

# Town of Vail Civic Area Plan

## Town Council Update #5

June 18, 2019

# Today's Agenda

Examples of multi-use facilities

Four possible master plan concepts

Potential revenues and funding packages

Discussion of Concepts

**Tom Braun**

Braun Associates, Inc.

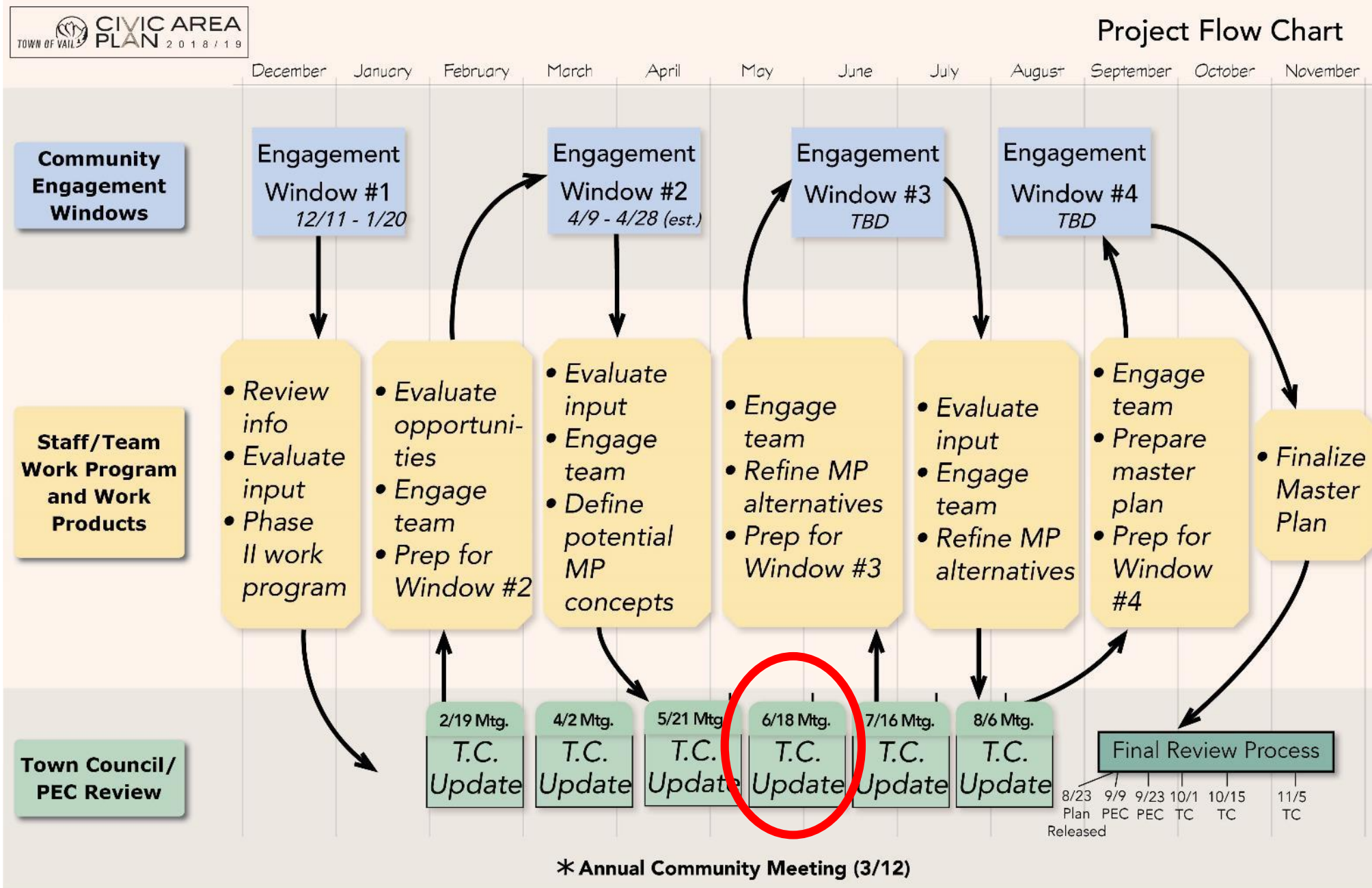
**Lou Bieker**

4240

**Tim Morzel**

EPS

# Project Timeline



# Upcoming Meetings

## June 18

- Examples of multi-use facilities
- Master plan concepts
- Revenue/funding possibilities

## July 16

- Guiding Principles
- Update on market and cost info
- Present refined Master Plan Concepts
- Goal – narrow discussion of what the MP could be

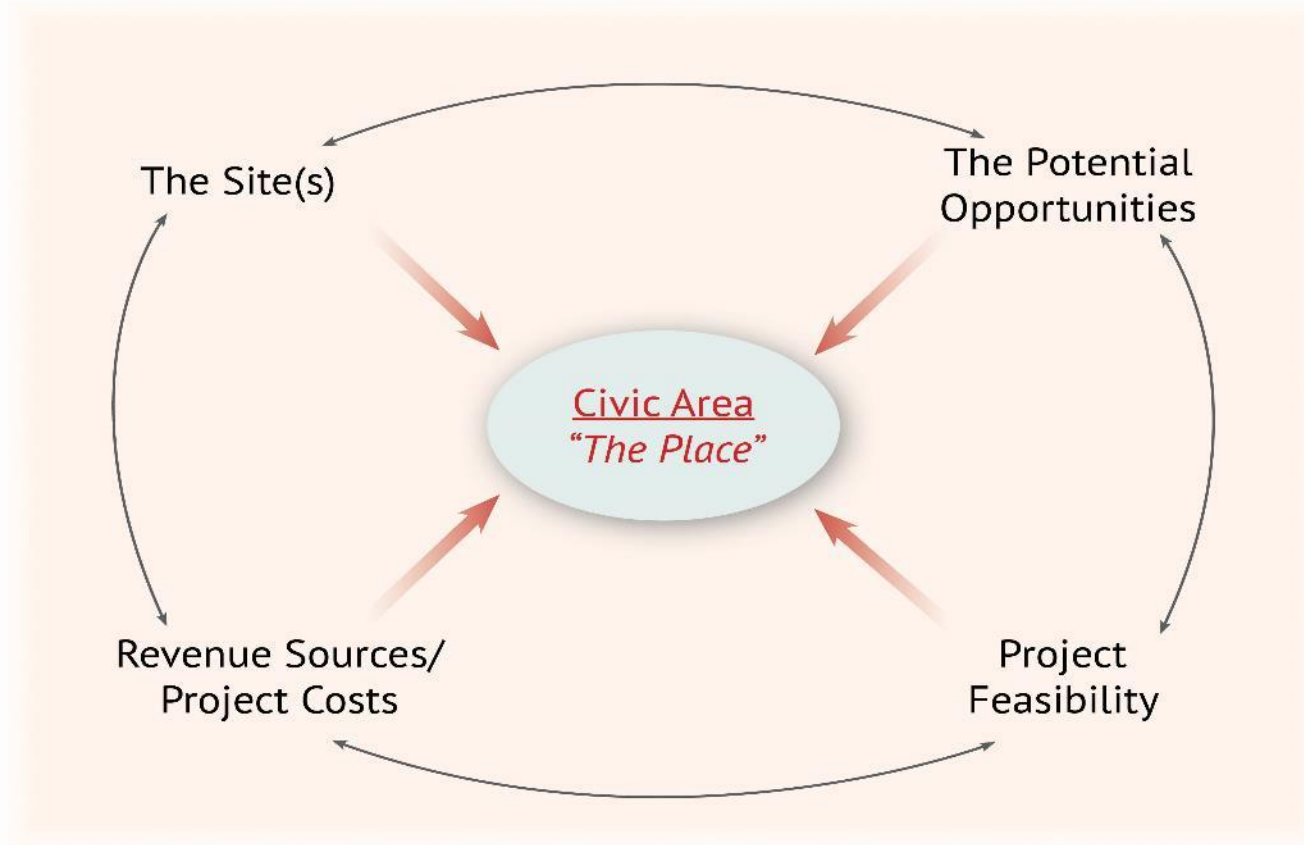
## Aug 6th

- Present preferred concept
- High level MP concepts

## Formal Review Process



# Goal of Meeting



**Begin to narrow the discussion of what the Civic Area Plan can be**

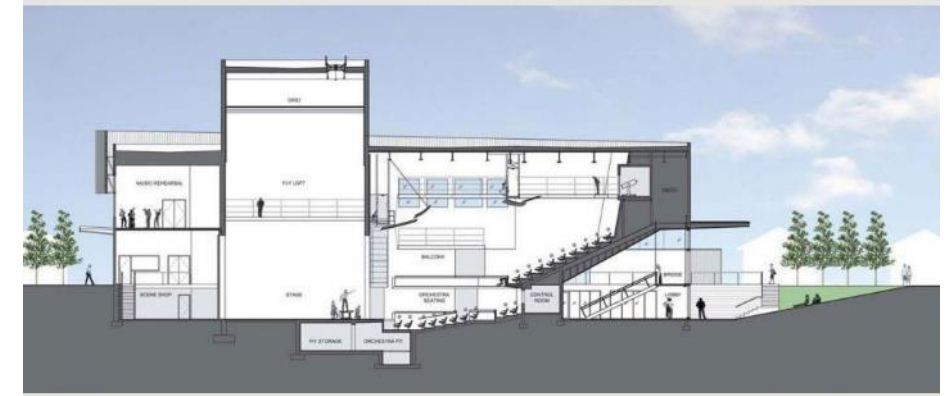
# Examples of multi-use facilities

# Multi-use Facilities

About multi-use facilities

Examples of multi-use facilities

# Multi-use Facilities/Jackson Center for the Arts



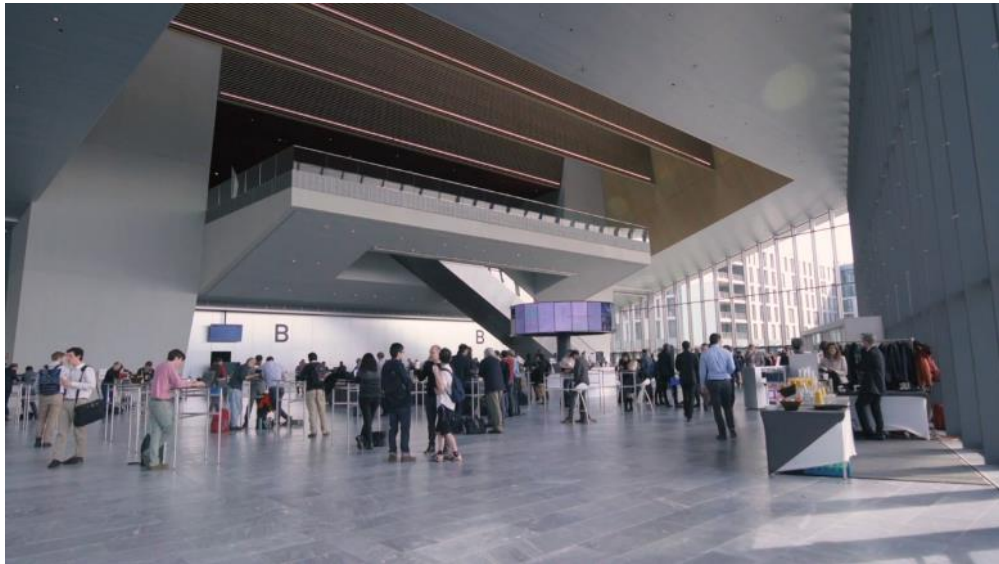


# Multi-use Facilities/Dairy Center





# Multi-use Facilities/SwissTech Convention Center



# Multi-use Facilities/SwissTech Convention Center





# Multi-use Facilities/Tobin Center for Performing Arts



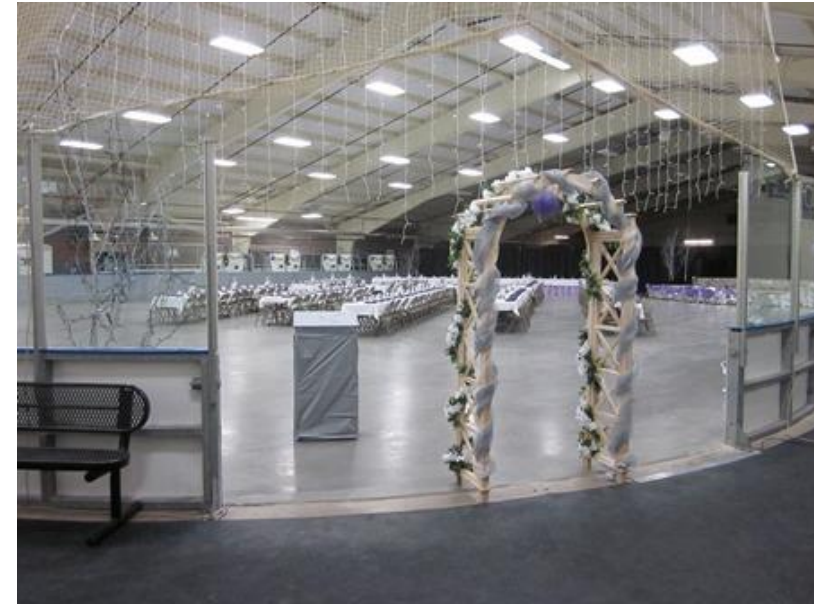


# Multi-use Facilities/Tobin Center for Performing Arts





# Multi-use Facilities/Smith Center



# Four Master Plan concepts



# Four Master Plan Concepts

Purpose of this effort

How and why concepts were defined

Limitations of work

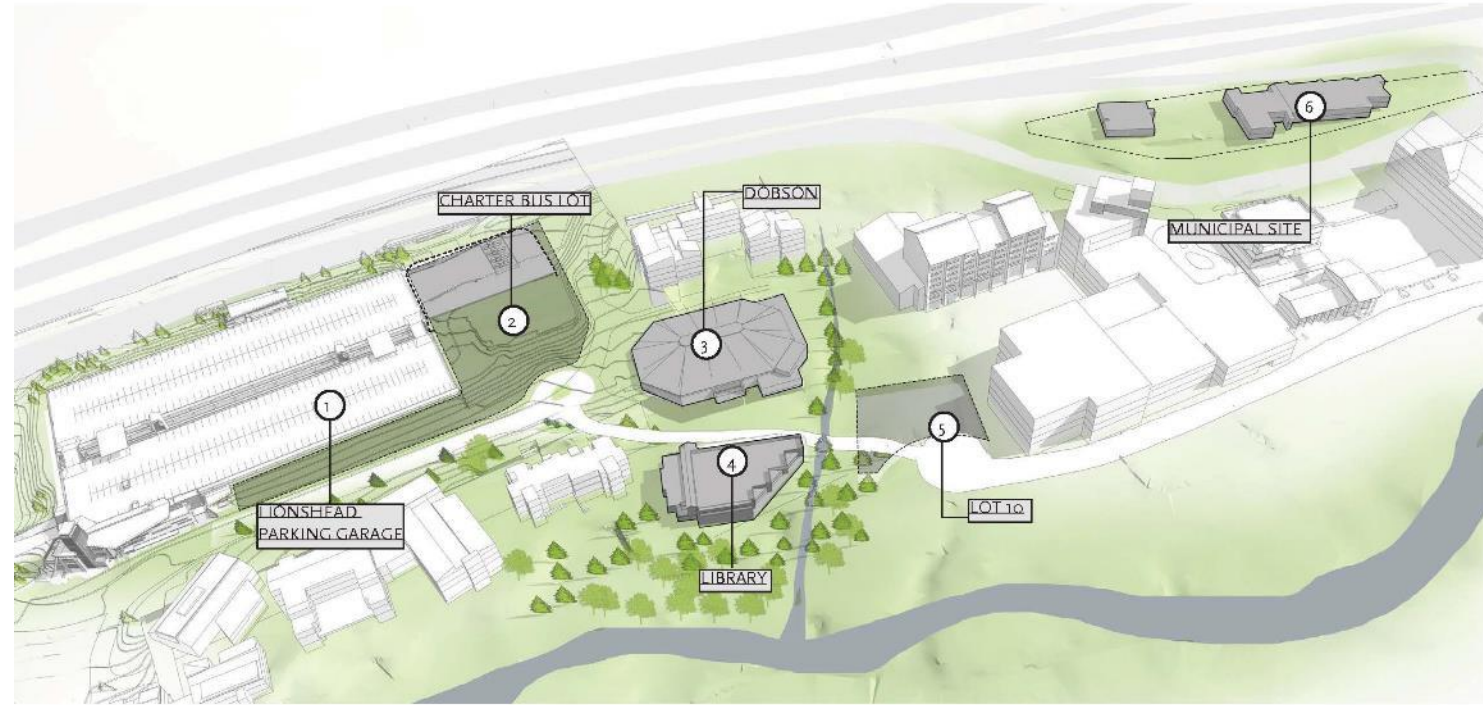


# Four Master Plan Concepts

Information to be presented:

- The “big idea”
- The uses and improvements
- The Opportunities
- The Constraints

Birdseye View



Existing Conditions

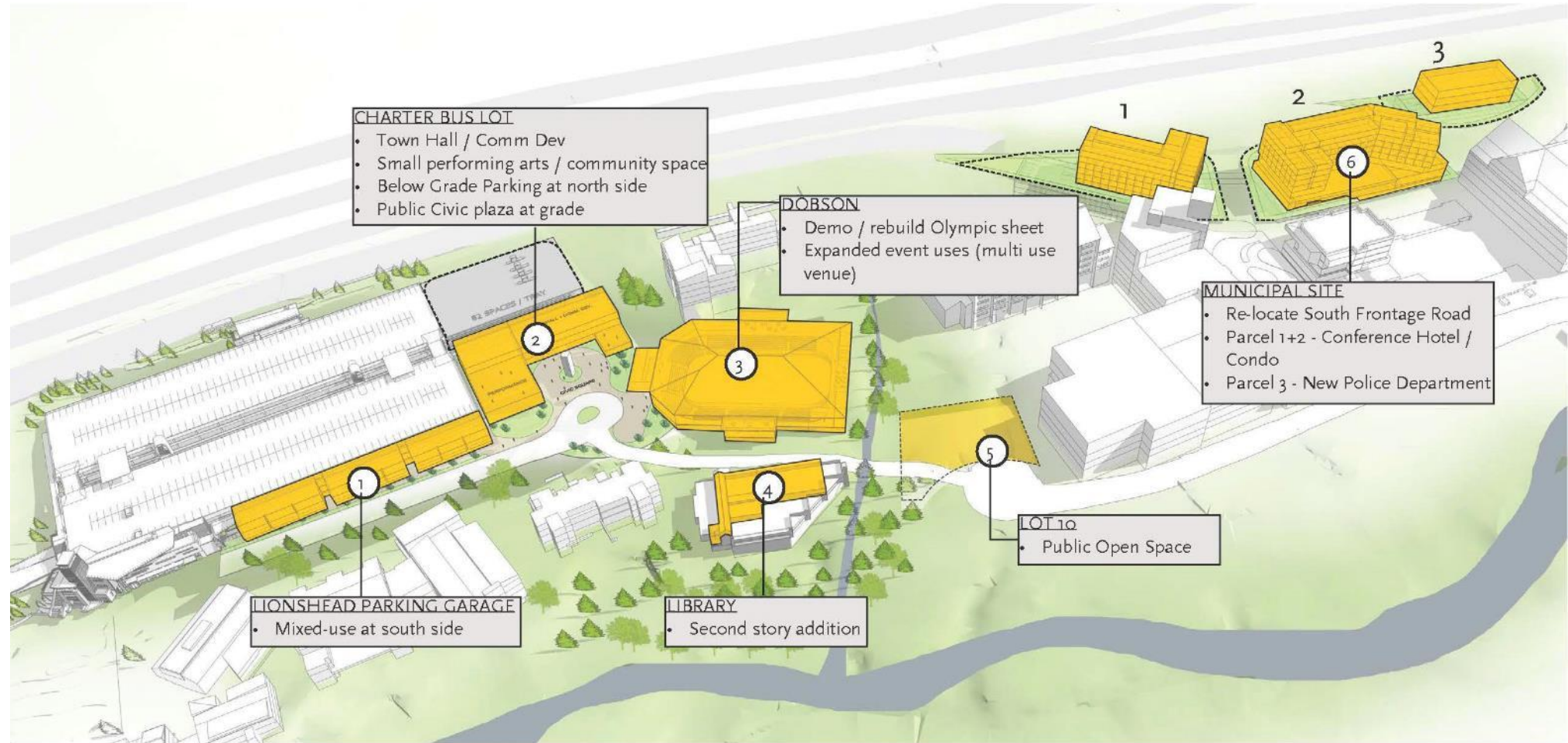
# Master Plan Concept #1

|           | CHARTER BUS LOT  | MUNI SITE   |
|-----------|--|---|
| CONCEPT 1 | <b>CIVIC CORE</b> <ul style="list-style-type: none"> <li>- New Town Hall / Comm. Dev.</li> <li>- Performing Arts</li> <li>- Public Civic Plaza</li> <li>- New &amp; Improved Dobson</li> </ul>     | <b>CONFERENCE HOTEL &amp; POLICE</b> <ul style="list-style-type: none"> <li>- Re-locate South Frontage Road</li> <li>- Parcel 1+2 - Conference Hotel / Condo</li> <li>- Parcel 3 - New Police</li> </ul>  |
| CONCEPT 2 | <b>RECREATION &amp; MUNI</b> <ul style="list-style-type: none"> <li>- New Town Hall / Comm. Dev.</li> <li>- New Police</li> <li>- 2nd Sheet of Ice</li> <li>- New &amp; Improved Dobson</li> </ul> | <b>CONFERENCE HOTEL</b> <ul style="list-style-type: none"> <li>- Existing Muni Site</li> <li>- Conference Hotel / Condo</li> </ul>  |
| CONCEPT 3 | <b>CIVIC CONFERENCE</b> <ul style="list-style-type: none"> <li>- Performing Arts</li> <li>- Below Grade Conference Center</li> <li>- Public Civic Plaza</li> <li>- Dobson Renovation</li> </ul>    | <b>PRIVATE DEVELOPMENT &amp; MUNI</b> <ul style="list-style-type: none"> <li>- Existing Muni Site</li> <li>- New Town Hall / Comm. Dev.</li> <li>- Private Development Opportunity</li> </ul>   |
| CONCEPT 4 | <b>CONFERENCE HOTEL</b> <ul style="list-style-type: none"> <li>- Conference Hotel / Condo</li> <li>- Performing Arts</li> <li>- New &amp; Improved Dobson</li> </ul>                               | <b>PRIVATE DEVELOPMENT &amp; MUNI</b> <ul style="list-style-type: none"> <li>- Re-locate South Frontage Road</li> <li>- Parcel 1 - New Town Hall / Comm. Dev. &amp; Police</li> <li>- Parcel 2 - Private Development Opportunity</li> <li>- Parcel 3 - Open Space and Welcome / Info. Center</li> </ul> |



