



PLANNING AND ENVIRONMENTAL COMMISSION

June 12, 2017, 11:00AM

Vail Town Council Chambers

75 S. Frontage Road - Vail, Colorado, 81657

1. Call to Order

Members Present: Brian Gillette, Pam Hopkins, Ludwig Kurz, John-Ryan Lockman, John Rediker, Karen Perez and Brian Stockmar

Members Absent: None

Site Visits:

- a. Jackson Residence – 2475 Garmisch Drive
- b. Manchester Residence – 2794 Snowberry Drive
- c. Mellgren Residence – 4112 Spruce Way

2. A request for review of a Variance, pursuant to Section 12-7B-16, Landscaping and Site Development, Vail Town Code, to allow for a reduction in landscape area, located at 231 Gore Creek Drive/Lot A, Block 5B, Vail Village Filing 1, and setting forth details in regard thereto. (PEC17-0009)

Applicant: Gasthof Gramshammer Inc., represented by Gies Architects

Planner: Matt Panfil

Motion: Table to June 26, 2017

First: Gillette

Second: Stockmar

Vote: 5-2-0

(Rediker/Perez opposed)

Planner Panfil relayed to the board the applicant's desire for this item to be continued to the next meeting.

Russel Geis, representing the applicant, explained the process and timing for the project and the plan moving forward, necessitating the request for a continuance.

Commissioner Stockmar requested clarification in regard to the recently installed bike racks. Stockmar reiterated his earlier concerns.

Gillette would prefer permanent planters but is ok with moveable containers.

Kurz agrees with Gillette

Perez agrees with Gillette

Hopkins voiced her support of the temporary planters.

Lockman would prefer to see what was originally proposed, but is open to alternatives.

Rediker is disappointed with applicants desire not to do what was originally proposed. Would support going forward today but recognizes others may support a continuance.

3. A request for a final review of a variance from Section 14-10-4-B, Architectural

Jackson said that was what was built.

Panfil explained that wider stairs would also be permitted.

Panfil explained that if cantilever is not possible then posts would be needed.

Jackson further explained the plan.

Public Comment - None

Commissioner Comment

Lockman-Recognizes the practical difficulty and supports the request, pointing to the safety concern.

Hopkins-Agrees with Lockman

Perez - Agrees with Lockman

Kurz also agrees and supports the staff memorandum

Gillette agrees

Stockmar agrees

Rediker agrees with staff's analysis.

5. A request for a final review of a variance from Section 14-6-7, Retaining Walls, Vail Town Code, pursuant to Title 12 Chapter 7, Variances, Vail Town Code, to allow for retaining walls with height in excess of three feet (3') within the twenty foot (20') front setback, located at 2794 Snowberry Drive/Lot 16, Block 9, Vail Intermountain Development Subdivision, and setting forth details in regard thereto. (PEC17-0020)

Applicant: Gary & Jeane Manchester

Planner: Jonathan Spence

Motion: Approve, with Conditions

First: Lockman

Second: Kurz

Vote: 7-0-0

Spence introduced the project and described the requested variance. Due to the steep slope of the lot, if the applicant were to propose a garage within the front setback, the variance would not be required. However, due to the unique topography of the site, it would be inappropriate to locate the garage in the front setback. Staff supports the requested variance.

Seth Bossung of Intention Architecture provided a presentation and summarized the site plan design.

Kurz: Asked if the retaining walls were boulders or concrete. Bossung responded that all walls are engineered boulder retaining walls.

Lockman:Believes it is a creative site plan that addresses complex grading issues.

All other Commissioners agreed. Rediker added that it is a unique site and relief is necessary.

