



**Memorandum**

TO: Planning and Environmental Commission

FROM: Community Development Department

DATE: April 11, 2016

SUBJECT: A request for a final review of a minor exterior alteration or modification, pursuant to Section 12-7B-7, Exterior Alterations or Modifications, Vail Town Code, to allow for a revised entrance, 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. / Pepi's Restaurant, represented by  
Russell J. Gies, Gies Architects, Inc.  
Planner: Matt Panfil

**I. SUMMARY:**

The applicant, Gasthof Gramshammer, Inc. / Pepi's Restaurant, represented by Gies Architects, Inc., is requesting review of an exterior alteration, pursuant to Section 12-7B-7 Exterior Alterations or Modifications, Vail Town Code, to allow the following:

1. An eighty-one (81) square foot addition to the bar area to allow for a revised entrance off of Bridge Street;
2. Alterations and additions to landscape areas resulting in a net increase of twenty-four (24) square feet of landscaping;
3. Revisions to the eastern building elevation to change the windows to a sliding glass door system and to change the gable roofline of the entrance to a shed roofline with a second floor deck;
4. Interior floor plan revisions to allow for an increase in the number of dining tables in the bar area; and
5. Relocation of the existing stained glass window from the first floor to the second floor on the east façade facing Bridge Street.

Based upon staff's review of the criteria outlined in Section VII of this memorandum and the evidence and testimony presented, the Community Development Department recommends the Planning and Environmental Commission (PEC) approve, with

conditions, the minor exterior alterations, subjection to the findings noted in Section VIII of this memorandum.

## **II. DESCRIPTION OF THE REQUEST:**

The applicant, Gasthof Gramshammer, Inc. / Pepi's Restaurant, represented by Gies Architects, Inc., is requesting approval of a minor exterior alteration to allow for a revised entrance, along the Bridge Street frontage, at 231 East Gore Creek Drive. The revised entrance increases the net new floor area of the restaurant by eighty-one (81) square feet and will result in a modified roofline from a gable to shed style roof at the east entrance. The change in roofline allows the creation of new deck areas for two (2) of the second-story rooms within the hotel.

The proposed windows will have fewer mullions and muntins (glass dividers) than the existing windows; however, the proposed windows will slide to allow for an open-air connection to the pedestrian environment. The existing stained glass window will be relocated from the first floor to the second floor and maintains an element of uniqueness to the entrance.

Landscaping modifications will result in a net increase of twenty-four (24) square feet of landscape area, primarily through the removal of the existing landscape area near the entrance and the addition of a new stone planter at the base of the new windows and at the northeast corner of the site.

Exterior materials and colors are intended to match the existing conditions.

Interior renovations will allow for a slight increase in the number of tables within the bar and lounge area.

A vicinity map (Attachment A), a project narrative written by the applicant, dated March 10, 2016 (Attachment B), and plans and elevations, dated March 14, 2016 (Attachment C) have been attached for review and inclusion in the record.

## **III. BACKGROUND:**

The Tyrolean style Hotel Gasthof Gramshammer was constructed in 1964. Town files indicate a variety of applications have been presented before the PEC and the Design Review Board (DRB) for improvements such as addition of accommodation units and residential dwelling units, basement renovations, landscape modifications, and patio remodels. However, the entry vestibule and the bar and lounge area were last remodeled in 1988.

The property's current zoning designation of Commercial Core 1 District (CC1) was established as part of the original Town of Vail zoning regulations via Ordinance No. 8, Series of 1973, adopted on August 7, 1973.

#### IV. APPLICABLE PLANNING DOCUMENTS:

Staff believes that the following provisions of the Vail Town Code, Vail Land Use Plan, Vail Village Master Plan, and the Vail Village Urban Design Guide Plan are relevant to the review of this proposal:

##### **Title 12 – Zoning Regulations, Vail Town Code**

##### *Chapter 7, Section 12-7B Commercial Core 1 (CC1) District (in part)*

###### *12-7B-1: PURPOSE:*

*The commercial core 1 district is intended to provide sites and to maintain the unique character of the Vail Village commercial area, with its mixture of lodges and commercial establishments in a predominantly pedestrian environment. The commercial core 1 district is intended to ensure adequate light, air, open space, and other amenities appropriate to the permitted types of buildings and uses. The zoning regulations in accordance with the Vail Village urban design guide plan and design considerations prescribe site development standards that are intended to ensure the maintenance and preservation of the tightly clustered arrangements of buildings fronting on pedestrianways and public greenways, and to ensure continuation of the building scale and architectural qualities that distinguish the village.*

###### *12-7B-7: EXTERIOR ALTERATIONS OR MODIFICATIONS:*

*A. Subject To Review: The construction of a new building, the alteration of an existing building which adds or removes any enclosed floor area, the alteration of an existing building which modifies exterior rooflines, the replacement of an existing building, the addition of a new outdoor dining deck or the modification of an existing outdoor dining deck shall be subject to review by the planning and environmental commission (PEC) as follows:*

*6. Compliance With Comprehensive Applicable Plans: It shall be the burden of the applicant to prove by a preponderance of the evidence before the planning and environmental commission that the proposed exterior alteration is in compliance with the purposes of the CC1 district as specified in section 12-7B-1 of this article; that the proposal is consistent with applicable elements of the Vail Village master plan, the town of Vail streetscape master plan, and the Vail comprehensive plan; and that the proposal does not otherwise negatively alter the character of the neighborhood. Further, that the proposal substantially complies with the Vail Village urban design guide plan and the Vail Village design considerations, to include, but*

*not be limited to, the following urban design considerations: pedestrianization, vehicular penetration, streetscape framework, street enclosure, street edge, building height, views, service/delivery and sun/shade analysis; and that the proposal substantially complies with all other elements of the Vail comprehensive plan.*

**12-7B-20: VAIL VILLAGE URBAN DESIGN GUIDE PLAN:**

- A. Adoption: The Vail Village urban design guide plan and design considerations are adopted for the purposes of maintaining and preserving the character and vitality of the Vail Village (CC1) and to guide the future alteration, change and improvement in the CC1 district. Copies of the Vail Village design guide plan and design considerations shall be on file in the department of community development.*

**Chapter 15: Gross Residential Floor Area (in part)**

**12-15-3: DEFINITION, CALCULATION, AND EXCLUSIONS:**

- C. Within all districts except the hillside residential (HR), single-family residential (SFR), two-family residential (R), two-family primary / secondary (PS), residential cluster (RC), low density multiple-family (LDMF), medium density multiple-family (MDMF), high density multiple-family (HDMF), housing (H), and Vail Village townhouse (VVT) districts:*
- 1. Gross Residential Floor Area Defined: The total square footage of all levels of a building, as measured at the inside face of the exterior walls (i.e., not including furring, sheetrock, plaster and other similar wall finishes). GRFA shall include, but not be limited to, elevator shafts and stairwells at each level, lofts, fireplaces, bay windows, mechanical chases, vents, and storage areas. Attics, crawl spaces and roofed or covered decks, porches, terraces or patios shall also be included in GRFA, unless they meet the following provisions:*
    - b. Within buildings containing more than two (2) allowable dwellings or accommodation units, the following additional areas shall be excluded from calculation as GRFA. GRFA shall be calculated by measuring the total square footage of a building as set forth herein. Excluded areas as set forth shall then be deducted from the total square footage:*

(2) All or part of the following spaces, provided such spaces are common spaces:

(B) Common lobby areas.

Chapter 23: Commercial Linkage (in part)

12-23-2: EMPLOYEE GENERATION AND MITIGATION RATES:

A. The employee generation rates found in table 23-1, "Employee Generation Rates By Type Of Commercial Use", of this section, shall be applied to each type of use in a commercial development. For any use not listed, the administrator shall determine the applicable employee generation rate by consulting the town's current nexus study.

TABLE 23-1 (in part)

Eating and drinking establishment	6.75 employees per 1,000 feet of net new floor area
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B. If an applicant submits competent evidence that the employee generation rates contained in table 23-1 of this section or the nexus study do not accurately reflect the number of employees generated by the proposed commercial development or redevelopment and the administrator finds that such evidence warrants a deviation from those employee generation rates, the administrator shall allow for such a deviation as the administrator deems appropriate.

C. Each commercial development or redevelopment shall mitigate its impact on employee housing by providing EHUs for twenty percent (20%) of the employees generated, pursuant to table 23-1 of this section, or the nexus study, in accordance with the requirements of this chapter.

12-23-6: METHODS OF MITIGATION:

B. For all development projects except those mitigated by subsection A of this section, the mitigation of employee housing required by this chapter shall be accomplished through one, or any combination, of the methods further described in this section. Unless otherwise regulated by this title, the choice of method(s) used to mitigate the employee housing requirements of this chapter shall be at the sole discretion of the applicant.

4. Payment Of Fees In Lieu:

- a. *The fee in lieu for each employee to be housed shall be established annually by resolution of the town council, provided that, in calculating that fee, the town council shall include the net cost (total cost less the amount covered by rental or sale income) of real property and all related planning, design, site development, legal, construction and construction management costs of the project, in current dollars, which would be incurred by the town to provide housing for the employee to be housed in that year.*
- b. *An administrative fee, established by resolution of the town council, shall be added to the amount set forth in subsection B4a of this section.*
- c. *Fees in lieu shall be due and payable prior to the issuance of a building permit for the development.*
- d. *The town shall only use monies collected from fees in lieu to provide new employee housing.*

## **Land Use Plan**

### *Chapter 2 – Land Use Plan Goals / Policies (in part)*

#### *4. Village Core / Lionshead*

- 4.1 *Future commercial development should continue to occur primarily in the existing commercial areas. Future commercial development in the Core areas needs to be carefully controlled to facilitate access and delivery.*
- 4.2 *Increased density in the Core areas is acceptable so long as the existing character of each area is preserved through implementation of the Urban Design Guide Plan and the Vail Village Master Plan.*
- 4.3 *The ambiance of the Village is important to the identity of Vail and should be preserved. (Scale, alpine character, small town feeling, mountains, natural setting, intimate size, cosmopolitan feeling, environmental quality.)*

## **Vail Village Master Plan**

### *Chapter 5: Goals, Objectives, Policies and Action Steps (in part)*

*Goal #1: Encourage High Quality, Redevelopment While Preserving Unique*

*Architectural Scale of the Village in Order to Sustain its Sense of Community and Identity*

