

Staff Report

MINOR DESIGN



December 1, 2009 Planning & Zoning Commission meeting

Report date	November 24, 2009
Project type	Accessory Structures
Legal description	Tract N, Block 3, & Tract G, Block 2, Benchmark at Beaver Creek Subdivision
Zoning	GPEH (Tract N), OLD (Tract G)

Introduction

The applicant, Mark Donaldson, is requesting approval for the design of two separate accessory structures. Each structure is necessitated by the heat recovery project, which is scheduled for construction in 2010. Please see the attached architectural drawings for details of the proposal. The following is a summary of each building:

Tract N – Water District Heat Pump

The location of this structure has been carefully studied for placement due to vertical elevation as well as direct connectivity to the target snow melt and pool water heating areas within the Town. The 18' x 38' building is situated at the east end of the water district's property immediately adjacent to and parallel with the chain link fence bordering the Union Pacific property. The building design mimics other utility buildings on the property, such as the recently constructed UV building. The green metal roof, eaves, siding doors/frames and building colors are requested to match the other utility sheds on site.

Tract G – Rec Center Snowmelt Building

This structure is located on the east side of the recreation center between the new parking lot and the building. The building footprint measures 26' x 62', and the structure is approximately 14' tall with a flat roof. The materials and colors are consistent with those found on the existing recreation building. All of the heat exchange equipment and new boiler system will be located entirely within this structure.

Attached to this report are design drawings from the applicant. Staff will provide full size sets at the meeting for your review.

Design Review Considerations

According to the Town of Avon Residential, Commercial, and Industrial Design Review Guidelines, Section 7, the Commission shall consider the following items when reviewing the design of this project:

1. The conformance with setbacks, massing, access, land use and other provisions of the Town of Avon Zoning Code.

The Heat Pump building is located within the 7.5' side yard setback; however, Title *17.04.060 Exemption for Certain Services*, exempts this application from the Zoning Code provisions. Services exempted from application of the Zoning Code include the normal maintenance by public utilities, special districts or municipal departments of underground, surface or overhead water, sewer, transmission, collection systems including mains, drains, sewers, pipes, etc. This application is in conformance with all other provisions of the Zoning Code.

2. The general conformance with Goals and Policies of the Town of Avon Comprehensive Plan, and any sub-area plan which pertains.

The proposal complies with the Goals and Policies contained within the Environmental element of the Town of Avon Comprehensive Plan.

3. Whether adequate development rights exist for the proposed improvements.

Not applicable.

4. The Minor Project is in general conformance with Sub-Sections A through D of the Residential, Commercial, and Industrial Design Guidelines.

These improvements should be measured against the Commercial and Industrial Guidelines, which govern the design of accessory structures in the Town Core area. The Guidelines are general in nature and require that *“any accessory structures on the building site shall be compatible with the design and materials utilized for the main building structure.”*

Further, permits for such buildings may be issued by the Community Development department as a minor modification/minor project without review. Given the high visibility of these improvements from public rights-of-way, Staff felt that this review would be more appropriate at the Commission.

The proposed building materials and colors are consistent with those found on the adjacent structures. The Guidelines encourage the use of high quality, durable, low maintenance building materials for industrial/commercial settings. According to the submitted drawings, all colors, trims, roof, CMU block, and exterior materials are to match the existing recreation center. In all instances, concrete block will only be permitted with specific approval of the Commission

5. The compatibility of proposed improvements with site topography, to minimize site disturbance, orient with slope, step building with slope, and minimize benching or other significant alteration of existing topography.

The locations of the improvements have been strategically placed in order to avoid disruptions in the current usage of each property. There are no significant alterations to the existing topography to facilitate the construction of these essential buildings.

6. The appearance of proposed improvements as viewed from adjacent and neighboring properties and public ways, with respect to architectural style, massing, height, orientation to street, quality of materials, and colors.

The appearance of the proposed improvements should not have any detrimental effects to those viewing from adjacent and neighboring properties.

7. The objective that no improvement be so similar or dissimilar to others in the vicinity that monetary or aesthetic values will be impaired.

