

From Alan S. Danson To the Vail PEC — September 6, 2017

I am writing to urge you to reject Vail Resorts (VR) request to rezone the East Vail Parcel (the Parcel) to allow workforce housing.

I believe that the rezoning being requested by VR should be opposed for the following reasons.

First, rezoning is the most resident-unfriendly thing that can be done by a Town authority. The neighborhood stretching from Bald Mountain Road through East Vail has been residential for the last 50 years. We need to turn out on September 11 to remind the PEC that we expect it to preserve the character of our neighborhood. We relied on the current zoning when we bought our homes, and that reliance should be respected.

Second, the property is really unsuitable for development because it is prone to rockfall and mudslides. It is also valuable wildlife habitat, especially for Bighorn Sheep.

Third, I am concerned about the potential density of any development that may occur if the rezoning is approved. It would be naive to think that VR will not ask the Town for the maximum density that its architects and land use planners think the 5.4 acres can sustain. Density and construction similar to Middle Creek, which I believe is what we can expect VR to ask for, would amount to another employee-only “ghetto” that has the potential for noise, traffic and “youthful activity” at all hours, in what is now a school zone and tranquil neighborhood. Also, I believe that the East Vail bus route, which is already overburdened during the ski season, could not reasonably be expanded to handle the additional traffic that a Middle Creek-style development would add.

Also, the extra traffic on the frontage road would be a problem and safety issue for everyone, especially Vail Mountain School (VMS) parents dropping off and picking up children. Also, in the spring, summer and fall, the hiker traffic to Booth Falls trailhead, and traffic associated with soccer, lacrosse and other VMS events, is already a big problem, forcing parking on the frontage road. I believe that we would be courting accidents and endangering the lives of VMS school children if rezoning for employee housing were to be granted.

Last, but certainly not least, please go take a look at the property that VR wants to rezone. It is an incredibly beautiful and pristine site that is the first thing that the visitor to Vail sees as he or she drives into the Valley from the East. The site should be preserved in perpetuity, not developed.

Respectfully submitted,
Alan Danson

From: [ALAN DANSON](#)
To: [Chris Neubecker](#)
Subject: More sheep photos
Date: Wednesday, September 6, 2017 3:47:43 PM

For the package...Alan

Begin forwarded message:

From: Silvia Danson <silviadan@comcast.net>
Subject: Photos from Mar 29, 2016
Date: September 6, 2017 at 3:45:37 PM MDT
To: Alan Danson <alandan@comcast.net>









From: [CommDev](#)
To: [Chris Neubecker](#)
Subject: FW: Envisioning a Sustainable Community
Date: Thursday, September 7, 2017 3:42:26 PM

From: Robert Lipnick [mailto:rnlipnick@gmail.com]
Sent: Thursday, September 07, 2017 3:25 PM
To: kdriscoll@vaildaily.com; CommDev; Council Dist List; Scott Miller
Cc: Michael Hazard
Subject: Envisioning a Sustainable Community

Most of us first came to the Vail Valley because of the world famous ski mountain and started with a seasonal first job and a dream. We then fell in love with this community often making Vail home. However, many were unable to remain in this very special Valley due to the cost of housing. Lack of workforce housing has been a major issue the past 30 years, but has risen to a crisis level since 2015. Many employers have been unable to recruit and retain employees and now risk losing their businesses. The Town of Vail has made workforce housing a very high priority in their most recent Master Plan.

Vail Resorts has recently proposed to rezone a 23 acre property they own in East Vail for 17.6 acres of preserved "open space" and 5.4 acres of primarily workforce housing. The fact that Vail Resorts is offering approximately 3/4 of their land to conservation and 1/4 to primarily workforce is in total alignment with Vail's Master Plan. Vail Resorts must be commended for their generosity and commitment to a **sustainable community**. Additionally, this offer by Vail Resorts is consistent with Vail's Sustainable Destination principles.

This is a win-win opportunity for all: a private piece of land that already has zoning for residential development on a bus route. Vail Resorts is leading the way to a more **sustainable community** by providing their land for new workforce

housing units.

Michael Hazard and Bobby Lipnick recently co-chaired the NIMBY (Not In My Back Yard) Jamboree conference co-sponsored by the Vail Symposium and the Vail Valley Partnership. One of the main goals of that program was to discuss possible solutions for Workforce Housing in our Valley and to begin the process of opening our minds to YIMBY(Yes In My Back Yard) rather than NIMBY. Those of you who understand the critical need for new Workforce Housing solutions in our Valley can no longer remain silent! Please join us in support of Vail Resort's creative solution to Workforce Housing Crisis by attending the Planning and Environmental Council hearing this Monday September 11th at 1:00PM at the municipal building at the Town of Vail.