# Master Plan Concept #1

Birdseye View

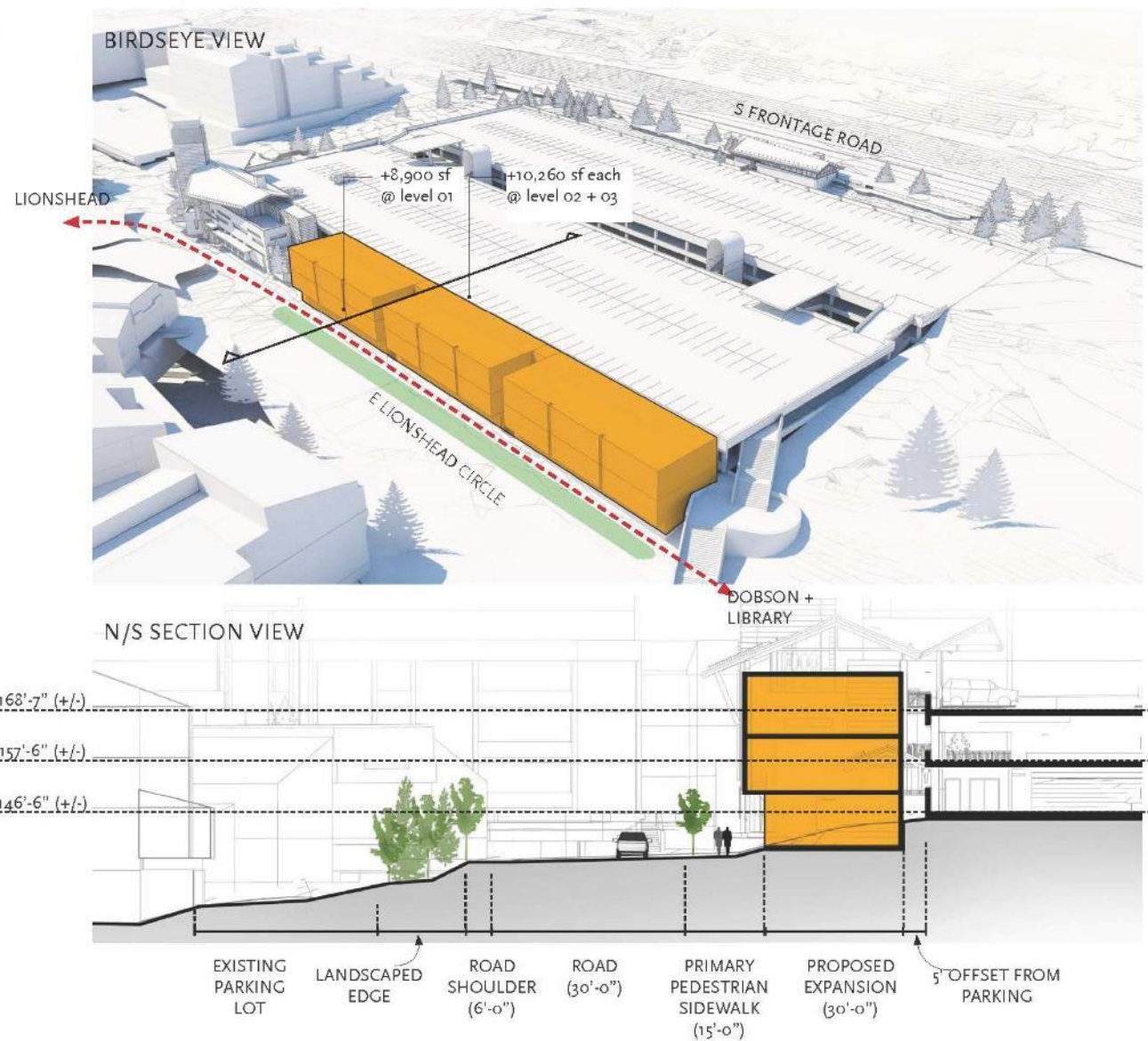


OVERVIEW - CONCEPT 1

# Master Plan Concept #1

## STUDY - SOUTH PARKING EXPANSION (3 LEVELS)

- POTENTIAL PROGRAMS
  - RECREATIONAL USES
  - COMMUNITY SPACE
  - NON-PROFIT
  - BUSINESS INCUBATOR SPACE
  - RETAIL
  - SHARED WORKSPACE
  - MICRO-HOUSING
  - ARTIST LOFTS AND GALLERY SPACE
- STREETScape
  - WIDEN SIDEWALKS TO ACTIVATE NORTH SIDE OF STREET
  - USE LANDSCAPE TO CREATE A BUFFER BETWEEN PEDESTRIANS AND VEHICLES



LIONSHEAD PARKING GARAGE - CONCEPTS 1, 2, 3 & 4



# Master Plan Concept #1

ANIMATED SIDEWALK   ARTISTS IN RESIDENCE   ADDITIONAL SEATING   NON-PROFIT / INCUBATOR SPACES   RETAIL   SITE CONNECTIVITY



LIONSHEAD PARKING GARAGE - CONCEPTS 1, 2, 3 & 4



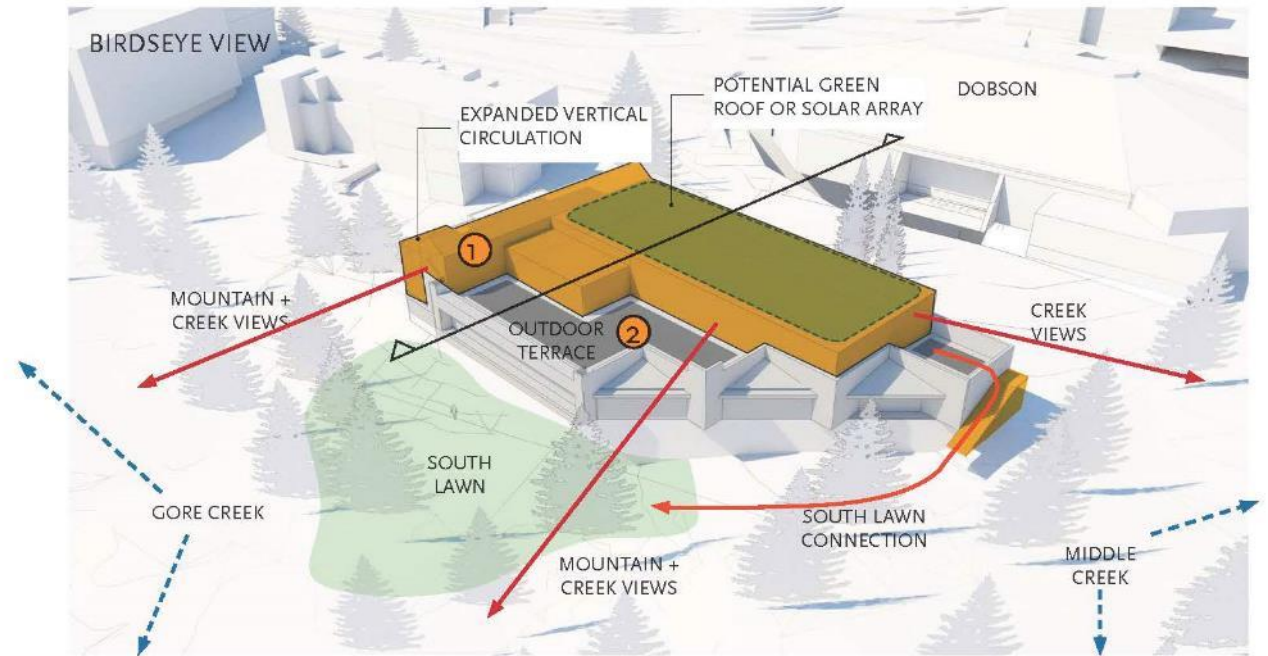
# Master Plan Concept #1

## STUDY - SECOND LEVEL EXPANSION

- PROGRAM POTENTIAL +/- 8,000 sf @ level o2
  - COMMUNITY MEETING SPACE
  - SMALL EVENT SPACE
  - CAFE
  - OUTDOOR TERRACE WITH VIEWS TO SOUTH LAWN AND BOTH CREEKS
  - OUTDOOR TREE HOUSE TO AID IN ACTIVE LEARNING
  - PRE-FUNCTION FOR EVENTS
  - REVOLVING GALLERY
  - EXPANDED LIBRARY USES

## COMMUNITY ROOM CAPACITY (@4,000 SF)

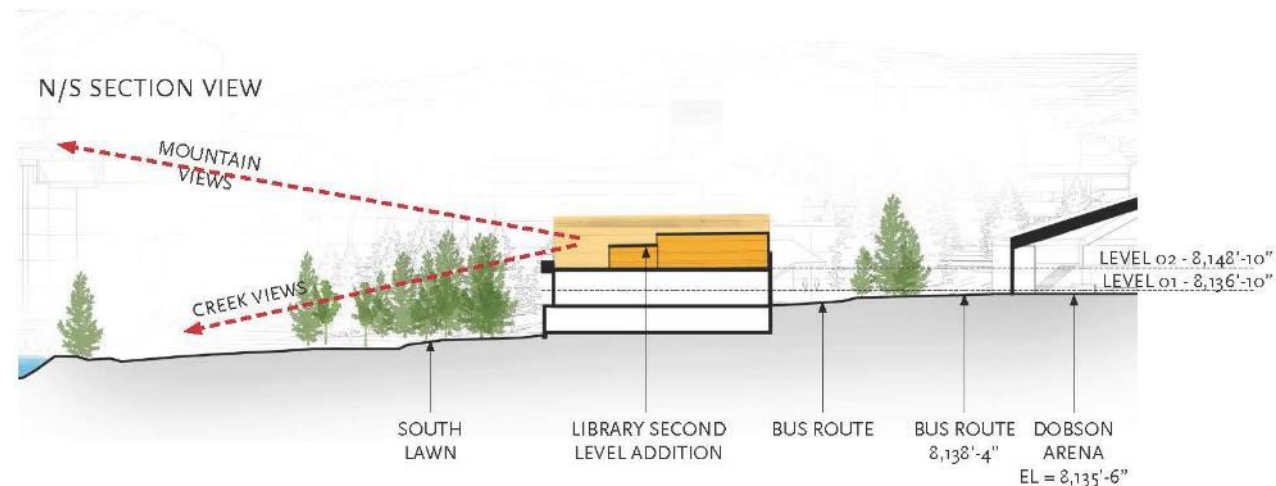
- |                                |               |
|--------------------------------|---------------|
| • STANDING COCKTAILS OCCUPANTS | 570           |
| • SEATED LECTURE               | 265 OCCUPANTS |
| • SEATED BANQUET OCCUPANTS     | 180           |



1  
REMOVE LEAKING SKYLIGHT AND REPLACE WITH PITCHED ROOF STRUCTURE



2  
CREATE OUTDOOR TERRACE WITH MOUNTAIN/CREEK VIEWS

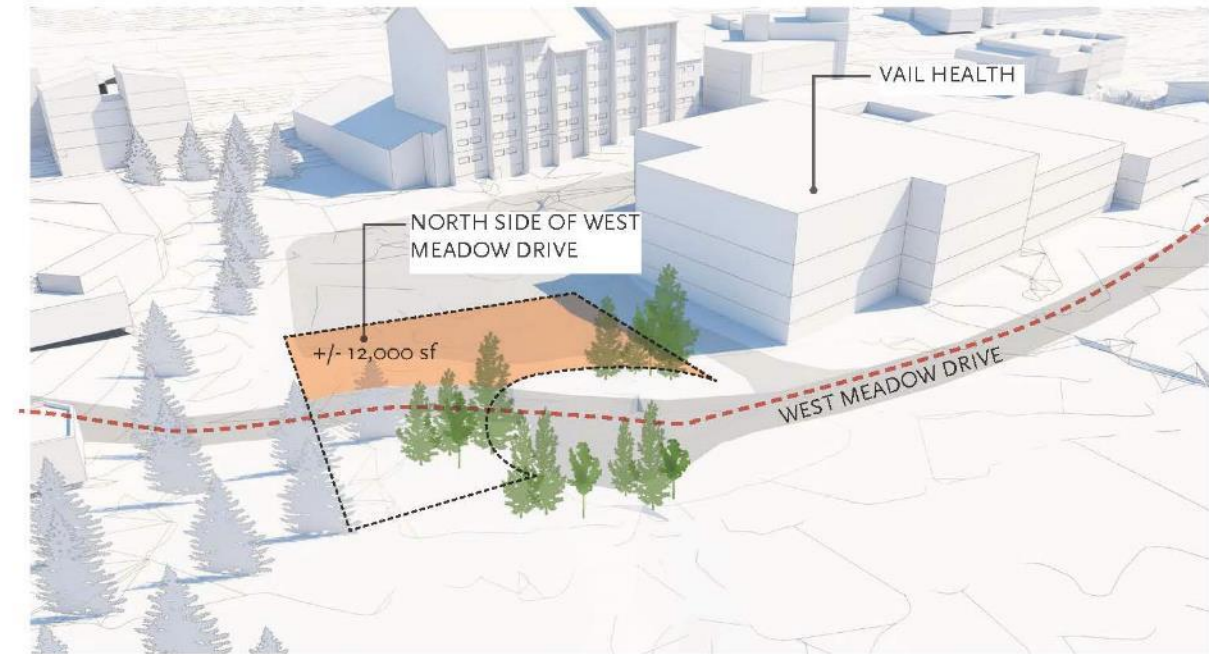


## VAIL PUBLIC LIBRARY - CONCEPTS 1, 2, 3 & 4

# Master Plan Concept #1

## PROGRAM POTENTIAL

- PARK
- PUBLIC ART
- TREE HOUSE
- COMMUNITY SPACE



LOT 10 - CONCEPTS 1, 2, 3 & 4



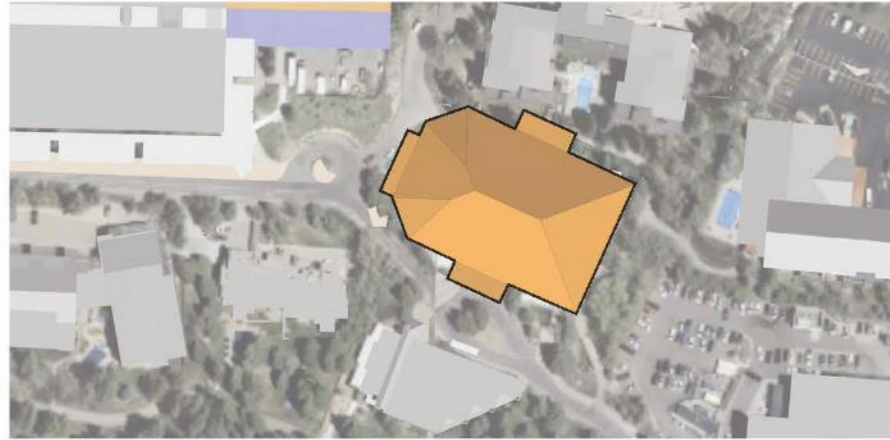
# Master Plan Concept #1

## NEW & IMPROVED DOBSON PROGRAM

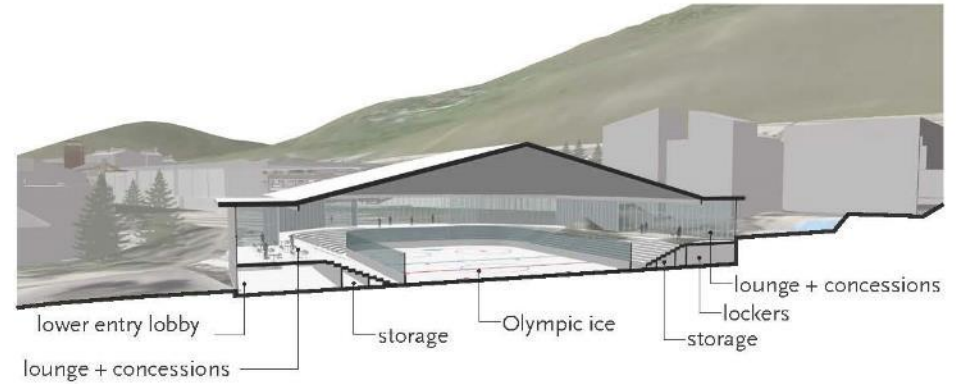
|             |           |
|-------------|-----------|
| Lower Level | 50,000 sf |
| Upper Level | 14,000 sf |
| Total       | 64,000 sf |

|                     |             |
|---------------------|-------------|
| Fixed Seating Count | +/- 2,200   |
| Floor Seating Count | +/- 1,800   |
| Total               | 4,000 Seats |

Roof Plan View



Birdseye View



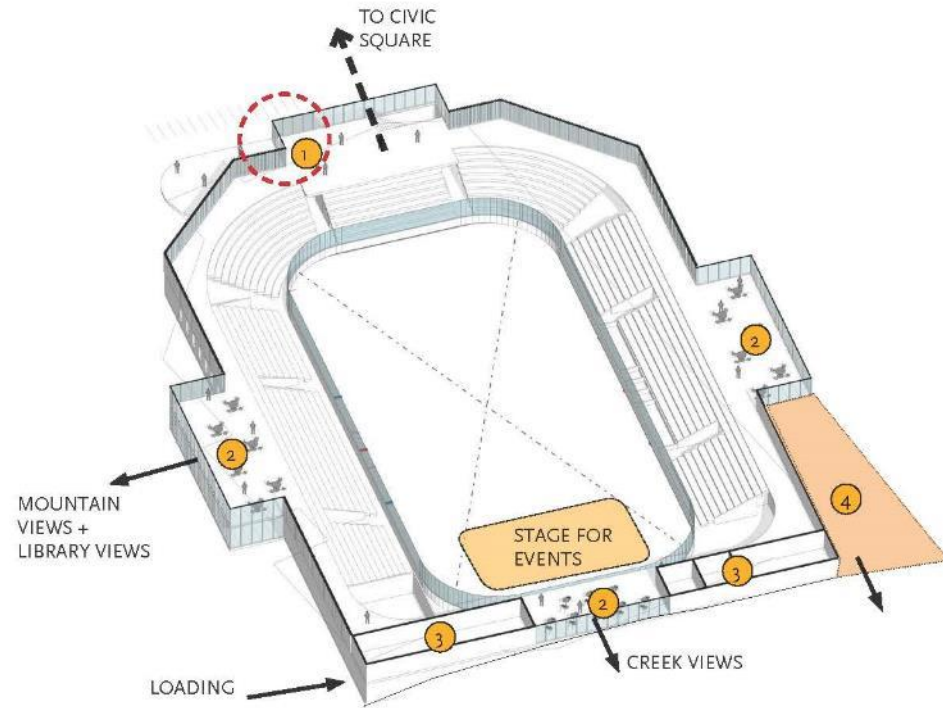
NEW DOBSON - CONCEPTS 1,2 & 4

# Master Plan Concept #1

## NEW & IMPROVED DOBSON PROGRAM Axon Diagrams

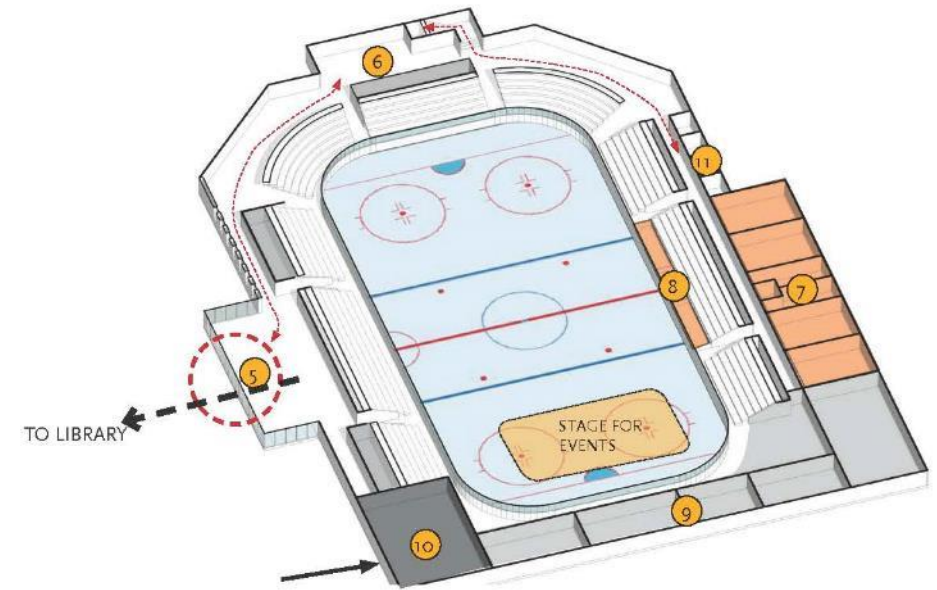
### UPPER LEVEL

1. Main Entry + Covered Plaza
2. Concessions / Lounge
3. Support (BOH, Restrooms, Admin)
4. Potential Dining / Cafe w/ creek views



### LOWER LEVEL

5. Lower Entry + Lounge
6. Skaters Lounge + Rental
7. Locker Rooms
8. Team Benches + Penalty
9. BOH + Support
10. Loading + Delivery
11. Admin



NEW DOBSON - CONCEPTS 1,2 & 4



# Master Plan Concept #1

CONCERTS



SKI SWAP



EVENTS



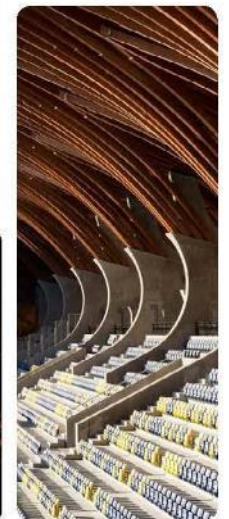
HOCKEY



ICE SKATING



SPECTATOR AMENITIES



NEW DOBSON - CONCEPTS 1,2 & 4

# Master Plan Concept #1

## WHAT WE HEARD

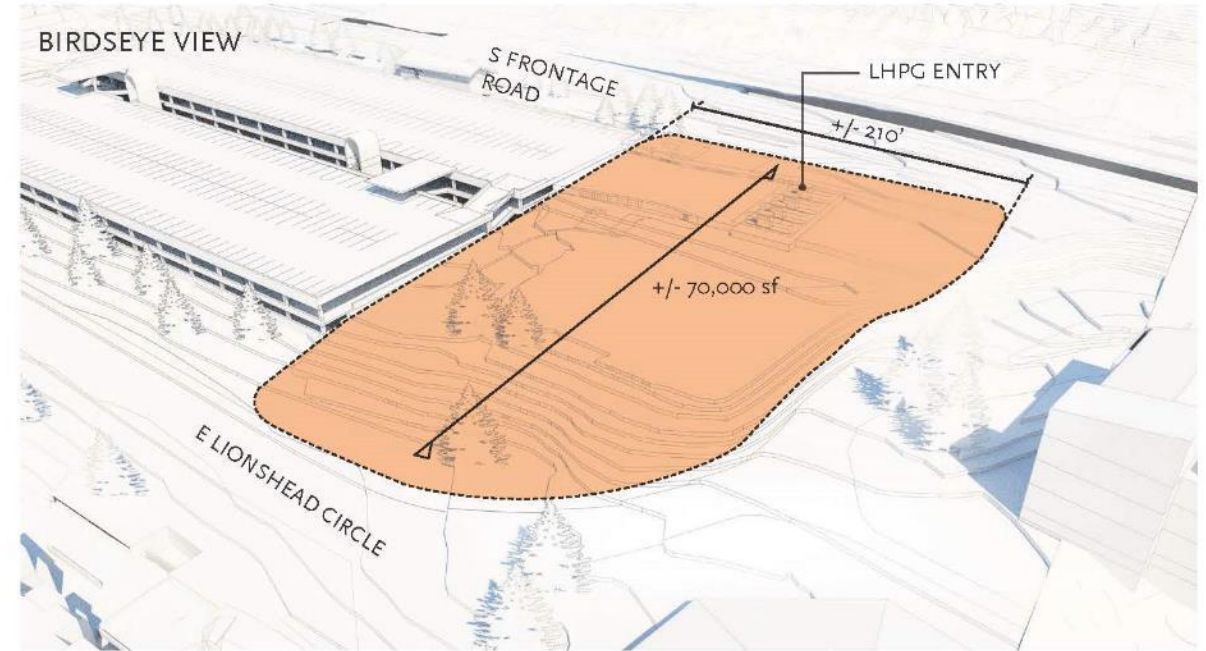
- “KEY SITE TO STITCHING THE CIVIC AREA TOGETHER”
- IMPROVE CONNECTIVITY OF ADJACENT SITES
- DEFINE ALTERNATIVES FOR HOW UTILIZATION OF THIS SITE COULD BE IMPROVED



