

MEMORANDUM

To: Jonathan Spence
From: Tom Braun
CC: Nate Savage, Scott Nevin, Jim Wear, Ryan Johnson, Mark Luna, Chris Knight
Date: August 30, 2017, revised September 6, 2017

RE: East Wing CUP/Updated Submittal

As per your request, this memo summarizes refinements and new information that has been provided for the East Wing CUP since the application was originally submitted this past June.

New Information

The following new information has been provided:

- A Preliminary Environmental Assessment for the proposed heliport. This material was prepared in accordance with the Town's procedures for environmental impact reports and was done to address the master plan requirement for an environmental impact statement to be provided.
- Updated employee generation numbers along with a memo summarizing VVMC's plan for mitigating housing requirements.
- Plan for Managed Parking Program
- Traffic Impact Statement Addendum Memo
- Shared Bike Program – Upon completion of the East Wing VVMC will establish a shared bike program. While details have not been developed, the program is envisioned to have a handful of bikes available for free, short-term use by employees and visitors in and around Vail Village and Lionshead.
- Landscaping along West Meadow Drive – Subject to approval by Town Staff, VVMC will propose additional planters along West Meadow Drive in front of the East Wing between the sidewalk and roadway. Conceptual drawing of this improvement will be shared with PEC on 9/11, details to be provided during DRB review process.
- Response to how the proposed East Wing conforms with CUP review criteria

Civil Engineering Plans

Updated civils sheets in the CUP Plan set include:

- Site plan includes SGM's concept plan for SFR improvements, the sidewalk along SFR is now at 8' in width and additional sight line studies are provided. A note has been added to the site plan indicating "Design and construction of SFR and roundabout improvements to be done by others. VVMC obligations to fund or construct improvements to be established by separate agreement". VVMC would propose that between now and next week we craft a condition of approval for the CUP that states VVMC's obligations to fund or construct SFR improvements to include the curb on the south edge of SFR, sidewalk (material to be determined), lighting, landscaping, snowmelt (extent to be determined), and reimburse of up to \$15,000 to Town for bus stop shelter), and obligates us to complete a development agreement outlining the details (coordination

on design, construction, scheduling, etc.) of how these improvements will be implemented.

- Site grading plan refinements to address PW's comments
- Refinements to utility plans to coordinate CenturyLink and Holy Cross routing as per PW comments
- Erosion control plan refinements to address PW's comments
- Refinements to many turning movement studies

Architectural Plan Set

The CUP Plan set includes a number of refinements to architectural and landscape drawings:

- South elevation – change to wall materials at entry to loading dock
- East elevation – change to elevation proximate to north/south connection stairwell with addition of windows
- North and east elevations – refinements to windows at heliport building
- Heliport building – height of elevator overrun has been increased by +/-5'
- Site and Landscape plans have notes regarding SFR improvements similar to note on civil plan described above, a bike rack has been added at entry to hospital and the driveway exit from the ambulance garage has been narrowed.
- Along Meadow Drive the landscape plan now includes aspens added to westernmost planter, two new planter beds proximate to loading dock entry, potted plants along north/south connection, and the addition of trees along north/south connection next to Skaal Haus.
- Parking levels have been refined to provide typical parking stall dimensions and to identify valet spaces.