

VAIL PARK AND RECREATION DISTRICT  
d/b/a VAIL RECREATION DISTRICT  
BOARD OF DIRECTORS

5:00 P.M.  
Thursday, October 11, 2012  
Town of Vail, Council Chambers  
AGENDA  
REGULAR MEETING

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1. Call to Order
2. Approval of September 27, 2012 Minutes
3. Public Input of Items not on the Agenda
4. Review of Preliminary and Draft Operational Plan for Vail Golf Club and Nordic Center – Mr. Dominic Mauriello
5. Executive Director Input
6. Board Member Input
7. Adjournment

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## RECORD OF PROCEEDINGS

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### **Minutes of the Regular Meeting Of the Board of Directors**

### **Vail Park and Recreation District dba Vail Recreation District September 27, 2012**

A Regular Meeting of the Board of Directors of the Vail Recreation District, Town of Vail, Eagle County, Colorado, was held on September 27, 2012, at 5 p.m., at the Vail Town Council Chambers, Town of Vail, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado.

1. MEMBERS PRESENT
  - 1.1. Joe Hanlon, Rick Sackbauer, Bill Suarez and Ken Wilson
2. MEMBERS ABSENT AND EXCUSED
  - 2.1. Jeff Wiles
3. STAFF PRESENT
  - 3.1. Mike Ortiz, Jamie Gunion, Scott O'Connell
4. OTHERS PRESENT
  - 4.1. Art Abplanalp, Attorney representing homeowners in Vail Golf Club neighborhood.
5. CONSULTANTS PRESENT
  - 5.1. Eric Weaver, Robertson & Marchetti, P.C. and Dominic Mauriello, Mauriello Planning Group
6. CALL TO ORDER
  - 6.1. Director Hanlon called the meeting to order.
7. APPROVAL OF MINUTES
  - 7.1. By motion duly made and seconded it was unanimously RESOLVED to approve the minutes of the Sept. 13, 2012 Regular Board meeting as presented.
8. PUBLIC INPUT OF ITEMS NOT ON THE AGENDA
  - 8.1. None
9. REVIEW OF PRELIMINARY AND DRAFT OPERATIONAL PLAN FOR VAIL GOLF CLUB AND NORDIC CENTER

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- 9.1. Mr. Dominic Mauriello with Mauriello Planning Group explained that he had made changes and updated areas that were mentioned during the Sept. 13 board meeting. He explained the document is preliminary.
  - 9.1.1. Director Wilson questioned the process moving forward. Mr. Mike Ortiz explained the document will be shared with Town of Vail staff and work with them on changes and suggestions. Mr. Ortiz said there may be language changes and requests for more specificity in certain areas. This could include noise, lighting, hours of operation, etc. The board will review another draft prior to the Vail Town Council review.
  - 9.1.2. Director Wilson questioned if there are items within the documents that the town may not find acceptable. Mr. Ortiz said that the tent policy and areas mentioned above should be reviewed with town staff prior to Council review.
  - 9.1.3. Director Wilson expressed concerns about concessions to the homeowners and hamstringing the operator of the facility. He encouraged staff to work the document so that there is a good balance of what the operator may need and take in consideration of what neighbors seek as solutions. Mr. Ortiz responded that is why the next step is to work with the town's staff on changes and suggestions.
  - 9.1.4. Director Sackbauer said text changes have been made since the first version. He has worked with Mr. Mauriello on wording and said it is appropriate for town staff to review the document.
  - 9.1.5. Mr. Ortiz explained staff will bring the document back to the VRD Board on Oct. 11 with a need for recommendation for Vail Town Council review at its Council's Oct. 16 meeting.
  - 9.1.6. Director Wilson and Sackbauer both said it is a good process for review of the document. The board directed staff to continue working on the plan to be brought back to the Oct. 11 VRD board meeting.
- 9.2. Art Alpenanalp representing several neighbors in the Vail Golf Club neighborhood questioned how the operations will occur moving forward.
  - 9.2.1. Director Hanlon explained the VRD plans to continue to operate the facility, either by leasing certain aspects to an operator or having the entire facility operated by the VRD. It is not being proposed that the Town would be the operator of the facility.. Both the Town of Vail and VRD will take document suggestions from the community.

#### 10. UPDATE ON THE 19<sup>TH</sup> HOLE PLANNING

- 10.1. Mr. Scott O'Connell and Mr. Ortiz reviewed planning for the 19<sup>th</sup> hole. Mr. Ortiz said after the VRD Board site visit, he took comments and suggestions and shared those with Mr. Rick Phelps, architect for the golf course. There is approximately 4,000 sq. ft. of turf from the chipping and test green available to be transplanted to the #19 green which will be a good size for the location. The

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- #12 tee is being redesigned to play the 19<sup>th</sup> hole and the #12 hole jointly- hitting two tee shots at the same time. Staff has reviewed safety aspects of the hole including signage and information to be shared with golfers. Staff is reviewing not knocking down the elevation of the 12<sup>th</sup> tee. Mr. Ortiz thanked the Vail Valley Foundation who has committed seven trees to be placed on the back of the tee box to protect the tee boxes from hole 11.
- 10.2. Mr. O'Connell explained the access road has an easement on it for Xcel Energy and the green is proposed to be located on the edge of the easement and also proposed in a 100 year floodplain. There are areas surrounding the 19<sup>th</sup> hole that are also designated wetlands that staff is aware as planning continues.
- 10.3. Mr. Ortiz encouraged planting of trees on the north of the fairway to shield the fairway from the frontage road.
- 10.4. Mr. Ortiz explained those who have played the whole have gave positive comments, understanding this is one of the only locations to create a 19<sup>th</sup> hole. It didn't affect place of play the day it was played by the league members.
- 10.5. Mr. O'Connell presented a proposal by golf course architect Phelps-Atkinson that includes diverting the access road, which does move through the wetlands in the area. Additionally, three additional tee complexes are being proposed and staff is reviewing challenges associated with the tee complexes. In order to stay out of the wetlands area means maintaining the road as is, and changing some of the elevations. Staff is also looking at modifying existing tee box 12 complexes so that you can have three complexes, with one that can be used multi-directionally.
- 10.6. Mr. Ortiz and Mr. O'Connell requested board feedback.
- 10.6.1. Director Wilson questioned the cost of the complex? Mr. Ortiz said costs are not quite ready yet. Director Wilson encouraged not putting a lot of money into the tee complexes to avoid being counterintuitive to adjacent holes.
- 10.6.2. Mr. Ortiz explained the blue and the gold tee boxes can either stay the same or change. If those tee boxes change, the rest will change.
- 10.6.3. Director Wilson, explained on days the 19<sup>th</sup> hole is plays, the existing 12 would become the 13<sup>th</sup> hole and the extra hole would become #12. You would hit two tee shots, first to the Par 3 and then to the Par 5, finish the Par 3 and then the Par 5.
- 10.6.4. Director Sackbauer preferred the proposal to lengthen the tee and combine the tee shots for both holes into one large complex. He also encouraged staff to stay out of the wetlands and not put money into moving the access road. Director Hanlon agreed with Director Sackbauer and having access to the back tees is important. The board encouraged staff to move the green further east away from the access road.

