

# Evergreen Lodge Subdivision, Rezoning & Text Amendment for Lot F-1

Submitted to the Town of Vail:  
May 15, 2017

**MPG**

Mauriello Planning Group

3 ft



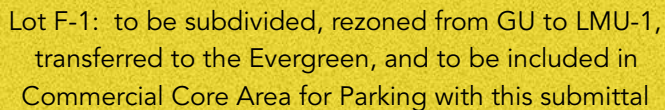
## Introduction

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The Evergreen Lodge (Evergreen) is located at 250 S. Frontage Road. As part of the redevelopment of the VVMC and Evergreen sites, there is an exchange of property, whereby Lot 2E-1 goes from the Evergreen property to the VVMC (this will be handled by a separate application submitted by the VVMC), while Lot F-1 goes from the VVMC property to the Evergreen. This land exchange requires a subdivision and subsequent rezoning for F-1 from General Use to Lionshead Mixed Use - 1, which is the same zone district as on the remainder of the Evergreen property. Also included in this application is a request for F-1 to be included in the Commercial Core Area for parking requirements, which already applies to the remainder of the Evergreen property. Upon the completion of the exchange, the Evergreen redevelopment site will be 2.453 acres / 106,852 sq. ft., zoned Lionshead Mixed Use - 1 (LMU-1) and included within the Commercial Core Area for parking requirements. Lot 2E-1 will be transferred to the VVMC and rezoned from Lionshead Mixed Use - 1 to General Use (under separate application).



The Evergreen, the VVMC, and the Town of Vail have been working towards a more comprehensive plan for these sites, driven by the need for the VVMC's expansion. In 2015-2016, the Town adopted amendments to the Lionshead Redevelopment Master Plan specifically with regard to the Evergreen site, clarifying the goals for redevelopment of the Evergreen. These amendments are predicated on the land exchange between the VVMC and the Evergreen, which is facilitated by this submittal. Each element of the submittal is summarized below:



*Any subdivision containing not more than four (4) lots fronting on an existing street, not involving any new street or road or the extension of municipal facilities and not adversely affecting the development of the remainder of the parcel or adjoining property.*

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has been made to subdivide Lot 2E-1 from the Evergreen property. This land will then be transferred to the VVMC. These applications have been filed jointly by both entities.

Zoning Amendment:

Along with the subdivision application, an application to rezone Lot F-1 from GU to LMU-1 has been submitted. This allows for the property to be zoned the same as the remainder of the Evergreen site and implements the recent amendments to the Lionshead Redevelopment Master Plan. Simultaneously, a separate application has been made to rezone Lot 2E-1 from LMU-1 to GU, to correspond with the zoning on the remainder of the VVMC property. These applications have also been filed jointly by both entities.

Zoning Text Amendment:

Finally, an application has been submitted to include Lot F-1 into the Commercial Core Area for parking requirements. This allows the entirety of the Evergreen development site to be treated the same with regards to parking requirements. This is more of a house-keeping item.

## Zoning Analysis

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Existing Lot Size: 2.3956 acres / 104,352 sq. ft.  
 Proposed Lot Size: 2.453 acres / 106,852 sq. ft.  
     Lot F-1: .2870 acres / 12,501 sq. ft. (to be added with this application)  
     Lot 2E-1: .2296 acres / 10,001 sq. ft. (to be subtracted under separate application)

Development Standard	Currently Allowed for Evergreen Site	Allowed for Lot F-1 under LMU-1	Allowed for Entirety of Evergreen Site following Exchanges	Notes
<b>Setbacks</b>	10 ft.	10 ft.	10 ft.	LHRMP requires 30 ft. setbacks along Frontage Rd.
<b>Middle Creek Setback</b>	30 ft. from centerline	30 ft. from centerline	30 ft. from centerline	
<b>Building height</b>	Max Avg of 71 ft. Max of 82.5 ft.	Max Avg of 71 ft. Max of 82.5 ft.	Max Avg of 71 ft. Max of 82.5 ft.	LHRMP provides additional height limitations
<b>Density (DU)</b>	83.846	10.045	85.855	EHUs, accommodation units, fractional/ timeshare do not count towards density.
<b>GRFA (sq. ft.)</b>	260,880	31,252.5	267,131.7	EHUs do not count towards GRFA.
<b>Site Coverage (sq. ft.)</b>	73,046.40	8,750.70	74,796.88	
<b>Landscape Area (sq. ft.)</b>	20,870.40	2,500.20	21,370.54	

## Criteria for Review: Minor Subdivision

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- (1) The extent to which the proposed subdivision is consistent with all the applicable elements of the adopted goals, objectives and policies outlined in the Vail comprehensive plan and is compatible with the development objectives of the town; and**

*Applicant Analysis:* As part of a cooperative planning process between the Evergreen, the VVMC, and the Town of Vail, the Town adopted Resolution No. 38, Series of 2015, amending the Lionshead Redevelopment Master Plan with regard to the Evergreen site. The amendments do not get included into the Master Plan until such date as the land exchange, facilitated by this subdivision and rezoning application, is completed. The amendments state:

### **5.19 Evergreen Lodge at Vail**

*The Evergreen Lodge at Vail is located directly east of the Middle Creek Stream Tract and is bordered to the north by the South Frontage Road and to the east by the Vail Valley Medical Center. The lot area is approximately 104,108 square feet in size or roughly 2.39 acres. Since the original inclusion in the Lionshead Redevelopment Master Plan, a portion of the Evergreen Lodge parcel, adjacent to the existing VVMC parking garage, was sold in 2014 to the Vail Valley Medical Center (VVMC). Additionally, in 2015, the Evergreen Lodge and the Vail Valley Medical Center, entered into an agreement to exchange land that resulted in the Evergreen Lodge acquiring a portion of the VVMC property south of the Evergreen Lodge and VVMC acquiring a portion of Evergreen Lodge land east of the Lodge. (See figure 1) The agreement was reached based on the conclusion of a two-day charrette between VVMC, Town of Vail, and the Evergreen Lodge representatives, which was conducted in December of 2014 where the parties developed an overall conceptual redevelopment scheme benefiting all parties. The resulting land area for the Evergreen Lodge is approximately 2.50 acres after the land trade. Physical improvements that currently exist on the site are a nine-story tall hotel/condominium structure containing 19 dwelling units and 128 accommodation units with an adjoining two-story tall hotel amenities wing containing a restaurant, cocktail lounge and bar, meeting rooms and conference facilities, one below-grade structured parking garage containing 52 parking spaces, and paved surface parking comprised of 85 parking spaces. The nine-story tall structure has a predominant east-west orientation along the southerly edge of the site while the facilities wing has a north-south orientation along the westerly edge of the site. Vehicle access to the site is provided by two existing curb cuts along the South Frontage Road. No dedicated loading and delivery berths currently exist on the site. Delivery vehicles often are required to maneuver onto the site by backing in from the South Frontage Road. Opportunities for future improvements and upgrades include:*

- Elimination of surface parking and creation of more underground parking;*
- Enclosed Loading and Delivery;*

- Architectural enhancements consistent with the Lionshead Architectural Design Guidelines;
- Improved exterior lighting;
- Coordinated vehicular access and implementation of the Vail Streetscape Master Plan recommendations;
- Creek improvements to improve health and access by the public;
- Improved streetscape and landscaping along the South Frontage Road;
- Improved pedestrian circulation along the South Frontage Road and connection to West Meadow Drive; and
- Upgraded and expanded hotel accommodations and amenities, and inclusion of a flat floor conference area.

#### **5.19.1 Pedestrian Access**

*Pedestrian access should be upgraded to provide a safe and attractive pedestrian connection from the South Frontage Road, through the Evergreen Lodge development site and/or the adjacent tracts of land owned by the Town of Vail and the Eagle River Water and Sanitation District, to West Meadow Drive and with a continuous pedestrian/ bicycle path along the South Frontage Road, consistent with the Town's proposed plans for a roundabout along the frontage of the Evergreen Lodge property (see figure 2) A gravel path connecting the South Frontage Road to the paved pedestrian path located on the east side of the Dobson Ice Arena presently exists along the south side of the property. This path, while functional, receives little, if any, regular maintenance and includes a railroad tie set of stairs that is unsafe and in disrepair. There are currently no pedestrian improvements located along the South Frontage Road along the Evergreen Lodge frontage. Though no improvements exist, a fair number of pedestrians use the southerly edge of the South Frontage Road when entering or exiting the site or while traveling past the property. In order to improve pedestrian access and safety, it is recommended that future redevelopment of the site includes the construction of a continuous pedestrian/bicycle path along the South Frontage Road and that the existing gravel path along the southerly edge of the site be improved and regularly maintained. Based on the results of the two-day charrette, the land trade provides an opportunity to create a pedestrian walkway from the South Frontage Road to West Meadow Drive as generally depicted in Figure 2 (see figure 2). Conceptually, the new walkway could benefit users of both the VVMC and the Evergreen Lodge properties while also allowing for access by the public.*

#### **5.19.2 South Frontage Road Improvements and Vehicular Access**

*The site is currently accessed by vehicles from the South Frontage Road with two, full movement, access points. The current location of these access points relative to the existing access points for the US Bank Building, Vail Valley Medical Center parking structure, Town of Vail Municipal Buildings, and potential future access points to the Vail Valley Medical Center and Vail International Building results in undesirable traffic flow and turning movements creating traffic safety, capacity, and level of service concerns. In keeping with Policy Objective 2.3.4, Improved Access and Circulation, of the Plan,*



opportunities for public transportation and vehicular circulation improvements should be explored in conjunction with any future redevelopment of the site. Possible opportunities for improvements may include, an improved mass transit stop, relocated/reduced/shared points of entry/exiting, restricted access points, acceleration/deceleration lanes, greater sight distances, dedicated turning lanes and landscaped medians, and the evaluation and possible implementation of an intersection solution, such as a roundabout. If constructed, a full, two lane roundabout could be located along the frontage of the Evergreen and Town of Vail Municipal site that takes into account the additional through-traffic needs of the community but also the future redevelopment of the Town's municipal site, VVMC, and the Evergreen Lodge properties. Additional study of the roundabout design is necessary. As envisioned, the roundabout and roadway improvements would allow for a primary right in, right out vehicular access and a separate right in, right out service vehicle access to the Evergreen Lodge property. The proposed roundabout as envisioned encroaches into the Evergreen Lodge property and the Town's municipal site which impacts the future development of the properties.

In an effort to improve the pedestrian environment along West Meadow Drive and further reduce the total number of vehicle trips on West Meadow Drive, vehicular access to the Evergreen Lodge from West Meadow Drive shall be prohibited.