*Objective 1.2: Encourage the upgrading and redevelopment of residential and commercial facilities.*

*Objective 1.4: Recognize the “historic” importance of the architecture, structures, landmarks, plazas and features in preserving the character of Vail Village.*

*Goal #2: To Foster a Strong Tourist Industry and Promote Year-Around Economic Health and Viability for the Village and for the Community as a Whole.*

*Objective 2.5: Encourage the continued upgrading, renovation and maintenance of existing lodging and commercial facilities to better serve the needs of our guests.*

**Vail Village Urban Design Guide Plan**

*Sub-Area Concepts: Gore Creek Drive / Bridge Street (in part)*

*18. Façade improvements. Increased ground floor transparency.*

*Architecture / Landscape Considerations*

*Roofs:*

*The current expression, and objective, for roofs in the Village is to form a consistently unifying backdrop for the architecture and pedestrian streetscape, and to avoid roofs, which tend to stand out individually or distract visually from the overall character.*

*Roof Forms:*

*Roofs within the Village are typically gable in form and of moderate-to-low pitch. Shed roofs are frequently used for small additions to larger buildings.*

*Façades*

*Materials:*

*Of the above materials, stucco is the most consistently used material. Most of the buildings in the Village exhibit some stucco, and there are virtually no areas where stucco is entirely absent. It is intended to preserve the dominance of stucco-by its-use in portions, at least, of all new facades, and by assuring that other materials are not used to the exclusion of stucco in any sub-area within the Village.*

*Transparency:*

*Pedestrian scale is created in many ways, but a major factor is the openness, attractiveness, and generally public character of the ground floor facade of adjacent buildings. Transparent store fronts are "people attractors", opaque or solid walls are more private, imply "do not approach". On pedestrian-oriented streets such as in the Village, ground floor commercial facades are proportionately more transparent than upper floors. Upper floors are typically more residential, private and thus less open.*

*As a measure of transparency, the most characteristic and successful ground floor facades range from 55% to 70% of the total length of the commercial facade. Upper floors are often the converse 30%-45% transparent.*

## *Windows*

*In addition to the general degree of transparency, window details are an important source of pedestrian scale-giving elements.*

*The size and shape of windows are often a response to the function of the street adjacent. For close-up, casual pedestrian viewing windows are typically sized to human-sized dimensions and characteristics of human vision. (Large glass-wall storefronts suggest uninterrupted viewing, as from a moving car. The sense of intimate pedestrian scale is diminished.)*

## *Doors*

*Like windows, doors are important to character and scale-giving architectural elements. They should also be somewhat transparent (on retail commercial facades) and consistent in detailing with windows and other facade elements.*

*Doors with glass contribute to overall facade transparency. Due to the visibility of people and merchandise inside, windowed doors are somewhat more effective in drawing people inside to retail commercial facades. Although great variations exist, 25-30% transparency is felt to be a minimum transparency objective.*

*Articulated doors have the decorative quality desired for Vail. Flush doors, light aluminum frames, plastic appliqu  elements all are considered inappropriate.*

## *Trim*

*Prominent wood trim is also a unifying feature in the Village. Particularly at ground floor levels, doors and windows have strop, contrasting (see Color-Facades) framing elements, which tie the various elements together in one composition. Windows and doors are treated as strong visual features. Glass-wall detailing for either is typically avoided.*

**V. SITE ANALYSIS**

Address: 231 East Gore Creek Drive  
 Legal Description: Lot A, Block 5B, Vail Village Filing 1  
 Zoning: Commercial Core 1  
 Land Use Plan Designation: Vail Village Master Plan  
 Current Land Use: Mixed-Use  
 Geological Hazards: None

<b>Development Standard</b>	<b>Allowed/Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change</b>
Lot/Site Area	5,000 sq. ft. of buildable area	15,856 sq. ft. buildable		No Change
Setbacks	No setbacks required by the Vail Urban Design Guide Plan			No Change
Building Height	43' for up to 40% of building, 33' for remainder of building	53.3% between 33'-43' and 46.7% under 33'*		No Change
Site Coverage	No more than 80% of total site area	12,482 sq. ft. (78.7%)	12,563 sq. ft. (79.2%)	+81 sq. ft. (0.5%)
Landscaping	No reduction in landscape allowed	863 sq. ft.	887 sq. f.t	+24 sq. ft.

\*Approved via Variance, 1998

**Commercial Linkage (Title 12, Chapter 23)**

Net New Square Feet: 81 square feet  
 Eating & Drinking Establishment: 6.75 employees generated per 1,000 sq. ft. of net new area  
 New Employees Generated: 0.55  
 Mitigation Rate: 20%  
 Employees to be Housed: 0.11 Employees  
 Commercial Linkage Obligation per Employee: \$74,481

***Applicant's Commercial Linkage Obligation: \$8,193***

**VI. SURROUNDING LAND USE AND ZONING**

North: Existing Use  
 Covered Bridge Building

Zoning District  
 Commercial Core 1

South:	Bridge Street Condominium	Commercial Core 1
East:	Gorsuch Building / Clock Tower	Commercial Core 1
West:	Children's Fountain / Creekside Building	Commercial Core 1

**VII. REVIEW CRITERIA**

**Title 12, Chapter 7, Article B, Section 7, Exterior Alteration or Modifications**

It shall be the burden of the applicant to prove by a preponderance of the evidence before the PEC that:

**1. The proposed exterior alterations are in compliance with the purposes of the CC1 district as specified in Section 12-7B-1, Vail Town Code;**

Staff finds the proposed exterior alteration is in compliance with the purpose of the CC1 District as the proposal will, “maintain the unique character of the Vail Village commercial area.” Although the low-pitched gable roof is being replaced by a shed roof, the new roof will be consistent in color and materials. The proposed sliding windows will strengthen the pedestrian-oriented character of the Vail Village commercial area.

Therefore, staff finds the proposed exterior alteration meets this review criterion.

**2. The proposal is consistent with applicable elements of the Vail Village Master Plan, the Town of Vail Streetscape Master Plan, and the Vail Comprehensive Plan;**

Staff finds that the application is consistent with the Vail Comprehensive Plan, which includes the Vail Village Master Plan and the Town of Vail Streetscape Master Plan, because the proposal is an upgrade to an existing mixed use structure. The proposal is consistent with the following elements:

1. The intent of Objective 1.2 within the Vail Village Master Plan, which is to, “*encourage the upgrading and redevelopment of residential and commercial facilities.*”
2. The intent of Objective 2.5 within the Vail Village Master Plan, which is to, “*Encourage the continued upgrading, renovation and maintenance of existing lodging and commercial facilities to better serve the needs of our guests.*”

Therefore, staff finds the proposed exterior alteration meets this review criterion.

**3. The proposal does not otherwise negatively alter the character of the neighborhood; and,**

The proposed revised entrance is consistent with the existing structure, and surrounding structures, in scale and massing. Materials and colors will match the existing conditions. Also, the reuse of the existing stained glass window will help blend the new entrance with its iconic history.

Therefore, staff finds the proposed exterior alteration meets this review criterion.

- 4. The proposal substantially complies with the Vail Village Urban Design Guide Plan and the Vail Village design considerations, to include, but not be limited to, the following urban design considerations: pedestrianization, vehicular penetration, streetscape framework, street enclosure, street edge, building height, views, service/delivery and sun/shade analysis.**

The proposed revised entrance is consistent with Concept 18 within the Gore Creek Drive / Bridge Street section of the Vail Village Urban Design Guide Plan which advocates, “Façade improvements. Increased ground floor transparency.”

Active and transparent ground-level storefronts, the use of stucco, and glass doors are general design considerations established within the Vail Village Urban Design Guide Plan that are applicable to the proposed revised entrance.

Therefore, staff finds the proposed exterior alteration meets this review criterion.

## **VIII. STAFF RECOMMENDATION**

The Community Development Department recommends **approval, with conditions**, of a request for review of an exterior alteration, pursuant to Section 12-7B-7 Exterior Alterations or Modifications, Vail Town Code, to allow for a revised entrance, located at 231 East Gore Creek Drive / Lot A, Block 5B, Vail Village Filing 1, and setting forth details in regard thereto.

Should the Planning and Environmental Commission choose to **approve** this minor exterior alteration request, the Community Development Department recommends the Commission pass the following motion:

*“The Planning and Environmental Commission approves, with conditions, the applicant’s request for a review of a Minor Exterior Alteration, pursuant to Section 12-7B-7 Exterior Alterations or Modifications, Vail Town Code, to allow for a revised entrance, located at 231 East Gore Creek Drive / Lot A, Block 5B, Vail Village Filing 1, and setting forth details in regard thereto.”*

*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.*

Should the Planning and Environmental Commission chose to **approve, with conditions**, this minor exterior alteration request, the Community Development Department recommends the Commission makes the following **findings**:

*“Based upon a review of Section VII of the April 11, 2016 staff memorandum to the Planning and Environmental Commission, and the evidence and testimony presented, the Planning and Environmental Commission finds:*

1. *That the proposed exterior alteration is in compliance with the purposes of the CC1 District as specified in Section 12-7B-1 of the Zoning Regulations;*
2. *That the proposal is consistent with applicable elements of the Vail Comprehensive Plan; and*
3. *That the proposal does not otherwise negatively alter the character of the neighborhood.*

## **IX. ATTACHMENTS**

- A. Vicinity Map
- B. Project Narrative Written by the Applicant
- C. Plans and Elevations



# Gies Architects

P.O. Box 2195 ■ Eagle, Colorado 81631-2195 ■ 970-328-9280

## Application Narrative

March 10, 2016

Town of Vail  
Planning, Environmental Commission

### To the PEC Board:

- The attached application is for a small addition and full remodel of Pepi's Bar and Lounge located in the Gasthof Gramshammer. The entry to the existing bar and lounge is located along Bridge Street. The Gashoff Gramshammer is one of Vail's oldest and most iconic buildings. It is our intent to honor the original design and make the changes compatible with the original building.
- Pepi's bar and Lounge was last remodeled in 1988 and is in dire need of a facelift and an updating of materials, facilities as well as bringing numerous aspects of the facility up to current building codes.
- The proposed addition and remodel will effect the Bridge Street elevation. The current entrance to Pepi's is very understated and creates a significant stretch of unusable and inactive storefront along Bridge Street. The proposed changes will create a new enlarged and prominent entry and a 24 foot long operable glass wall and door system along Bridge Street. The proposed addition will create a high level of activity and excitement alongside one of Vail's most important pedestrian streets. The glass window and door system is consistent with numerous other restaurants and bars along Bridge Street.
- The proposed addition and remodel will have a mass and scale consistent with the existing building as well as other existing buildings along the Bridge Street corridor. The materials proposed in the application will be the same as the existing Gasthoff Gramshammer building.
- There is no anticipated effect on traffic, either vehicular or pedestrian. Snow removal, trash pickup and all other services will not be impacted by the proposed application. No impact or effect on schools, utilities, parks and recreation facilities or other public facilities or facility needs.