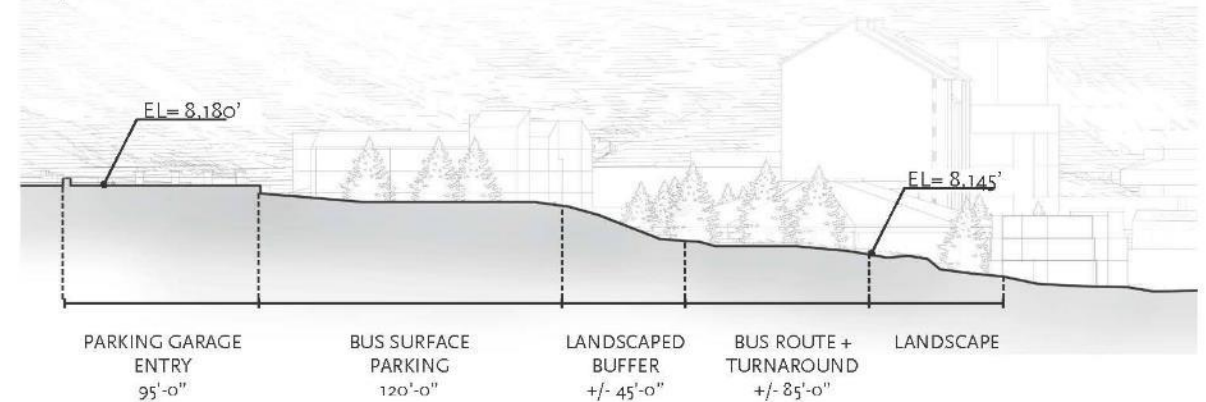
VIEW FROM E. LIONSHEAD CIRCLE



VIEW FROM FRONTAGE ROAD



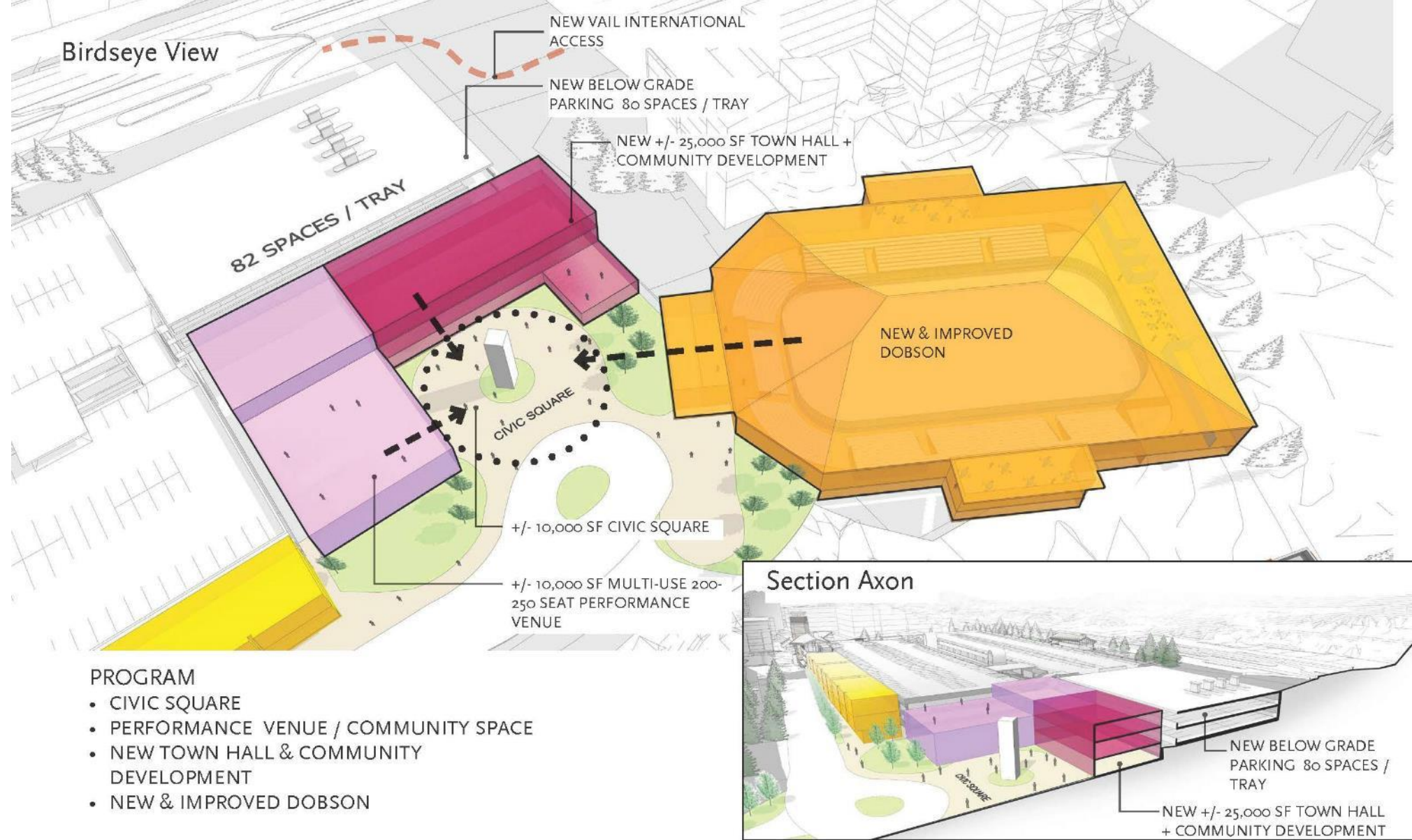
## N/S SECTION VIEW



## CHARTER BUS LOT - EXISTING CONDITIONS



# Master Plan Concept #1



CHARTER BUS LOT - CONCEPT 1



# Master Plan Concept #1

## Performance & Municipal Uses

Could a theater, auditorium, and town hall council chambers all be multi use?

### BLACK BOX THEATER



SILVERTHORNE PERFORMING ARTS CENTER  
16,000 SF  
150 seating capacity (largest space)

### PROSCENIUM THEATER



SHALIN LIU PERFORMANCE CENTER (ROCKPORT, MA)  
17,500 SF  
330 seating capacity



VILAR PERFORMING ARTS CENTER (AVON, CO)  
33,000  
530 seating capacity

### HIGHLY ADAPTABLE



WYLY THEATER (DALLAS, TX)  
adaptable from fixed seating to empty box

### HIGHLY DEVISABLE



SWISS TECH CONVENTION CENTER (LAUSANNE, SWITZERLAND)  
highly devisable spaces, large groups to small

### MULTIUSE



ROY AND DIANA VAGEPOS EDUCATION CENTER (NY, NY)  
inspiring auditorium spaces



CHARTER BUS LOT - PERFORMANCE VENUE



# Master Plan Concept #1

FARMERS MARKETS RECREATIONAL ACTIVITIES PERFORMANCE CIVIC AND MUNICIPAL RETAIL PUBLIC GATHERING OPEN PLAZA



CHARTER BUS LOT - CIVIC SQUARE



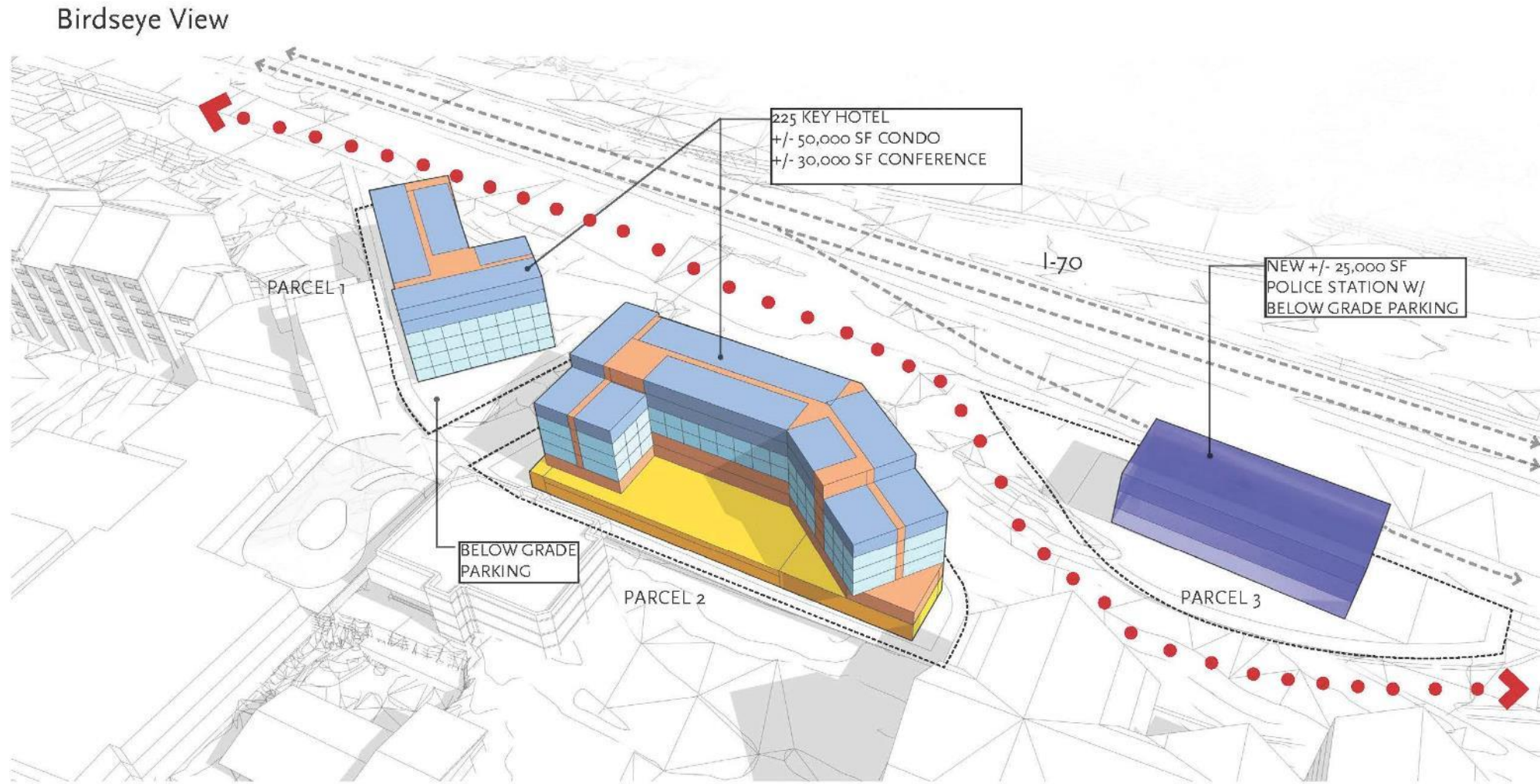
# Master Plan Concept #1



REVISED TOTAL  
102,000 SF  
2.34 ACRES

MUNI SITE - RE-ROUTE FRONTAGE ROAD - CONCEPTS 1 &amp; 4

# Master Plan Concept #1



## PROGRAM

- CONFERENCE HOTEL & CONDO
- NEW POLICE STATION

MUNI SITE - CONCEPT 1



# Master Plan Concept #1

## TRADITIONAL CONFERENCE USES (+/- 16,000 SF MAIN BALLROOM)

|                               |              |
|-------------------------------|--------------|
| Banquet Seating (20 sf/occ.): | 800 people   |
| Lecture (15sf/occ.):          | 1,067 people |
| Reception (10sf/occ.):        | 1,600 people |

+/- 4,000 SF PRE-FUNCTION

+/- 6,500 SF BOH/SUPPORT SPACES (storage, restrooms, admin, A/V, L/D, etc.)

+/- 3,500 SF MEETING ROOMS (3 @ 500 SF)

30,000sf total



CONFERENCE CENTER CAPACITY

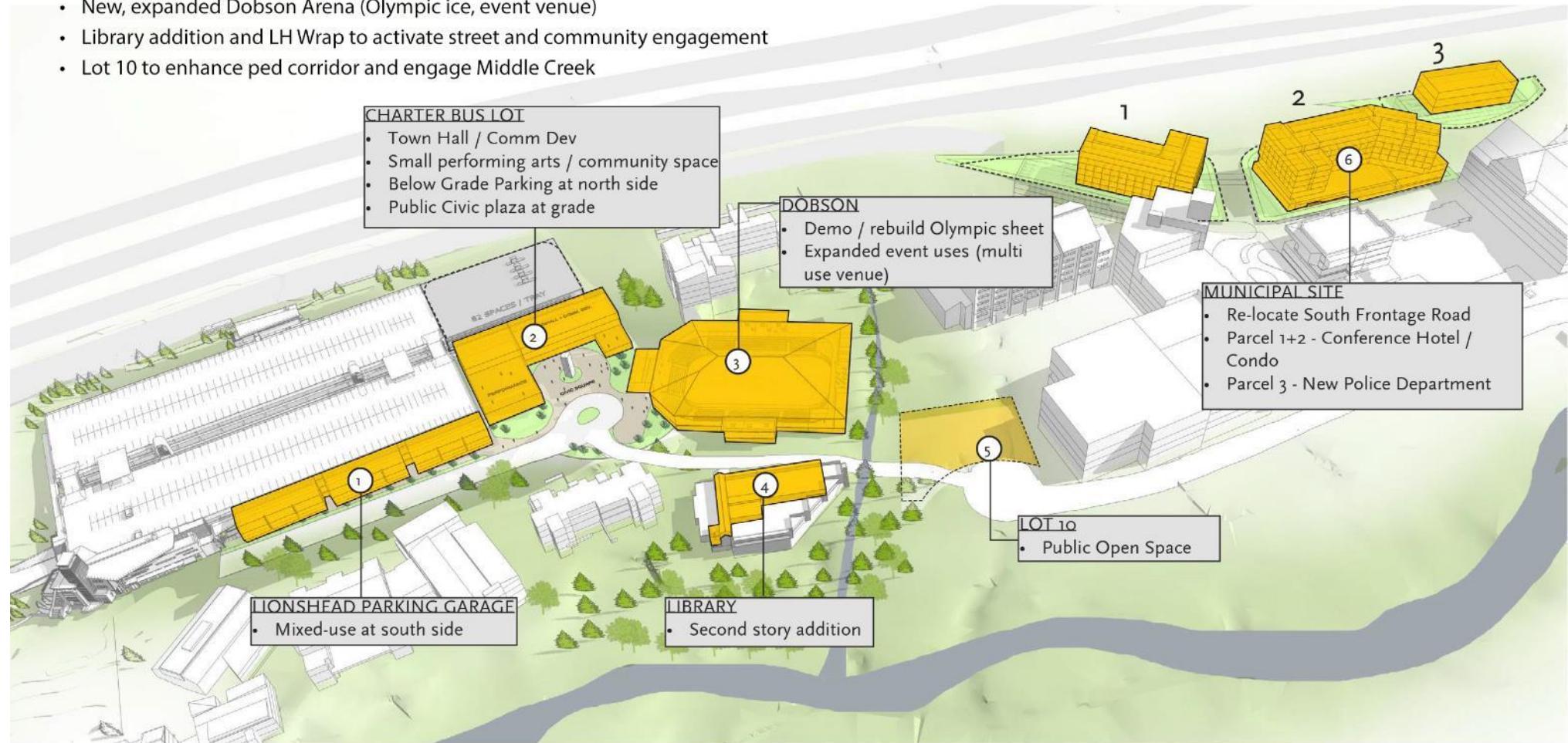
# Master Plan Concept #1

## Opportunities/Key Features

- Re-located SFR connects Muni Site with Town
- Conference/hotel at Muni Site
- Creates strong Civic Hub at Charter Bus Lot (town hall, performing art/community building, at grade civic square)
- New, expanded Dobson Arena (Olympic ice, event venue)
- Library addition and LH Wrap to activate street and community engagement
- Lot 10 to enhance ped corridor and engage Middle Creek

## Constraints

- Integration of improvements with neighborhood
- Existing uses



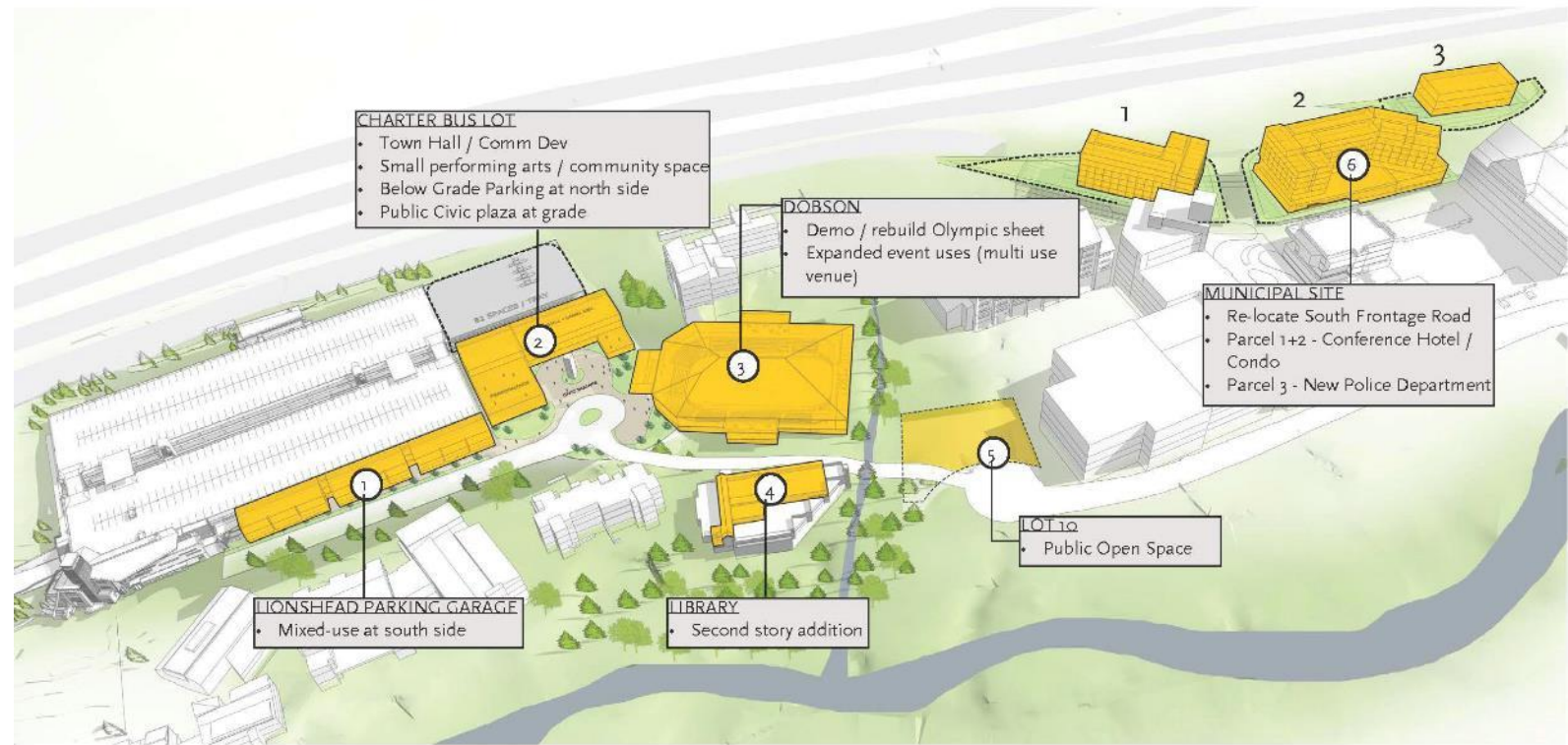
OVERVIEW - CONCEPT 1



# Master Plan Concept #1

Questions,  
comments,  
thoughts . . . .