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- 10.6.5. Mr. Ortiz explained the budget will likely range from \$60,000 to \$70,000 but quantities and material need to be calculated to get a better idea of the costs.
- 10.6.6. Director Hanlon agreed to being sensitive on spending a lot of money on a temporary hole, it is a good idea to improve other areas when feasible. Director Sackbauer said it is also to build good forward tees as well as back tees and this proposal makes that feasible.
- 10.6.7. Mr. Ortiz said turf will be taken from the nursery and chipping green. Bent grass will be replaced on the chipping green. Looking at approximately 150 yards for the 19<sup>th</sup> hole.
- 10.6.8. Director Wilson requested Rick Phelps review the proposal of the 18<sup>th</sup> green as the project moves forward in a design phase. This is in addition to Kevin Atkinson.
- 10.6.9. Mr. O'Connell will present the concept to the Design Review Board as soon as a set of plans are available. It may not need to go through the DRB and just need town staff approval. He is moving quickly. Schedule would be mid- to -late October with turf being installed in the spring.
- 10.6.10. Staff questioned keeping one of the forward tees, the southern most. The board encouraged keeping the tee, so that there are two forward tees, one for 19 and one for 12.

#### 11. UPDATE ON SEPT. 18 VAIL TOWN COUNCIL MEETING

- 11.1. Mr. Mike Ortiz explained that Tom Braun of Braun and Associates presented to the Vail Town Council at its Sept. 18 meeting an update of zoning, parking lot access and driving range netting.
- 11.1.1. The Vail Town Council is reviewing updating all of the golf course to be zoned Outdoor Recreation. If it's outdoor recreation, it can only be used as outdoor recreation, which includes a golf course, open space or park.
- 11.1.2. Tents were discussed in the fairway and lawn area as part of the design proposal. There will be no tents in the fairway unless a special event permit is requested for uses. It should not impact operations. Vail Town Council voted that private tents could not be used in the area that is now the 18<sup>th</sup> green.
- 11.1.3. Director Sackbauer questioned the tent verbiage in the preliminary operations plan. Mr. Ortiz said staff will review that with town staff so Council has an understanding.
- 11.1.4. Use of the 18<sup>th</sup> green was also discussed, but currently is being planned for a putting/chipping green. If changes are to be made out there, it would have to go through a public review process. The VRD has committed to keeping it golf related. Other activities would have to go through the public review process.

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- 11.1.5. Parking lot access was reviewed and modified from previous plans to address neighborhood concerns. The town completed a traffic study and has decided to maintain the current access with changes to entry and exit with buses and clubhouse traffic. When you enter the lot, vehicles will go right through the parking with a cut-through.
- 11.1.6. The driving range netting was also discussed. Mr. Ortiz showed poster boards that would reflect what the netting could look like, including a baffled system or a straight-line system. The baffles are three poles each at 115, 120 and 130 feet in height. They move north of the building and allow for further operational opportunities adjacent to the clubhouse, including putting a cart path, snowcat access, etc. Additionally, the baffles have approximately 100 feet in between them, allowing for vegetation to be planted, helping hide the baffles. This would allow the person to walk through the north side of the building.
- 11.1.7. Director Wilson questioned cost difference between baffling and straight-line netting.
- 11.1.7.1. Baffles come in at \$285k where as the straight-line netting is approximately \$550k.
- 11.1.8. Director Sackbauer reminded the board that putting a cart path adjacent could discourage enjoying the restaurant and pro shop. He encouraged staff to work with the designers to encourage a natural progression into the shop and restaurant.
- 11.1.9. Mr. Ortiz summarized the net option saying the VRD Board committed monitor and managing the driving range during the 2013 season, including hiring a concierge and continuing with the GPS system to chart and monitor where the balls are landing. The Town is requesting moving forward with research and consulting on the baffled netting system with a decision potentially in the fall of 2013.
- 11.1.10. Director Suarez questioned the schedule for installation. Mr. Ortiz explained there is a ground water issue during the spring and if it is decided to install the netting, it would take place in the fall season.
- 11.1.11. Director Hanlon said it will be best to look at the netting system concurrently. Reviewing research given, the baffle system is positive, especially with the relief system on the north side of the building for both golf and Nordic operations. It is also important to note that the baffle system has come to the attention of the board in the past few months.
- 11.1.12. Director Wilson spoke about an alternative architectural plan that was brought to the attention of the Vail Town Council during its Sept. 8 meeting. The plan swapped the location of the operations and event center, as well as increasing the size of the building. He expressed concerns with operations of crossing paths with the finishing golfer and banquet hall users, as well as an increase in size of the building and cost for the building.

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- 11.1.12.1. Director Sackbauer read the current clubhouse architect responses to the alternative plan, which included cart circulation and operations including a net loss in parking, the increase of the size of the grill requires an additional 15 spaces, the event patio is smaller and the golf restaurant patio and create conflicts among golf traffic. There is no visual separation between the uses and users would use same entrances.
- 11.1.12.2. Mr. Ortiz explained no information was requested by the alternative planner of the VRD.
- 11.1.12.3. Director Wilson said he wanted to make sure that there are reasons why the plan, although might be great, does not work for the VRD for many reasons including operational, capital, maintenance and financial challenges.