# PEPI'S BAR REMODEL

VAIL VILLAGE-FILING 1 BLOCK 5B LOT A  
GASTHOF GRAMSHAMMER

PARCEL: 2101-82-1000-8

231 EAST GORE CREEK DRIVE  
VAIL, COLORADO 81657

## P.E.C. APPLICATION SET

Submittal Date: 14 March 2016

Meeting Date: 11 April 2016

APPROVED BY THE  
TOWN OF VAIL  
PLANNING AND  
ENVIRONMENTAL COMMISSION

DATE: 4-11-16  
PLANNER: MATT GANER

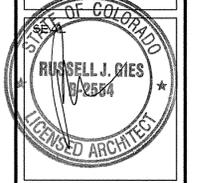
APPROVED BY THE  
TOWN OF VAIL  
DESIGN REVIEW BOARD

DATE: [Signature]  
PLANNER: [Signature]

DRAWING INDEX	
T.1	TITLE PAGE
C.1	EXISTING CIVIL PLAN
C.2	EXISTING SITE COVERAGE/LANDSCAPE AREA
C.3	PROPOSED SITE COVERAGE/LANDSCAPE AREA
S.1	EXISTING /PROPOSED SITE PLAN
A.1	EXISTING FLOOR PLAN
A.2	PROPOSED ROOF PLAN
A.2.1	EXISTING/ PROPOSED ELEVATIONS
A.3.1	PROPOSED BUILDING SECTION

Gies Architects, Inc.  
NOT FOR CONSTRUCTION

**GA** Gies Architects  
408 BROADWAY  
VAIL, CO 81657  
970.328.9280  
EMAIL: DESIGN@GIESARCHITECTS.COM



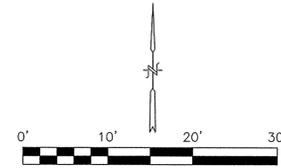
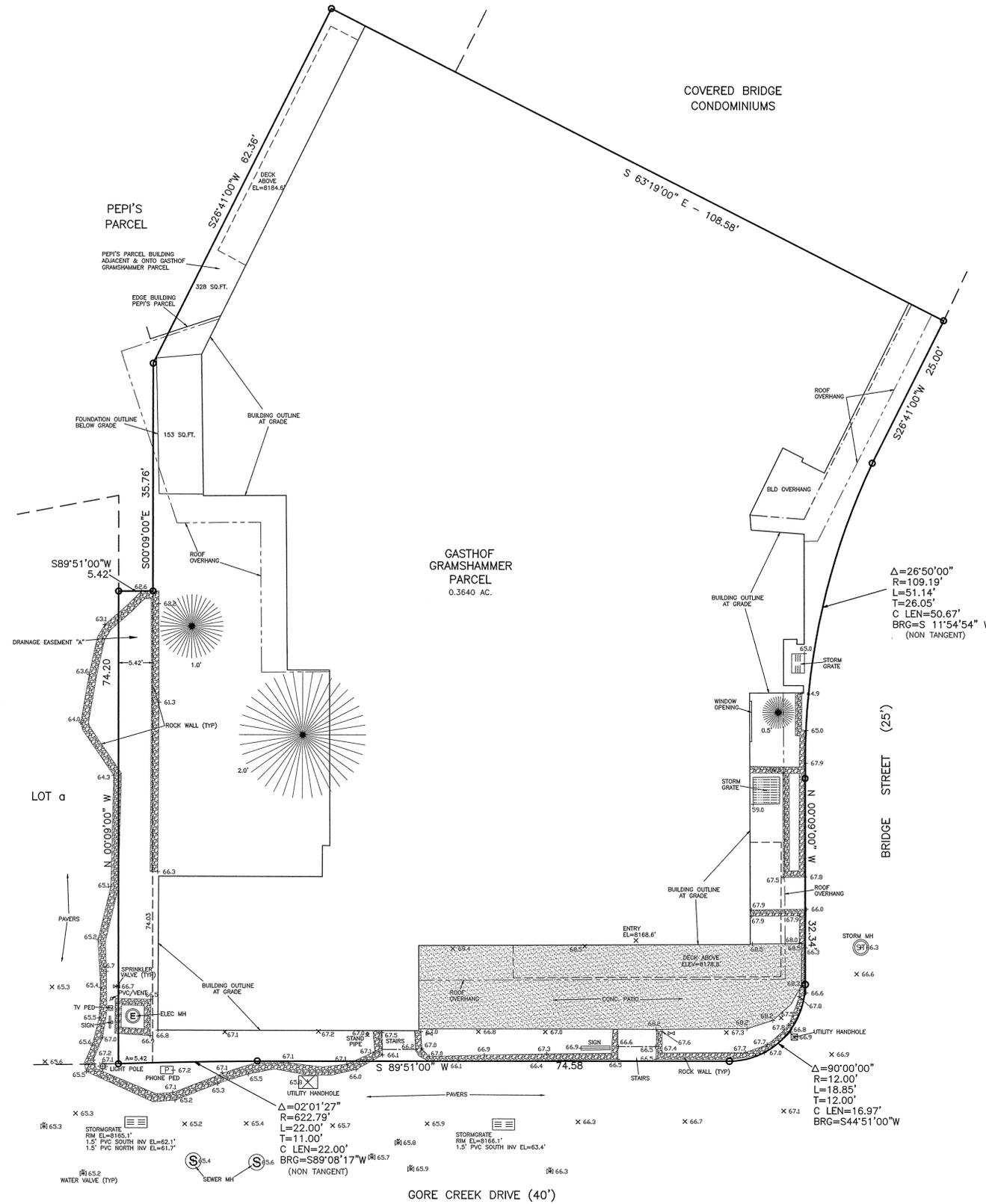
PROJECT: PEPI'S BAR REMODEL  
231 E. Gore Creek Dr. - Vail, CO.

TITLE PAGE

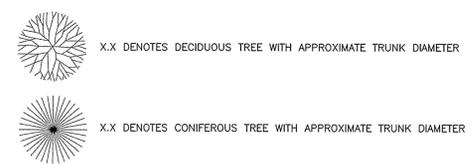
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PROJECT NO.	
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FEC Sub 14 March 2016	

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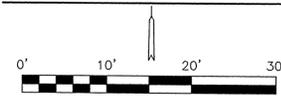
- NOTES:
- 1) DATE OF SURVEY: 2/18/16
  - 2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR AMENDED PLATS, EASEMENTS OF RECORD (OTHER THAN PLATTED), ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  - 3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
  - 4) THIS SURVEY AND THE INFORMATION CONTAINED HEREON IS THE PROPERTY OF EAGLE VALLEY SURVEYING, INC. AND IS INTENDED FOR THE SOLE USE OF THE ORIGINAL CLIENT ONLY. ANY USE OF OR TRANSFER TO OTHERS IS PROHIBITED.
  - 5) BASIS OF PROPERTY LINE LOCATION: FOUND MONUMENTS AT THE NW 1/16 CORNER SECTIONS 8 AND THE N 1/16 CORNER SECTIONS 7/8.
  - 6) BASIS OF ELEVATION: NGS CONTROL POINT "SPRADDLE" - NAVD EL=8287.0'
  - 7) BUILDING SETBACK INFORMATION IS NOT PLATTED. PRIOR TO ANY DESIGN OR CONSTRUCTION IMPROVEMENTS ON THIS PROPERTY, THE TOWN OF VAIL SHOULD BE CONTACTED FOR CORRECT BUILDING SETBACK INFORMATION.
  - 8) BUILDING SHOWN WAS LOCATED AND MEASURED TO TRIM AND VARIOUS EXTERIOR MATERIALS. STRUCTURE AND DIMENSIONS SHOWN SHOULD NOT BE RELIED UPON FOR ADDITION DESIGN.
  - 9) AREA OF BUILDING PERIMETER AT GROUND LEVEL = 11349 SQ. FT.  
AREA OF FOUNDATION PERIMETER BELOW GRADE THAT IS OUTSIDE BUILDING PERIMETER = 133 SQ. FT.  
AREA OF BUILDING PEPI'S PARCEL ON GASTHOF GRAMSHAMMER PARCEL = 328 SQ. FT.
  - 10) HARDSCAPE LOCATIONS/ELEVATIONS ONLY LOCATED ON SOUTH SIDE OF PROPERTY PER CLIENT INSTRUCTION.



*Michael J. Post*  
 Michael J. Post  
 Colorado P.L.S.# 30118  
 80118  
 Date: 2/24/16  
 PROFESSIONAL LAND SURVEYOR

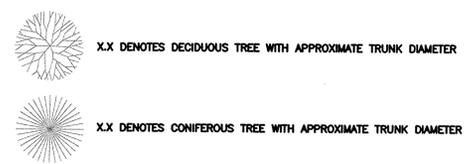
APPROVED BY THE  
 TOWN OF VAIL  
 PLANNING AND  
 ENVIRONMENTAL COMMISSION  
 DATE: 4-11-16  
 PLANNER: *Matt Raney*

EXHIBIT DRAWING  
 GASTHOF GRAMSHAMMER PARCEL  
 CREEKSIDE CONDOMINIUM - GASTHOF GRAMSHAMMER  
 TOWN OF VAIL, EAGLE COUNTY, COLORADO



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  - 5) BASIS OF PROPERTY LINE LOCATION: FOUND MONUMENTS AT THE NW 1/16 CORNER SECTIONS 8 AND THE N 1/16 CORNER SECTIONS 7/8.
  - 6) BASIS OF ELEVATION: NGS CONTROL POINT "SPRADDLE" - NAVD EL=8287.0'
  - 7) BUILDING SETBACK INFORMATION IS NOT PLATTED. PRIOR TO ANY DESIGN OR CONSTRUCTION IMPROVEMENTS ON THIS PROPERTY, THE TOWN OF VAIL SHOULD BE CONTACTED FOR CORRECT BUILDING SETBACK INFORMATION.
  - 8) BUILDING SHOWN WAS LOCATED AND MEASURED TO TRIM AND VARIOUS EXTERIOR MATERIALS. STRUCTURE AND DIMENSIONS SHOWN SHOULD NOT BE RELIED UPON FOR ADDITION DESIGN.
  - 9) AREA OF BUILDING PERIMETER AT GROUND LEVEL = 11349 SQ. FT.  
AREA OF FOUNDATION PERIMETER BELOW GRADE THAT IS OUTSIDE BUILDING PERIMETER = 153 SQ. FT.  
AREA OF BUILDING PEPI'S PARCEL ON GASTHOF GRAMSHAMMER PARCEL = 328 SQ. FT.
  - 10) HARDSCAPE LOCATIONS/ELEVATIONS ONLY LOCATED ON SOUTH SIDE OF PROPERTY PER CLIENT INSTRUCTION.