Bobby Lipnick, M.D., MBA, LEED AP

Michael Hazard, AIA

Robert N. Lipnick, M.D., MBA, LEED AP
Kogod School of Business
Adjunct Faculty
202-223-1080 ext.105

From: [CommDev](#)
To: [Chris Neubecker](#)
Cc: [Shelley Bellm](#)
Subject: FW: proposed re-zoning
Date: Tuesday, September 5, 2017 8:59:46 AM
Attachments: [image001.png](#)

fyi

Lynne Campbell

Housing Coordinator
Community Development Department


TOWN OF VAIL
75 South Frontage Road
Vail, CO 81657
Direct: 970.479.2150
Main: 970.479.2139
vailgov.com



From: Joyce Green [mailto:jag_pugs@hotmail.com]
Sent: Monday, September 4, 2017 4:22 AM
To: Council Dist List; CommDev
Subject: proposed re-zoning

Town of Vail planning commission & town council,

I am a second-homeowner who owns a rental unit at Pitkin Creek Park in East Vail. I rent this unit on a long-term basis as I understand the importance of providing housing for year-round locals who make the economy work in Vail. I am writing today regarding the proposed re-zoning of the Vail Resorts owned parcel in East Vail.

I believe this proposed re-zoning is a win-win for all concerned. It is a private piece of land that is already zoned residential, and is located on the bus route. This is an ideal location for workforce housing rental units - as good as any remaining in Vail for housing as best I can tell - it won't block anyone's view, it is easily accessible right off the exit and has an existing bus stop right in front of it. Based on what I have been able to find online, 75 percent of the property will have no development while 25 percent rezoned exclusively for much needed deed-restricted, workforce housing.

I also want to address the Vail Homeowners Association and other opposition to the rezoning of this private parcel. The opposition is the very definition of NIMBYism. Calling a future yet to-be-determined workforce housing development the “ghetto” that will lead to “youthful activity” and suggesting that “workforce housing needs to be down valley” is not the belief of all second homeowners. I encourage you to vote “yes” on the proposed rezoning, and to carefully consider any future development plans for the parcel.

Sincerely,
Joyce Green
Pitkin Creek Park 6-A

JG
Reply all

From: [CommDev](#)
To: [Chris Neubecker](#)
Cc: [Shelley Bellm](#)
Subject: FW: Support of East Vail Project
Date: Tuesday, September 5, 2017 8:59:35 AM
Attachments: [image001.png](#)

FYI

Lynne Campbell

Housing Coordinator
Community Development Department


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vailgov.com



From: Jeff Morgan [<mailto:jeff@ronbyrne.com>]
Sent: Sunday, September 3, 2017 3:06 PM
To: CommDev
Subject: Support of East Vail Project

Town of Vail,

Vail Resorts owns an approximately 23.3-acre parcel north of Interstate 70 located at the East Vail exit. The intent is to rezone to the Housing Zone District, the Town's zone district dedicated to deed-restricted, workforce housing development with a variety of other ancillary uses. The intent is to develop the property with some combination of seasonal and other workforce housing. · Win-win for all: a private piece of land that already has zoning, on the bus route. Building space for our workforce is crucial and it is time they have the luxury to live well and prosper as a citizen of the Valley. If we continue to push our workforce down valley and create separation we will run into more than just a housing issue in the Valley.

Vail Resorts is committed to working with others in our community to bring on more workforce housing. The Vail Resorts and our community's efforts to deliver new affordable

housing units might be a few years behind but is needed more now for the future of preserving the beauty and experiences people travel the world to have in our Valley.

The locations remaining in Vail for housing have become sparse and this is an idea location for housing— it won't block anyone's view, it is easily accessible right off the exit and has an existing bus stop right in front of it. · While Vail Resorts would master lease units for its employees, the project would allow other small businesses the much-needed opportunity to rent or buy units at this location or hopefully, units that have been freed up by Vail Resorts. These units provide a real lifestyle for the demographic we want moving to and growing the valley and our communities, creating jobs and becoming a part of our mountain lifestyle.

In the consideration of this project we must see past classification of individuals as workforce and see them as part of our NEW community. If we don't have a happy, secure and growing workforce then, we don't have Vail. Vail has always provided the finest of everything to the world and our workforce is the majority of why Vail is what it is and how it has stayed an icon throughout the years.

Please submit my letter of support for this project.



Jeff Morgan

Associate Broker

Ron Byrne & Associates Real Estate

285 Bridge Street | Vail CO 81657

O: [970-476-1987](tel:970-476-1987)

C: 720-314-0023

E: jeff@ronbyrne.com

www.ronbyrne.com

From: [Brian Nolan](#)
To: [George Ruther](#); [Chris Neubecker](#)
Subject: housing
Date: Monday, September 4, 2017 11:23:10 AM

As a longtime business owner in Vail, and the entire valley, I have actively served for many years on the Vail Economic Advisory Council, was involved on a leadership level for almost two decades with the Vail Valley Partnership and numerous other representative boards for the betterment of our world-class resort community.

