



Memorandum

REVISED – October 14, 2019, 3:30PM

TO: Vail Town Council

FROM: Community Development Department

DATE: October 15, 2019

SUBJECT: Resolution No. 41, Series of 2019, a Resolution of the Vail Town Council
Adopting the 2018/2019 Town of Vail Civic Area Plan

Applicant: Town of Vail, represented by 4240 Architects and Braun Associates, Inc.

Planner: Matt Gennett

I. SUMMARY

The applicant, Town of Vail, represented by 4240 and Braun Associates, Inc., is requesting approval Resolution No. 41, Series of 2019, a resolution adopting the 2018/2019 Civic Area Plan (the “Plan”).

The Vail Civic Area Plan is intended to define a vision for what this place can be and to provide a framework, or a path forward, for how Vail can create a Civic Area. This plan is about “place making”. It is about the facilities, buildings and programming to be found in the civic area. But it is also about the “places in between”, and how outdoor gathering places, pedestrian linkages and a connection with nature can be used to create a place with character, spirit, and soul.

II. BACKGROUND

Starting in mid-December 2018, staff and the town’s planning consultant team have gathered community feedback on ideas for future improvements to town-owned properties in the Civic Area, and presented this input to the Council in a series of public meetings. The properties included in the study area are the Lionshead Parking and Transportation Center, charter bus lot, Dobson Ice Arena, Lot 10, Vail Public Library, Middle Creek Parcel, and Vail municipal building complex.

The outreach generated responses from hundreds of participants who have provided input through a series of online surveys hosted by the Town over the past eight months at EngageVail.com. In addition, many different stakeholder groups have shared their ideas including adjacent property owners, identified stakeholder groups, members of

town boards and commissions, representatives from the Eagle River Youth Coalition, as well as facility managers and users.

The master plan document includes key themes expressed during the three community engagement phases which have been incorporated into the plan. These primary themes have included a desire for better mobility, a multi-purpose community events center, a new and improved Dobson Ice Arena, additional community meeting and recreation spaces, the potential for a second sheet of ice, enhanced public and natural spaces, and the recognition of the library as a highly valued community asset with expansion potential.

The information received through this robust public engagement process and the ensuing dialogue has been presented to the Council in seven updates and was used to refine the concepts and corresponding images throughout each step of the process. All of the information gathered to date has been taken into consideration by the project team to form the scenarios that merited further exploration. The results of these efforts have been distilled down to three options for the Civic Area Plan study area.

IV. SUMMARY OF PLAN GOALS

The goals for the Civic Area Plan were defined early in the planning process and are as follows:

- Engaging the community to understand their thoughts, goals and opinions for the Civic Area.
- Understanding the context of and lands within the Civic Area, while identifying and evaluating issues and opportunities relative to the potential use of these lands.
- Preparing a plan that is viable, economically feasible, reflective of community goals and responsive to the sites and surrounding neighborhood.
- Defining strategies for decision making and the implementation of improvements within the Civic Area.

V. PLAN CHANGES

During review of the Plan by Town Council and the Planning and Environmental Commission (PEC), several changes were suggested. In response to these suggestions, the following changes have been made to the Plan since last presented to the Council on October 1:

- Added the date and reception number to cover
- Refined the narrative on civil engineering and deleted reference to the Alpine Engineering memo in the appendix
- Added the environmental report and traffic letter to appendix
- Slight modifications to the traffic narrative
- Added captions to illustrations where helpful
- Add a bullet on water use/conservation to sustainability section

- Added reference to zoning section regarding the need for a potential zone change at the municipal and charter bus lot
- Added to the introduction to sustainability section regarding future studies during futures steps in planning and design
- Reformatted headings in Chapter 4. Major headings include Next Steps, Funding Alternatives, Sustainability and Other Considerations (Environmental Conditions of site, zoning, parking, civil engineering and traffic.
- Added clarifying language pertaining to project design and how determination of the architectural character of the Civic Area will be made in subsequent planning and design phases.
- Added clarifying language to the Lionhead Parking Structure building wrap that if a building is not constructed efforts should be made to include outdoor spaces along East Lionshead Circle that will add vitality and interest to the street.

VI. CRITERIA

Adoption of a Master Plan

The adoption of an amendment or update to a master plan needs to be in concert with the Town of Vail's Comprehensive Master Plan. The adopted master plan shall support, strengthen, and further the development objectives of the town. To ensure consistency with these objectives, the following factors for consideration are applied.

1) How conditions have changed since the original plan was adopted;

Staff finds that conditions have changed in the following manner since the adoption of the Vail Land Use Plan on November 18, 1986 and last amended on January 28, 2009:

- *Significant population growth in Vail and in Eagle County*
- *Increased summer visitation*
- *Development of regionally-oriented recreation facilities in down-valley communities*
- *On-going redevelopment in Vail that has increased the density and intensity of use on many properties*

2) How is the original plan in error?

Staff does not find that the Vail Land Use Plan is in error. In order to remain relevant and consistent with the changing conditions and goals of the community, the plan needs to be updated on a consistent basis, including this type of subarea plan adoption.

The adoption of the Civic Area Plan achieves the original objectives and is consistent with the purpose of the Vail Land Use Plan. The Civic Area Plan also furthers the goals of the Lionshead Redevelopment Master Plan by defining direction for what that plan referred to as the Vail Civic Center.

3) How the addition, deletion, or change to the Vail Land Use Plan is in concert with the plan in general.

Staff finds that the identified purpose and goals of the Civic Area Plan are consistent with the stated goal and objectives of the original and proposed Vail Land Use Plan.

VII. PLANNING AND ENVIRONMENTAL COMMISSION RECOMMENDATION

The Planning and Environmental Commission moved to continue the 2018/2019 Civic Area Plan public hearing to the October 28, 2019 PEC agenda with direction for staff to incorporate six modifications to the document for PEC's review prior to making a formal recommendation to Council.

VIII. ATTACHMENTS

- A. Resolution No. 41, Series of 2019
- B. 2018/19 Civic Area Plan