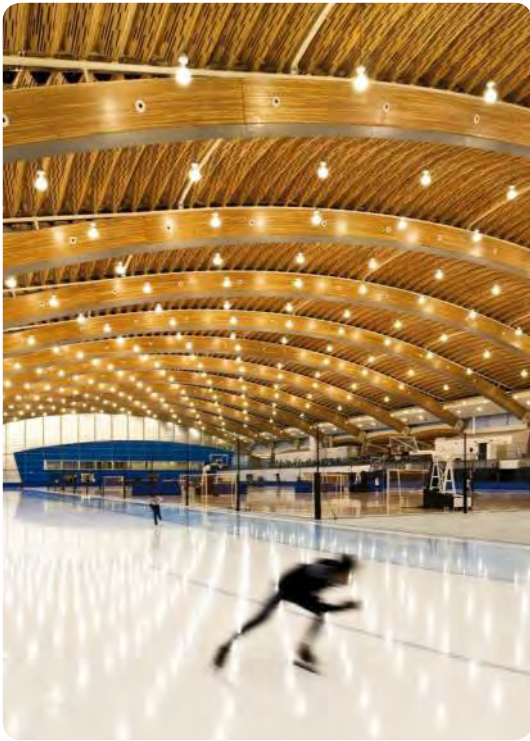


DOBSON KEY

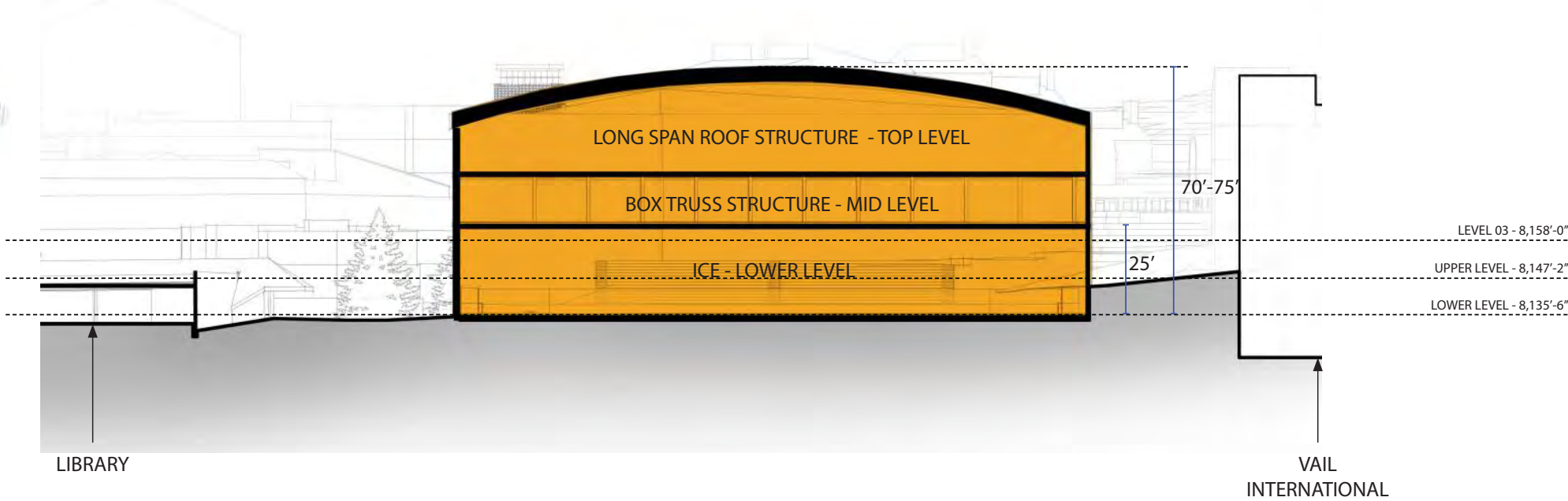


STUDY - COMPLETELY RE-DEVELOP

- POTENTIAL FOR 2 SHEETS OF ICE ON SITE WITH LIMITED SPACE FOR SEATING & OTHER SUPPORTING FUNCTIONS
- POTENTIAL FOR STACKED SHEET OF ICE AND/OR FIELD HOUSE
- IMPROVED CONNECTIVITY
- POTENTIAL BENEFITS OF NEW FACILITY
- INTEGRATION OF DOBSON AND CHARTER BUS LOT (+LH STRUCTURE)
- POTENTIALLY COST PROHIBITIVE OPTION
- LARGEST IMPACT TO NEIGHBORING VIEWS
- SEATING FOR PERFORMANCES COULD BE AN ISSUE
- POTENTIAL TOP LEVEL PROGRAM
 - STACKED SHEETS OF ICE
 - FIELD HOUSE
 - MULTI-USE SPACE
 - PERFORMING ARTS
- POTENTIAL MID LEVEL PROGRAMS
 - REC FACILITY
 - CLIMBING WALL
 - BETTER OPERATIONS
 - LOADING
 - SNACK BAR / CAFE
 - LOCKER ROOMS
 - PHYSICAL THERAPY
 - COMMUNITY MEETING SPACES
 - ADMINISTRATIVE SPACES



N/S SECTION VIEW



IMPROVED DROP-OFF / ENTRY



EXTRA ICE



RECREATIONAL ACTIVITIES



EVENTS



ADDITIONAL SEATING



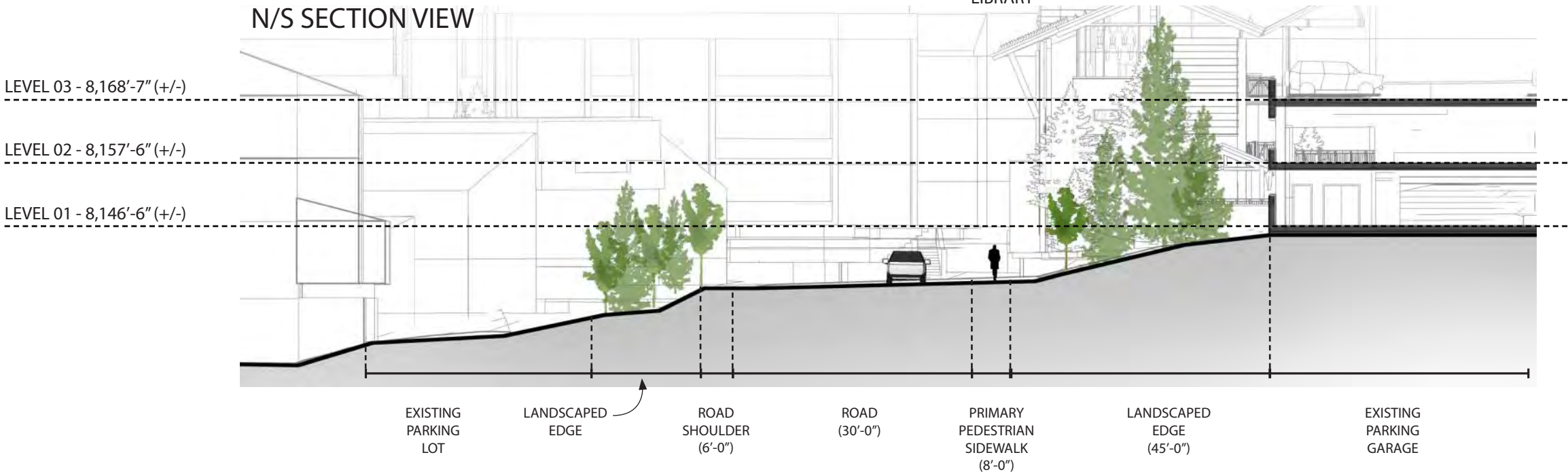
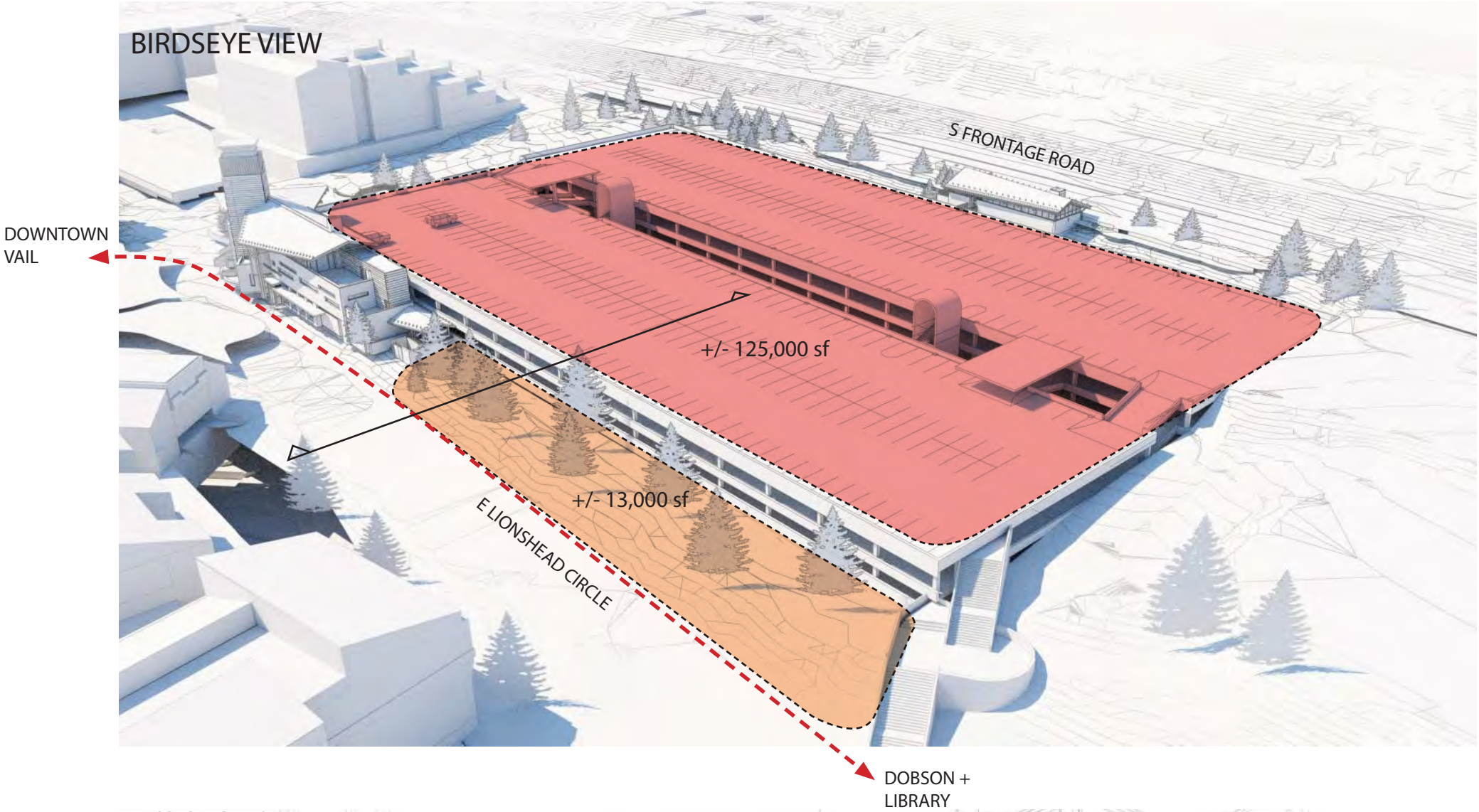
IMPROVED ENTRY



EXISTING CONDITIONS

WHAT WE HEARD

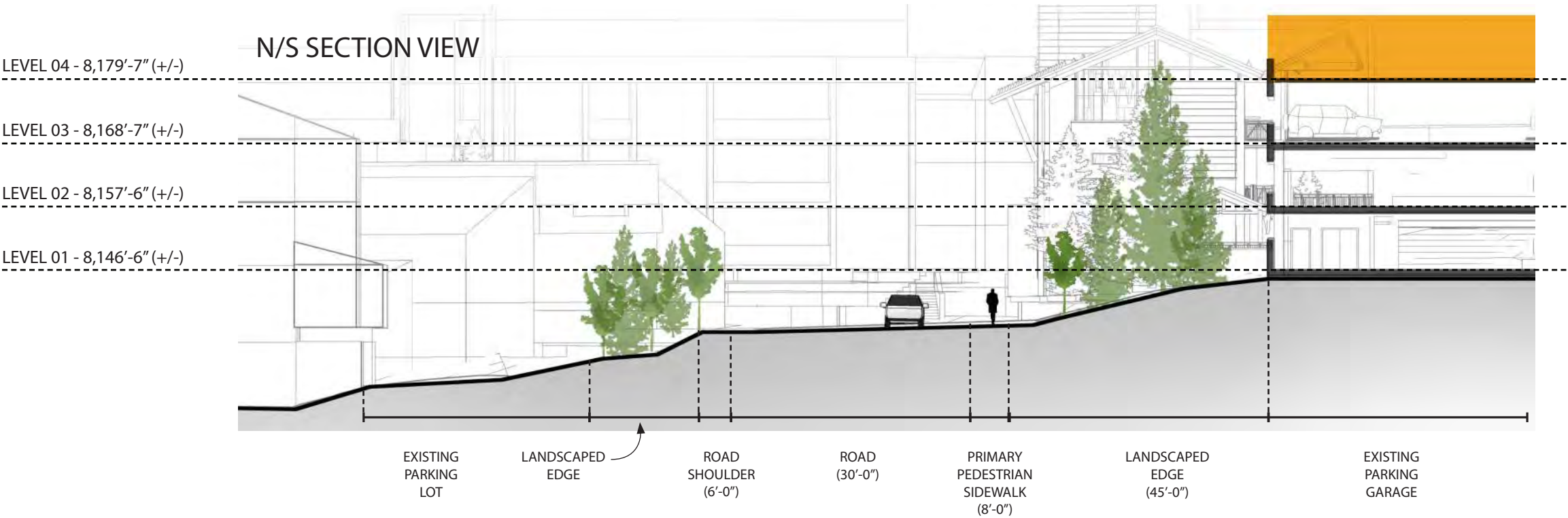
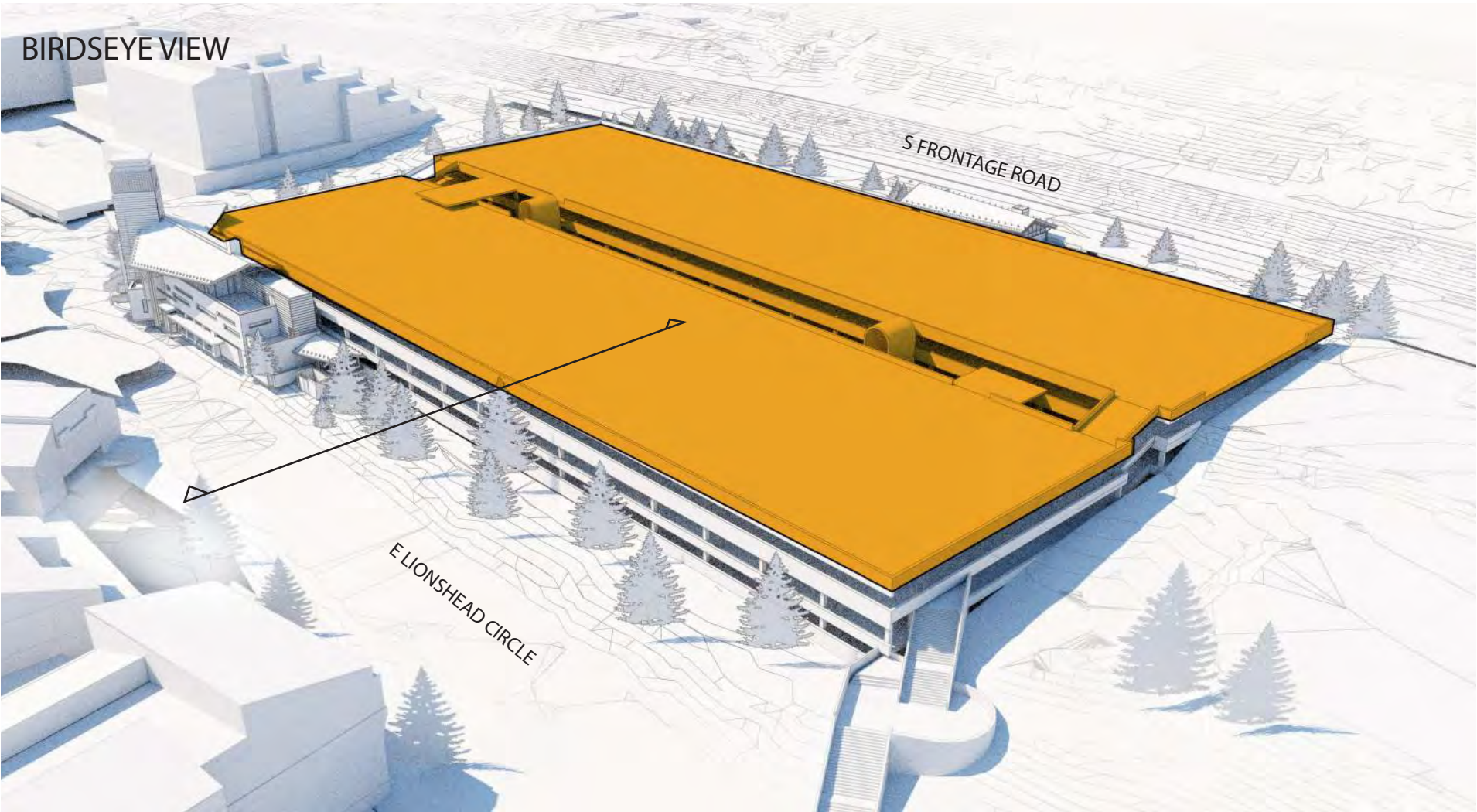
- MITIGATE CONFLICTS BETWEEN SKIER PARKING AND DOBSON / LIBRARY PARKING
- EXPAND PARKING CAPACITY
- PEDESTRIAN ENHANCEMENTS ALONG EAST LIONSHEAD CIRCLE
- ANIMATE PEDESTRIAN EXPERIENCE AND CONNECTIVITY TO DOBSON / LIBRARY