For so many years, we have found ourselves in a severe housing crunch, which has become even more severe in the recent years largely due to the impacts of rent-by-owner dynamics. I applaud any and all of the past efforts and more this current Planning and Environmental Commission and Vail Town Council for prioritizing delivering new affordable housing, both for-sale and rental.

Now before you is an incredible opportunity brought to you by our biggest employer in town, Vail Resorts. This opportunity will not only benefit their employees but all of us with small businesses. I have to say, I am absolutely shocked, shocked, that we have a few individuals who have weighed in with considerable misinformation to help bolster their desire to see no more workforce housing in one area or another within the Town of Vail limits. Our employees who work early hours and hard shifts to run your lifts, clear the snow from our roads and serve you pizza should absolutely be living on a bus stop route, served by the incredible Town of Vail transit system, close to their work places, enjoying the quality of life that their neighbors do.

For fear-mongering opposition to claim this East Vail parcel is open space is not true – it is just undeveloped. In addition to Vail Resorts bringing on housing, they also have prioritized enhancing wildlife with putting the bulk of the property into very restrictive, non-developable zoning. The entire some 23 acres has residential zoning already on it. And in taking the time to do just a little bit of homework, this is not a north/south wildlife migration corridor and there is no habitat designated as a migration corridor within several miles of the parcel. Wildlife do not migrate north/south across I-70.

So, please let's not waste time. Please approve the rezoning and then we can all get to work on designing the right project for this location, benefiting our entire community.

Thank you for your thoughtful review,
Brian Nolan

Brian Nolan
GROUP970 | FOOD.DRINK.ADVENTURE.
Blue Moose Vail | Blue Moose Beaver Creek

M. Joseph McHugh
4014 Bighorn Road
Vail, CO 81657

Editor
Vail Daily

August 27, 2017

Dear Sir:

Concerning Vail Resorts' recent re-zoning application relative to its East Vail property on the North side of the frontage road at and to the West of the I-70 intersection with Bighorn Road and the bus stop. The land has been designated as open space for more than 20 years. There are several serious issues to consider which suggest the VR application should be rejected.

Affordable Housing vs. Open Space

Yes, affordable employee housing is a serious problem confronting Vail and every other major resort in the world as well as most major cities in the United States and elsewhere. The principle solutions are higher wages and / or affordable, comfortable public transportation from / to more affordable housing areas, in our case Eagle, Gypsum, Dotsero, Leadville, and others. Such transportation might have to be subsidized by employers and / or the Town of Vail. Hence, the trade-off: higher wages or transportation subsidies.

Most assuredly, the answer is not to build more allegedly "affordable", deed-restricted housing on previously designated open land. The shadow of this solution looms over the Town's current plans to "reexamine" the long-established open land designation and planning policies of the Town, as well as over VR's current application. One suspects that the undisclosed agenda of the open land review is to change or modify areas of previously designated open land to accommodate "affordable" housing.

If the TOV chooses to override the open land designations of various parts of the town, then it should be prepared to refund to property owners the open land fee paid by every purchaser for such purpose over the past 20 to 30 years when they purchased their properties with the confidence that the land so designated and funded would remain "open".

Environmental

The subject land is a significant wildlife grazing area – especially for Bighorn Sheep. I am told that there is a resident herd of about 40 Bighorn sheep above the ridgeline, many of which come down to graze in this area in March and April every year. The highest number we have counted is 27. One should be concerned that development of this property will have the same impact on the Bighorn sheep, as well as elk, deer, black bears and other animals, as did the re-development of the Ford Park athletic

M. Joseph McHugh
4014 Bighorn Road
Vail, CO 81657

fields where a large herd of elk grazed each March and April. The prolonged interruption due to the re-construction has driven them away. Here, the development will obliterate the last open wildlife area in the Town of Vail.

The subject land is also in a serious rock fall area and there is presently no defensive barrier or catchment area to mitigate the risk as there is to the West of the property where a catchment "shelf" provides some protection to the housing below it. Allegedly, the US Forest Service owns the land above the subject property up to and beyond the ridgeline. At a minimum, the Forest service or the TOV should require a thorough environmental impact study to be performed by a truly independent expert in the field prior to any approval of the zoning change.

VR has proposed that the eastern two thirds of the property would be dedicated to open space, an interesting proposal in light of the fact that that portion of the property is not economically developable anyway. I don't know the source of the apparently gratuitous observation in the Vail Daily article that there would be no athletic fields developed on the subject property. I suspect it might be very difficult to put a soccer field on a 30 to 40 degree slope.