#### 12. UPDATE ON STREAMBANK RESTORATION PROJECT, HOLE 7

- 12.1. Mr. O'Connell reviewed stabilization of the streambank for hole 7 at the Vail Golf Club. He reviewed the existing condition, which includes sandbags and boulders to minimize erosion caused by damage during the 2011 spring runoff. He is proposing three tiers of walls (native rock and boulders) for the restoration project. The third tier is similar to what you see today to maintain aesthetic looks and create a more natural look with the boulders. VRD staff has gone through a conceptual review with the DRB. It is limited to what can be used on the wall, making the boulder walls ideal. There is a DRB approval for the plan, construction documents are ready. Schedule is to begin project in the next few weeks to utilize materials being removed from work at Ford Park. The project will take approximately 2.5 weeks with plans to begin Oct. 15.
- 12.2. Mr. O'Connell explained the work will impact golf operations. Access would be hole 8 cart path. You should be able to utilize no. 7 tee box, however it will be hardhat area for construction workers. There will be a need for golf traffic control. He requested feedback from the board. Mr. Ortiz encouraged spending more on traffic control for the golfers as there are savings by utilizing materials from the Ford Park project.
- 12.3. Director Sackbauer encouraged staff to move forward the safest way feasible. He also encouraged making sure the contractor can finished the work on time even if this required closing down hole #7. Impacting limited golfers now is much better than delaying extending the project.

Director Wilson questioned who is responsible for the flow of Gore Creek, through the golf course when beaver dams block the rivers along the golf course. Director Sackbauer explained, as the Eagle River Water and Sanitation District Board Chairman, that the beaver dams are healthier for the streams, especially during drought years.

#### 12.4. AUGUST 2012 FINANCIAL REPORT

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- 12.5. Mr. Eric Weaver presented the August 2012 financial update. He explained that revenues are running \$140,000 favorable with almost every department favorable to budget. Operating expenses are also favorable through August. He is planning to roll forward the \$950,000 that was to be used for the golf course clubhouse in 2012 to the 2013 budget once the building is under construction.
- 12.6. Budget meetings will begin in the next two weeks with the first budget hearing at the Oct. 25 meeting and final approval on Nov. 8.
- 12.7. Director Sackbauer questioned if a three year or five year plan will also be presented. Mr. Weaver explained he will be including a five year capital plan as part of the budget presentation.
- 12.8. Mr. Weaver explained the impact of construction of Ford Park may have in either 2013 or 2014 when the field construction will be completed. Without softball leagues and field rentals, revenues will be down approximately \$30,000 for one season for the Sports Department.
- 12.9. Mr. Ortiz said the current projects that are underway should be completed in May of 2013. Staff is working with event producers and how the fields will impact the town of Vail economically. A decision on whether the field construction will take place in 2013 or 2014 will be determined soon. If the decision is 2014, it allows the VRD additional time to work with event promoters on planning and making sure the promoters are happy. Staff is working with adjacent communities on moving programs and events, including Eagle Vail, Eagle County Schools and WECMRD.
- 12.10. Director Sackbauer questioned what the decrease is in a percentage for total revenue of sports. Mr. Weaver explained it is approximately 9 percent of Sports and a small amount for the total budget.
- 12.11. Mr. Weaver also explained that staff is reviewing how the construction will affect golf revenues during the renovation of the clubhouse.
- 12.12. Director Suarez encouraged researching a plan to put a berm between where the buses stop and the tennis center. Mr. Ortiz explained staff will look into it.

### 13. EXECUTIVE DIRECTOR INPUT

- 13.1. Mr. Mike Ortiz thanked the Vail Valley Foundation, town staff and Zehring for looking at resources from the Ford Park project and how the VRD can use them throughout the facilities. This includes stones, dirt and trees.
- 13.2. Jamie, Joel and Beth went to Interbike last week and looked at potential sponsors and partners.
- 13.3. He said he is really proud of the staff over the past year. He hears a lot of positive comments about all the departments and the variety of activities that are provided. Tennis and golf had tremendous years as well as all of the departments. Dobson had its best summer ever both in terms of revenue and programming.

### 14. BOARD MEMBER INPUT



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- 14.1. Director Sackbauer questioned the status of the utilities for the temporary structures. Mr. Ortiz explained it's under discussion with town staff.
- 14.2. Director Suarez asked if there is a drop-dead date for the utilities discussion.
- 14.2.1. Mr. O'Connell explained that February is no longer a start month for the project. Staff is continuing to work with town staff on minimizing impacts to golfers during the construction. The earliest construction could start is May 2013 but proposes many challenges including spring weather and dewatering. There are still many steps including submittal to the DRB. The VRD staff is looking at two timelines waiting for the town staff, including spring 2013 or a fall 2013 start. Staff is preparing for both timelines. Mr. O'Connell is continuing to work on the temporary facility utility portion of the project and comfort with town staff to allow the VRD move forward as quickly as possible.
- 14.2.2. Director Suarez questioned advantages to each timelines?
- 14.2.2.1. Director Sackbauer explained if you begin in May, it could potentially be a one-summer construction. However, fall construction would be a two summer construction. Mr. O'Connell explained staff is working on a 12-month plan with incentives for construction.
- 14.2.3. Mr. O'Connell explained the temporary structures are not allowed to be installed until the project is approved; this includes utilities for the temporary structures.
- 14.3. Director Sackbauer complimented Dobson Ice Arena and Community Programming for their involvement in Pioneer Days.
- 14.4. Director Wilson complimented Director Hanlon for his work on the Pioneer Days picnic. There were about 350 people who attended the picnic. The Vail Golf Club will host a benefit Tuesday at 1 p.m. for Janice Cerra. It is a shotgun tournament. He addressed placing trees between 12 and 16 to improve safety issues in the area. He also encouraged staff to look at the bunker on hole 6, where there is a very large rock that could injure a golfer.
- 14.5. Director Suarez said he was impressed with what staff is working on throughout the year. He questioned the trees between one and two tennis courts during the construction. Mr. Ortiz explained they are working with Tennis Director Bob Seward on a landscaping plan.
- 14.6. Director Hanlon said on behalf of the VRD the Pioneer Days was a great event. Chad Young did a fantastic job with the picnic and was a tremendous help. He commented that Dobson is very busy, hosting professional hockey players for training. Dobson also hosted a gear swap for local players to get great deal on gear. He thanked staff and the consultants for their consistent work and all the hard work.

## 15. ADJOURNAMENT

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15.1. Upon a motion duly made and seconded it was unanimously RESOLVED to adjourn the Regular Meeting of the Vail Recreation District Board of Directors.

Respectfully Submitted,

Jamie Gunion  
Secretary to the Meeting

# Vail Golf Club

# Preliminary and Draft

# For Discussion Purposes

Management and Operations Plan  
October 8, 2012



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## 1. Purpose and Intent of Document

This document was prepared by the Vail Recreation District and the Town of Vail jointly to address the management and operation of the remodeled Vail Golf Club clubhouse facility and the Nordic Center. It is intended to address issues and criteria for a conditional use permit as required by the Outdoor Recreation zone district and reviewed by the Planning and Environmental Commission. The document is also intended to provide information to adjacent property owners to better understand the aspects of the operation of these facilities.

