

Town of Vail Civic Area Plan Town Council Review

October 1, 2019

Today's Agenda

Civic Area Plan

- Chapter 1/Introduction
- Chapter 2/Overview
- Chapter 3/Vail's Civic Area
- Chapter 4/Implementation

Chapter 1/Introduction

Goals

Context

How the Plan will be used



Project Goals:

- **Engage the community** to identify opinions for the Civic Area;
- **Evaluate issues, opportunities, and constraints** and identify potential highest and best uses;
- **Prepare a plan that is viable, economically feasible, reflective of community goals**, and responsive to the site and surrounding neighborhood, and
- **Define strategies for decision-making and the implementation of improvements to the Civic Area.**

What makes a civic area?

Facilities

Programing and Activities

Outdoor spaces/nature

Connectivity

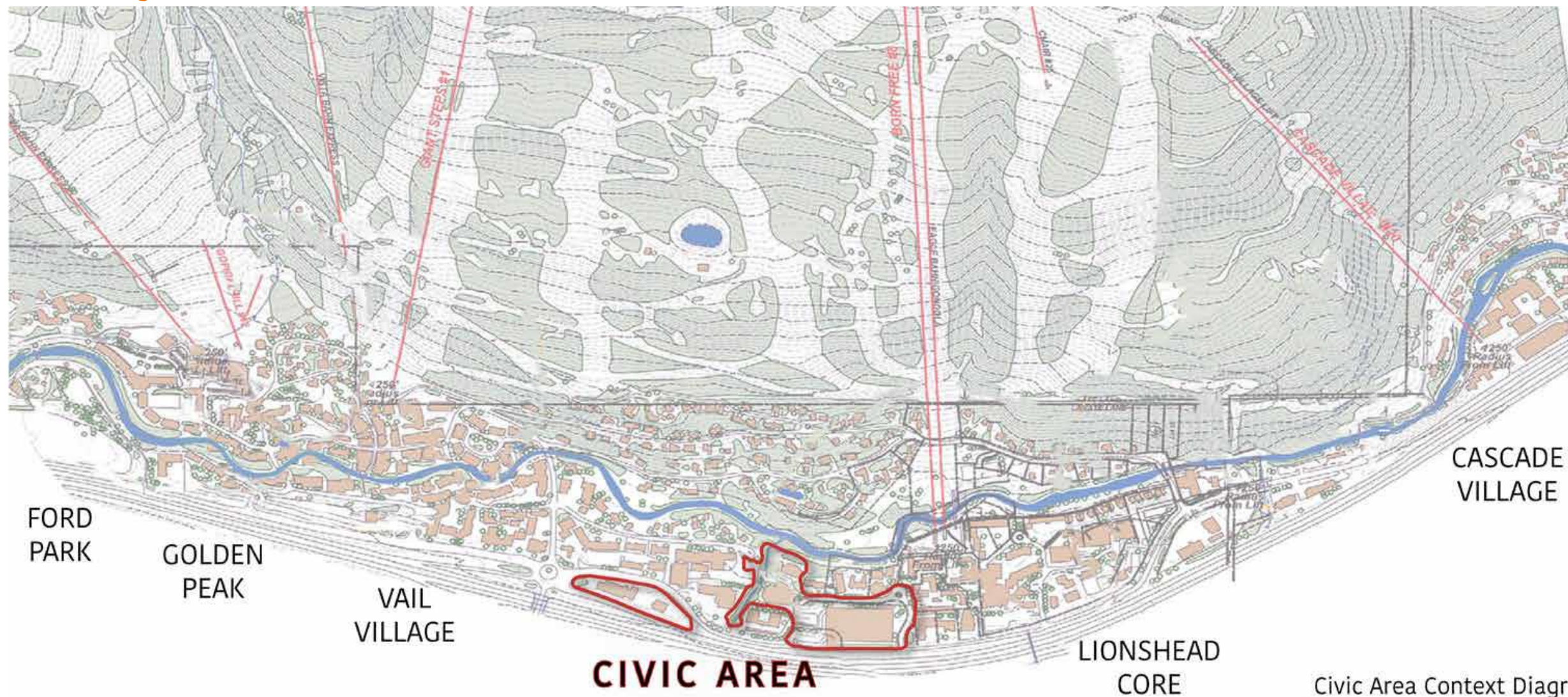
Interaction

Community

“Place Making”



Study Area



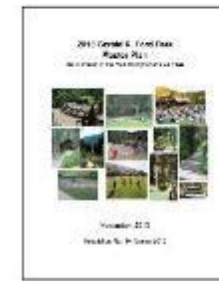
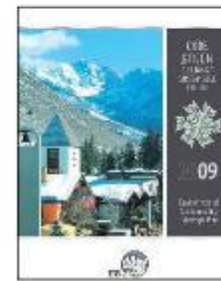
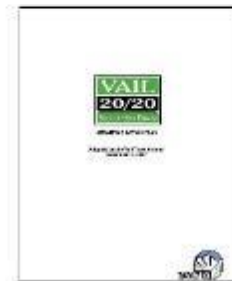
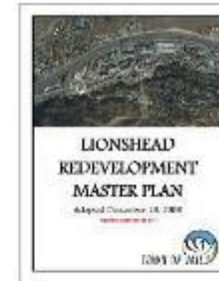
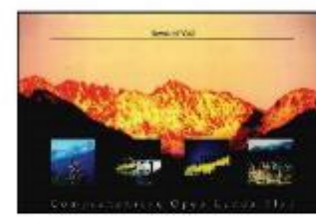
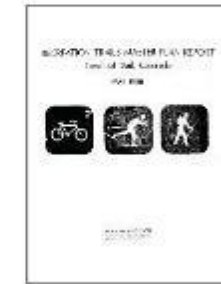
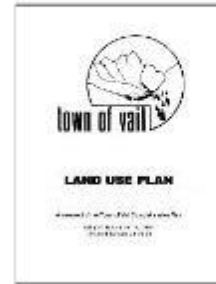
Civic Area Context Diagram

August

How Plan will be used

Town of Vail Comprehensive Plan

The Town of Vail Comprehensive Plan is comprised of 17 master plans that address a variety of topics such as land use, transportation, design, housing and the environment. These master plans provide the Town with guidance when reviewing development applications and planning for future capital improvements.