6. A request for a recommendation to the Vail Town Council of an application to establish Special Development District No. 42 (Vail Mountain View Residences), pursuant to Section 12-9(A), Special Development Districts, Vail Town Code, to allow for the development of a mixed use building consisting of 12 dwelling units with 15 attached accommodation units (lock-offs), 19 accommodation units and 10 employee housing units, located at 430 and 434 South Frontage Road/Lot 1, Vail Village Filing 5 and setting forth details in regard thereto. (PEC17-0006)

Applicant: Lunar Vail LLC, represented by Mauriello Planning Group

Planner: Jonathan Spence

Motion: Approve, with Conditions

First: Stockmar Second: Kurz Vote: 4-3-0 (Rediker, Gillette, and Perez Opposed)

Spence summarized the previous two meetings and the proposed changes that have occurred since the last presentation to the PEC on May 22, 2017. Most of the previous comments were related to the building's bulk, height, mass, public benefit, and relationship to Phase I of the development. The applicant has included a revised north elevation. Staff has provided conditions that would make the project compliant with the approval criteria.

The applicant, represented by Dominic Mauriello, MPG Inc., provided a PowerPoint presentation to the PEC. Mauriello reviewed the project timeline. He described the changes in unit count that have occurred through the PEC review process. He summarized the aspects of the project which the applicant believes are public benefits. The deviations from the code associated with the project include: east side setback, building height, density, site coverage, and loading in the front setback.

Will Hentschel, Architect of 359 Design, discussed the architectural design changes that have occurred throughout the PEC review process. Hentschel discussed the compatibility of the proposed elevations with Phase I. Similar features between the two phases include: top floor dormers, exposed timber and other parts of the structure, battered columns, and railings. Other changes include the replacement of the previously proposed metal panels with a stucco finish. The building follows the traditional base-middle-top composition. Hentschel introduced an elevation of the south façade.

Mauriello continued his presentation by discussing the impact of the structure and side setback encroachment on the adjacent Tyrolean building. He then described the changes that have been made to the north elevation.

Mauriello then provided responses to each of the SDD approval criteria. Referencing images of the adjacent properties, he emphasized that the proposal is compatible with the surrounding area. He then discussed the relationship between uses and programming of the proposal and adjacent uses. The density of the proposal and adjacent properties was compared. Mauriello stated that the proposal complies with the Town's parking requirements. He discussed the two possibilities for a loading space.

Gillette asked for clarification as to the Town's loading space requirements.

Mauriello summarized the ways in which the applicant believes the proposal complies with the Town's comprehensive plan and other planning documents. There are no natural or geological hazards on the site. The plan complies with minimum landscape requirements. The proposal is not generating additional traffic and there are no improvements required. Mauriello discussed the two different options available for the location of the proposed sidewalk. He stated that the project will be completed in one phase with an anticipated short construction time. He concluded his presentation by referencing a slide that depicted

increased hallway undulation.

Spence indicated that Tom Kassmel of Public Works was available for questions and stated that there are two letters distributed at the beginning of the meeting that were received after the PEC packets were distributed.

Perez: Asked for clarification regarding the number of employee housing units (EHUs) associated with the project. Spence clarified that there are 10 EHUs proposed, not 9 as stated on page 11 of the Staff Memo.

Hopkins: Asked Mauriello for further explanation of the height exhibits.

Rediker: Asked Spence if there was concern in approving the SDD without specific terms for height and other standards. Spence indicated that the data in the table on pages 11 and 12 of the staff report are the maximums that will be reviewed by the Town Council.

Lockman: Asked Spence for clarification on one of the recommended conditions of approval regarding heating the sidewalk. Spence stated that the applicant has agreed to purchase renewable energy credits to offset the cost of heating the sidewalk.

Kassmel: Stated that common practice has been to provide heated sidewalks where tall buildings shade the sidewalks, and cited Four Seasons and The Sebastian as examples.

Perez: Asked Kassmel about the impact of the loading zone in its proposed location. Kassmel stated that it is not an ideal location and they do not typically allow loading on a public walkway.

Lockman: Asked for clarification on the traffic impact fee.

Kassmel stated that CDOT has agreed that there is no net new traffic generated by the project. However, proposed uses on the site will generate additional traffic which may have some broader impact on the system.

Rediker: Asked how the sidewalk Options A or B will be determined. Kassmel stated that his team is conducting an ongoing review of both options. Option B may be further off in terms of time, but they want to ensure that it is a viable option for the future. Kassmel stated his preference that the sidewalk be located in order to accommodate Option B in the future.

