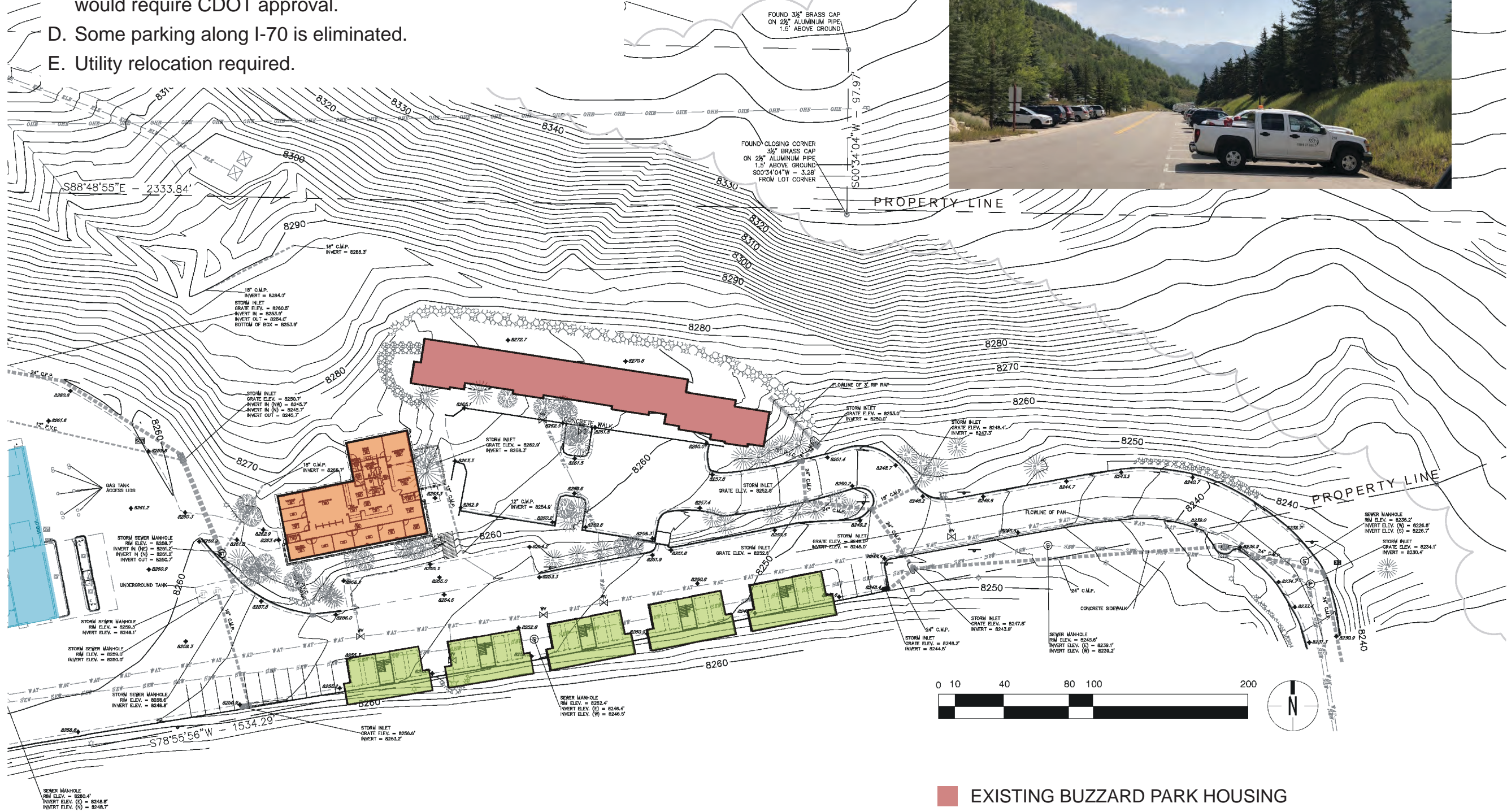


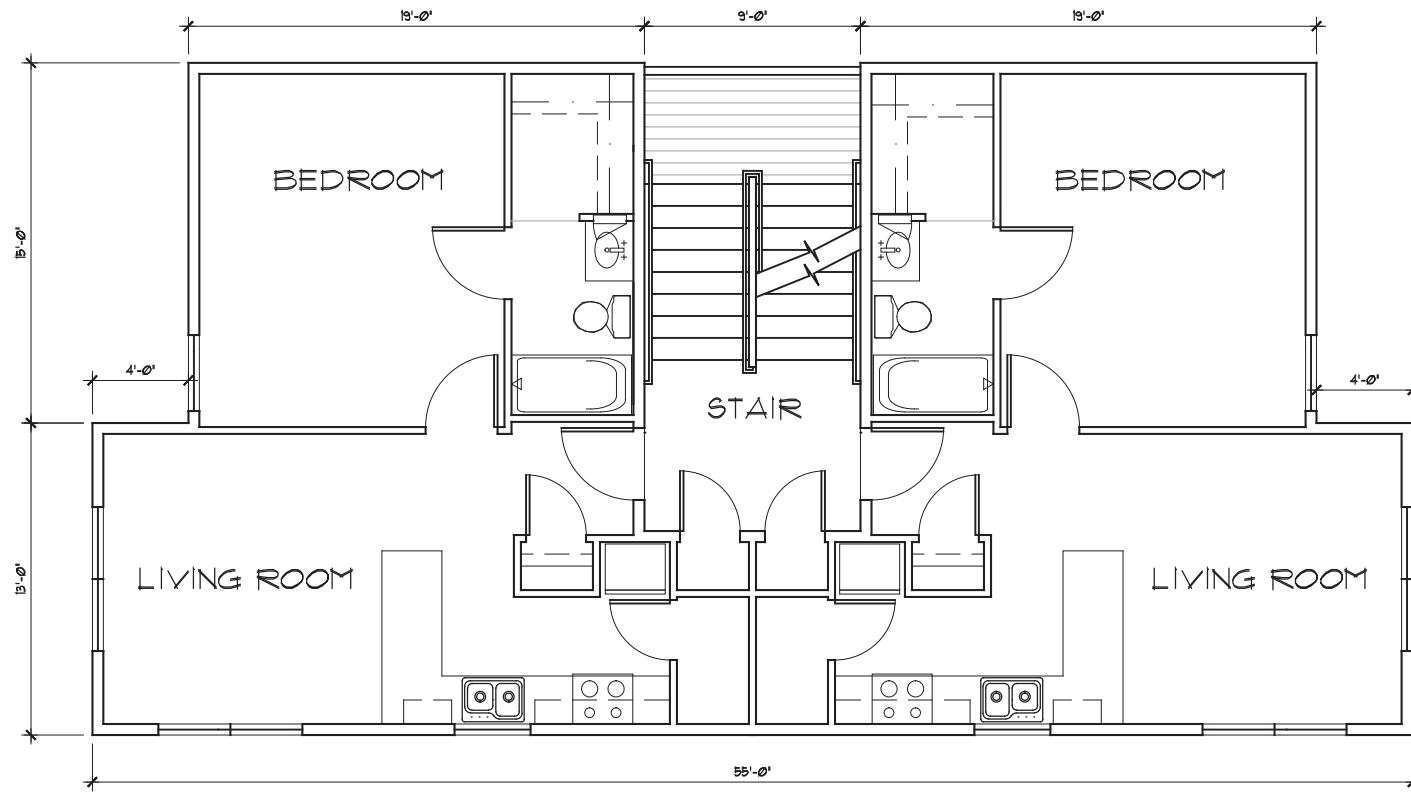


PLANNING CONSIDERATIONS

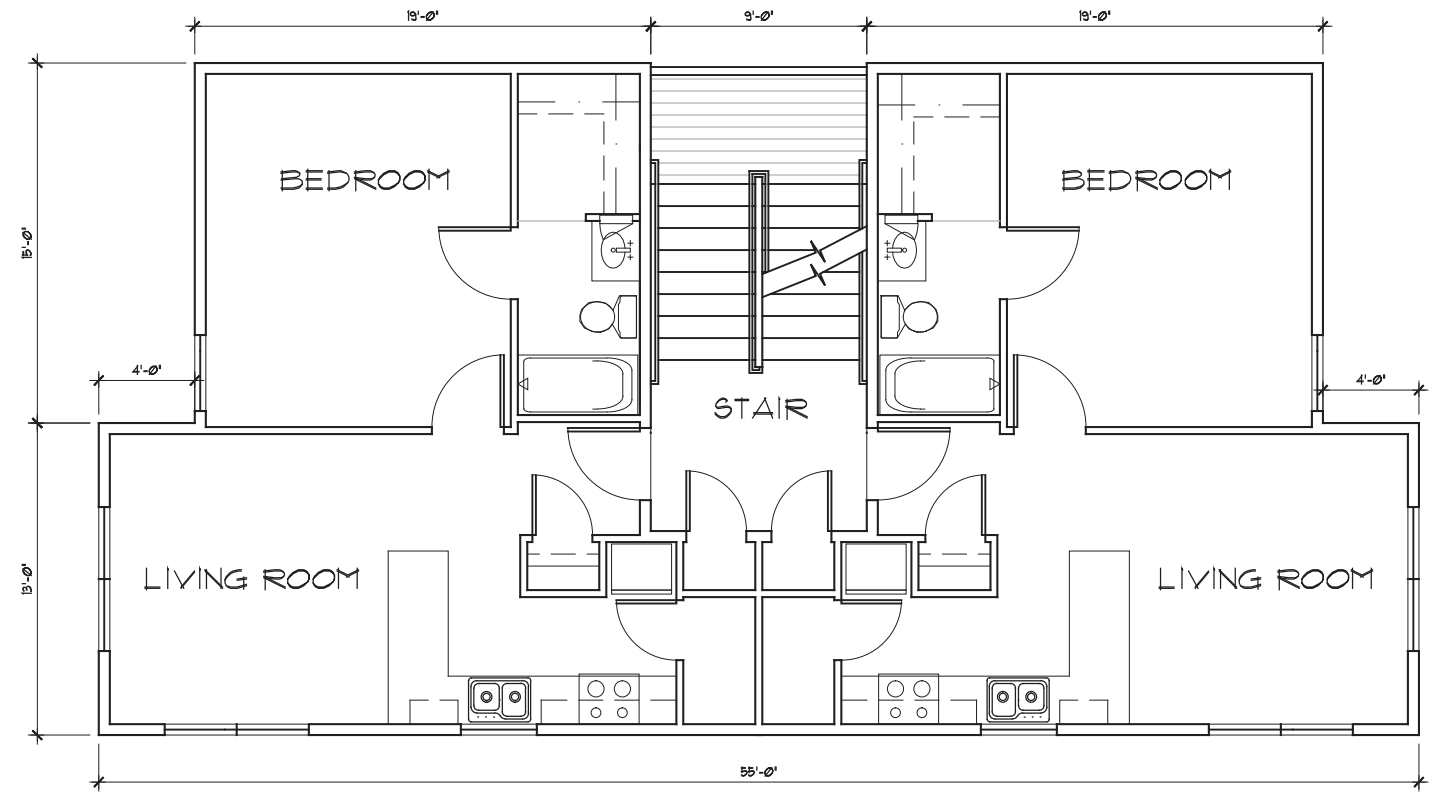
- A. Scalable 20 one-bedroom units in 5 elevated 2-story buildings
- B. Four parking stalls on grade below each building
- C. New housing buildings extend into interstate right-of-way and would require CDOT approval.
- D. Some parking along I-70 is eliminated.
- E. Utility relocation required.