LIONSHEAD PARKING GARAGE

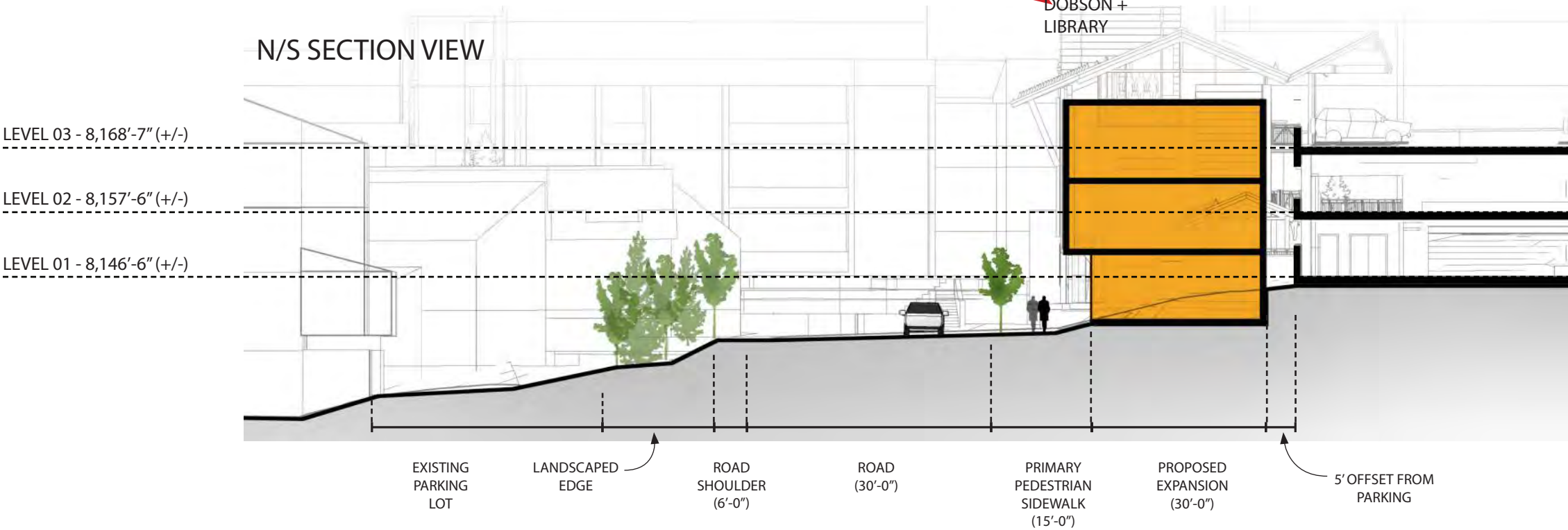
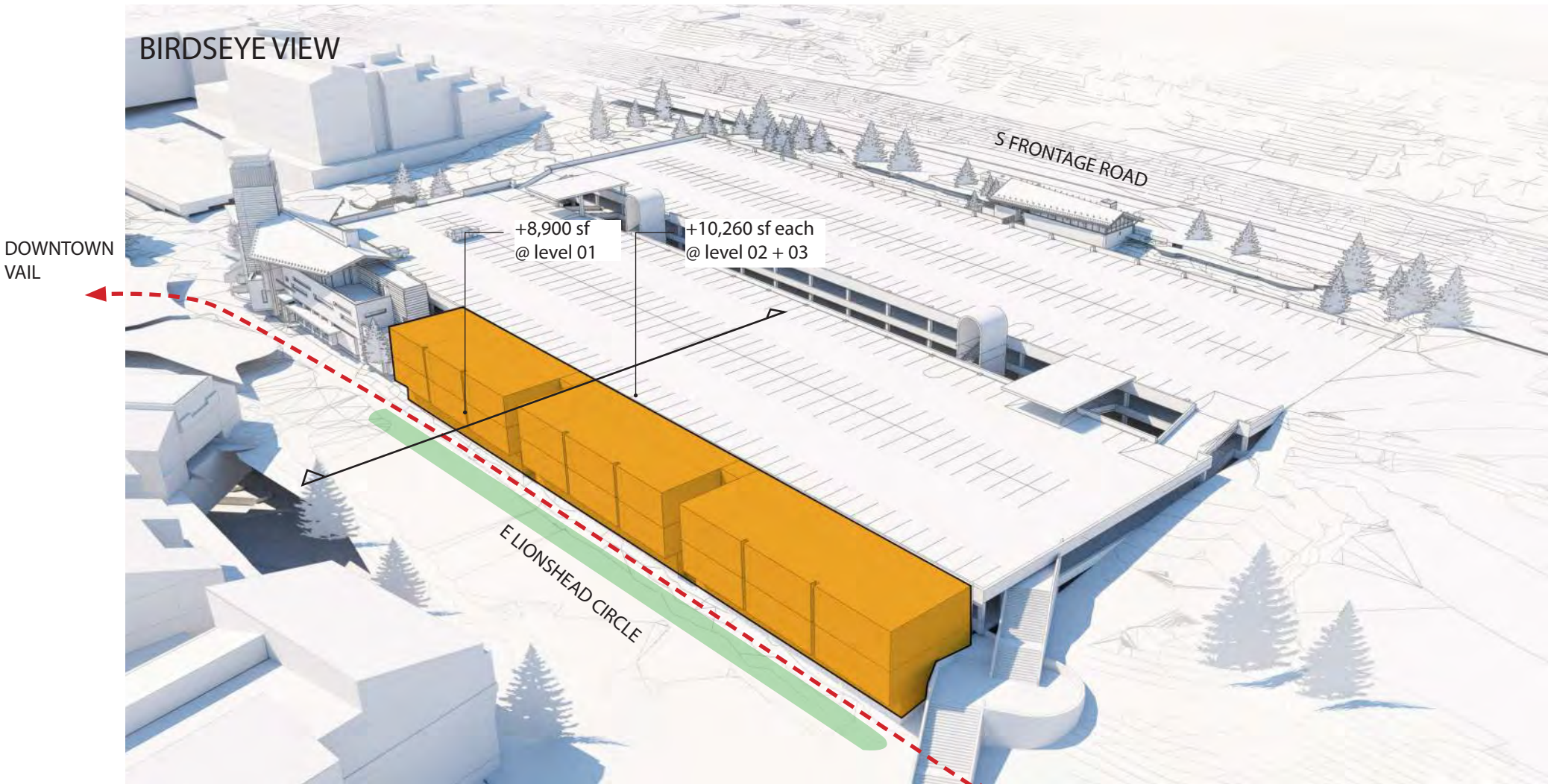
STUDY - NEW LEVEL OF PARKING ABOVE EXISTING

- +/- 388 ADDITIONAL SPACES
- COST / BENEFIT
 - EXPENSIVE TO BUILD OVER EXISTING STRUCTURE
- REQUIRES IMPROVEMENT OF AGING EXISTING STRUCTURE



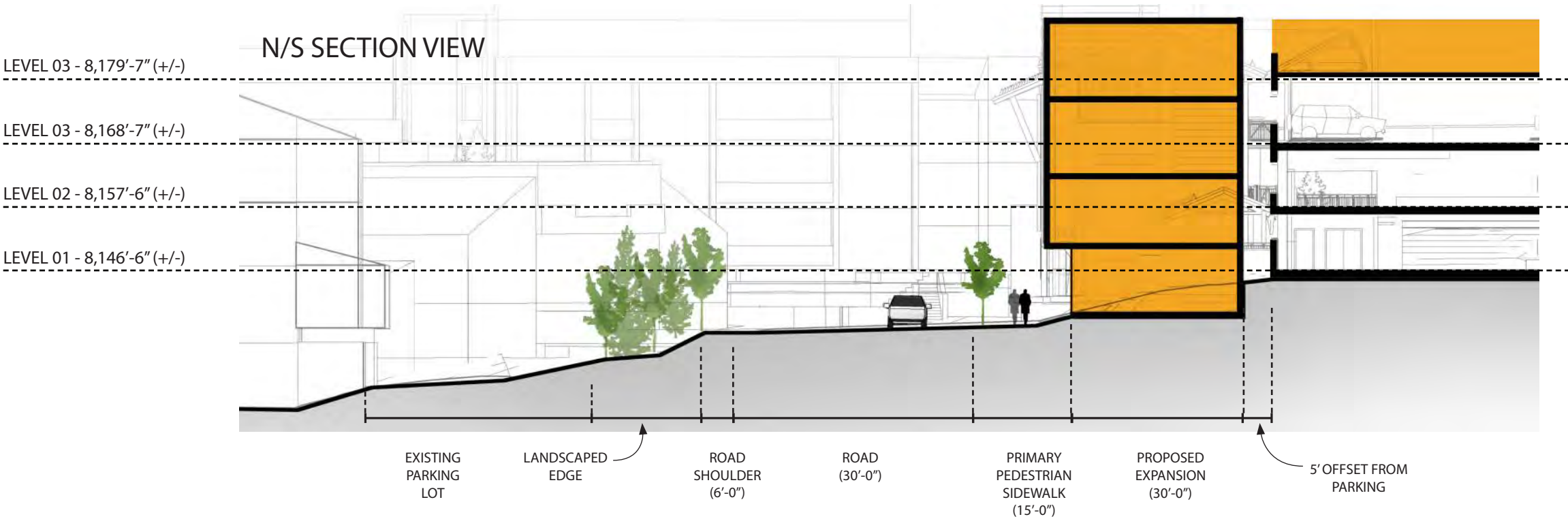
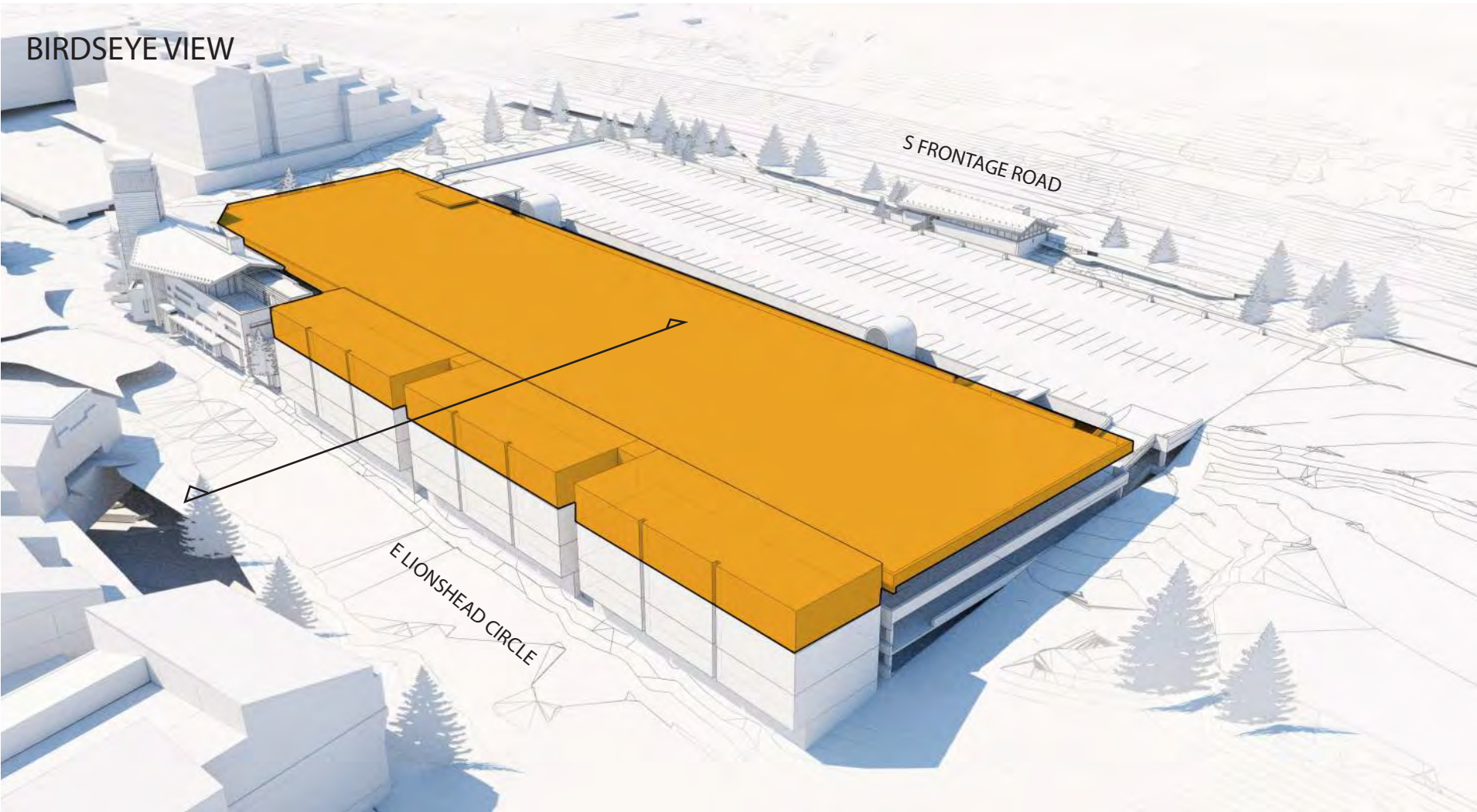
STUDY - SOUTH PARKING EXPANSION (3 LEVELS)

- POTENTIAL PROGRAMS
 - CURLING / RECREATIONAL USES
 - COMMUNITY SPACE
 - NON-PROFIT
 - MICRO-HOUSING
 - ARTIST LOFTS AND GALLERY SPACE
 - WIDE SIDEWALKS TO ACTIVATE NORTH SIDE OF STREET
 - USE LANDSCAPE TO CREATE A BUFFER BETWEEN PEDESTRIANS AND VEHICLES



STUDY - SOUTH PARKING EXPANSION (4 LEVELS) +
SOUTH PARKING GARAGE ADDITION

- +/- 190 ADDITIONAL PARKING SPACES
- COST / BENEFIT
 - EXPENSIVE TO BUILD OVER EXISTING STRUCTURE
- REQUIRES IMPROVEMENT OF AGING EXISTING STRUCTURE