#### **5.19.3 Preservation of Existing Accommodation Units**

The Evergreen Lodge presently contains 128 accommodation units. In addition, the Evergreen Lodge also contains a restaurant, cocktail lounge and bar and meeting rooms incidental to the operation of the Lodge. Originally built in 1974, the existing accommodation units and hotel amenities are old and outdated. The Lodge was developed to the standards desired more than four decades ago and likely no longer provides guests with accommodations meeting more modern standards and expectations. Given the importance and need for short-term accommodations to the vitality and success of the community, any future redevelopment of the site shall ensure, at a minimum, the preservation or replacement of the 128 short-term accommodation units on the site, in keeping with the live bed policy in Section 4.13. The preservation of short term accommodations should focus on maintaining the number of accommodation units. While the development trend in Vail since the late 1990's has been to focus on high-end, luxury accommodation units utilizing more floor area per unit, an opportunity exists to create high quality accommodation units that are smaller in size, and potentially greater in number, and likely to be more affordable, yet achieve the goals of preserving the existing number of accommodation units, maintaining live beds on the site, and increasing the revenues and vitality of the Town. Opportunities for increasing the number of accommodation units beyond the existing 128 units already on-site should be evaluated during the development review process. For example, the construction of "attached accommodation units", or the provision of a rental management program, could significantly increase the availability of short-term rental opportunities through redevelopment.



#### **5.19.4 Impacts on Middle Creek Stream Tract**

The Middle Creek Stream Tract lies to the west of the Evergreen Lodge. The Tract is made up of two parcels. One owned by the Town of Vail and the other by the Eagle River Water and Sanitation District. The Tract is heavily vegetated with deciduous trees, a significant lower layer of riparian underbrush and also includes a pedestrian path and a pedestrian bridge. Given the importance of water quality, it is imperative that any future development on the Evergreen Lodge site does not negatively impact or encroach upon the existing riparian corridor of Middle Creek and that it comply with any stream health initiatives, including any amendments to the watercourse setback requirements that may be adopted town wide. Although the site borders the Middle Creek Stream Tract, there is no significant amount of quality vegetation on the site and the parcel lies out of the 100-year flood plain. As currently configured, opportunities exist to better recognize the benefits of creek side development and to improve and enhance the riparian corridor to address the overall health of the Creek. For purposes of this master plan recommendation, the riparian corridor shall be defined as the Middle Creek Stream Tract. While the riparian corridor of Middle Creek shall remain protected and preserved, the physical and visual relationships and references between adjacent development and the Tract should be strengthened. Careful consideration should be taken when approving any application for development adjacent to Middle Creek. Any future development application for the redevelopment of the Evergreen Lodge site shall be accompanied by an environmental impact report consistent with the requirements prescribed in Chapter 12, Environmental Impact Reports, Title 12, Zoning Regulations, Vail Town Code. An opportunity exists to create a significant connection between the Evergreen Lodge and Middle Creek. Any use of Middle Creek for aesthetic or recreational purposes, however, should be subordinate to the preservation of the natural riparian corridor and its inherent natural character. The Middle Creek Stream Tract provides an opportunity for the construction of a recreational path connecting the South Frontage Road and uses on the Evergreen Lodge property to the existing pedestrian paths at the Dobson Ice Arena providing a strong pedestrian connection to West Meadow Drive.

#### **5.19.5 Relationship to the Vail Valley Medical Center and the Vail International**

Perhaps the most critical functional relationship is the need to coordinate any future development on the Evergreen Lodge site with the Vail Valley Medical Center. For example, opportunities for coordination may include, shared service and delivery facilities, grading and site improvements, shared parking, and pedestrian pathway connections. Both parties have taken steps to ensure the properties can be redeveloped in a more coordinated manner by executing the land exchange. The land exchange provides better access length, frontage, and redevelopment opportunities to the Vail Valley Medical Center by securing additional South Frontage Road access and providing more flexibility in the design of a possible East Wing of the VVMC. The exchange of land affords an opportunity to accommodate an important pedestrian connection from the South Frontage Road to West Meadow Drive, thereby strengthening the pedestrian connection into Lionshead and Vail Village. The land

exchange also allows for improved vehicular access by providing a reasonable location for a roundabout located in front of and on the Evergreen Lodge property improving access to both properties. This pedestrian connection could potentially utilize a one-story deck that could cover surface parking on the VVMC campus. While a deck provides covered parking screened from public view, it also introduces a landscape element and plaza benefiting the views and use by patrons from Evergreen Lodge, VVMC, and the community at large. In order for a connection and landscape enhancement to be successful, it may require that it to be developed with reduced or zero setbacks between the properties.

The Vail International is located across from to the Evergreen Lodge site on the west side of the Middle Creek Stream Tract. Building bulk, mass and scale on the Evergreen Lodge site is affected by the need for the emergency helipad located on the Vail Valley Medical Center property and the requirement that any future building on the exchange parcel steps down towards West Meadow Drive to create an appropriate pedestrian scale. These two design considerations result in the greatest building bulk, mass and scale being located in the northwest corner of the Evergreen Lodge development site.

During the development review process, the DRB and the PEC shall pay special attention to the western facade of any new or redeveloped structure to ensure it is appropriately articulated to provide visual interest, shadow lines and avoids large unbroken wall planes.