Traffic

Unlike the Middle Creek development (the "Italian Village") which a) has concealed parking, b) is within easy walking distance of the village center, and c) has its own dedicated bus stop, the proposed development might have open surface parking (unless restricted in any re-zoning process) and will require occupants to drive to town with the ensuing parking problems or take the bus. The already seasonally strained East Vail bus route will be overwhelmed by the hundreds of residents of the proposed development. Is the TOV prepared to significantly expand the East Vail bus service to accommodate the increased demand? Curiously, during this unstrained Summer season, the east Vail bus schedule has been increased from hourly to half-hourly, perhaps in anticipation of such a change in response to an approval of the zoning change.

Timing

One disturbing aspect of this late re-zoning proposal is the timing and pace of consideration of VR's application. Interestingly, all Summer long there have been various vehicles parked at the West end of the subject property which one might reasonably suspect were associated with VR's application. The proposed first hearing before the Town Council is set for September 11, the "shoulder season" when many second homeowners whose properties will be effected by the re-zoning and subsequent development will be absent. To my knowledge, no East Vail homeowners received any notification of the re-zoning application. It appears that the TOV and VR have been conducting "sub-rosa" negotiations of this application for some time and chose the timing very carefully to assure its speedy approval. All interested parties should attend the September 11 hearing.

August 29, 2017

George Ruther
Chris Neubecker

Town Planners
Town of Vail
Via e-mail
gruther@vailgov.com
cneubecker@vailgov.com

Gentlemen:

As a Vail Valley business owner and owner of commercial office space in the Gateway building, I would like to weigh-in on the East Vail housing parcel.

I am in favor of use of the parcel for deed-restricted, workforce housing in a public/private venture between the Town of Vail and Vail Resorts.

Simply, why wouldn't we develop, for workforce housing, a key parcel, on the bus-route, on the edge of Town, that doesn't negatively impact view corridors of current residents?

Isn't workforce housing the single biggest issue facing the continued success of this magnificent resort community?

My understanding is that, of the 23.3 acres, the eastern two-thirds would be preserved as a 17-acre Natural Area Preservation District—the Town's most restrictive zone district. The remaining six acres would be rezoned to the Housing Zone District, the Town's zone dedicated to deed-restricted, workforce housing for seasonal and workforce residents.

I've seen well-planned and well-designed deed-restricted housing work incredibly well in resorts throughout the Rockies. I have friends who have enjoyed raising their families "in town" in resorts from Aspen to Mammoth.

Vail has always been, and remains, a leader in resort and community standards the world over. I hope we, as a community, realize we have an opportunity to make a dent in the housing problem.

Again, why wouldn't we?

Regards,
Patricia E. Peebles

From: [joan carnie](#)
To: [Chris Neubecker](#)
Subject: proposed development near exit 180
Date: Tuesday, September 5, 2017 2:12:56 PM

Since we shall be away for the Monday meeting, we would like to go on record stating our views to the commission.

We are opposed to any change of zoning. This is the huge number one

Any additional traffic on the frontage road causes additional safety concerns. Already there are traffic and parking concerns with the Mountain School and the Booth Creek hiking trail.

This parcel of land is a pristine view for guests arriving off exit 180 and an important area for our wildlife such as deer, elk and bighorn sheep. Let us not let Vail Resorts take away what little open space is left in the valley.

We realize the need for employee housing, but here is not the place.

Sincerely, Jack and Joan Carnie. residence of Vail since 1962

From: [Shelley Bellm](#)
To: [Lynne Campbell](#); [Chris Neubecker](#)
Subject: FW: Support for East Vail Rezoning
Date: Tuesday, September 5, 2017 4:49:02 PM

From: Seth Ehrlich [mailto:seth@sosoutreach.org]
Sent: Tuesday, September 5, 2017 4:48 PM
To: CommDev
Subject: Support for East Vail Rezoning

Community Development Department,

As you prepare for a decision on the East Vail parcel, I'd like to add my support for the rezoning for your consideration. The rezoning extends the opportunity for the Town of Vail to be a leader in identifying creative solutions and effectively engaging with partners to address the most significant challenge facing our community. The availability of workforce housing has reached a tipping point where the amenities and allure of our community can no longer overcome the shortage and cost of housing. This is particularly true when recruiting for entry to mid-level positions in the valley. I've personally seen the reduction of applicants for positions based on the challenges that exists to find housing. I've also had existing coworkers who are dedicated to being here see their housing security reduced based on the change from their housing to short-term rentals in the past year or significant increases in their renewal rates. As a result, they are questioning their ability to stay in the community. These are individuals who provide the level of service that people expect in the Vail Valley and that make our region what it is. If they move on, who will fill these roles?

