



Sept 9 Agenda Item 2, Proposed Parking for 32 Cars

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To: planning@amadorgov.org

Cc: Erik Christeson <echristeson@kmpud.com>, Peter Dornbrook <PDornbrook@kmpud.com>, Eric Richert <eric.richert@gmail.com>

Dear TriCounty TAC,

The proposed parking for 32 cars along Kirkwood Meadows Drive will greatly diminish the substantial landscaping that was paid for by the community's property taxes collected by KMPUD, and was the result of the work of a KMPUD committee in about 2008 as well as substantial volunteer labor. The landscape at this point is mature and generally self-sustaining--not only the trees that are shown on the plans but also other vegetation that helps provide a fully landscaped berm. This landscaping provides one of the few visual amenities along this important stretch of Kirkwood Meadows Drive, an important visual contrast to the abandoned foundation on the west side of the road and the new parking adjacent to the Shop building.

Most likely people understand that there is a trade-off here, between needed parking and important landscaping. In evaluating this tradeoff, please consider that the number of parking spaces shown--32-- will not be achieved. Snow build-up along the retaining wall will substantially diminish the proposed aisle width for car access, causing cars to park at a shallower angle than the 60 degrees shown. A 45 degree angle seems more realistic. This will result in fewer parking spaces, making the trade-off less attractive.

I imagine that prior community investment in the landscaping is not a criterion for your decision--that would be for Vail to consider in proceeding with the project. I know that visual impact is a criterion for your consideration (reference the Specific Plan Design Guidelines, Development Standards for Off-Street Parking). I believe the impact will be substantial. I recognize that the Resort needs more parking (and wish Vail would bite the bullet and build a parking deck over its main lot on the east side rather than squeezing a few spaces in here and there). If this project is approved, I hope the approval will include visual mitigation measures sufficient to offset the landscaping that is being lost. A step in this direction would be to request a landscape plan showing such mitigation.

Thank you,
Eric Richert
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