APPROVED BY THE  
TOWN OF VAIL  
PLANNING AND  
ENVIRONMENTAL COMMISSION  
DATE: 4-11-16  
PLANNER: MATT PENSEL



**SITE COVERAGE**

SITE AREA: 0.3640 AC 15 855.84 SQ. FT.  
ALLOWABLE SITE COVERAGE FOR CC1 80%: OR 12 684 SQ. FT.

EXISTING SITE COVERAGE:  
EXISTING BUILDING: 11 349 SQ. FT.  
EXISTING PATIO: 777 SQ. FT.  
EXISTING FOUNDATION: 153 SQ. FT.

ROOF OVERHANGS 4'-0" PAST BUILDING FACE:  
OVERHANG #1: 17 SQ. FT.  
OVERHANG #2: 140 SQ. FT.  
OVERHANG #3: 4 SQ. FT.  
OVERHANG #4: 5 SQ. FT.  
OVERHANG #5: 37 SQ. FT.

TOTAL EXISTING SITE COVERAGE: 12 482 SQ. FT.  
AVAILABLE SITE COVERAGE: 202 SQ. FT.

PROPOSED SITE COVERAGE:  
NEW OVERHANG #1: 8 SQ. FT.  
NEW FOOTPRINT AREA #1: 46 SQ. FT.  
NEW FOOTPRINT AREA #2: 11 SQ. FT.  
NEW FOOTPRINT AREA #3: 16 SQ. FT.

PROPOSED SITE COVERAGE: 81 SQ. FT.  
PROPOSED TOTAL SITE COVERAGE: 12 563 SQ. FT.  
REMAINING ALLOWABLE SITE COVERAGE: 121 SQ. FT.

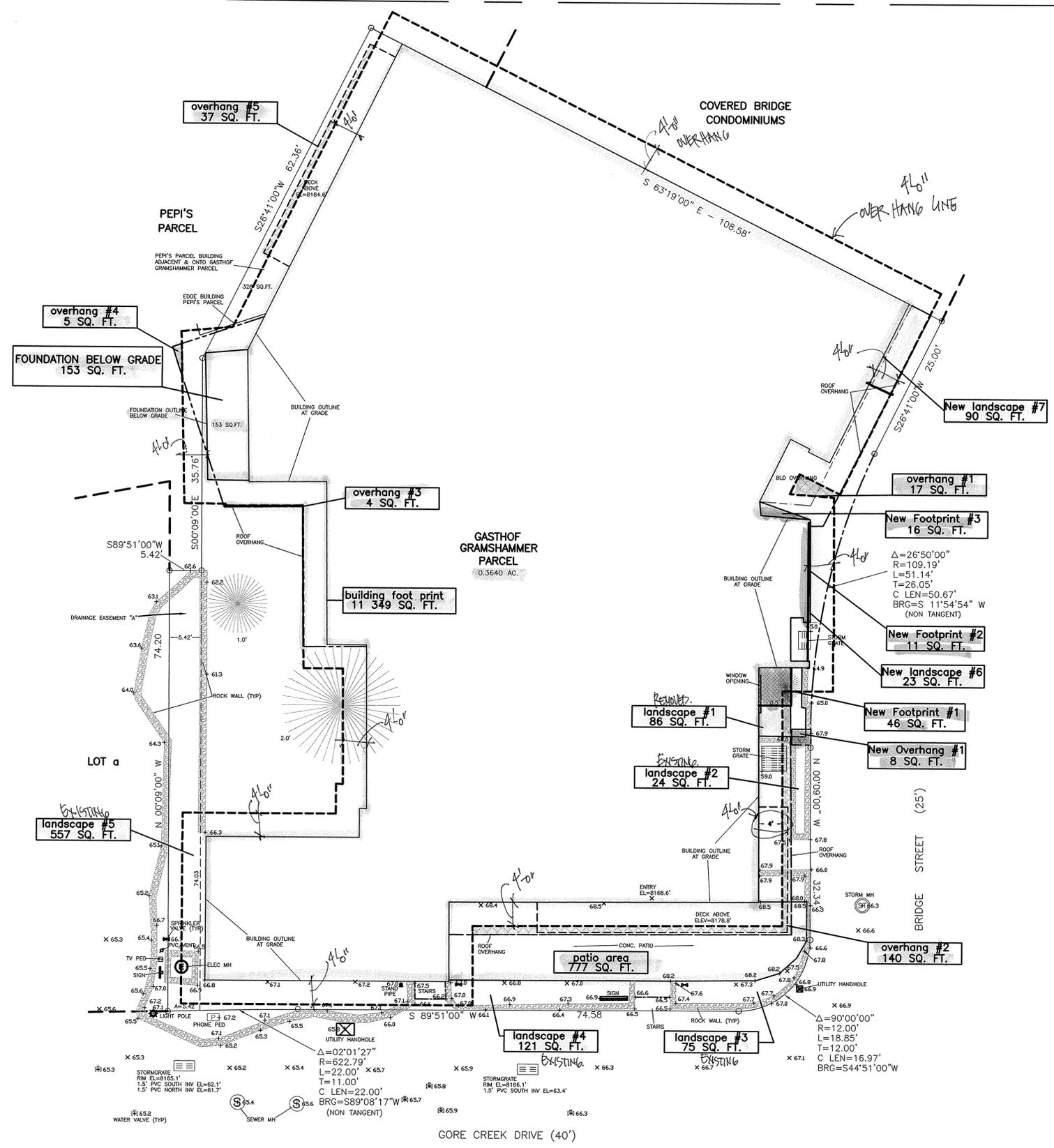
**LANDSCAPE AREA**

EXISTING LANDSCAPE AREA:  
LANDSCAPE AREA #1: 86 SQ. FT.  
LANDSCAPE AREA #2: 24 SQ. FT.  
LANDSCAPE AREA #3: 75 SQ. FT.  
LANDSCAPE AREA #4: 121 SQ. FT.  
LANDSCAPE AREA #5: 557 SQ. FT.  
TOTAL EXISTING LANDSCAPE AREA: 863 SQ. FT.

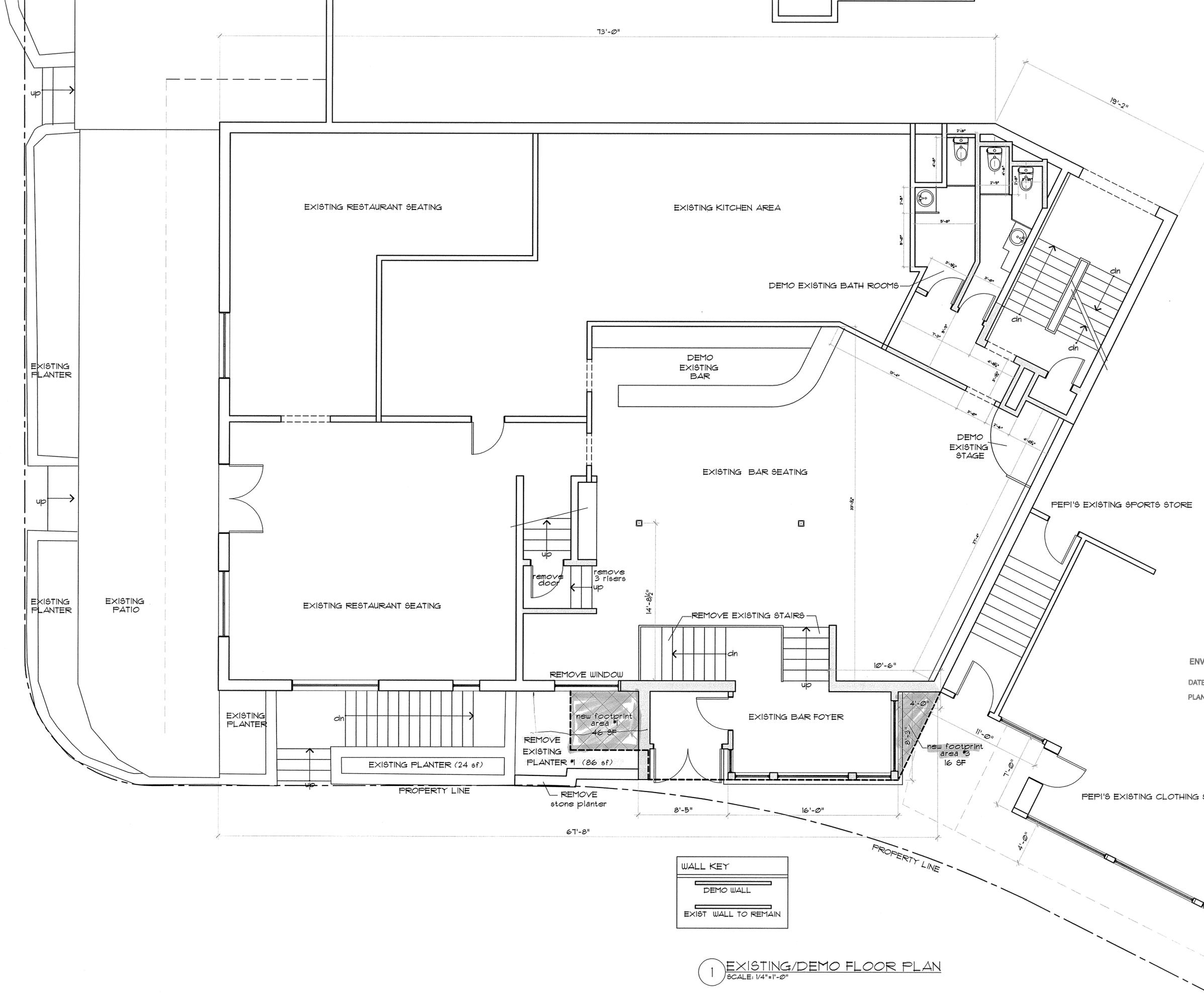
EXISTING LANDSCAPE AREA TO BE REMOVED:  
LANDSCAPE AREA #1: 86 SQ. FT.

