

Land Use + Design Analysis



Study Area



- » This study area was selected by the Town for this master plan. The plan will consider connectivity to areas outside the study area.
- » 260 acres
- » 10 miles of road
- » 231 acres within Town of Vail
- » 29 acres beyond Town of Vail

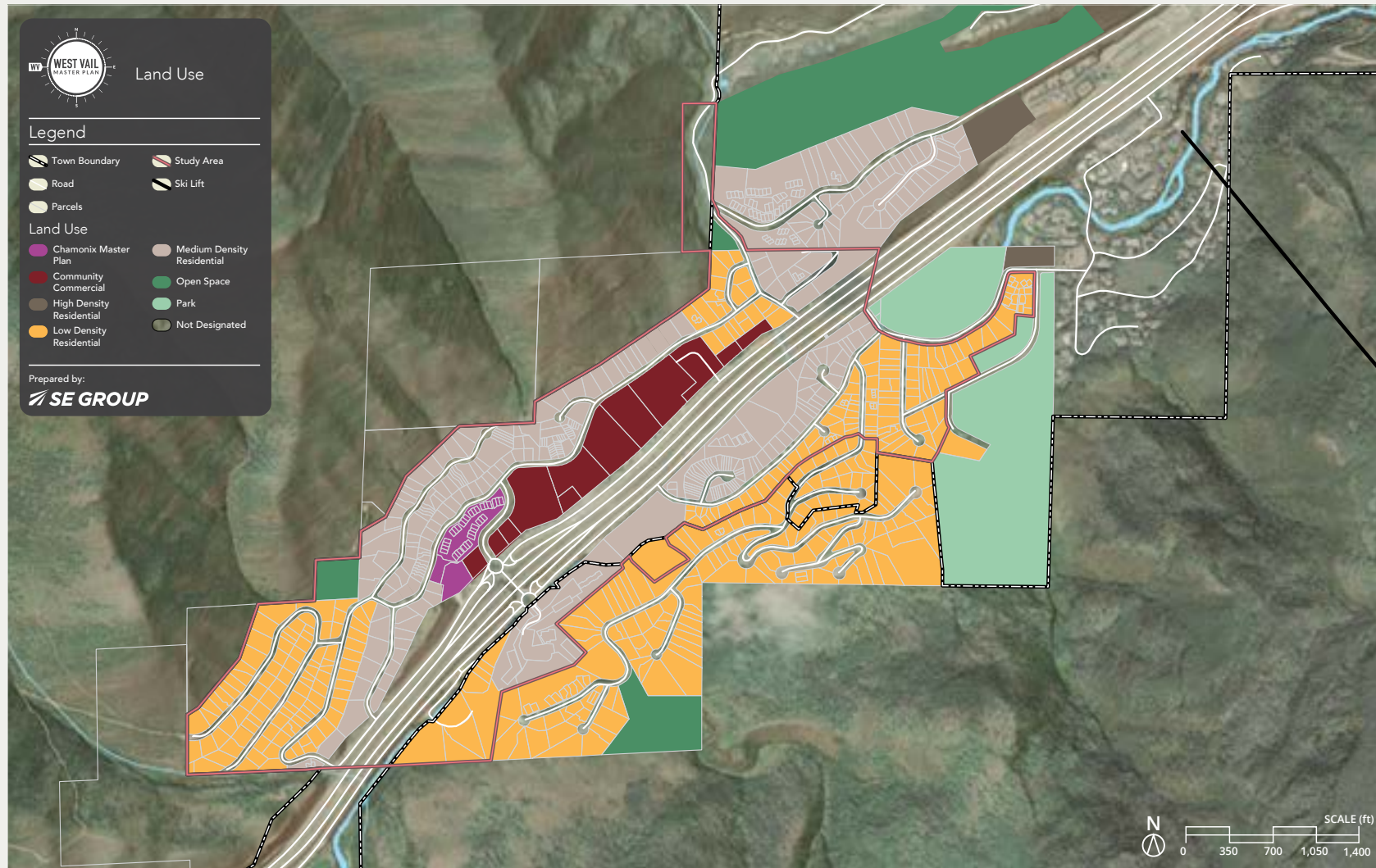
About this Analysis

- » Analysis of the Town of Vail Land Use Code and Land Use Plan as relevant to West Vail.
- » Analysis of existing land use from spatial data, with comparisons to the regulations put in place by the Land Use Code and Land Use Plan.
- » Identifying discrepancies, departures from best practices, and development opportunities.
- » Based on established best practices, the local context, and the 20-minute neighborhood concept.

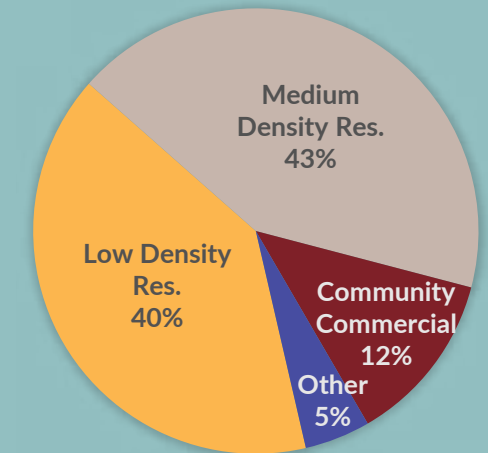
Key Takeaways

- » The West Vail commercial area and the strip commercial development is as prescribed in zoning. If the community desires a different land use pattern, changes to the zoning code will be necessary.
- » At present, the West Vail commercial area is about 70% impermeable surfaces. This figure is not particularly high, but there are many opportunities to better utilize impermeable surface areas and create inviting, public green spaces.
- » If redeveloped according to zoning, West Vail could see a slight increase in housing units, but most opportunities for an increase in units are located on commercial lots.
- » Many residential lots do not conform to zoning. Often these non-conformities support additional density that would be lost if the lot redeveloped.
- » The residential character of West Vail is very unique and eclectic. This character is a defining feature of the area and if desired, tools will need to be put in place to preserve that character.

Land Use Designations



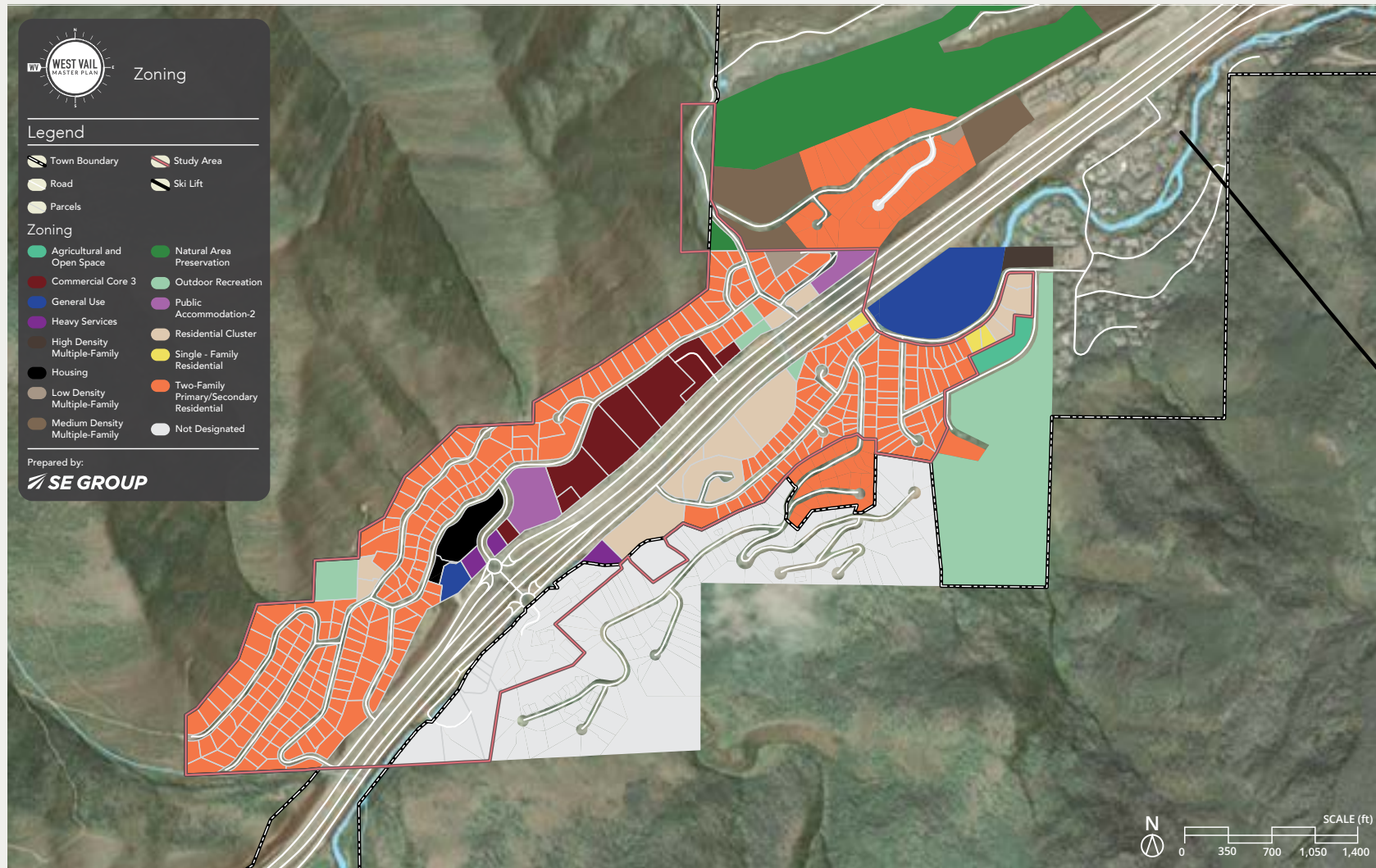
- » The study area is largely a mix of low to medium density residential and community commercial.
- » The medium density is closer to the interstate, frontage roads, and commercial area.
- » Land use designations extend beyond Town boundaries. Beyond the Town, the designation is low density residential.



2009 Land Use Plan Takeaways and Questions

- » Medium Density Residential is located in areas with Two-Family Primary/Secondary Residential zoning. Two-Family Primary/Secondary Residential zoning may not support the density range of Medium Density Residential (3-14 dwelling units/acre).
- » Talks about affordable housing made available through private efforts with limited incentives from the Town – is this still the policy?
- » Goal to avoid commercial strip development of the valley - how can we address that in West Vail?
- » Statement of desire to see no new commercial districts. Does this still hold true?
- » Identified needs for aquatic center, golf course, seasonal surface parking – do those still hold true? Should they be addressed in West Vail?