Chapter 2/Overview

The Vision

Guiding Principles

The Study Area

Planning Process/Community Engagement

The Vision

A new, unique activity center for Vail

Civic focus

Link between VV and LH

Place for engagement

Place for all

Open and Inviting

Bring people together

Economic vitality

Scaled to its surroundings

Vibrant outdoor spaces

Connection with the outdoors



Guiding Principles

Vail's Civic Hub

A welcoming place

Public buildings and spaces

Engagement and collaboration

Connectivity

A Place for Community

Architecture and design

Indoor and outdoor spaces

Multi-use

Complimentary to Vail Village and Lionshead

The Outdoors and Nature

Outdoor gatherings

Public art

Gore Creek and Middle Creek

Streets as linear parks

Sustainability

Collaborations and partnerships

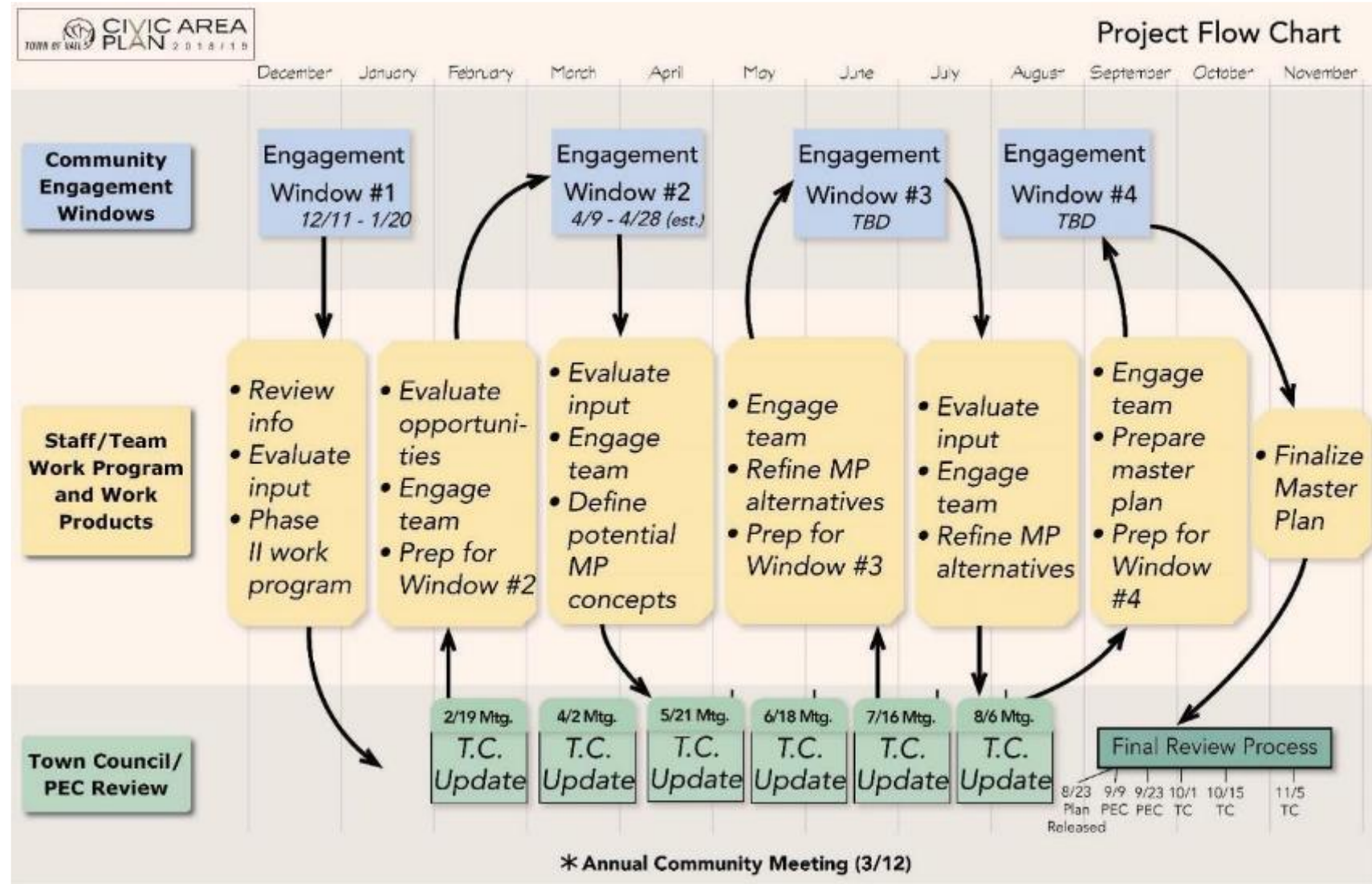
Environmental stewardship

Housing

Financial considerations

Overview of Process

- Study/understand the sites
- Engage the community
- Identify potential improvements
- Test ideas
- Costs and funding options
- Refine ideas
- Draft plan