The improvements should not be so similar or dissimilar as to impede monetary or aesthetic values.

8. The general conformance of the proposed improvements with the adopted Goals, Policies and Programs for the Town of Avon.

Staff finds general conformance with the Town of Avon's adopted Goals, Policies and Programs.

Staff Recommendation

Staff is recommending **APPROVAL** of the application.

Recommended Motion

"I move to **APPROVE** the proposed modifications on Tract H and Tract G, Benchmark at Beaver Creek Subdivision, citing the following findings of fact:

1. The project is in conformance with the Design Guidelines and the mandatory review criteria outlined therein.
2. In accordance with the Comprehensive Plan, this joint project will improve the energy efficiency of existing and future publicly planned improvements in the Town Center."

If you have any questions regarding this project or any planning matter, please call me at 748-4413, or stop by the Community Development Department.

Respectfully submitted,



Matt Pielsticker
Planner II

Attachments

Vicinity Map
Reduced Plans

Heat Recovery Vicinity Map



Staff Report

SPECIAL REVIEW USE



December 1, 2009 Planning & Zoning Commission meeting

Report date	November 23, 2009
Project type	Special Review Use (SRU) Permit
Legal description	Lot 4, Block 1, Benchmark at Beaver Creek Subdivision
Zoning	Neighborhood Commercial (NC)

Introduction

The applicants, Paul Bartsch & Trish Shultheis, are requesting a Special Review Use (SRU) Permit to operate an automobile service and repair facility. The business would be an extension of their current business, Airpark Auto and Truck, Inc., which currently operates out of Gypsum. This application is *use specific* and contemplates some minor improvements to the site and building; therefore, Staff would like to focus this review exclusively on the appropriateness of the *use* and review minor design modifications with a separate design review application.

The subject property is approximately .70 acres and is located on the south side of Nottingham Road. The existing building includes 6 service bays and a caretakers unit above the office. The property formerly operated as Golden Eagle Auto as an approved SRU for automobile maintenance and oil and lube. According to the Town records the property was both inactive and in violation (storage of junk vehicles) since November 2005. Consequently, the previously approved SRU is no longer valid.

The property is zoned Neighborhood Commercial (NC), which according to the purpose statement for that zone is intended to "provide sites for commercial facilities and services for the principal benefit of residents of the community and also to highway-oriented convenience commercial needs." Because the proposed land use is not included in the list of Allowed Uses (Exhibit B), the applicant is requesting a SRU under the category of "Automobile service station and repair," which is a Special Review Use permitted in this Zone District.

This application is a noticed public hearing with written notice provided to property owners within 300' of the subject property. There was one letter of objection received by staff and this letter is attached to this report as Exhibit D.

Criteria for Review

According to section 17.48.040 of the Avon Municipal Code, the Planning & Zoning Commission shall consider the following criteria when evaluating an application for a Special Review Use permit:

1. Whether the proposed use otherwise complies with all requirements imposed by the zoning code.

The NC zone permits "Automobile service station and repair" through an approved SRU process. There will be oil and lube service available, as well as general "light" automobile repairs. According to the applicant all heavy and/or lengthy repairs will take place in their current Gypsum facility.

Below is the current definition of automobile service station and repair:

"17.08.080 Automobile service station and repair. "Automobile service station and repair" means any premises where gasoline and/or other petroleum products are sold and/or light maintenance activities such as engine tune-ups, lubrication and minor repairs are conducted; but shall not include premises where heavy automobile maintenance activities such as engine overhauls, tire recapping, and body repainting or repair are conducted. (Ord. 91-10 §1(part))."

Pursuant to this definition, Staff recommends conditioning the approval of this use permit such that "heavy" automobile maintenance will be strictly prohibited on the property. The property may need to be brought into conformance with the Dark Sky Ordinance. The applicant has committed to addressing all building code and lighting issues no later than January 2010. Minor landscaping and building improvements (limited to painting), would take place in the spring of 2010.