Existing Zoning



- » The residential neighborhoods are primarily zoned as Two-Family Primary/Secondary Residential. This zoning supports two units (or three with an EHU) on larger lots.
- » The residential zoning does not vary between the different land use designations.
- » The commercial area is primarily zoned as Commercial Core 3. This zoning is specific to West Vail and its purpose.
- » The Doubletree Hotel was recently rezoned as Public Accommodations-2. Much of the following analysis was conducted based on its previous zoning, Commercial Core 3.

Zoning Code

Zoning Designation	Allowable Uses	Relevant Conditional Uses	Allowable Lot Coverage	Allowable Dwelling Units	Minimum Lot Size (Buildable SF)	Gross Residential Floor Area (GRFA)	Acres in the Study Area
Commercial Core 3	Retail, offices, personal services, employee housing, eating and drinking establishments	Daycare, outdoor uses, public facilities, parks, theaters, convention facilities, transportation businesses, drive-up facilities	40%	12 du/buildable acre	25,000	30 SF per 100 SF buildable	20.2
Public Accommodation-2	Employee housing, lodges, limited service lodges, eating, retail, and drinking establishments that are less than 10% of GRFA	Theaters, convention facilities, public or commercial parking, bed and breakfasts, fractional fee club units, lodges with establishments at 10-15% GRFA	65%	25 du/buildable acre	10,000	150 SF per 100 SF buildable	1.8
Single-Family Residential	Single family residences, employee housing	Schools, public facilities, parks, home daycare, bed and breakfast	20%	1 du/lot	12,500	40 SF per 100 SF for the 1 st 10,000 SF of site area + 13 SF of GRFA for each 100 SF in excess of 10,000 SF	1.2
Two-Family Primary/Secondary Residential	Single family residences, employee housing, two-family dwellings	Schools, public facilities, parks, home daycare, bed and breakfast	20%	2 du on lots larger than 14,000 SF, 1 du on lots less than 14,000 SF	15,000	4,600 SF for 1st 10,000 SF area + 1,900 SF up to 15,000 SF + 1,950 SF up to 30,000 SF + 6/100 SF in excess of 30k. 2nd unit shall not exceed 40% of GRFA	98.7
Residential Cluster	Single family residences, employee housing, two-family dwellings, multi-family dwellings (max 4 per building)	Schools, parks, public facilities, religious institutions, clubs, offices	25%	6 du/buildable acre	15,000	36 SF per 100 SF buildable	19.3
Low Density Multiple-Family	Single family residences, employee housing, two-family dwellings, multi-family dwellings	Schools, parks, public facilities, religious institutions, clubs	35%	9 du/buildable acre	10,000	44 SF per 100 SF buildable	1.0
Housing	Employee housing, bicycle and pedestrian paths, passive outdoor recreation space	Dwelling units, parks, public buildings, eating and drinking establishments, offices, retail, personal services	55%*	Development standards as proposed by the applicant, prescribed by PEC and approved in the development plan.			3.7
Heavy Services	Employee housing	Automotive, offices, repair shops, materials stores	75%	N/A	10,000	N/A	2.1
General Use	Employee housing, bicycle and pedestrian paths, passive outdoor recreation space	Public tourist/guest facilities, theaters, convention facilities, daycare, public parking	Prescribed by the PEC				1.2
Outdoor Recreation	Bicycle and pedestrian paths, passive outdoor recreation space, nature preserves	Parks, accessory buildings	5%	N/A	N/A	N/A	4.1

Zoning Code Takeaways

» Commercial Core 3 (CC3)

- » We expect that many conditional uses for CC3 would be necessary for a 20-minute neighborhood (childcare, brewpub, parks).
- » No non-employee housing is allowed. This would likely be an issue for creating vibrancy and make development challenging. Lodging is also not allowed.
- » The allowed density, heights, and maximum site coverage are both relatively low. It sets up single story commercial with parking lots. This is not consistent with the Land Use Plan (no additional strip commercial).

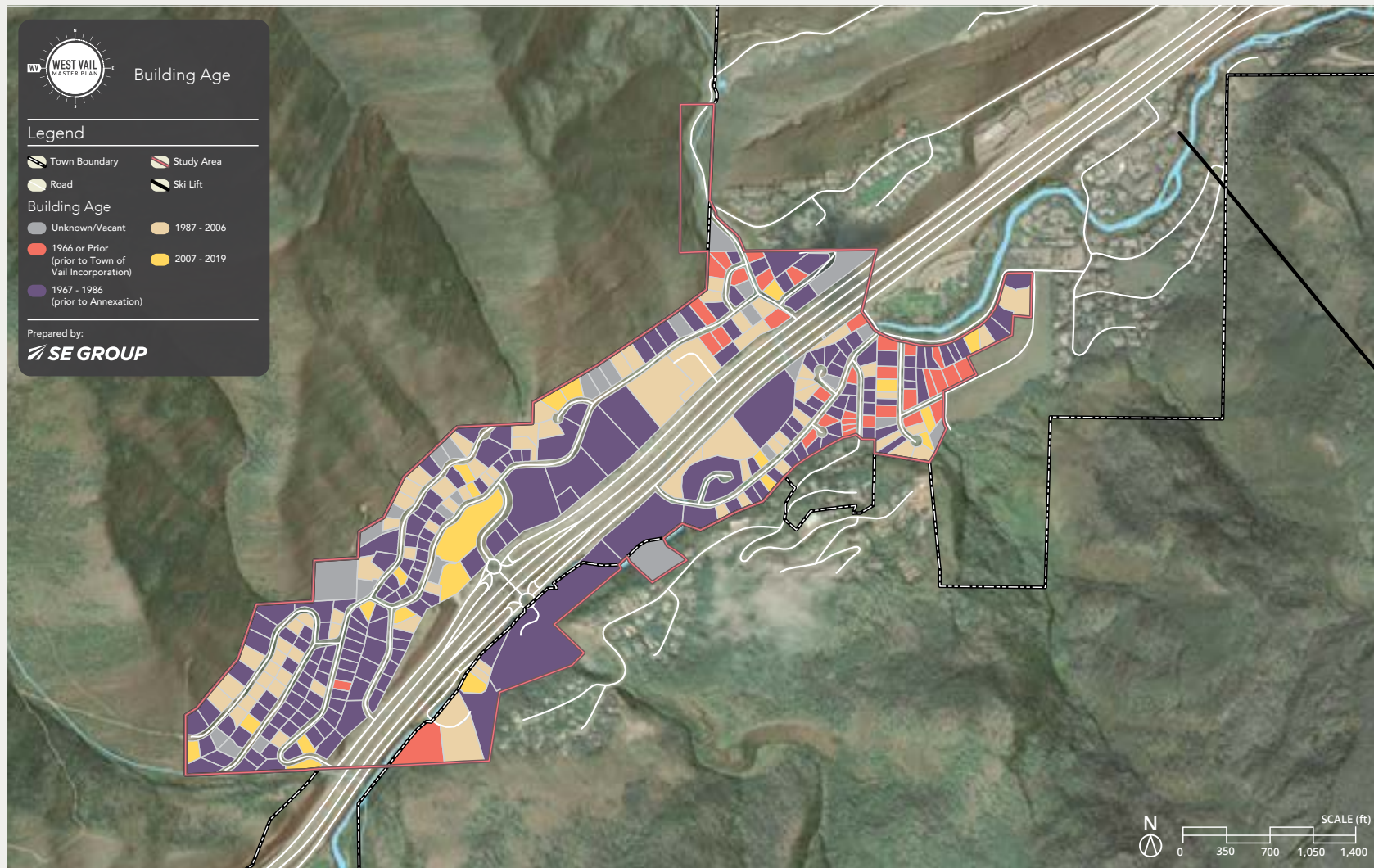
» Two-Family Primary/Secondary

- » There are inconsistencies between the minimum lot size and the units allowed.

» Residential Cluster

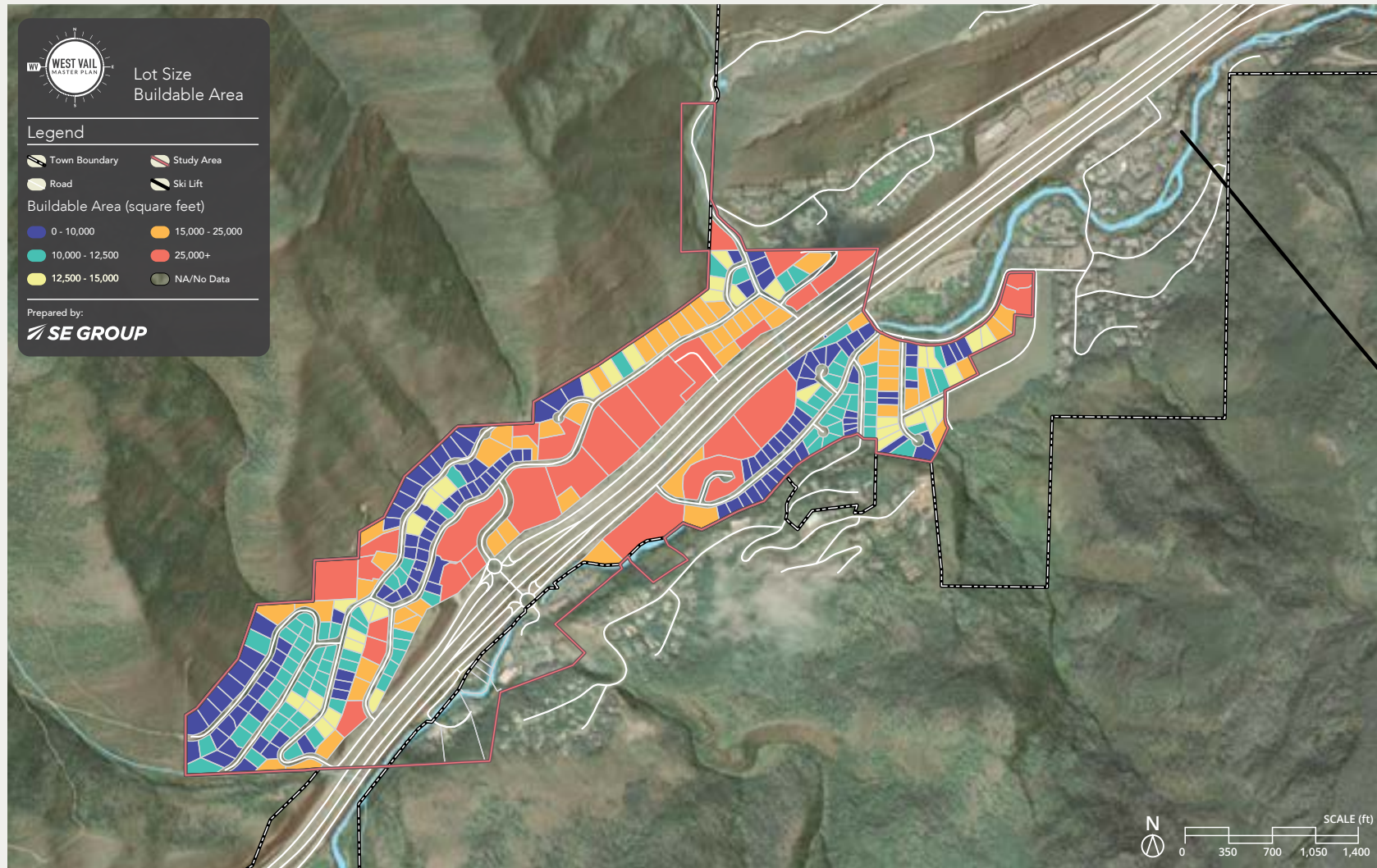
- » Site coverage and floor area maximums may prevent lots from achieving allowable density.