Community Engagement

- Community “kick-off” meeting
- Process Steering Committee
- EngageVail.com with three “windows of engagement”
746 people registered/9,000 visits/input from 715 people.
- Direct outreach and meetings with neighboring property owners, citizens, stakeholders and community groups
- Town staff attendance at Town Picnics, the annual town meeting, etc.
- Seven work sessions with the Town Council with public comment

Community Engagement/11 Key Takeaways

- Improve and expand parking and accessibility throughout.
- Improve pedestrian access, safety, aesthetics.
- Improve community green spaces, integrate local art.
- Upgrade Dobson Ice Arena: expand its uses (evaluate the need for a second sheet of ice/multi-use), improve its aesthetics.
- Keep the Vail Public Library where it is; link it with Dobson Ice Arena.
- Improve the Municipal Complex aesthetics, or relocate/redevelop site.
- Better utilize the Charter Bus Lot.
- Implement a community facility with flexible space for multi-function events, community gatherings, performing arts, recreation.
- Support the active community with outdoor recreation spaces.
- Explore housing opportunities.
- Advocate public-private partnerships within the civic area.

Chapter 3/Vail's Civic Area

Introduction

Municipal Building Site

Civic Hub

- Vail Public Library
- Lot 10/Middle Creek Parcel
- Lionshead Parking Structure
- Charter Bus Lot/Dobson Arena

Public Spaces and Connectivity

Introduction



Introduction



Civic Hub

Municipal Building Site

Introduction



Introduction



The Big Idea
Approaches
Planning Considerations
Next Steps



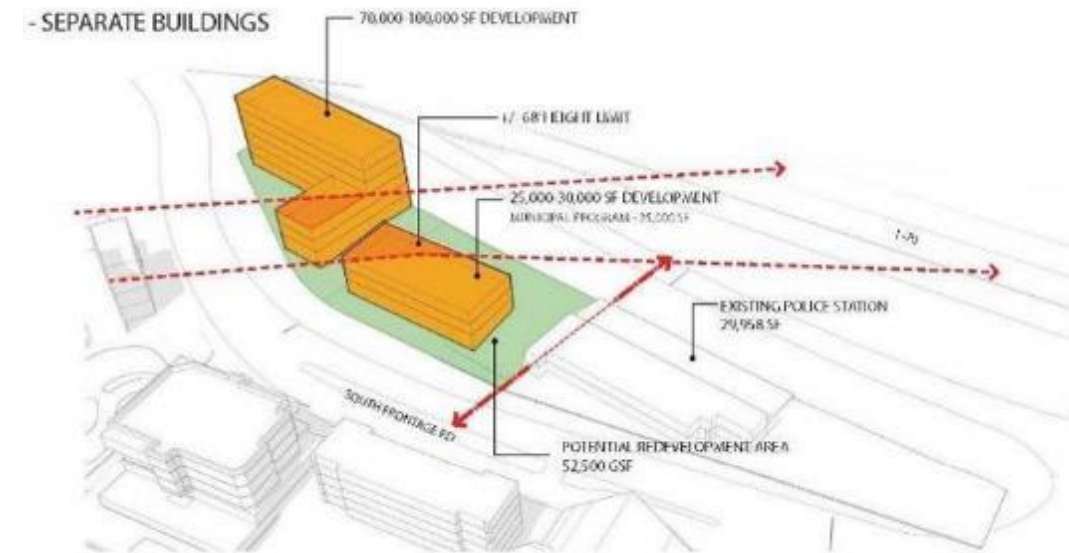
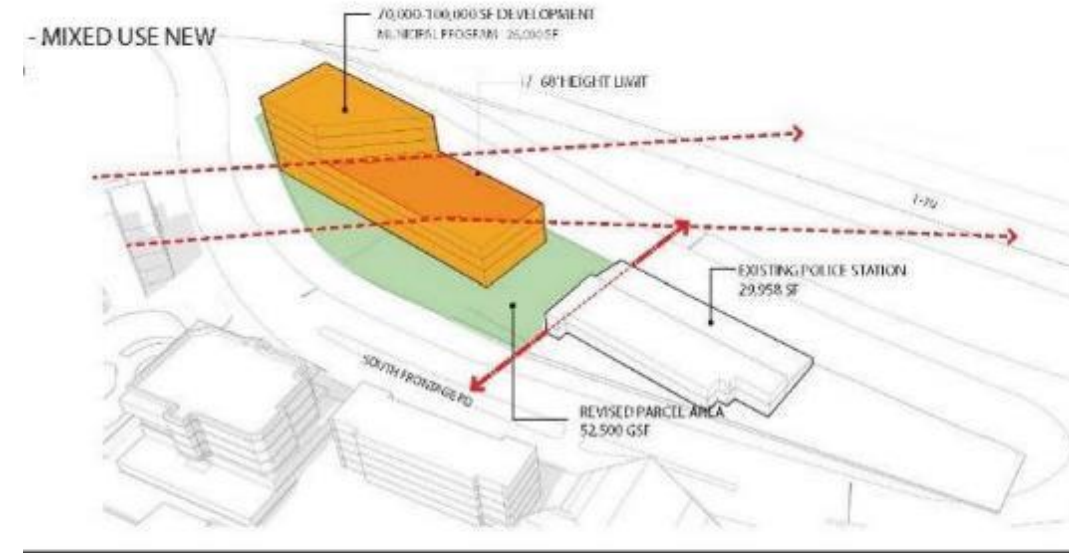
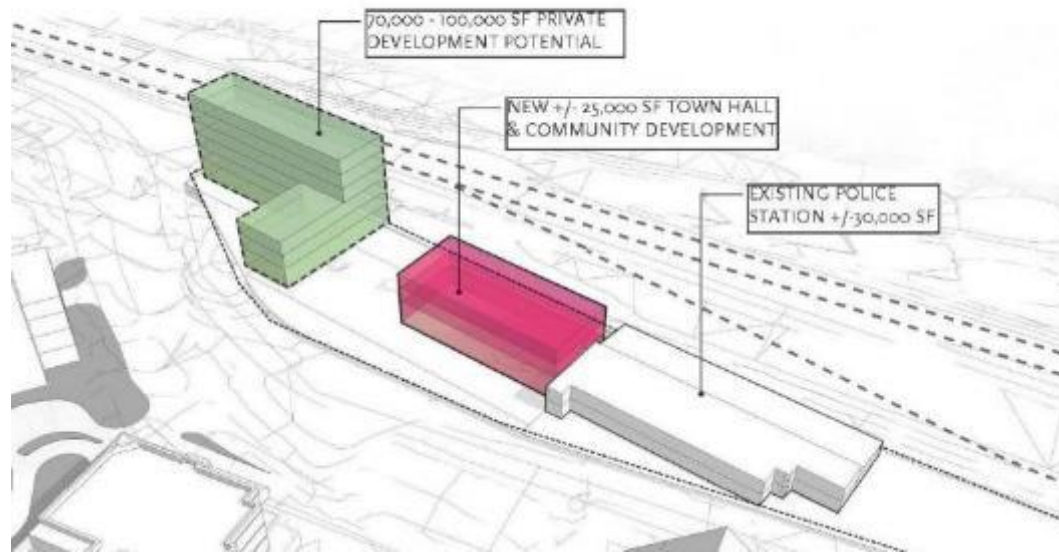
Municipal Building Site