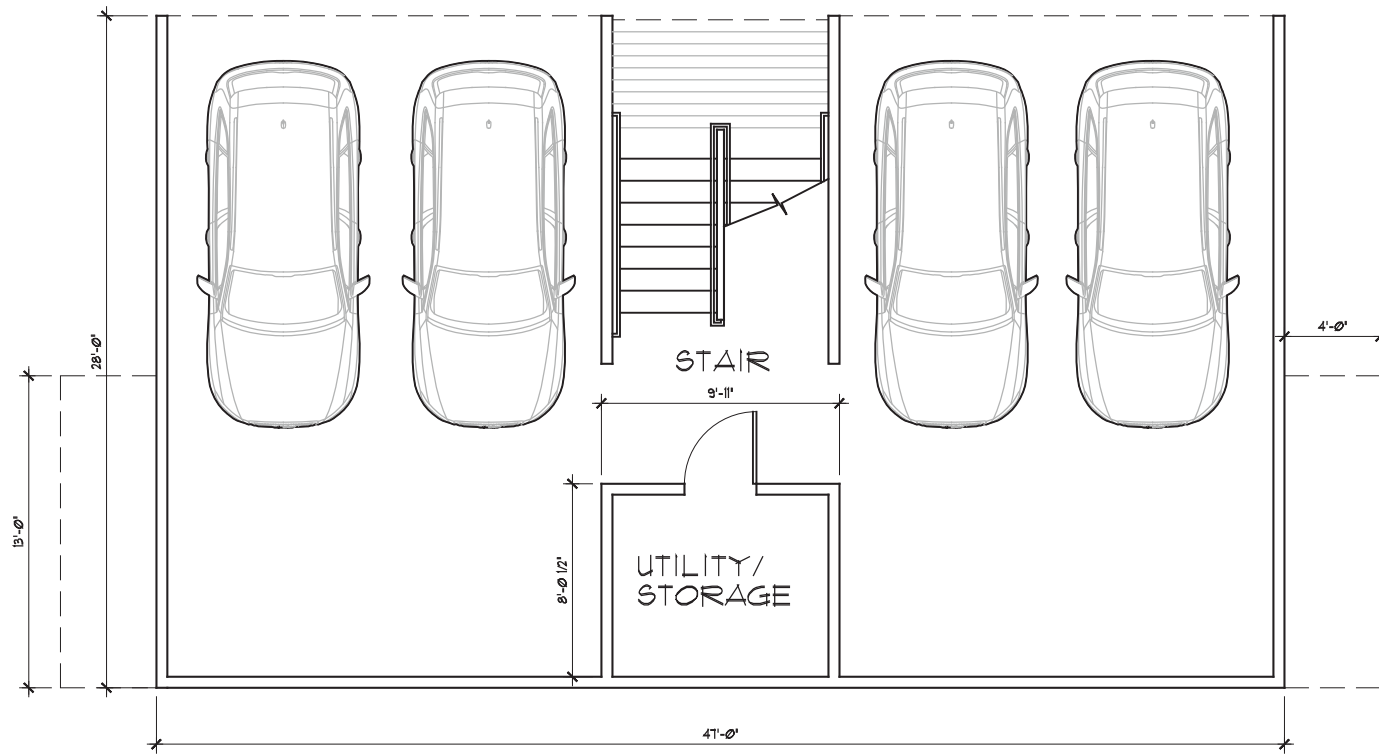
- EXISTING BUZZARD PARK HOUSING
- EXISTING ADMIN
- EXISTING BUS GARAGE & MAINTENANCE
- PROPOSED EMPLOYEE HOUSING



① TYPICAL HOUSING 3RD FLOOR PLAN
SCALE: 1/4"=1'-0"



② TYPICAL HOUSING 2ND FLOOR PLAN
SCALE:

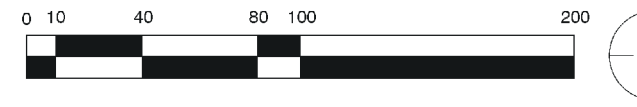
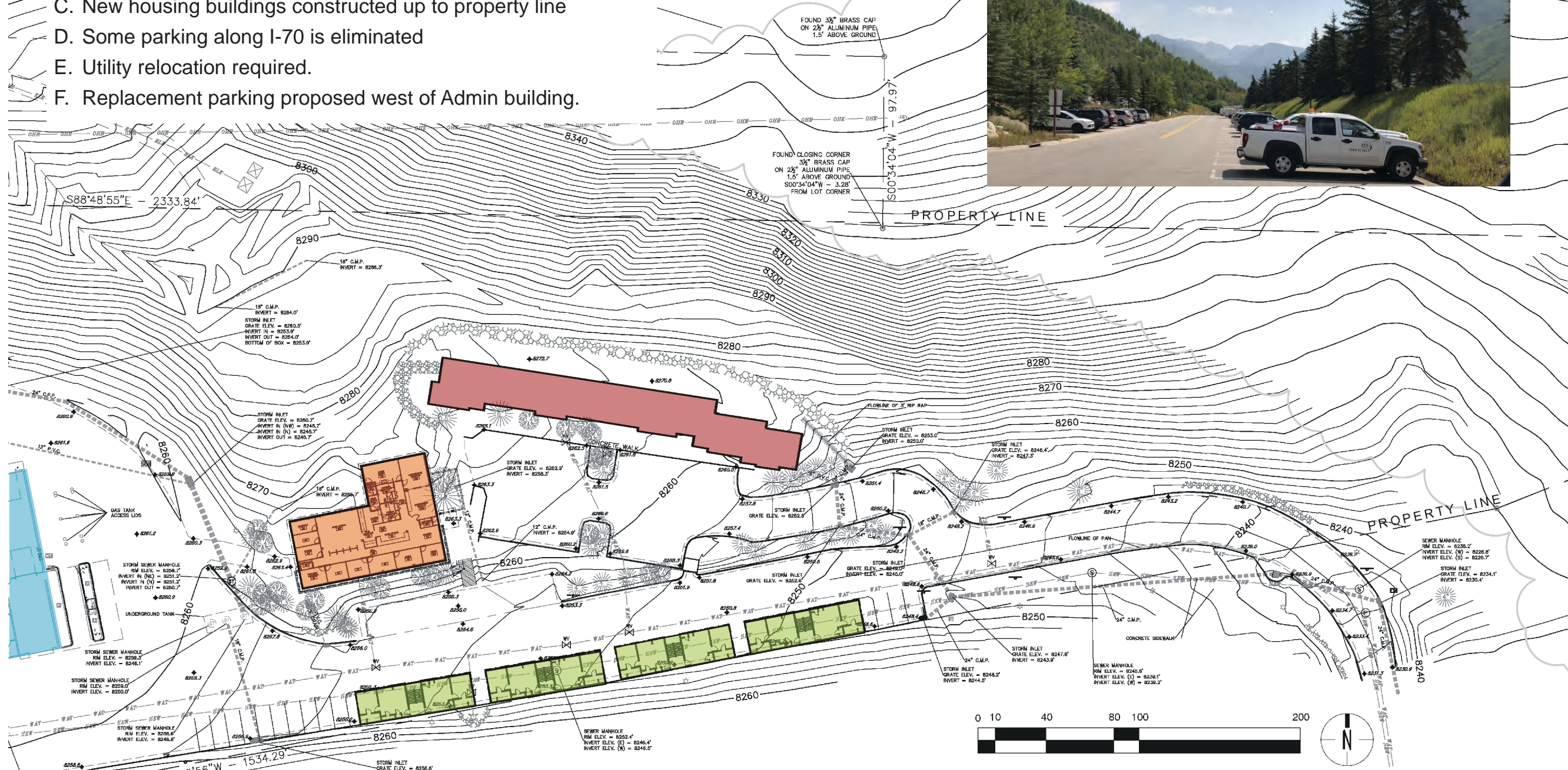


③ TYPICAL HOUSING GROUND PLAN
SCALE: 1/4"=1'-0"