2. Whether the proposed use is in conformance with the Town Comprehensive Plan.

The areas within the Comprehensive Plan that offer policy direction relative to the proposed land use are the Future Land Use Plan, the District #13 special area policies, and the General Goals and Policies of the Plan.

The Future Land Use Map designates the property as Neighborhood Commercial. The definition of Neighborhood Commercial is slightly different than the zoning definition of neighborhood commercial in terms of preferred land uses. The Comprehensive Plan appears to be more descriptive in the intended uses that include "*neighborhood focused retail and services (such as markets, childcare, restaurants, and café's) that are conveniently located and connected to surrounding residential uses.*" Based on these uses, the application is inconsistent in terms of land use and intensity. However, the building is suited exclusively for automotive repair and service uses and these uses appear to be appropriate for the building at this time

The subject property is located within District 13: Nottingham Road Commercial District (Exhibit C). These special area policies don't address this type of land use other than to state that uses "should not compete with the Town Center in terms of size of buildings or intensity of development." This proposed use should not have any detrimental effect on the Town Center district.

The planning principles outlined in District 13 should be considered with this review, including the following:

- Require landscape setbacks and internal landscaping of parking lots
- Screen all equipment and storage areas from view
- Limit access points on Nottingham Road to simplify traffic movements

3. Whether the proposed use is compatible with adjacent uses. Such compatibility may be expressed in appearance, architectural scale and features, site design and the control of any adverse impacts including noise, dust, odor, lighting, traffic, safety, etc.

Compatibility with existing and planned adjacent residential properties is Staff's primary consideration with this land use application. The site design, which remains largely unchanged, and the appearance of these improvements should be taken into account. While the appearance of the property is of utmost importance to the successfulness of this permit, the focus of this review is on the automobile service use and any design review would be forwarded to a future application.

Part of this application contemplates a potential for public classes on site (i.e. how to change a flat tire). Due to the lack of information on this aspect of the business operation, Staff would defer any review of educational use to a future date if the applicant deems this use feasible on the property.

The proposed automotive repair use is a relatively intensive land use, and its impacts must be carefully reviewed. The existing residential uses several hundred feet to the west and planned residential uses to the north coupled with the proximity to the Buck Creek drainage makes this a unique location for any land-use. The interstate highway and the appearance of the property from both the interstate and Nottingham Road must be taken into consideration.

Understanding that the building is designed for a single purpose - automobile repair, and the site has historically been used for automobile repair, it is difficult to anticipate any other land-use being proposed that would not require the demolition of the existing structure. As with any service use, the control of adverse impacts such as light and noise should be considered.

The applicant proposes to limit the business to repairs and oil changes from 8am – 6pm Monday – Friday. There would be oil changes and light repair work on Saturdays from 9am – 2pm. Any changes to the hours of operation or intensity of use would require additional review and approval by the Planning Commission.

4. That the granting of the special review use requested provides evidence of substantial compliance with the public purpose provisions, as outlined in Section 17.28.085 of the Avon Municipal Code:

A. *The application demonstrates a public purpose which the current zoning entitlements cannot achieve.*

B. *Approval of the zoning application provides long term economic, cultural or social community benefits that are equal to or greater than potential adverse impacts as a result of the changed zoning rights.*

C. The flexibility afforded in approval of the zoning application will result in better siting of the development, preserving valued environmental and cultural resources, and increasing the amount of public benefit consistent with the community master plan documents.

It is difficult to find a clear public benefit with this application that the current entitlements cannot achieve. However, given that this specific use ("Automobile service station and repair) is contemplated and is enumerated as a permitted Special Review Use in the Zoning Code, Staff is of the opinion that this review criteria is not applicable since there is no proposed change to the zoning entitlements. Rather, this would be the employment of a specified land-use in the Zoning Code.

Staff Recommendation

Staff recommends **CONDITIONAL APPROVAL** of the proposed Special Review Use permit for vehicle service and light repair on Lot 4, Block 1, Benchmark at Beaver Creek Subdivision.