ANIMATED SIDEWALK



ARTISTS IN RESIDENCE



ADDITIONAL SEATING



NON-PROFIT / INCUBATOR SPACES



RETAIL



SITE CONNECTIVITY



EXISTING CONDITIONS

WHAT WE HEARD

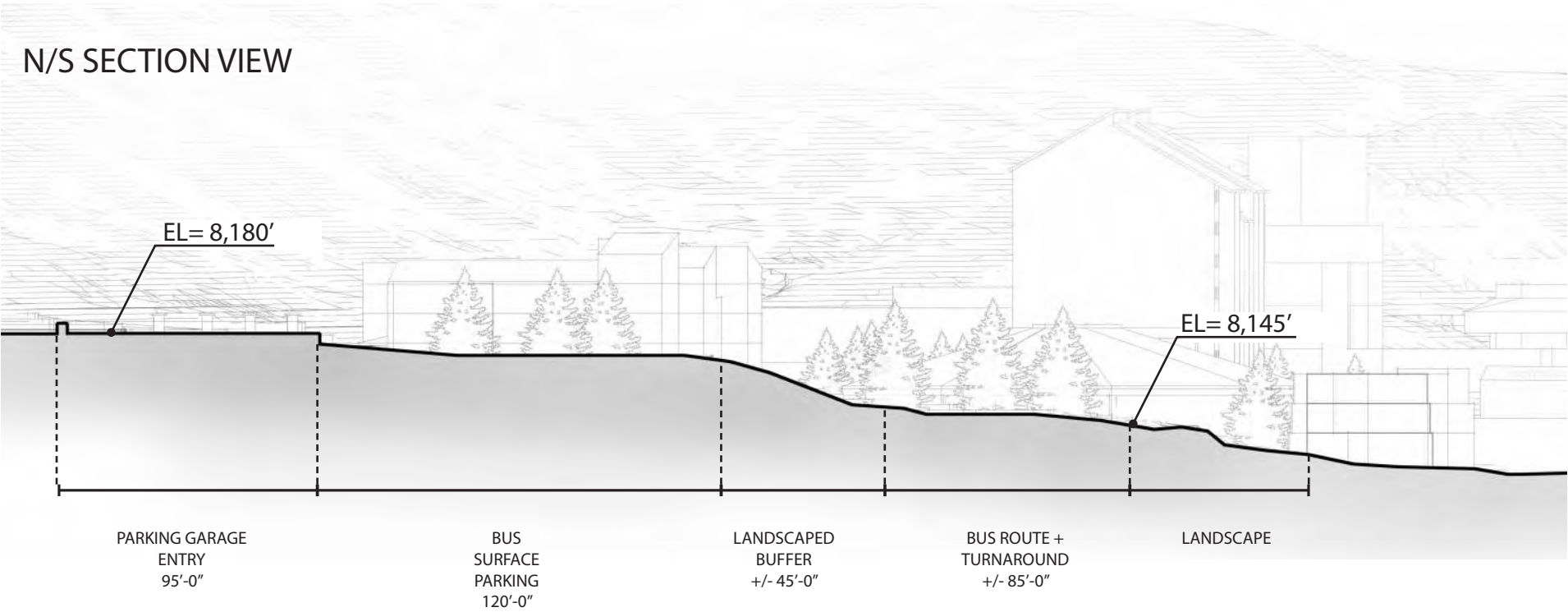
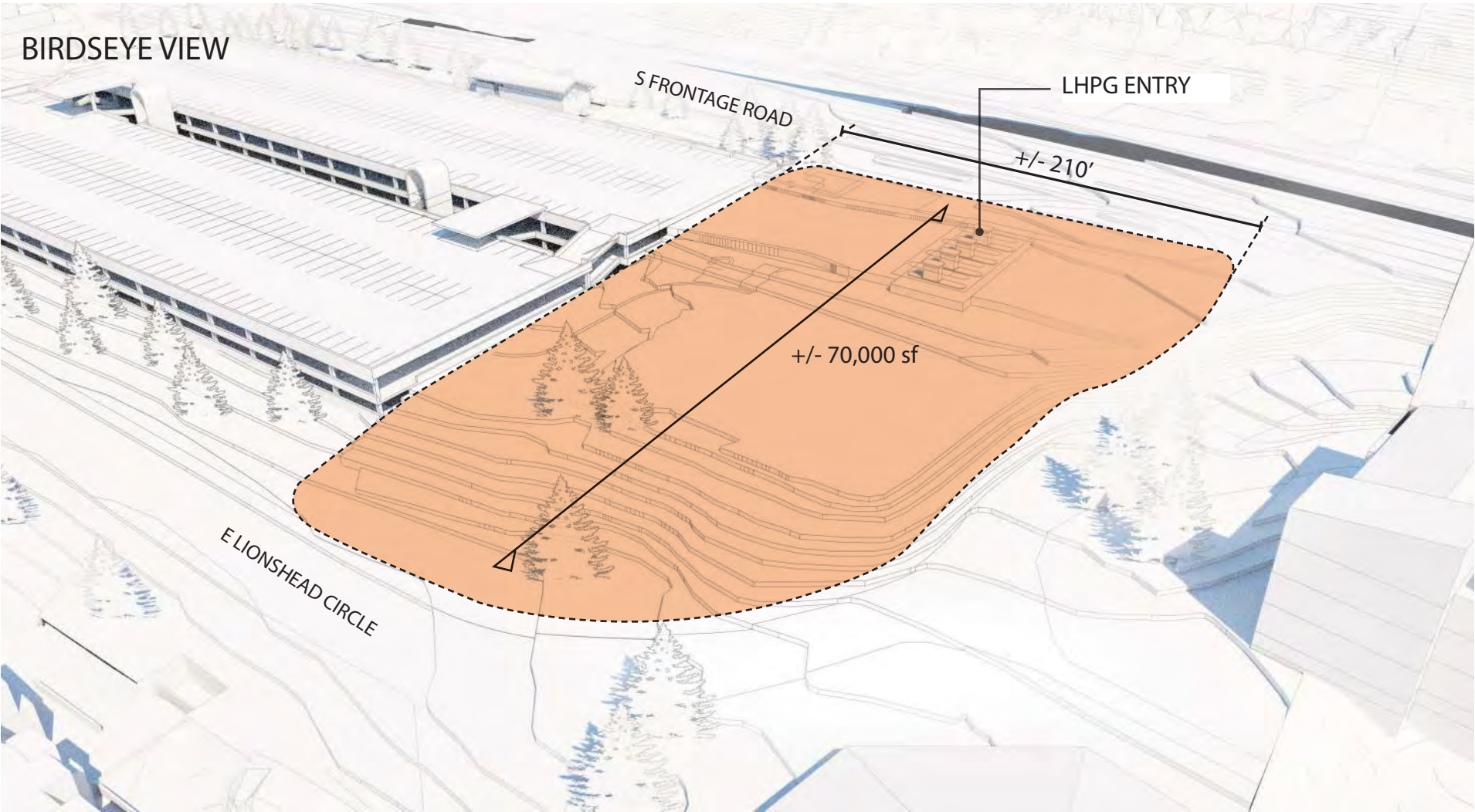
- “KEY SITE TO STITCHING THE CIVIC AREA TOGETHER”
- IMPROVE CONNECTIVITY OF ADJACENT SITES
- DEFINE ALTERNATIVES FOR HOW UTILIZATION OF THIS SITE COULD BE IMPROVED



VIEW FROM E. LIONSHEAD CIRCLE



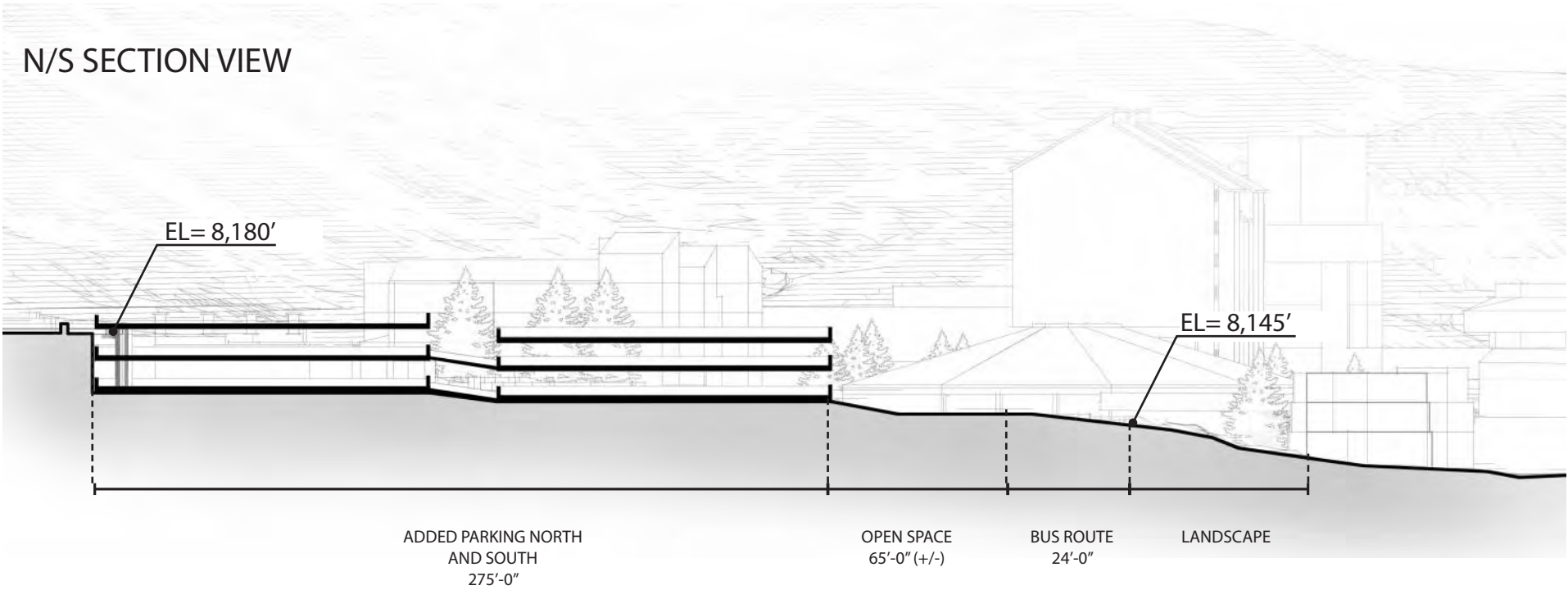
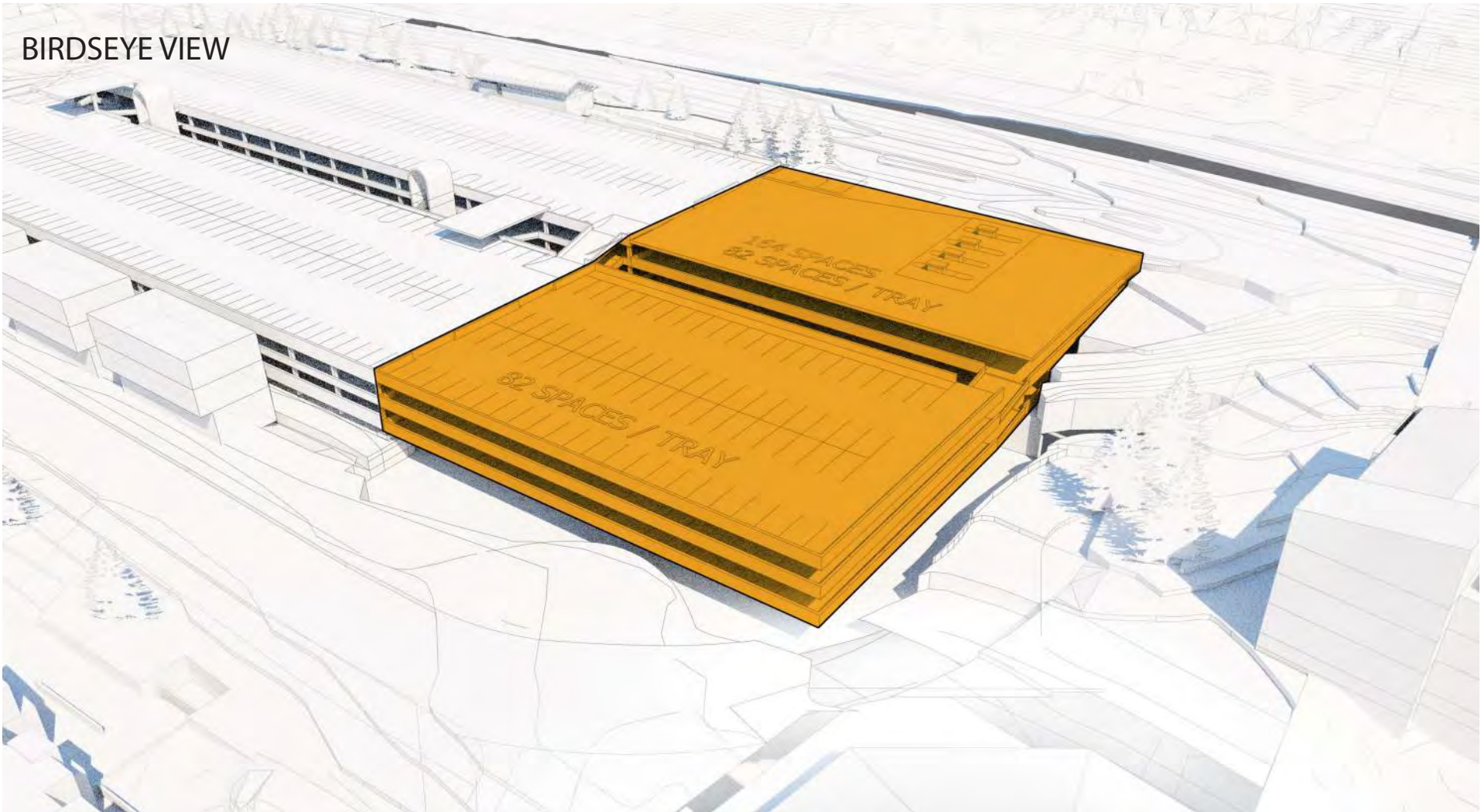
VIEW FROM FRONTAGE ROAD



CHARTER BUS LOT

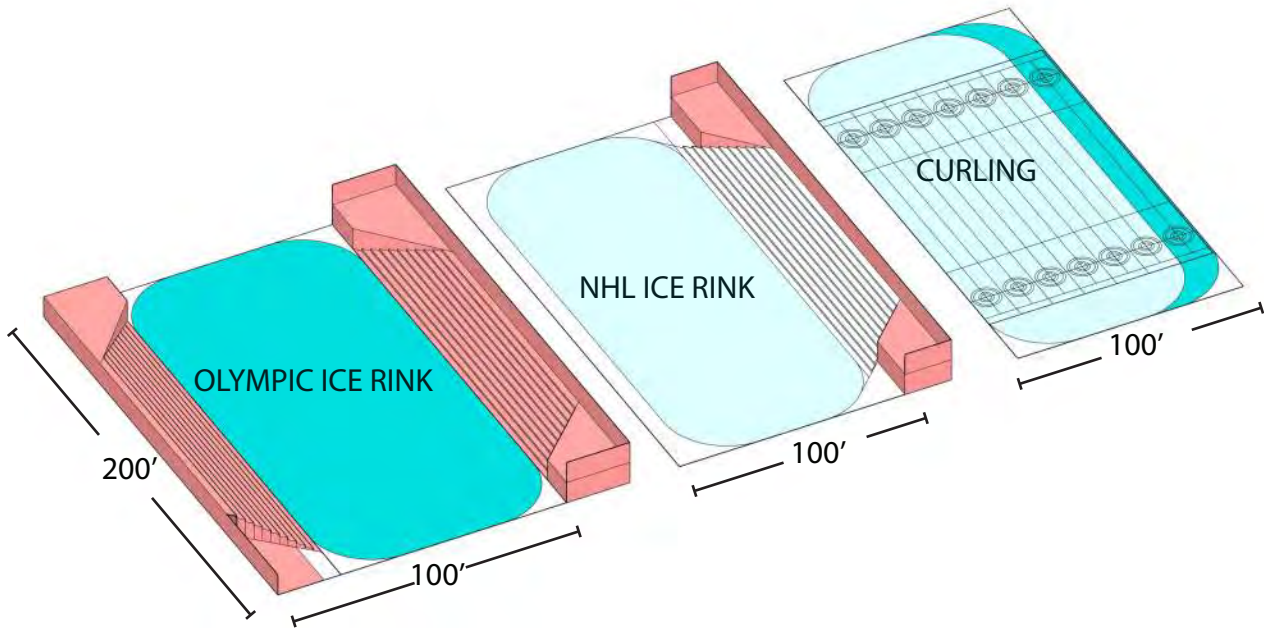
STUDY - INFILL WITH PARKING

- NORTH PARKING
82 SPACES / TRAY = 164 SPACES
- SOUTH PARKING
82 SPACES / TRAY = 246 SPACES
- +/- 400 NEW SPACES TOTAL

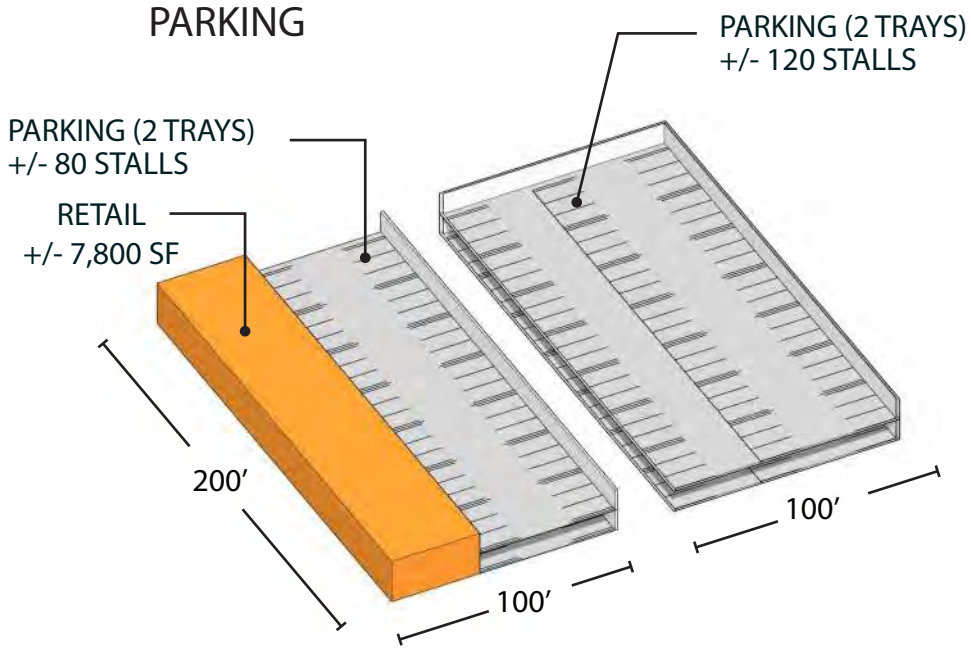


MODULE STUDY - SIZE COMPARISON - WHAT USES CAN FIT INTO A 200' X 100' X 25' BOX?