Public Comment -

Chris Romer, President and CEO of Vail Valley Partnership (VVP), stated VVP supports the project and feels that the height, density, and other deviations are worth the public benefits.

Rick Smith, Vail Valley Medical Center (VVMC), stated that his group supports the project because it contains EHUs and VVMC anticipates a strong demand for housing. The project will be a recruiting tool for VVMC.

Stan Cope, management of Vail Valley Lodge, stated his support for the project. He believes the tradeoff between height and public benefits is worth it.

Molly Murphy, Vail Local Housing Authority (VLHA), stated the group's support of the project. They believe the lockoffs are an asset to the project.

Steve Lindstrom, VLHA, restated that the group supports the project. The applicant is not asking for financial assistance from the community. Believes it is a good location for

resident housing.

John Saalfeld, managing agent of the Tyrolean, stated his opposition to the project. Concerns include: impact on their view and the height of the building.

Stockmar asked John Saalfeld if there would be any difference if the building were only 48' tall. John Saalfeld responded that the overall size of the building is too big and far exceeds the amount of Gross Residential Floor Area (GRFA) allowed. The owners of the Tyrolean were aware of the surrounding zoning, but did not anticipate an SDD. John Saalfeld asked if the EHUs were going to be truly affordable.

Jeff Morgan stated his support for the project. He stated he works with Chris Romer and they both agree that the building will provide an aesthetic buffer from the highway.

Stockmar: The project seems to comply with the SDD review criteria. While understanding the view of those who oppose the project, he believes there is a large public benefit to this project and therefore supports the project.

Gillette: Believes the Tyrolean will lose their view regardless of a building height deviation, but does believe that as proposed, the structure negatively impacts the Tyrolean's access to light and air and would like to see that problem addressed.

Lockman: Believes that deviations should not be granted strictly based on the provision of EHUs, even though they are very important to the Town. All criteria must be reviewed based on the context of the site. He has an issue with the overall compatibility based on scale, but it is consistent with the Town's various planning documents. He feels there have been improvements to the design over the course of the review and can support the project.

Hopkins: Agreed with Lockman. Asked if there was a way to guarantee a price range for EHUs and lockoffs. Spence responded that the limitation is based on occupancy restrictions only. Hopkins stated that she feels the design has improved, but is also worried about the impact on the Tyrolean's access to light and air.

Perez: Stated that she does not believe the proposal meets the compatibility criteria. Does not believe the benefit of the EHUs offsets the deviations requested. Feels the design has improved throughout the process, but is not ready to support the project.

Kurz: Stated that while the building is large in regards to bulk and mass, it is located in an area which can accommodate its size. Design changes have helped address the perceived bulk and mass concerns. The public benefits outweigh any negative impacts.

Lockman: Suggested the traffic impact study be reexamined. Also, he believes that a heated sidewalk should not be required due to its negative impact on the environment.

Gillette: Agreed with Lockman regarding the heated sidewalk.

Rediker: Acknowledged that there are a lot of positives associated with the proposal, including the EHUs and additional "hot beds." Disagrees with some of the applicant's arguments regarding compatibility of the project with surrounding area. The project does comply with some objectives of the comprehensive plan, but feels the bulk and mass is far beyond anything anticipated for the site. Also believes the project does not comply with Criteria #2 based on the excessive density of the site. Finally, believes that Criteria #3 has not been met and that the building does not complement the design of the surrounding area or Vail in general.

7. A request for final review of an amendment to a conditional use permit, pursuant to Section 12-9C-3, Conditional Uses, Vail Town Code, pursuant to Title 12, Chapter 16, Vail Town Code, for an existing healthcare facility, amending the development plan to allow for the reconstruction of the east wing, including healthcare facilities, ambulance district facilities, heliport building and associated structured parking located at 180 South Frontage Road West (Vail Valley Medical Center)/Lots E, F and 2E, Vail Village Second Filing, and Lot 2E-1, Block 1, Vail Lionshead Filing 1. (PEC17-0022)

Applicant: Vail Valley Medical Center

Planner: Jonathan Spence

Motion: Continue to July 10, 2017

First: Perez

Second:

Stockmar

Vote: 7-0-0

Spence introduced the topic. This presentation will include an introduction and overview of the master plan for VVMC. Tom Braun will describe the approach that staff and the applicant will be taking for this project.