Recommended Motion

"I move to approve Resolution 09-16 thereby **APPROVING** the applicants request to operate a vehicle service and repair facility on Lot 4, Block 1, Benchmark at Beaver Creek Subdivision, with the following findings of fact:

1. The mandatory review criteria have been considered, and the use is compatible with adjacent properties.
2. All Zoning Code requirements have been met with this proposal.

Subject to the following conditions:

1. This permit is valid for a period of five (5) years, at which time the permit will be re-reviewed.
2. No "Junk" vehicles are permitted on the property, as defined by the Avon Municipal Code.
3. Vehicle repairs are limited to "light" vehicle repairs. "Heavy" automobile maintenance activities such as engine overhauls, tire recapping, and body repainting or repair are strictly prohibited.
4. The use can commence once the building improvements are installed and satisfactorily inspected by the Chief Building Official.
5. A separate Minor Design application will be submitted prior to the commencement of this use. The application will include all landscaping and building design improvements – including additional screening from Interstate 70 – as expressed in the Comprehensive Plan. All improvements will be complete no later than May, 2010.

6. No educational use is approved on the property.
7. Except as otherwise modified by this permit approval, all material representations made by the applicant or applicant representatives in this application and in public hearings shall be adhered to and considered binding conditions of approval.

If you have any questions regarding this or any other project or community development issue, please call me at 748-4009, or stop by the Community Development Department.

Respectfully submitted,



Matt Pielsticker
Planner II

Exhibits

Exhibit A- Application Materials

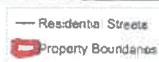
Exhibit B- Municipal Code Section 17.20.040

Exhibit C- Excerpt from Comp Plan - District 13: Nottingham Road Commercial District

Exhibit D- Public Comment

Exhibit E- Resolution 09-16 (draft)

Lot 4, Block 1, BMBC



Airpark Auto & Truck, Inc.
PO Box 541
Eagle Colorado, 81631
195 Airpark Drive
Gypsum, Colorado 81637

Tel: (970) 524-2886

Fax: (970) 524-2898

Proposed Construction Schedule for 147 Nottingham Road Avon, CO

December 2009-
January 2010

- Excavate for Gas Line
- New propane gas line installed
- Gas line re-packed
- Construct landing inside of building from reception area to Bay area with appropriate stairs to meet code
- Ensure fire alarm and sprinklers are operational and meeting code
- Seal areas of stairwell that are open with drywall to meet Code
- Ensure bathroom facility is up to ADA code.
- Repair roof area where roof is leaking (around apartment front door)
- Check and repair existing boilers or design/build new heating system for building in the form of reusable/recyclable waste oil heat
- Correct any plumbing issues and turn on water
- Electric to be tested and turned on/ Lighting to be improved if needed.
- Miscellaneous Drywall and insulation repair to ceiling in bay Areas
- Outside lighting to meet Town of Avon Dark Sky Initiative Rules

Small Enough To Know You and Large Enough To Serve You

**Airpark Auto & Truck, Inc.
PO Box 541
Eagle Colorado, 81631
195 Airpark Drive
Gypsum, Colorado 81637**

Tel: (970) 524-2886

Fax: (970) 524-2898

January 15-30 2010 Open for business

January - February 2010 Repairs and improvements to apartment to include plumbing, heat, and smoke alarm tied in to building

February 15-30 Apartment ready for tenant or school

**April – May 2010 Improvements to Landscaping
Improvements to building exterior to include paint**

NOTES:

Existing door from Mechanical room to reception room is currently a fire rated door.

Apartment will be used for employee housing or school classroom and brought up to code for the purpose settled upon.