Birdseye View

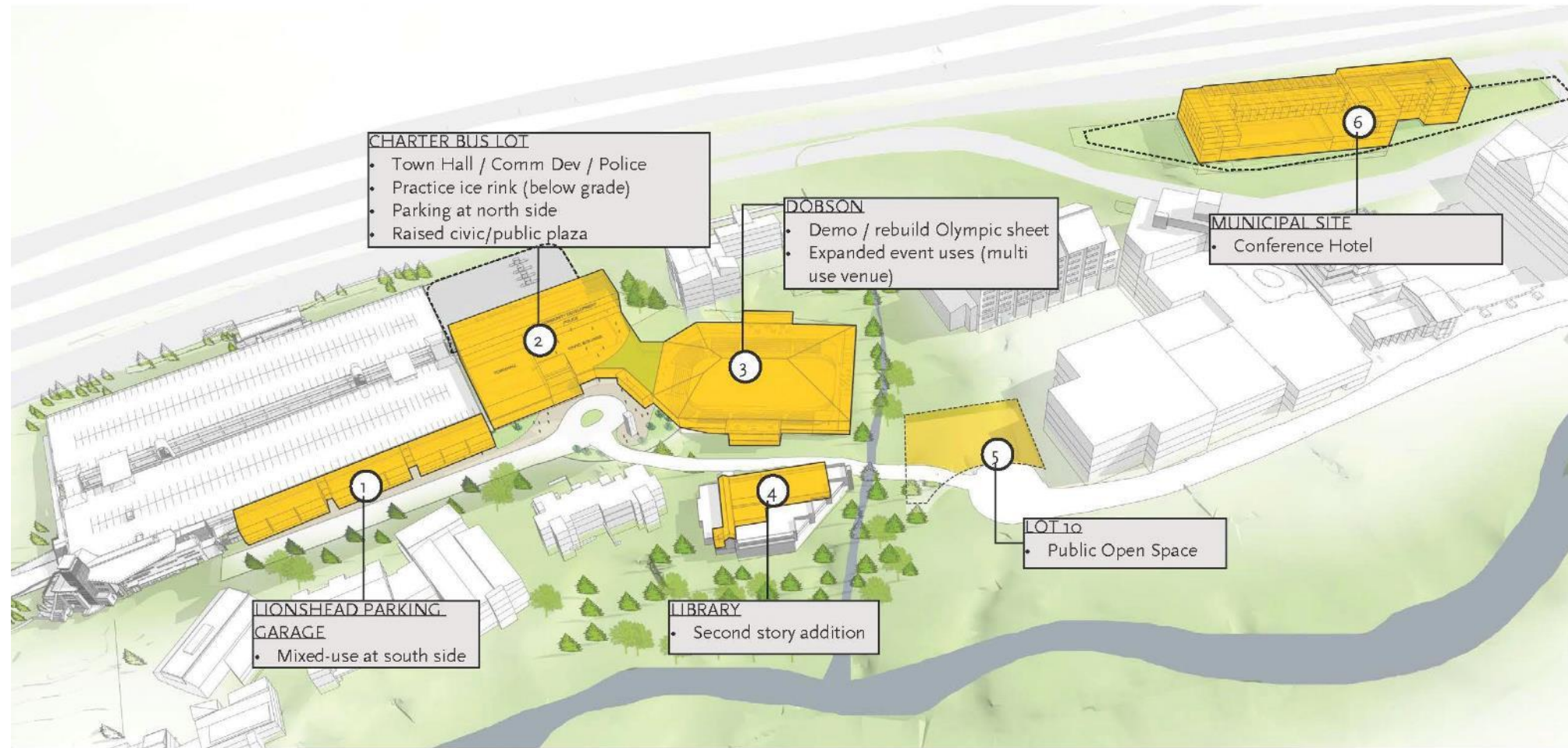


OVERVIEW - CONCEPT 1



# Master Plan Concept #2

Birdseye View



OVERVIEW - CONCEPT 2

# Master Plan Concept #2



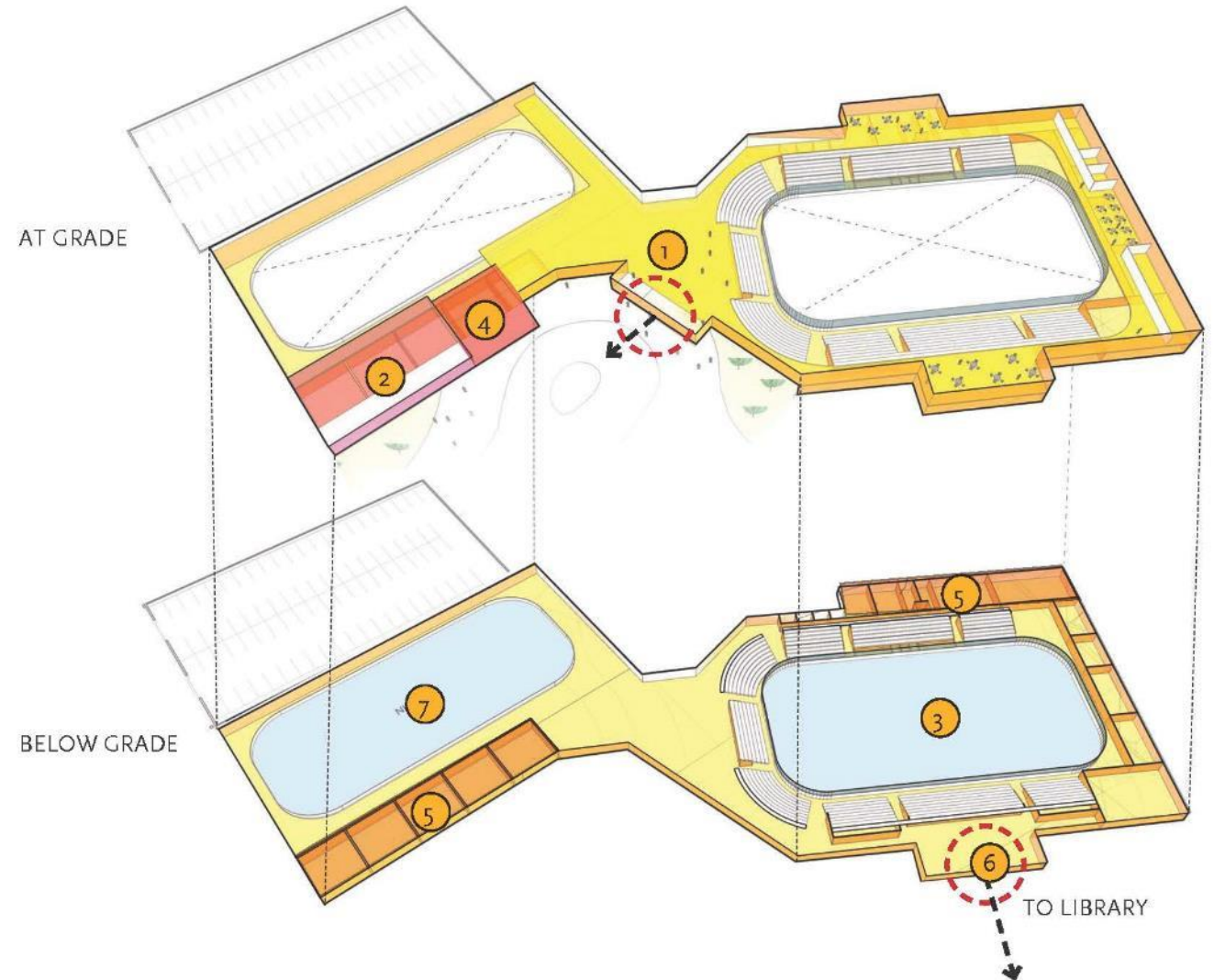
CHARTER BUS LOT & DOBSON - CONCEPT 2



# Master Plan Concept #2

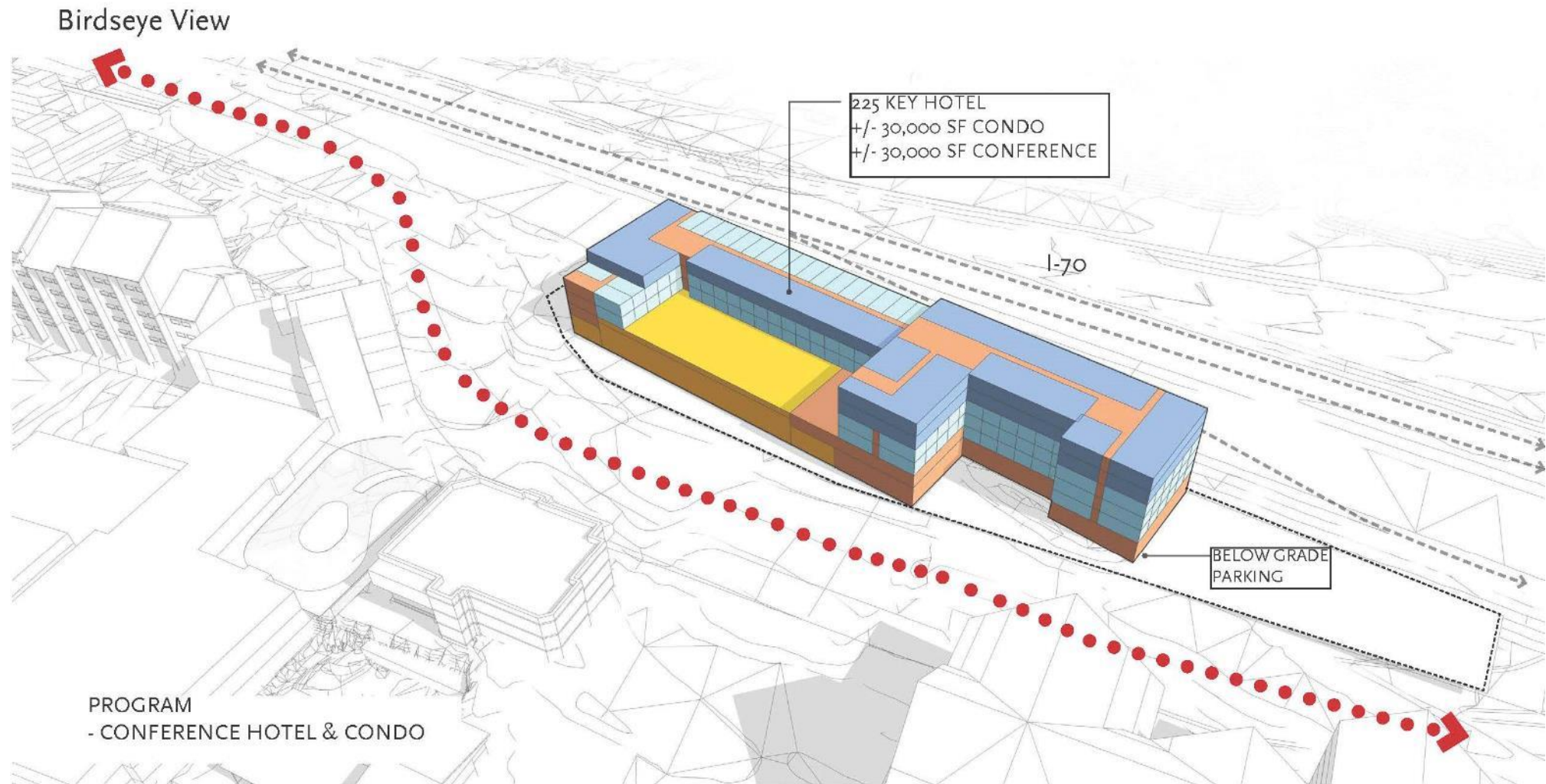
## Axon Diagram

1. Main Entry + Shared Lobby
2. Town hall (lower level)
3. Dobson Re-Do (Olympic Ice)
4. Circulation up to plaza
5. Lockers
6. Secondary Entry
7. Secondary Ice Sheet (NHL)



CHARTER BUS LOT & DOBSON - CONCEPT 2

# Master Plan Concept #2



MUNICIPAL SITE - CONCEPT 2



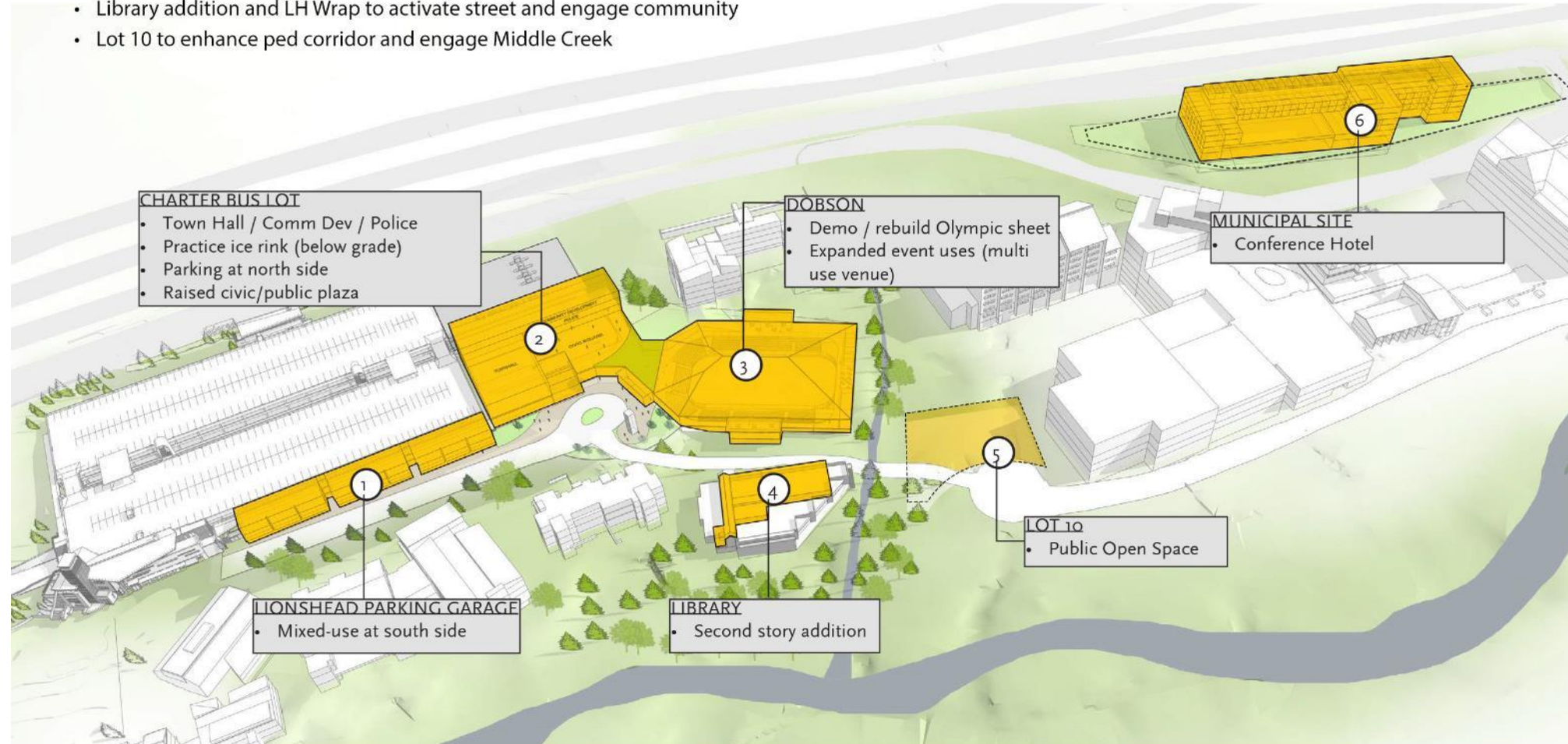
# Master Plan Concept #2

## Opportunities/Key Features

- Conference/Hotel at Muni Site
- Elevated civic square at Charter Bus Lot
- Emphasis on recreation/ice with 2nd sheet
- New, expanded Dobson Arena (Olympic ice, event venue)
- Library addition and LH Wrap to activate street and engage community
- Lot 10 to enhance ped corridor and engage Middle Creek

## Constraints

- SFR isolates Muni site
- Police at Charter Bus Lot
- Integration of improvements with neighborhood
- Existing uses

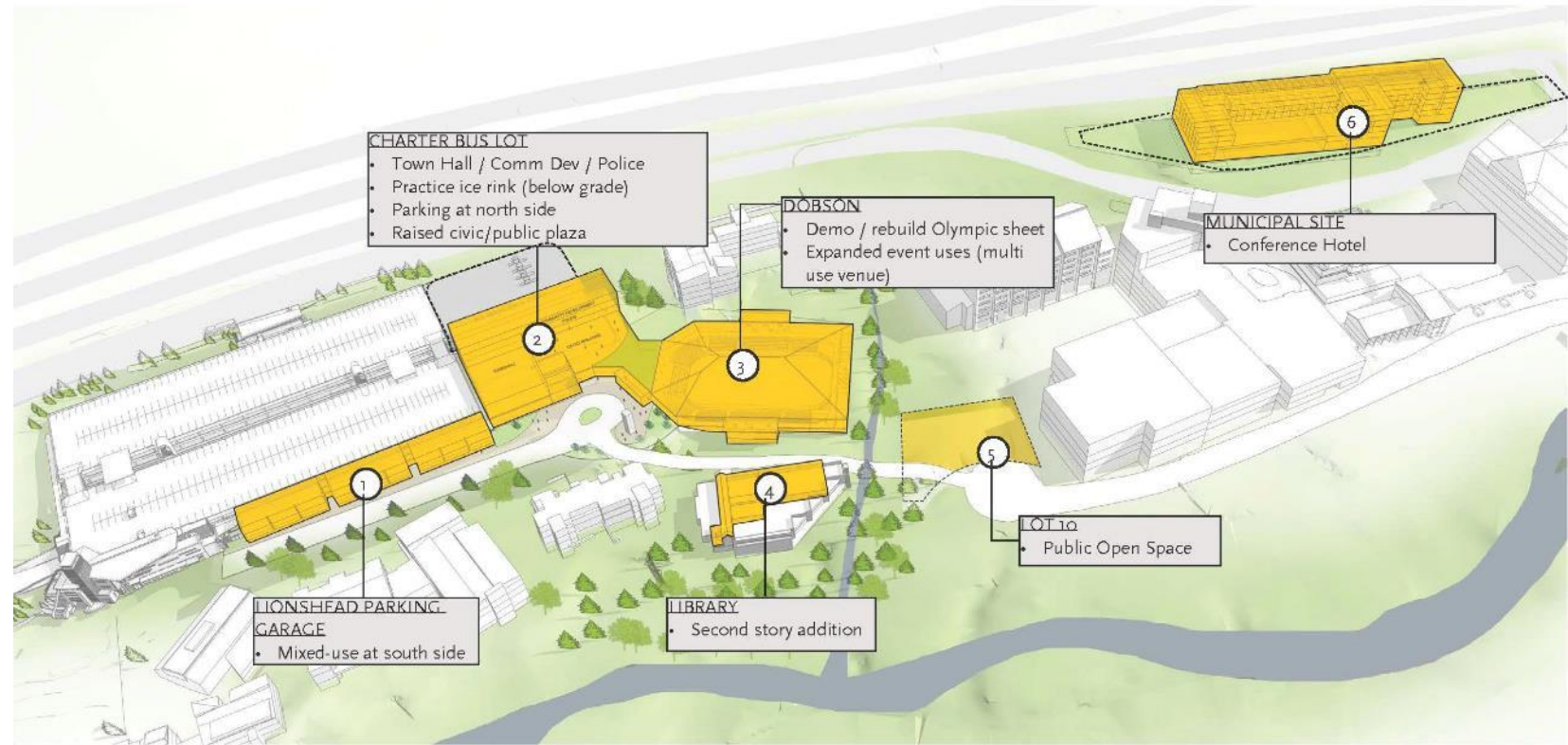


OVERVIEW - CONCEPT 2

# Master Plan Concept #2

Questions,  
comments,  
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Birdseye View