It is through dedicated, deed-restricted, workforce housing that our entire community benefits. There is greater sustainability of housing and the opportunity for individuals to not only survive but to thrive in the valley. My wife and I are examples of people who benefited through a project like being proposed by securing a house in Miller Ranch eight years ago. We say to our friends that we won the lottery when we were provided the opportunity to purchase our home. It is singlehandedly the opportunity that has made it possible for me to remain in the community and to fully engage. I have had the opportunity to raise two kids and will be able to continue to give back across the community. You have the potential to create a similar development that will strengthen the fabric of our community and promote what we need to be successful.

I am frustrated by the challenges that exist to creating real solutions to the issues that are being faced. We're a community that wants it all, and the reality is that we need to approach it with different thinking to achieve it. You're doing it by considering this rezoning opportunity. Please move forward with its approval.

Thank you.

Seth



Seth Ehrlich / Executive Director
PO Box 2020 / Avon, CO 81620
direct 970.926.9292 x 102 / **cell** 412.953.9622 / **fax** 970.306.0269
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As a Vail Homeowner who originally came to Vail and lived in the Apollo Park employee housing project I fully endorse Vail Resorts proposal to build a new employee housing project on the parcel of land the company owns located near the I-70 East Vail exit on the North Frontage Road. I can't envision a more perfect location for a new housing project since it is located on an isolated parcel near a bus stop that does not affect views of an existing neighborhood. Misinformation has been circulated that states this parcel of land is the last remaining wildlife corridor. Really? The proposed parcel borders both the two-lane North Frontage Road and four-lane I-70. I highly doubt this is an ideal wildlife corridor.

Providing affordable housing, in the upper valley, for individuals who work in our community should be a high priority for all of us who live in Vail. If you are retired or a second homeowner thus out of the employment market please think about all the "employees" you encounter on a daily basis. Imagine how much your quality of life and property values would be negatively affected if there were no employees?

"Employee" is not a 4-letter word. Instead it is a label for our friends and neighbors who live and work alongside the majority of us.

I hope there are many more affordable housing projects built, like Apollo Park and Pitkin Creek Park, that allow individuals, like me 40 years ago, to enter the Vail job market and become future friends and neighbors.

Susie Tjossem
1630 Buffehr Creek Road
Vail

VAIL HOMEOWNERS ASSOCIATION

September 6, 2017

Planning and Environmental Commission
Town of Vail
75 Frontage Road West
Vail, Colorado 81657

RE: Vail Resorts East Vail Rezoning Application

Dear Chairman and members:

The Vail Homeowners Association has reviewed pertinent documents submitted by Vail Resort concerning the rezoning application for their 23.3 acre parcel adjacent to the north side of the I-70 East Vail Interchange. The Association has prepared the attached reports that address concerns arising from our review.

It is our recommendation that additional study is warranted with respect to the following:

1. The impact upon wild life habitat and migration corridors on the development site, per the March 6, 2017 State of Colorado Park and Wildlife, Department of Natural Resources letter to the Town of Vail. See attached.
2. The application of section 12-12-2 of the TOV Code per the long-term protection of the environment in conjunction with land use and development decisions.
3. Whether this rezoning would be consistent with the TOV's Open Lands Plan and its commitment to environmental sustainability.
4. The potential for rockfall, debris flow and , landslides, emanating from the slopes above the proposed development site.
5. The effect upon upland wetlands above and on the proposed development site.
6. The effect of a natural hazard mitigation structure, catchment area and buffer zone upon the development portion of the site.
7. The sufficiency of review criterion and findings associated with the impacts and density allowances provided for in the Housing zone district.
8. The implication of the proposed rezoning upon the public infrastructure necessary to support the proposed uses such as public transportation service and the like.
9. The effect of the rezoning upon land values and proposed uses upon the preference stated in the 1994 Open Land Plan for the Town of Vail to acquire the site as open space and wildlife habitat.

Thank you for your thoughtful consideration of these concerns.

Regards



James Franklin Lamont
Executive Director

Post Office Box 238 Vail, Colorado 81658
Telephone: (970) 827-5680 E-mail: yha@vail.net Web Site: www.vailhomeowners.com



Area of Vail Resort's Proposed Workforce Housing Project

VAIL HOMEOWNERS ASSOCIATION

VR's Proposed Workforce Housing.