For the last 50 years the Vail Golf Club and Nordic Center has successfully operated without a formal management and operations plan as proposed with this document. While there have been times when the facility has experienced pressure from events, Town-wide parking shortages, and other activities, the Town of Vail and the Vail Recreation District have worked with the community and the neighborhood to resolve issues of concern. The proposed remodel, temporary structures, and other site modifications being made to the site in 2012 and 2013, including the installation and use of temporary buildings, come after decades with little change to clubhouse facilities and adjacent course areas and it is recognized that having a formal plan helps to develop an understanding with the neighborhood about how the facility will operate in light of these changes.

## 2. History and Background of Vail Golf Club

The Vail Golf Course was created by the Pulis Family on unplatted and platted parcels as part of the Vail Village 7th Filing and 8th Filing, originally approved and recorded by Eagle County in 1965. The golf course was eventually deeded to the Town of Vail in 1984 with a deed restriction that it be used *"in perpetuity for a public golf course or open space or park for the benefit of the public and only such other related support facilities required for those purposes."* With this deed restriction in place the property was ensured to remain a public golf facility or a park with other recreational and open space pursuits as commonly seen throughout the Town. Examples of other types of open and park facilities within Vail include Ford Park, Donovan Park, and Pirate Ship Park. As was true in 1984, the golf course and the club house facility have been operated consistent with the intent of a golf and park facility. Common among the activities and uses that have operated over the years on the golf course in addition to the game of golf have included (but were not limited to):

- Local, regional, and statewide golf tournaments;
- The Gerald Ford Invitational Golf Tournament;
- Indoor golf driving range;
- Locker rooms and storage facilities;
- Horse-drawn sleigh rides;
- Nordic skiing;
- Ice skating and hockey;
- Reindeer petting zoo;

- Dance instruction and dancing;
- Group events to watch football and other sports on the wide screen;
- Local children's hockey;
- Restaurant and bar;
- Related retail facilities including a golf pro shop and nordic ski shop;
- Ski rental/repair facility;
- Banquets and parties, catered to groups such as office parties, holiday parties, weddings, and other special occasions;
- Driving range; and
- Cart storage facilities.

The original Vail Golf Club Clubhouse was located at the Golden Peak ski base facility. The golfer played nine holes; three holes out to Vail Valley Drive and six holes back to Golden Peak. All eighteen holes opened in the 1968 and the first clubhouse located in the area of the current clubhouse also opened 1969.

Golf in Vail boomed in the mid-1980s to mid-1990s. The Vail Golf Club was one of then two public golf courses in the valley and existed well before the resort and private club competition for the golfer that exists today. There are nearly 15 public, resort, and private courses in existence or planned today in Eagle County.

In the summer and fall of 1987 and the winter of 1988 the clubhouse was remodeled to its current configuration. The restaurant served lunch and dinner in the summer and dinner and special events in the wintertime until 2008. In the spring of 2006 a dividing wall was added to separate the dining from the bar area. This structural modification had a significant negative impact on the financial viability for banquet groups. Then, and today, when the banquet room is being used for a rented special occasion, the golfer is relegated to other areas like the starter shack for food and beverage.

In November of 2011 a Town of Vail election was held to determine how moneys collected for a new conference center (that was never to be built) would be spent. The ballot language read as follows:

Without increasing taxes, shall the Town of Vail use the remainder of the one and one-half percent lodging tax revenues and one-half percent sales tax revenues collected from January 1, 2003 through December 31, 2005 to fund the following projects that will promote recreation, promote tourism and support the economy in the Town of Vail: Expansion and improvement of the clubhouse at the Vail Golf Course and Nordic Center, including multi-use community space; Field expansion and restroom renovation at the Ford Park Sports Complex; and Ford Amphitheater improvements, including outdoor seating and restroom improvements?

The Vail Golf Club Clubhouse was one of three projects approved by the Town of Vail voters and received support of 86 percent of the voters. What was clear from press

releases, public meetings, and other documents describing the Vail Golf Club clubhouse project was that the project may include the following:

- Lawn seating;
- Banquet space for more weddings;
- Events pavilion;
- Updated locker rooms;
- New welcome area;
- Expanded deck area; and
- Expansion and improvement of the clubhouse at the Vail Golf Course and Nordic Center, including a multi-use community space.

Clearly the intent of the improvements to the clubhouse was to promote recreation, promote tourism, and support the economy in the Town of Vail. The clubhouse renovations are positioned to help generate revenues to support these activities. Many of the redevelopment projects in the Town over the last 13 years were done within districts subject to Tax Increment Financing (TIF). The VRD therefore does not benefit from the increased property value generated by new dwelling units and commercial in these areas subject to TIF.

### 3. Proposed Uses

The proposed golf course clubhouse contains the following uses with approximate square footages (these are just a selection of the key areas which do not total to the gross area below). As plans are refined and budgets are prepared, changes to the development project and the numbers below may occur:

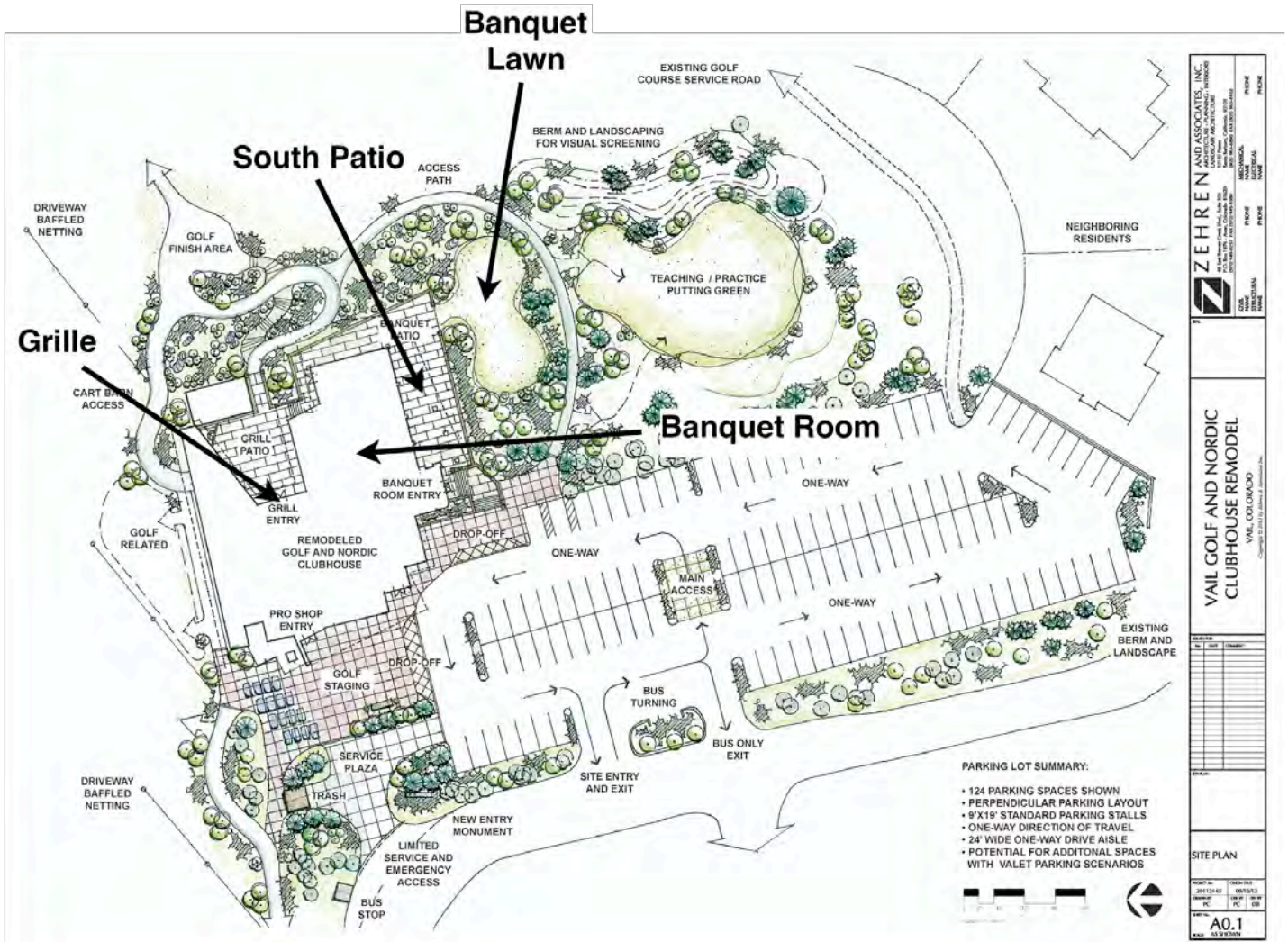
<u>Use</u>	<u>Floor Area</u>
Dedicated Golfer Grille:	1,152 sq. ft.
Banquet Room:	2,728 sq. ft.
Pre-convene space:	756 sq. ft.
Pro shop (golf or ski on lower level):	1,660 sq. ft.
*Lockers/Storage/Ground Floor Areas:	14,194 sq. ft.
Restrooms:	463 sq. ft.
Kitchen area (back of house):	913 sq. ft.
Outdoor banquet patio area:	2,750 sq. ft.
*Includes pro-shop	
<b>Total gross floor area (within building):</b>	<b>21,841 sq. ft.</b>

### 4. Preliminary Renovation Plans

The following plans and elevations are provided to give a general overview of renovations proposed in 2012 and 2013. These plans are subject to change and modification.



Site Plan:









## **5. Proposed Management and Operational Elements**

This section provides a description of how the elements of the clubhouse facility will be managed and operated.

### **A. Golfer Grille and Patio**

The proposed Golfer Grille will be located on the second level of the clubhouse facility on the north side of the facility. The Grille will have an enclosed seating area of approximately 1,152 sq. ft. and generally accommodate 40 seats. Adjacent to this enclosed area is a covered outdoor patio area of approximately 1,340 sq. ft. with seating for another 25 persons. The Grille is oriented with extraordinary views of the Gore Range making it a desired 19th hole for golfers and a new favorite for those living in the neighborhood. This space is intended to be “dedicated” to the golfer so that the golfer is no longer supplanted when the banquet room is in use. The intent is that it is available to the golfer when the golf course is open. Depending on demand, the Golfer Grille may also operate in non-golf seasons or complement the Nordic Center.

### **B. Banquet Room, Covered Patio, Patio, and Lawn**

The proposed plans include a banquet room that is no longer shared with golfers. The proposed banquet room is a total of approximately 2,728 sq. ft. (not including the pre-convene area), which is only 756 sq. ft. larger than the existing facility. The space now includes a pre-convene area that allows a group to have cocktails and appetizers in a separate area than the dining facility, a design that is in demand by groups in today’s market. The banquet room is designed to accommodate up to approximately 200 persons yet most groups are likely to be around 150 or less in size. If the room is set up to accommodate a meeting or in a presentation format, the room can accommodate 200 seats. If the room is set up for dining with dancing areas or gathering areas, the room can accommodate approximately 160 seats. The banquet space is oriented to the east with views to the Gore Range.

An outdoor patio space is provided for use by groups on the south (essentially where it exists today) and east sides of the building. The south patio is largely covered with a roof with areas outside of cover. The covered patio space is provided in response to the seasonality of the operation and climate. The east patio areas will contain appropriate patio furniture, umbrellas, tables, and chairs during the summer and fall golf season. This patio area will not be used for storage. The south patio is approximately 2,750 sq. ft. and the primary access will be from within the banquet facility.

The banquet lawn is located immediately to the south of the covered patio. It is intended to be used for events in conjunction with groups using the banquet room (wedding ceremony in conjunction with reception, etc.). This lawn area is

approximately 5,000 sq. ft. in size. The lawn area will be sufficiently screened by landscaping on the south site and with low level landscaping on the east in order to preserve views to the Gore Range. The use of tents will not be allowed on the lawn area except as allowed in “C” below.

### **C. Tents**

No private event tents. Vail Recreation District will continue to use the tent area for Golf and Nordic events and special public events.

### **D. Golf Cart Access and Flow**

The golf cart access and flow is being positioned to the north side of the facility so that golfers and banquet groups are not in conflict. Cart pick up will occur at the northwest side of the building. Golf cart drop off will occur on the northeast side of the building. The intent is to provide a seamless experience to the golfer by leading them to the grille and the pro shop at the end of play and encourage golfers to take advantage of these amenities, improving the revenues of the facility. The east side of the cart return area will be appropriately landscaped with low shrubs so as to block the view from the neighbors but not block the view of the Gore Range from the Golfer Grille.