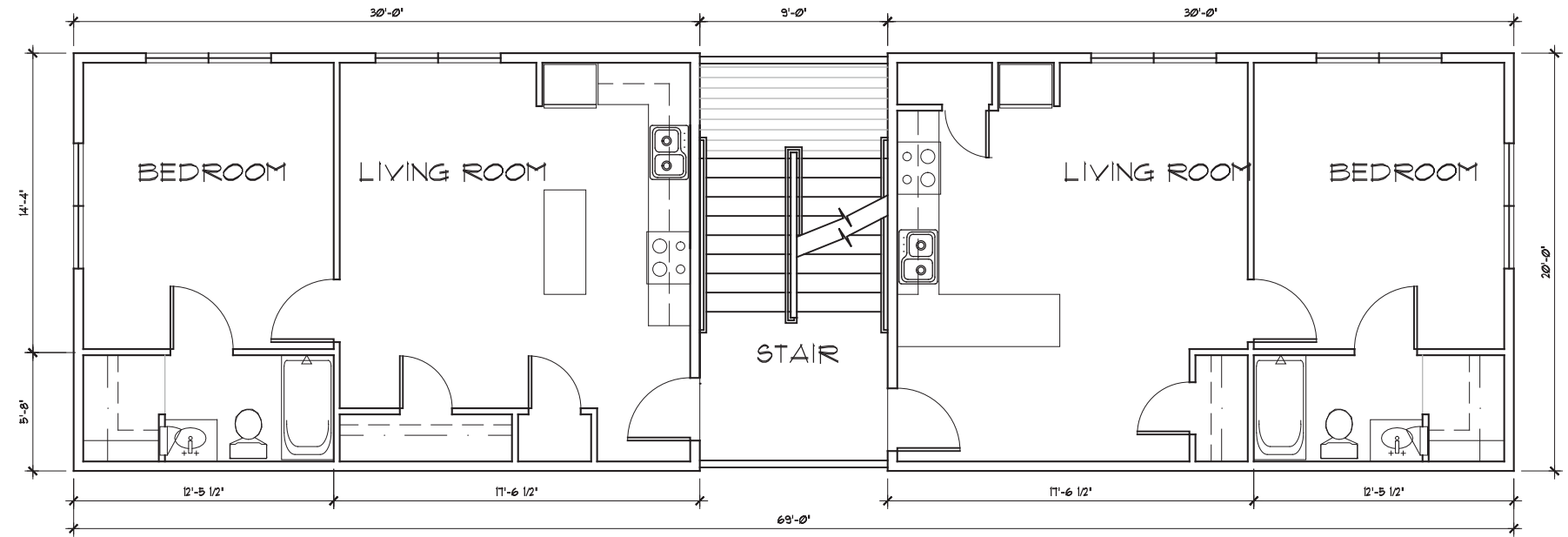


PLANNING CONSIDERATIONS

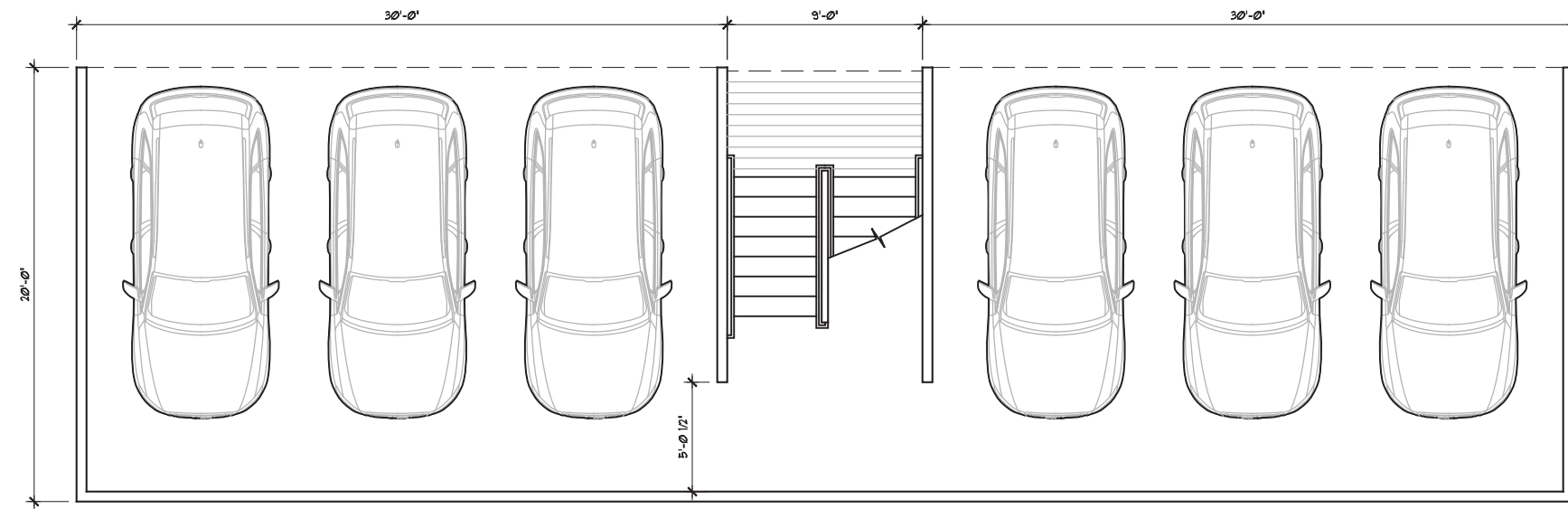
- A. Scalable 24 one-bedroom units in 4 elevated 3-story buildings
- B. Six parking stalls on grade below each building
- C. New housing buildings constructed up to property line
- D. Some parking along I-70 is eliminated
- E. Utility relocation required.
- F. Replacement parking proposed west of Admin building.



- EXISTING BUZZARD PARK HOUSING
- EXISTING ADMINISTRATION
- EXISTING BUS GARAGE & MAINTENANCE
- PROPOSED EMPLOYEE HOUSING



② TYPICAL HOUSING FLOOR PLAN
SCALE: 1/4"=1'-0"

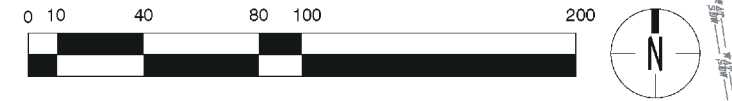
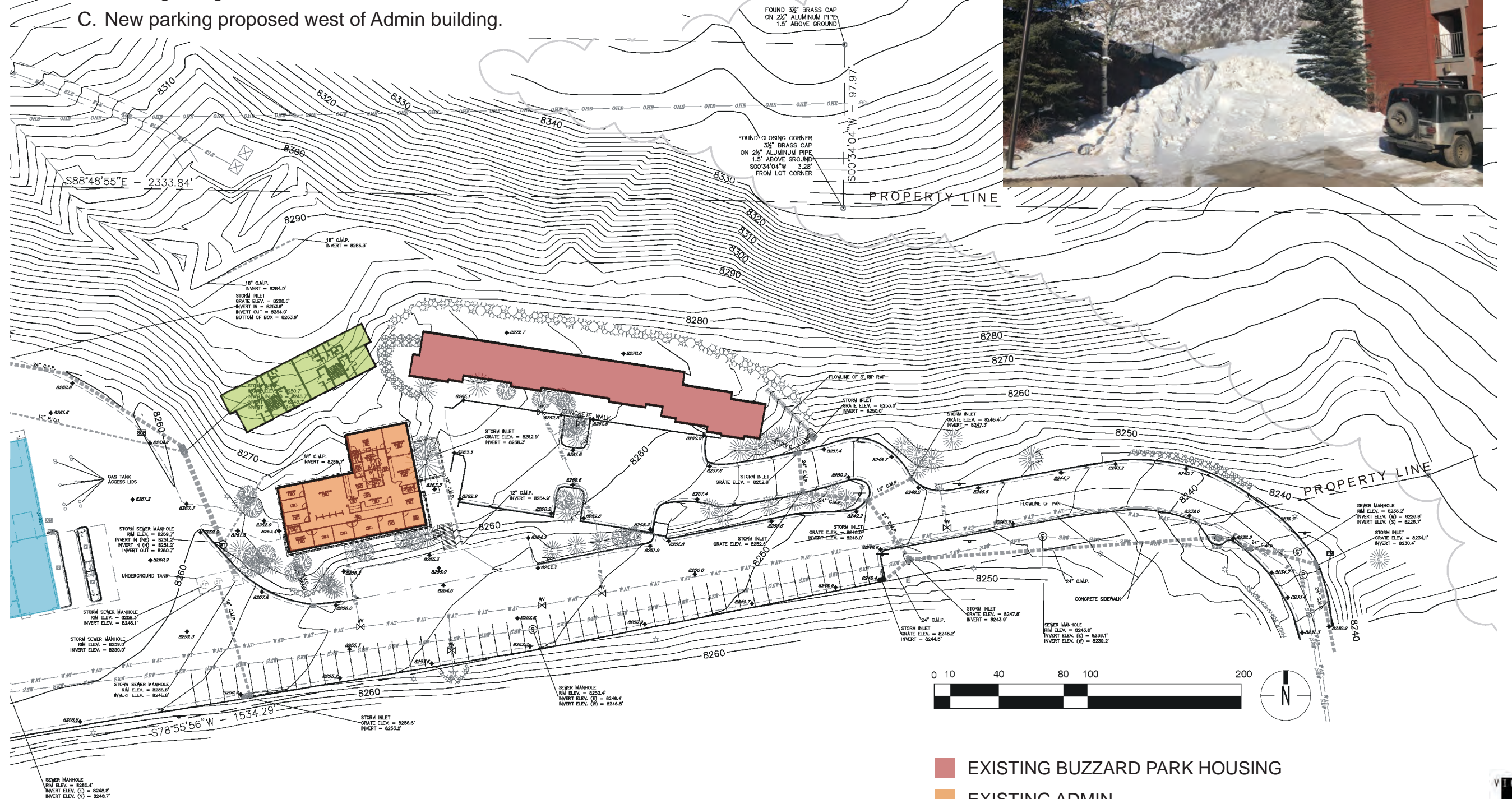