The Big Idea

- Address aging structure
- Re-locate all or some uses
- Allow for other development
- Pedestrian crossing
- South Frontage Road



Municipal Building Site



The Civic Hub



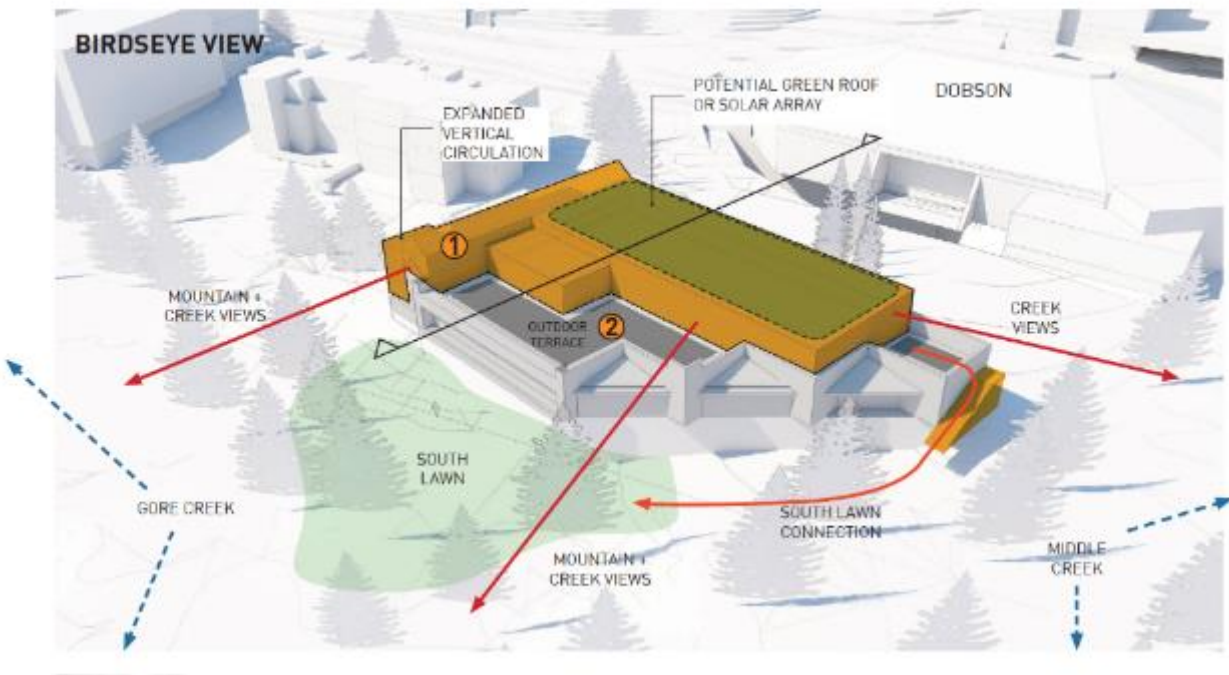
Vail Public Library

The Big Idea

- Potential for a second floor to the building
- Enhance the south lawn
- Gore Creek and Middle Creek
- Safety and aesthetics of pedestrian corridor
- Parking availability for Library users