Tom Braun, Braun Associates, representing the VVMC – Introduced some members of the design and applicant team The East Wing is the east end of the campus, near the current parking structure. New medical facilities and heliport will be included. At least 4 members of the PEC were not on this board or Council when the VVMC master plan was approved. We anticipate four more PEC meetings on this topic. Three applications (including Conditional Use for medical care facility and heliport), a rezoning application and subdivision application as well. Medical Professional Building (US Bank building) is also in the master plan boundary.

Braun reviewed the parcels, including the land that will be acquired from the Evergreen Lodge. Future meetings with PEC are anticipated June 26, July 10, July 24 and August 10 or 24 of 2017. Master plan in 2014 and 2015 laid the groundwork for this development. Major goal was to keep medical center in Vail. Plan considers internal drivers (hospital needs) and external drivers (Town and community goals). Decompression, finding more space for existing uses, is one goal; relieve crowded conditions. Intention is not to increase number of patients, but to improve operations and comfort. He described the programming in the East Wing. Net gain 110,000 sq. ft. is proposed. Minimizing traffic on West Meadow Drive was a major goal, by relocating front entry to S. Frontage Road.

Rediker – Is parking access changed from the original plan?

Braun – Yes, it has changed.

Gillette – Was there shared access planned with Evergreen Lodge?

Braun – Yes, but that is not in this plan.

Stockmar – Has the Stedman Clinic moved?

Braun – Yes, to the West Wing.

Braun continued to describe the new medical center, arrival experience, and heliport. New heliport location will reduce time and distance between emergency room and heliport. He discussed the parking needs, and general transportation management, including employees taking buses and shuttles to bring workers to medical center. About 197 additional on-site

parking spaces are planned. About 605 total parking spaces planned on-site. Loading and delivery was discussed; all will be enclosed. Pedestrian circulation will include a north-south connection along east side of new building. He discussed the land exchange with Evergreen Lodge. Future needs and expansion space will be provided in the helipad building. This space is not programmed. Extra space may allow a location for uses in the medical professional building (US Bank) during redevelopment.

Rediker – Is a roundabout planned near the Municipal Centre and VVMC?

Spence – On July 10, Tom Kassmel, Town Engineer, will attend the PEC meeting to describe future road improvements.

Nate Savage, Davis Partnership, Architect – Showed 3D images of the architecture. Materials and design elements will be similar to the central wing. Lobby will be open with mountain views. Public pedestrian access will be available from Meadow Drive. Loading bays will allow trucks to drive in, turn-around inside, and pull out of separate garage door.

Gillette – Is the elevator tower two stories above the main building?

Savage – That is the elevator tower overrun that you are seeing. Helipad tower needs to be at a set height, based on flight patterns and safety.

Braun – Described the flight pattern for helicopter flights.

Gillette – What design guidelines are used to review the helipad?

Braun – The site is not in the Village, and not in Lionshead, so the Town's standard design review process will be used.

Savage - Level 2 will have sleeping quarters; level 3 will have internal conference space.

Rediker – It will be helpful to see the presentation on flight paths. Last year there was a Flight For Life accident in Frisco. What designs are provided to plan for accidents?

Braun – Defer a response until the helicopter expert is here.

Kurz – Please show secondary entrance on Meadow Drive. There is no parking associated with that?

Savage – The south entry is design for pedestrians and bus users.

Hopkins – Can that entry be design to look more like an entry?

Savage – Yes, but we have limits with the property line.

Rediker – Please plan to discuss what happens if the Evergreen Lodge redevelopment does not move forward, and impacts to Evergreen guests.

Braun – An aviation easement is planned for a small area over the Evergreen Lodge. Rest of the Evergreen site could be built to maximum allowed height.

Rediker – Any connection planned to the medical office building?

Braun – That was discussed, but too expensive to build an elevated walkway.