PROPOSED LANDSCAPE AREA TO BE ADDED:  
LANDSCAPE AREA #6: 25 SQ. FT.  
PLANTS:  
COLORED TULIP (TULIPA BAKERI, CLUSIANA, CHRYSANTHA, HAGERI, HUMILIS)  
SIZE: 4"-14"  
QTY: 25 BULBS  
TREES:  
DWARF BLUE SPRUCE  
SIZE: 3'-4'  
QTY: 4 TREES

LANDSCAPE AREA #7: 90 SQ. FT.  
PLANTS:  
COLORED TULIP (TULIPA BAKERI, CLUSIANA, CHRYSANTHA, HAGERI, HUMILIS)  
SIZE: 4"-14"  
QTY: 90 BULBS  
TREES:  
DWARF BLUE SPRUCE  
SIZE: 3'-4'  
QTY: 4 TREES







1 EXISTING/DEMO FLOOR PLAN  
SCALE: 1/4"=1'-0"

APPROVED BY THE  
TOWN OF VAIL  
PLANNING AND  
ENVIRONMENTAL COMMISSION  
DATE: 4-11-16  
PLANNER: MATT FAUPEL

Gies Architects, Inc.  
NOT FOR CONSTRUCTION

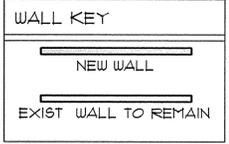
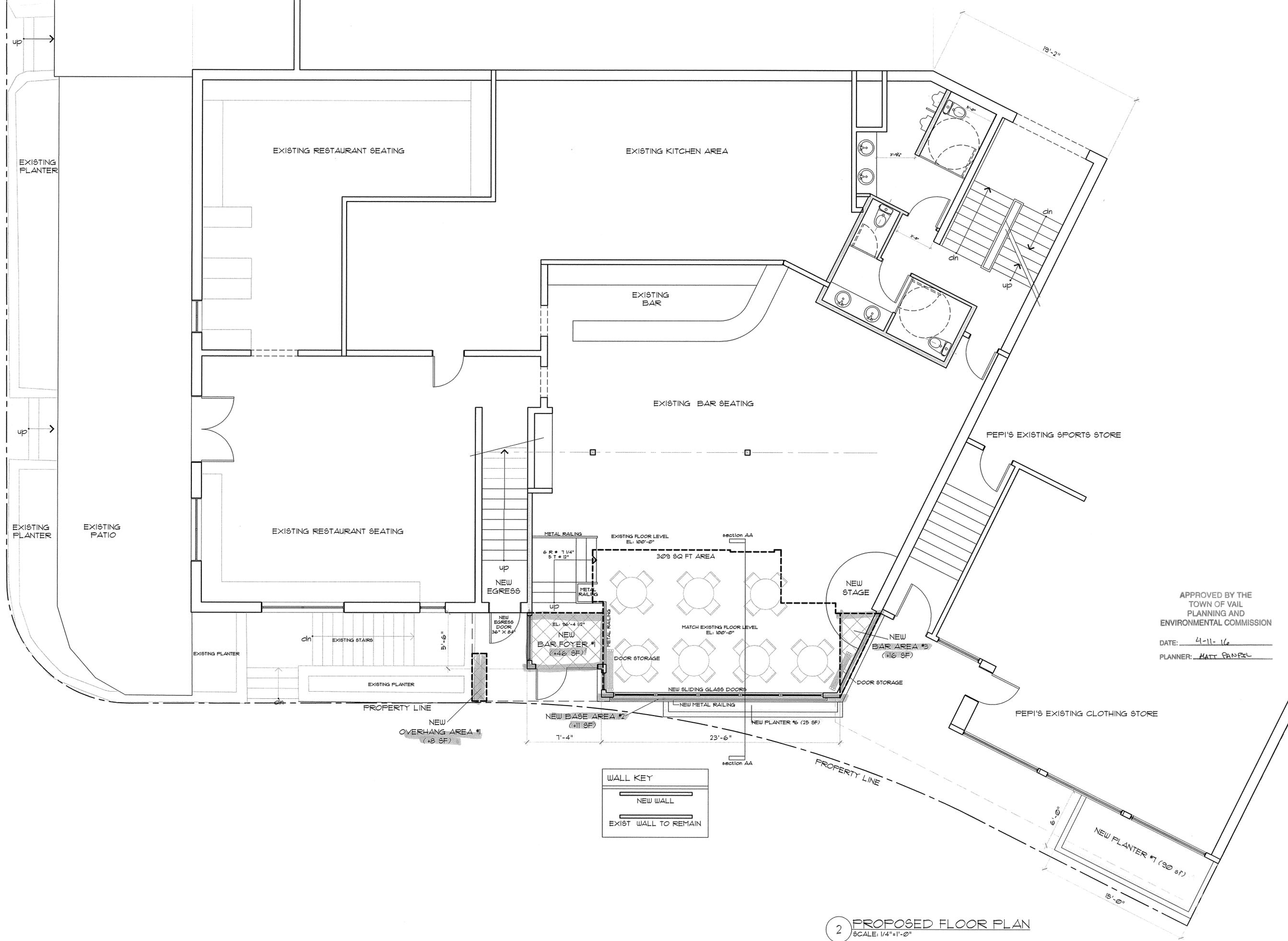


PROJECT: PEPI'S BAR REMODEL  
231 E. Gore Creek Dr. - Vail, CO.  
DRAWING: EXISTING FLOOR PLAN

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ISSUE	DATE
PEC Sub	14 March 2016

A1.1



APPROVED BY THE  
TOWN OF VAIL  
PLANNING AND  
ENVIRONMENTAL COMMISSION

DATE: 4-11-16  
PLANNER: MATT PANFEL

**Gies Architects**  
400 BROADWAY  
EAGLE, CO 81631-2195  
970.338.9280  
EMAIL: DESIGN@GIESARCHITECTS.COM

**GA**

STATE OF COLORADO  
RUSSELL J. GIES  
# 2654  
LICENSED ARCHITECT

PROJECT: **PEPI'S BAR REMODEL**  
231 E. Gene Creek Dr. - Vail, CO.

DRAWING: **EXISTING AND PROPOSED ROOF PLANS**

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PROJECT NO.

ISSUE	DATE
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PEC Sub 14	March 2016

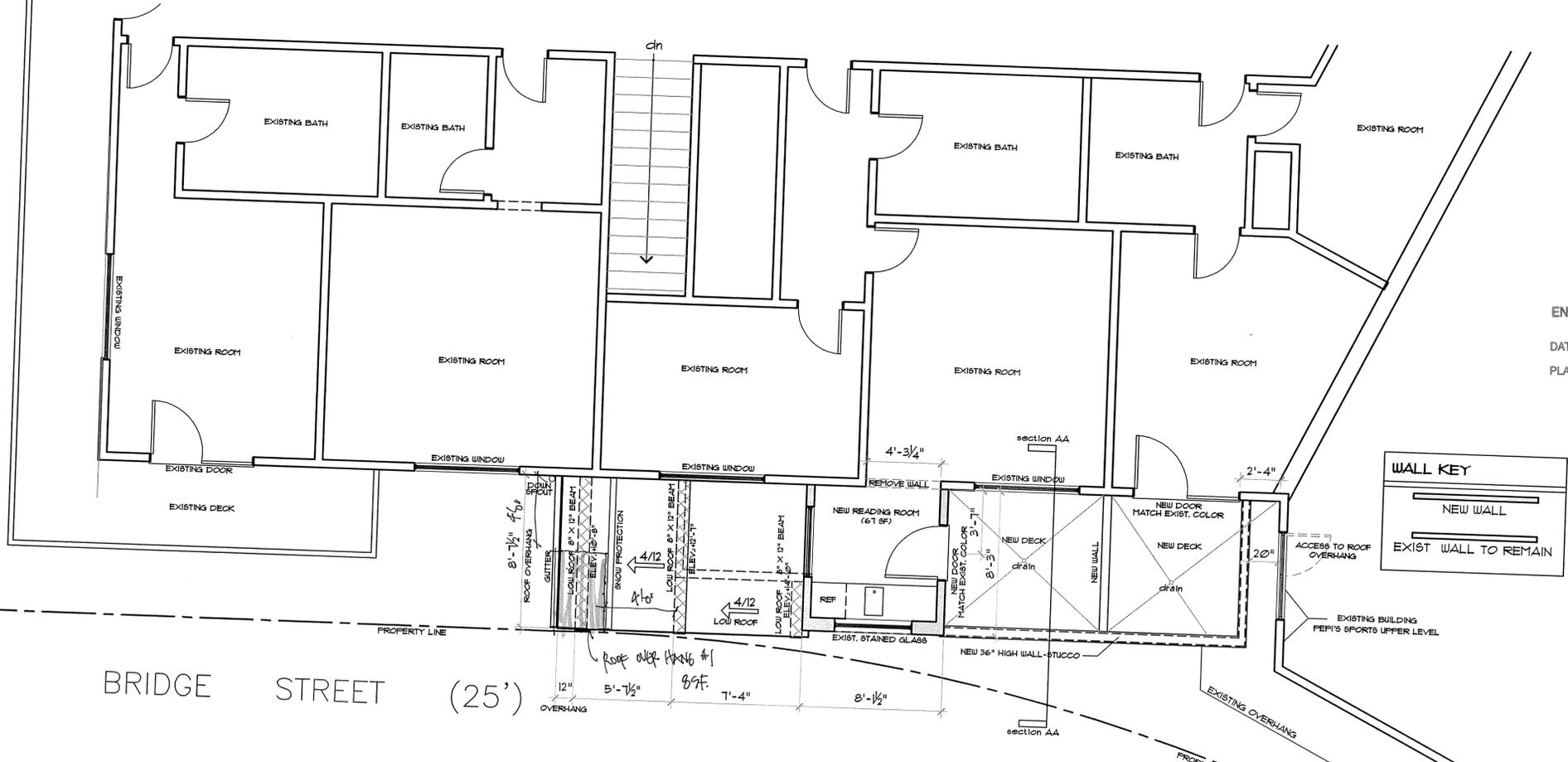
Gies Architects, Inc.  
**NOT FOR CONSTRUCTION**