For the portion of the development along the Middle Creek Stream Tract building facades facing west towards the stream corridor should step back from the Creek to ensure adequate sunlight reaches the ground and there should be a clear separation, most likely a native landscape buffer, between the public and the private spaces.

#### **5.19.6 Service and Delivery**

Service and delivery functions for the hotel are currently accommodated on grade from the westerly entrance to the property. Service and delivery for the redeveloped Evergreen Lodge shall occur within the structures or and otherwise be adequately screened from public view. Service and delivery truck turning maneuvering shall not negatively impact traffic flow on the South Frontage Road and a separate loading and service entry may be allowed in conjunction with the construction of a potential new roundabout in this location.

#### **5.19.7 Setbacks**

Special consideration should be given to the setback of buildings from the South Frontage Road. Pursuant to the Lionshead Mixed Use -1 zone district setback standards, a minimum 10-foot (10') setback is required. Given the relationship of the development site to the South Frontage Road, the need for adequate area for vehicular traffic circulation, the importance of a landscape area to visually screen the massing of the building, and the existence of a 30-foot wide utility easement along the southerly edge of the South Frontage Road, the minimum required front setback for the Evergreen Lodge development site shall be thirty feet (30'). This increased setback requirement

shall supersede the 10-foot setback requirement prescribed in Section 12-7H-10, Setbacks, Vail Town Code.

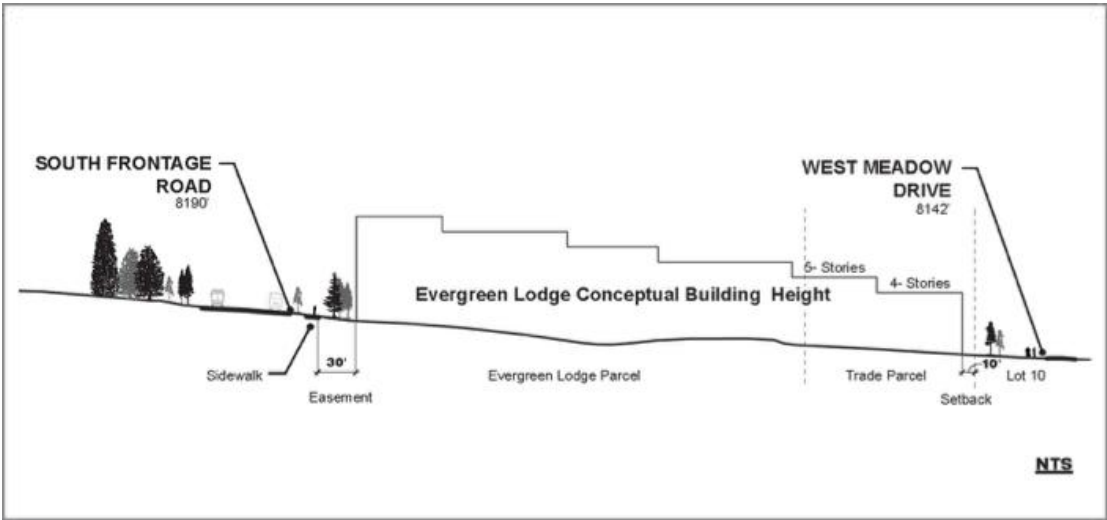
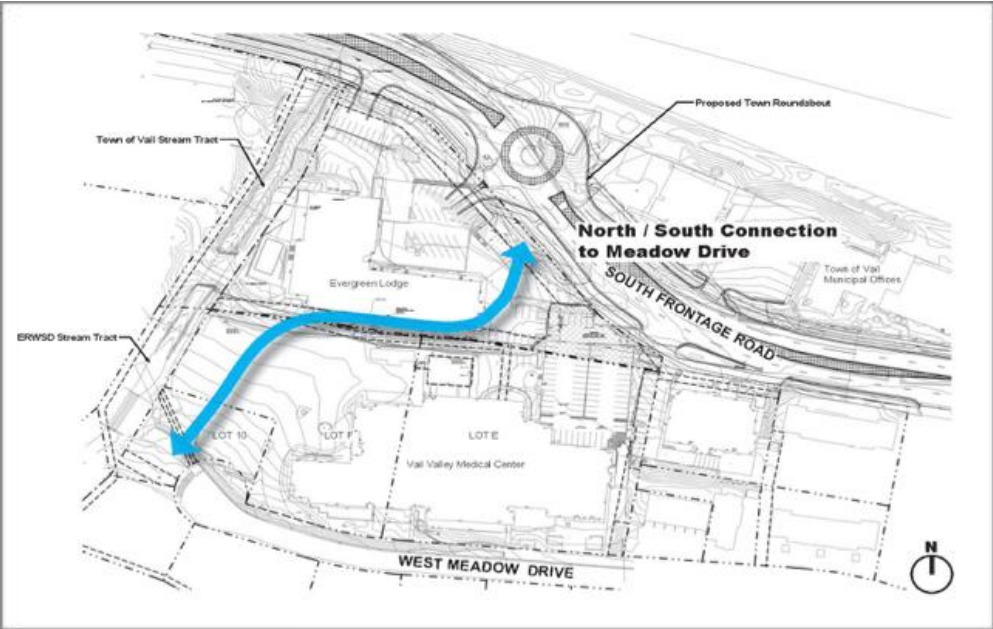
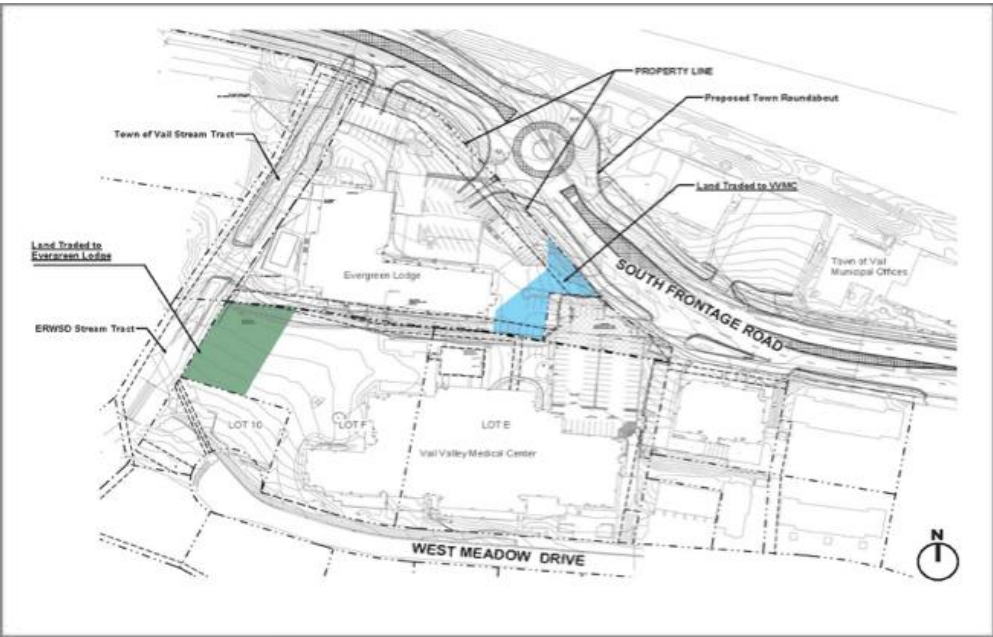
Based upon the coordinated efforts between the Evergreen Lodge and the Vail Valley Medical Center, opportunities exist for a covered parking deck and pedestrian access landscape plaza to be developed between the properties with the goal of screening surface parking and enhancing the visual quality of the area. If appropriately designed, a reduced or zero set back in these areas may be proposed for review during the development review process. Additionally, below grade improvements, including but not limited to, parking and vehicular circulation improvements may be developed within the required setbacks, if found to be consistent with the Town's development objectives.