① TYPICAL HOUSING GROUND PLAN
SCALE: 1/4"=1'-0"



PLANNING CONSIDERATIONS

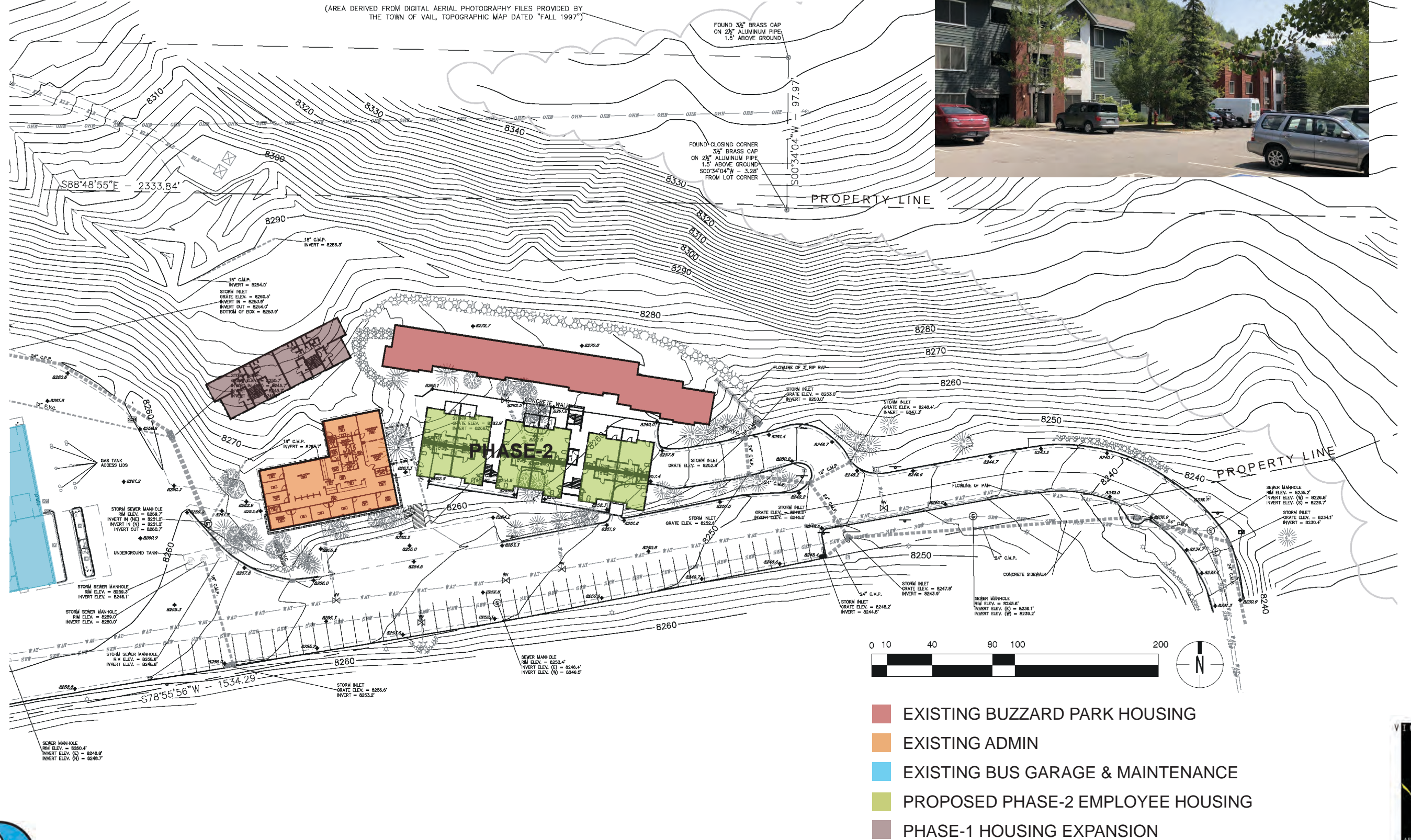
- A. Six one-bedroom units and six studio units next to admin building.
- B. Parking along I-70 is remains unaltered.
- C. New parking proposed west of Admin building.



- EXISTING BUZZARD PARK HOUSING
- EXISTING ADMIN
- EXISTING BUS GARAGE & MAINTENANCE
- PROPOSED EMPLOYEE HOUSING

PLANNING CONSIDERATIONS

- A. Six one-bedroom units and six studio units built in Phase-1.
- B. 24 Units in Phase-2 constructed over parking lot.
- C. Parking remains on-grade below Phase-2 building with another parking level underground.



PLANNING CONSIDERATIONS

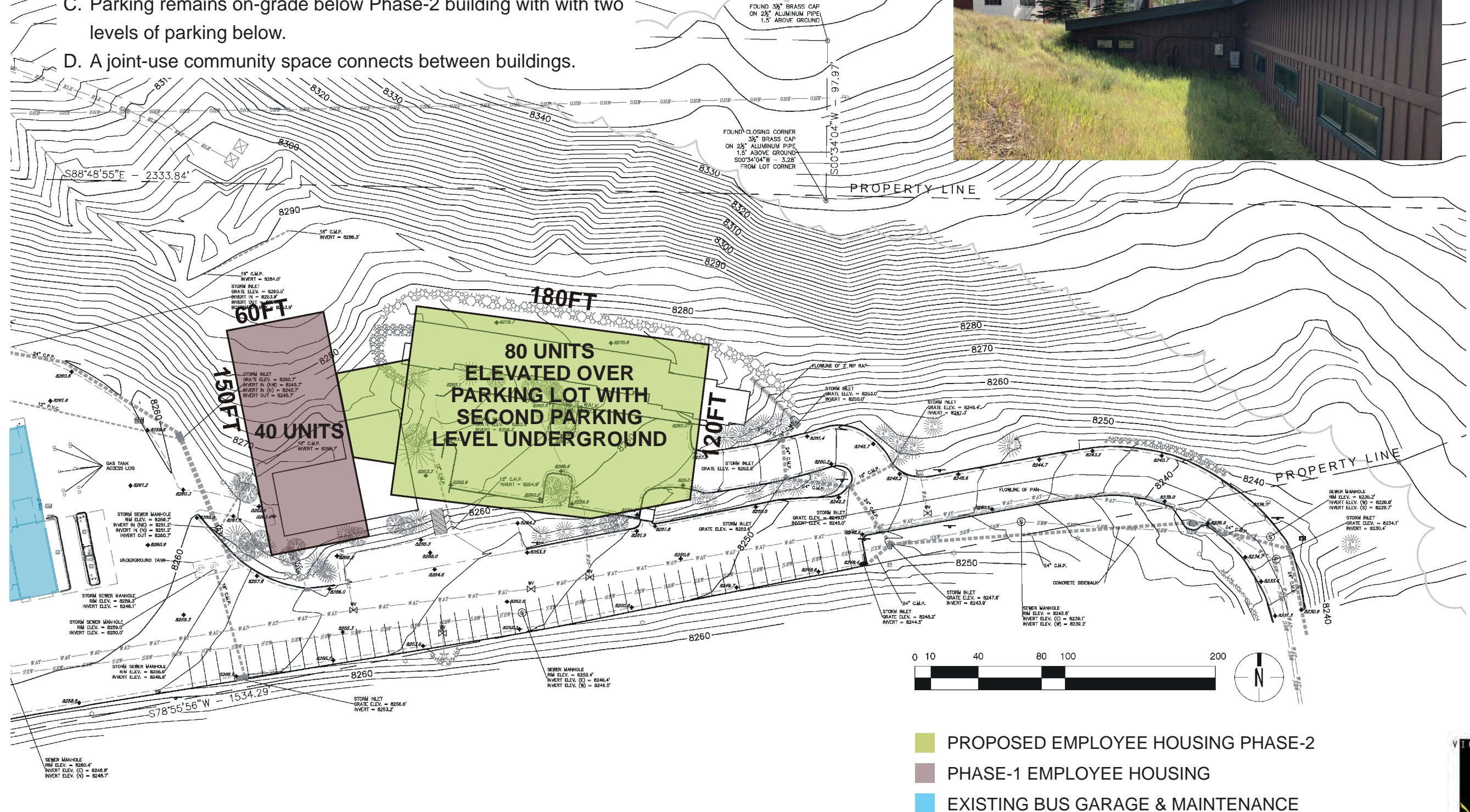
- A. Administration offices relocated and building demolished
- A. 40 new units with parking below
- B. Existing Buzzard Park building and parking lot remains



- PROPOSED EMPLOYEE HOUSING PHASE-1
- EXISTING BUZZARD PARK HOUSING
- EXISTING BUS GARAGE & MAINTENANCE

PLANNING CONSIDERATIONS

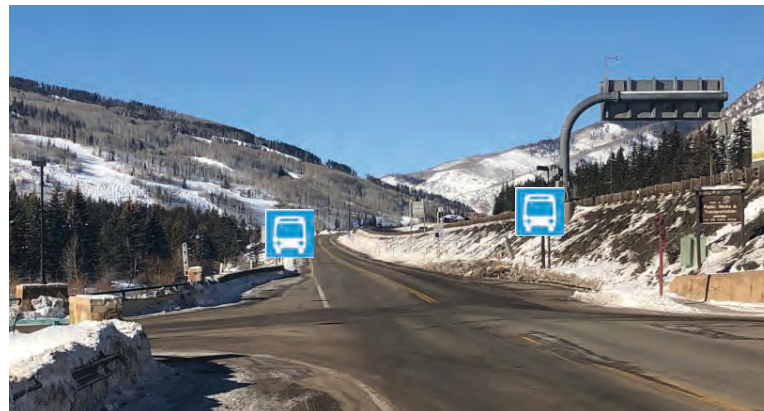
- A. 40 new units with parking below constructed in Phase-1.
- B. Buzzard Park building demolished and Phase-2 building constructed with 80 housing units with a net gain of 56 units.
- C. Parking remains on-grade below Phase-2 building with with two levels of parking.
- D. A joint-use community space connects between buildings.