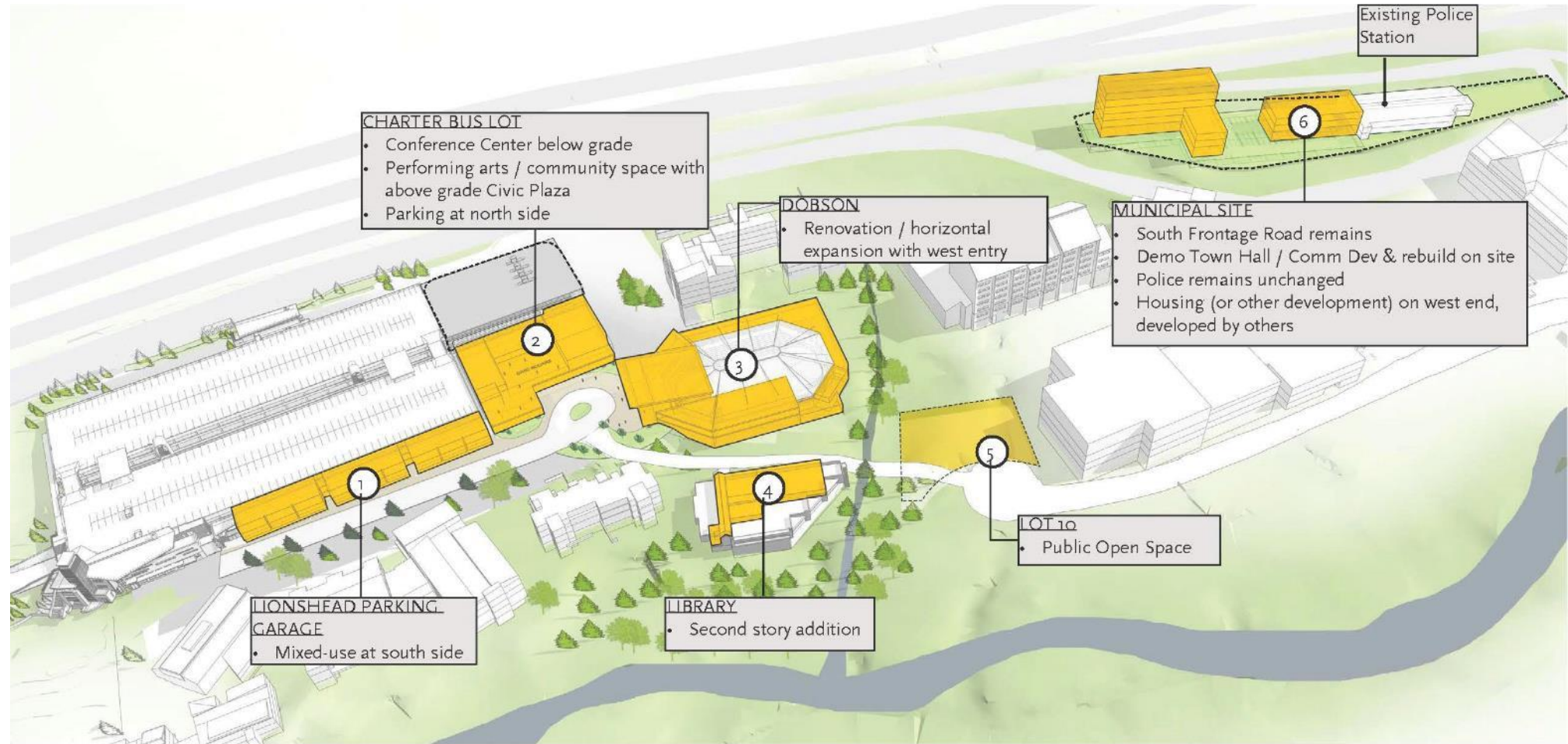


OVERVIEW - CONCEPT 2



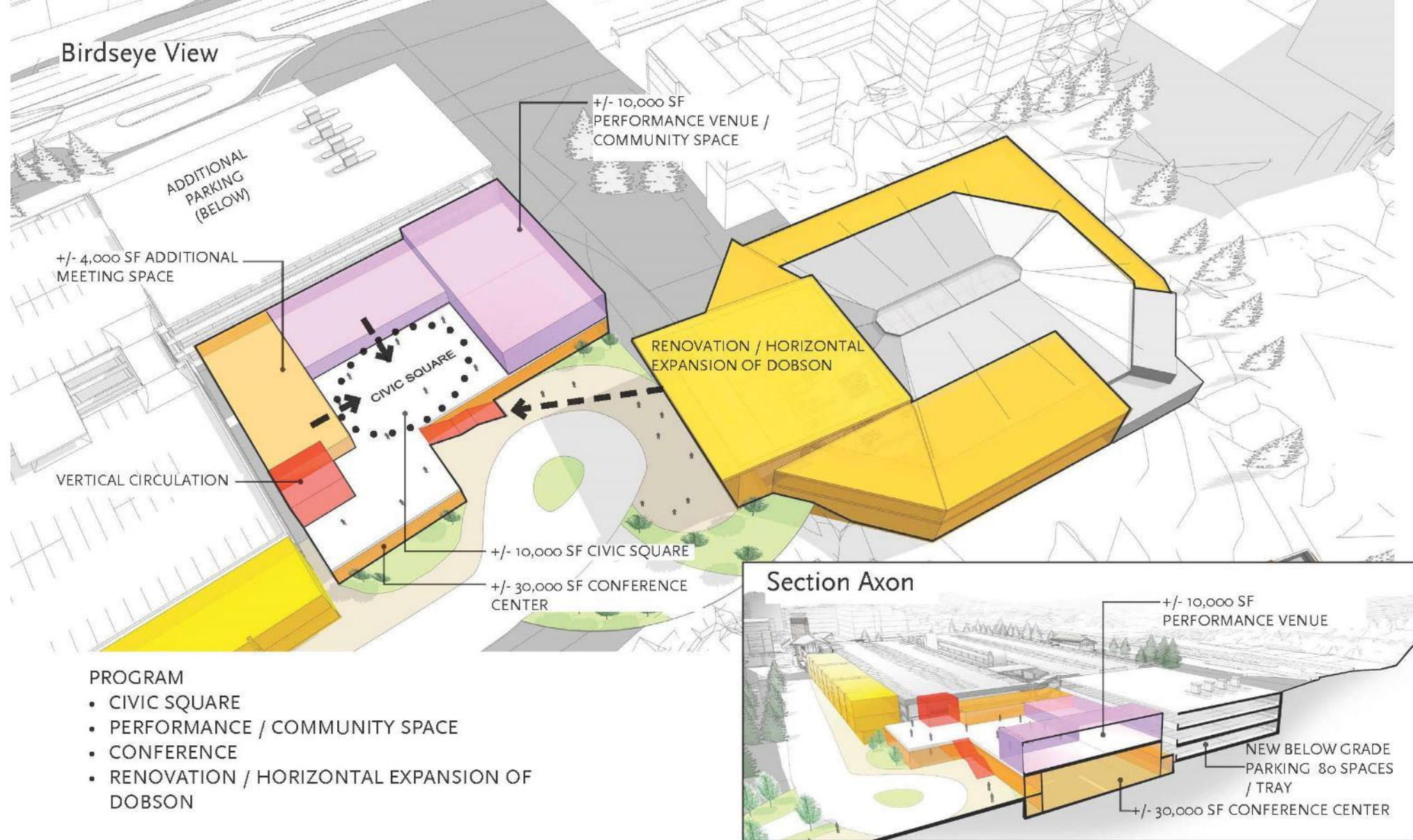
# Master Plan Concept #3

Birdseye View



OVERVIEW - CONCEPT 3

# Master Plan Concept #3



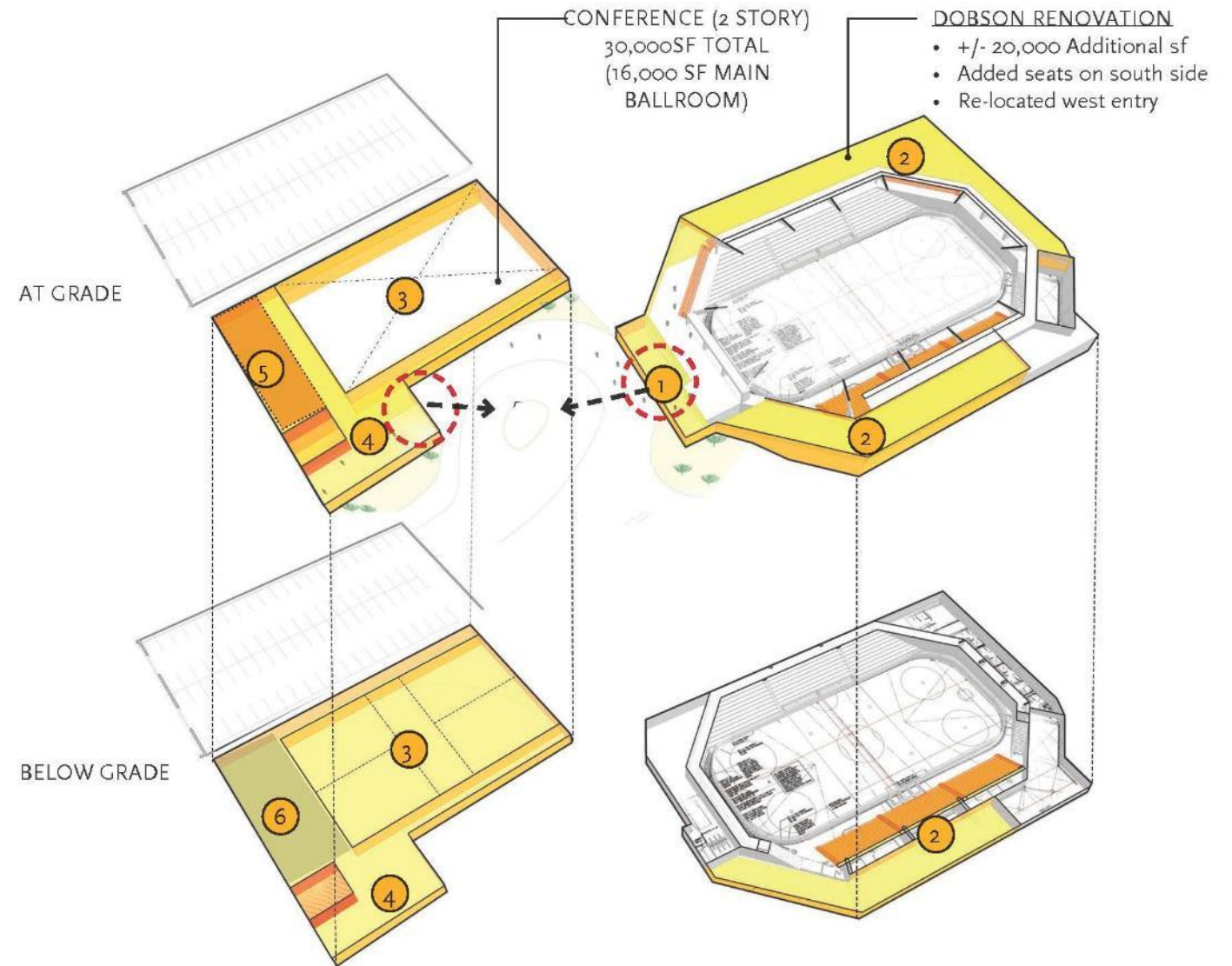
CHARTER BUS LOT & DOBSON - CONCEPT 3



# Master Plan Concept #3

## Axon Diagram

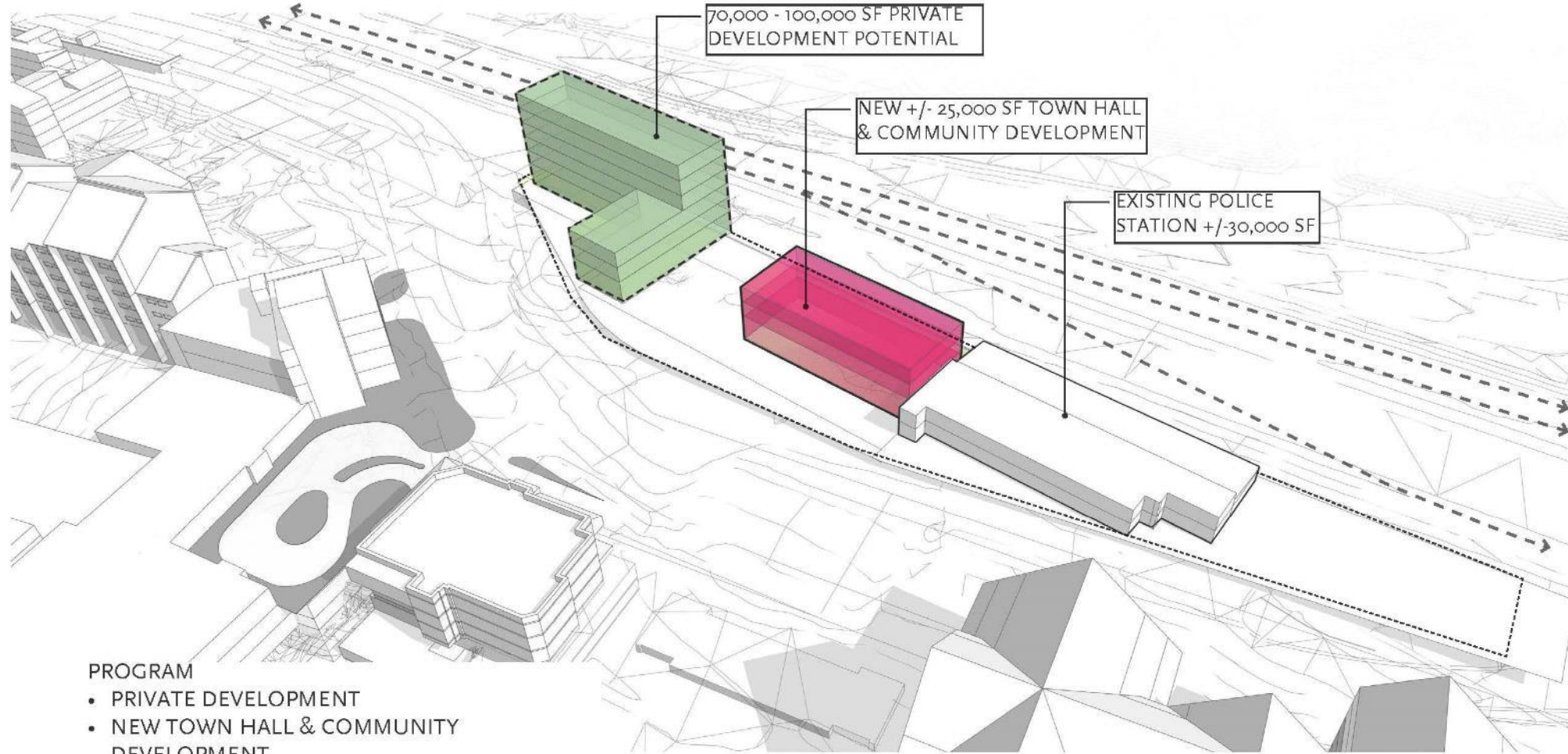
1. New Dobson Entry @ West
2. Added seats + rec @ Dobson
3. 2 Story conference
4. Entry Lobby + Pre-function (2 level)
5. Additional meeting space
6. Support + BOH



CHARTER BUS LOT & DOBSON - CONCEPT 3

# Master Plan Concept #3

Birdseye View



#### PROGRAM

- PRIVATE DEVELOPMENT
- NEW TOWN HALL & COMMUNITY DEVELOPMENT
- EXISTING POLICE REMAINS

MUNICIPAL SITE - CONCEPT 3



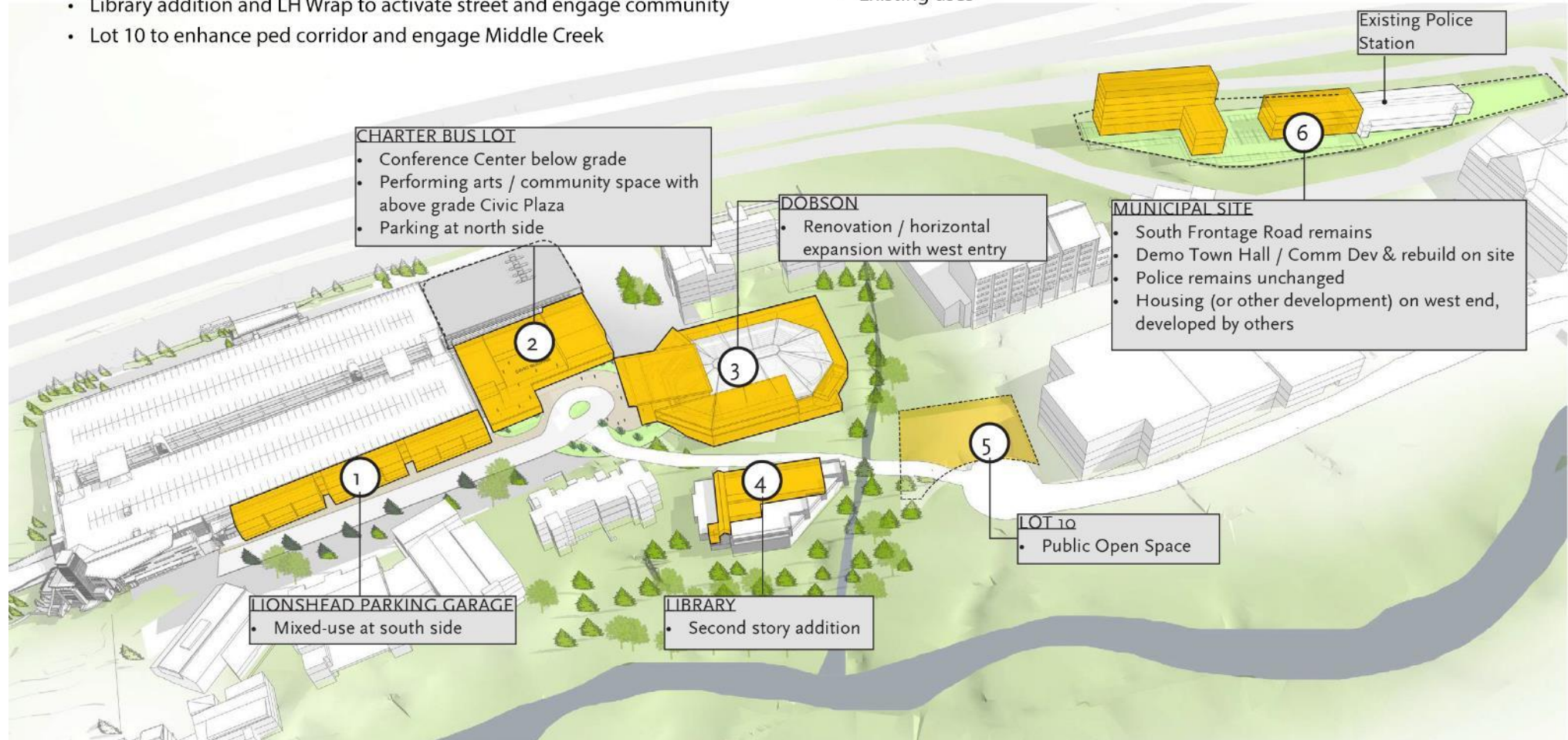
# Master Plan Concept #3

## Opportunities/Key Features

- New Town Hall/private development potential at Muni Site
- Elevated civic square at Charter Bus Lot
- Conference center, performance/community building anchor civic square
- Renovation/expansion of Dobson Arena
- Library addition and LH Wrap to activate street and engage community
- Lot 10 to enhance ped corridor and engage Middle Creek

## Constraints

- SFR isolates Muni site
- Renovation of 40+ year old Dobson
- Municipal services removed from civic core
- Integration of improvements with neighborhood
- Existing uses

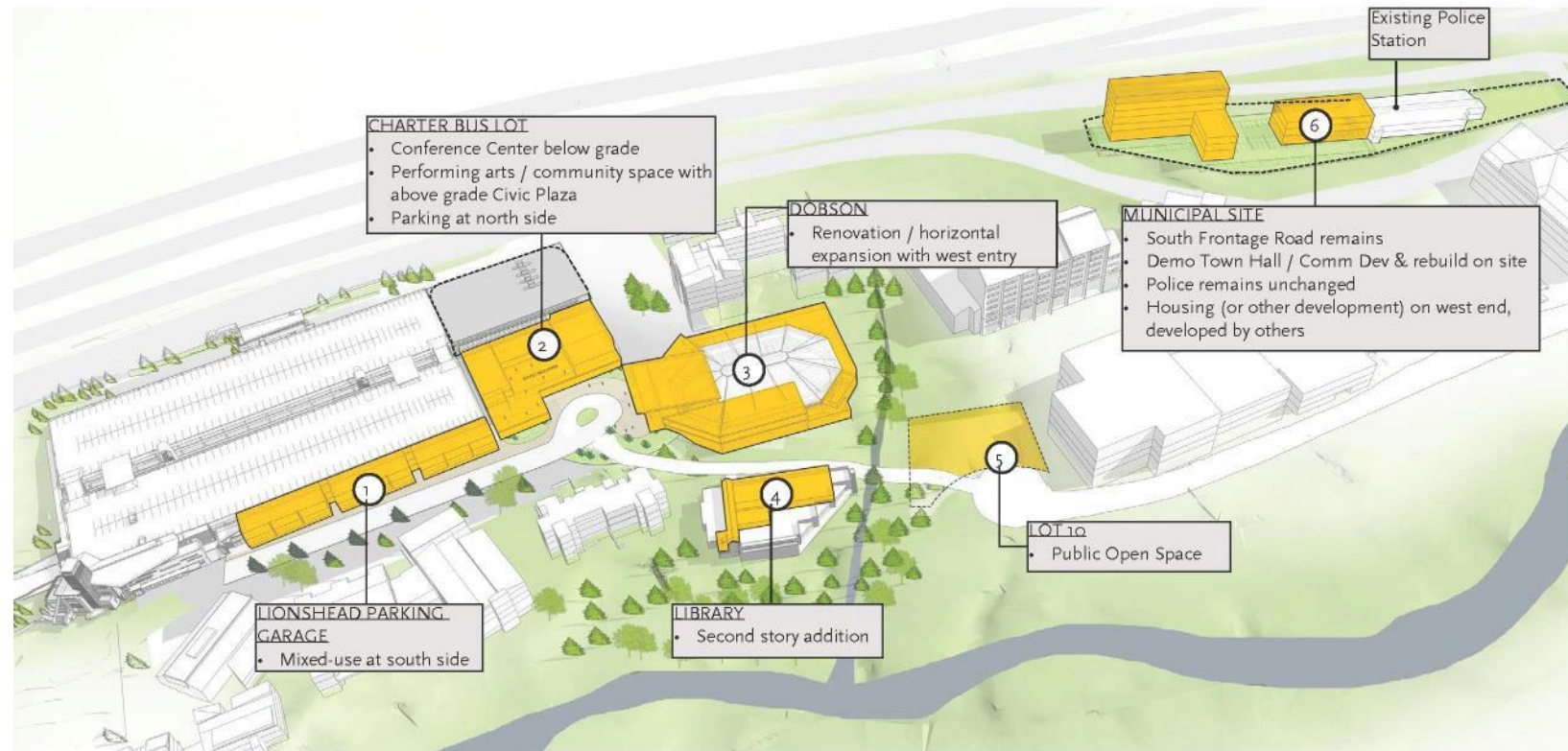


OVERVIEW - CONCEPT 3

# Master Plan Concept #3

Questions,  
comments,  
thoughts . . . .