### **E. Parking and Parking Management**

The parking lot today accommodates all users of the facility including staff, golfers, banquet room users, nordic skiers, and periodically alpine skiers seeking remote parking in the winter months. The parking lot also provides the turn around for the Town's bus service.

Today there is parking for approximately 112 cars (some of these are not currently striped). While the parking has been reorganized over the last 45 years, it has not been designed or managed to the fullest extent possible. While the improvements to the facilities are not generating a need for significant additional parking (it is still an 18 hole golf course, the Grille primarily caters to those already parked, and the banquet facilities are only marginally increased), the proposed layout provides an additional 12 spaces for a total of 124 (including 3 handicap spaces), an 11% increase in the number of parking spaces. Additionally, there is room for another 4 parking spaces within the pass-through area in the parking lot when more parking is necessary onsite. Therefore there is onsite capacity for up to 128 cars without any special management or valet program.

Activities and parking will be managed by reducing conflicts with large users.

During peak weekend days (primarily in the summer) banquet events unrelated to golf will be required to have a parking and shuttle management program for

guests. During the Golf Season private events of 70 persons or more will be required to submit a parking plan providing for offsite parking and transit. A parking compliance deposit will be required which will only be refunded in case of successful implementation of the parking plan. This plan may include using private shuttles to and from a remote parking area such as Ford Park, Vail Village Parking Structure, etc., from local accommodations or hotels, or may entail a valet parking operation with onsite or offsite parking. During these peak days Vail Recreation District employees will be required to shuttle, arrive by bus, or use alternative means of transportation. Parking for employees may also be provided at the Town of Vail public works facility during these larger events. The Vail Recreation District will manage the parking operations by having a designated staff member onsite during peak times to direct users to appropriate parking areas and ensure proper implementation of the parking plan.

A parking management plan may also allow onsite valet parking. With a valet program another 20 parking spaces can be accommodated on-site. Vail Recreation District will advise banquet and other users when it may be reasonable to have valet operations onsite to accommodate groups and events.

The parking of cars along Sunburst Drive will generally be prohibited except with a special event approval issued by the Town of Vail. This road-side parking will only be allowed on occasional high use days and will be managed and appropriately controlled by the Vail Recreation District and/or the Town of Vail.

Alpine skier parking within this parking lot will not be allowed on Fridays, Saturdays, or Sundays. Subject to weekly review by the Vail Recreation District and the Town of Vail, a portion of the parking lot will be used for alpine skier parking when there is adequate parking available and suitable snow storage provided. The Town will inform the public of the availability of this parking facility as necessary.

No overnight parking will be allowed within the parking lot except for Town or District vehicles as may be required from time to time. The parking lot will not be used for golf cart storage.

## **F. Lighting**

Lighting placement and design will be developed that is sensitive to the surrounding uses and compliant with the Town Code. On the south side of the facility, lighting will be minimized and where necessary will be soffit lighting or low level lighting where the light source or reflective material will not be visible at the boundary of the golf course property. On the east side of the facility more lighting will be necessary and it will be provided in a manner that respects the adjacent residential areas and complies with the Town's codes.

Window glass treatments or curtains will be used within the facility to shield lighting from the interior of the facility.

Exterior lights, except those required for safety and building code requirements will be turned off at midnight each evening.

### **G. Noise and Amplified Sound**

While the proposed redevelopment plan has little impact on the generation of amplified sound or noise once the construction process is complete since these activities have always been associated with the facility, there is a plan to address these issues.

#### Outdoor:

There will be no permanently installed exterior speakers on the facility for music. Temporary outdoor amplified music associated with banquet operations will not be allowed at the golf course clubhouse. Amplified sound for a person speaking to a group, like you might find at a wedding, will be allowed outside of the banquet room. Amplified sound related to golf tournaments and other community events will continue to be allowed throughout the golf course.

#### Indoor:

When a user group is using the banquet facility there will be noise and amplified sound produced from within the facility. Attempts will be made in the design of the room and the location of temporary speakers to minimize sound from being directed to the south. The banquet and pre-convene areas will be air conditioned so that the windows can be closed to minimize noise from within these areas. All amplified music will end by midnight. The facility will otherwise comply with the Town's noise regulations.

All users groups will be informed that the facility is located on a municipal public golf course and within a residential neighborhood and will be required to agree to respect the quiet enjoyment of the neighboring properties in any rental agreement. Appropriate penalties will be put in place by the Vail Recreation District to ensure groups understand the conditions under which they are using the facility. Penalties will be clearly provided for in rental agreements and may include revoking a compliance deposit for violating this section. The District or catering company will have appropriate staff present to enforce any violations of the rental agreement during the operation of the banquet facility.

### **H. Hours of Operation**

With this remodel the hours and use of the facility remain unchanged. The public hours of the facility will be 6:00 am to 10:00 pm with banquet facilities available until 12:00 am. Any outdoor activities or events shall be concluded by 10:00 pm.

## **I. Neighbor Notification and Liaison**

The Vail Recreation District will post notices of events on its website and allow for email notices to be sent to neighborhood subscribers to keep the neighborhood informed of activities. The Vail Recreation District will designate a neighborhood liaison as a point of contact for neighbors who have questions or concerns about the management and operation of the facilities.

## **J. Temporary Buildings and Facilities**

From time to time there may be a need for temporary buildings and facilities located on-site to accommodate displaced uses during renovation, maintenance, and redevelopment activities. Any temporary buildings or above grade structures will require Design Review approvals from the Town of Vail as may be required by the Town Code. Utility installation may occur at a time deemed best for golf and/or nordic operations.

## **6. Approval Process and Amendments to this Plan**

This document is approved by the Town of Vail Planning and Environmental Commission as a condition for the remodel of the Vail Golf Club Clubhouse project approved in 2012 with an anticipated construction start in 2013. Amendments to this document shall be reviewed and approved in accordance with Chapter 16, Conditional Use Permits, of Title 12 Zoning Regulations, of the Vail Town Code for any change that requires a conditional use permit by Title 12 within the Outdoor Recreation Zone District.

The Town and the Vail Recreation District will meet annually to discuss potential changes to the management and operation of the clubhouse facility and the golf club property in general to address any issues that may have arisen.

## BOARD ACTION REQUEST FORM

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**TO:** Vail Recreation District Board of Directors  
**FROM:** Michael Ortiz, Executive Director  
**DATE:** October 8, 2012  
**SUBJECT:** Vail Golf Club Management and Operations Plan

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**Summary of Subject:** Vail Recreation District staff requests that its Board of Directors review and comment on the Draft Vail Golf Club Management and Operations Plan so that it may be presented to Vail Town Council for review.