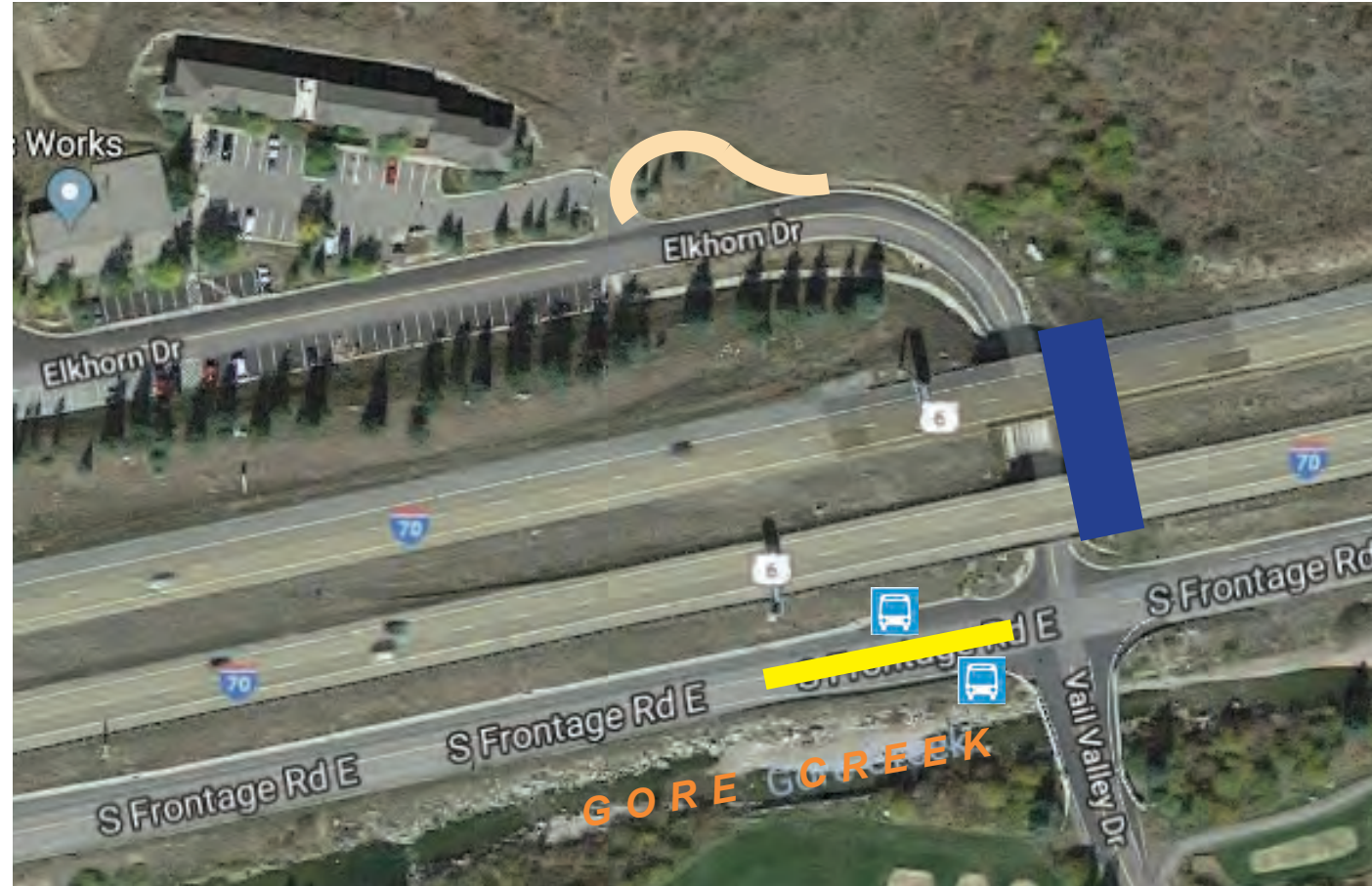
- PROPOSED EMPLOYEE HOUSING PHASE-2
- PHASE-1 EMPLOYEE HOUSING
- EXISTING BUS GARAGE & MAINTENANCE



**FRONTAGE ROAD LOOKING EAST
GORE CREEK ON THE RIGHT**







FRONTAGE ROAD INTERSECTION LOOKING WEST



**UNDERPASS LOOKING SOUTH
SIDEWALK FROM PUBLIC WORKS SITE TO
BUS STOP ON THE RIGHT**



UNDERPASS APPROACH LOOKING NORTH

-  EXISTING BUS STOP
-  POTENTIAL TURN-LANE
-  POTENTIAL ON-SITE BUS STOP TURN-AROUND
-  FUTURE UNDERPASS WORK/BRIDGE EXPANSION

The underpass will sufficiently handle traffic related to proposed Public Works facility projects and its current housing. The housing currently on site is all town owned and occupied by town employees. Residents and employees at the site undergo a safety program for passage through the underpass.

Recognizing that access to the site presents limitations, the following recommendations are proposed:

1. The underpass will need to be expanded if more than 24 housing units are added to the site.
2. The development of a frontage road turn lane and consideration of a new bus stop and turn-around within the Public Works site, are dependent upon future housing growth and density. Turn lane requirements are established by CDOT.

5.0 Master Plan Recommendations and Phasing

- 5.1 Proposed Master Plan Phasing
- 5.2 Proposed Phased Site Plan
- 5.3 Phase-1 Demo Plan
- 5.4 Phase-1 Plan & Model
- 5.5 Phase-2 Plan & Model
- 5.6 Phase-3 Plan & Model
- 5.7 Phase-3 Floor Plan
- 5.8 Phase-4 Plan & Model
- 5.9 Phase-5 40-unit Housing Plan
- 5.10 Phase-6 80-unit housing Plan

5.1 Project Phasing of Recommended Option C

Phase 1: 2-4 years

- Demolition of existing streets building.
- Relocate the existing greenhouse.
- Construct new approximate 24,000 sq ft stand along Streets Building.
- Expand Shipping and receiving.
- Construct new Solar panels on the roof of new streets building.
- Regrade and construct new first phase of permanent North Shoring wall behind new streets building.
- Construct 12-24 scalable housing along the 1-70 berm.
- Electric Utility upgrades for electric bus charging.

Phase 2: 3-5 years

- Construct the balance of the permanent North Shoring wall.
- Construct cold storage area behind the now new Streets Building with parking on the roof.
- Construct Ramp to access the new parking.
- Expand snow storage area.
- Construct first set of Utility Grade Solar.

Phase 3: 5-7 years

- Construct new Facilities Maintenance Building along North Shoring wall
- Construct new Administration as Bridge and Meeting Room between the two buildings.
- Provide new rooftop Solar on Administration Bridge and Maintenance Building.
- Construct second set of Utility Grade Solar.
- Option for temporary housing or other temporary use in Administration Building until it is torn down for new Housing.

Phase 4: 5-7 years

- Upgrade Fleet Maintenance
- Upgrade Transportation
- Replace Roof on Fleet and Bus Barn to accept Solar Panel.
- Construct Access improvement to site for additional housing

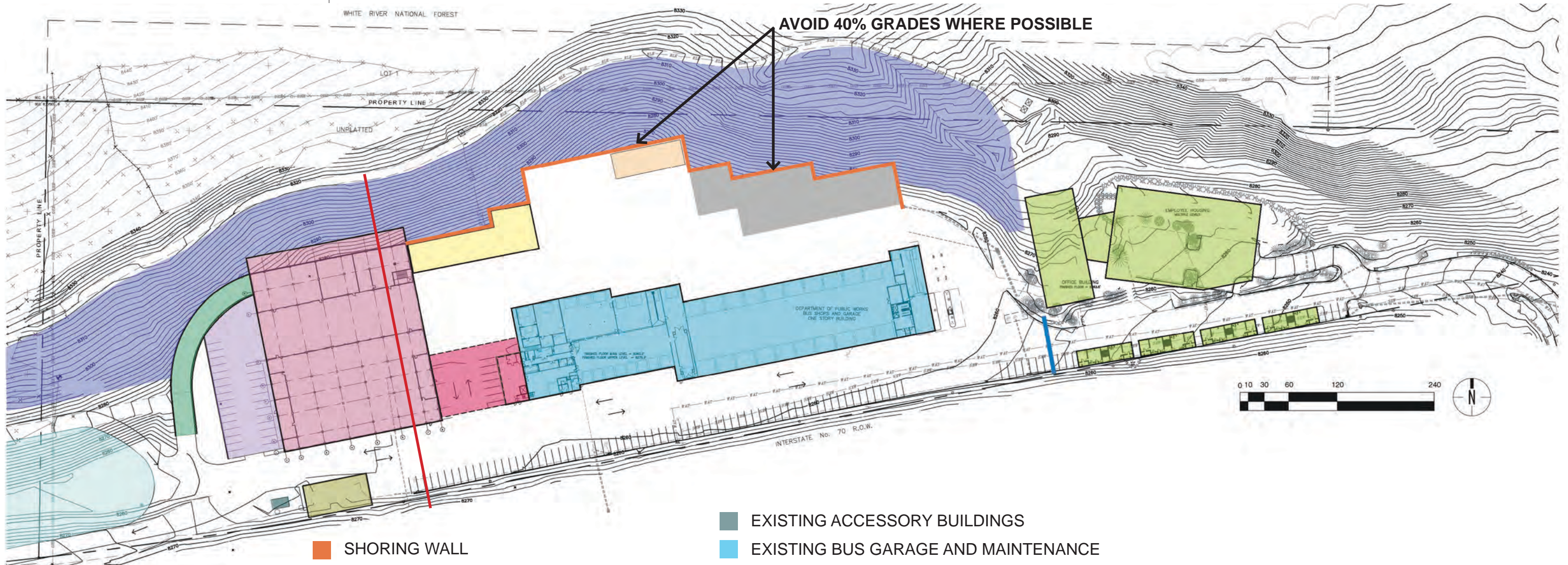
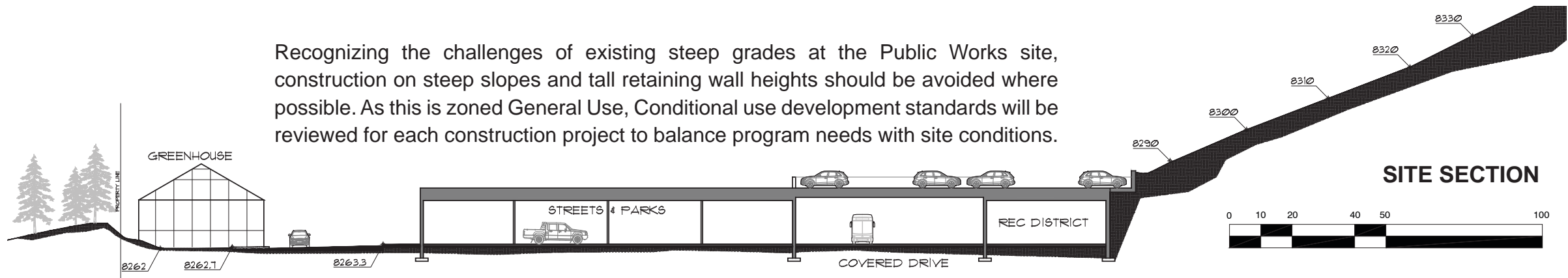
Phase 5: 10+ years