Building Age



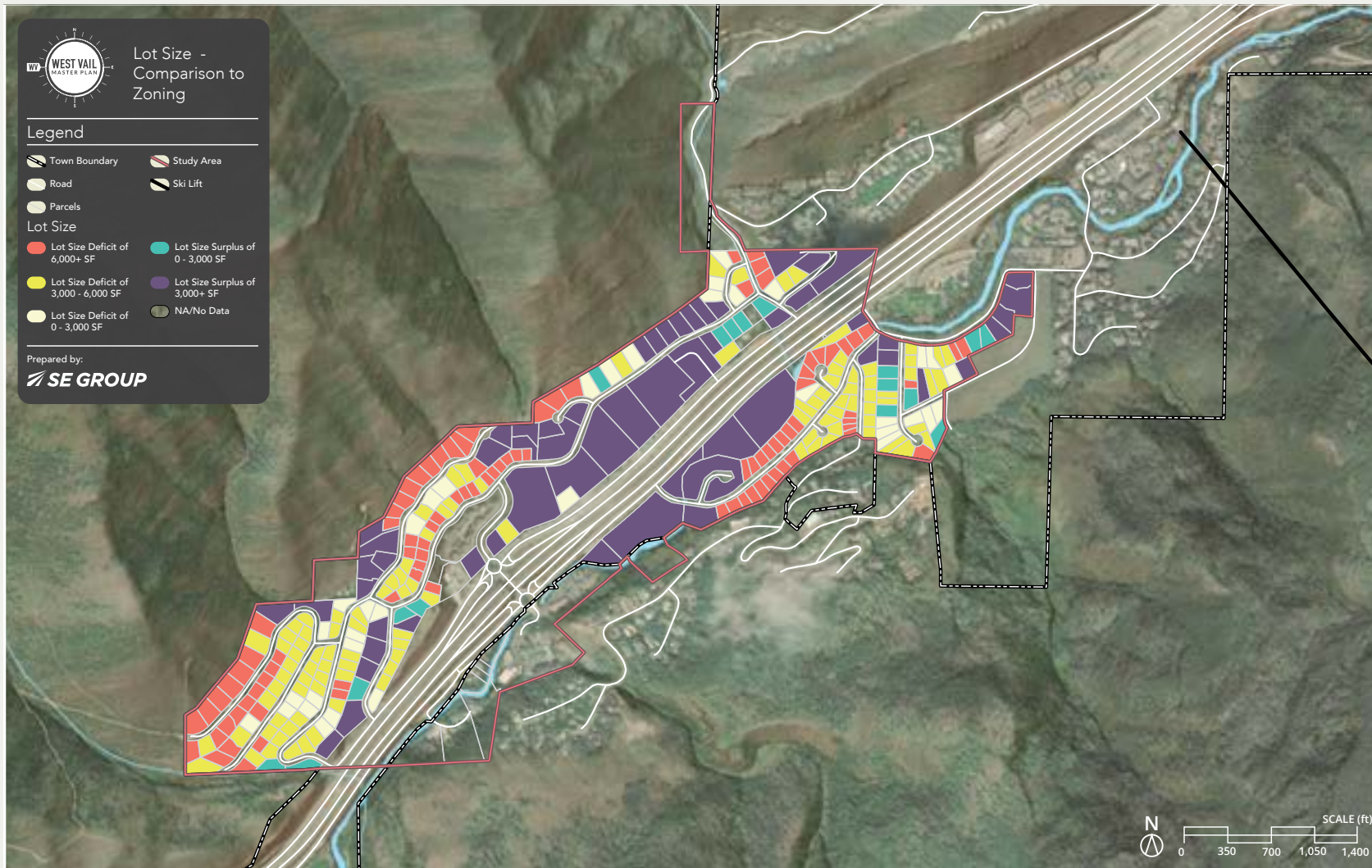
- » Many structures in the eastern part of West Vail were built prior to the incorporation of Vail (1966 or prior). The removal or adaptation of these structures may diminish the historic character of the area.
- » The majority of structures in West Vail (53%) were built prior to annexation (1967 - 1986) and were not built under Town regulations. Most commercial buildings were built during this period as well and are in variable condition.
- » A fair amount was built from 1987 - 2006, post annexation. They were constructed under Town regulations but may be starting to show age.
- » Few buildings, other than Chamonix, have been built since 2007.

Lot Size



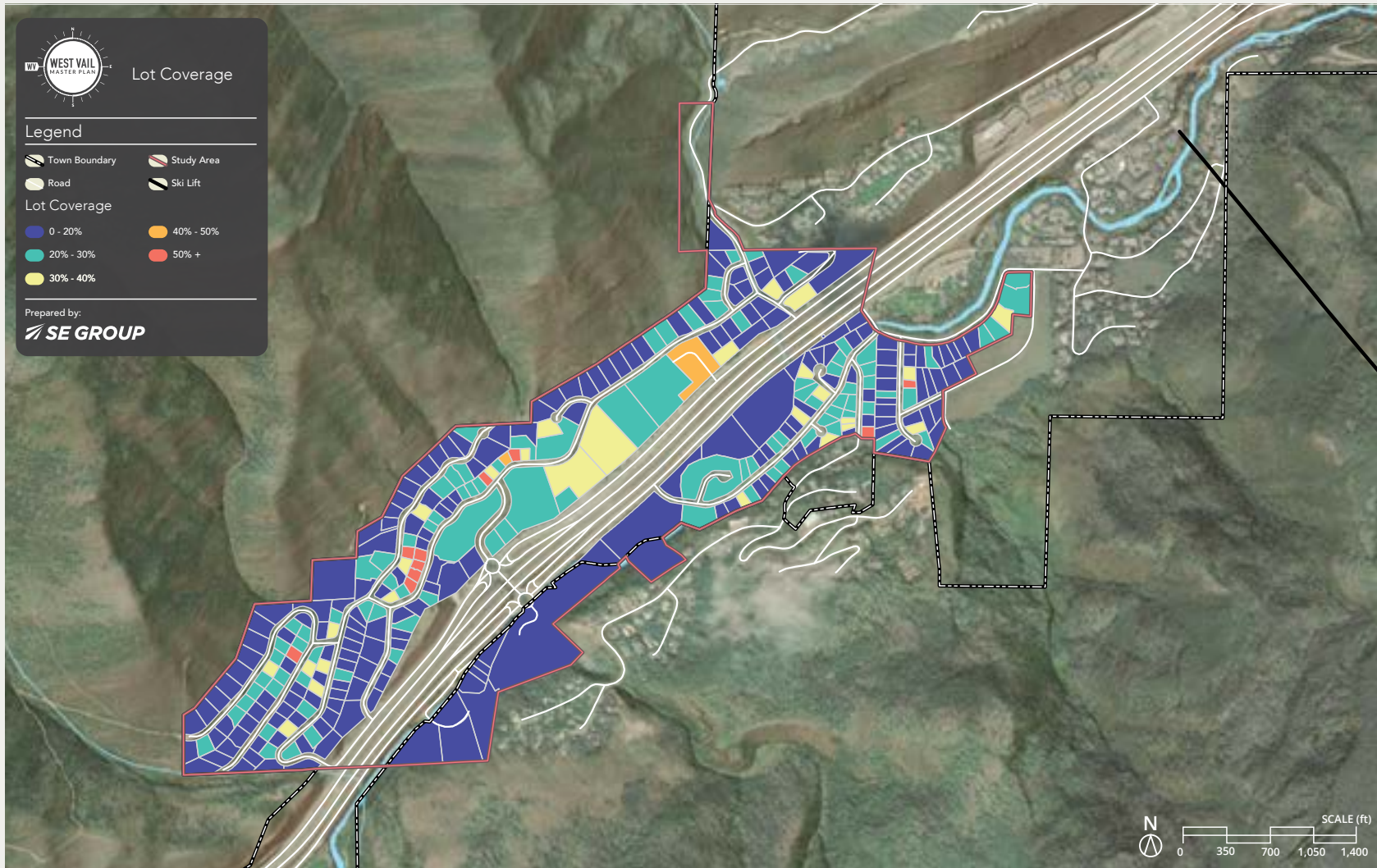
- » Lot Size is defined in terms of buildable area. Many larger lots have hazards reducing the buildable area to under 10,000 SF, especially along Gore Creek and at the toe of steeper slopes.
- » These lower buildable square footage lots may not be suited to higher density development.
- » Most residential lots are less than 12,500 SF of buildable area, especially on the western portion of the study area.