Vail Public Library



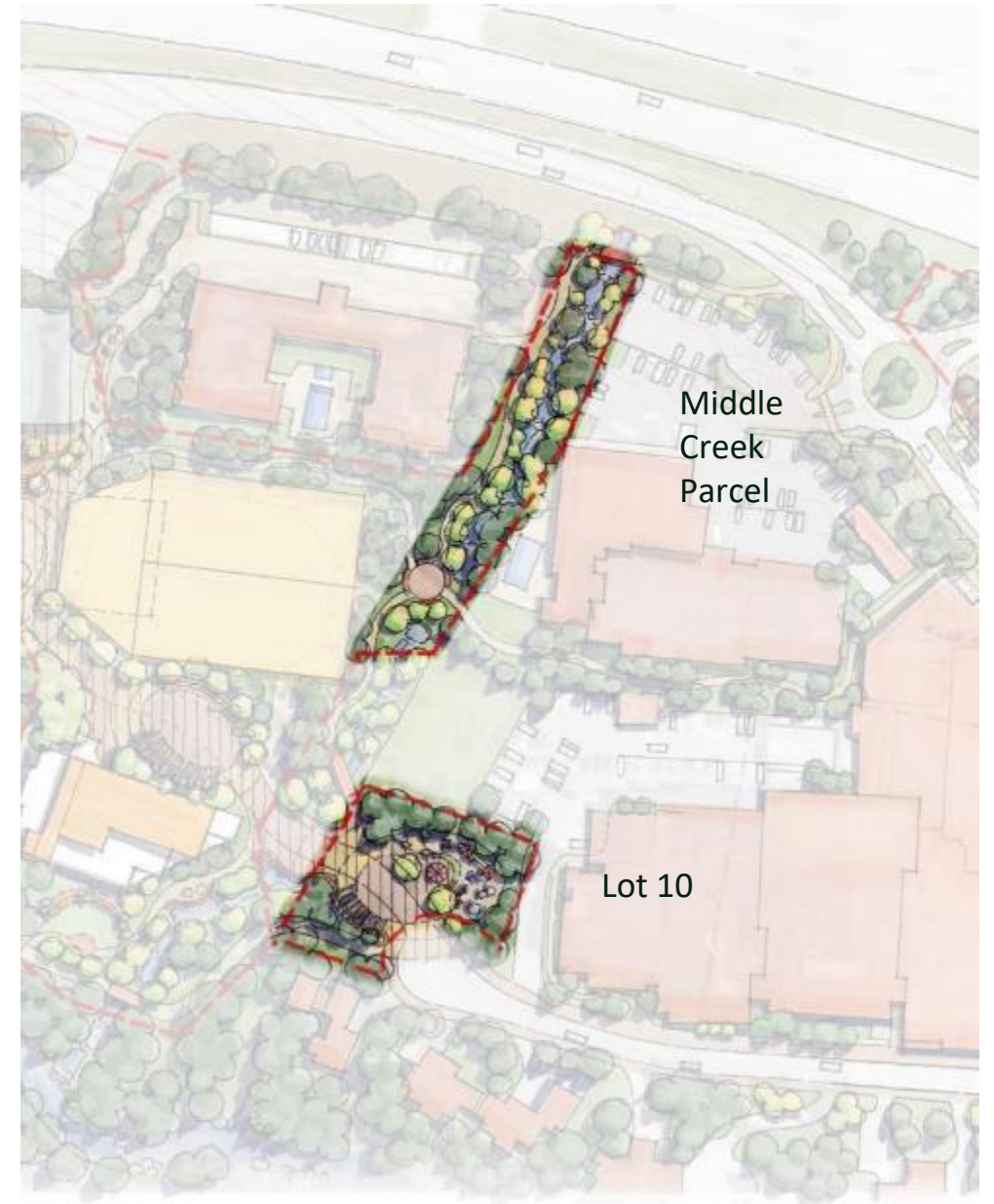
Vail Public Library



Lot 10/Middle Creek Parcel

The Big Idea

- Replace the existing parking lot with a new outdoor public space.
- Animate this public space along the Town's primary pedestrian corridor
- Restore and enhance the Middle Creek corridor and integrate with Lot 10.



Lot 10/Middle Creek Parcel



Lionshead Parking Structure

The Big Idea

- Improve the walking experience
- Landscape and streetscape improvements
- Animate the street with a “building wrap” at south side of the structure
- Potential for workforce housing
- Continue maintenance to extend life of the Lionshead Parking Structure.



Lionshead Parking Structure



Lionshead Parking Structure



Charter Bus Lot/Dobson Ice Arena



Charter Bus Lot/Dobson Ice Arena

The Big Idea

- Synergy between facilities and spaces.
- Ice facilities sufficient to meet the needs of Vail's skating community.
- Address Dobson Ice Arena's obsolescence and poor aesthetics
- Multi-purpose events facility
- Community spaces/small theater
- Outdoor public places
- Incorporate mixed-uses



Charter Bus Lot/Dobson Ice Arena

The Approach/How to address goals for:

- Ice
- Multi-purpose events facility
- Other uses



Charter Bus Lot/Dobson Ice Arena

Option #1

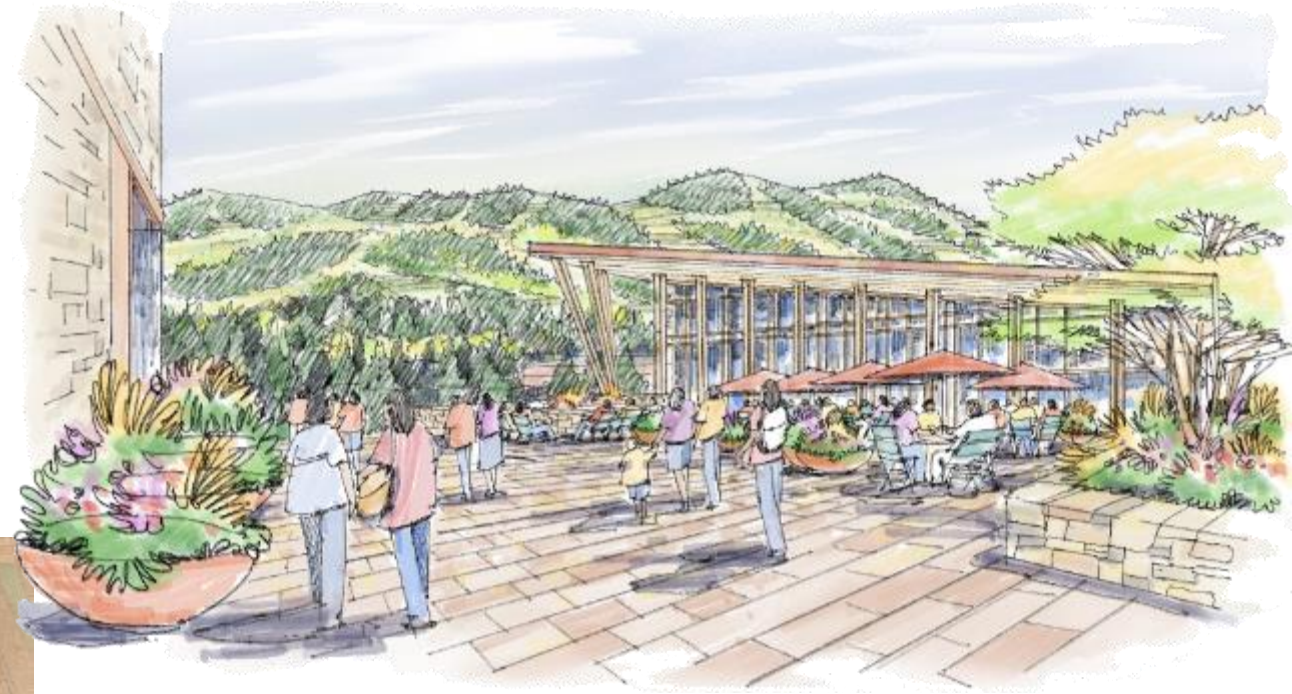
Option #1

- New Dobson Ice Arena
- Multi-purpose events facility
- Small community theater
- Community use building
- Public plazas
- Parking