August 14, 2017

VR's Proposed Workforce Housing. On the north side of I-70 and Frontage Road, between the Vail Mountain School and the East Vail exit, VR owns 23.3 acres that is currently zoned for duplex housing. At the present, this is vacant, open space land that is a major wild life corridor. VR has now announced that it is going to seek to rezone the property so that the western 6 acres can be used for employee (EHU) housing. The remainder would be rezoned as natural preservation land but would remain under VR ownership, and there would be nothing to prevent VR from later seeking to again rezone that property.

The twin lures of affordable housing and open space may be irresistible to Town officials—think what has already happened with the Roost Lodge property and the Mountain View development, where provisions for affordable housing have trumped zoning and neighborhood concerns. It should, therefore, come as no surprise that VR now seeks to subdivide its property and use part of it to satisfy its workforce housing needs.

EHU zoning would allow much greater development of this land. The current zoning has a maximum height allowance of 33 feet and setback and GRFA limitations. EHU has no height or setback limits, and while there are GRFA requirements, those can be side-stepped through a Special Development District application, a

process that the Town seemed to have embraced anew. [VHA has criticized that spot-zoning process](#) as “zoning for sale” with the upper hand going to well healed developers, but so far, the TOV is proceeding with such applications as though they are the new norm.

Once VR has secured the rezoning, it plans to obtain a developer to plan and build the project. Most, if not all of the units would be master-leased to VR. Any unspoken for units would presumably be made available to the public. Financing would seem to be assured, as the development is supposed to be part of VR’s 2015 commitment to provide \$30 million in workforce housing across all its resorts.



Is this coming to East Vail?

What This Means. Beyond rezoning, VR has kept its plans under wrap, waiting to announce them until after it has secured the rezoning. However, a VR spokesperson indicated that the project would be on the order of 300 units (600-800± residents) and 5 to 6 stories high. Vail Resorts has however emphatically stated that it has no present plans for development of the property and that it will not make any plans until after it has obtained rezoning of the property.

If this amount of density were to occur, to fit this within 6 acres, increased density and/or waiver of parking requirements would be required. One thing that is clear, a development of hundreds of highly concentrated units will change the character of the neighborhood. It will, also, be one of the first things that visitors coming from the east see as they enter the valley. Those considerations may be why no specific plans have been announced.

Also, yet to be addressed is traffic mitigation and the impact of such a development on the mass-transit bus routes to East Vail. Adding several hundred additional potential riders would overwhelm the current schedule.

Have the Skids Already Been Greased? It appears that VR has already cleared the way for its rezoning plans, and it is rushing to get them approved before any opposition can build or get organized. The Town Community Development Director immediately spoke positively about the plans, even promising “to do everything possible on our end” to help VR get its plan quickly approved. And, the first hearing is already scheduled in just a few weeks, on September 11th, which indicates that a lot of behind-the-scene work has already taken place. It is probably no coincidence that all of the zoning process is scheduled to take place during September and October when many are gone, and any opposition will be at its low ebb so that it will be a done deal by the time people return for the winter season. That would mean, however, that these plans would be voted on before the upcoming Town elections.



Wildlife removal awaits TOV's approval and VR's bulldozers.

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Post Office Box 238 Vail, Colorado 81658

Telephone: (970) 827-5680 E-mail: yha@vail.net Web Site: www.vailhomeowners.com



The last wildlife habitat in the Town of Vail. Is this open space about to be sacrificed for the sake of housing?