Birdseye View

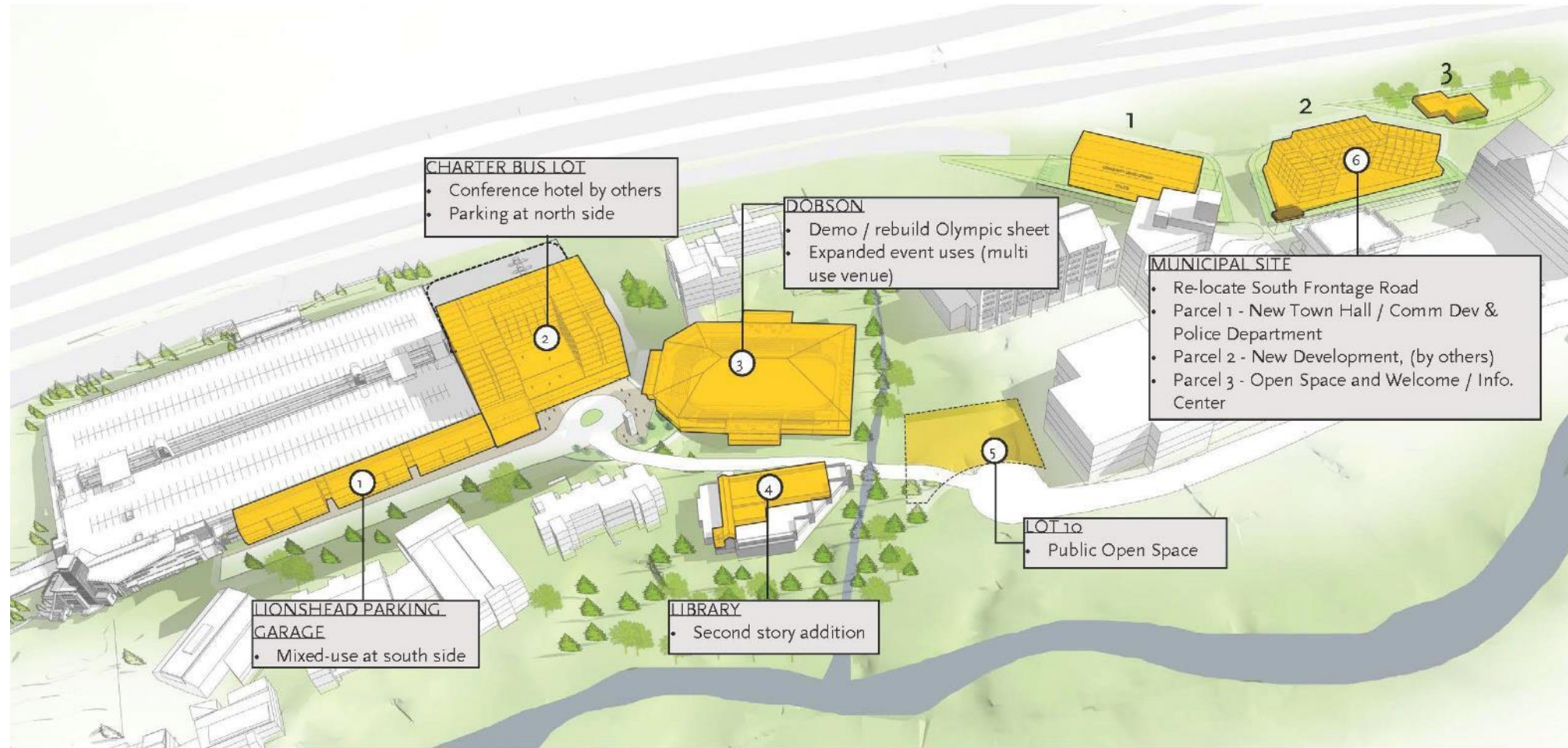


OVERVIEW - CONCEPT 3



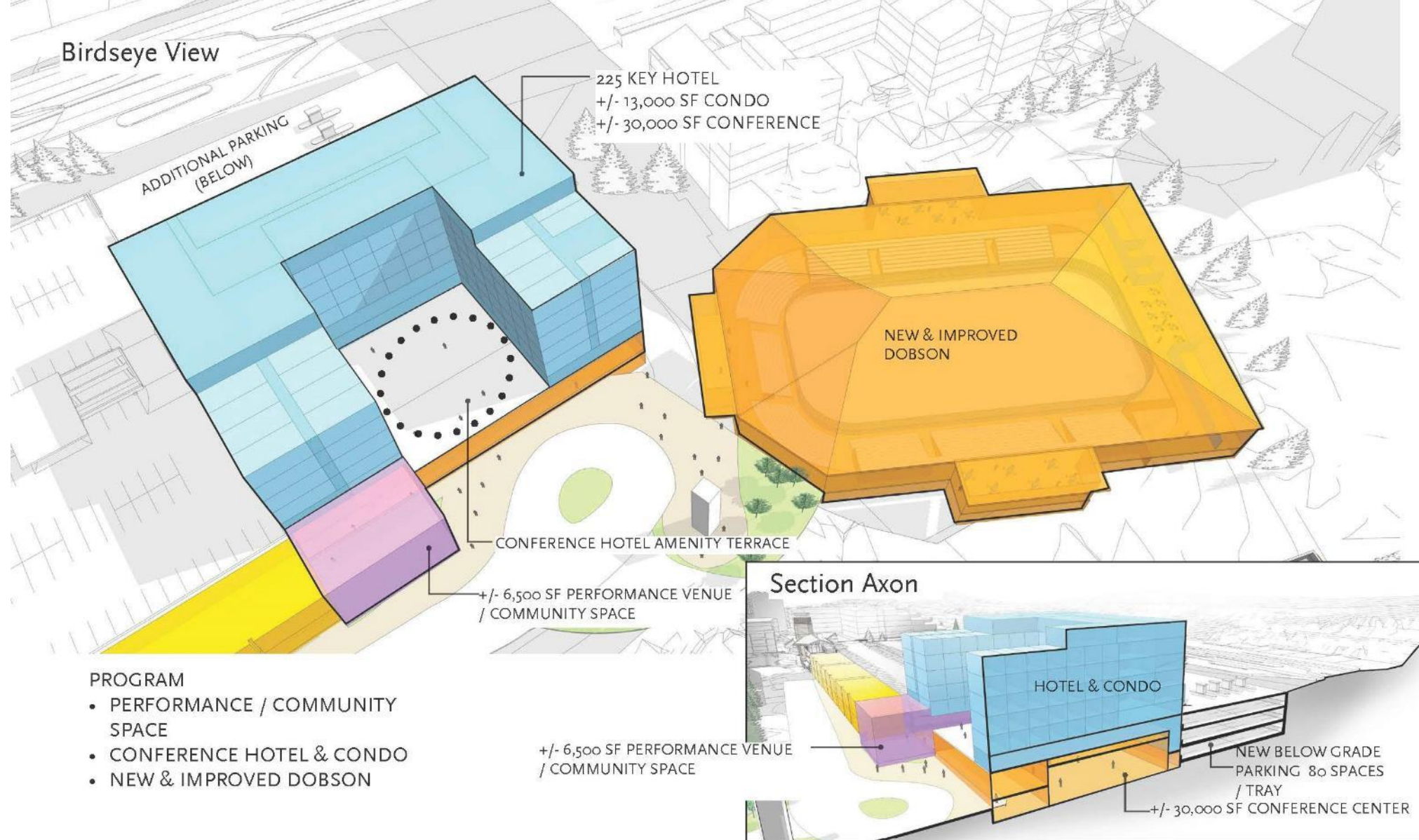
# Master Plan Concept #4

Birdseye View



OVERVIEW - CONCEPT 4

# Master Plan Concept #4



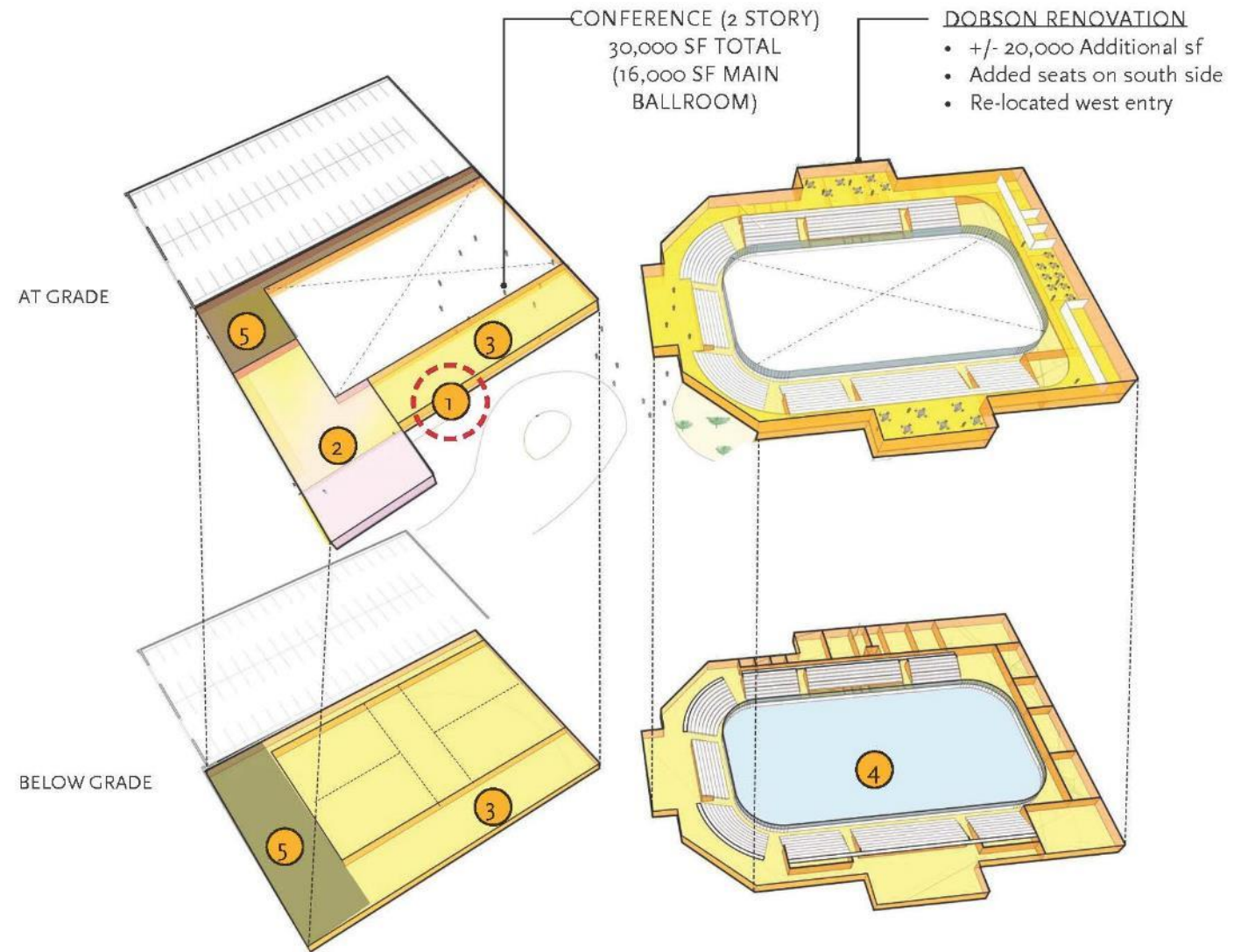
CHARTER BUS LOT & DOBSON - CONCEPT 4



# Master Plan Concept #4

## Axon Diagram

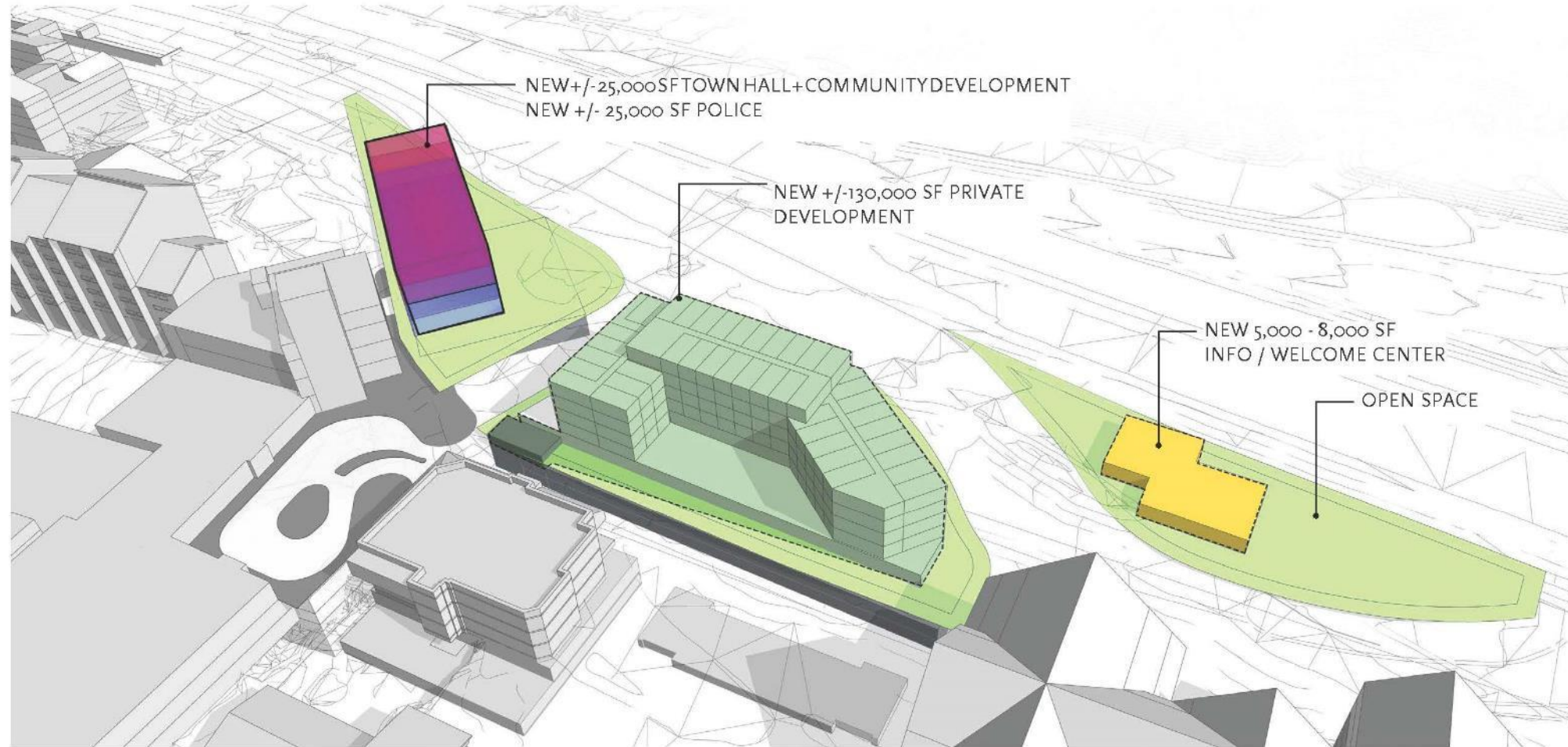
1. Hotel + conference main entry
2. Performance (lower level)
3. Pre-function + Lobby
4. Dobson Re-Do
5. BOH + Support



CHARTER BUS LOT + DOBSON - CONCEPT 4

# Master Plan Concept #4

Birdseye View



## PROGRAM

- NEW TOWN HALL & COMMUNITY DEVELOPMENT
- NEW POLICE STATION
- PRIVATE DEVELOPMENT
- OPEN SPACE

MUNICIPAL SITE - CONCEPT 4



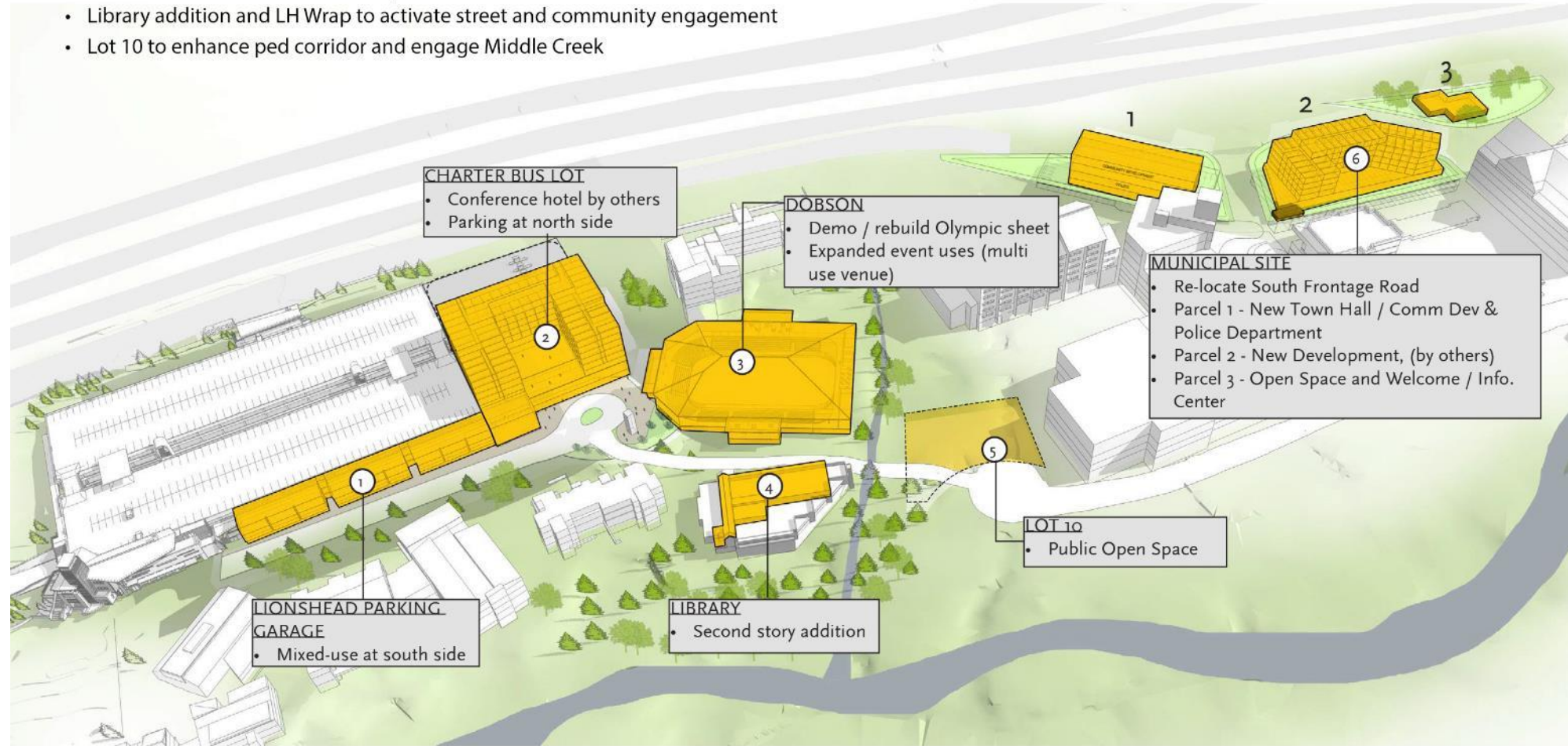
# Master Plan Concept #4

## Opportunities/Key Features

- Re-located SFR connects Muni Site with Town
- New Town Hall (with Police) and private development potential at Muni Site
- Conference hotel at Charter Bus Lot
- New, expanded Dobson Arena (Olympic ice, event venue)
- Library addition and LH Wrap to activate street and community engagement
- Lot 10 to enhance ped corridor and engage Middle Creek

## Constraints

- Lack of Civic Hub at Charter Bus Lot
- Scale of conference hotel
- Integration of improvements with neighborhood
- Existing uses

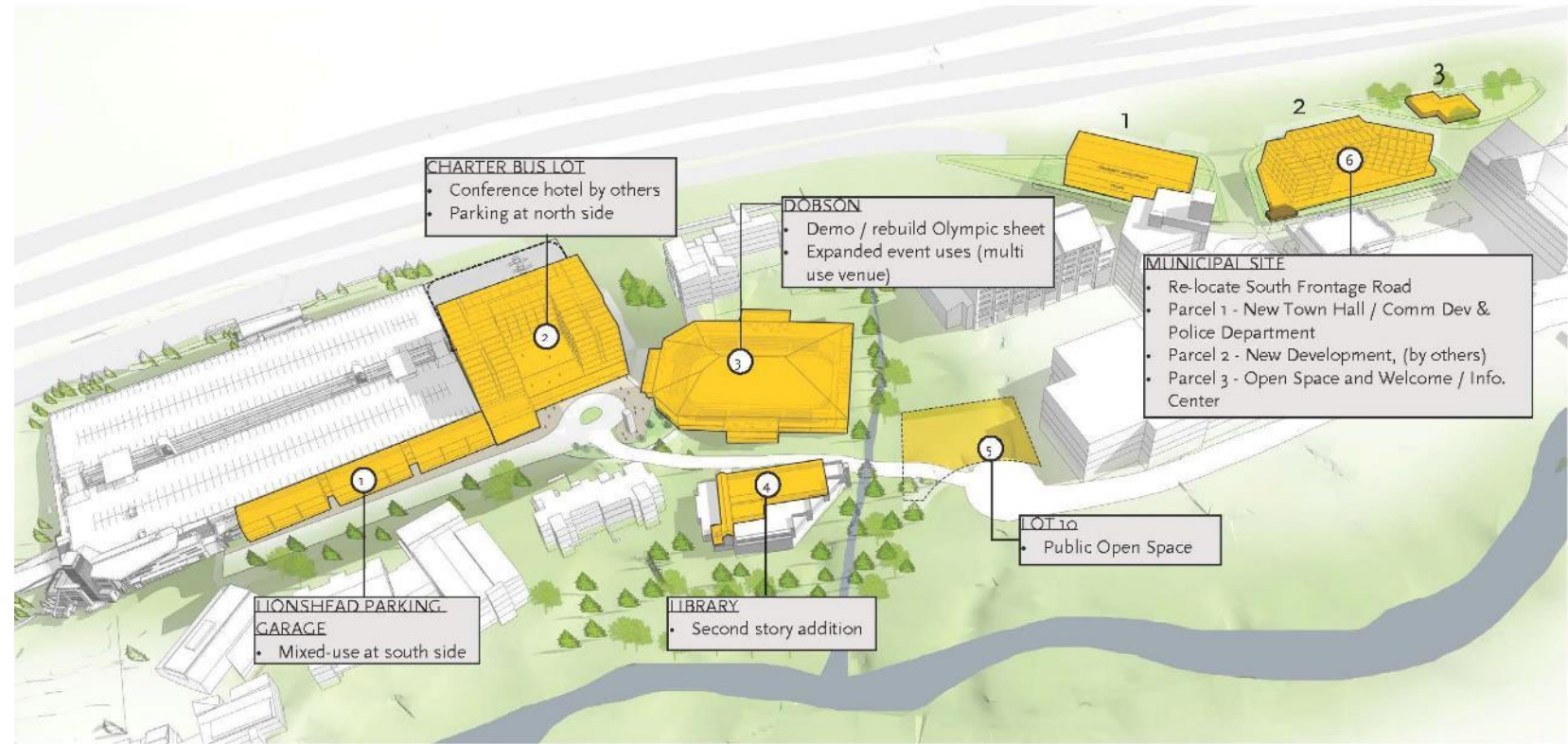


OVERVIEW - CONCEPT 4

# Master Plan Concept #4

questions,  
comments,  
thoughts . . . .

Birdseye View



OVERVIEW - CONCEPT 4



# Potential revenues and funding packages

# Public Financing Mechanisms

| Description                       | Acronym      |
|-----------------------------------|--------------|
| Urban Renewal Authority           | URA          |
| Downtown Development Authority    | DDA          |
| Business Improvement District     | BID          |
| General Improvement District      | GID          |
| Metro District (Special District) | Title 32     |
| Public Improvement Fee            | PIF          |
| Dedicated Sales Tax               | N/A          |
| Land Lease / Land Sale            | N/A          |
| Current Town Reserve              | N/A          |
| Joint Venture Terms               | JV           |
| Philanthropy                      | Philanthropy |
| Certificate of Participation      | COPs         |



# Public Financing Mechanisms

| Description                       | Acronym      | Amount of Proceeds | Ease of Adoption | Revenue Potential |         |
|-----------------------------------|--------------|--------------------|------------------|-------------------|---------|
|                                   |              |                    |                  | Low               | High    |
| Urban Renewal Authority           | URA          | High               | High             | \$35.0M           | \$35.0M |
| Downtown Development Authority    | DDA          | High               | Medium           | \$13.1M           | \$30.5M |
| Business Improvement District     | BID          | Low                | Low              | N/A               | N/A     |
| General Improvement District      | GID          | Low                | Medium           | \$1.9M            | \$3.7M  |
| Metro District (Special District) | Title 32     | Medium             | Medium           | N/A               | N/A     |
| Public Improvement Fee            | PIF          | Low                | Medium           | \$16.3M           | \$24.5M |
| Dedicated Sales Tax               | N/A          | High               | Low              | \$19.6M           | \$39.1M |
| Dedicated Lodging Tax             | N/A          | High               | Low              | \$27.2M           | \$40.9M |
| Land Lease / Land Sale            | N/A          | Medium             | High             | \$23.1M           | \$34.7M |
| Current Town Reserve              | N/A          | Medium             | High             | \$10.0M           | \$10.0M |
| Joint Venture Terms               | JV           | Medium             | Medium           | N/A               | N/A     |
| Philanthropy                      | Philanthropy | High               | High             | N/A               | N/A     |
| Certificate of Participation      | COPs         | High               | High             | \$46.2M           | \$57.8M |

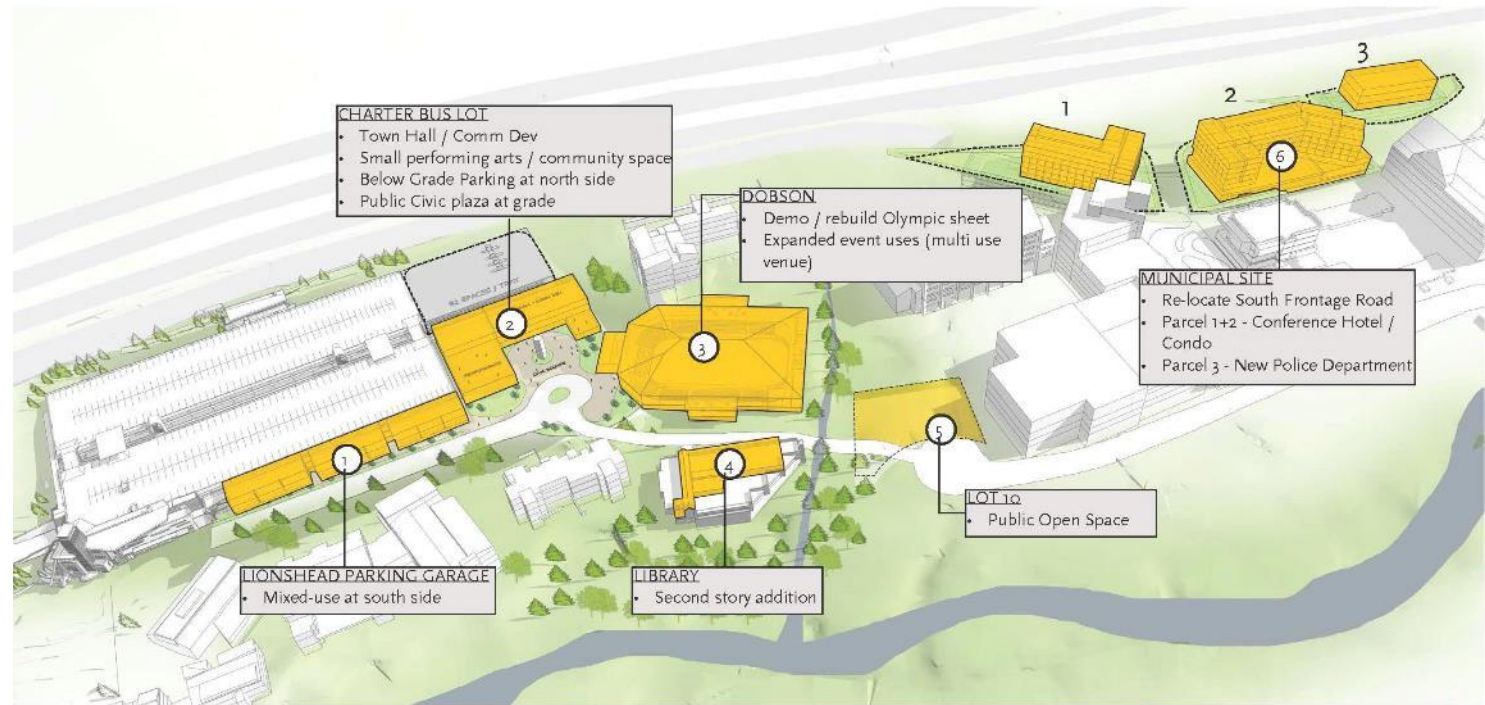
# Concept #1

## Order of Magnitude Costs

- South Frontage Road\* \$12
- Police Department \$20
- Charter bus lot \$55  
(Town hall, performing arts, parking, plaza)
- Dobson Rebuild \$48
- Library \$8
- LH Structure wrap\* \$6