Lot Size Comparison

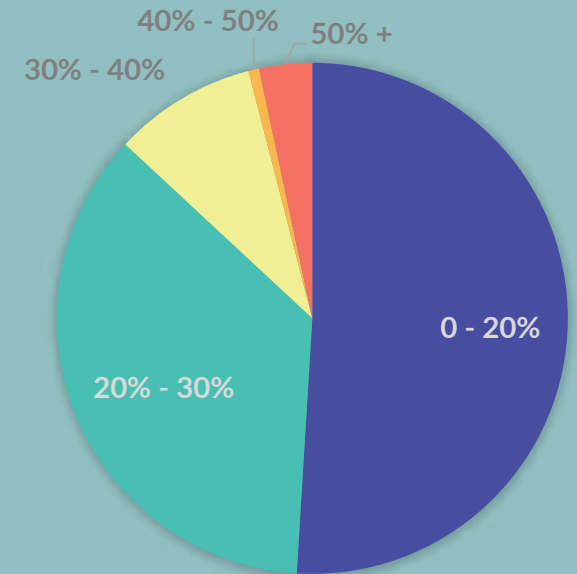


- » Of lots with lot size requirements in zoning, 74% do not meet the minimum lot size.
- » Most of the commercial lots have sufficient buildable acreage, with a few smaller non-conformities.
- » Of lots zoned Two-Family Primary/ Secondary Residential (15,000 SF required), 83% are undersized. This requirement is not in line with what currently exists.

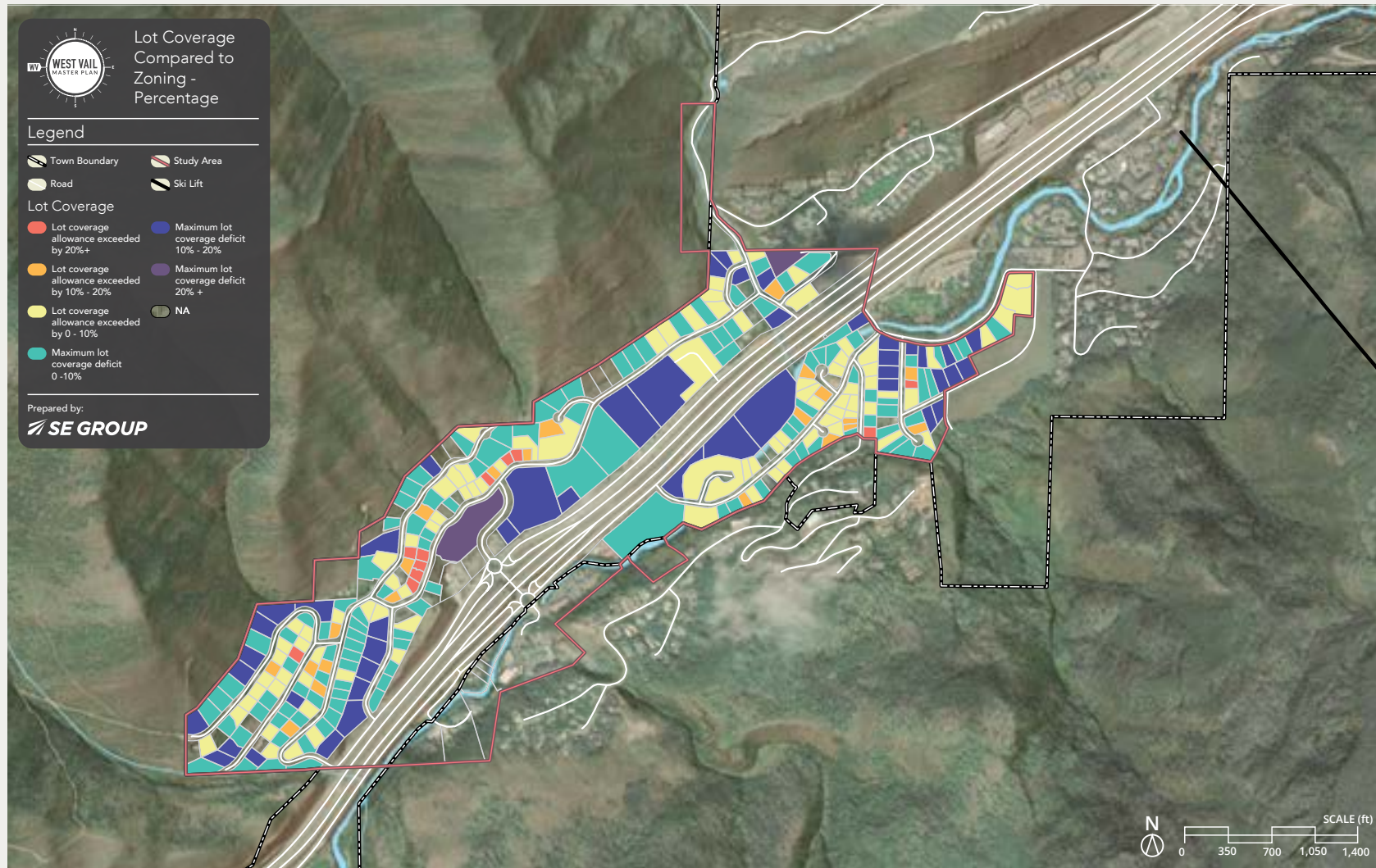
Lot Coverage



- » Lot coverage calculations are based on building footprints and lot size. Most lots in the study area have less than 30% coverage, with over half having coverage less than 20%.
- » The chart below shows the breakdown of lots coverages in the study area.