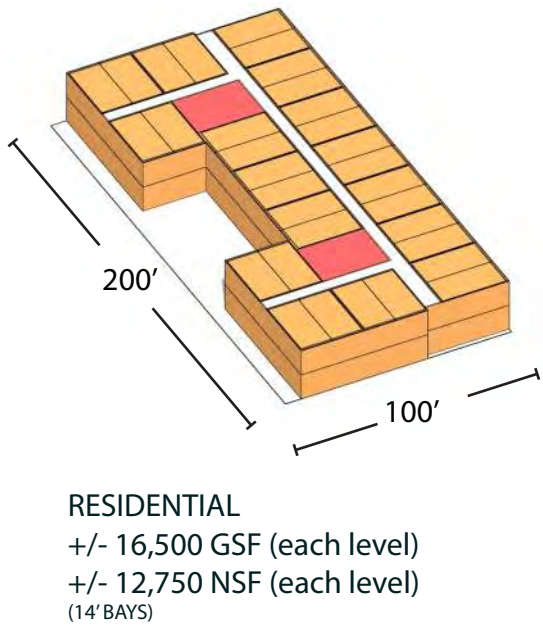
ICE



PARKING



RESIDENTIAL



PERFORMANCE



SILVERTHORNE PERFORMING ARTS CENTER
15,730 GSF
(0.79 MODULES)



VILAR CENTER, BEAVER CREEK
33,000 GSF
(1.65 MODULES)

REC CENTER



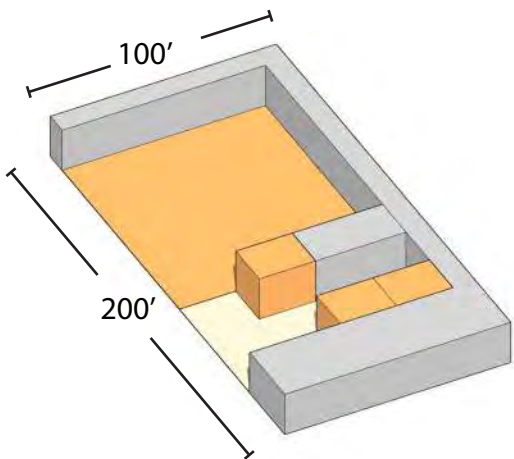
AVON RECREATION CENTER
40,000 GSF
(2.0 MODULES)

CONFERENCE CENTER



KEYSTONE CONFERENCE CENTER
80,000 GSF
(4.0 MODULES)

MULTI-USE COMMUNITY / EVENT CENTER - 20,000 GSF



OPTION 1- TRADITIONAL CONFERENCE USES
+/- 9,000 SF MAIN BALLROOM

Banquet Seating 20sf/occ.):	450 people
Lecture (15sf/occ.):	600 people
Reception (7sf/occ.):	1,285 people* code purposes only
Realistic Reception (9sf/occ.):	1,000 people
+/- 3,000 SF PRE-FUNCTION	
+/- 6,500 SF BOH/SUPPORT SPACES (storage, restrooms, admin, A/V, L/D, etc.)	
+/- 1,500 SF MEETING ROOMS (3 @ 500 SF)	

OPTION 2 - MULTI-USE EVENT SPACE
+/- 12,000 SF MAIN MULTI-USE ROOM

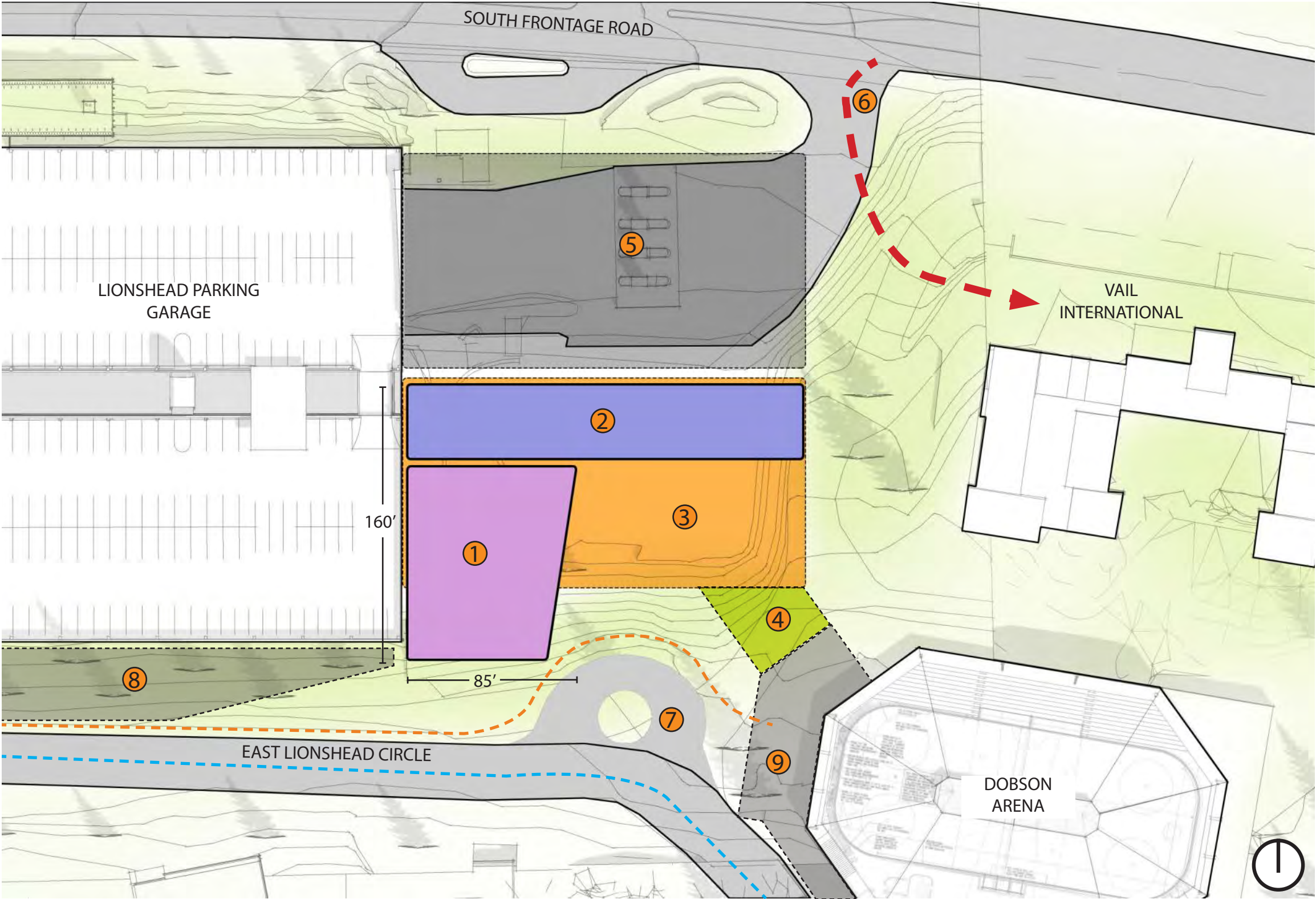
Banquet Seating 20sf/occ.):	600 people
Lecture (15sf/occ.):	800 people
Reception (7sf/occ.):	1,715 people* code purposes only
Realistic Reception (10sf/occ.):	1,200 people
+/- 1,500 SF PRE-FUNCTION	
+/- 6,500 SF BOH/SUPPORT SPACES (storage, restrooms, admin, A/V, L/D, etc.)	
NO MEETING ROOMS	

SITE PLAN STUDY

- 1. SIGNATURE COMMUNITY USE BUILDING WITH MOUNTAIN VIEWS AND PUBLIC FACE
- 2. ADDITIONAL COMMUNITY USE BUILDING, SUPPORT FOR PRIMARY CIVIC USE BUILDING
- 3. CIVIC SQUARE, WITH POTENTIAL BELOW GRADE USE (20,000SF MODULE)
- 4. NEW CONNECTION TO DOBSON
- 5. PRESERVED LHPG ENTRY, WITH POTENTIAL BELOW GRADE USE
- 6. RE-ROUTE VAIL INTERNATIONAL ENTRANCE OFF OF S. FRONTAGE ROAD
- 7. EXISTING SHUTTLE TURN-AROUND
- 8. POTENTIAL MIXED-USE DEVELOPMENT
- 9. RE-LOCATED MAIN ENTRY TO DOBSON

----- PEDESTRIAN MOVEMENT

----- VEHICULAR MOVEMENT

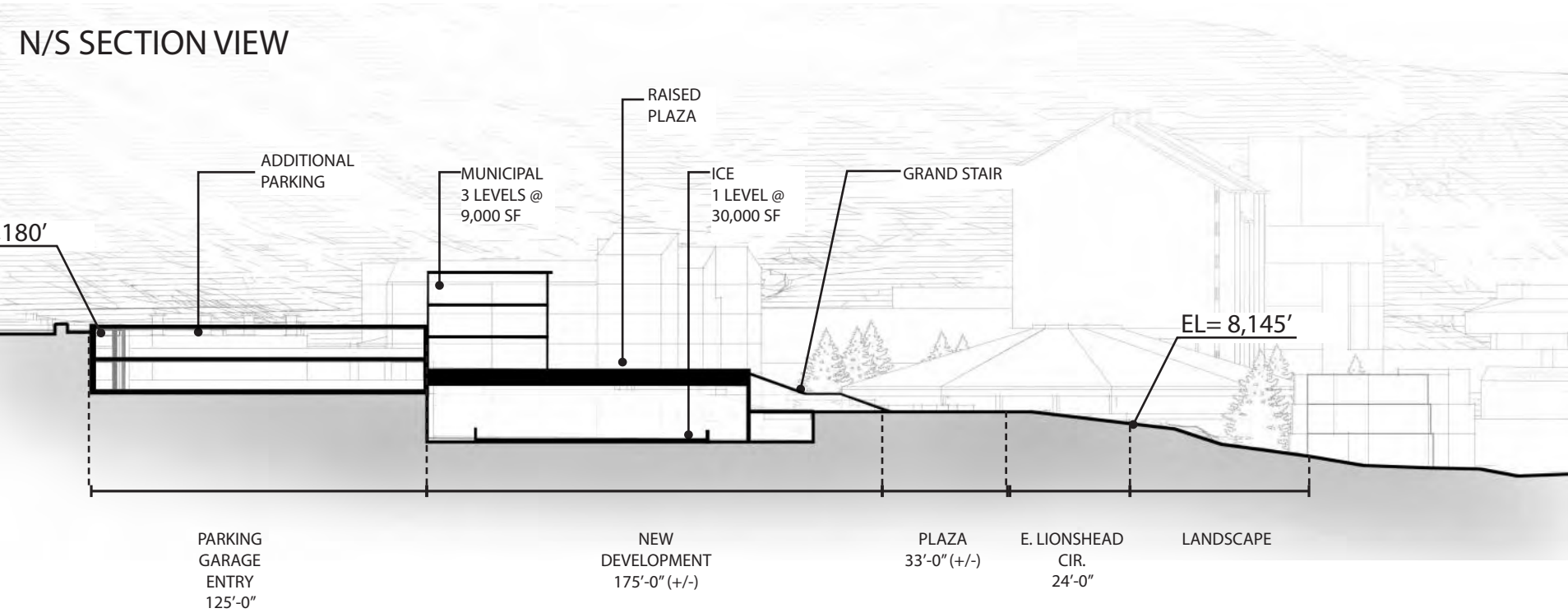
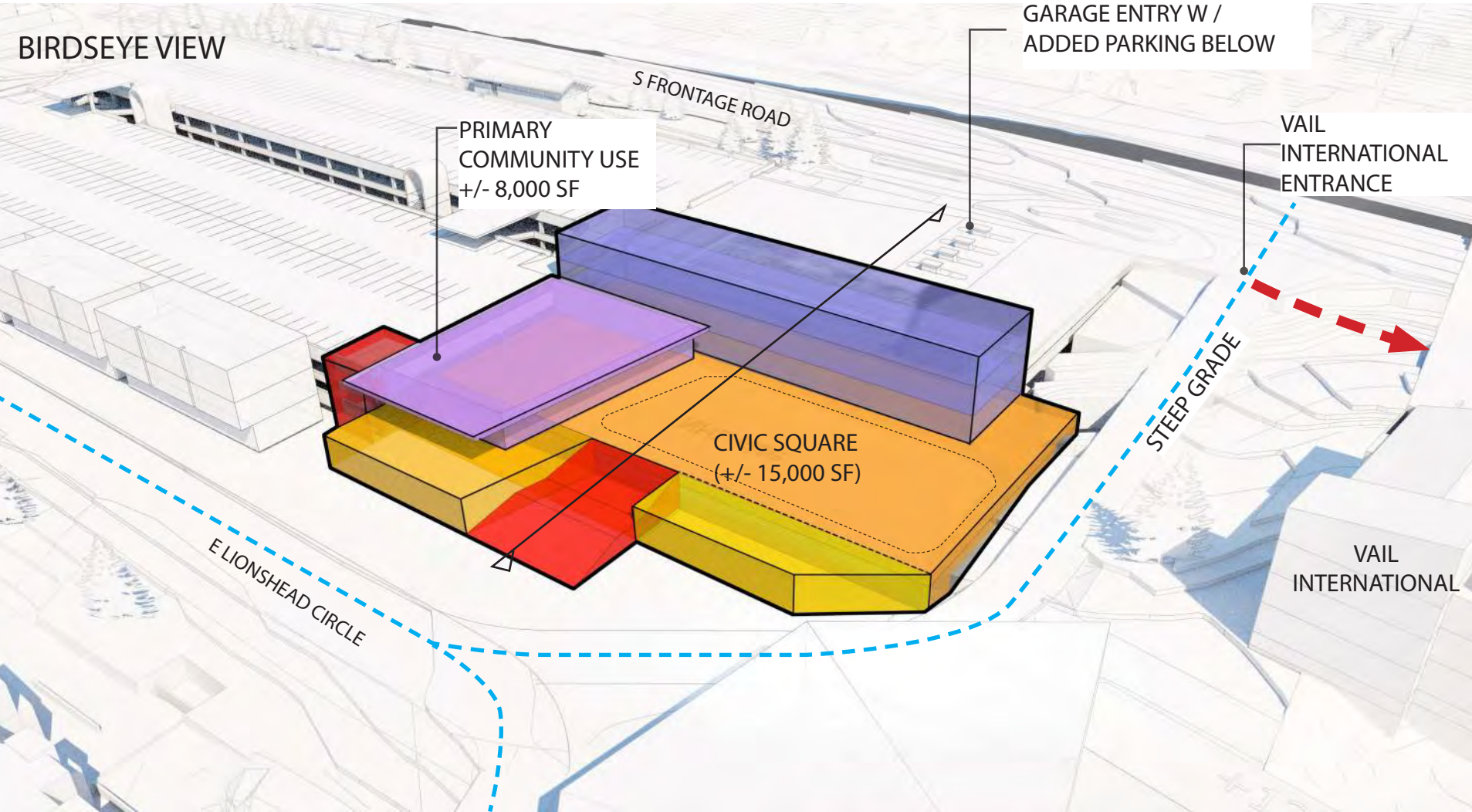
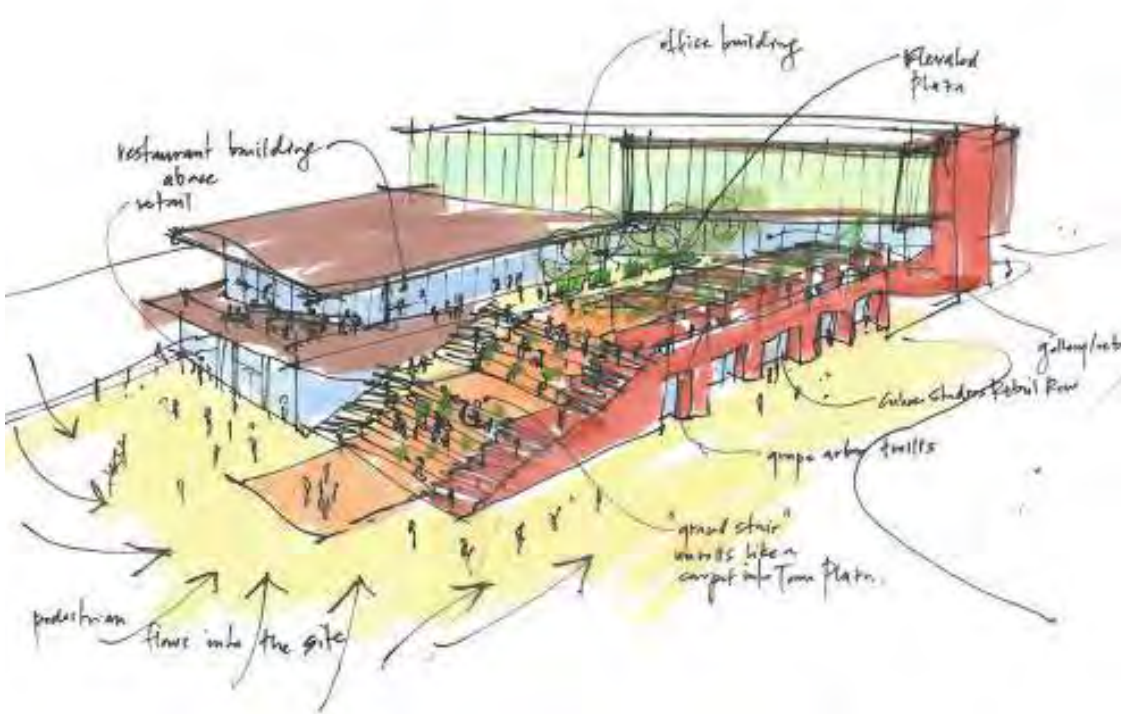


