



Memorandum

To: Town Council

From: Tom Kassmel, Town Engineer

Date: 1-5-21

Subject: Children's Garden of Learning Relocation Update

I. SUMMARY

The Town of Vail is currently in the design and entitlement process of temporarily relocating the Children's Garden of Learning (CGL) to the Lionshead Parking Structure Oversize Lot, aka "Charter Bus Lot", in order to make Middle Creek Lot 3 available for a proposed deed-restricted housing development. Pursuant to the Vail Town Code, an application for a conditional use permit is required for an early childhood education center at the Charter Bus Lot and must be reviewed and approved by the Town of Vail Planning & Environmental Commission. The Town engaged Pierce Austin Architects this past fall to provide architectural and site design of the proposed CGL relocation; and Palomar Modular Buildings was the successful respondent to an RFP this past fall for modular building construction.

The design team, PA Architects, Palomar, CGL, and staff, have been working towards providing a modular construction design that will work well for CGL and fit well on the Charter Bus Lot site, both functionally and aesthetically. The design team received initial feedback from the DRB in early December and plan to return with a revised design on January 6 and 20, as necessary. The design team also received feedback from PEC in late December; with the focus of the feedback being the concern of the displacement of oversize vehicles and possible traffic conflicts with the parking structure. The design team will return to PEC on January 11, with updates on traffic concerns, and a clarification of the oversize vehicle displacement.

The displacement of the existing 11 oversize vehicles will cause a shift in current operations, a shift that will need to occur regardless at some point when the Civic Area Master Plan and Civic Hub are implemented. The intent is to have oversize vehicles (Charter Buses, RV's, vehicles w/ trailers, Special Event vehicles, etc..), drop passengers off at the LHTC or VVTC, and then park in alternate designated areas. In general, these designated areas would be in West Vail, either in front of Safeway/City Market or just west of the West Vail Fire Station. From these locations the driver may then ride the West Vail Express, Red or Green bus to their desired destination. Charter buses will be directed to park in the Charter bus parking across from City Market (300'

of parking). RV's and vehicles with trailers will be directed to park west of the WV Fire Station during the ski season (2100' of parking), and likely across from Safeway (1300' of parking) during the summer months. Both these areas have capacity during the identified seasons, except on rare occasions, like the Charter Bus Lot. These could be first come first serve spaces just like the Charter Bus Lot is now; and could also be by permit only for overnight parking. The no camping regulation, as is enforced now at the Charter Bus Lot, would be maintained. Special Event vehicles could do the same, with additional potential to provide space for Special Event vehicles at the expanded Public Works facility once completed and as needed for certain events.

Next Steps:

DRB	January 6 & 20 (as needed)
PEC	January 11
Palomar Modular Contract Award	January 19
Modular Design, Permitting, & Construction	February 1 – May 15
General Contractor Bid & Award	February 15 – March 16
Modular Delivery & Install	May 15 - June 15
Modular Exterior and Site Construction	April 12 – August 15
CO & CGL Relocation	August 15 – Sept 1

II. ATTACHMENT
Building and Site plan