**Discussion/Background:** This version of the Draft Vail Golf Club Management and Operations Plan will be the third time the VRD Board of Directors has reviewed the document. The document was also reviewed and received comments from Town of Vail staff and consultants.

**Recommendation:** We recommend that the Board of Directors endorse the document be sent to Town of Vail Council for their review.

**Attached Support Documentation:** Vail Golf Club Preliminary and Draft For Discussion Purposes Management and Operations Plan October 8, 2012.



**VAIL RECREATION DISTRICT DIRECTOR REPORT**  
**October 11, 2012**

**GOLF MAINTENANCE**

- Gore Creek at 18 cfs on 10/4, same level it was at on 9/19. Watering restrictions in effect on every day basis, but not an issue now as irrigation requirements are low for golf course. Only negative is that we can't keep ponds on 2/8 full due to low level of our irrigation storage pond.
- Core-aeration and seeding of fairways complete.
- Aeration of tees completed Tuesday, we are now in process of topdressing and overseeding the tees.
- Greens will be deep tine, hollow tine aerated, and sand topdressed on October 8-9. The deep tining is contracted out, and we do the hollow tine procedure in-house.
- Boulders from Ford Park renovation project were delivered to the #7 lower tee box area to be used for the Gore Creek stream bank stabilization project being coordinated by Scott O'Connell.
- Additional Spruce trees were transplanted from Ford Park to area of 12/16 rough, and to area of proposed new 19<sup>th</sup> hole/12<sup>th</sup> tee box area. All of these new trees will aid in golfer safety, providing screening of errant shots between holes 12 and 16, and from 11 fairway to the 19<sup>th</sup> tee area. Other trees were located to screen 11 green from errant tee shots off of 19<sup>th</sup> hole tee box.
- 1<sup>st</sup> three of four total snowmold fungicide applications will have been completed on greens by end of this week, with final one to come as close to permanent snowcover as possible. Snowmold fungicide application to fairways and tees will be done in the next 2-3 weeks.
- Blow-out of irrigation system will begin Oct. 15 and be completed Oct. 16, if all goes smoothly.

**GOLF OPERATIONS**

- September continued to be busy at the course. We filled the tee sheets on Friday through Sunday. Merchandise sales were strong as well.
- We had a couple events this week.
  - Oct. 2 we had a full shotgun event for Janice Cerra a local battling cancer. We had 112 participants and charged the group \$50 per person. The revenue was good for both the Janice Cerra Benefit Fund and the Vail Golf Club.
  - October 3, we had the first inaugural Birdies and Spares Biathlon, featuring golf and bowling.
- Chris and Alice are continuing to meet with sales reps for merchandise for 2013
- Jon Moore held a fall Men's League Meeting last week. The attendance was strong with a shotgun start for League Play on this day. Jon was looking for feedback on the summer league, which he did receive. Feedback on course conditions was, "The best it has been in 10 years." Men's League had the largest participation this year compared to the past 5 years. We are growing this group. We will send a survey as well. Bryan Collins who ran the Ladies League sent a survey to all participants as well. All leagues are finished for the year.
- The Senior Club was successful this year. They have helped in the advocacy of "Tee it Forward Program." Their club is growing and they are looking to increase their numbers at the VGC. They have over 80 members now. Pace of Play is an ongoing challenge with this group. We continue to work with Mikki and Jill on this!.

- Ethan Malzahn (PGM Intern) will complete his internship early. He was injured playing flag football and has surgery at the Steadman Clinic next week to repair his shoulder.
- Staff will be attending Fall PGA Meetings in Carbondale and Denver in October.

## **SPORTS REPORT**

- Hosting part of the Vail Valley Soccer Club's Tournament this weekend. They are expecting 104 teams and we have prepared fields for them at Ford, Vail Athletic, Eagle-Vail and Homestake Peak School
- Staff has been working at wrapping up the summer race series by meeting with sponsors and partners, doing recaps, cleaning and repairing and inventorying equipment, submitting Forrest Service and BLM reports and already planning for next year.
- Sports Department and TOV staff met with all the major tournament producers in beginning to formulate a plan to ensure the tournaments success without the use of Ford Park in 2014
- Youth winter indoor programming will commence in November with High Country Hoops and Youth Volleyball Clinics
- Beth and Jamie provided a recap of the KEEN Vail Kids Adventure Race to the Commission on Special Events and were encouraged to "think big." We are formulating a plan to expand the event significantly in 2013.
- Staff is researching the addition of a 50 mile Bike Race to our slate of activities and may go to the Commission on Special Events with a funding request. The event would take place in late September. Vail Mountain staff is aware of the process.

## **DOBSON**

- Youth hockey started this week. The rink is buzzin with lots of excited little hockey players.
- We are currently hosting Sidney Crosby and some of his NHL buddies (again). This is twice in 5 weeks and has been quite a treat to watch. With the lockout still in effect this may be all the NHL hockey we see this year.

## **MARKETING**

- Working on sponsor recaps and meeting with partners to discuss 2013 proposals.
- Ramping down summer communication and working on fall programming (adult leagues, youth sports, community room details, gymnastics and more).  
Announcements going out weekly/daily as necessary.
- Planning for 2013 including media buys, PR plan, budget, online marketing, personnel needs and more.
- Beth, Jamie and Jourdan worked the Run, Ride, Refresh event Sept. 29 in a partnership with Bicycling and Runner's World magazines. There were 13 mountain bikers and over 25 runners participate.
- End-of-season surveys underway including running race, summer youth camps, Dobson Ice Arena and Kids Adventure Race.
- Will begin working on the Year-in-Review, once data/information is gathered we will use this to create a presentation that will show successes from 2008 to 2012 to be shared with the board, Vail Economic Advisory Council and other necessary outlets.
- Continued shared communication with the Town of Vail for the clubhouse remodel and Ford Park renovations.

- Working with VLMDAC on summer 2013 planning with South American as a focus. Will look to hire out a translator for a rack card that can be shared with this group as well as other opportunities.
- Sitting on the Commission on Special Events subcommittee as directed by the Vail Town Council to review the process of special event funding allocation and direction for the committee. This also includes meetings regarding a potential Memorial Day Event that is being sought out by the Town of Vail. The VRD facilities are used for many events and therefore a representative from the VRD is needed.