CIRCULATION OPTION 1 - EXTEND E. LIONSHEAD CIRCLE TO FRONTAGE ROAD

- PROS

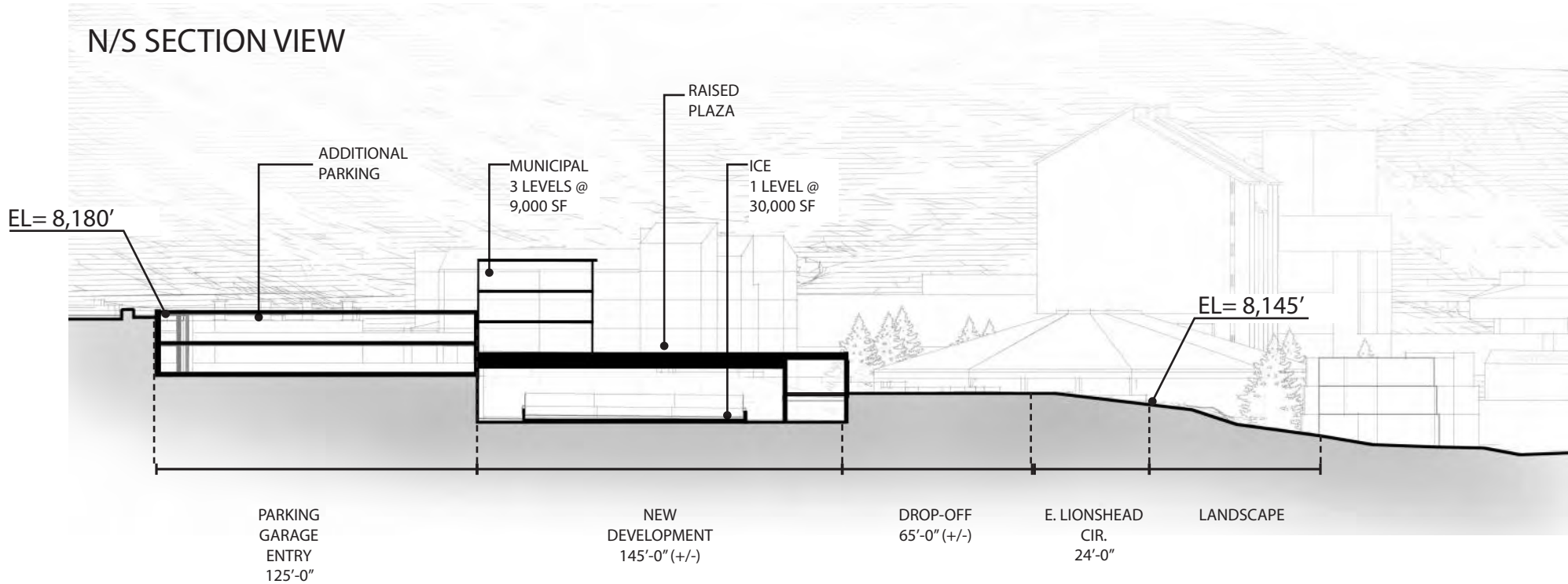
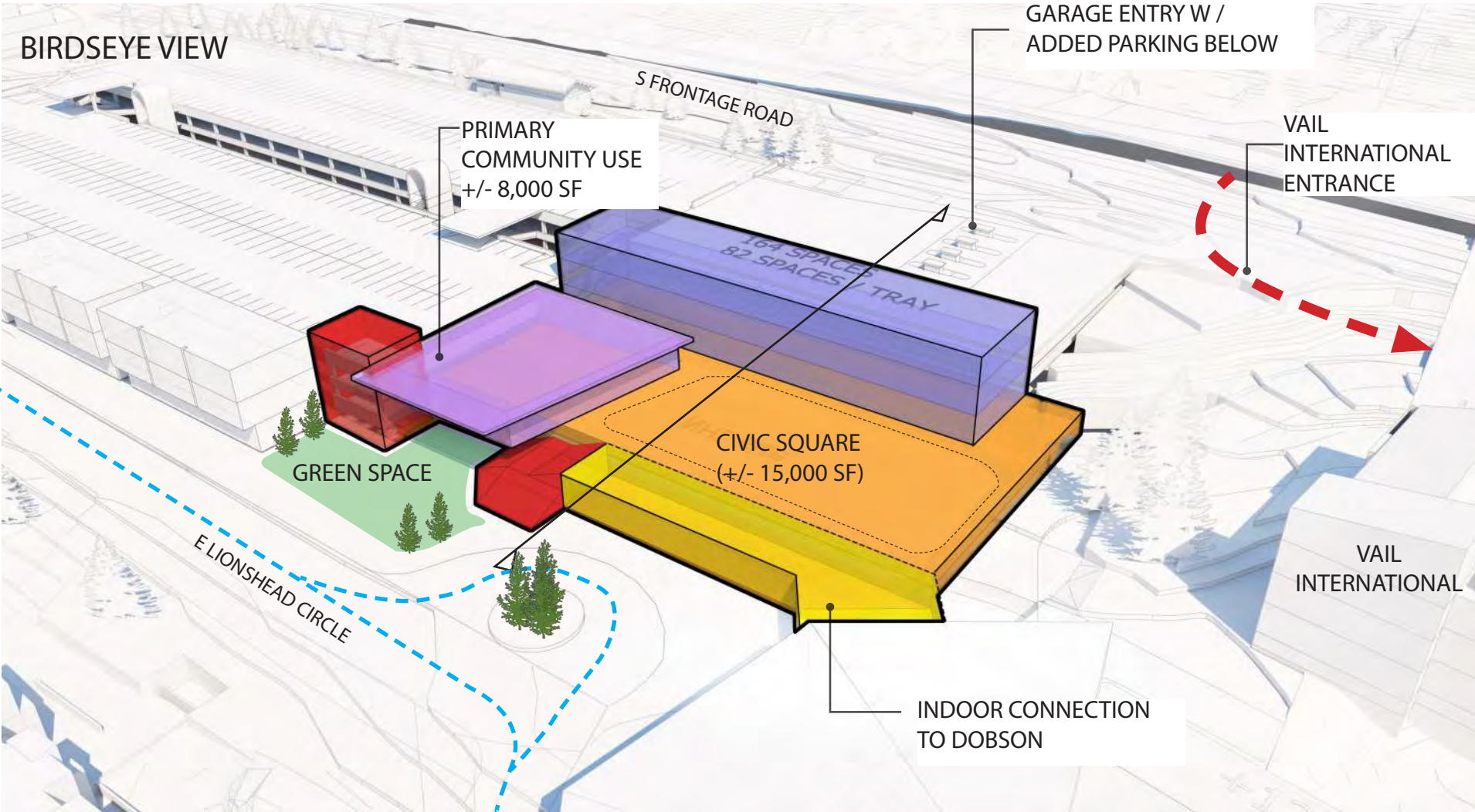
 - TRAFFIC IS IMPROVED
 - HOTEL SHUTTLE VAN LOOP CAN TRAVEL ONE-WAY
 - VAIL INTERNATIONAL CAN BE ACCESSED FROM FRONTAGE ROAD OR AS IS
- CONS

 - LOOP PROHIBITS PHYSICAL CONNECTION TO DOBSON
 - GRADE IS VERY STEEP



CIRCULATION OPTION 2 - CREATE NEW ENTRANCE FOR VAIL

- PROS
- TRAFFIC IS IMPROVED
 - DIRECT ACCESS TO VAIL INTERNATIONAL FROM FRONTAGE ROAD
 - ALLOWS FOR PHYSICAL CONNECTION TO DOBSON
- CONS
- HOTEL SHUTTLE VAN LOOP DOES NOT CHANGE