A1.2

**2 PROPOSED FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



2 PROPOSED SECOND LEVEL ROOF PLAN  
SCALE: 1/4" = 1'-0"



2 PROPOSED SECOND LEVEL FLOOR PLAN & ENTRY ROOF  
SCALE: 1/4" = 1'-0"

**WALL KEY**

	NEW WALL
	EXIST WALL TO REMAIN

APPROVED BY THE  
TOWN OF VAIL  
PLANNING AND  
ENVIRONMENTAL COMMISSION  
DATE: 4-11-16  
PLANNER: Matt Pansel

Gies Architects, Inc.  
NOT FOR CONSTRUCTION

**GA Gies Architects**  
ARCHITECTS  
3000 W. BROADWAY  
EAGLE, CO 81631-2195  
970.338.0290  
EMAIL: DESIGN@GIESARCHITECTS.COM

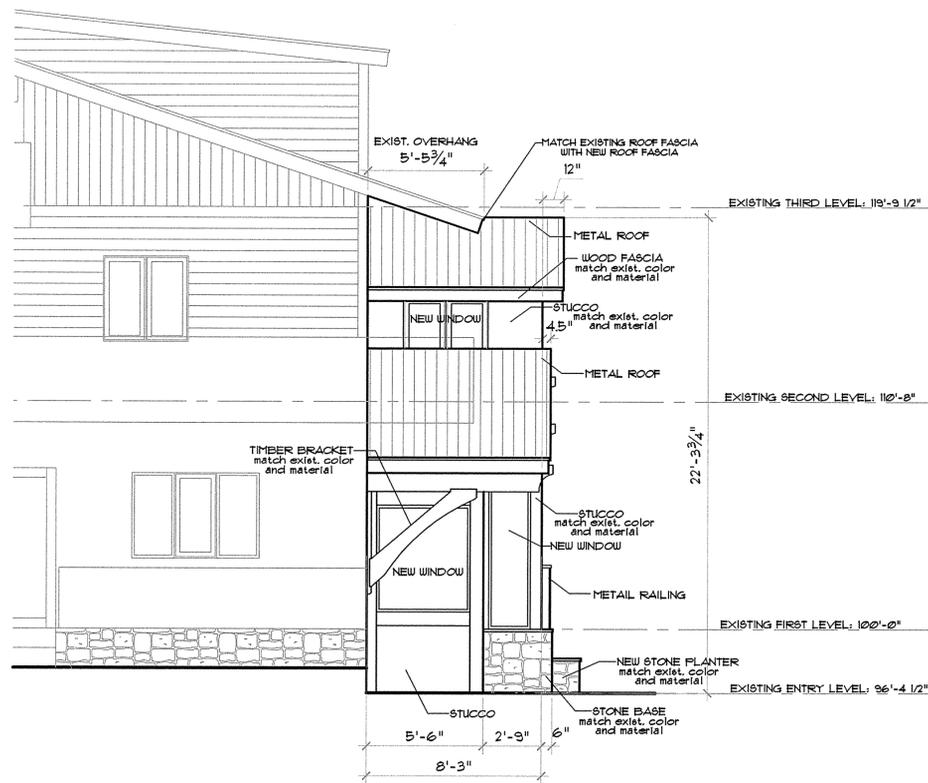
RUSSELL J. GIES  
#2554  
LICENSED ARCHITECT

PROJECT: PEPPI'S BAR REMODEL  
231 E. Gore Creek Dr. - Vail, CO.  
DRAWING: PROPOSED ENTRY & SECOND LEVEL ROOF PLAN

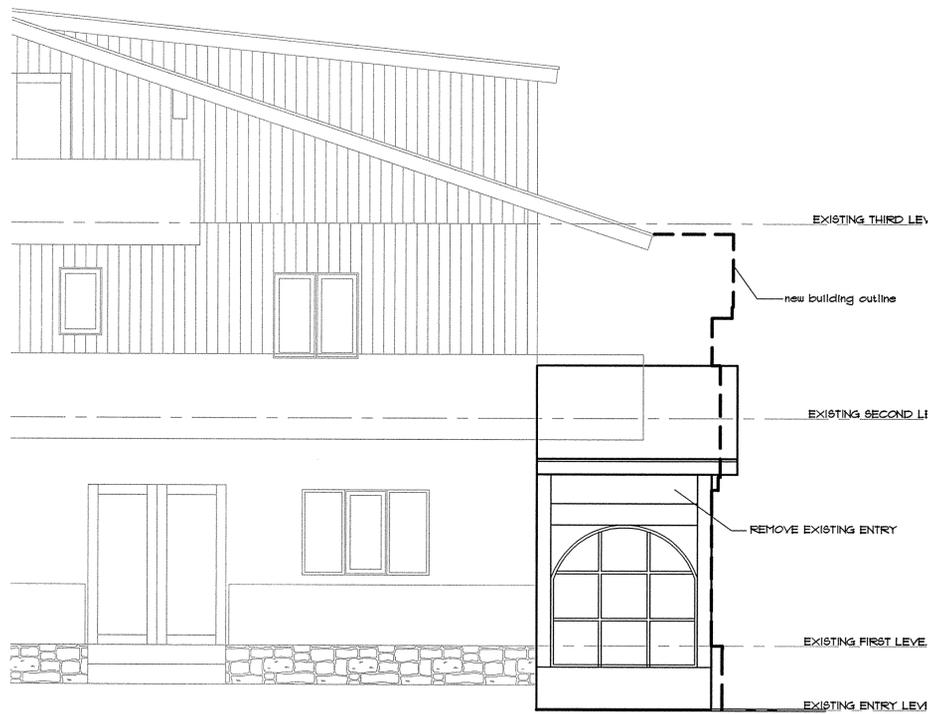
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PROJECT NO.

ISSUE	DATE
PEC Sub	14 March 2016



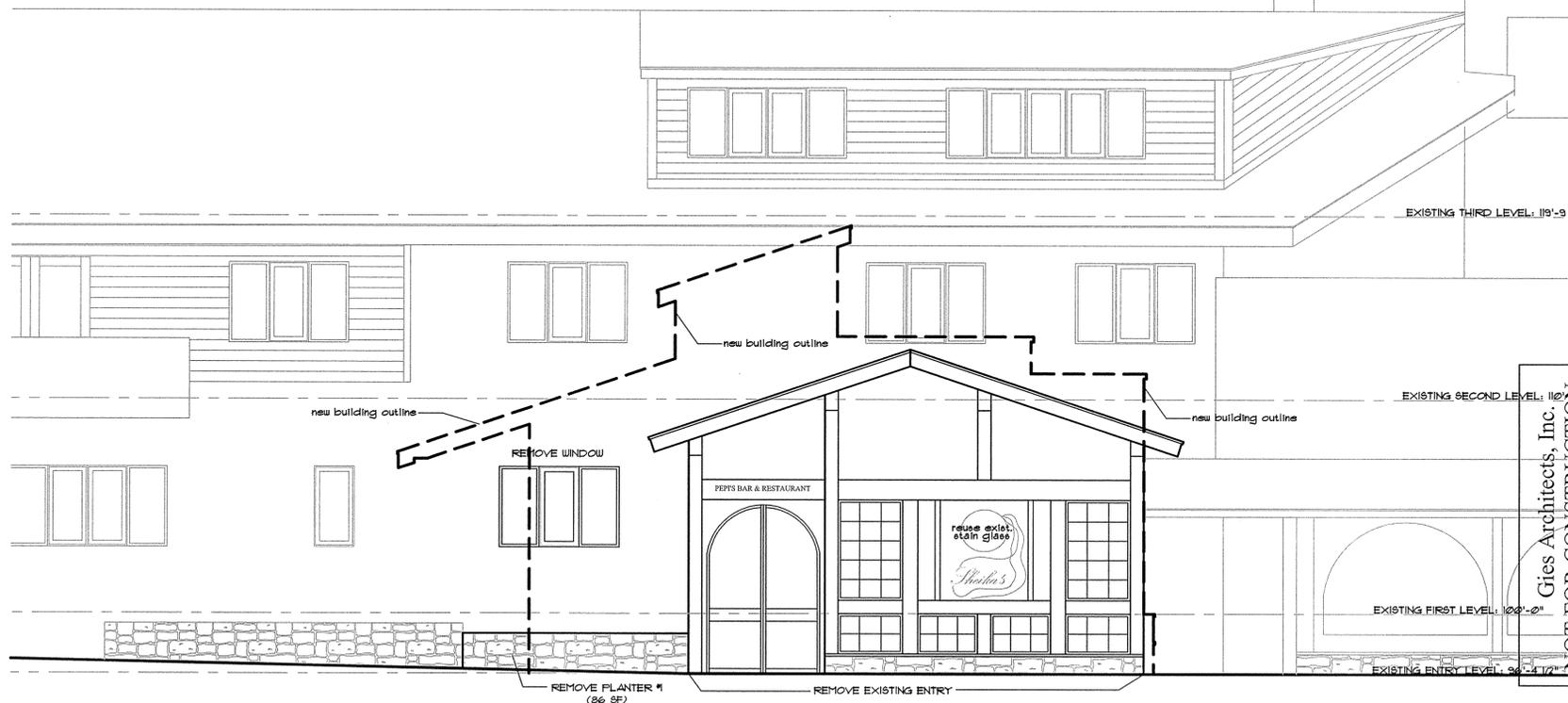
4 PROPOSED SIDE ELEVATION  
SCALE: 1/4"=1'-0"