VAIL HOMEOWNERS ASSOCIATION

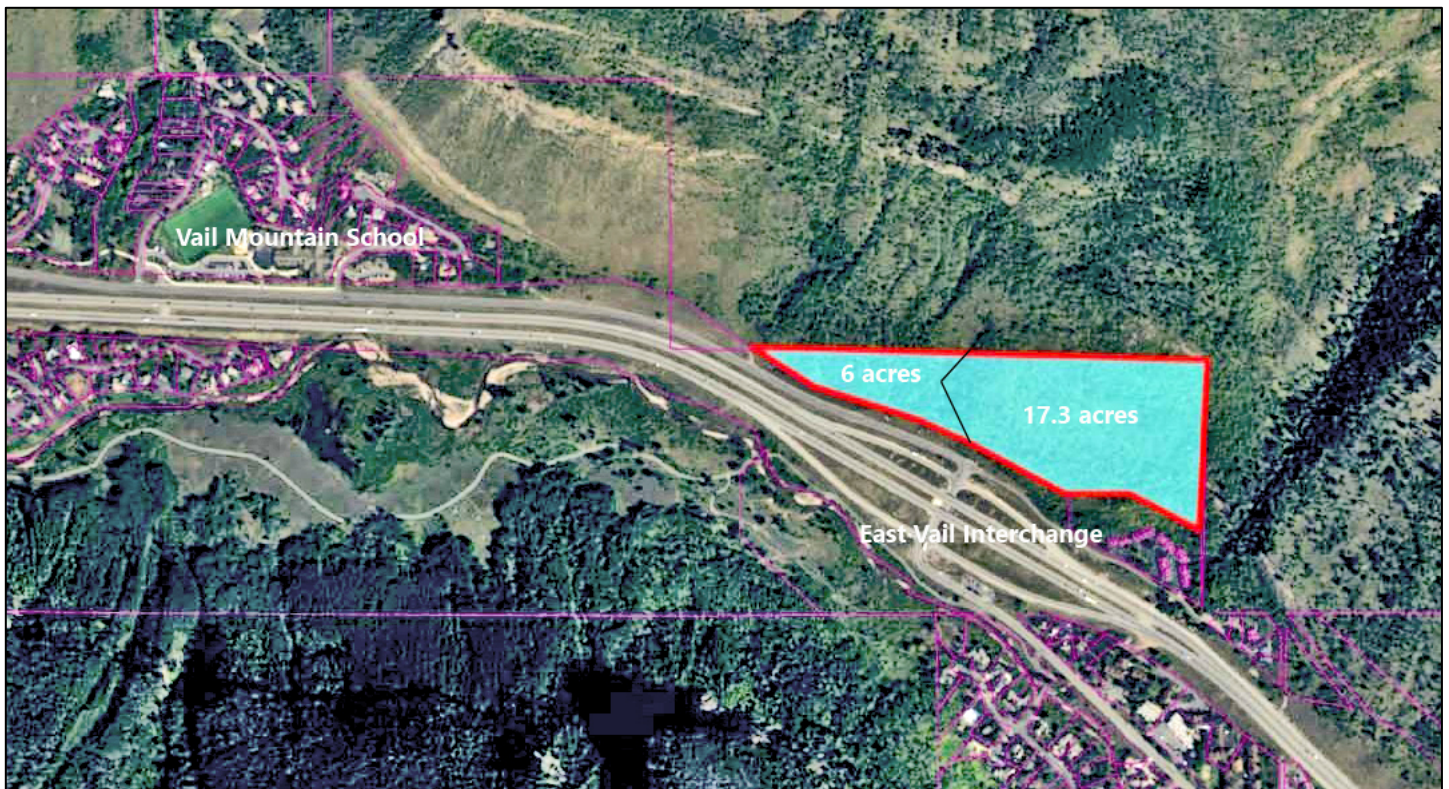
Vail Resorts' Housing Proposal— Environmental Issues

August 29, 2017

Two weeks ago [VHA reported on Vail Resorts' application](#) to subdivide and rezone 22 acres of East Vail property to create a housing project on the eastern 5.4 acres of that property. Since then, VHA has continued to investigate the proposal and has come to learn that this proposal involves major environmental issues. This report now examines the environmental and geological issues raised by that proposal. In its application VR has touted this project as a “net benefit to the environment.” However, there are substantial reasons to believe that development of the property will have a major impact on wildlife habitat and migration corridors. VHA believes these are issues that could be the first test of Vail’s recent designation as America’s first environmentally sustainable destination resort. This report, therefore, addresses those issues so that the community and the Town of Vail are fully informed on the impact of this proposal.

It is unusual for VHA to produce a follow-on report so quickly, but this project is on a fast track—the first hearing is scheduled for September 11th before the Vail Planning and Environmental Commission with a hearing before the Town Council tentatively scheduled 8 days later which means the entire process could be finalized by mid-October. Time is, therefore, of the essence.

Correction re: Vail Resorts' Development Plans. Before getting to the environmental and geological issues, a correction to the original report is in order. In that report, based on what we considered to be a reputable source, VHA stated that it had been informed that VR intended to build a large scale, “Middle Creek” type, project on the order of 300 units and 5 to 6 stories high. Vail Resorts has, however, emphatically stated that it has no present plans for development of the property, and that it will not make any plans until after it has obtained rezoning of the property. VHA’s mission is to protect the quality of life in Vail which is contingent upon knowing the impact that any new development will have upon wildlife, the environment and the people in our community. Sometimes we do not receive correct information. We regret if our initial reporting was, therefore, inaccurate.



The western portion of this site is proposed for workforce housing.

Open Space Land. Currently, the entire 22 acre tract is in a natural state, covered mostly by pristine Aspen forest. Historically, that tract has been designated by the TOV as open space land as was set forth in the 1994 Vail Comprehensive Open Lands Plan, where it was designated a “high priority” for “environmental protection [as] open space.” VR discounts that designation because of confusion over the ownership of the land; apparently, VR didn’t realize it owned the land. Nonetheless, in the current run-up to amendments to that Plan, the public made it clear that “priority” was to be given to the “protection of environmentally sensitive areas open space preservation.”