- Demolish existing Administration Building.
- Construct 40 new housing units in Administration Building Location with underground parking.

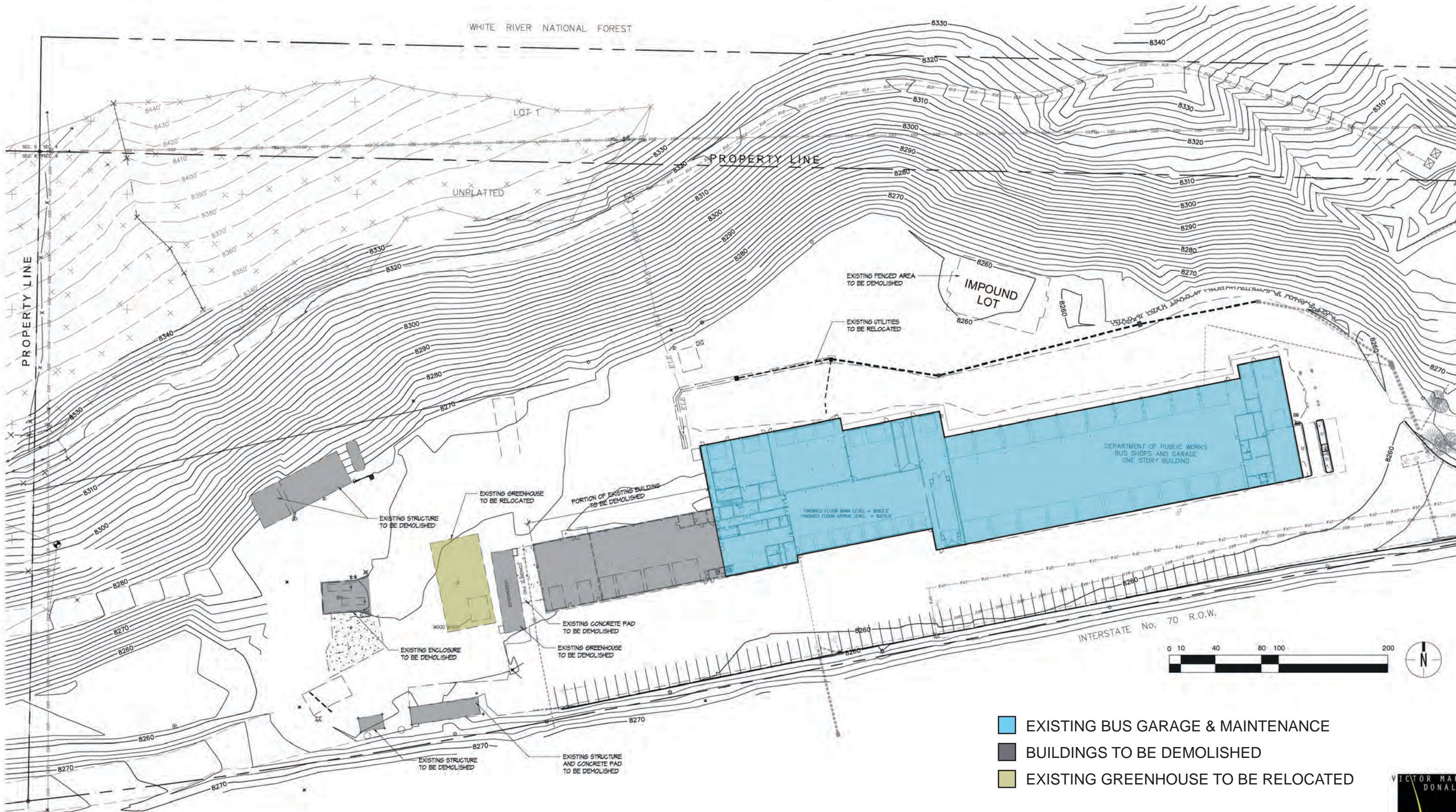
Phase 6: 10+ years

- Demolish existing Buzzard Park.
- Construct 80 new housing units and community building at Buzzard Park Site.

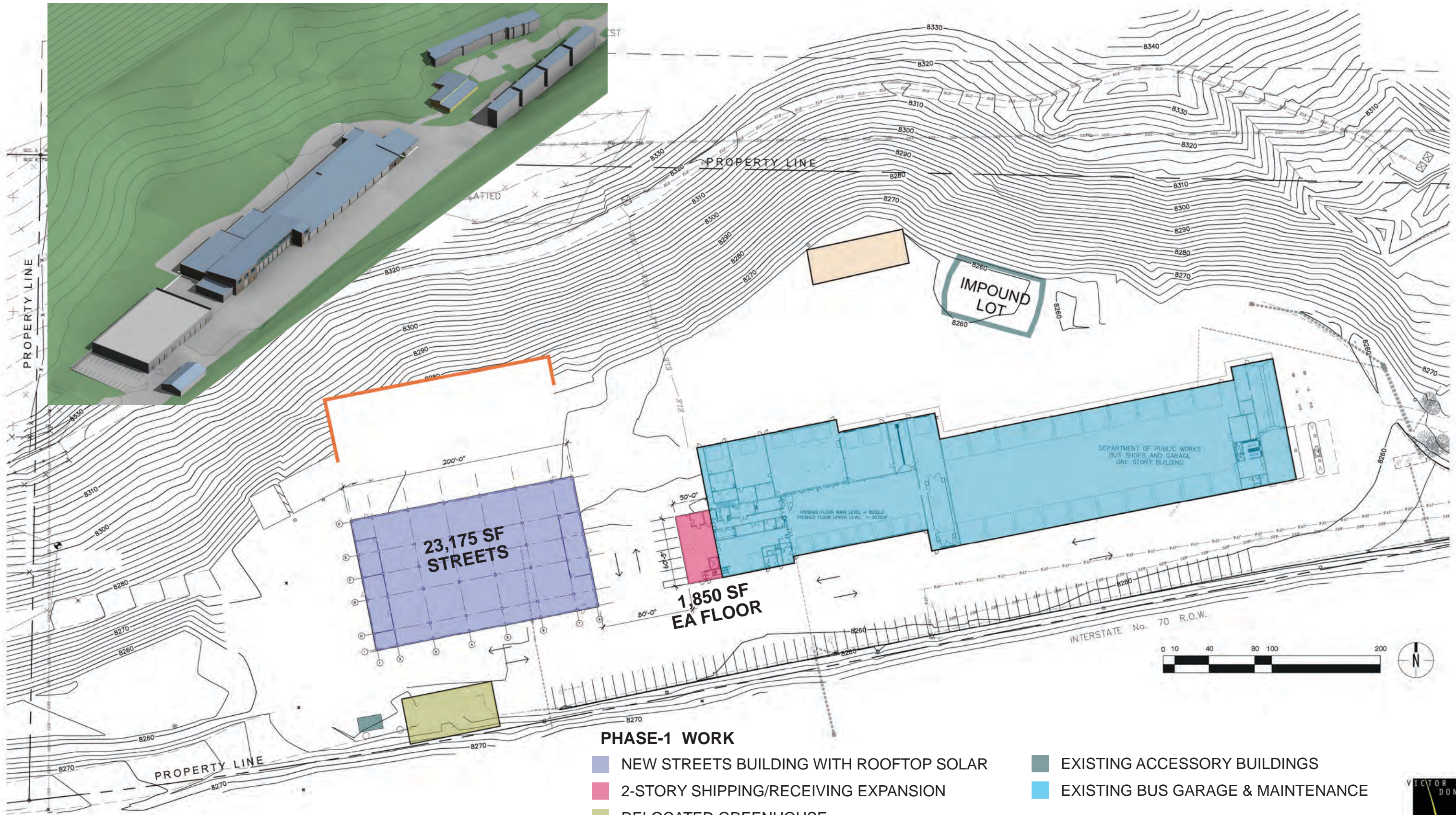
Recognizing the challenges of existing steep grades at the Public Works site, construction on steep slopes and tall retaining wall heights should be avoided where possible. As this is zoned General Use, Conditional use development standards will be reviewed for each construction project to balance program needs with site conditions.