#### **5.19.8 Architectural Improvements and Building Heights**

The architectural design guidelines (Chapter 8) discuss several transition tools that can be used to adapt an existing building to the new character and architectural quality desired for Lionshead. Given the high visibility of the buildings on this site and the extent to which they influence the quality of the experience of passers-by, all future development on the site should be closely scrutinized for compliance with the applicable architectural design guidelines. That said, the Evergreen Lodge is located in a transitional area with VVMC, the Library, and Dobson Arena, which tend to have more modern or institutional architecture. The building will need to have a relationship to adjacent buildings and pedestrian corridors. With the addition of the land acquired from the Vail Valley Medical Center, the Evergreen Lodge has the opportunity to step building mass down towards West Meadow Drive in a north/south orientation. Building mass should step down from the South Frontage Road to the south boundary of the Evergreen Lodge property. The building on the land exchange parcel should step down to a maximum of four and five stories with complementary roof forms to achieve a pedestrian scale building, consistent with the west wing of the medical center (see figure 3), and subject to design review. The final building massing, scale and form shall be determined during the development review process.

#### **5.19.9 Public Transit Stop**

A public transit stop is presently located east of the US Bank Building, across the street from the Town Municipal offices. Through the future redevelopment of the Evergreen Lodge and the Vail Valley Medical Center, an opportunity exists to potentially relocate the transit stop to a more optimal location.





As indicated in the recently adopted language above, the subdivision and rezoning implement the Lionshead Redevelopment Master Plan. Any future development of the site is required to comply with the Lionshead Redevelopment Master Plan.

- (2) The extent to which the proposed subdivision complies with all of the standards of this title, as well as, but not limited to, title 12, "Zoning Regulations", of this code, and other pertinent regulations that the planning and environmental commission deems applicable; and**

Applicant Analysis: A zoning analysis has been provided as part of this submittal. As indicated in the analysis, all standards of the Subdivision and Zoning Regulations are met and no variances from any sections of the Town of Vail Code are necessary to facilitate this subdivision.

- (3) The extent to which the proposed subdivision presents a harmonious, convenient, workable relationship among land uses consistent with municipal development objectives; and**

Applicant Analysis: The purpose of this subdivision is to allow for the land exchange to help to facilitate the redevelopment of the VVMC site, allowing for more opportunities for access off of South Frontage Road. It also allows for opportunities for a roundabout, which all properties will benefit from. Based upon the approved amendments to the Lionshead Redevelopment Master Plan, this is consistent with municipal objectives and creates a workable relationship among these various land uses.

- (4) The extent of the effects on the future development of the surrounding area; and**

Applicant Analysis: The purpose of the exchange which is facilitated by the subdivision allows for development that creates a more functional development plan for both the VVMC and the Evergreen. It allows for the VVMC to provide more functional access from South Frontage Road. It also facilitates a future roundabout to better serve the VVMC, Evergreen, and the Town of Vail offices.