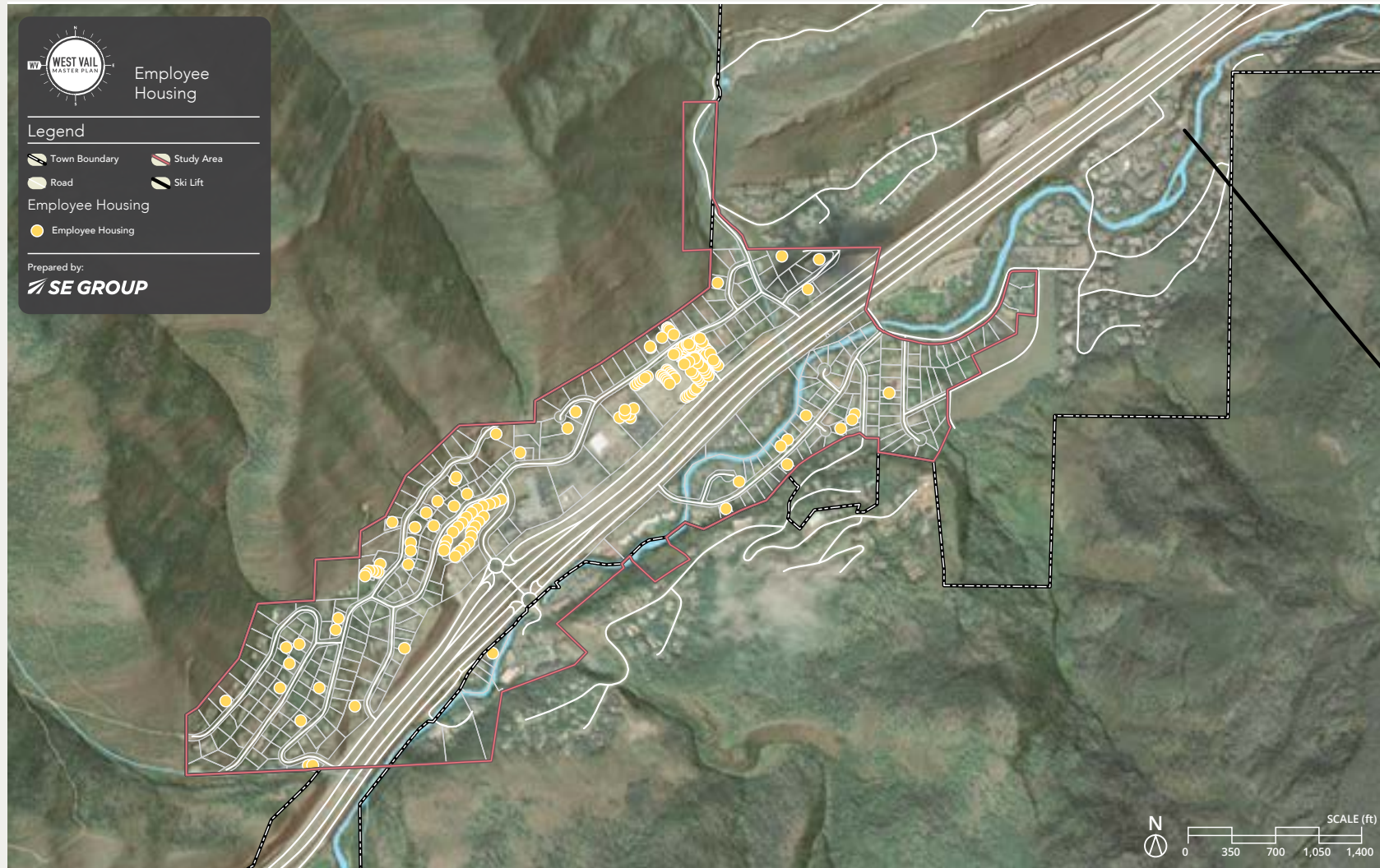


Lot Coverage Comparison



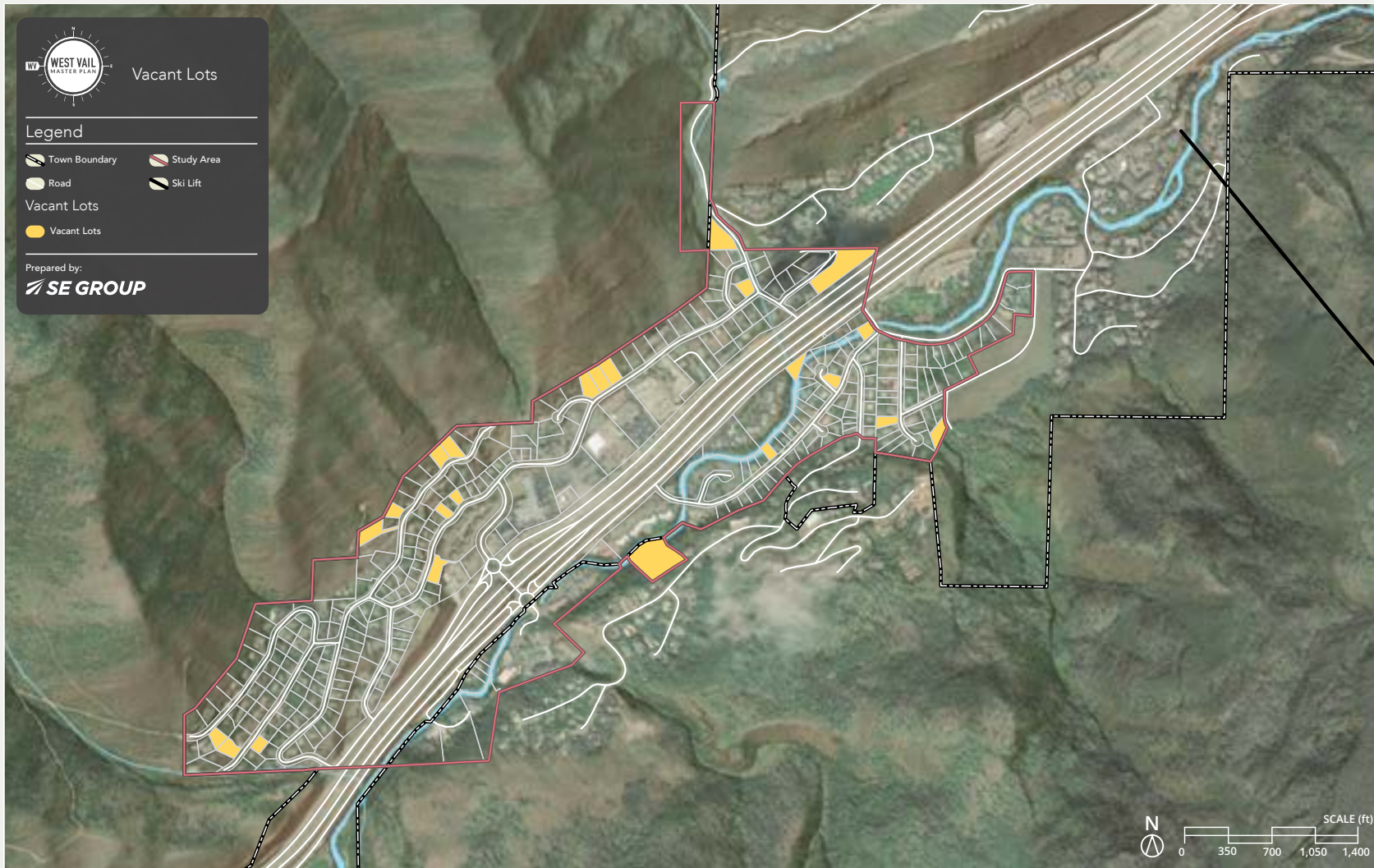
- » Almost half the lots (44%) exceed the maximum lot coverage established by zoning.
- » All lots used for commercial do not approach the lot coverage maximum, despite the low coverage maximum (40%).
- » Many residential lots do exceed the maximum coverage, but most do so by a small margin. Larger deficits occur on some of the smallest lots in the study area.

Employee Housing Units



- » The rules in Two-Family Primary/ Secondary Residential allow for the removal of an EHU if the dwelling is demolished.
- » Complicated system for EHU and density.
- » 75% of EHUs in West Vail are on Town-owned property (largely City Market development and Chamonix)
- » 169 total employee housing units in the study area, which is 20% of all dwelling units in the Town-portion of the study area.
- » Comparatively, in the Town as a whole, EHUs make up about 5% of total dwelling units.

Vacant Lots



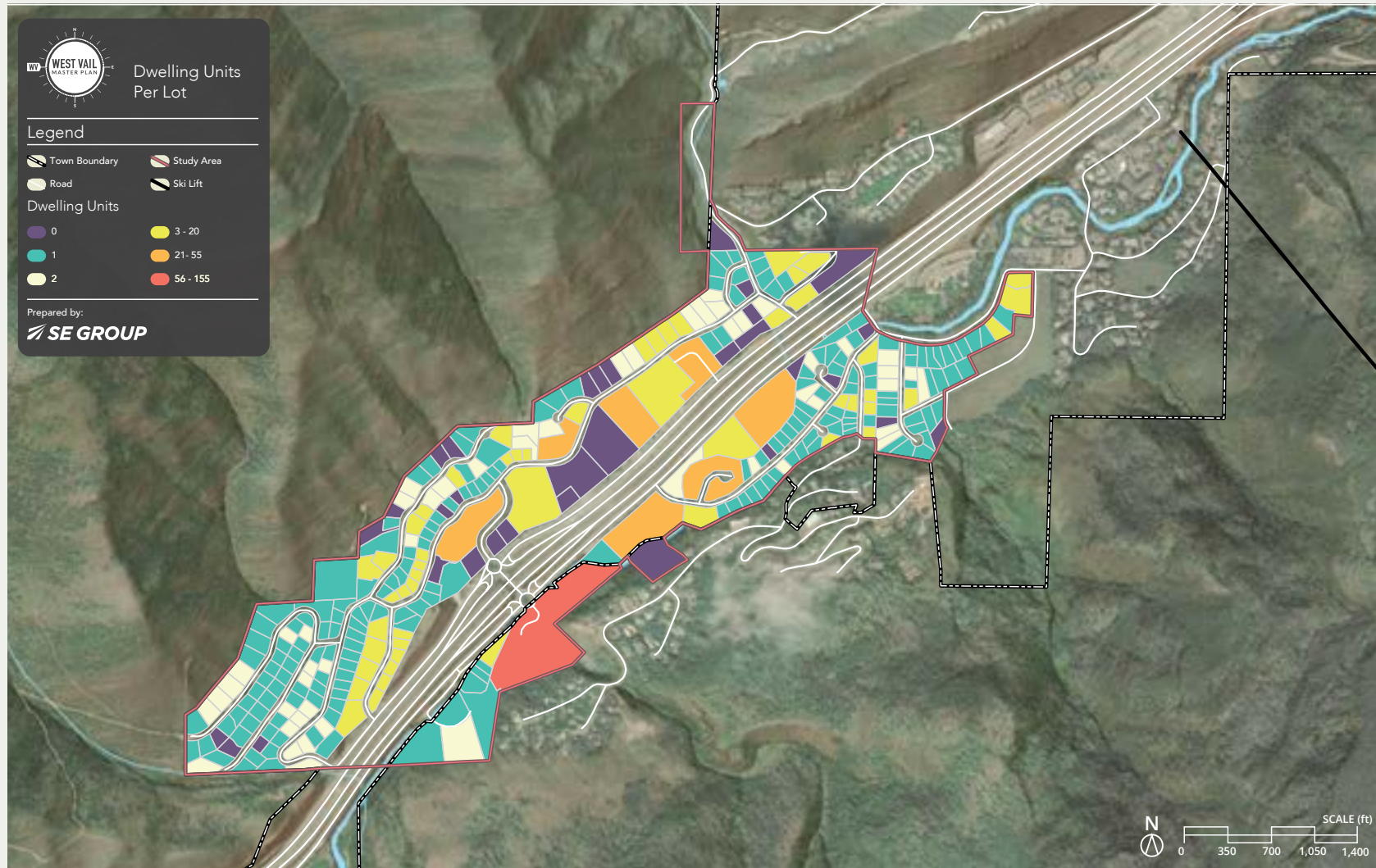
- » Almost all the vacant lots are zoned Two-Family Primary/ Secondary Residential. Many of the surrounding lots have developed as high-end single family housing.
- » About half of lots are over 14,000 SF in total area and could develop as duplexes.
- » Some only have a few thousand square feet of buildable area, where development may be challenging.
- » There are a few vacant lots that will not develop as they are zoned for Outdoor Recreation.
- » According to existing zoning, vacant lots could develop with up to 26 dwelling units.

Town-Owned Property

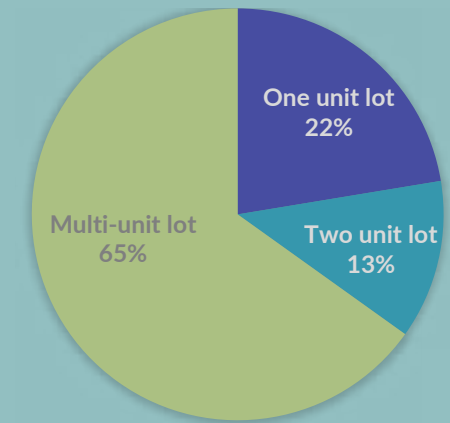


- » The Town owns 23.5 acres in the study area or about 9% of the study area.
- » The Town owns several of the commercial lots, including those that are primed for redevelopment.
- » Many of the EHUs are located on Town-owned parcels.
- » The Town owns no vacant parcels in the study area.