- SHORING WALL
- CINDERS
- IMPOUND LOT AND EVENT PARKING
- GATE INTO PUBLIC WORKS
- RELOCATED GREENHOUSE
- EXPANDED SNOW STORAGE
- UTILITY GRADE SOLAR
- EXISTING ACCESSORY BUILDINGS
- EXISTING BUS GARAGE AND MAINTENANCE
- REPLACEMENT HOUSING AND I-70 BERM HOUSING
- STREETS BUILDING WITH SOLAR COLLECTORS ON ROOF & COLD STORAGE WITH PARKING ABOVE
- ADMIN OFFICES BRIDGE AND SHIPPING/RECEIVING EXPANSION BELOW
- FACILITIES MAINTENANCE & STORAGE
- PARKING RAMP
- PARKING LOT ON GRADE - 30 STALLS

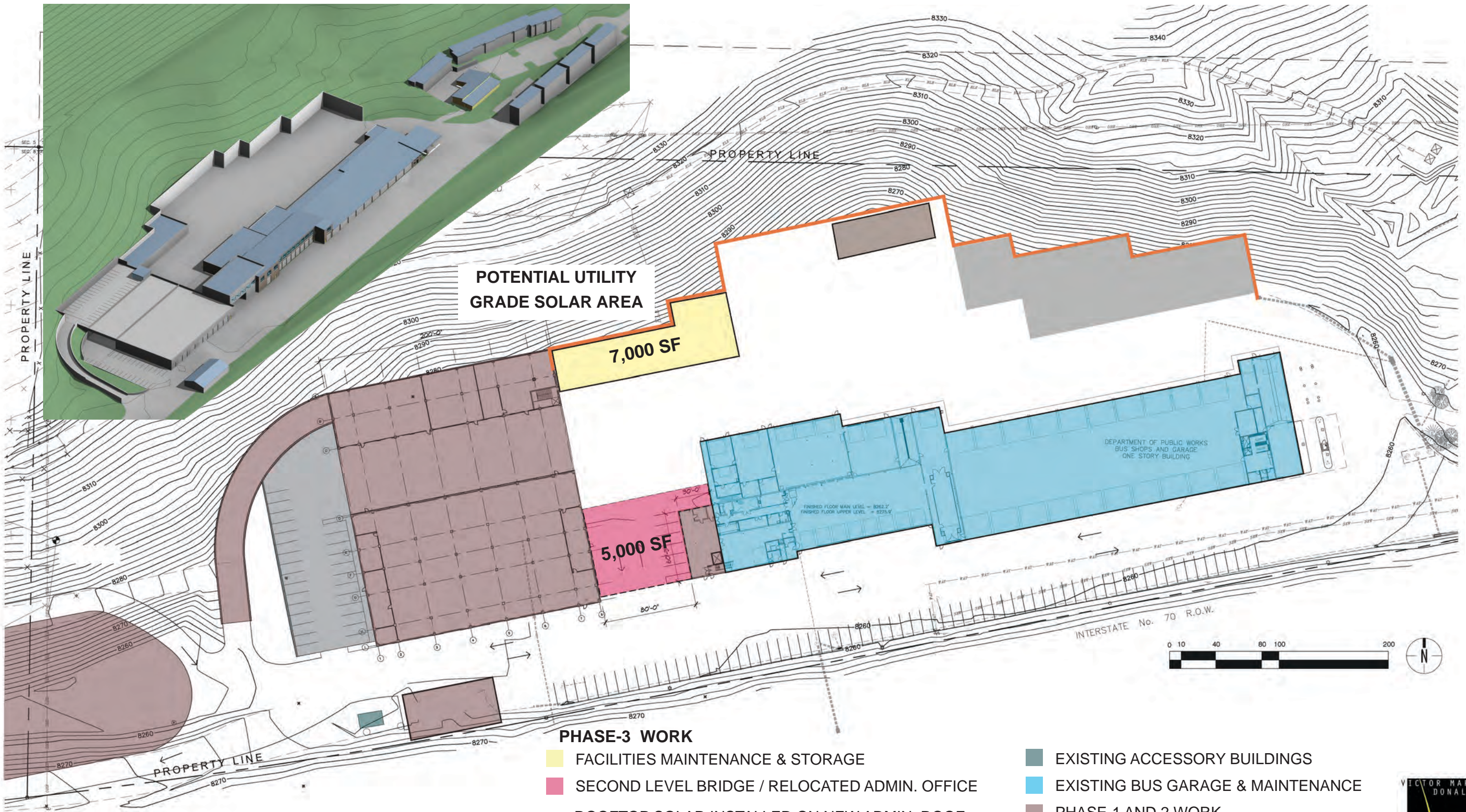


- EXISTING BUS GARAGE & MAINTENANCE
- BUILDINGS TO BE DEMOLISHED
- EXISTING GREENHOUSE TO BE RELOCATED



PHASE-1 WORK

- NEW STREETS BUILDING WITH ROOFTOP SOLAR
- 2-STORY SHIPPING/RECEIVING EXPANSION
- RELOCATED GREENHOUSE
- RELOCATED CINDERS
- 20 FT. HIGH LIMITED PERMANENT SHORING WALL
- EXISTING ACCESSORY BUILDINGS
- EXISTING BUS GARAGE & MAINTENANCE
- ELECTRIC UTILITY UPGRADE FOR ELECTRIC BUS CHARGING



