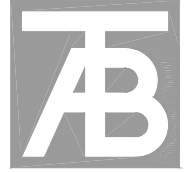


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Planning and Environmental Commission
Town of Vail
75 S. Frontage Road
Vail, CO 81657

Re: Red Sandstone Elementary School Renovation and Parking Garage

Project Introduction and Information:

In November 2016, Eagle County residents voted to pass a Bond, providing critical financial resources for Eagle County Schools. The Bond enables significant facility upgrades to ensure our community schools meet the needs of the growing student population. As part of those projects, Red Sandstone Elementary School (RSES) is going through a significant renovation to create the necessary educational spaces to provide the best possible learning environment for the students. These updates include the complete renovation of Red Sandstone Elementary School, two additions to Red Sandstone Elementary School, and a new four level parking structure shared between Red Sandstone Elementary School and the Town of Vail.

The renovations at Red Sandstone Elementary School include removing the existing exterior finish material, installing new IECC compliant insulation, new exterior finishes, new flooring, new wall finishes, technology updates throughout the school, and rearranging the existing school's building program and classrooms to allow for larger classrooms meeting the current ECSD standards. The two new additions at Red Sandstone Elementary include a two-level addition to the south area of the building creating a secure vestibule entry, new Cafeteria, and new Serving Line that the school currently does not have. The second level of the addition will house the updated Library. The second addition will be on the north side of the building pushing the area out over the one level space filling out the building form. The two additions will free up space for the classrooms to grow to a higher student square footage ratio that meets the current Eagle County School District standards. These area increases in square footage throughout RSES will not be adding any additional student capacity to the school. The increases in square footage address the current needs of the existing student population and curriculum, bringing RSES up to ECSD's current district standards.

The second portion of the project includes a new parking garage with one hundred and sixty (160) new parking spots. The parking garage will be owned and operated by the Town of Vail with an agreement with Eagle County School District. The parking garage is an open-air, four level structure with an individual, controlled entry on each level. The existing grading of the project site allows for the parking garage to have an entry on every level of the parking garage. The multiple entries maximize the parking capacity of the structure by eliminating the need for internal ramping within the parking garage, freeing up that space for additional parking spots.

A key, unforeseen component of this project is the opportunity that it provides for future growth and development within the project itself. The infrastructure of the parking garage is designed for a two story, full footprint addition to be erected above the fourth level of parking. This space will allow for the Town of Vail to quickly and easily expand to meet the town's spatial needs at the time. And due to the future addition's location it creates the unique condition that the space will always be available for the town to expand on whenever the need arises.

The last element of the project lends to the working relationship between the Town of Vail and Red Sandstone Elementary School. The construction scheduling of the parking garage and elementary school lend to the staging of each other. The parking garage construction will start while school is still in session and will be fast tracked by the ability for the construction staging to occur on the west half of the new circulation road for the project site. The garage will be completed first for the town to be able to use three levels of the parking garage as soon as possible. Meanwhile, the completion of the parking garage will allow for the placement of double modulars on the top level to allow for school to remain in session during the renovation construction at the elementary school. The modulars for the school will be mixed between placement on the top level of the parking garage and the surrounding parking areas.

Town of Vail Development Objectives Impact:

This project directly helps to achieve several of the Town of Vail's objectives outlined in the Vail Economic Development Strategic Plan. Currently, the town has a distressed need for parking, and not only parking in general but parking with access to the commercial cores of Vail. This project creates a controlled parking area that directly connects to the commercial cores via the existing pedestrian and public transit infrastructure already established at the project site.

The proposed parking garage will strengthen the relationship between the Town of Vail and Red Sandstone Elementary School as it creates a new division to the existing partnership between the two entities. This relationship will ripple through the community beyond the town limits as RSES serves the people of the Vail Valley, greatly extending the town's network. The addition of the parking garage on the project site addresses the necessary parking opportunities for both the school and the Town of Vail. The parking garage will be owned and operated by the Town of Vail and shared with Red Sandstone Elementary School. In this working arrangement between the two, RSES will have access to several parking spots on the top level of the parking garage during the school year. This will leave all the parking spaces in the garage available to the Town of Vail during peak times like Christmas, New Years, and Spring Break.

The project in its entirety helps to create a density within the project site that counteracts the current horizontal sprawl of the town, by imaginatively using the existing areas to meet the community's needs. The project also continues to serve the community and the growing population of the town by providing a base for future development on top of the parking garage.

Impact on Surroundings and Community:

The addition to Red Sandstone Elementary School creates a large Cafeteria/Commons space as well as expands the Library. Both of these spaces were designed with the intention to double as

assembly areas for community gatherings or school events while providing a beautiful backdrop of natural mountain views.

The renovations at Red Sandstone Elementary School extend out of the building to the surrounding school playgrounds. The play areas will be refreshed to offer an accessible play area for all installing new equipment and hardscape playing surfaces. The existing blacktop on the south side of the building will be replaced with a green space providing a new pre-school playground, a variety of outdoor learning, and gathering spaces for use during and after school hours. These upgrades to the outdoor areas will create universal access and improvements to the existing Great Outdoors Colorado Organization (GOCO) playground that is for the entire Red Sandstone community.