FARMERS MARKETS



RECREATIONAL ACTIVITIES



PERFORMANCE



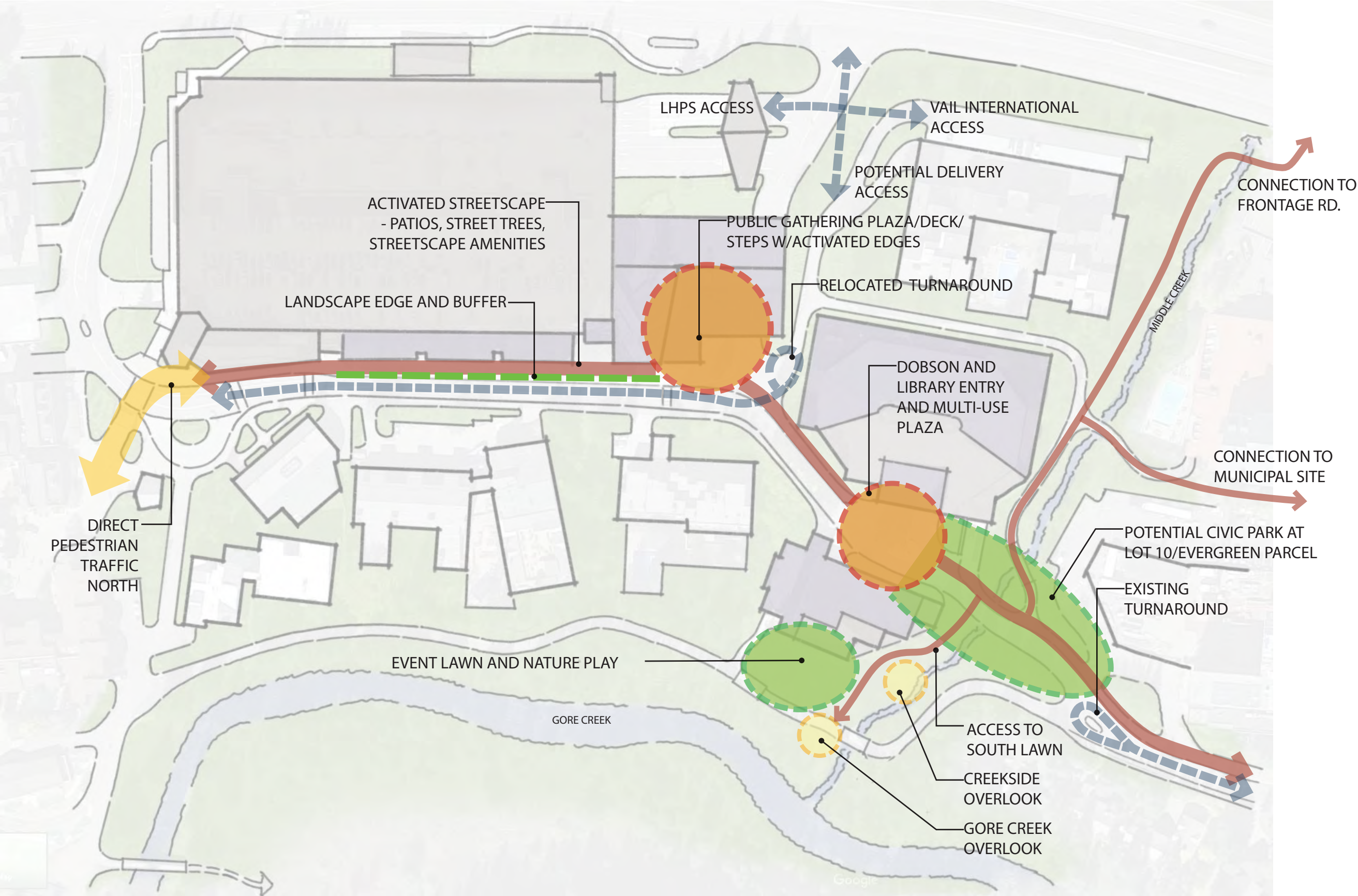
CIVIC AND MUNICIPAL

RETAIL

PUBLIC GATHERING

OPEN PLAZA

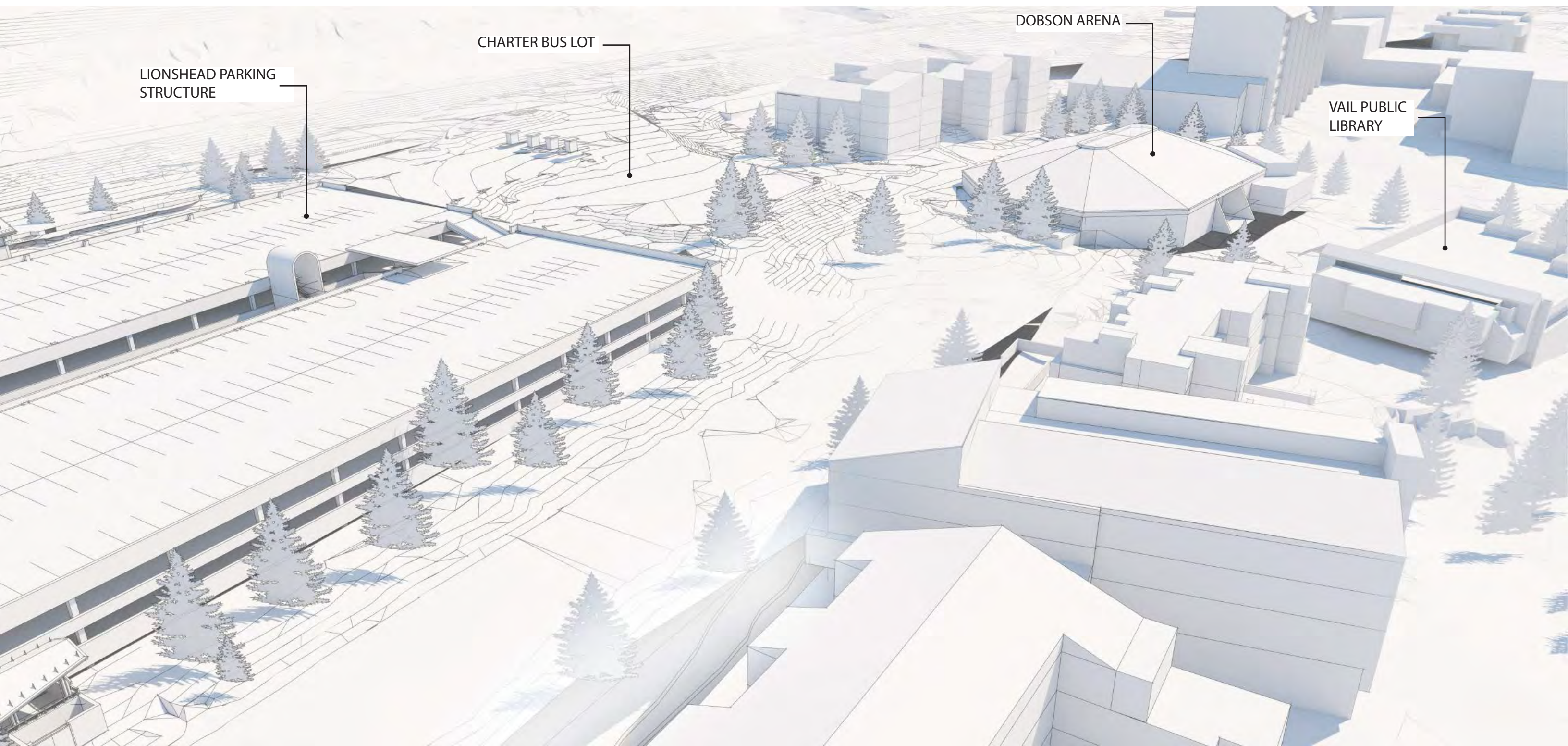


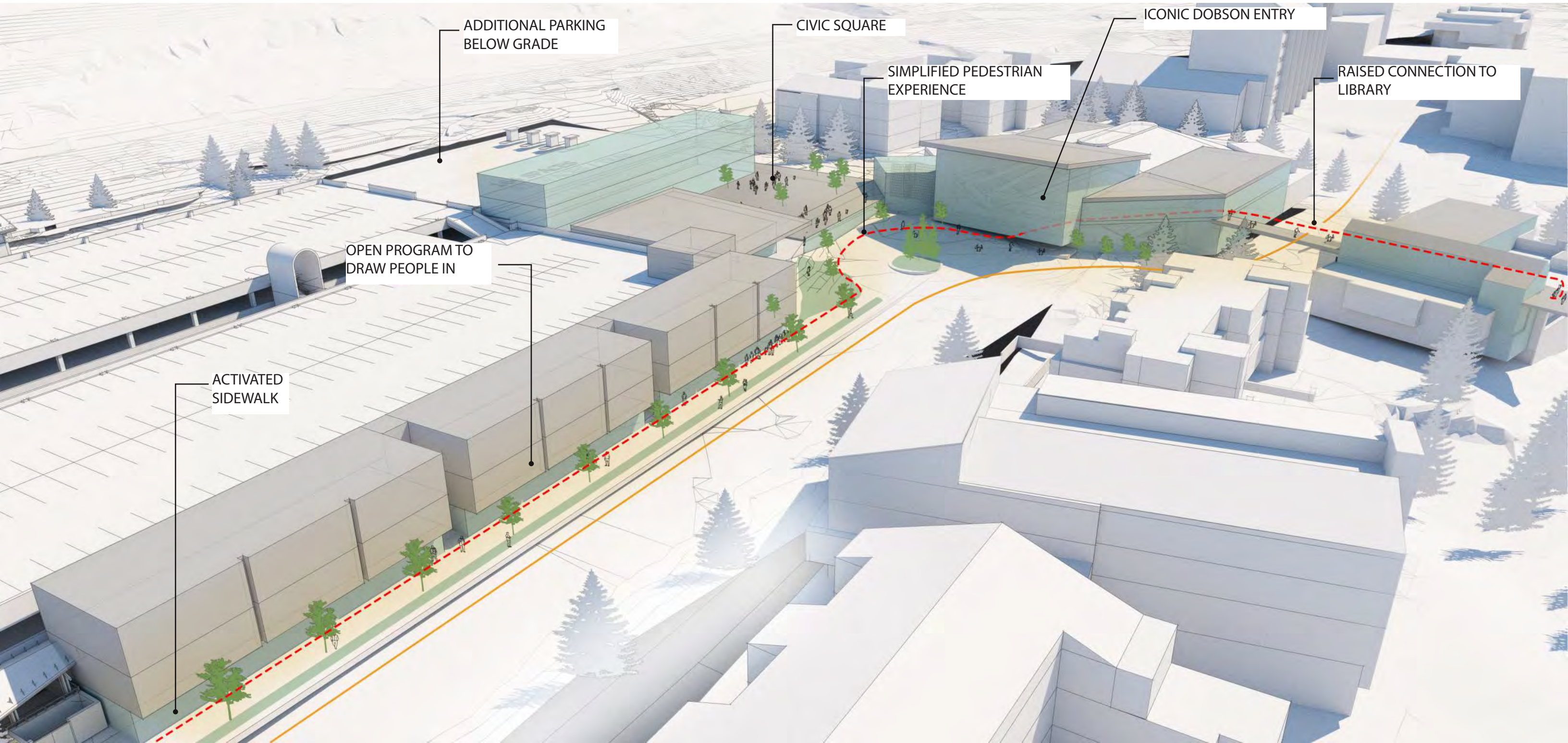


SITE OPPORTUNITIES



EXISTING SITE AERIAL



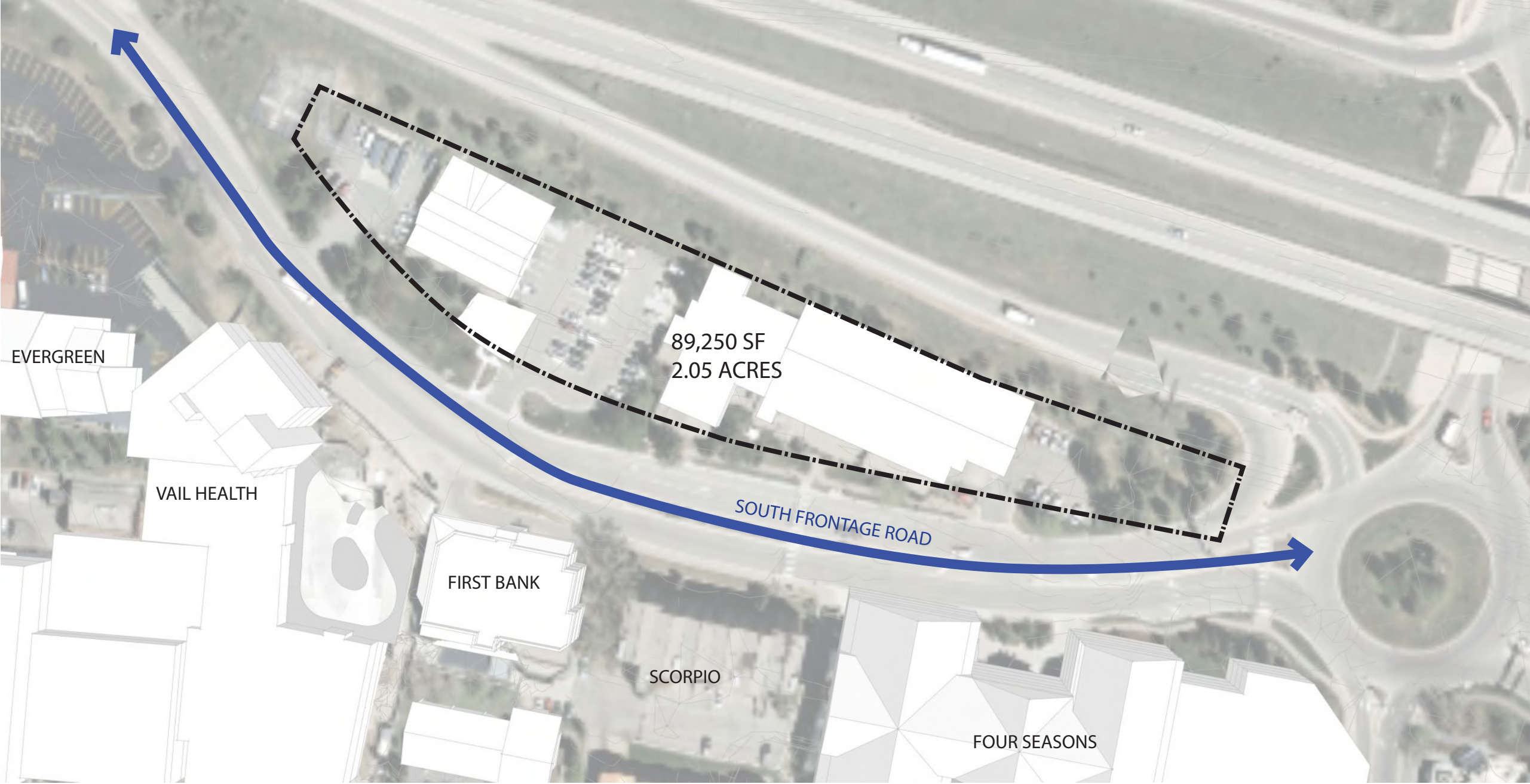




MUNICIPAL SITE DIAGRAM



EXISTING CONDITIONS



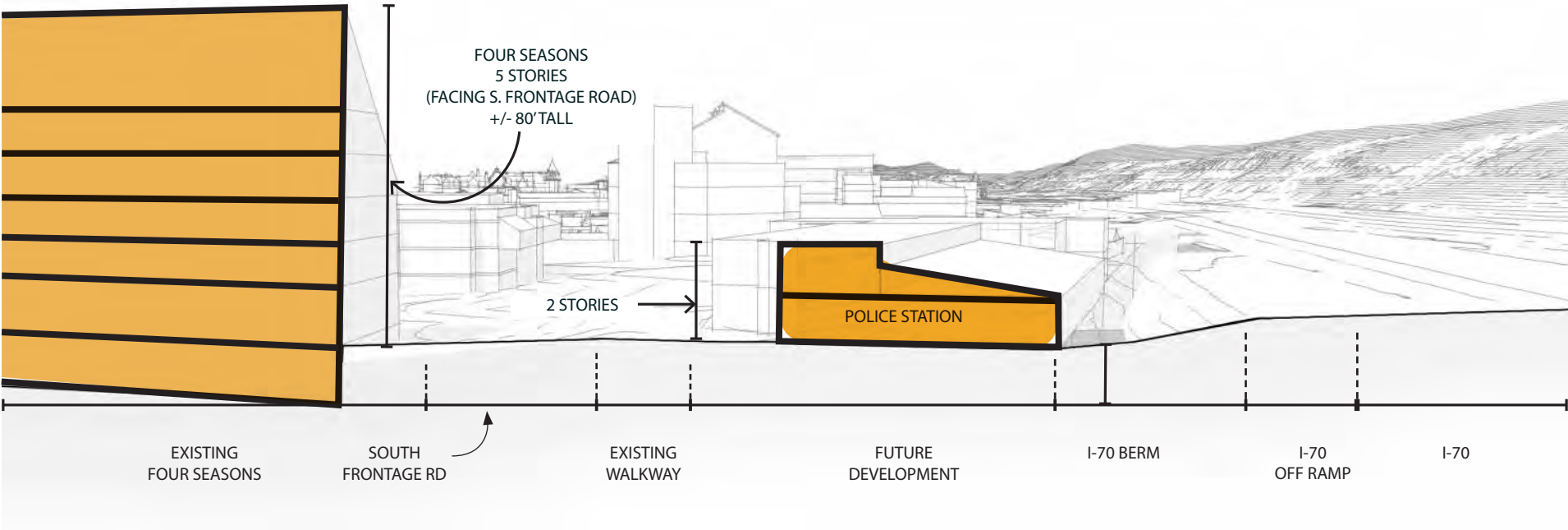
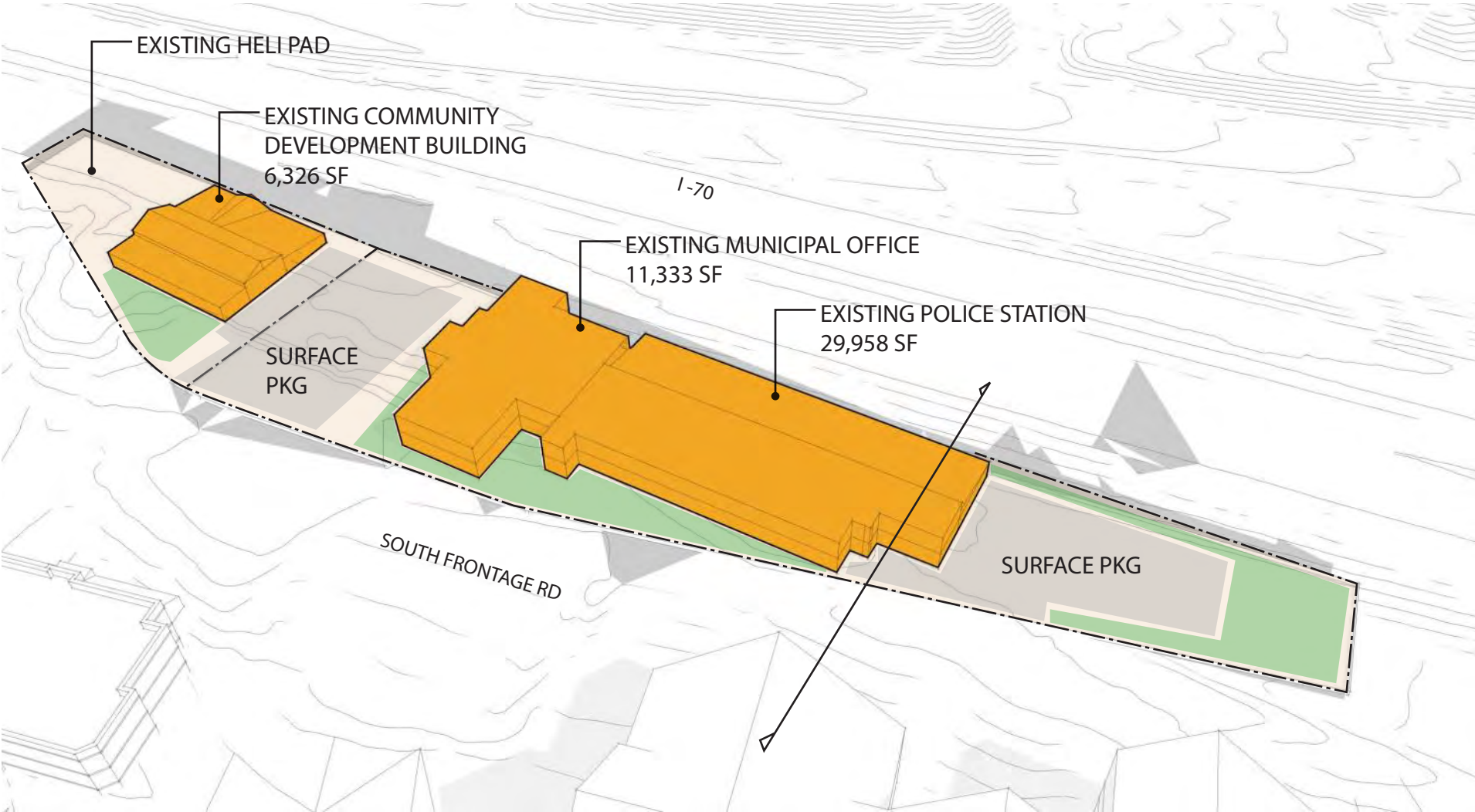
TOTAL MUNICIPAL SITE
89,250 SF
2.05 ACRES

WHAT WE HEARD

- PARTIAL / FULL SITE REDEVELOPMENT
- MAJOR IMPROVEMENTS NEEDED
- IMPROVE / ADD MORE PARKING
- RELOCATE USES OFF-SITE
- HOUSING OPPORTUNITIES