If the school decides to participate in the building, we will offer the apartment as classroom space and 2-3 bays for student labs

Hours of Operation:

**Monday –Friday 8 am – 6 pm Repairs and Oil Changes
Saturday 9 am – 2 pm Oil Changes and light repair**

**Classes for the public (ie: How to change a flat tire) possible.
If we offer these classes they would be on Saturday**

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195 Airpark Drive
Gypsum, Colorado 81637**

Tel: (970) 524-2886

Fax: (970) 524-2898

Number of Employees:

3-4 Mechanics

1-2 Service Writers

2 Owners

1 All Around Helper (parking cars, picking up parts, washing cars, etc)

Possible Tow Truck on site for emergency service

First Aid Station on Site

Handicap Accessible Building

Exclusive installer of National Interlock System within 100 miles

**Major and/or lengthy repairs will be moved to our Gypsum location.
There will be no cars left in disrepair on site. Our Gypsum location is in a
commercial setting and we have well over an acre of available space.**

**Site Plan Attached with existing and proposed improvements, traffic flow and
proposed areas with type of use.**

Small Enough To Know You and Large Enough To Serve You

WAITING FOR PARTS

INTERSTATE 70

LANDSCAPE IMPROVEMENT OR BERM

CARS WAITING FOR SERVICE OR PICKUP

CAR WASH BAYS OR SCHOOL BAYS

REPAIR BAYS

REPAIR BAYS

OIL CHANGE BAYS

OIL CHA BAYS
(WINDOW FOR OFFICE FOR CUSTOMER VIEW)

NO CUSTOMER ACCESS

VALET AREA

EXISTING LANDSCAPE (ENTIRE LENGTH OF 6)

EXIT

ENTER

NOTTINGHAM ROAD

30,878 SF PROPERTY 1995
20,281 SF INTERIORS 66.05
10,447 SF LANDSCAPE 34.05
SITE PLAN
A2.1

LANDSCAPE IMPROVEMENT

LANDSCAPE IMPROVEMENT



Vail Mountaineer

AUTOMOTIVE

Get to Know Your Car

This week's topic: Antifreeze



**Paul
Bartsch**

Did you know that after 2 years on most normal cars and after 5 years on later model cars that the anti freeze actually begins to break down? At this point, the product that is meant to protect your engine actually becomes corrosive and can then harm your engine, radiator, and heater. Anti freeze needs to be flushed out and replaced! This is a simple

process that can be done in less than an hour and will provide you with freeze protection for the winter months and during the summer protect your engine from a boil over. So the question now is....do you know how old your anti freeze is?

If you're not sure, visit us at Airpark Auto & Truck and we'll check it out for **FREE**. If you need a "flush" we'll do it for

\$99

(regular price \$ 139.95)

\$10^{over}_{cost} Snow Tires

\$24.95

Bring your own tires
Mount and Balance Special
(reg. \$50 *on most cars and light trucks)

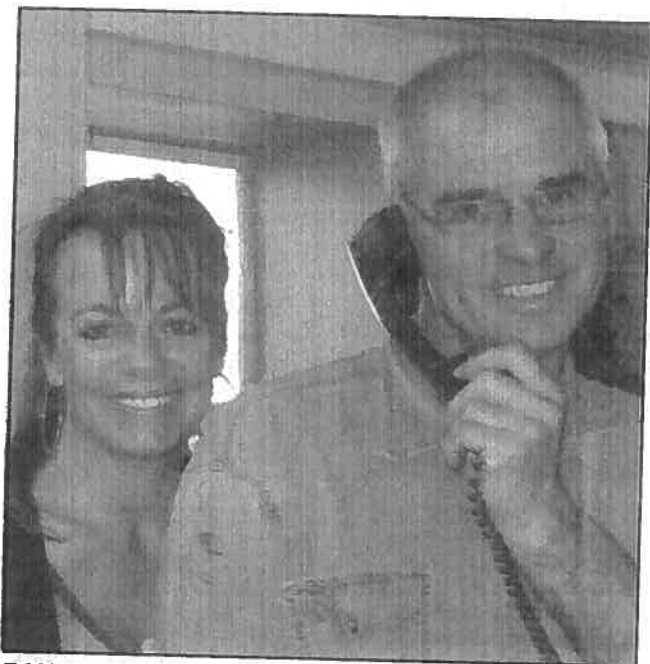


AIRPARK
AUTO & TRUCK

*Small Enough To Know You
and Large Enough To Serve You*

195 Airpark Drive • Gypsum, CO • 81637 • (970) 524-AUTO (2886)

ABSOLUTELY!



