



Proposed redevelopment of Evergreen Lodge (center) located west of Vail Health campus on West Meadow Drive.

VAIL HOMEOWNERS ASSOCIATION

April 27, 2022

Development Notice:

Evergreen Lodge Redevelopment

Evergreen Lodge Redevelopment Plan is under review by the Town of Vail. Notices have been circulated by the Town of Vail to properties in the immediate neighborhood.

The PEC advised the Evergreen Developer to begin a dialogue with the neighborhood to determine their reactions and suggestions about the design of the redevelopment being proposed. The recommendation came after an orientation of the proposal by the developer's representatives.

The orientation elicited several topics that are of concern to Commission members and neighbors. Concerns about the size and architectural appearance of the proposed building were a common theme. The utilization of flat roofs to achieve maximum square footage at the expense of articulating the North and West building façades challenged the Evergreen developer's assertion that the appearance of the hospital buildings set the architectural theme of the proposed building.

Neighbors asserted that master planning for the building was to provide a thematic architectural appearance that was a compatible transition with the sloping roof design of a predominance of residential buildings in the area. Sloping roofs have been a hallmark of Vail's townscape.

The developer, in justifying the extensive areas of flat roofs, is proposing a “green roof,” a modern technology that is designed to absorb the sun’s heat using water retentive plants. The developer represents green roofs have the added advantage of neutralizing the effects of contamination from airborne pollutants. The green roof technology, while fashionable, failed to fulfill expectations when it was installed on the roof of a large commercial building in a nearby community. The developer is also justifying the flat roof saying they are adaptable to the installation of large arrays of solar panels. The TOV already has sloping roof standards for solar arrays. The Vail Library is partially covered by a green roof which has existed for many years. However, it is open to question whether the relatively small area of the library’s green roof can be adapted to the massive size being depicted for the Evergreen Lodge.

Neighbors assert that the extensive use of flat roofs is a means to maximize square footage by avoiding a design that includes a sloping rather than a flat roof. Sloping roofs are common to buildings in the immediate neighborhood and, importantly, referenced in the TOV design standards for the area. It was said that the flat roofs were a means to maximize the building’s size rather than comply with offsets and step-backs recommended as a means of minimizing the apparent height and size of buildings as has been required of other similar buildings in the surrounding Town Center. It may be that the developer seeks to use the green roof in trade for the TOV agreement to maximize building size.

Before the project receives TOV approval, the neighbors are submitting detailed summaries of several critical items they believe need to be adequately addressed and an acceptable settlement reached. [The adjacent Vail International Condominiums has submitted a letter detailing their concerns.](#) The Vail International is immediately west of the Evergreen Lodge. [A copy of their attorney’s presentation is attached.](#)

The Evergreen proposal will increase residential population generated from the site by 200% or more. The increase in population will put added stress on public safety conflicts that currently exist due to the increases in the volume of pedestrian and other forms of conveyances using West Meadow Drive. Trespass and other privacy norms are being violated by those who are unaware or lack respect for private property.

Medical developers view the redevelopment of the Evergreen Lodge as an opportunity to provide overnight accommodations for patients receiving treatment at Vail Health. It is an open question of sustainability whether the TOV will allow the Evergreen Lodge to side step regulations and guidelines required of others by granting special privileges to the developer out of an overriding desire by some to promote medical tourism.

Was it not for the market leading high cost of medical and elder care in Eagle County, others would view the facility as a backup for a mass casualty treatment center or a care facility for the aged, made possible by subsidies allocated to care for the resident population.

It was said at the public hearing about the architectural design of the Medical Center that there are many who are affronted by the aberrant appearance of the Medical Center. They would not favor continuing the institutional/office park appearance of the Medical Center. There is a desire for buildings adjoining the current Medical Center to be constructed with sloping roofs, building them in aesthetic harmony with most buildings constructed along the South Frontage Road, Meadow Drive and Lionshead Loop.

VHA urges effected property owners to become aware and involved in shaping the decisions for the Evergreen Lodge redevelopment that attain the expectations of the neighborhood and community. Public comment and participation play an important role in shaping the final outcome of the Town’s decision about this proposal.