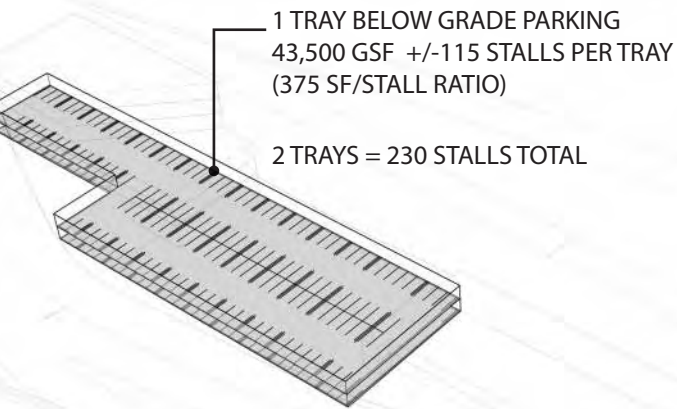
EXISTING SITE



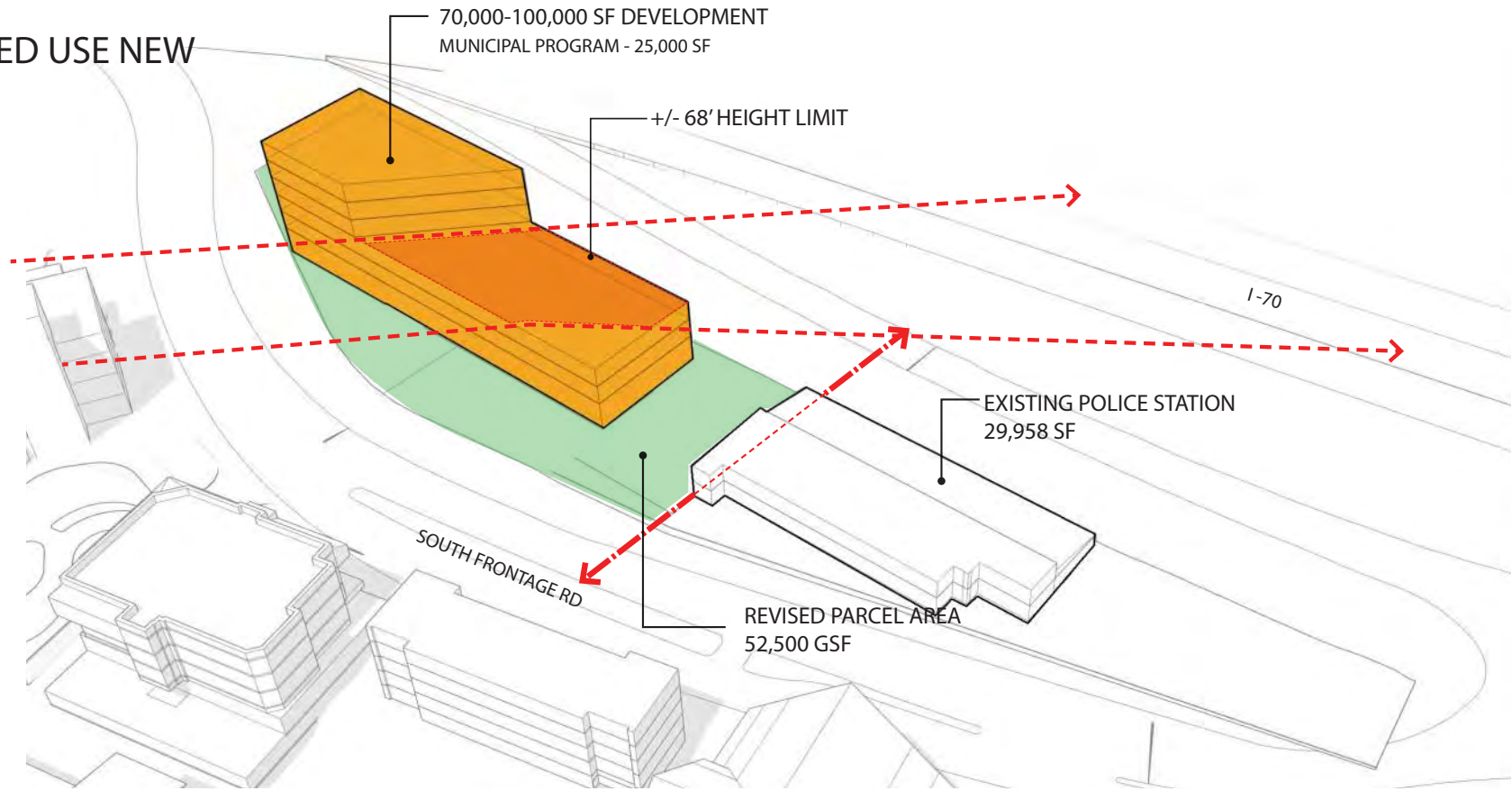
MUNICIPAL SITE

STUDY - MAINTAIN EXISTING POLICE STATION

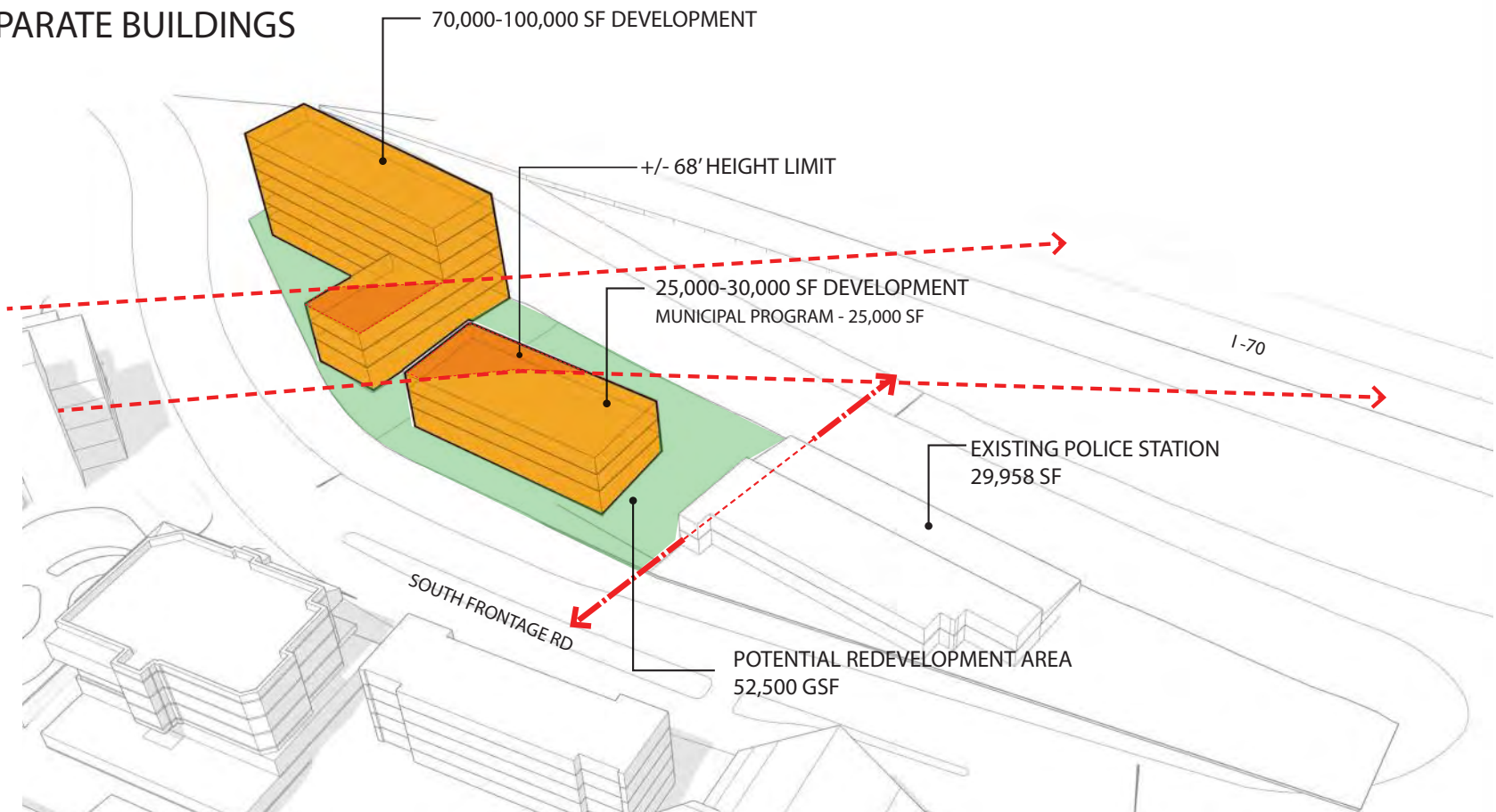
- KEEP EXISTING POLICE STATION
- ELIMINATE ON-GRADE PARKING
- ADDITIONAL COMMUNITY USE
- ACTIVATE GROUND FLOOR WITH CULTURAL/PUBLIC FUNCTIONS



OPTION 1 - MIXED USE NEW BUILDING

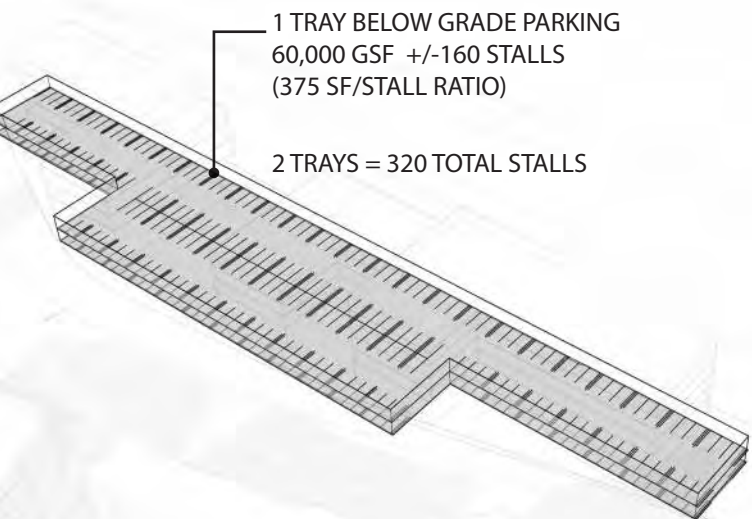


OPTION 2 - SEPARATE BUILDINGS

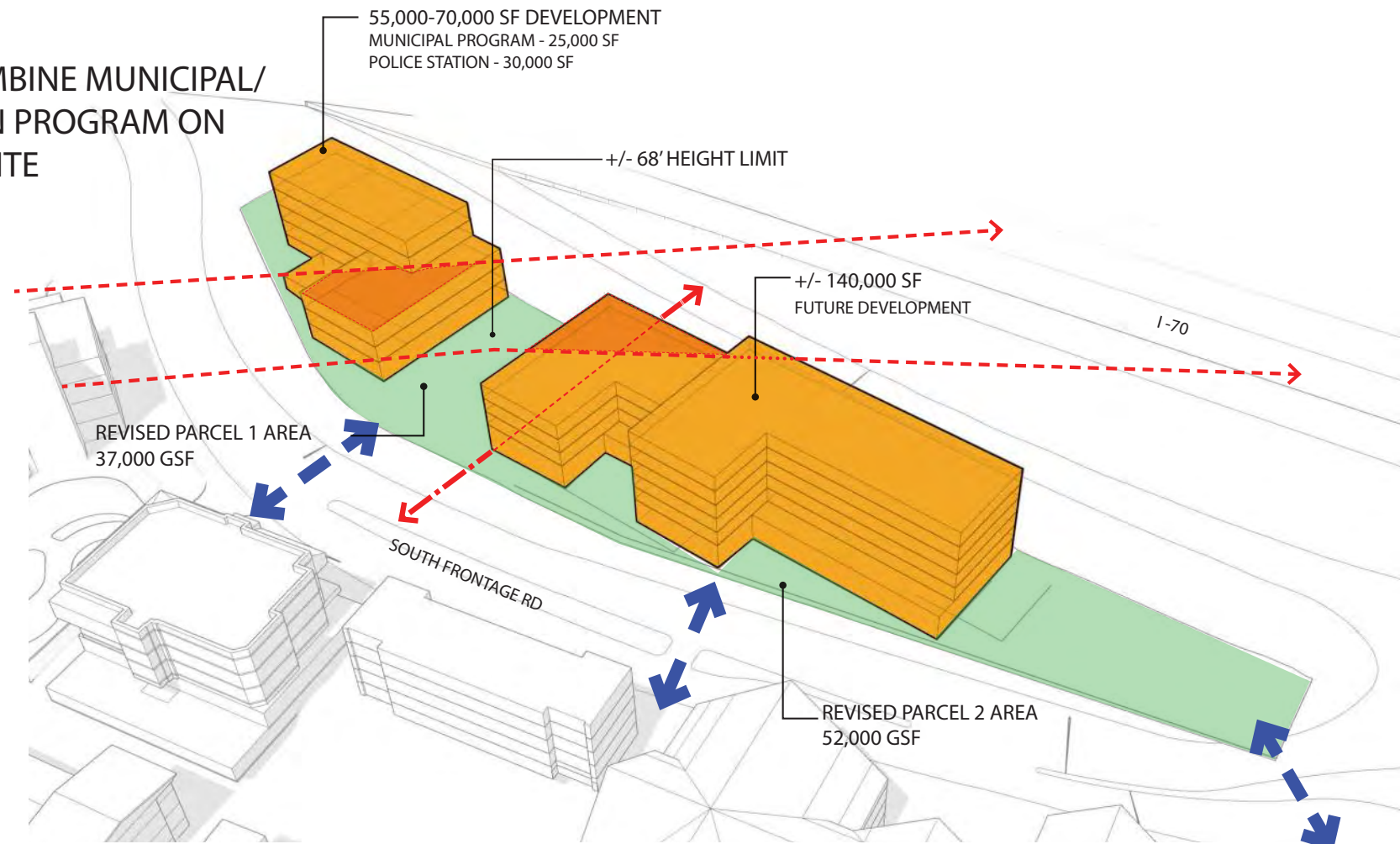


STUDY - REDEVELOP SITE

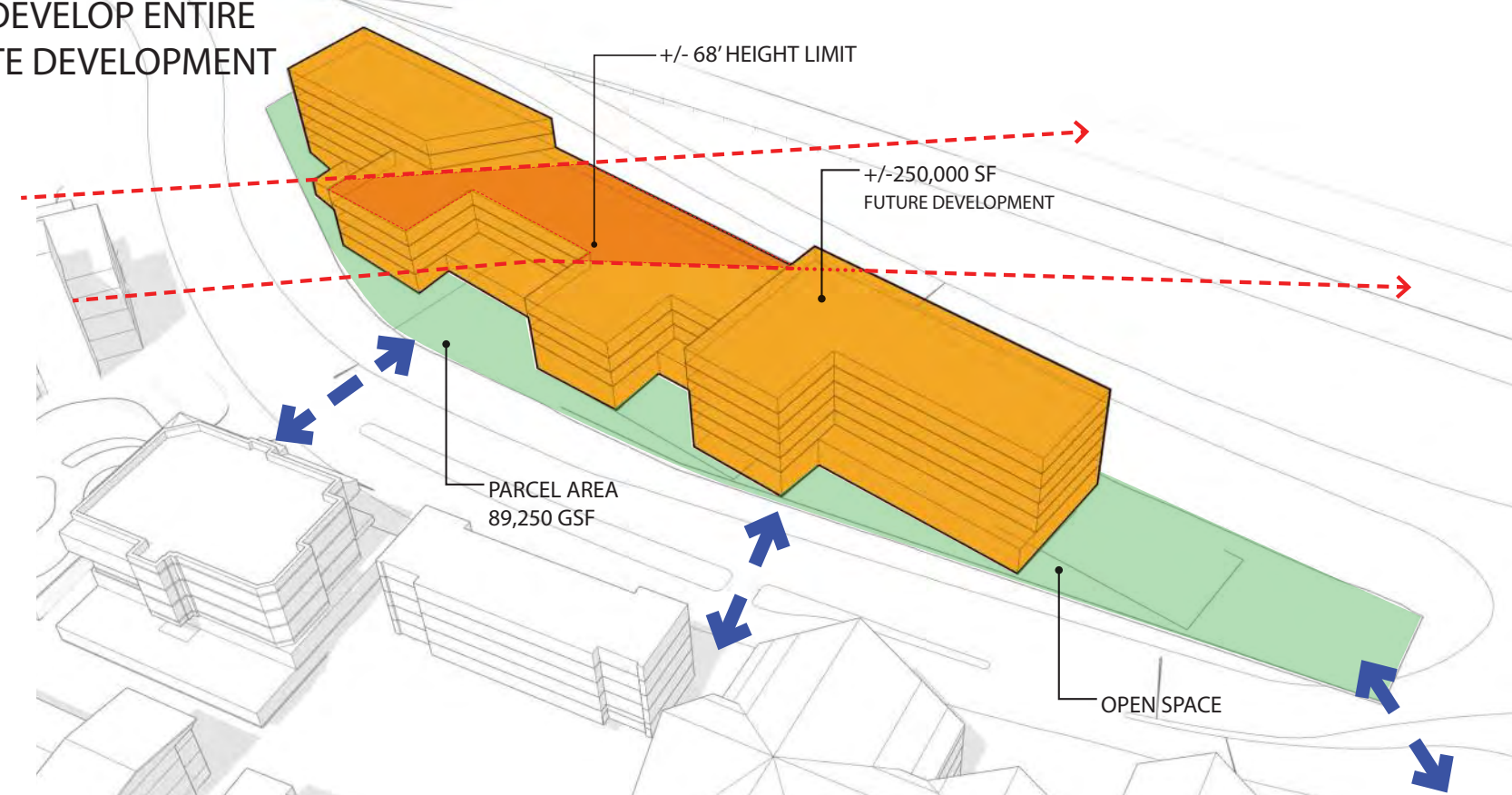
- ELIMINATE ON-GRADE PARKING
- IMPROVE PEDESTRIAN EXPERIENCE ALONG FRONTAGE ROAD WITH CULTURAL USES AND OPEN SPACE
- CREATE OPPORTUNITY FOR FUTURE DEVELOPMENT ON EAST SITE