- (5) The extent to which the proposed subdivision is located and designed to avoid creating spatial patterns that cause inefficiencies in the delivery of public services, or require duplication or premature extension of public facilities, or result in a "leapfrog" pattern of development; and**

Applicant Analysis: This subdivision is located within an already developed area of town, served by public facilities and utilities, and therefore does not result in a leapfrog pattern of development.

- (6) The extent to which the utility lines are sized to serve the planned ultimate population of the service area to avoid future land disruption to upgrade undersized lines; and**

Applicant Analysis: The area is already served by appropriately sized utilities. No future land disruption is necessary to upgrade lines.

- (7) The extent to which the proposed subdivision provides for the growth of an orderly viable community and serves the best interests of the community as a whole; and**

Applicant Analysis: The primary purpose behind the land exchange facilitated by the subdivision and the subsequent rezoning is to facilitate the redevelopment of the VVMC. More specifically, the exchange allows the VVMC to take additional access from the South Frontage Road, lessening traffic on West Meadow Drive, which is a primary pedestrian connection between Vail Village and Lionshead. The exchange also allows for an opportunity to provide a pedestrian connection between the South Frontage Road and West Meadow Drive. Finally, the exchange presents an opportunity for a potential roundabout accessing the Evergreen, VVMC, and the Town of Vail offices. As a result, the proposed subdivision serves the best interests of the community, and allow for growth in this area that is well-planned and orderly.

- (8) The extent to which the proposed subdivision results in adverse or beneficial impacts on the natural environment, including, but not limited to, water quality, air quality, noise, vegetation, riparian corridors, hillsides and other desirable natural features; and**

Applicant Analysis: Lot F-1 is currently zoned General Use and is a parking lot for the VVMC campus. With the redevelopment of the Evergreen Lodge, this property will be incorporated into its development, and all appropriate environmental impacts will be reviewed at that time. The subdivision has no adverse impacts on the natural environment.

- (9) Such other factors and criteria as the commission and/or council deem applicable to the proposed subdivision.**

Applicant Analysis: Any other criteria will be addressed in the public hearing.

## Criteria for Review: Zone District Boundary Amendment

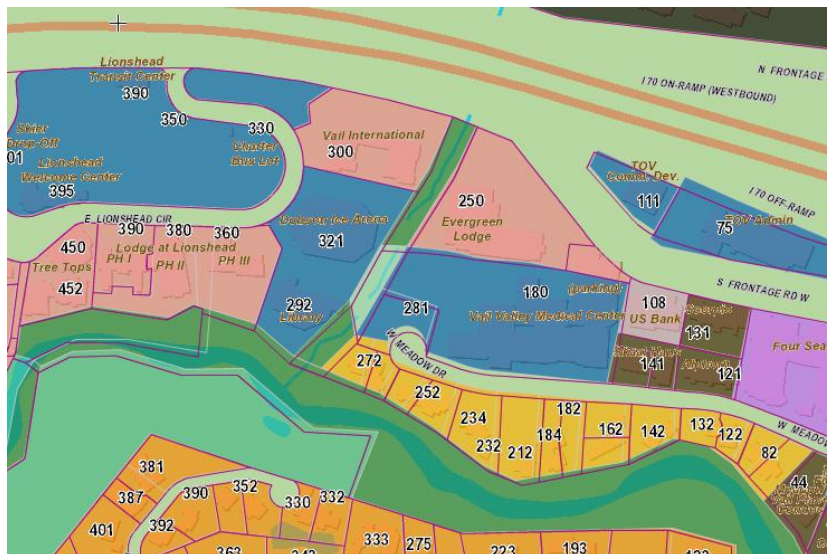
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- (1) The extent to which the zone district amendment is consistent with all the applicable elements of the adopted goals, objectives and policies outlined in the Vail comprehensive plan and is compatible with the development objectives of the town; and**

Applicant Analysis: A complete analysis of the Lionshead Redevelopment Master Plan is provided in the Criteria for Review of the Subdivision. The subdivision and rezoning request are the next step in implementing the Lionshead Redevelopment Master Plan. As a result, the zone district amendment is consistent with the goals, objectives and policies of the Vail comprehensive plan and is consistent with the development objectives of the town.

- (2) The extent to which the zone district amendment is suitable with the existing and potential land uses on the site and existing and potential surrounding land uses as set out in the town's adopted planning documents; and**

Applicant Analysis: The property is generally adjacent to properties zoned LMU-1 (Vail International) and properties zoned GU (VVMC, Dobson Arena). Middle Creek is zoned Natural Area Preservation District (NAPD) along the existing Evergreen property, then zoned Outdoor Recreation (OR) along Lot F-1. GU zoning generally allows for public buildings and structures as conditional uses, with development standards set by the Planning and Environmental Commission. These uses are unique and do not often fit into the allowable uses and development standards of the more traditional zone districts. The VVMC, Dobson Arena, Vail Library, Town of Vail offices, and the Lionshead Parking structure are examples of uses occurring within the GU zone district that are in the general vicinity. The zoning of Lot F-1 from GU to LMU-1 allows for this exchange parcel to be developed as part of the Evergreen redevelopment site, allowing for a cohesive development plan for the project. These potential uses on the site are compatible with the existing and potential surrounding land uses.