PAUL AND TRISH have been answering all the calls coming to Airpark Auto and Truck. Purchase any service from Airpark including \$99 cooling system service or buy 1 get 1 free oil changes and receive a Free Winter Safety Inspection. Call them for your appointment today 524-2886.

\$10 over cost Snow Tires



AIRPARK
AUTO & TRUCK

*Small Enough To Know You
and Large Enough To Serve You*

195 Airpark Drive • Gypsum
(970) 524-AUTO (2886)

(6) Maximum density: seven and one-half (7.5) units per acre of buildable area for accessory units. The maximum residential floor area of the accessory units shall not exceed a 2:1 ratio of the commercial floor area. (Ord. 91-10 §1(part))

17.20.040 Neighborhood Commercial – NC.

(a) Intention. The Neighborhood Commercial Zone District is intended to provide sites for commercial facilities and services for the principal benefit of residents of the community and also to highway-oriented convenience commercial needs.

(b) Allowed uses. The following uses shall be permitted in the NC District:

- (1) Retail stores;
- (2) Professional offices;
- (3) Car wash;
- (4) Restaurants;
- (5) Accessory apartments, exclusive of the ground-level story;
- (6) Churches;

(7) Additional uses determined to be similar to allowed uses in accordance with the intent of this zone district;

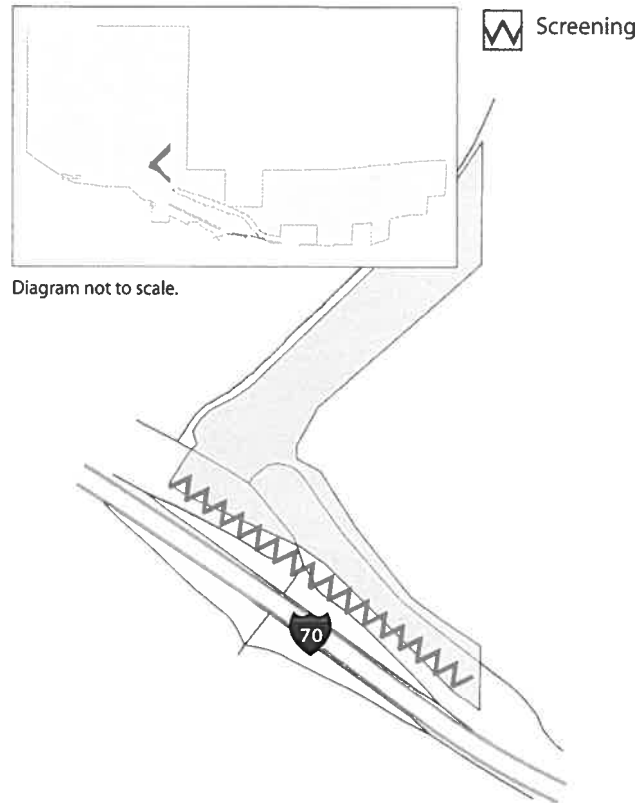
(c) Special review uses.

- (1) Automobile service station and repair;
- (2) Commercial printing facility;
- (3) Aboveground public utility installations.

(d) Development standards.

- (1) Minimum lot size: one-half (.5) acre;
- (2) Maximum building height: thirty-five (35) feet.
- (3) Minimum building setbacks:
 - Front: twenty-five (25) feet;
 - Side: seven and one-half (7.5) feet;
 - Rear: ten (10) feet;
- (4) Maximum site coverage: fifty percent (50%);
- (5) Minimum landscape areas: twenty percent (20%);

Town District Planning Principles
 Medium Priority Districts



District 13: Nottingham Road Commercial District

This area’s proximity to the I-70/Avon Road Interchange establishes its importance to the Town’s identity. Development and redevelopment that occurs here should reflect the standards in the Town Center, but should not compete with the Town Center in terms of size of buildings or intensity of development.

A secondary commercial district.

Planning Principles:

- Limit access points on Nottingham Road to simplify traffic movements.
- Require landscape setbacks and internal landscaping of parking lots.
- Screen all equipment and storage areas from view.
- Limit building heights to that which is compatible with the existing surrounding development.
- Development intensity and activity should diminish when traveling north on Buck Creek Road.