## **GYMNASTICS**

- Classes are going well with a small increase in the amount of kids either dropping in or signing up for our Toddler classes.
- We had a large turnout of girls at the adult/teen drop in yesterday. The largest group we have had in about a year.
- We have some hockey players coming to use the gym for some PT.
- Our USAG compulsory girls team have their first meet of the season this Friday and Saturday in Aspen

## **YOUTH SERVICES**

### Community Programming

- Traffic is slow in Imagination Station now that traffic in town is generally slow. People are willing and ready to pay when staff is present to ask; the self-pay station is not yet ready.
- Paint-Your-Own-Pottery continues with some rather busy days and some not so busy.
- TRX is growing with the back-to-school crowd (moms). TRX customers are looking forward to a change of format with ski conditioning in October and November. We are building a nice following with Gentle Yoga.
- We are looking to build the fitness offerings this fall and especially winter. There seems to be more response to fitness than art. Still, we plan to offer a couple evenings of art studio; and we will be able to introduce glass fusing.

### KidZone

- We are partnering with Little Chefs of Vail one night per week, and we will offer an Art Sampler class in October.

### Summer

- We are moved out of Golden Peak Children's Center with a few punch-list items for Scott. Some of the items being fixed are items we damaged, the vast majority are items that have been damaged for a while or we do not know when/where the damage occurred. It is our hope that making small contributions to the well-being of the building on a regular basis will help keep us welcome for the summers.
- Skatepark is moved out of the structure and to Minturn. Scott and Chad will winterize it next week. We are also making arrangements to do the necessary upkeep to have it safe and reliable for 2013.

### Other

- We are working to help with the Family Fun Fair in Dobson on Saturday 10/20.
- We are hosting a group on Saturday, Oct. 20 with yoga and Paint Your Own Pottery.

## **PARKS UPDATE**

- **Ford Park:** The athletic field has been aerated, overseeded and fertilized for the remainder of the season. Yesterday, Oct 2 we blew out the irrigation. Water still

remains open to the restrooms at mid-field to assist with restroom needs for this weekend's soccer tournament. This is the last significant event hosted on this field for the remainder of the season. Plans to apply snowmold are scheduled for the week of Oct 15. The outfield fence in the west ball field has come down due to construction of the West Betty Ford Way road as well as the west maintenance building. As of now, there are plans to reassemble the fence in the west outfield and repair any turf damage if in fact we postpone the renovation to the athletic field next year. In conjunction with blowing out the irrigation to the ball fields, irrigation has also been blown out around the tennis center grounds and tennis courts.

- **Tennis Center:** Tennis has wrapped up for the season. The parks crew is slowly breaking down the courts, taking in windscreens and storing court maintenance equipment. Construction is ongoing between the tennis courts and Ford Park athletic field. The new water line for the Park Central building has been installed and tested as of yesterday. There are plans to reinstall a new phone line that supplies this building as well as the existing tennis center building during the end of this week.
- **Donovan:** Flag football is scheduled to play here Sunday, Oct 7 due to the soccer tournament using most of the other fields. After this Sunday, we are planning on aerating and overseeding this field one last time for the summer.
- **Red Sandstone:** This property had the irrigation blown out Oct 2. It has been aerated and fertilized for the remainder of the season. Plans to overseed are scheduled for the week of Oct. 8.
- **Stadium Field:** This field is in great condition. It hosts flag football and middle school football weekly. This weekend's soccer tournament will also be hosted on this field. On Sunday, Oct 7, we are planning on aerating and overseeding this property. Also on Sunday we will be shuttling equipment down to stage for Monday morning's topdressing operation. After which is completed, all that will remain is a fall application of fertilizer and snowmold.
- **Vail Athletic Field:** Overall, this field is still in excellent shape. The restrooms will remain open throughout the golf season. After this weekend's soccer tournament we are planning on aerating, overseeding, and topdressing this field. Again, fertilizer and snowmold applications are to follow after these maintenance practices are completed the week of Oct. 8. Also this week, we will be taking down the volleyball nets and taking in the lines for the season.

## **NATURE CENTER**

- The Nature Center has finished up with all summer programming, and shifted its focus to the school field trips we are hosting this month.
- With the help of local Boy Scouts troops as well as Vail Mountain School middle-school students on their Community Day, we have gotten a lot of trail and garden maintenance completed in the past few weeks.
- We are also working on several new indoor exhibits.

## **VAIL TENNIS CENTER**

- The Tennis Center is closed for the season.

## **BUILDING MAINTENANCE**

### **Vail Golf Course**

- #7 stream bank stabilization DRB approved, building permit submitted. Rocks from GRFA have been moved on site.

- Asphalt bids for cart path repair available for review, we are on the schedule for mid Oct.
- Additional new trees installed from Ford Park transplanted to vicinity of new #19 hole

### **Golf Club Temp Structures**

- **These structures will not go in this Fall.**
- Plans are 85% complete, still waiting on structural plans
- Viele construction has provided the requested information regarding utility install, not recommended from a price to value standpoint. Pricing to be available by next VRD meeting
- PEC granted conditional use permit, conditions include no installation prior to PEC approval of club house renovation
- DRB meeting tabled until additional challenges with site resolved. Including flood plain and ground water.
- We should begin to look at what we want this space to be once the structures are removed

### **Dobson**

- Will begin excavation to expose north west corner to identify water challenges and seal concrete
- Loading dock snow melt systems upgrade scheduled, funded by TOV managed by VRD
- Water coming into Dobson is full of debris; a new strainer has been installed to help with issue however diagnoses of the challenge will be required.

### **Ford Park and Athletic Fields Renovation**

- Continue to work on guest directions and navigation through park
- Excavation around tennis center to east is under way, corners of new park central building are marked.
- Additional excavation in front of tennis center anticipated for next week for utility install

### **Tennis / Admin Bldg.**

- Deep Rock water dispenser replaced and all previous material now removed from Tennis center

### **Gymnastics**

- Pierce Architects completed Schematic design for gym renovations
- Still working on her punch list items

### **#18 Relocation Project**

- We need new plans from Phelps / Atkinson for review submittals
- Installation window for #19 install is closing rapidly for a fall project, many details to be finalized.

### **#19 Golf Project**

- **Proposed green is in the flood plain. This will require additional time to work through this challenge**
- Working with Hydraulic engineer to resolve issue.

- Phelps-Atkinson working on CD's. Green will be approx. 4000 sq', no material to be removed from #12 tee.

**Nature Center**

- Scheduled exterior to be painted this fall