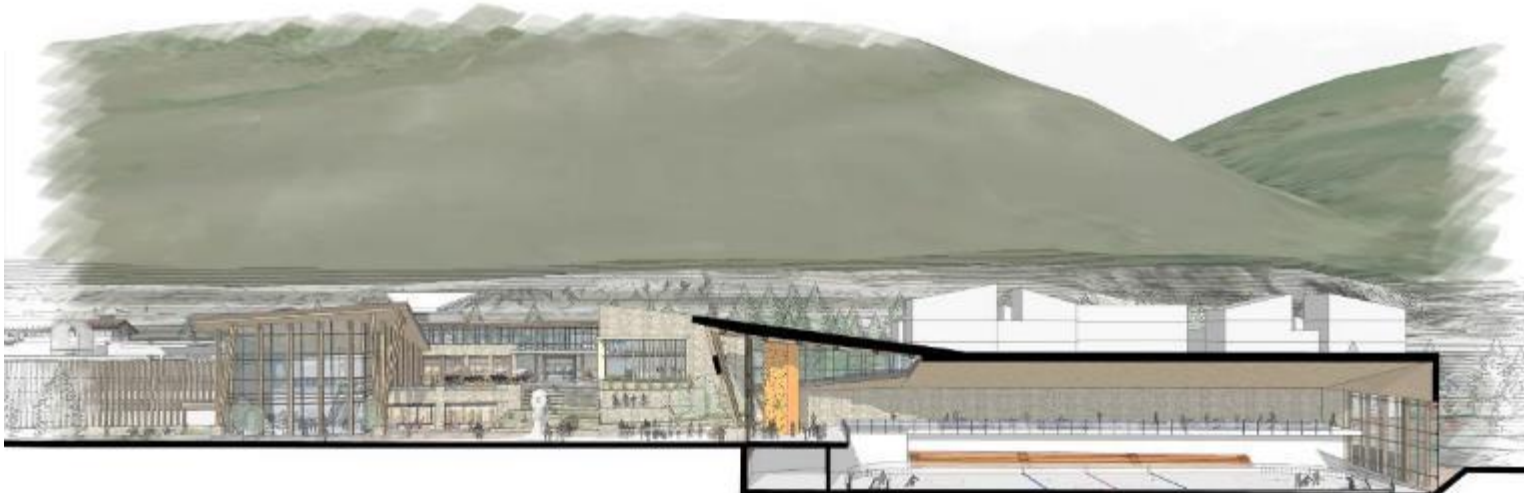
Charter Bus Lot/Dobson Ice Arena

Option #1



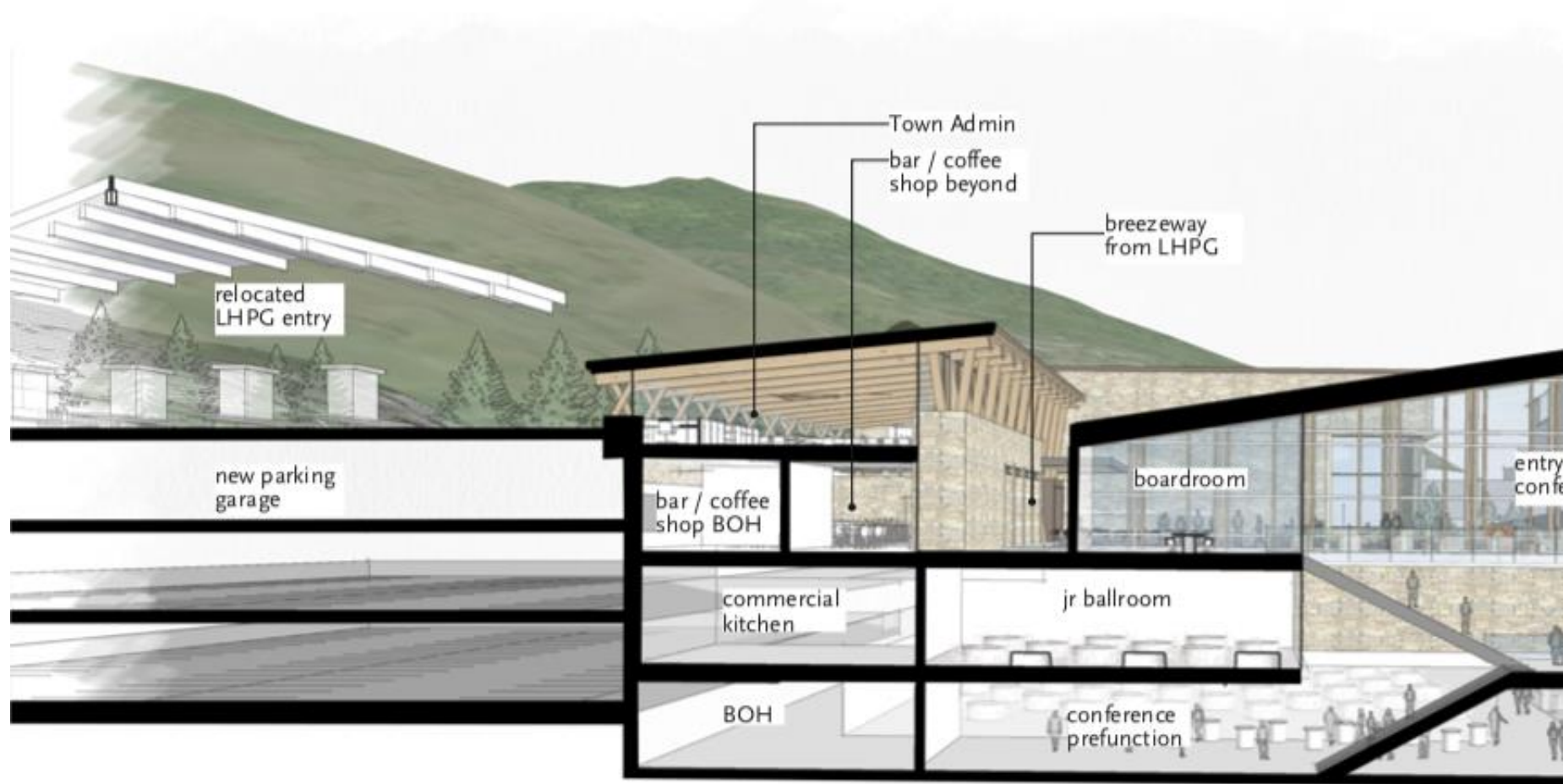
Charter Bus Lot/Dobson Ice Arena

Option #1



Charter Bus Lot/Dobson Ice Arena

Option #1



Option #2

- New, larger Dobson Ice Arena/events facility
- Utilitarian ice rink
- Small community theater
- Community use building
- Town Hall services
- Public plazas
- Parking



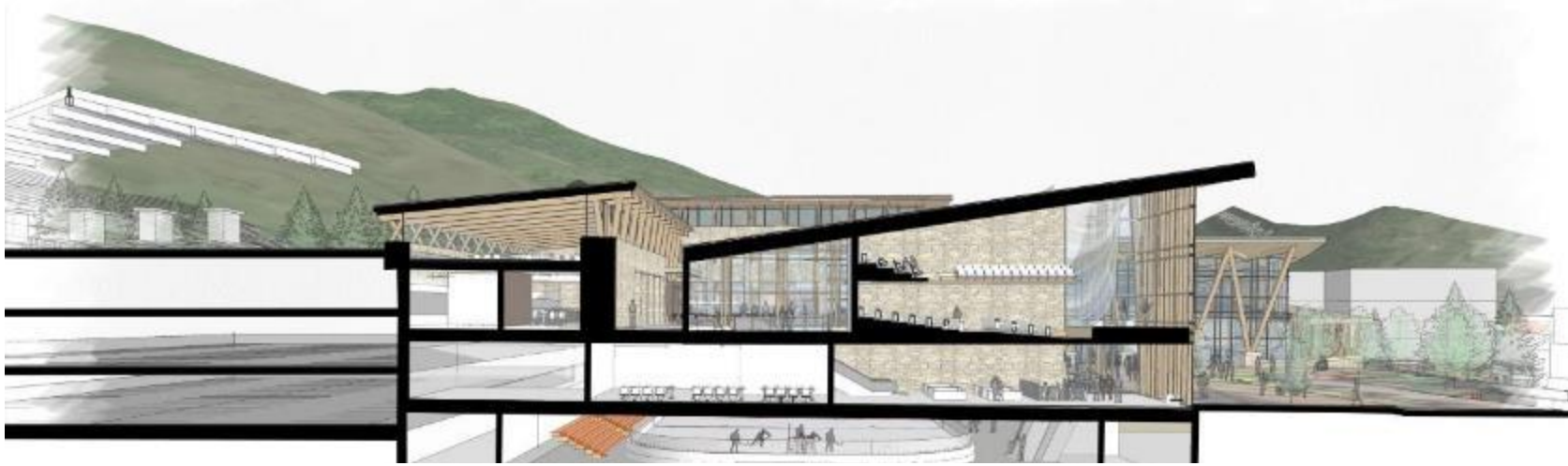
Charter Bus Lot/Dobson Ice Arena

Option #2



Charter Bus Lot/Dobson Ice Arena

Option #2



Option #3

- Renovated Dobson Ice Arena
- Multi-purpose events facility
- Air-rights development for potential P3
- Public plazas
- Parking