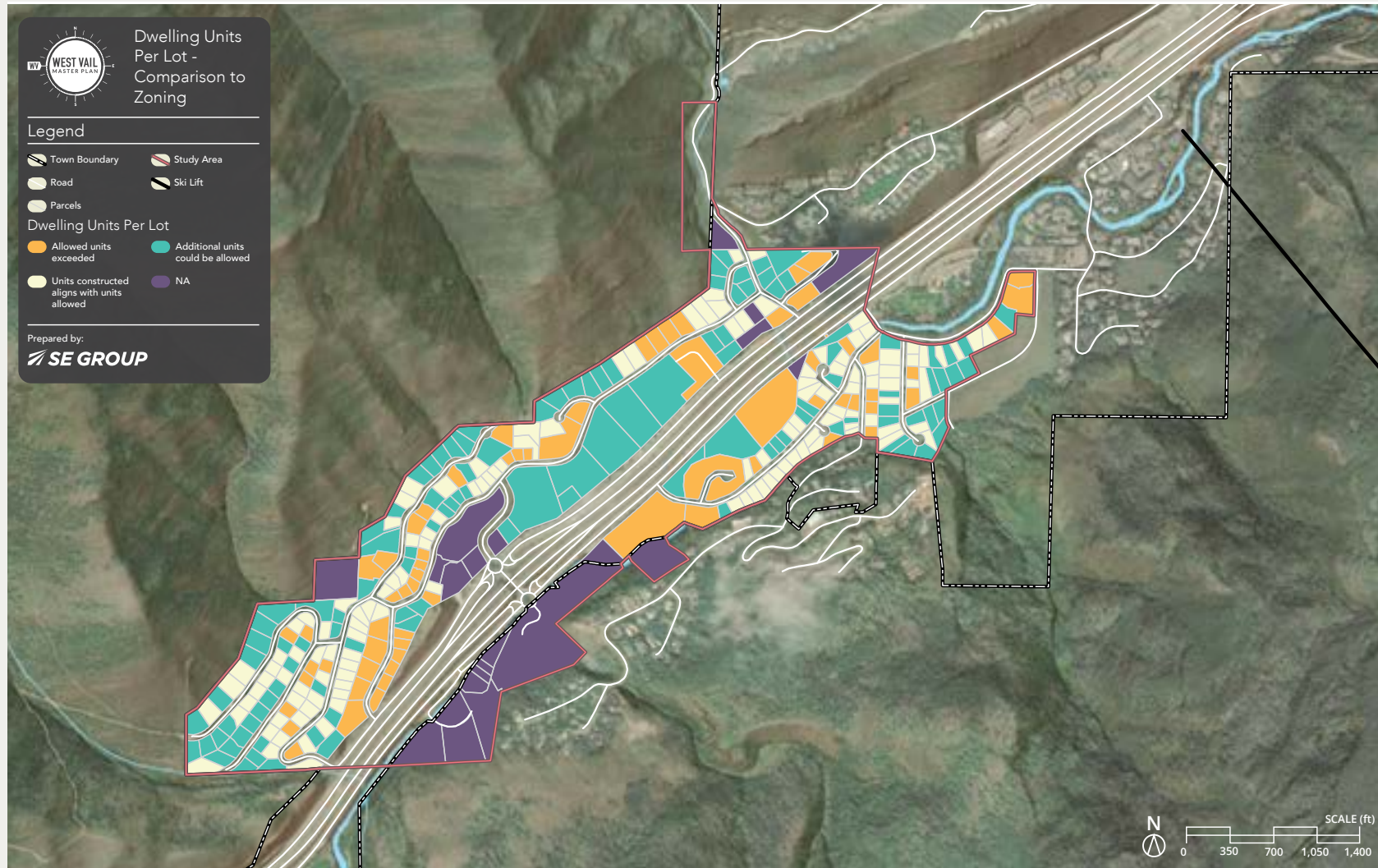
Dwelling Units



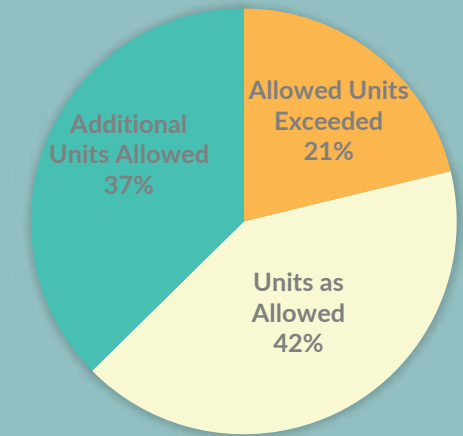
- » The study area has 992 dwelling units, with 817 of those in the Town.
- » The study area has 183 one-dwelling lots, 51 lots with two, and 60 multiple-family lots. The chart below shows the percent of dwelling units per lot type. Most units are on multiple-family lots.
- » The multiple-family lots tend to be larger, and have an average of 11.8 dwelling units per lot.



Dwelling Units Compared to Zoning Allowance



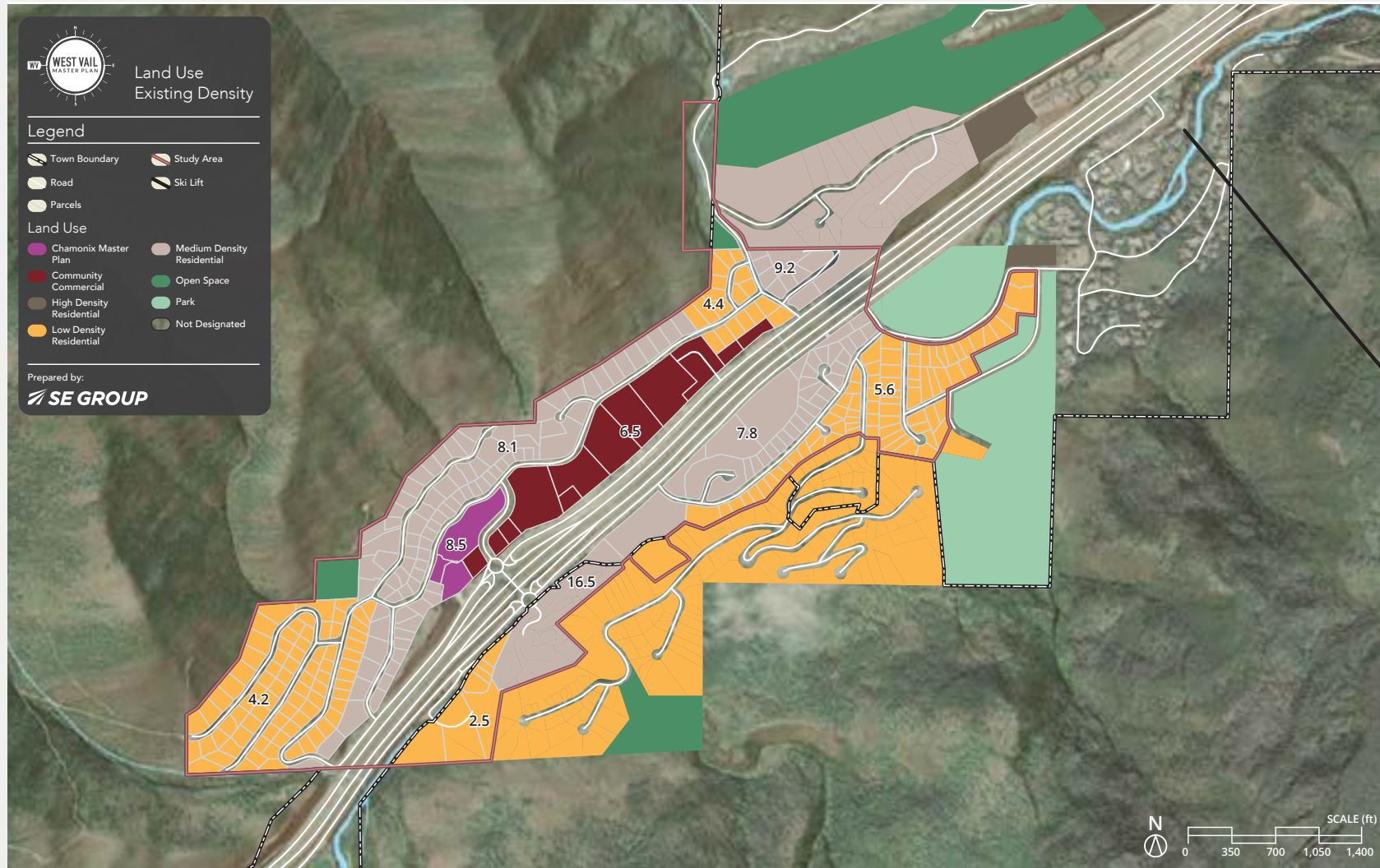
- » Most of the commercial lots have many fewer units than would be allowed, even those with EHUs.
- » Many of the lots that exceed are in the Medium Density Residential land use category, despite zoning as Housing Cluster or Two-Family Primary/Secondary Residential. Those zoning designations may not support the density as described by that land use category.



If West Vail was developed according to Zoning

- » This analysis considers the dwelling unit allowance for each zoning type in the Land Use Code. It factors in employee housing units, many of which allow for an additional unit or do not count towards density. This analysis only includes areas within the town whose zoning code designation establishes the number of units (i.e., Housing Districts are not included).
- » Overall, the study area could have 10 more dwelling units than it currently does according to the maximum number of units allowed by zoning. Study area-wide, West Vail has effectively achieved full build-out. This has been achieved because some areas have built out more densely than prescribed by zoning, and others less.
 - » In total, there are 65 lots with too many units, totaling 260 more units than allowed by zoning.
 - » 115 lots could have more units than they currently do, for an additional 270 units.
- » Most of the capacity for additional units is on lots zoned Commercial Core 3 (150 units). According to current zoning, all such units have to be employee housing units.
 - » The residentially-zoned lots have 140 more units than are allowed.

Density by Land Use Designation

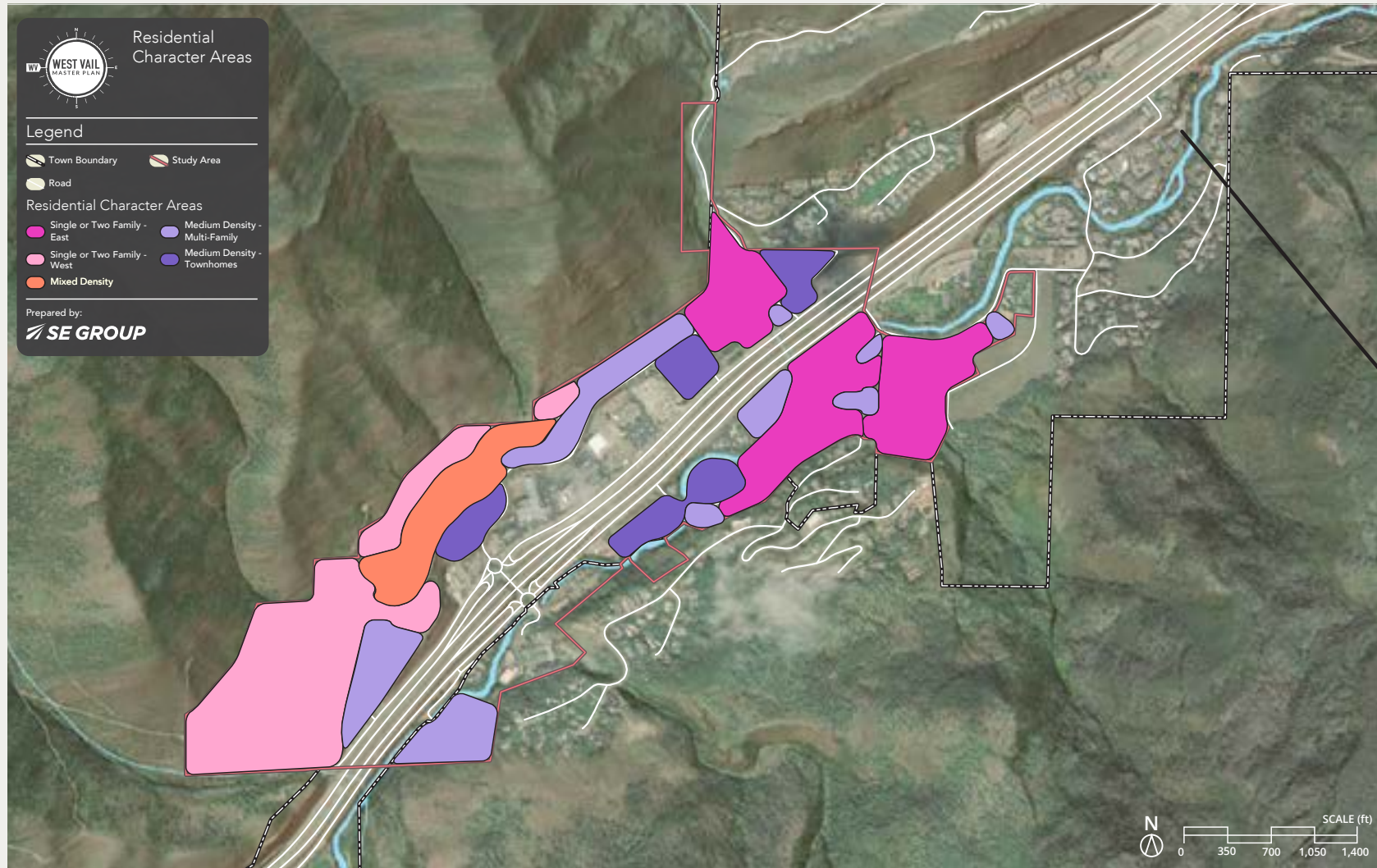


- » Low Density Residential is 3 structures per buildable acre. As many structures in this land use designation are duplexes, the density is relatively in line with the requirement.
- » Medium Density Residential is 3 to 14 dwelling units per buildable acre. The developed density within the study area is largely within that range.
- » Community Commercial is up to 25 dwelling units or 50 accommodations units per buildable acre. The current density is well below that.
- » If accommodations are counted at $\frac{1}{2}$ a dwelling unit, Community Commercial density increases to 9.13 units per acre

