

King – We need to consider shrubs that can take snow on them. We are still working on the landscaping plan.

Public Comment - None

Final Comments

Gillette – Likes the application but concerned with the snowmelt. We have only reduced energy use by 2%. Snowmelt should be limited to 10-20 feet in front of the doors, rest should be plowed. Heating that area is convenient, but not necessary.

Pratt – Different take on this issue. I once called Fire Department and they showed up in 45 seconds. Snowmelt is warranted. Mr. King should use innovative ways to try to be efficient. Snow Melt boiler is 10 times bigger than that for the building. Don't think we want to snowmelt the drive to the west. EHUs are concern to me. EHUs should be offered first to Firefighters, then town staff, before offering to the public.

Hansen – Ditto on housing units and west side landscaping. Snowmelt, lean towards Henry's comments. You need to be able to get out quickly. I live in East Vail and count on these guys. Truck in front of station with flat tire, why is that there?

Lockman- Upgrade to the fire stations is important to public safety. Upgrades are much needed. Landscaping needs to be increased. Without requirement for an environmental report...there are issues with Gore Creek. Advise Town to lead by example on creek and environmental sustainability, snow storage.

Rediker – Henry raised a good issue on the EHUs. Did staff look at these requirements, and can we add to the conditional use with those requirements to be occupied by town staff?

Ruther – We can add as a priority to rent to a town employee or fire fighter, but would not recommend keeping it empty if those staff are not occupying unit.

King – We offer these units to fire fighters and other emergency personnel first.

Rediker – If we get rid of baseboard heat, that will save electricity. If we add more efficient boilers, that will offset some of the power use in driveway. Trucks need to be able to exit the building quickly. Agree with comments on additional landscaping on the west side. Neighbor across the creek is far away, and may not be able to plant in wetlands. Do the best you can with landscaping on west side.

3.

A request for an Addition and Exterior Alteration to the Gasthof Gramshammer / Pepi's Restaurant Building in Vail Village, pursuant to Section 12-7B-7 Exterior Alterations or Modifications, Vail Town Code, to allow for a revised entrance, new windows and new bar seating area located at 231 East Gore Creek Drive / Lot A, Block 5B, Vail Village Filing 1, and setting forth details in regard thereto. (PEC16-0011)

Applicant: Gasthof Gramshammer Inc, represented by Gies Architects

Planner: Matt Panfil

Motion to Approve with Conditions

Motion- Pratt Second-Gillette

Vote: 6-0-0

Conditions –

1. **Approval of this minor exterior alteration request is contingent upon the applicant obtaining Town of Vail approval of an associated design review application; and**
2. **The applicant shall mitigate the employee generation impact created by the new net development in accordance with the provisions of Title 12, Chapter 23, Commercial Linkage, Vail Town Code, and if a mitigation option including a fee in lieu payment is chosen, the applicant shall make the required fee in lieu payment to the Town of Vail prior to the issuance of any building permit. As required by the Town Code, if the applicant chooses to mitigate any portion of the obligation through off site unit(s), these unit(s) shall be available for occupancy prior to the issuance of any Certificate of Occupancy.**
3. **The PEC recommends that the applicant and the Design Review Board take steps to increase the alpine character on the Bridge Street side of the building.**

Matt Panfil introduced the application. He discussed the added landscaping and site coverage on the site plan. A net new 81 square feet of floor area and 24 square feet of landscaping are proposed. The last addition or remodeling to the Bridge Street elevation was in 1988. Applicant would like a refreshed look. The exterior changes will also be reviewed by the DRB. The proposed sliding doors serve a function mentioned in the Vail Village Master Plan, which is to open up more visual transparency to pedestrians. The proposed changes result in a minor increase in the number of tables inside the restaurant. The site coverage will remain below the 80% required by code. Commercial linkage will also apply. Staff finds the proposal in compliance with the CC1 zone district, Vail Village Master Plan, Streetscape Plan, and Urban Design Guidelines. Staff did receive a concern from a nearby neighbor concerning potential for noise.

Gillette – Did we do a study on the transparency?

Panfil – No there is not a study on the transparency on the existing building vs. proposed.

Gillette – I have concerns with the transparency and with the roof form.

Pratt – In Vail Village our purview is not limited to bulk and mass.

Gillette – I strongly recommend that the DRB look at the transparency, loss of gable roof form, and the loss of muntins and mullions in windows.

Pratt – Vail Village Urban Design Guide Plan discusses windows, doors, design and trim.

Lockman – What is the intent of the language in the Urban Design Guide Plan?

Panfil showed portions from the Urban Design Guide Plan on windows and transparency.

Ruther discussed the language in the Urban Design Guide Plan. He discussed some other buildings in Town, such as the Gore Creek Promenade and the Wall Street Building.

Pratt – Pepi's Sports is an example of what could be done.

Gillette – Muntins in Pepi's Sports were examples that were previously mentioned and incorporated into the Wall Street Building.

Applicant – Russell Gies, Architect – Existing bar has unusable space. This entrance was originally access to Sheika's bar, now used as ski storage in basement. We wanted to bring more light into the building. The entry that exists is not part of the original design. Original building did not have the protrusion, or these muntins (divisions in the windows). Shed roofs are appropriate on smaller roof forms, per the code. Floor is 39"-41" above Bridge Street. It's not the same as Wall Street Building. We are trying to make it feel like this is part of the original building. Deep recessed windows.

Hansen – Have you selected the slider windows? Can you get windows with muntins?

Gies – Nana Doors may have muntins. We are going back and forth between sliders and accordion style. Each has advantages and disadvantages.

Stockmar – Planter will not go into the right of way?

Gies – Landscaping planter will be on private property.

Public Comment – None

Final Comments –

Lockman – I like the idea of 24 sq. ft. net increase in landscaping and it is great to have more commercial capacity in Town. This is a great project. On this application, opening the storefront is great. Agree with Gillette on the loss of the alpine character and to ask the DRB to look into that issue.

Hansen – Support project as well. If you wanted to change the whole side of the building, it would not be OK. But for a section of all 18 feet long, it works. This space needs to be fixed. Good design, I support it.

Pratt – Thus is a badly needed improvement. Muntins are needed, encourage you and the DRB to look at the muntins. Across the street at new restaurant, seems like everybody is opening up the storefront. It could get cacophonous from music in this small area, potential for a lot of noise. Code enforcement will be able to monitor and enforce noise complaints.

Gillette – The applicant should try to get more alpine character on the building. Encourage staff and the DRB to look at that hard.

Stockmar – That wall has always bothered me. It is dark on the inside of the building. I like the idea of echoing some of the muntins, so it is not all glass.

Rediker – Agree with my commissioners. On site coverage, bulk and mass it meets code. We need to keep the alpine character. Shed roof is getting away from that character. In particular, the four criteria are met, and hope that the DRB notes all of our comments and concerns.

Gillette – Look at opening the top rail on the deck.

Gies – The deck on the second floor has a solid railing because guests complain about the noise on Bridge Street. Mr. Gies asked if he went to a six or eight panel sliding door system, could he get back to the vertical nature of the building.

Gillette – You are losing some of the alpine character. We will ask the DRB to look at the design and see how you can "yodel" it up.