November 23, 2009

ATTN: Recording Secretary

Planning and Zoning Commission

Legal Description of Property: Lot 4, Block 1, Benchmark at Beaver Creek, 147 Nottingham Road

To Whom It May Concern,

This is a written statement regarding 147 Nottingham Road. We understand that the owners are proposing an automotive repair shop at this location. We **object** to the proposal as putting a automotive repair shop in this location will lower the property value of the residences that surround the area on Nottingham Road. I also believe there is a proposal out in PUD review for new Townhomes across the street from 147 Nottingham Road going up toward Mountain Star. This will lower the property values if the Townhomes are to be constructed in the near future.

Sincerely,

A handwritten signature in cursive script that reads "Marisa Engelhardt". The signature is written in black ink and is positioned above the printed name.

Steven and Marisa Engelhardt

**TOWN OF AVON
PLANNING & ZONING COMMISSION
RESOLUTION NO. 09-16**



**A RESOLUTION APPROVING A SPECIAL REVIEW USE PERMIT
TO PERMIT AUTOMOBILE SERVICE AND LIGHT REPAIR USES
ON LOT 4, BLOCK 1, BENCHMARK AT BEAVER CREEK
SUBDIVISION, TOWN OF AVON, EAGLE COUNTY, COLORADO**

WHEREAS, Paul Bartsch & Trish Shultheis, have requested a Special Review Use (SRU) Permit to operate a vehicle service and repair facility; *and*

WHEREAS, a public hearing has been held by the Planning & Zoning Commission of the Town of Avon on December 1, 2009, pursuant to notices required by law, at which time the applicant and the public were given an opportunity to express their opinions and present certain information and reports regarding the proposed Special Review Use application; *and*

WHEREAS, the Planning & Zoning Commission of the Town of Avon has considered the following review considerations:

- A. *Whether the proposed use otherwise complies with all requirements imposed by the zoning code; and*
- B. *Whether the proposed use is in conformance with the town comprehensive plan; and*
- C. *Whether the proposed use is compatible with adjacent uses.*
- D. *Whether the proposed use provides evidence of compliance with the Public Purpose provisions outlined in the Avon Municipal Code.*

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission of the Town of Avon, Colorado, hereby conditionally approves a special review use permit to operate a vehicle service and repair facility; as stipulated in Title 17, of the Avon

Municipal Code on Lot 4, Block 1, Benchmark at Beaver Creek Subdivision, Town of Avon, Eagle County, Colorado.

WITH THE FOLLOWING FINDING:

1. The mandatory review criteria have been considered, and the use is compatible with adjacent properties.
2. All Zoning Code requirements have been met with this proposal.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. This permit is valid for a period of five (5) years, at which time the permit will be re-reviewed.
2. No "Junk" vehicles are permitted on the property, as defined by the Avon Municipal Code.
3. Vehicle repairs are limited to "light" vehicle repairs. "Heavy" automobile maintenance activities such as engine overhauls, tire recapping, and body repainting or repair are strictly prohibited.
4. The use can commence once the building improvements are installed and satisfactorily inspected by the Chief Building Official.
5. A separate Minor Design application will be submitted prior to the commencement of this use. The application will include all landscaping and building design improvements – including additional screening from Interstate 70 – as expressed in the Comprehensive Plan. All improvements will be complete no later than May, 2010.
6. No educational use is approved on the property.
7. Except as otherwise modified by this permit approval, all material representations made by the applicant or applicant representatives in this application and in public hearings shall be adhered to and considered binding conditions of approval.