The parking garage adds several perks to the community from construction to occupancy while taking advantage of the existing infrastructure located on the project site. It creates a large number of new parking spots with direct pedestrian access to the commercial core of Vail via the existing pedestrian bridge, as well as, nearby access to public transit. Meanwhile, the extensive earthwork on the project site is providing the opportunity for all parties around the project site to bring-in upgraded utilities to all facilities.

Project Site Circulation:

A Traffic Impact Report was completed by Felsburg Holt & Ullevig (May 23, 2017- see attached). The report states that by adding the 160 space parking structure the following impact is seen to the site during AM and PM peak hours:

AM peak hour: 34 in, 6 out

PM peak hour: 19 in, 45 out

These peak traffic volumes entering the site, along with the through traffic of North Frontage Rd only require an eastbound left turn lane of 50 ft. long (a 150 ft. lane is already present). A westbound right turn lane is not warranted but is a borderline condition during peak season; as such a right turn lane will be designed to help alleviate any congestion. The report also mentions that the current construction to build an I-70 underpass will ultimately result in less traffic traveling this section of North Frontage Road than is currently seen.

All aspects of this project were considered with vehicular and pedestrian traffic in mind. The project creates a new one-way road for vehicular traffic throughout the entire site with a pedestrian walk that parallels the road. The safety concern for the increase in vehicular traffic moving past the front of the elementary school was the driving influence to limit the number of parking garage levels that required driving by the school to access that parking level. As a result, only two levels of the parking garage require the motorist to drive past the elementary school. The location of the proposed parking structure has been intentionally located to leverage the pedestrian overpass of I-70 connecting to Lionshead and Vail Mountain. The lower part of the site will remain a major transit stop for all in town buses and school buses. The project will improve upon the existing configuration of the bus drop off and also allow pedestrians from the parking structure to access the transit stop for connectivity to the in town bus system. The design of the garage allows pedestrian egress from all 4 levels, with the lowest

level being ADA accessible to the transit pick up / drop off location. Pedestrian ramps, walkways, crosswalk striping and lighting will add safety to the pedestrian routes.

In town buses will continue to loop through the lower site as occurs with the existing configuration. School bus drop off and pickup will also occur at the transit location. The proposed 40' width of the new bus loop will allow for 2 rows of buses to be parked simultaneously with adequate spacing and width to account for pedestrian circulation. The existing parking spaces in the center of the bus loop area have been removed from the proposed design to separate public parking from the transit area and improve safety and congestion. The proposed access to the upper 3 levels of the garage and the school will be accomplished via a one way drive circumnavigating the proposed parking structure. This will allow a more fluid drop off for parents in front of the school, without the need to turn around and exit the school drive the same way as incoming parking structure users. The one way drive will be very beneficial in the AM peak hours when school and TOV/Vail Resorts workers are accessing the site.

The drive has been designed to accommodate the turning movements of the Vail Fire Departments aerial ladder truck (45 ft. long) and large school buses (40 ft. long). The parking structure accesses at each level will be controlled access utilizing entry gates with readers and cameras, similar to the existing Ford Park employee access. The parking structure entries have been designed to accommodate the turning movements of a Chevy Suburban (19 ft. length). All parking spaces and access aisles on proposed surface and structure parking meet Town code for length and width. Existing parking spaces along the access drive and up in the school paved parking area have been reconfigured to allow better maneuverability.

Most of the snow storage areas for the proposed improvements are planned for the west end of the project. The parking structure's top level will have a swing gate on the western most access aisle, similar to the Lionshead garage. Snow will be plowed off the edge of the gate in to a landscaped area with a graded sump and proper drainage inlet to collect melt water. The access drive and sidewalk will be plowed to the westernmost curve in the road, where a swing gate will be placed in lieu of standard guardrail to allow for adequate storage. Smaller snow storage areas are proposed for the southern edge of the parking structure and the median along North Frontage Road.

Neighborhood Character Impact:

All aspects of the project strive to match or improve the character of the surrounding areas. Currently, the exterior of the project has not been updated since 1976, as a result the existing building disrupts the character of the surrounding neighborhood. The project is located along North Frontage Road in Vail, which has a sense of density and activity that this project brings to the site. The adjacent building structures have recently had a surge of new construction and renovations guiding a character shift along the I-70 corridor reinforcing the idea of density with vertical structures.

This project also continues the development of the Mountain Modern Design Aesthetic seen spreading throughout the town. This aesthetic focuses on combining contemporary design movements with elements of traditional mountain design that addresses the unique challenges put on building structures in the mountains. The design style uses exterior building materials that relate to the surrounding elements and mountains such as timber members, local stone accents, and earth tone colors. The parking garage component of the project creates a sense of verticality mirrored throughout

the surrounding building structures; however, due to the natural grading of the project site it the verticality of the parking garage does not disrupt the aesthetics or views from the elementary school.