



Memorandum

TO: Vail Town Council

FROM: Community Development Department

DATE: November 5, 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 & 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.

III. 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.

IV. 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.

V. 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.

VI. PLANNING AND ENVIRONMENTAL COMMISSION REVIEW – OCTOBER 14, 2019

On October 14, 2019, the PEC continued the noticed public hearing on the 2018/2019 Civic Area Plan with direction to the project team to make the following modifications to the plan:

1. Change the order of topics addressed by Guiding Principle (page 12-14).
 - The four topics have been reorganized by moving Sustainability from the fourth topic to the second topic.

2. Guiding Principles/A Place for Community/Architecture and Design (page 12).
Add two new sentences to the end of existing section on Architecture and Design (new text in *italics*):
 - The Civic Area has the potential to be a showcase of design excellence with aesthetically compelling architecture, and site and landscape design that effectively blends the built and natural environments. *The design of buildings and outdoor spaces should acknowledge our climate and include features that provide shelter from the sun, rain and snow. Buildings should include state of the art technology and energy savings measures that will maximize building efficiency and minimize ongoing operating and maintenance costs.*

3. Potential Uses for the Lionshead Parking Structure Building Wrap (page 38).
Refine bullet #2 to expand potential range of uses, under The Approach (refined text in *italics*):
 - Alternatives for the use of this building include but are not limited to retail, community space *for non-profit organizations, maker or incubator space, etc.*, workforce housing or free-market housing. *The potential for small, ground level retail or restaurant space that could provide opportunities for local, start-up businesses should also be explored.*

4. Charter Bus/Dobson Options 1, 2 and 3 (page 41)
Provide an “at a glance summary of the three options for Charter Bus/Dobson Area:
Add a text box with a bullet point summary of the program elements for each option (in *italics*):
Option #1
 - *New ice arena with modest expansion for potential new recreation uses. Arena used primarily for skating with special events like historic use.*
 - *Multi-purpose events facility at Charter Bus Lot.*
 - *Small theater for arts, community use and potentially Council Chambers.*
 - *Small building for community use.*
Option #2
 - *New, larger ice arena designed to serve as a multi-use facility. Primary use of building would focus on special events.*
 - *Utilitarian, second sheet of ice at Charter Bus Lot.*

- *Small theater for arts, community use and potentially Council Chambers.*
- *Small building for community use.*
- *Town Hall to provide space for Administration, Community Development and other uses.*

Option #3

- *Major renovation of Dobson. With expansion, arena could accommodate new recreation uses. Arena used primarily for skating with special events similar to historic use.*
- *Multi-purpose events facility at Charter Bus Lot.*
- *Air-rights for Public/Private partnership development of condominium/hotel.*
- *Small building for community uses to be provided in Building Wrap at LHPS.*

Note: all options include outdoor plaza space, west entry to Dobson and the potential for additional parking at the Lionshead Parking Structure.

5. Sustainability Action Plan/#3 Ecosystem Health (page 69)
 Refine bullet #1 to reference Restore the Gore (edits in strikethrough and italics):
~~Coordinate with the Town’s Sustainability Department on the restoration, enhancement, and protection of the Middle and Gore Creek corridors.~~ *to ensure that the goals and objectives of Restore the Gore are implemented in subsequent project planning and design for the development of parcels proximate to Gore Creek and Middle Creek.*

6. Chapter 4/Next Steps (page 56)
 Add statement that after the completion of Next Steps in evaluating the Municipal Building Site and Charter Bus Lot/Dobson Arena sites, that an addendum to the Plan be prepared that summarizes the Town’s decisions on improvements to be made to these sites.
 Add new, second paragraph under Next Steps (*in italics*):
Completion of the Next Steps outlined for the Municipal Building Site and Charter Bus Lot/Dobson Arena sites will provide more clarity regarding the type, extent and design of improvements in these areas. Following this work an addendum to this Plan should be prepared that summarizes and documents this work, the research compiled, alternatives considered, and decisions made on improvement to be implemented.

VII. PLANNING AND ENVIRONMENTAL COMMISSION RECOMMENDATION

On October 28, 2019, the Planning and Environmental Commission, by a unanimous vote of 6-0 (Hopkins absent), voted to recommend approval of the 2018/2019 Civic Area Plan to the Vail Town Council, with the following findings:

“Based on the evidence and testimony presented, the Planning and Environmental Commission finds:

1. *The 2018/2019 Civic Area Plan was developed with extensive community input and participation by the Planning and Environmental Commission; and,*

2. The 2018/2019 Civic Area Plan is consistent with the applicable elements of the Vail Comprehensive Plan and furthers the goals and development objectives of the community.”

VIII. RECOMMENDED MOTION

“I move to approve Resolution No. 41, Series of 2019, A Resolution of the Vail Town Council Adopting the 2018/2019 Town of Vail Civic Area Plan, with the findings found on page six of the staff memorandum.”

IX. ATTACHMENTS

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