Adopted this 1st Day of December, 2009

Signed:

Todd Goulding, Chairperson

Date: _____

Attest:

Phil Struve, Secretary

Date: _____

Memo

To: Planning and Zoning Commission
Thru: Larry Brooks, Town Manager
Sally Vecchio, Assistant Town Manager/Director of Community Development
From: Justin Hildreth, P.E., Town Engineer *JH for SMH*
Jeffrey Schneider, P.E., Project Engineer
Shane Pegram, P.E., Engineer II
Date: November 24, 2009
Re: 2010 Capital Improvements Projects (CIP) Preview

Summary: This memorandum is to preview of some of the Town of Avon Capital Improvement Projects scheduled for 2010 implementation. The Capital Projects Fund budgets were approved at the November 24, 2009 Town Council meeting, and some of the planned projects for 2010 have already been initiated. For example, the Community Heat Recovery project is beyond the 60 percent design stage, and the Nottingham Park Pavilion design is underway. The above-grade buildings associated with the Heat Recovery project and the Park Pavilion project will be brought before Planning and Zoning Commission for design review approval. Town Engineering Staff will present a brief powerpoint presentation to supplement this memorandum.

Discussion: The following is a look-ahead to the 2010 Capital Improvement Projects:

2010 – Ongoing and Upcoming Projects

- **Heat Recovery Project:** The Community Heat Recovery project is currently being designed for construction commencing spring of 2010. The project is a collaboration with Eagle River Water and Sanitation District and is partially funded with a grant from the Governor's Energy Office (GEO). The design is over 60 percent completed, with final building locations determined. Two buildings will be constructed as part of this project; one located at the Avon Wastewater Treatment Facility and one adjacent to the Recreation Center in the east parking lot. The town is recently in receipt of a crossing agreement from Union Pacific Railroad (UPRR) for construction of the heat recovery loop piping beneath the railroad tracks. The 2009 design budget is \$740,000 and the 2010 construction budget is approximately \$3.8 million.
- **Fleet Maintenance Building Photovoltaic System:** Notice of grant application approval or denial is expected shortly from the Colorado GEO. Eagle County and Holy Cross funding will be applied for upon notice of approval from the GEO. This project will be constructed in 2010 if notice of approval is received. \$675,000 is proposed in the 2010 Grant Funded Projects budget, meaning that the budget appropriation is contingent on receipt of the grant funding.
- **Recreation Center Improvements:** Following the repairs and modifications to the Recreation Center's internal vapor barrier in 2009, two significant improvements are scheduled for 2010. The deteriorating Concrete Masonry Unit on the building exterior will be repaired, and the metal roof will be replaced. The project budgets for these projects are \$125,000 and \$400,000, respectively, for 2010.

- **2010 Street Improvements:** The 2010 Street Improvements will likely include paving the west parking lot, paving the Police Station parking/street area, and replacing guardrail as needed throughout Avon. The project budget for 2010 is \$200,000.
- **2010 Park Improvements:** The 2010 Park Improvements will include installation of new rules and monument signage on all Town of Avon parks, and replacing asphalt paths as the budget allows. The signage will match the Town Center West style in place at Avon Station and Lake Street. Asphalt path replacement will be prioritized considering existing path condition and budgetary constraints. Approximately \$100,000 is carried over from 2009 for implementation of this item in 2010.
- **Metcalf Gulch Drainage Improvements:** The design, including obtaining U.S. Army Corps of Engineers permitting for the drainage work, will be completed in 2010. The project also involves widening the roadway surface to include a delineated bicycle climbing lane. The project budget for 2010 includes \$75,000 for permitting and design.
- **Nottingham Lake Fishing Pier:** A fishing pier will be installed on Nottingham Lake for use by the public, including disabled individuals. The pier is partially funded by a grant awarded by the Department of Wildlife's Fishing is Fun program in 2008 and 2009. Some associated access improvements will also be performed to integrate the pier with existing park infrastructure. The project budget is \$200,000.
- **Nottingham Park Pavilion:** The design for a performing arts pavilion adjacent to the Municipal Building and the soccer field was awarded to Vail Architecture Group, Inc. (VAg) at the November 10, 2009 meeting. A committee has been formed to determine the programming needs for the structure and whether or not an appropriate venue can be constructed within the budgetary constraints. Construction is anticipated for Summer of 2010. The total project budget is \$200,000, comprised of \$20,000 in 2009 and \$180,000 in 2010.