2 EXISTING SIDE ELEVATION  
SCALE: 1/4"=1'-0"

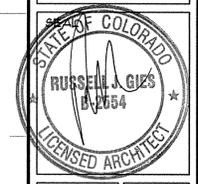


3 PROPOSED ENTRY ELEVATION  
SCALE: 1/4"=1'-0"



1 EXISTING ENTRY ELEVATION  
SCALE: 1/4"=1'-0"

APPROVED BY THE  
TOWN OF VAIL  
PLANNING AND  
ENVIRONMENTAL COMMISSION  
DATE: 4-11-16  
PLANNER: MATT PALMER

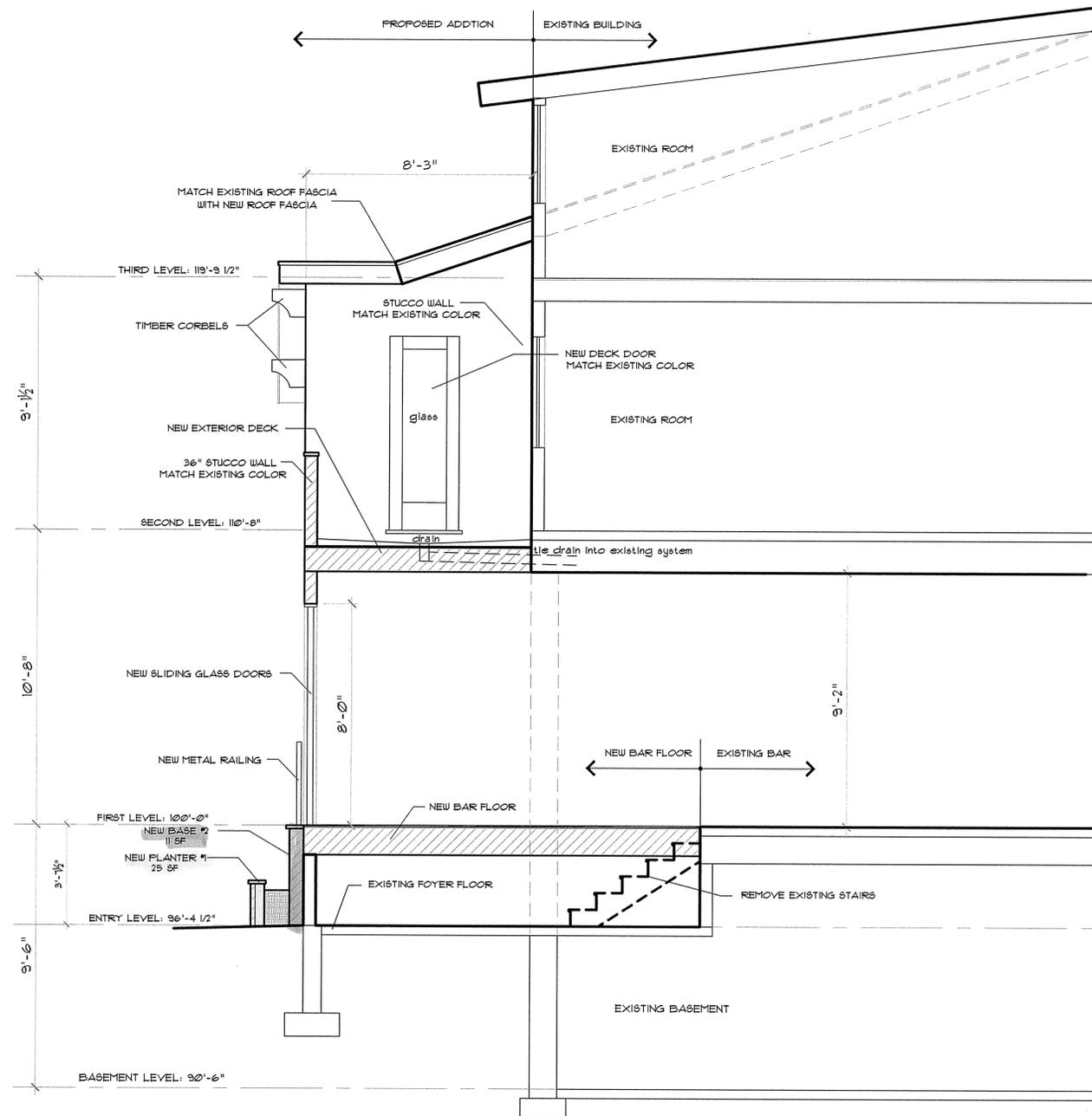


PROJECT: PEP'S BAR REMODEL  
231 E. Gore Creek Dr. - Vail, CO.  
DRAWING: EXISTING AND PROPOSED ELEVATIONS

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NOT FOR CONSTRUCTION



1 PROPOSED ENTRY BUILDING SECTION "AA"  
SCALE: 1/2"=1'-0"

APPROVED BY THE  
TOWN OF VAIL  
PLANNING AND  
ENVIRONMENTAL COMMISSION  
DATE: 4-11-16  
PLANNER: MATT FROELICH

Gies Architects, Inc.  
NOT FOR CONSTRUCTION

**GA** Gies Architects  
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PO BOX 2195  
EAGLE CO 81612-2195  
PH: 970.328.2828  
EMAIL: DESIGN@GIESARCHITECTS.COM

STATE OF COLORADO  
RUSSELL J. GIES  
A 12554  
LICENSED ARCHITECT

PROJECT: PEPPI'S BAR REMODEL  
231 E. Gore Creek Dr. - Vail, CO.  
DRAWING: PROPOSED BUILDING SECTION

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ISSUE	DATE
PEC Sub	14 March 2016

A3.1



**PLANNING AND ENVIRONMENTAL COMMISSION April  
11, 2016, 1:00 PM  
Vail Town Council Chambers  
75 S. Frontage Road - Vail, Colorado, 81657**

---

1. Call to Order

Members present: Brian Gillette, John Rediker, Henry Pratt, Ludwig Kurz, Kirk Hansen, John Ryan Lockman, Brian Stockmar

Members Absent: None (Note: Mr. Kurz left the meeting after the swearing in and voting for Chairman.)

Swearing-in New PEC Members by Town Clerk, Patty McKenny

Henry Pratt nominated John Rediker as Chairman, Seconded by Kirk  
Only one candidate, not vote taken

John Rediker nominated Henry Pratt as Chairman Pro-tem  
Ludwig seconded the motion

Henry Pratt nominated Ludwig Kurz as Chairman Pro-tem  
Seconded by Kirk

Vote for Pratt as Chairman Pro-Tem passed, 4-3.

Site Visits:

1. Vail Fire Station No. 1 - 4116 Columbine Drive
2. Gasthof Gramshammer - 231 East Gore Creek Drive
3. Kajara LLC Residence - 265 Forest Road

Information Update - Energy Usage: Natural Gas

Kristin Bertuglia, Environmental Sustainability Manager, presented information regarding energy usage within the Town.

Mark Hoblitzell, Environmental Sustainability Coordinator, presented specific information regarding natural gas usage within the Town. Information included the Town's sources for natural gas, calculating the carbon equivalency of natural gas and the use of natural gas for snowmelt.

John King, Public Works, also spoke in order to answer facility operation questions from the PEC.

2. A request for review of a Major Exterior Alteration, pursuant to Section 12-7B-7, Exterior Alterations or Modifications, Vail Town Code, to allow for the addition of 1,193 square feet of gross residential floor area (GRFA), located at 304 Bridge Street Units R2 & R3 (Red Lion Inn Condos)/Lots E-H, Block 5A, Vail Village Filing 1, and setting forth details in regard thereto. (PEC160008)

**Applicant:** Oscar Tang and Blue Mountain Investments represented by J+A Architects

**Planner:** Brian Garner

**Motion to Approve**  
**Motion- Hansen**

**Second- Lockman**

**Vote: 6-0-0**

**Conditions:**

- 1. This exterior alteration or modification approval is contingent upon the applicant obtaining Town of Vail approval of an associated design review application.**
- 2. The applicant shall mitigate the employee housing impact created by the new net square footage in accordance with the provisions of Chapter 12-24, Inclusionary Zoning, Vail Town Code and the applicant shall make the required fee in lieu payment to the Town of Vail prior to the issuance of any building permit.**
- 3. The applicant shall specify the design and location of the chimney and shall investigate the potential for making the restaurant exhaust chimney smaller and as much to the south as possible.**

Brian Garner, Town Planner, introduced the project. Mr. Garner summarized the discussions from the previous two (2) reviews that occurred on March 14 and March 28, 2016. The applicant's proposal is the same as it was in the previous meeting. A more extensive sun-shade analysis has been provided by the applicant. At the April 5, 2016 Town Council meeting, the council waived their rights to limit the GRFA as granted in the condominium declarations for the project.

Mr. Brian Judge, Architect - Briefly summarized the proposal and then focused his attention on the sun-shade analysis. There are no established setbacks for this site. Mr. Judge stated that the entire HOA has approved the proposal. Mr. Judge also stated that individuals from the neighboring property to the north who previously spoke against the proposal had indicated that they represented the entire HOA for the neighboring property to the north when they did not actually represent the HOA, just themselves.

Mr. Judge then referred to sun-shade analysis graphics comparing the existing and proposed conditions at the times and dates required by the design guidelines. According to Mr. Judge, the increase in shadow coverage as a result from this proposal ranges from 3-8% depending on the time of the year. Mr. Judge reminded the PEC that the impact of Vail Mountain was not considered for the sun-shade analysis.

Mr. Judge concluded by stating that the proposal will refresh the appearance of the property and remove some of the existing unsightly elements such as the open staircase and awning. The proposal the applicant has attempted to address the concerns of the neighboring property owners and the proposal does not require any variances and leaves undeveloped GRFA.

Mr. Merrill Stillwell - Spoke in regards to conversations with the neighboring property owners. Mr. Stillwell stated that the plans have been adjusted to address neighboring property owner concerns.

Rediker - Asked for Mr. Judge to specify which plans are requested to be approved. Mr. Judge confirmed that it was the plan set titled, "1-A"

Public Comment

Ms. Margo Mullally - Spoke as the owner of unit R2 in the adjacent Rucksack Building. Ms. Mullally claims that the applicant's comments regarding other properties' length of awareness of this application and their excitement level were misrepresented. Ms. Mullally stated that in the 1990s

the neighboring properties were told that the previous expansion was the last time the applicant would be able to increase the size of the building. Ms. Mullally claimed that while the changes shown in the sun-shade analysis may sound small, there is a large impact on the neighboring property. Ms. Mullally claimed that the proposal will place a solid wall in front of the recently built dormer on her unit and invited the PEC to see how it would impact their property.

#### Closed Public Comment

Mr. Hansen - Asked how the other individual Ms. Mullally mentioned would be impacted by the proposal. Ms. Mullally stated that the owner of Rucksack Building Unit #R1 is Mr. Bill Gardiner.