Residential Character

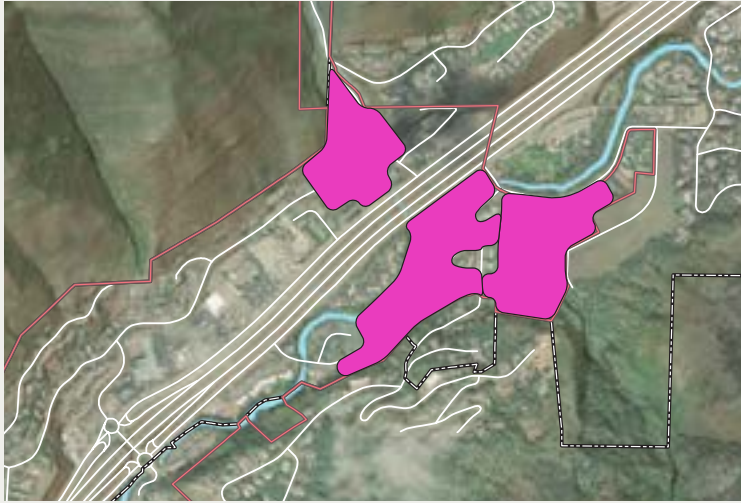
- » The West Vail area has very unique, varied mix of housing, creating an eclectic character. This is in large part due to the diversity in building age that results in a great variety of architectural styles and forms.
- » This plan process will determine how the public feels about the eclectic character. The eclectic character can either be preserved (with tools to legalize non-conformities or incentives to preserve older homes) or gradually diminished towards greater uniformity.
- » The following character analyses look at the commonalities and variations within neighborhoods of West Vail. Encouraging these commonalities may be a way to create greater uniformity, while supporting the variations would preserve the eclectic-ness.
- » Key questions to consider:
 - » Is this variety desired in the future? What should West Vail be known for in terms of residential character? What new housing type are appropriate for West Vail (i.e., single family, duplex, multi-family, micro-units)? What are desired characteristics (i.e., material, roof forms, styles)?

Residential Character Areas



- » This analysis establishes five different residential character areas within West Vail to assess for commonalities and variations.
- » These character areas are based on housing types and location. These character areas are not homogeneous, due to the eclectic nature of West Vail neighborhoods.

Single and Two Family - East



- » This area includes some of the oldest homes in West Vail. Some newer homes have been built here and tend to be larger than older homes.
- » Commonalities
 - » Wood as the dominant material
 - » Street-facing balconies and decks
 - » Dominant upper floors
 - » Modest size
- » Variations
 - » Roof pitches
 - » Mix of attached garages and driveways
 - » Garage orientation
- » Many of the older homes were built in Swiss Chalet style, and even newer homes mimic that style.

Single and Two Family - West



- » These homes were largely built between 1967 and 1986, with some built between 1987 and 2006 and a few new homes going up.
- » Commonalities
 - » Attached garages
- » Variations
 - » Window size
 - » Roof pitches
 - » Building material
 - » Home size
- » Newer homes have a very modern, box-like feel.
- » Many of the homes built in the 70s are wooden, with very small windows.

Medium Density - Multiple-Family



- » These medium density areas are largely 10-20 unit condominium buildings.
- » Commonalities
 - » Building size (10-20 units)
 - » Surface parking
 - » Older construction
 - » Wood is dominant material
 - » Window size
- » Variations
 - » Roof pitches
 - » Architectural styles (some Swiss Chalet)
 - » Balconies/decks
 - » Unit access
- » These builds appear to be providing naturally affordable housing due to age and condition

Medium Density - Townhomes



- » Largely townhome developments with a few connected units, but 20+ unit lots.
- » Variety of price points and styles, ranging from second homes to EHUs.
- » Commonalities
 - » Upper floor dominant
 - » Limited personal outdoor space
- » Variations
 - » Building heights and mass
 - » Unit access
 - » Units per building
 - » Building materials

Mixed Density



- » The area along Chamonix Lane and Garmisch Drive (west of Chamonix Road) has a strong mix of housing types (multiple-family units, townhomes, single family).
- » This neighborhood has a high degree of variation with housing types and architectural style.
- » Commonalities
 - » Building heights (tall)
 - » Attached garages
 - » Pitched roofs
 - » Emphasis on views (large windows, decks)
- » Variations
 - » Units/building
 - » Building material
 - » Roof pitches

West Vail Center



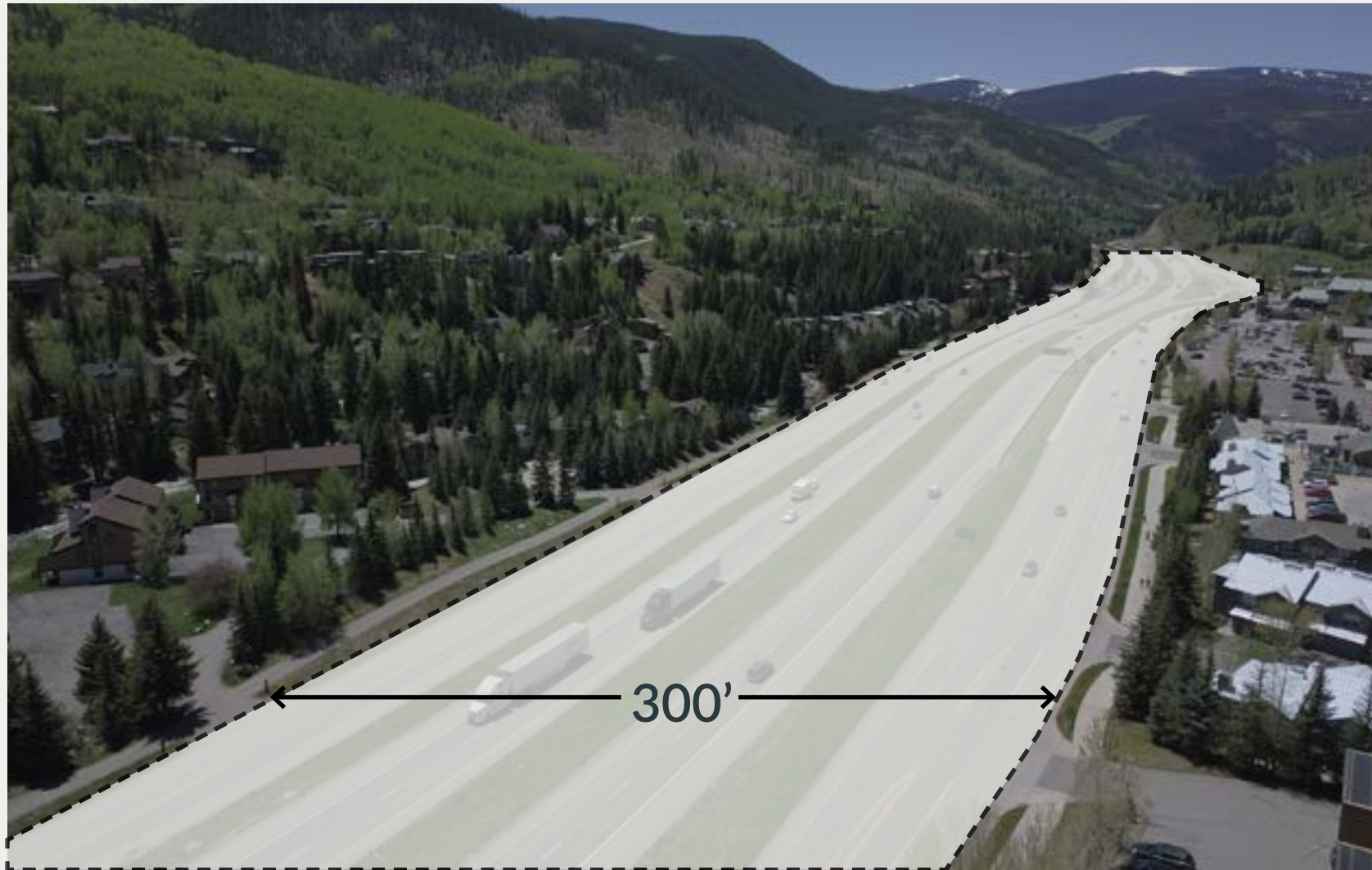
- » Area delineated to closely examine the commercial areas in West Vail and a few adjacent lots.
- » 37.5 acres
- » Zoning: Commercial Core 3, Heavy Services, General Use, Housing District, Public Accommodations-2

West Vail Center: Impermeable Surfaces



- » Parking is 8.0 acres (21%)
- » Circulation is 10.9 acres (29%)
- » Buildings are 7.0 acres (19%)
- » Other concrete (driveways, loading zones) is 0.9 acres (2.4%)
- » All impermeable surfaces are 26.6 acres (71% of the land area)
- » 29% of the land area is natural
- » While there is a non-insignificant amount of permeable surfaces in West Vail Center, many of them are not usable spaces (i.e., grassy lots behind commercial areas that are not utilized).
- » The percent of impermeable space could remain, although the impermeable space could be better utilized (i.e., less surface parking).