**\$149,000,000**

Birdseye View



OVERVIEW - CONCEPT 1



# Concept #1

|                   |                 |
|-------------------|-----------------|
| <b>Total Cost</b> | <b>\$149.0M</b> |
|-------------------|-----------------|

## Potential Revenues: Option 1

|                                       |         |
|---------------------------------------|---------|
| DDA                                   | \$35.2M |
| URA                                   | \$35.0M |
| Land Lease                            | \$15.8M |
| Town Set-Aside (\$5M/yr. for 30 yrs.) | \$57.8M |
| Town Reserves (\$10M avail.)          | \$5.2M  |

|                       |                 |
|-----------------------|-----------------|
| <b>Total Revenues</b> | <b>\$149.0M</b> |
|-----------------------|-----------------|

|                    |               |
|--------------------|---------------|
| <b>Funding Gap</b> | <b>No Gap</b> |
|--------------------|---------------|

## Opportunities

- Utilizes value of private development to generate revenues through DDA and land lease revenues
- Includes mix of civic and private uses and revenues to activate civic area

## Constraints

- Requires investment from the town in the form of a bond

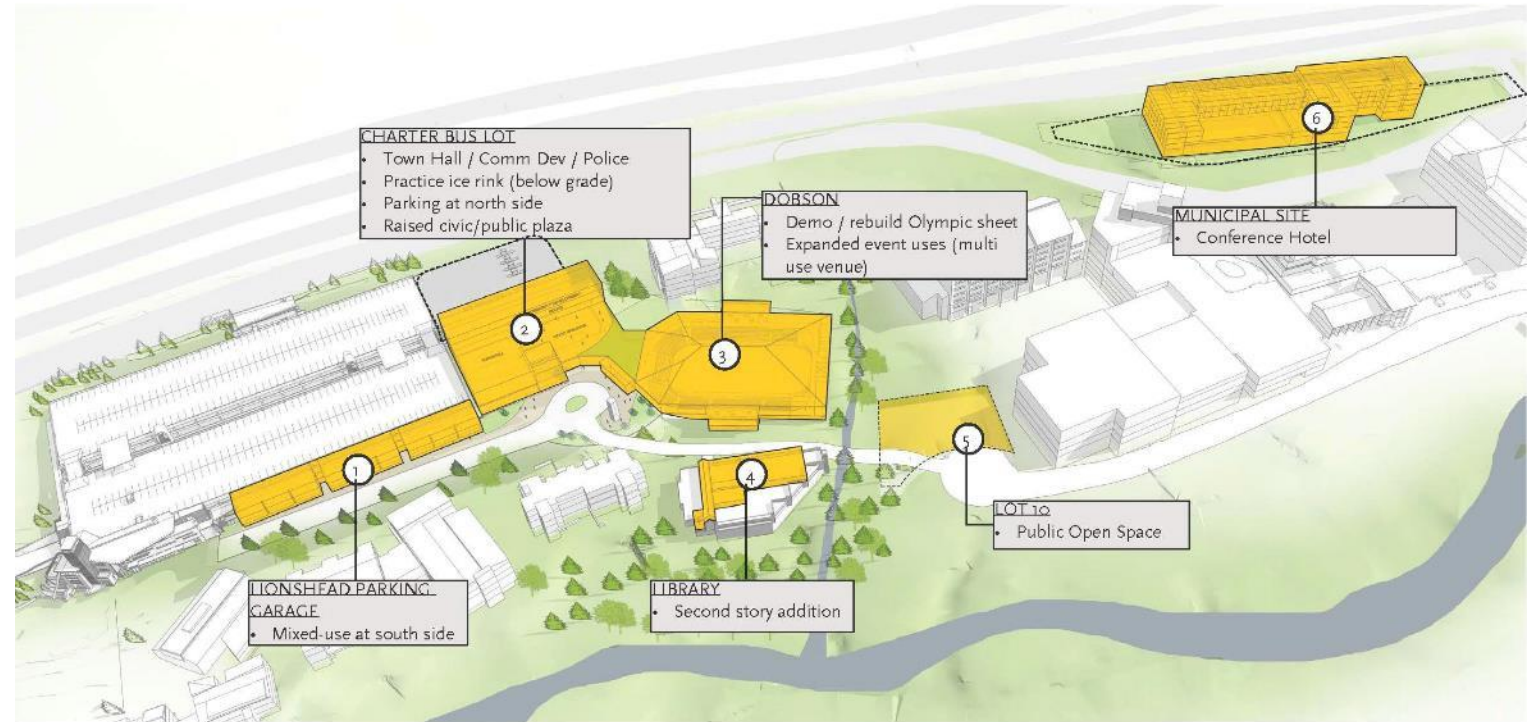
# Concept #2

## Order of Magnitude Costs

- Charter bus lot \$105  
(Town hall and police, ice, parking, plaza)
- Dobson Rebuild \$48
- Library \$8
- LH Structure wrap\* \$6

\$167,000,000

Birdseye View



OVERVIEW - CONCEPT 2



# Concept #2

|                   |                 |
|-------------------|-----------------|
| <b>Total Cost</b> | <b>\$167.0M</b> |
|-------------------|-----------------|

## Potential Revenues: Option 1

|                                       |         |
|---------------------------------------|---------|
| DDA                                   | \$33.5M |
| URA                                   | \$35.0M |
| Land Lease                            | \$12.5M |
| Town Set-Aside (\$5M/yr. for 30 yrs.) | \$57.8M |
| Town Reserves (\$10M avail.)          | \$10.0M |

|                       |                 |
|-----------------------|-----------------|
| <b>Total Revenues</b> | <b>\$148.8M</b> |
|-----------------------|-----------------|

|                    |                 |
|--------------------|-----------------|
| <b>Funding Gap</b> | <b>-\$18.2M</b> |
|--------------------|-----------------|

## Potential Revenues: Option 2

|                                       |         |
|---------------------------------------|---------|
| DDA                                   | \$33.5M |
| URA                                   | \$35.0M |
| Land Lease                            | \$12.5M |
| Dedicated Sales Tax (0.25%)           | \$19.6M |
| Town Set-Aside (\$5M/yr. for 30 yrs.) | \$57.8M |
| Town Reserves (\$10M avail.)          | \$8.6M  |

|              |                 |
|--------------|-----------------|
| <b>Total</b> | <b>\$167.0M</b> |
|--------------|-----------------|

|            |               |
|------------|---------------|
| <b>Gap</b> | <b>No Gap</b> |
|------------|---------------|

## Opportunities

- Utilizes a range of public and private funding sources

## Constraints

- Requires investment from the town in the form a bond
- Requires a dedicated sales tax in order to close the gap
- Role of philanthropy should be considered

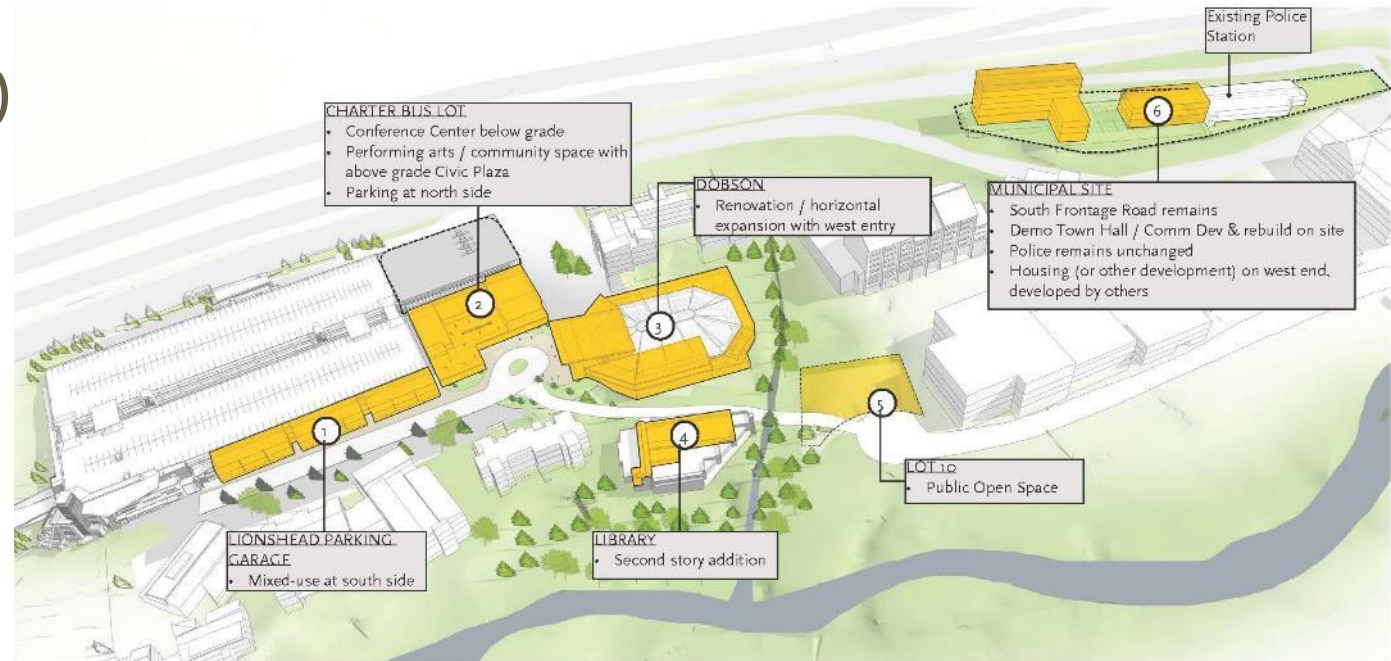
# Concept #3

## Order of Magnitude Costs

- Town hall \$33
- Charter bus lot \$76  
(multi-use center, performing arts, parking, plaza)
- Dobson Rebuild \$35
- Library \$8
- LH Structure wrap\* \$6

**\$158,000,000**

Birdseye View



OVERVIEW - CONCEPT 3



# Concept #3

|                   |                 |
|-------------------|-----------------|
| <b>Total Cost</b> | <b>\$158.0M</b> |
|-------------------|-----------------|

## Potential Revenues: Option 1

|                                       |         |
|---------------------------------------|---------|
| URA                                   | \$35.0M |
| Land Lease (1/3rd of the muni site)   | \$6.1M  |
| Town Set-Aside (\$5M/yr. for 30 yrs.) | \$57.8M |
| Town Reserves (\$10M avail.)          | \$10.0M |
| Dedicated Sales Tax (0.25%)           | \$19.6M |
| Dedicated Lodging Tax (1.0%)          | \$27.2M |

|                       |                 |
|-----------------------|-----------------|
| <b>Total Revenues</b> | <b>\$155.7M</b> |
|-----------------------|-----------------|

|                    |                |
|--------------------|----------------|
| <b>Funding Gap</b> | <b>-\$2.3M</b> |
|--------------------|----------------|

## Opportunities

- Maximizes focus on civic uses in the planning area

## Constraints

- Includes a minimal amount of private development and corresponding revenue
- Requires investment from the Town in the form a bond
- Reduced ability to form a DDA
- Requires dedicated sales tax
- Requires dedicated lodging tax

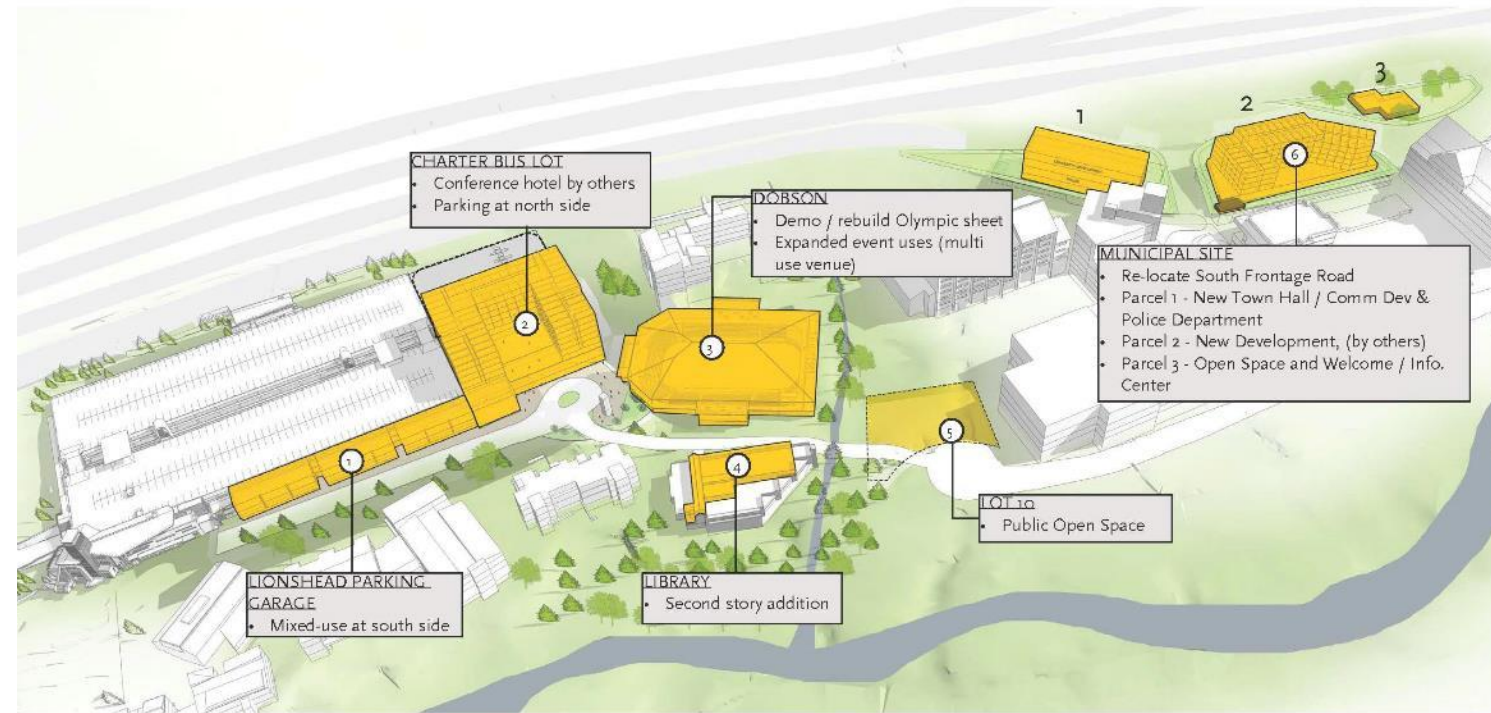
# Concept #4

## Order of Magnitude Costs

- South Frontage Road\* \$12
- Town hall and police \$53
- Dobson Rebuild \$48
- Library \$8
- LH Structure wrap\* \$6

**\$127,000,000**

Birdseye View



OVERVIEW - CONCEPT 4



# Concept #4

|                   |                 |
|-------------------|-----------------|
| <b>Total Cost</b> | <b>\$127.0M</b> |
|-------------------|-----------------|

## Option 1

|  |         |
|--|---------|
| DDA  | \$42.1M |
| URA  | \$35.0M |
| Land Lease (muni site and charter bus lot) | \$29.8M |
| Town Set-Aside (\$1.7M/yr. for 30 yrs.)    | \$20.1M |
| Town Reserves (\$10M avail.)               | \$0.0M  |

|                       |                 |
|-----------------------|-----------------|
| <b>Total Revenues</b> | <b>\$127.0M</b> |
|-----------------------|-----------------|

|                    |               |
|--------------------|---------------|
| <b>Funding Gap</b> | <b>No Gap</b> |
|--------------------|---------------|

## Option 2

|                             |         |
|-----------------------------|---------|
| DDA                         | \$42.1M |
| URA                         | \$35.0M |
| Land Lease                  | \$29.8M |
| Dedicated Sales Tax (0.25%) | \$19.6M |

|                       |                 |
|-----------------------|-----------------|
| <b>Total Revenues</b> | <b>\$126.5M</b> |
|-----------------------|-----------------|

|                    |               |
|--------------------|---------------|
| <b>Funding Gap</b> | <b>\$0.5M</b> |
|--------------------|---------------|

## Opportunities

- Requires the lowest level of public investment due to significant revenues generated by private development
- With a dedicated sales tax, this idea does not require a town set-aside or any dedication of current reserves

## Constraints

- Considerable use of public land for private development
- Dependent on significant private sector involvement in order to redevelop sites within the area and generate revenues to fund civic improvements

# Potential Funding Packages

Questions, comments, thoughts . . . .



# Discussion

**What is your vision for the Civic Area?**

**How do these concepts resonate with you?**

**Specific elements from Concepts**

# Discussion

## Re-location of South Frontage Road



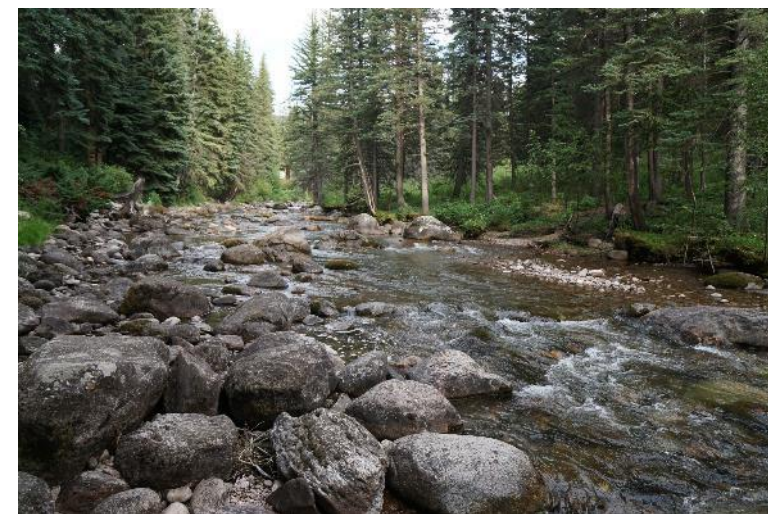
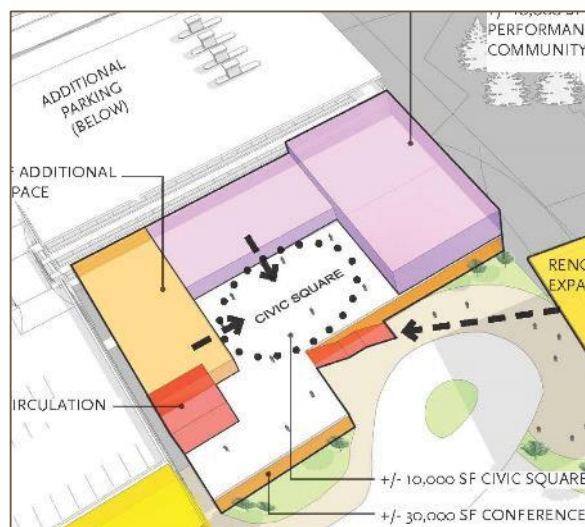
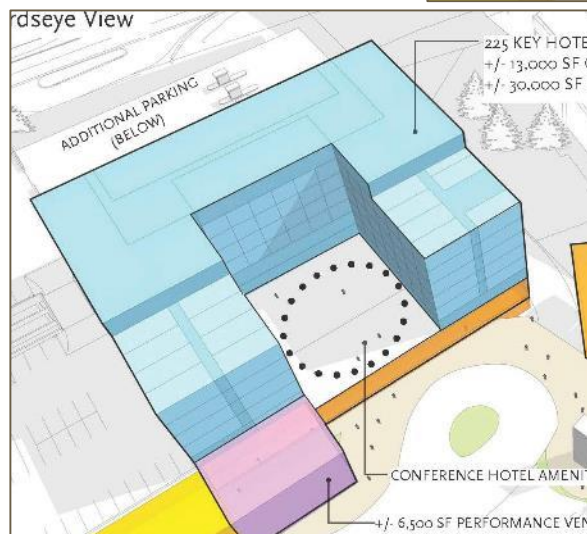
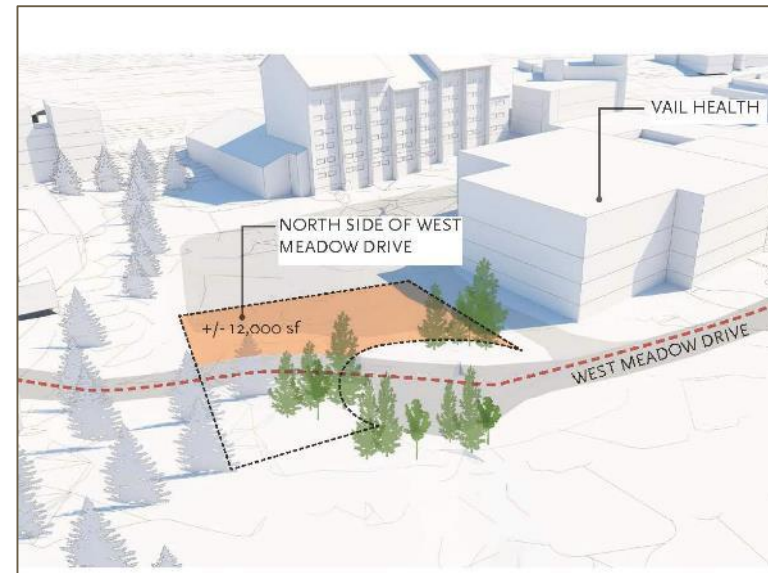
REVISED TOTAL  
102,000 SF  
2.34 ACRES