- (3) The extent to which the zone district amendment presents a harmonious, convenient, workable relationship among land uses consistent with municipal development objectives; and**

Applicant Analysis: The exchange and rezoning help to facilitate the redevelopment of the VVMC site, allowing for more opportunities for access off of South Frontage Road. In addition, the Evergreen site will then all be zoned consistently to LMU-1. It also allows for opportunities for a roundabout, which all properties will benefit from. Based upon the approved amendments to the Lionshead Redevelopment Master Plan, this is consistent with municipal objectives and creates a workable relationship among these various land uses.

- (4) The extent to which the zone district amendment provides for the growth of an orderly viable community and does not constitute spot zoning as the amendment serves the best interests of the community as a whole; and**

Applicant Analysis: The exchange of the property between the Evergreen and the VVMC allows for a development pattern that is more appropriate and functional. The rezoning then allows for the exchange parcels to be zoned the same as the remainder of the properties. Lot F-1 will be zoned LMU-1, to match the Evergreen, and Lot 2E-1 will be zoned GU, to correspond with the overall VVMC campus. As a result, the rezoning does not constitute a spot zoning, and serves the best interest of the community.

- (5) The extent to which the zone district amendment results in adverse or beneficial impacts on the natural environment, including, but not limited to, water quality, air quality, noise, vegetation, riparian corridors, hillsides and other desirable natural features; and**

Applicant Analysis: Lot F-1 is currently zoned General Use and is a parking lot for the VVMC campus. With the redevelopment of the Evergreen Lodge, this property will be incorporated into its development, and all appropriate environmental impacts will be reviewed at that time. The rezoning to LMU-1 has no adverse impacts on the natural environment.

- (6) The extent to which the zone district amendment is consistent with the purpose statement of the proposed zone district; and**

Applicant Analysis: The purpose of the LMU-1 zone district is as follows:

*12-7H-1: PURPOSE:*

*The Lionshead mixed use 1 district is intended to provide sites for a mixture of multiple-family dwellings, lodges, hotels, fractional fee clubs, timeshares, lodge dwelling units, restaurants, offices, skier services, and commercial establishments in a clustered, unified development. Lionshead mixed use 1 district, in accordance with the Lionshead redevelopment master plan, is intended to ensure adequate light, air, open space and other amenities appropriate to the permitted types of buildings and uses and to maintain the desirable qualities of the zone district by establishing appropriate site*



*development standards. This zone district is meant to encourage and provide incentives for redevelopment in accordance with the Lionshead redevelopment master plan.*

*This zone district was specifically developed to provide incentives for properties to redevelop. The ultimate goal of these incentives is to create an economically vibrant lodging, housing, and commercial core area. The incentives in this zone district include increases in allowable gross residential floor area, building height, and density over the previously established zoning in the Lionshead redevelopment master plan study area. The primary goal of the incentives is to create economic conditions favorable to inducing private redevelopment consistent with the Lionshead redevelopment master plan. Additionally, the incentives are created to help finance public off site improvements adjacent to redevelopment projects. With any development/redevelopment proposal taking advantage of the incentives created herein, the following amenities will be evaluated: streetscape improvements, pedestrian/bicycle access, public plaza redevelopment, public art, roadway improvements, and similar improvements.*

It is important to note that the current Evergreen site is zoned LMU-1 and has been included in the Lionshead Redevelopment Master Plan study area. This proposed rezoning refers to only Lot F-1 that is part of the land exchange with the VVMC. Rezoning the property to LMU-1 allows for development site that is under consistent zoning. One of the primary purposes of LMU-1 is to provide incentives for redevelopment. The inclusion of the land allows for opportunities for redevelopment of the Evergreen project, in accordance with the Lionshead Redevelopment Master Plan, as a result, the proposed rezoning is consistent with the purpose statement of the LMU-1 zone district.