The Concrete Corridor



- » There is a very wide, football field-length, expanse of roadway, with I-70 and the two frontage roads.
- » The wide expanse and only one connection route underneath likely creates a strong sense of separation between north and south West Vail.
- » The large parking lots of the North Frontage Road commercial businesses further extend the concrete.
- » The North Frontage Road is currently a four-lane roadway with a thoroughfare-like character. The character of the roadway would need to change to support storefronts oriented to the street with pedestrian traffic.

West Vail Center: Connectivity



- » Connectivity between commercial buildings is moderate, with sidewalks supporting walking from building to building.
- » Only one of the crossings of parking lots/internal roadways has a crosswalk.
- » There are no sidewalks connecting the North Recreation Path to the commercial buildings and sidewalks.

West Vail Center: Parking Requirements

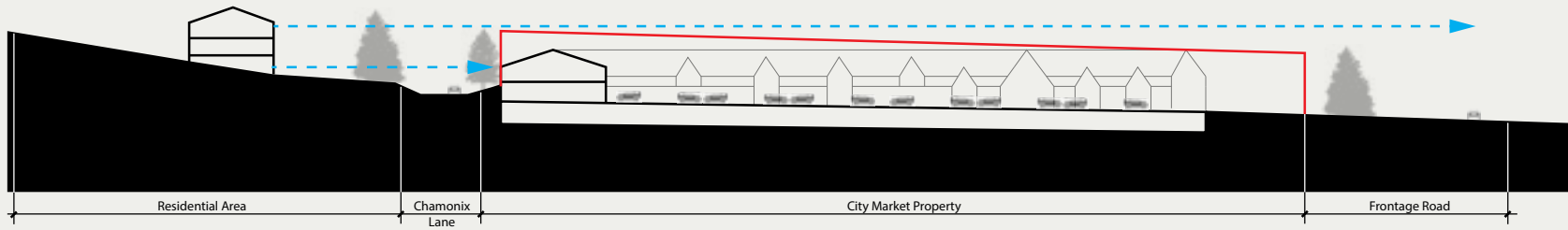
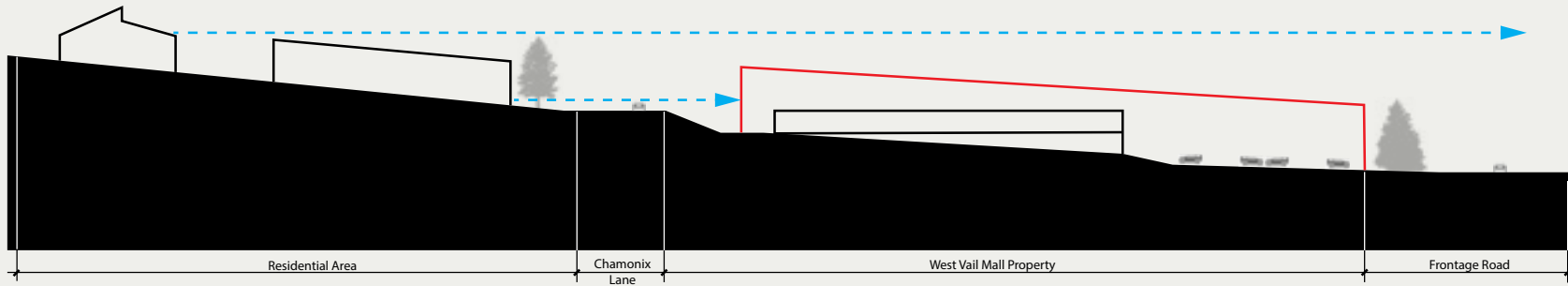
- » Based on parking requirements and estimated square footages in the commercial buildings, between 750-900 parking spaces are required for the commercial area.
- » Overall, the West Vail commercial area likely has about that number of spaces. Most lots have parking spaces approximately in line with the requirements. The major exception is the Doubletree property, which appears to have an excess of ~50 spaces. That property is being redeveloped.
- » Only 0.4 spaces are required per accommodation unit in Parking Zone B (which includes West Vail), and 0.7 spaces are required per accommodation unit in Parking Zone A (Lionshead and Vail Village). It may not be reasonable to expect that guests staying in West Vail would have fewer vehicles per accommodation unit than those staying in Lionshead or Vail Village.

West Vail Center: Viewshed Analysis



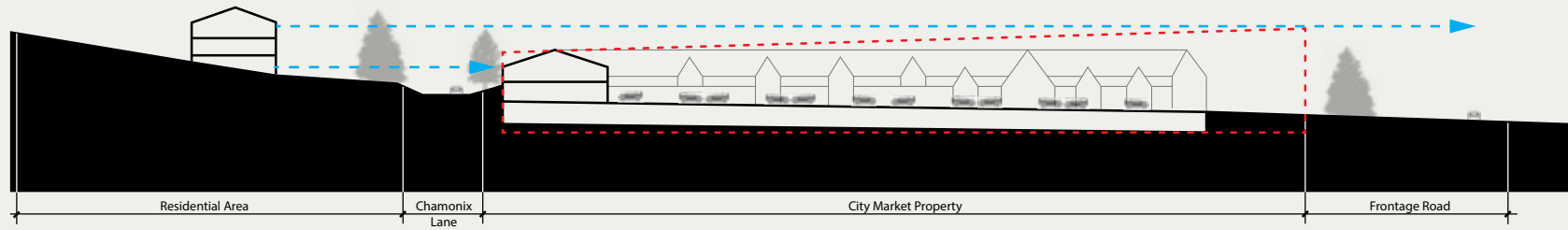
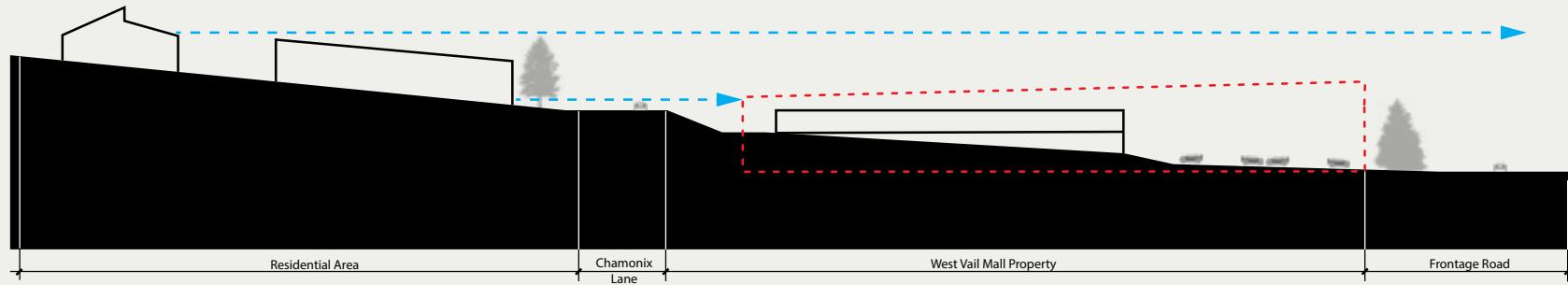
- » This analysis looks at the views from Chamonix Lane residences to the south, across the commercial area.
- » The elevation of Chamonix Lane, above the West Vail commercial, does help preserve views.
- » The analysis shows views based on current buildings, what is allowed by zoning, and a strategy to better preserve views.
- » Views are taken from above the West Vail Mall (Christy Sports, Vail Ale House complex) and the City Market lot.

West Vail Center: Existing Viewshed Analysis



- » This diagram shows views with existing buildings and how buildings could be built according to zoning (35' height).
- » At present, across from West Vail Mall, views do exist from street level and a home above. However, if the building was built according to zoning, views would be blocked from street level.
- » Across from the City Market, views are blocked from street level by the current building but do exist from higher up. At existing zoning, the view from the house would just be preserved.
- » While the view from street level is blocked at the City Market building, there are breaks in the buildings that allow for views.


West Vail Center: Modified Viewshed Analysis



- » This diagram shows views with existing buildings and in the red dashed line, if buildings were shorter along Chamonix Lane and taller closer to the North Frontage Road.
- » If buildings are shorter closer to Chamonix Lane, views are better preserved.

Built Form Observations - West Vail Center



-  Single story gas station
-  1-2 story retail/office
-  2-3 story mixed use
-  2-3 story residential

West Vail Center Built Form - Gas Stations



- » West Vail has the first gas stations in about 30 miles coming from the east - gas stations are a key use in West Vail and need to have strong access to I-70.
- » Gas stations are unfortunately located on roundabouts, where the curb cuts, likely complicate walkability and vehicular circulations.
- » Landscape buffers do enhance the visual appeal of the stations and soften the hardscape.
- » Gas stations are part of the primary gateway into West Vail. How can these uses be accommodated to create the appropriate arrival experience?

West Vail Center Built Form - Retail and Office



- » These buildings are all well set back from the North Frontage Road, by at least one parking bay. The Safeway is almost 200' from the road. These buildings do not relate to the road.
- » The Safeway and 1st Bank buildings appear in good condition and have a unique mix of natural building materials.
- » The 1st Bank building has limited outdoor space for pedestrians/ diners. The width and adjacency of the sidewalk feels out of proportion with the height of the building.
- » The West Vail Mall building is very low-strung and feels dark. The landscaping in front of the businesses shields them from view, rather than creating a desirable pedestrian experience.

West Vail Center Built Form - Mixed Use



- » The **Doubletree** building is closer and is relatively oriented to the Frontage Road. However, there is no pedestrian connection from the North Recreation Path to the building. The building's architecture is in line with many area homes.
- » The building with **Ace Hardware** is well set back from the roadway. The building's architecture is interesting, with an articulated facade and break in the rooflines. The bottom floor with retail is dark and relatively hidden from the Frontage Road.
- » The **City Market** building is oriented to the parking lot, not the Frontage Road. The retail furthest from the road has very limited visibility (almost 400' from the road). The building's architecture has some reference to Euro mountain towns.

West Vail Center Built Form - Residential



- » Mixture of townhomes and apartments (3-story walk-up).
- » Three different sets of building types. Buildings of the same type are all next to each other.
- » Apartment units are concrete ground floor/garage with wood upper stories. These feel more designed to the place (balconies, views). The paint color varies by building.
- » The two-story homes are all identical and have a classic suburban feel.
- » The one-story buildings off the parking lot have limited sense of place and no mountain orientation. The parking lot visually dominates the site with the limited landscaping and shorter buildings.