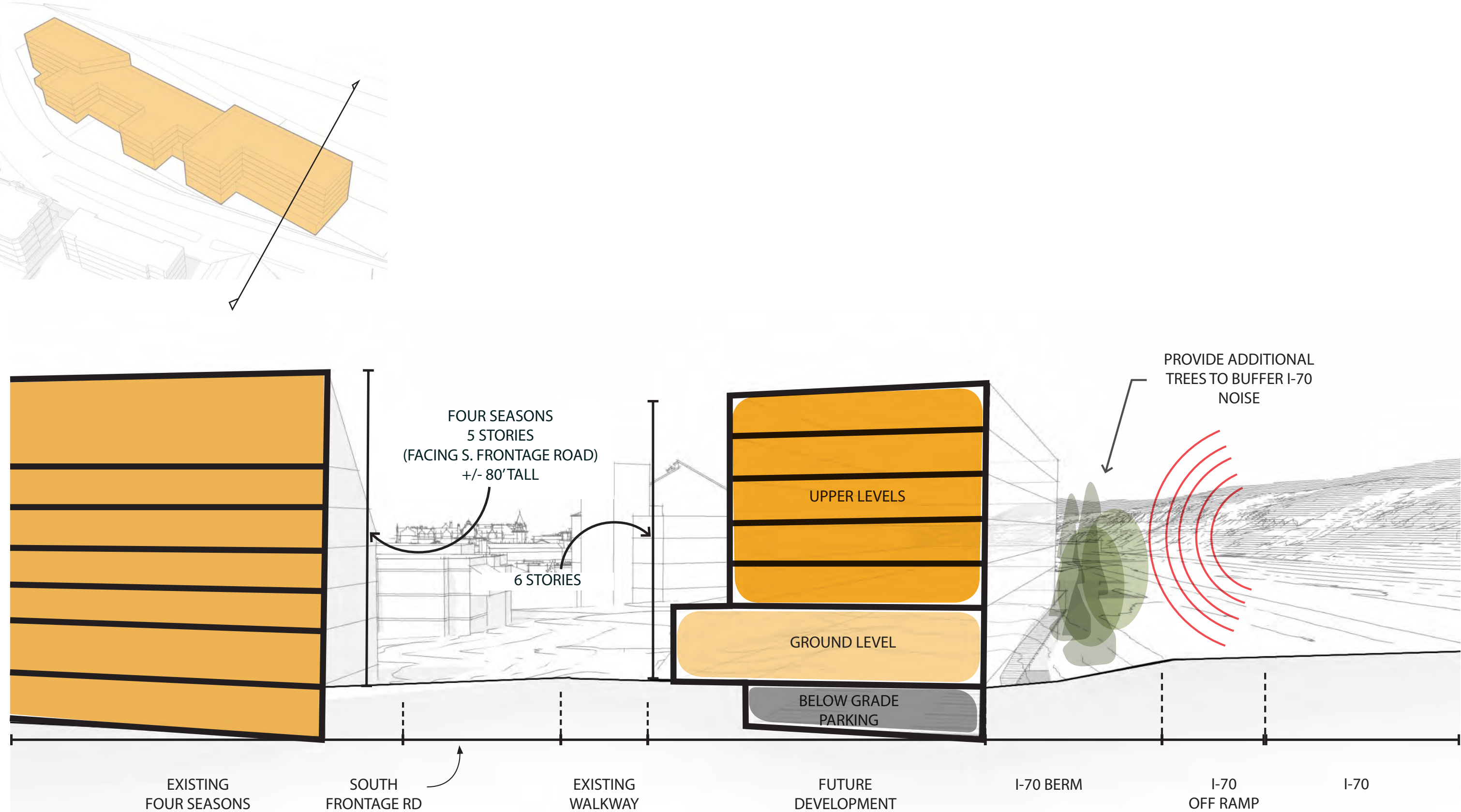
OPTION 3 - COMBINE MUNICIPAL/
POLICE STATION PROGRAM ON
WEST END OF SITE



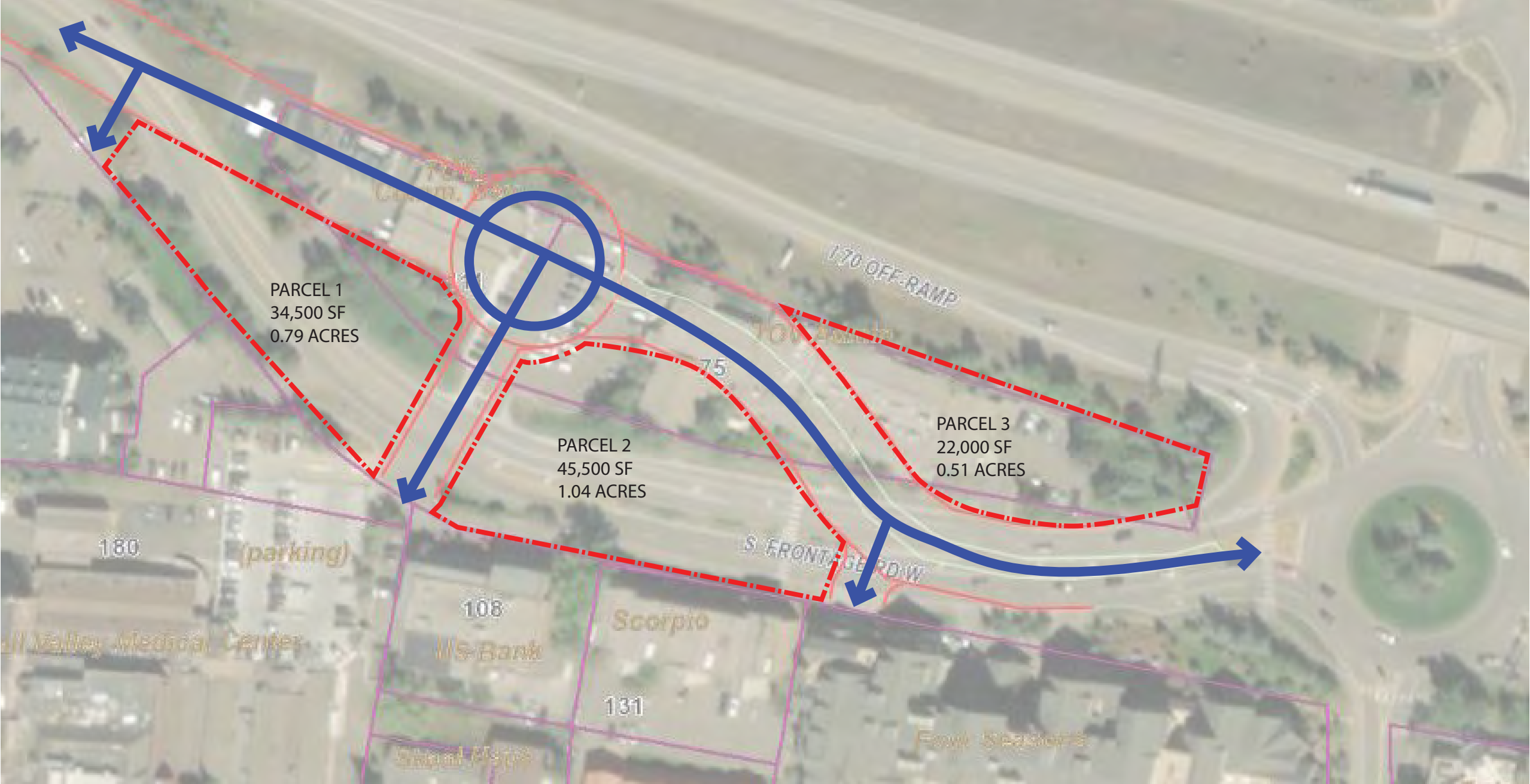
OPTION 4 - REDEVELOP ENTIRE
SITE AS PRIVATE DEVELOPMENT



STUDY - REDEVELOP SITE SECTION



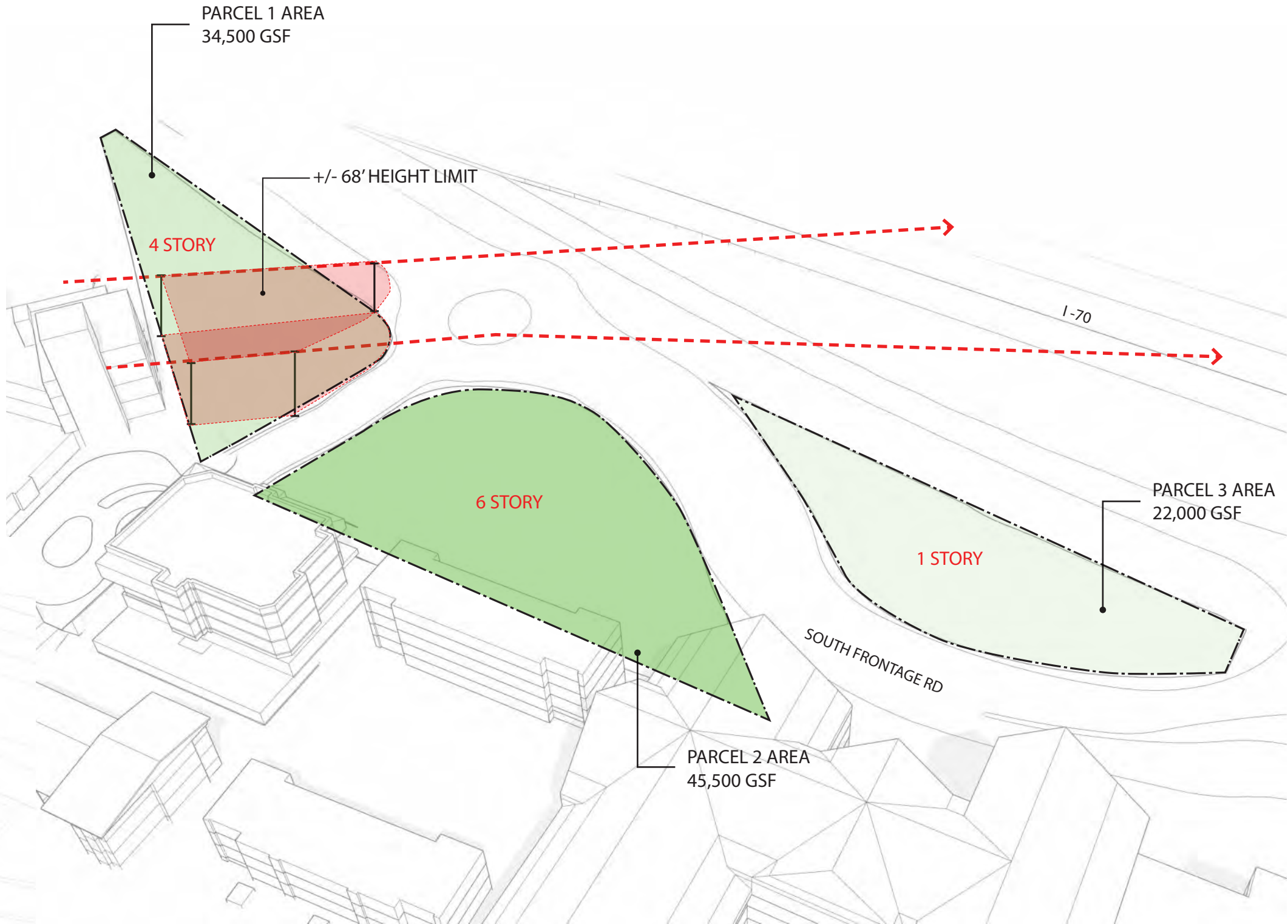
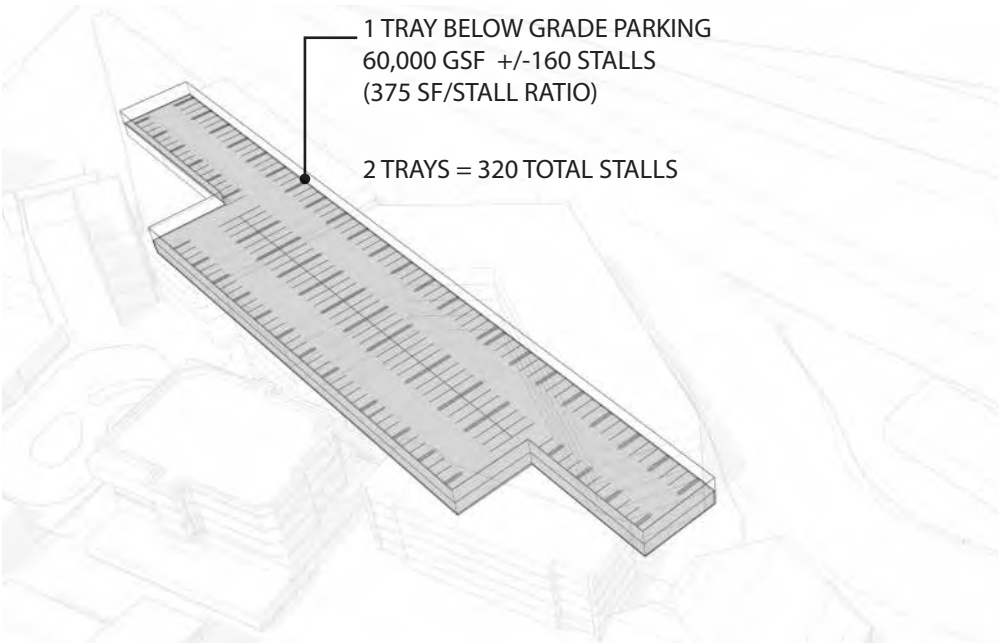
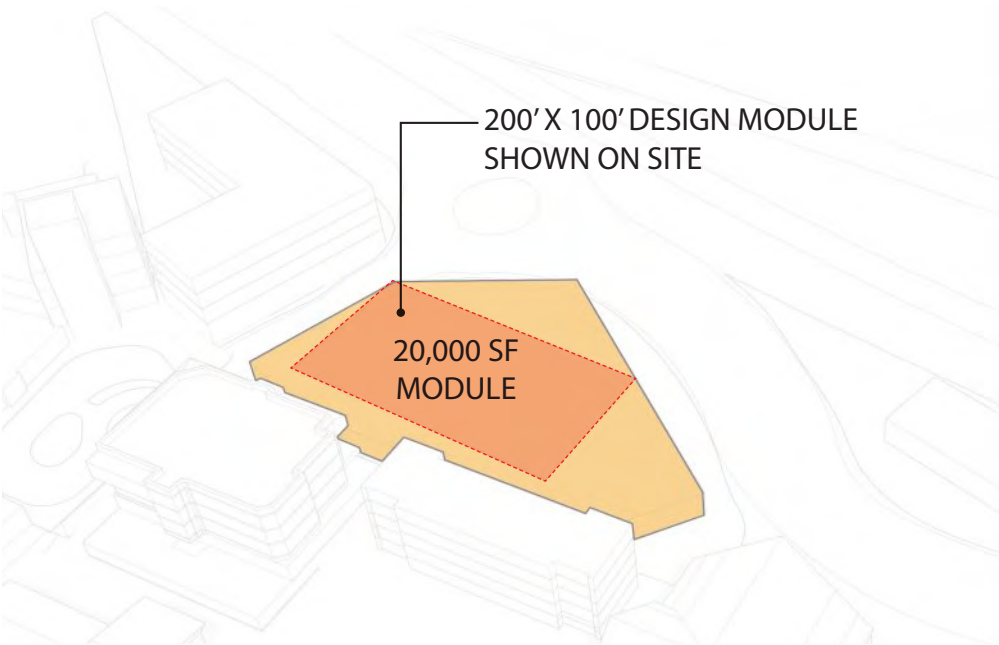
RE-ROUTING SOUTH FRONTAGE ROAD



REVISED TOTAL
102,000 SF
2.34 ACRES

STUDY - RE-ROUTE FRONTAGE ROAD

- CREATE A “FIRST IMPRESSION” MOMENT AT MAIN ROUNDABOUT
- IMPROVED PEDESTRIAN CONNECTION SOUTH OF FRONTAGE RD.
- ELIMINATE ON-GRADE PARKING/IMPROVE PARKING CAPACITY



Introduction to Market and Finance Considerations

Andrew Knudtsen
Economic Planning Systems

Next Steps

- Finalize Material for EngageVail
- Launch Engagement Window #2
- Market/Finance considerations
- Evaluation community input
- TC update on May 21

THANK YOU