MUNI SITE - RE-ROUTE FRONTAGE ROAD - CONCEPTS 1 & 4



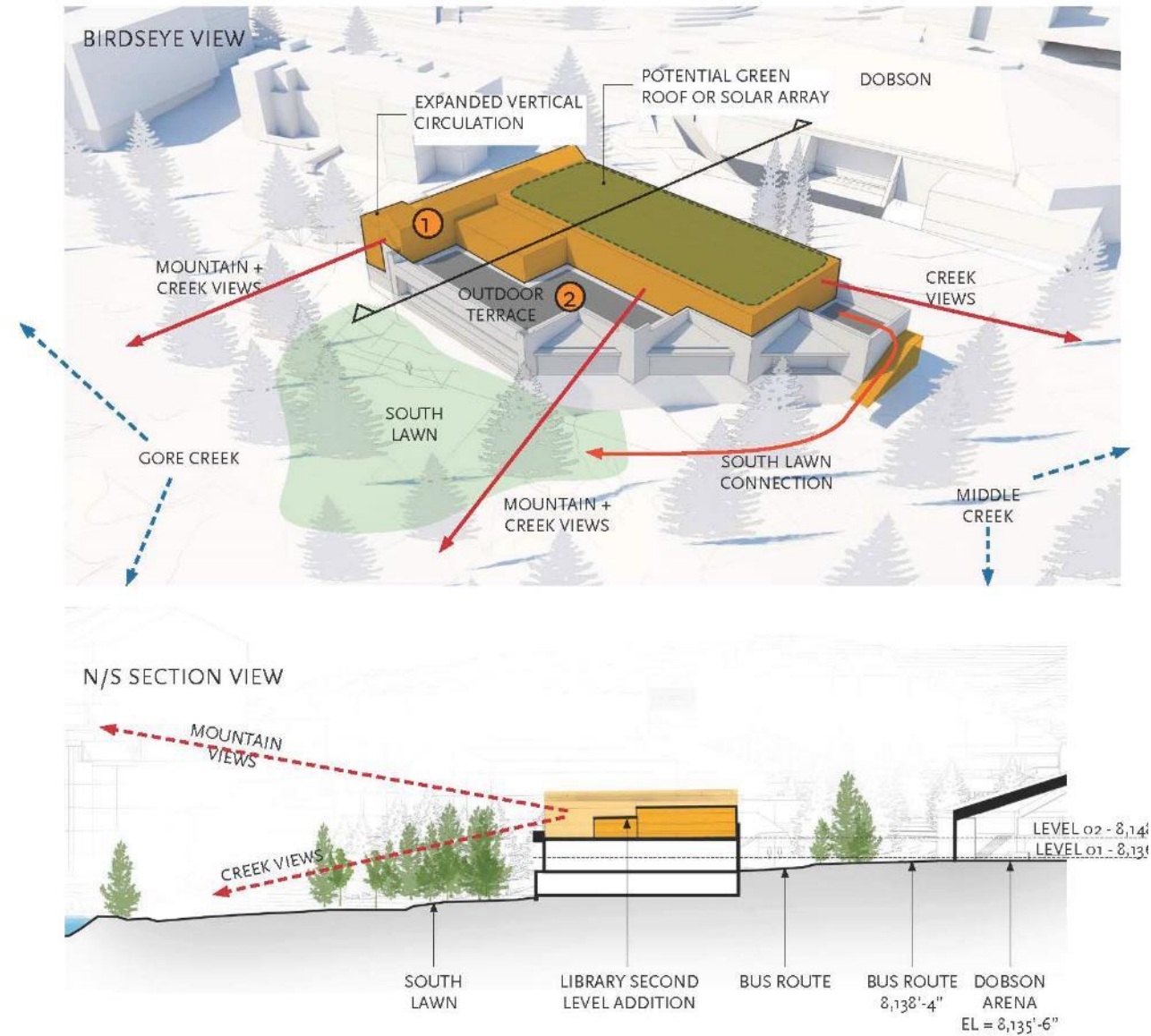
# Discussion

## Connectivity and outdoor spaces



# Discussion

## Library expansion

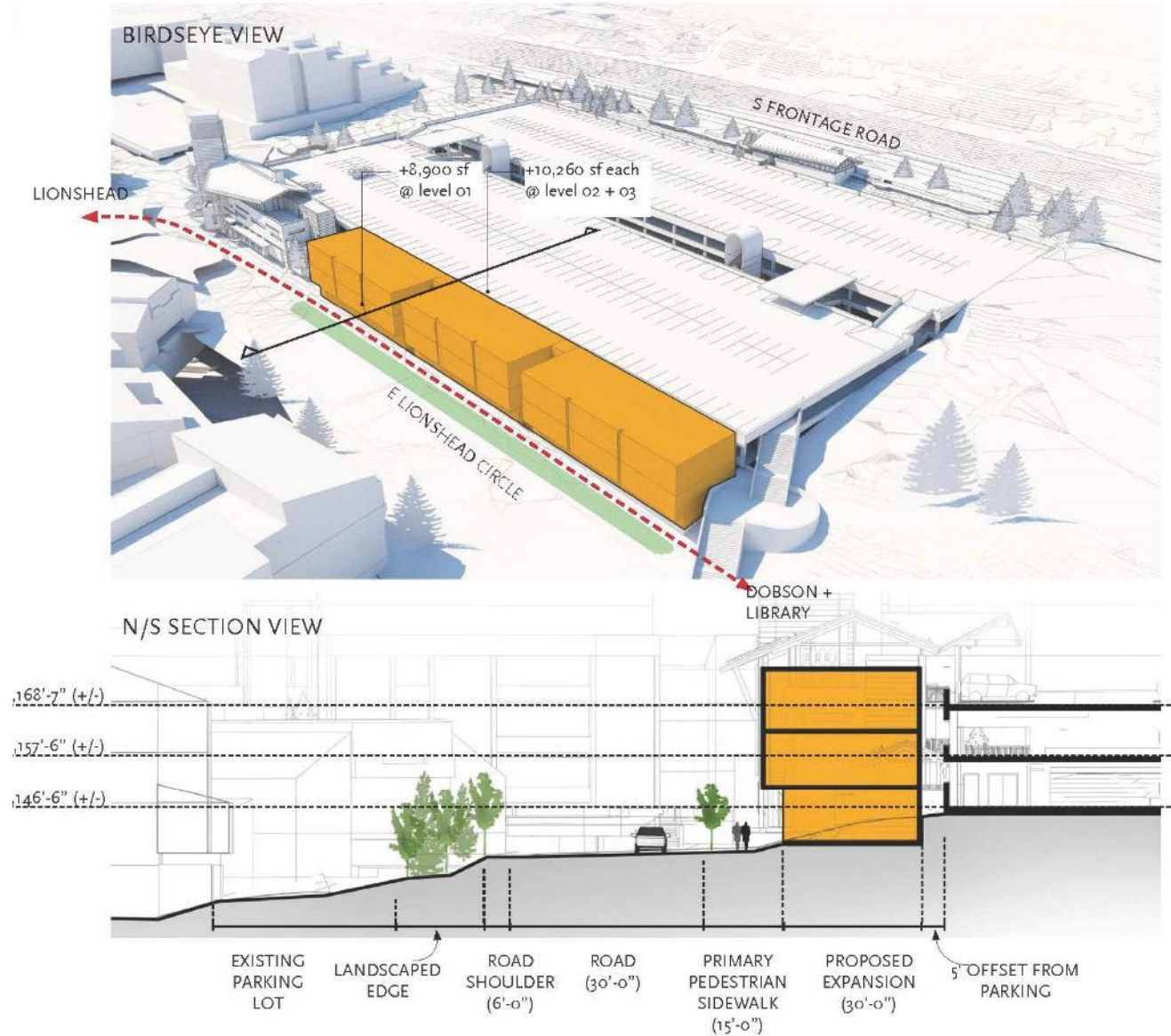


VAIL PUBLIC LIBRARY - CONCEPTS 1, 2, 3 & 4



# Discussion

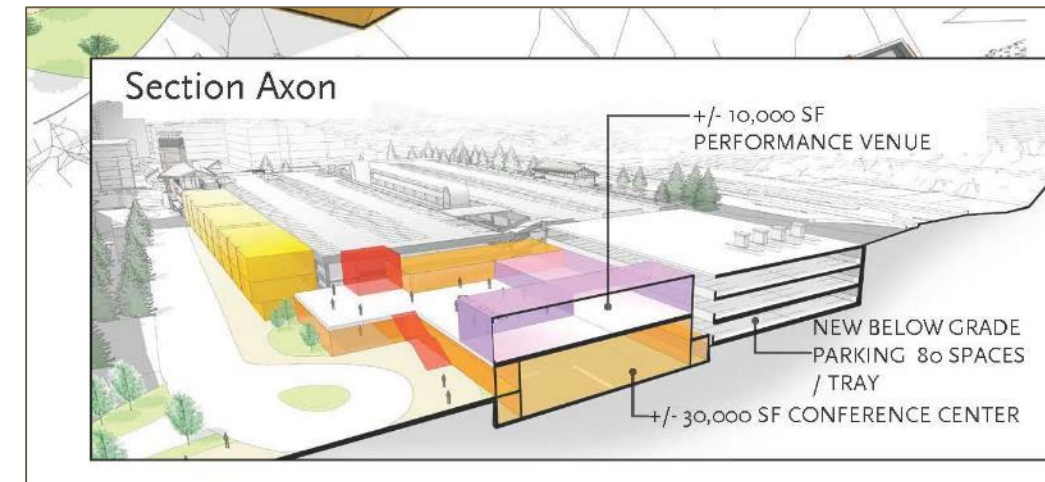
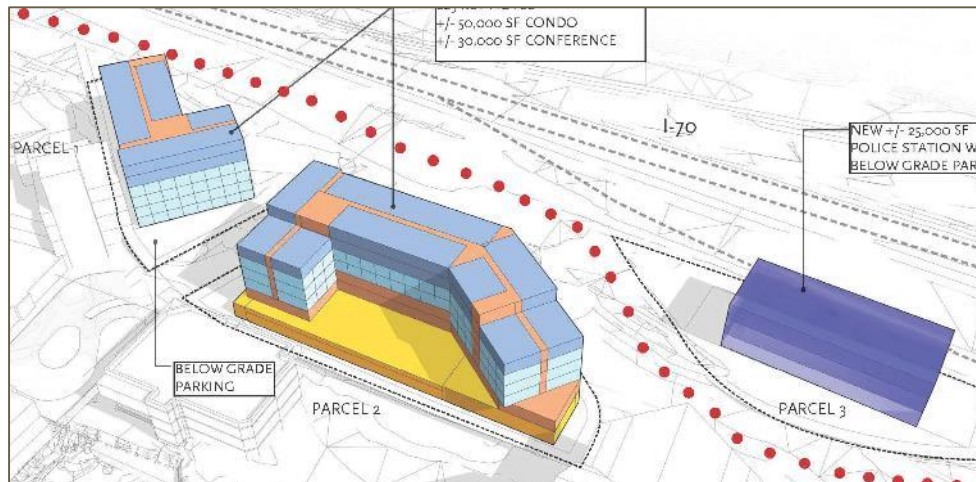
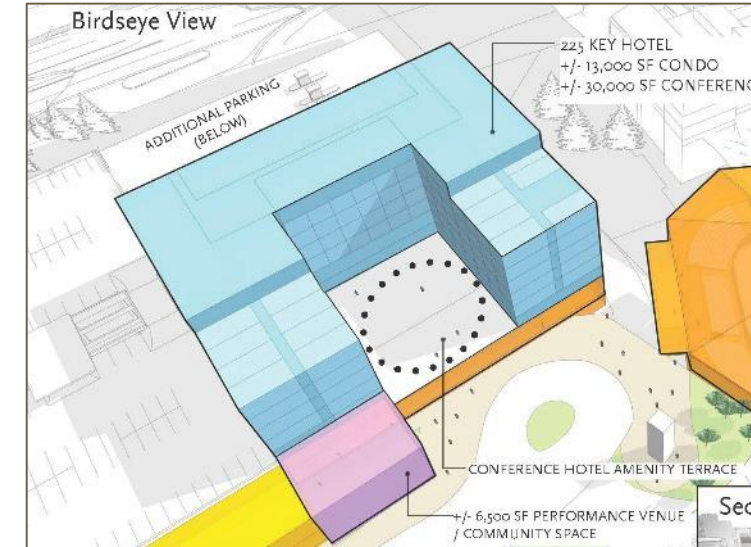
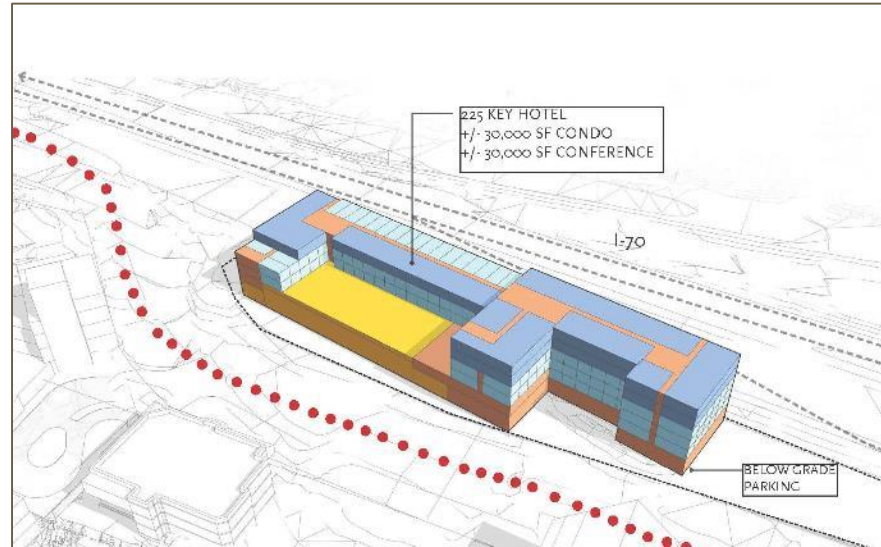
## LH Structure “wrap”



HEAD PARKING GARAGE - CONCEPTS 1, 2, 3 & 4

# Discussion

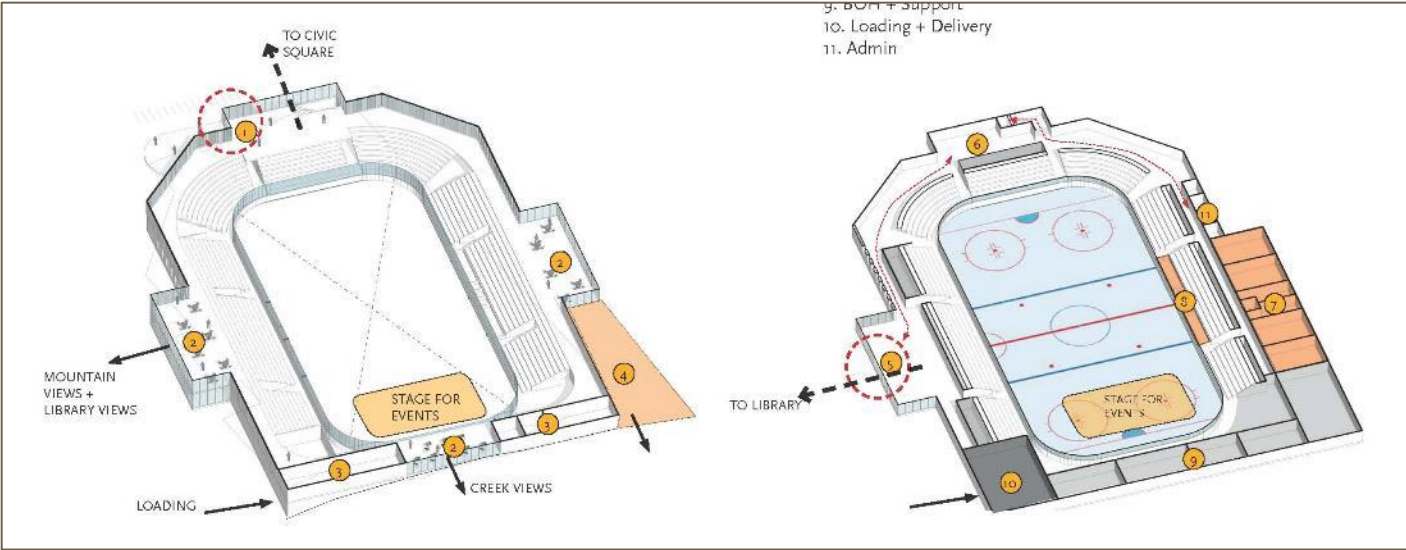
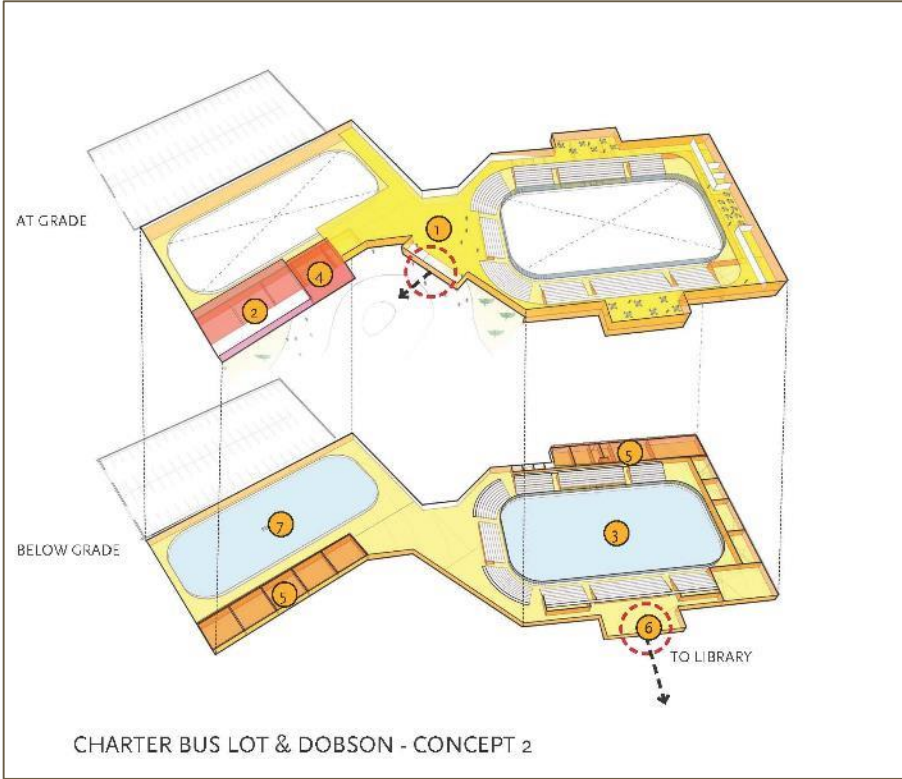
## Conference center/ P3 or Town facility





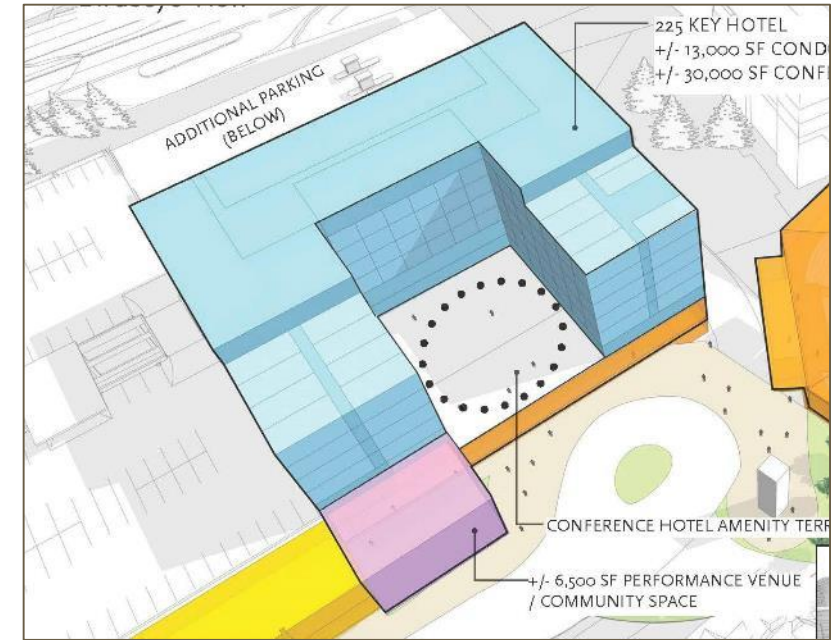
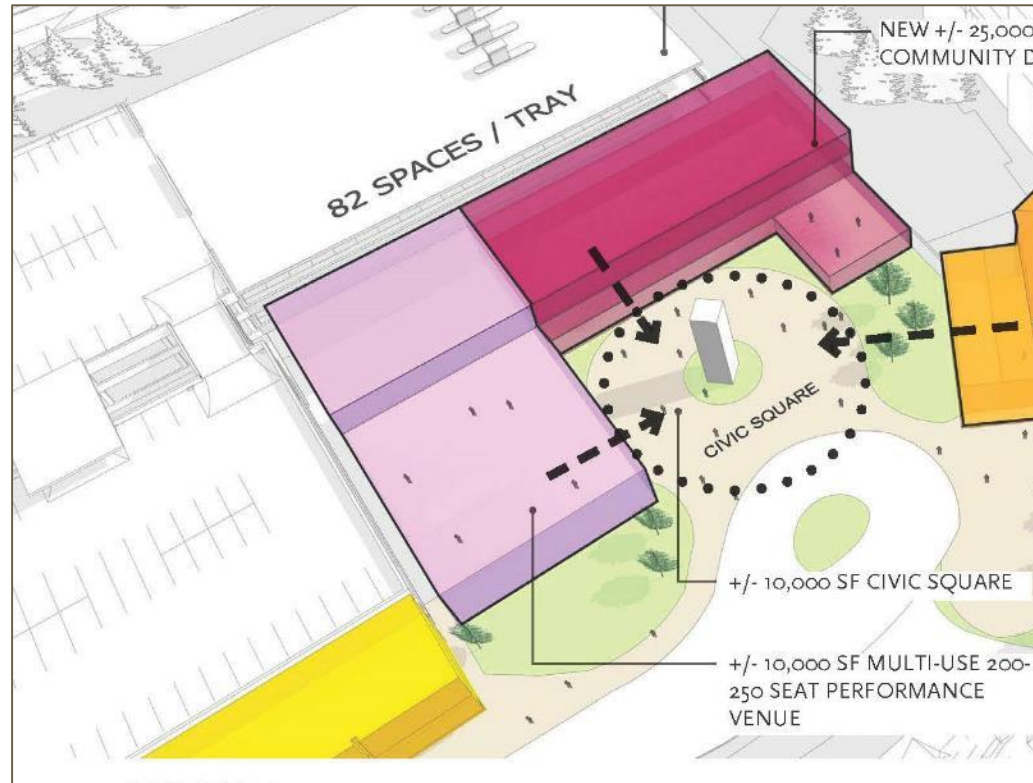
# Discussion

## Dobson/2<sup>nd</sup> sheet of ice



# Discussion

## Performing arts/ community building





# Next Steps

## Town Council/July 16th

- Guiding Principles
- Update on market and cost info
- Civil/traffic/environmental updates
- Present refined Master Plan Concepts
- Goal – narrow discussion of what the MP could be