Kurz – What happens if land exchange does not happen?

Braun – This plan depends on the land exchange to happen.

Stockmar – How are you financing this project? Are you protected from an economic downturn?

Doris Kirchner, VVMC President and CEO – Over past 10 years we have had savings and \$75 million capital campaign, We have raised \$42 million so far.

Kurz – Are you accelerating the schedule?

Kirchner- We are on schedule. Our plan is to finish by Fall 2020

Chris Knight, Project One, Project Manager – Goal is Fall 2020 for parking structure occupancy.

Kurz – Have used the facility more that I want to over past several months. Congratulations on how you have managed traffic and circulation during construction. Thank you for your efforts.

8. A request for review of a final plat, pursuant to Title 13 Chapter 4, Minor Subdivisions, Vail Town Code, to allow for a resubdivision of Lot F, Vail Village Second Filing and the creation of Lot F-1, Vail Village Second Filing, located at 180 South Frontage Road West/ Lot F, Vail Village Second Filing, and setting forth details in regard thereto. (PEC17-0016)

Applicant: Vail Valley Medical Center

Planner: Jonathan Spence

Motion: Table to June 26, 2017

First: Kurz

Second: Stockmar

Vote: 7-0

9. A request for review of a final plat, pursuant to Title 13 Chapter 4, Minor Subdivisions, Vail Town Code, to allow for a resubdivision of Lot 2W, Block 1, Vail Lionshead Second Filing, and the creation of Lot 2E-1, Block 1, Vail Lionshead Second Filing, located at 250 South Frontage Road West/Lot 2, Block 1, Vail Lionshead Second Filing, and setting forth details in regard thereto. (PEC17-0018)

Applicant: Vail Valley Medical Center

Planner: Jonathan Spence

Motion: Table to June 26, 2017

First: Kurz

Second: Stockmar

Vote: 7-0

10. A request for a recommendation to the Vail Town Council for a zone district boundary amendment, pursuant to Section 12-3-7, Amendment, Vail Town Code, to allow for a rezoning of Lot 2E, Vail Village Second Filing and Lot 2E-1, Block 1, Vail Lionshead Second Filing, from Lionshead Mixed Use 1 (LMU-1) District to the General Use (GU) District, and a rezoning of Lot F-1, Vail Village Second Filing from General Use (GU) District to Lionshead Mixed Use 1 (LMU-1) District, located at 180 and 250 South Frontage Road West/Lot 2, Block 1, Vail Lionshead Second Filing and Vail Village Second Filing, and setting forth details in regard thereto. (PEC17-0015)

Applicant: Vail Valley Medical Center

Planner: Jonathan Spence

Motion: Table to June 26, 2017

First: Kurz Second: Stockmar Vote: 7-0

11. A request for a recommendation to the Vail Town Council for an amendment to Section 12-10-19 Core Areas Identified, Vail Town Code, pursuant to Section 12-3-7 Amendment, Vail Town Code, to include Lot F-1 in the Commercial Core Area for parking regulations purposes, located at 250 South Frontage Road West/Lot F-1, Vail Village Second Filing, and setting for the details in regard thereto. (PEC17-0023)

Applicant: Evergreen Hotel
Planner: Jonathan Spence

Motion: Table to June 26, 2017

First: Kurz Second: Stockmar Vote: 7-0

12. Approval of Minutes
May 22, 2017 PEC Meeting Results

Motion: Approve

First: Kurz Second: Stockmar Vote: 6-0-1 (Perez – Abstain)

13. Informational Update

14. Adjournment

Motion: Adjourn

First: Stockmar Second: Kurz Vote: 7-0

The applications and information about the proposals are available for public inspection during regular office hours at the Town of Vail Community Development Department, 75 South Frontage Road. The public is invited to attend the project orientation and the site visits that precede the public hearing in the Town of Vail Community Development Department. Times and order of items are approximate, subject to change, and cannot be relied upon to determine at what time the Planning and Environmental Commission will consider an item. Please call (970) 479-2138 for additional information. Please call 711 for sign language interpretation 48 hours prior to meeting time.