THE EVERGREEN

An application to the Town of Vail to allow for a Major Exterior Alteration, Conditional Use Permit, and Variances under the Lionshead Mixed Use-1 zone district.

The redevelopment proposal consists of 135 dwelling units and 128 attached accommodation units. This is a 179% increase in keys from the current 128 accommodation units and 19 dwelling units. Within the proposal, 13 on-site employee housing units equating to 16,780 square feet, fulfilling almost 80% of the housing requirement. These employee housing units will encompass a mix of 1, 2, 3, and 4 bedroom units, creating 28 bedrooms on-site.

The project will begin the entitlement process at the March 28, 2022 Planning and Environmental Commission meeting with a conceptual review of the project with the Design Review Board on April 6, 2022. Both processes will take several meetings to obtain a full understanding of the scope and receive approval from the boards.

[Evergreen Narrative](#)

[Evergreen Environmental Impact Report](#)

[Evergreen Partial Plan Set](#)

VAIL TOWN PLANNING AND ENVIRONMENTAL AGENDA MEMO

MEETING DATE: April 11, 2022

ITEM/TOPIC:

A request for review of Major Exterior Alteration, pursuant to Section 12-7H-7, Exterior Alterations or Modifications, Vail Town Code, to allow for redevelopment of the Evergreen Lodge, located 250 South Frontage Road West/Lot 2W, Block 1, Vail Lionshead Filing 2, and Lot F-1, Vail Village Filing No. 2 and setting forth details in regard thereto. (PEC22-0006)

ATTACHMENTS:

File Name

Description

[Evergreen Introductory Memo.pdf](#)

Staff Memorandum

[Evergreen Narrative 3-30-2022.pdf](#)

Attachment A. Project Narrative, February 21, 2022

[02 21 22 Evergreen Lodge EIR.pdf](#)

Attachment B. Environmental Impact Report, February 2022

[Evergreen Plan Set Part1.pdf](#)

Attachment C. Plan Set Part 1

[Evergreen Plan Set Part2.pdf](#)

Attachment C. Plan Set Part 2

[Evergreen Plan Set Part3.pdf](#)

Attachment C. Plan Set Part 3

[Attachment_E_Correspondence_from_Vail_International_April_4_2022.pdf](#)

Attachment E. Correspondence from Vail International, April 4, 2022

The TOV, at VHA’s request, is assembling governing documents that are not already appended to the application.

It will benefit the public review proceedings for the Evergreen Lodge if all those involved are using the same reference documents. It will be useful for all concerned to have a reference appendix that includes each of the cited TOV master plans and guidance documents that pertain to the proposed project. Staff review and advisory documents are typically available late in the public review and hearing proceedings. In the interim, until Staff advisories become available, it will be helpful to have a compendium of the TOV source master planning and associated public documents that are pertinent to the review of the proposal.

The following planning documents were cited into the public record during the course of the orientation public hearing. These documents are to be made available to the public before the next PEC and DRB hearings on the Evergreen Lodge proposal. The next scheduled PEC hearing is Monday, May 9, 2022.

- Lionshead Master Plan
- 2015 and 2017 Subarea Master Plans

Lionshead Design Guide Plan
Stream Setback and associated restoration Plan
Lionshead Development Plan
Transportation Master Plan
West Meadow Drive Streetscape Plan
FAA Helipad and Flyway Plan
Special Areas Master Plan
Deviations Criteria.
Land Use Master Plan

Please forward communications directed to the Town of Vail to:

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VHA provides clear and concise discussions of matters affecting the Vail community in the belief that an informed citizenry will be an engaged citizenry. We intend to promote more citizen involvement and community discussions of issues facing the Town. If these are issues that concern you, please make your views known to [town officials](#). Public discussion of current issues by concerned citizens creates an environment to further our community initiatives. We heartily encourage your input in shaping the road ahead.

Join VHA as a Paid-Subscriber or Member. Contact:

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