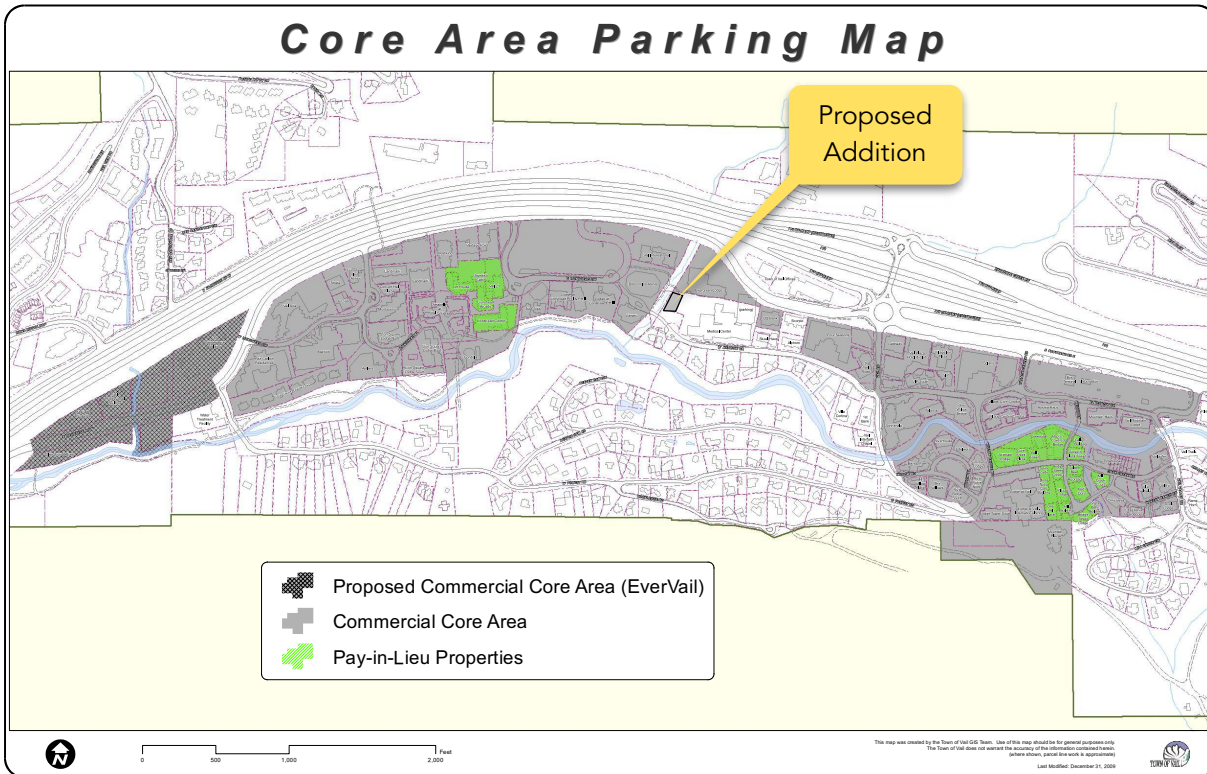
**(7) The extent to which the zone district amendment demonstrates how conditions have changed since the zoning designation of the subject property was adopted and is no longer appropriate; and**

Applicant Analysis: Lot F-1 will be incorporated into the Evergreen development site, which is currently zoned LMU-1. At the time of the original adoption of the GU zone district for the property, it was part of the VVMC property. The subdivision and exchange of these properties was only considered recently with the master planning of the VVMC site. It was then memorialized in the Lionshead Redevelopment Master Plan. As a result, the current zoning designation of GU is no longer appropriate.

**(8) Such other factors and criteria as the commission and/or council deem applicable to the proposed rezoning.**

Applicant Analysis: Any other criteria will be addressed in the public hearing.

## Criteria for Review: Text Amendment for Inclusion into Commercial Core Area Parking Requirements



### (1) The extent to which the text amendment furthers the general and specific purposes of the zoning regulations; and

Applicant Analysis: The general and specific purposes of the zoning regulations are below:

#### 12-1-2: PURPOSE:

- A. A. General: These regulations are enacted for the purpose of promoting the health, safety, morals, and general welfare of the town, and to promote the coordinated and harmonious development of the town in a manner that will conserve and enhance its natural environment and its established character as a resort and residential community of high quality.
- B. Specific: These regulations are intended to achieve the following more specific purposes:
  - 1. To provide for adequate light, air, sanitation, drainage, and public facilities.
  - 2. To secure safety from fire, panic, flood, avalanche, accumulation of snow, and other dangerous conditions.
  - 3. To promote safe and efficient pedestrian and vehicular traffic circulation and to lessen congestion in the streets.

4. *To promote adequate and appropriately located off street parking and loading facilities.*
5. *To conserve and maintain established community qualities and economic values.*
6. *To encourage a harmonious, convenient, workable relationship among land uses, consistent with municipal development objectives.*
7. *To prevent excessive population densities and overcrowding of the land with structures.*
8. *To safeguard and enhance the appearance of the town.*
9. *To conserve and protect wildlife, streams, woods, hillsides, and other desirable natural features.*
10. *To assure adequate open space, recreation opportunities, and other amenities and facilities conducive to desired living quarters.*
11. *To otherwise provide for the growth of an orderly and viable community.*

This is generally a housekeeping item that allows the entirety of the Evergreen site following the land exchange to be treated equally with regard to parking. This is consistent with the general and specific purposes of the zoning regulations as listed above.

**(2) The extent to which the text amendment would better implement and better achieve the applicable elements of the adopted goals, objectives, and policies outlined in the Vail comprehensive plan and is compatible with the development objectives of the town; and**

Applicant Analysis: This is generally a housekeeping item that allows the entirety of the Evergreen site following the land exchange to be treated equally with regard to parking. This is consistent with the recent amendments to the Lionshead Redevelopment Master Plan and is compatible with the development objectives of the town.

**(3) The extent to which the text amendment demonstrates how conditions have substantially changed since the adoption of the subject regulation and how the existing regulation is no longer appropriate or is inapplicable; and**

Applicant Analysis: Following the subdivision and rezoning, the Evergreen will be treated as a single development parcel. It would not be appropriate to have a small portion of the site not within the Commercial Core Area for parking when the remainder of the property is included. As a result, conditions have substantially changed since the original adoption of the map and the map should be updated appropriately.

**(4) The extent to which the text amendment provides a harmonious, convenient, workable relationship among land use regulations consistent with municipal development objectives; and**

Applicant Analysis: This is generally a housekeeping item that allows the entirety of the Evergreen site following the land exchange to be treated equally with regard to parking. This creates a workable relationship among land use regulations consistent with municipal objectives.

**(5) Such other factors and criteria the planning and environmental commission and/or council deem applicable to the proposed text amendment.**

Applicant Analysis: Any other criteria will be addressed in the public hearing.