POTENTIAL UTILITY GRADE SOLAR AREA

7,000 SF

5,000 SF

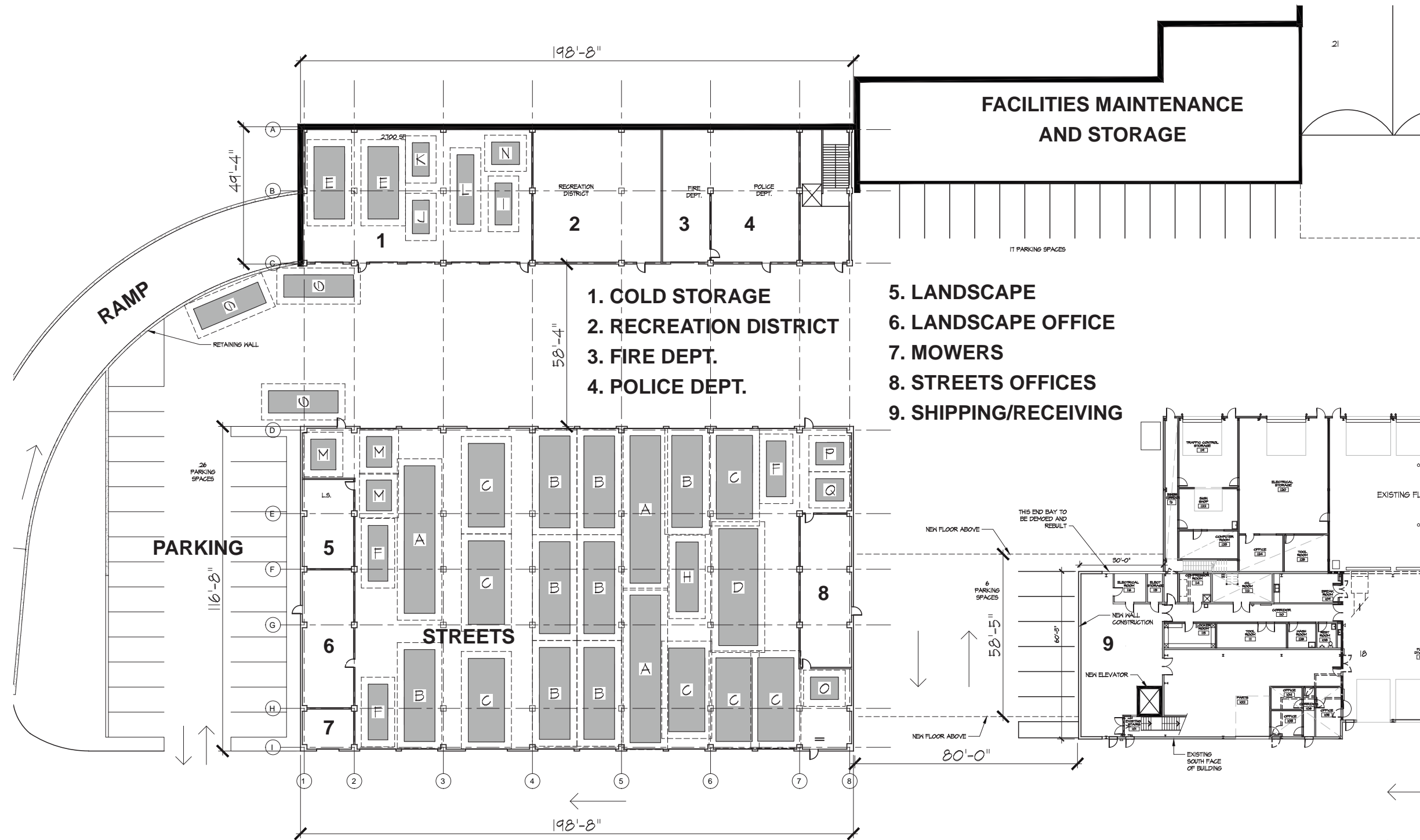
DEPARTMENT OF PUBLIC WORKS
BUS SHOPS AND GARAGE
ONE STORY BUILDING

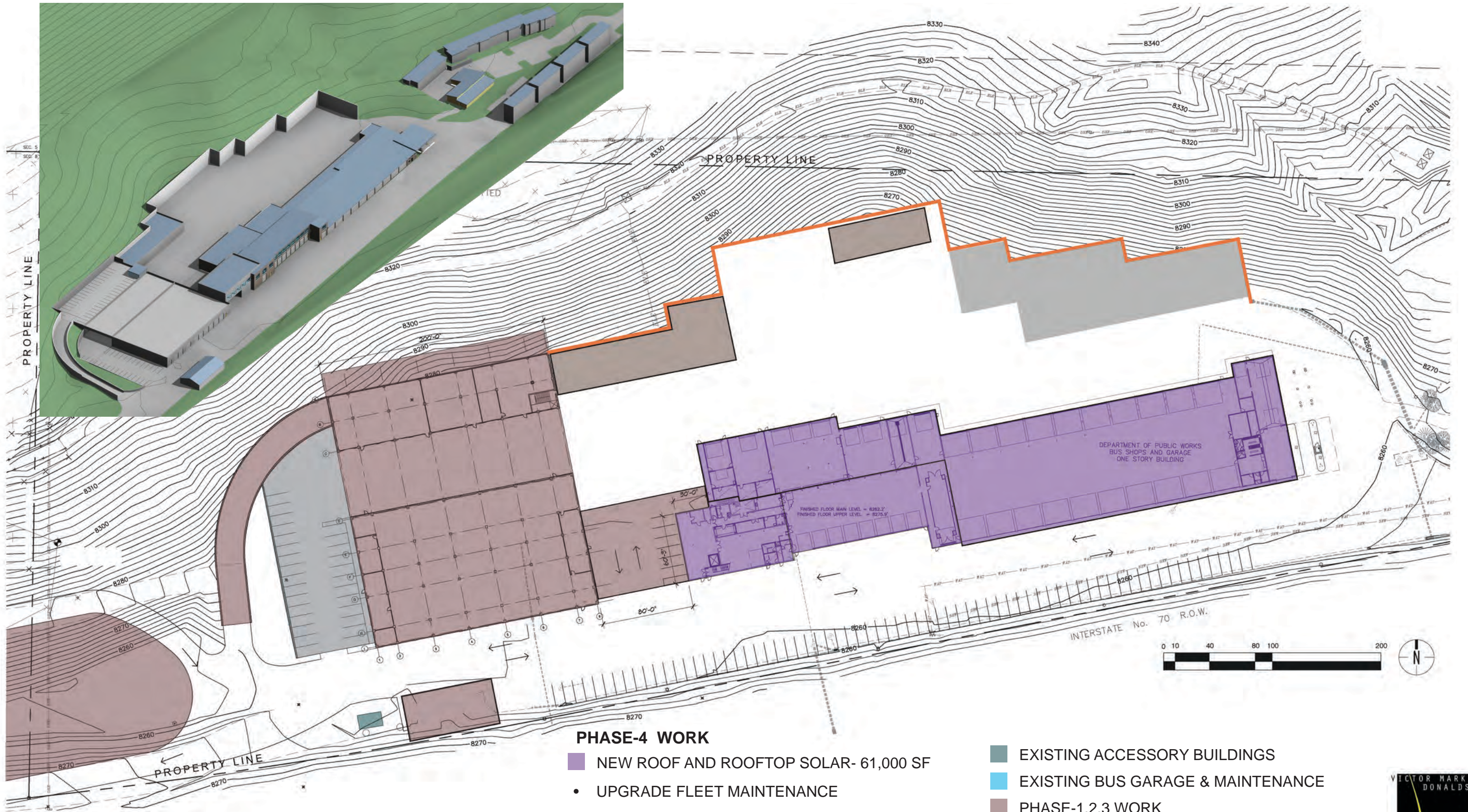
INTERSTATE No. 70 R.O.W.

PHASE-3 WORK

- FACILITIES MAINTENANCE & STORAGE
- SECOND LEVEL BRIDGE / RELOCATED ADMIN. OFFICE
- ROOFTOP SOLAR INSTALLED ON NEW ADMIN. ROOF
- ACCESS DRIVE REMAINS BELOW NEW ADMIN.
- SECOND SET OF UTILITY GRADE SOLAR
- OPTION FOR TEMPORARY HOUSING OR OTHER USE IN ADMIN. BUILDING PRIOR TO REMOVAL FOR HOUSING

- EXISTING BUS GARAGE & MAINTENANCE
- PHASE-1 AND 2 WORK
- 20 FT. HIGH PERMANENT SHORING WALL
- PARKING LOT, IMPOUND, BULK STORAGE, EVENT STAGING



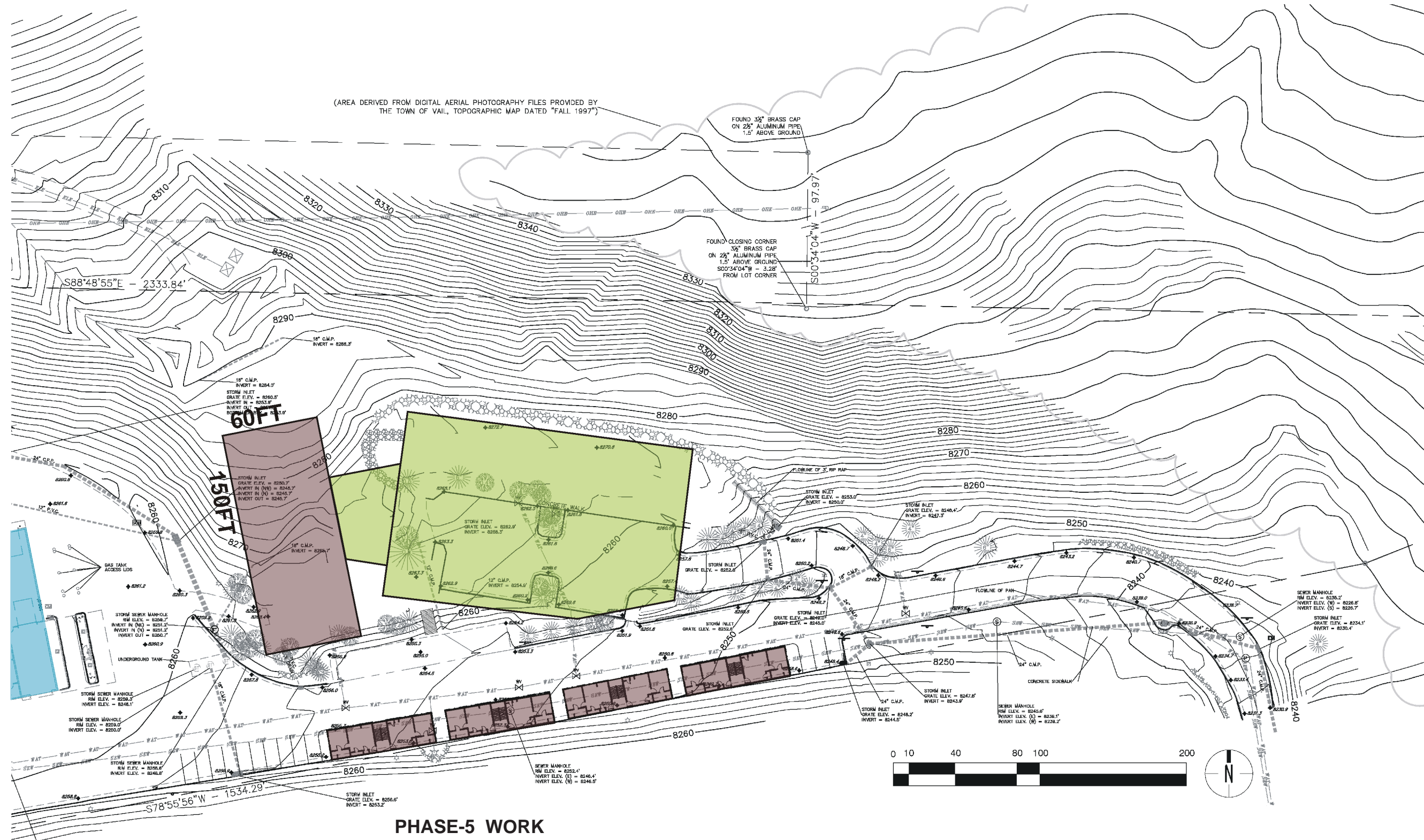


PHASE-4 WORK

- NEW ROOF AND ROOFTOP SOLAR- 61,000 SF
- UPGRADE FLEET MAINTENANCE
- UPGRADE TRANSPORTATION
- CONSTRUCT ACCESS IMPROVEMENT TO SITE TO ACCOMMODATE ADDITIONAL HOUSING DENSITY

- EXISTING ACCESSORY BUILDINGS
- EXISTING BUS GARAGE & MAINTENANCE
- PHASE-1,2,3 WORK
- 20 FT. HIGH PERMANENT SHORING WALL
- PARKING LOT, IMPOUND, BULK STORAGE, EVENT STAGING

5.8 PHASE-4 STREETS BUILDING-OPTION C



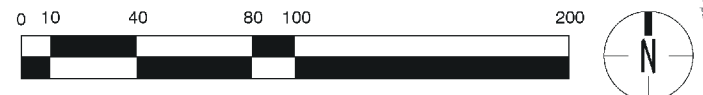
(AREA DERIVED FROM DIGITAL AERIAL PHOTOGRAPHY FILES PROVIDED BY THE TOWN OF VAIL, TOPOGRAPHIC MAP DATED "FALL 1997")

FOUND 3/2" BRASS CAP ON 2 1/2" ALUMINUM PIPE 1.5' ABOVE GROUND

FOUND CLOSING CORNER 3/2" BRASS CAP ON 2 1/2" ALUMINUM PIPE 1.5' ABOVE GROUND S00°34'04"W - 3.28' FROM LOT CORNER

S88°48'55"E - 2333.84'

60FT
150FT



PHASE-5 WORK

- 80 NEW HOUSING UNITS ON BUZZARD PARK SITE WITH SURFACE AND UNDERGROUND PARKING
- EXISTING BUS GARAGE & MAINTENANCE
- PHASE-1 WORK (12-24 SCALABLE HOUSING UNITS ALONG THE 1-70 BERM AND 40 UNITS ON ADMIN SITE)