Rediker - Asked if anyone opposing the proposal attended the Town Council meeting where the waiving of the GRFA limitation was discussed. Ms. Mullally stated that no one to her knowledge attended. Mr. Garner stated that the discussion was held in the Town Council's executive session. Mr. Rediker asked if this meant that none of the neighbors were notified of the meeting, to which Mr. Garner responded in the affirmative.

Mr. Judge - The restriction being referred to was not signed by anyone in the town and that the Town Attorney advised that the restriction did not give any restrictive power to the Town.

Mr. Gillette - Asked Mr. Garner if the Town Council actually waived their rights or if they determined that the GRFA restriction was not applicable to the Town. Mr. Garner stated it would be more correct to say the GRFA restriction in the declarations was not applicable to the Town.

Mr. Hansen - Asked for clarification as to whether the neighboring property owners were correctly notified.

Mr. George Ruther, Director of Community Development, stated that staff would research the notification process.

Chris Neubecker, Planning Manager - Referring back to the GRFA restriction discussion among the Town Council, he stated that the executive session on the GRFA restriction was specifically listed on the Town Council agenda, and was suggested by the PEC at the previous meeting on this topic.

Mr. Lockman - The applicant has conducted good due diligence in regards to providing the information requested. In regards to the sun-shade analysis Mr. Lockman feels the applicant has done a good job of taking the adjacent property owner to the north into consideration regarding the design and he therefore can support the application.

Mr. Hansen - He felt the applicant has accommodated the neighboring properties while still complying with Town Code. The information provided has eased his concerns and Mr. Hansen supports the application.

Mr. Pratt - Due to the zero foot (0') lot line regulations there is limited expectation of light and air for surrounding properties. Mr. Pratt did state a concern regarding the size of the chimney and its proximity to the neighboring property. Mr. Judge clarified that the number of vents is actually being reduced and that one single larger vent will reduce noise in comparison to the existing conditions. Mr. Judge stated that he will look into moving the chimney as south as possible, and design it as small as possible.

Mr. Gillette - He concurred with the Town Attorney's opinion regarding the Town's lack of authority in the matter of the GRFA restriction. Mr. Gillette feels that the applicant has provided substantial information and demonstrated that the sun-shade impact will be minimal.

Mr. Stockmar - He feels the proposal, as it is compliant with Town Code, is something that can be approved, despite the unfortunate disagreement between neighbors.

Mr. Rediker - He understands the concerns of the neighboring property owners, and it is unfortunate that the maximum impact on the sun-shade occurs during the winter equinox. Mr. Rediker concurs with Mr. Pratt's statements regarding the size and location of the chimney.

Mr. Ruther confirmed that the adjacent property owners had been correctly notified, mailed March 15, including the Martin J. Mullalley Credit Trust, at an address in Minturn, as listed in the Eagle County records.

3. A request for review of an amendment to a Conditional Use Permit pursuant to Section 12-9C-3, Conditional Uses, Vail Town Code, in accordance with the provisions of Section 12-16 Conditional Uses, Vail Town Code to allow for the expansion of the East Vail Fire Station located at 4116 Columbine Drive/Lot 15 Bighorn Subdivision, and setting forth details in regard thereto. (PEC16-0010)

**Applicant:** Vail Fire Protection District, represented by John King

**Planner:** Brian Garner

**Motion to Approve** - Lockman

**Motion- Lockman**

**Second- Pratt**

**Vote: 4-1-1 (Gillette**

**Against, Stockman recused)**

**Conditions:**

- 1. This exterior alteration or modification approval is contingent upon the applicant obtaining Town of Vail approval of an associated design review application.**
- 2. The Employee Housing Units (EHUs) shall first be offered to emergency personnel, then to Town of Vail staff before offering to general public.**

Mr. Garner introduced the proposal and explained that this project entails the expansion of an existing fire station facility and a Conditional Use Permit is required for a fire station in this zone district. The two EHUs are allowed by right in the General Use zone district. Building additions are proposed to the fire station and EHUs. Improvements proposed to the exterior of the building include a new heated concrete driveway in front. Brian Garner corrected the staff memo concerning the number of EHUs proposed on site.

Pratt – Is there a requirement for 50% of the employees to be housed on site? Garner indicated that he is not aware of any such requirement.

John King – Currently one EHU with a Vail Fire Fighter living there. Gym on second floor will become the second EHU. Fire Station #1 was built about 1982. New roof was added in 2008. Space is cramped, can't walk around firetrucks inside garage. Expansion proposed for work areas, bunker gear, and generator. We will address mechanical and electrical systems to bring up to date and will also be cleaning up the building façade. Heated driveway proposed to address safety issues.

Stockmar – I live next door. It may be seen as a conflict of interest. Mr. Stockmar left the room and did not participate in the discussion or vote.

Pratt - Is there an option for a heat exchange system to save energy on the snowmelt system?  
King indicated that there are trying to be efficient and will consider a heat exchange.

Lockman - How is building heated now?

King – Natural gas. It would be almost impossible to not be more efficient after this remodel. I'm not a fan of adding snowmelt but it's a safety issue since this is a fire facility.

Hansen - Will the HVAC system be available for review by the DRB?

King – Yes

Rediker – Officers are constantly cleaning the trucks. Where do they drain the water?

King – Trench drain that currently flow to sanitary system. Driveway and parking will have a water quality vault, and then drain to creek. We are making strides to collect and clean water. We are reducing impervious surface.

Lockman- Environmental Report was not required, due to existing structures. Since its close to creek, why not still required environmental report?

Garner – Exemption for existing buildings applies here.

Gillette – Please explain the safety issues with the heated driveway.

Mark Novak – Engineers have 4 wheel drive and snow tires. Real issue is backing up safely. He stated the fire department has people helping to back up the trucks. Having staff standing behind the truck is a safety issue.

Gillette – What if you heated only the first 20 feet in front of the building rather than the whole driveway?

Novak – 20 feet would not be enough. Once a truck starts to slide it's a safety issue. We looked at changing the driveway, but there are issues with the trucks not clearing the garage doors.

Rediker – Question for Bill Pierce, Architect. Which image in the plans is best to see what is proposed on the new proposed driveway?

Garner – Displays landscape plan on the screen.

Bill Pierce – We added evergreen trees to mitigate headlights from cars. He discussed the displayed landscape plan.

Rediker – Operationally, how will snow removal and storage be handled? Will there be any salt and sand getting into the creek?

King – We are working with Gregg Barrie to determine best plan to mitigate sand. We may be forced to haul snow.

Hansen – Landscaping looks thin along the west property line adjacent to the new proposed driveway.

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.

4. A request for the review of a variance from Section 12-6D-6 Setbacks, Vail Town Code, in accordance with the provisions of Section 12-17-1, Variances, Vail Town Code, to allow for a variance to the front setback for a trash enclosure, located at 265 Forest Road / Lot 21, Block 7, Vail Village Filing 1, and setting forth details in regard thereto. (PEC16-0012)

**Applicant:** Kajara LLC, represented by Bill Nutkins

**Planner:** Matt Panfil

**Motion to Deny**

**Motion-** Lockman

**Second-** Stockmar

**Vote:** 5-1-0

**The Planning and Environmental Commission finds:**

1. **The granting of this variance will constitute a granting of special privilege inconsistent with the limitations on other properties classified in the Two-Family Primary / Secondary Residential District;**
2. **This variance is not warranted for the following reasons:**
  - a. **The strict literal interpretation or enforcement of the specified regulation will not result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of Title 12, Zoning Regulations, Vail Town Code;**
  - b. **There are no exceptions or extraordinary circumstances or conditions applicable to the same site of the variance that does not apply generally to other properties in the Two-Family Primary / Secondary Residential District; and**
  - c. **The strict interpretation or enforcement of the specified regulation will not deprive the applicant of privileges enjoyed by the by the owners of other properties in the Two-Family Primary / Secondary Residential District.**

Panfil gave an introduction to the application. The trash enclosure will be about 5 feet from the property line and creates 34 square feet of new site coverage. The existing retaining wall is about 8'3" in height. Structure would be about 11'3". The home was built in 2003 with a three car garage. Staff recommends denial, based on no physical hardship. Staff agrees that that the design has a minimal impact on the neighborhood, but feels that granting the variance will be a special privilege for the applicant.

Rediker – Did you look at other options for locations?

Panfil – We looked at a variety of locations. Some others would also require a side setback. The location proposed is what the applicant determined to be the area of least impact.

Rediker – Retaining walls are significantly into side setback.

Panfil – Retaining walls can be within the setback.

Ruther – No variances were granted in 2003 for the retaining walls.

Hansen – Please define why this is a noncompliant addition.

Neubecker – Definition of GRFA includes storage areas.

There was a discussion on wildlife proof trash containers.

Bill Nutkins – Architect – Made some corrections to statements made by the staff. We looked at the east side of the house, but we would have needed a variance there too. East side of the garage also would be an eyesore, and a large drop off of about 12 feet in grade.

Panfil - Agreed that the dimensions mentioned by Nutkins are correct. He read sections from the Town Code requiring screening and trash enclosures.

Ric Fields – Landscape Architect – Discussed some of the goals of the design, and need for a roof. One goal is to keep snow from piling on top of trash cans.

Public Comment – None

#### Final Comment

Stockmar – During site visit, it looks like a solution in search of a problem as there is an existing three car garage with lots of storage. A solution may be a niche in the wall. I tend not to think that it is a necessity. None of the alternatives seem practical. I will vote against this.

Gillette – Agree with staff. Do not think that the criteria for a variance have been met. Try to find a design and location that is not GRFA, eliminate the roof and you are there.

Pratt – This is an elegant solution that is not needed. There is GRFA available. The fact that there is a roof that sticks over the wall seems to make it a special privilege.

Hansen – I will go the other way. I do think that this is a different situation. I would support the application.

Lockman – I did not see any practical difficulties. I think it makes sense to use the space under the wall. The roof makes it need a setback variance, which I cannot support. Look to other locations without a variance.

Rediker – I like the plan. I see the issue that the owner has, but I agree with the analysis from staff. I do think there are some practical difficulties with this site. But it does not rise to the level of supporting a variance.

5. Approval of Minutes  
March 28, 2016 PEC Meeting Results

#### **Motion to Approve**

**Motion- Gillette**

**Second-Lockman**

**Vote: 5-0-1 (Stockmar abstain)**

6. Adjournment Motion – Stockmar; Second – Gillette 6-0-0

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Kipi's Bar & Restaurant

Snoek