Charter Bus Lot/Dobson Ice Arena

Option #3



Charter Bus Lot/Dobson Ice Arena

Option #3



Charter Bus Lot/Dobson Ice Arena

Planning and design considerations

- Practical carrying capacity of the site
- The design and scale of buildings
- Outdoor spaces
- Vail International
- The hotel shuttles
- Access from South Frontage Road
- New west entry in Dobson Ice Arena
- Additional recreation uses within Dobson Ice Arena
- Parking demand of new development
- Snow storage area
- Short-term storage of RV's, buses and large trucks.
- Ice during Dobson construction



Public spaces and connectivity

The Big Idea

- Reinforce Vail's primary pedestrian and transit corridor
- Integrate public plazas with the design of buildings to encourage the use and
- Establish a pedestrian walk along Middle Creek



Public spaces and connectivity



Public spaces and connectivity



Public spaces and connectivity



Public spaces and connectivity



Chapter 4/Implementation

Civil Engineering

Traffic

Zoning and Parking

Environmental Inventory

Sustainability

Project costs and funding options

Next Steps

Civil Engineering/Traffic/Environmental Inventory



Zoning and Parking



Sustainability

- 1. Solid Waste Stream Diversion and Recycling**
- 2. Energy Efficiency**
- 3. Ecosystem Health**
- 4. Sustainable Economic and Social Development**
- 5. Public Education and Communication**
- 6. Transportation**



Costs and Funding Options

ESTIMATES OF POTENTIAL IMPROVEMENT COSTS (Order of Magnitude)

Vail Public Library

8,000SF second level	\$7,000,000
----------------------	-------------

Lionshead Parking Structure

20,000SF 3-level Building Wrap	\$10,000,000
--------------------------------	--------------

Dobson Ice Arena

Demo and construct new 45,000SF arena	\$35,000,000
---------------------------------------	--------------

Demo and construct new 55,000SF arena	\$42,000,000
---------------------------------------	--------------

Municipal Building Site

Demo and construct new 27,000SF town hall	\$25,000,000
---	--------------

(Admin and Com Dev, 75 parking spaces)

Charter Bus Lot

50,000SF Multi-purpose events facility/support space	\$55,000,000
--	--------------

7,500SF theater and Council Chambers	\$4,000,000
--------------------------------------	-------------

6,000SF community space	\$3,000,000
-------------------------	-------------

Utilitarian ice rink	\$15,000,000
----------------------	--------------

240-space parking structure	\$42,000,000
-----------------------------	--------------

<i>Streetscape and Lot 10 improvements</i>	\$6,000,000
--	-------------

Costs and Funding Options

Description	Amount
High Support	
URA	\$35.0M
DDA	\$42.1M
Town Bonding (DS=\$4.5M/yr)	\$52.0M
Dedicated Lodging Tax	\$40.9M
Dedicated Sales Tax	<u>\$39.1M</u>
Subtotal	\$209.1M
Moderate/Low Support	
Reserves	\$10.0M
PIF	\$24.5M
Land Lease	<u>\$15.0M</u>
Subtotal	\$49.5M
No Support	
Land Sale	N/A

Source: Economic & Planning Systems

Next Steps: Municipal Building Site

- Determine the feasibility and desirability of re-locating municipal functions
- Schematic design plans of potential of development sites
- Determine the preferred land use for site
- Explore P3 opportunities



Next Steps: Vail Public Library

- Identify the Library's long-term space needs and potential for outdoor programming
- Evaluate the need for community space
- Coordinate with the Town's Environmental Sustainability Department
- Identify programs to improve library user's experience



Next Steps: Lot 10/Middle Creek Parcel

- Community design process for improvements to Lot 10
- Initiate dialogue with neighboring property owners
- Coordinate with the Environmental Sustainability Department on improvements to Middle Creek.



Next Steps: Lionshead Parking Structure

- Define need for community uses and determine the preferred use(s) of the building wrap
- Complete schematic design to better understand development
- Explore opportunities for public/private collaborations
- Prepare schematic designs for streetscape improvements to East Lionshead Circle



Next Steps: Charter Bus Lot/Dobson Ice Arena



Next Steps: Charter Bus Lot/Dobson Ice Arena

- Comprehensive market and economic analysis.
- Schematic design of ice and multi-purpose event facilities alternatives, understand multi-use potential
- Define design and programmatic approach for ice and multi-purpose event facilities
- Study if/how other uses and improvements at the Charter Bus Lot can be accommodated
- Prepare updated cost estimates and define funding strategies
- Based on the results of the five steps above, finalize the development program and design plans for Charter/Dobson

Next Steps

August 20 th	Town Council WS
August 26 th	PEC Work session
September 16 th	Release of Plan
September 23 rd	PEC Work session
October 1st	TC Formal Review
October 14th	PEC hearing
October 15th	TC Formal Review
November 5 th	if needed

End of presentation