But this is not just open space land; it is a major wildlife habitat and north/south wildlife migration corridor, the last remaining in the Town of Vail. That would change under VR's proposed zoning change.

Zoning is not just a matter of regulating land use. It, also, creates vested rights in the property owner. For example, if VR was to obtain a housing classification for the property in question, VR would acquire a vested right to develop the land for that purpose. While the TOV could regulate the size and extent of any development, it could no longer prevent the property from being developed for that purpose. And, since "H" (Housing) zoning has few restraints, any resulting development could be quite large.

VR's Wildlife Assessment. Although VR would prefer postponing any wildlife considerations until it submits development plans, [it did file a wildlife assessment](#) in support of its rezoning request which concluded that development of the 5.4 acres should not result in any measurable change in bighorn sheep or elk habitat use or herd size. That report, however, is seriously flawed and parses terms to reach its conclusion.

While the report included a site visit, there is no mention of any findings from that visit. However, even a casual stroll through the property shows that it is a major wildlife habitat and north/south wildlife corridor for all types of wildlife. Instead, the bulk of the report relies on data from the Colorado Parks and Wildlife, a Colorado state agency whose mission includes perpetuation of "the wildlife resources of the state ...and [to] inspire current and future generations to serve as active stewards of Colorado's natural resources." As that data shows, development on the 5.4 acre parcel would impact bighorn sheep range, habitat and lambing areas; elk winter range; peregrine falcon nesting and hunting areas and black bear summer forage habitat. Although not discussed, it follows that development will, also, impact smaller animals and other fauna.

[This is a conclusion that CPW and scientific literature support.](#) As reported by the CPW, bighorn sheep, elk and deer have been on the decline in Gore Valley for at least the last decade, and wildlife populations, in general, are not sustainable under current conditions. The loss of more critical habitat would only exacerbate the situation. And it is not just the immediate property that is affected as there is a "zone of influence" that extends the impact of development outward for some distance in all directions. That impact could be quite substantial if this is a large scale project that completely fills the 5.4 acres as that would require clear cutting of thousands of trees and massive earth movement so that the effects of that development would be at the extreme.

The VR wildlife report, nonetheless, concludes that rezoning would have no effect on wildlife; even though, it is the first step in development, i.e., giving VR a vested right to develop the property. But this is parsing the difference between zoning and development as though one does not lead inevitably to the other, just like night follows day. VHA believes that the correct and inescapable conclusion is that rezoning would set in motion a process that would lead, unavoidably, to the destruction of significant, critical wildlife habitat and migration corridors, with the degree of impact directly related to the size of development.

That conclusion is only bolstered by the defensive measures that would be required to protect any development from the upland geologic hazards in the area.



Could this be coming down?

Rockfall Potentials and Required Defensive Barriers. [VR also filed a Rockfall Hazard Study.](#) That study concluded that rockfall is not a matter of if, but rather when. To protect from rocks up to 10 feet in diameter—there are some boulders on the site that are up to 20 feet long—a defensive barrier at least 12 feet high would be required along the north side of the property together with at least a 10 feet wide catchment zone and a down slope buffer zone between the barrier and any structure. All together, it would amount to a 35 feet or more wide swath that would require additional clear cutting and massive earth movement which would add to the destruction of wildlife corridors and habitat all across the property.

Other Geologic Issues. Although not within the scope of the Rockfall study, the study notes that due to upland conditions, a significant precipitation event could trigger a debris flow which has already occurred nearby in Booth Creek. This is a no-win situation for the environment since mitigation cleaning of the upland would increase the rockfall hazard, requiring more substantial defensive structures.

The study does not, apparently, consider landslides to be an important concern; even though in the past, a major landslide did occur through the center of the property, rendering most of the tract undevelopable (so that VR is not giving up anything by offering to rezone 17 acres of the tract as natural preservation land). The “toe” of that

landslide rests behind a retaining wall at the I-70 interchange bus stop (the retaining wall is in need of repair). Soil stability is, however, an issue since there are several rivulets and drainages in the area, and the presence of lush uphill vegetation suggests the existence of an uplands wetland, both of which could cause soil saturation and instability. In addition, ground undercutting for rockfall defensive barriers or development could, also, destabilize the area. This suggests that much more work would need to be done to analyze the real landslide potential. Nonetheless, it seems a reasonable conclusion that mitigation for the geology of the area will further contribute to environmental degradation and wildlife compromise.

Vail Resorts' Response. The principle thrust of VR's response to VHA's initial report on this project ("Clarifying potential new employee-housing project," Vail Daily, August 22) was that Vail needs more work force housing (if any is left over after VR's needs, it would be made available to the public), and its property is a great location. But VHA believes there is more to it: that issues of preemption of open space, neighborhood integrity, environmental impact, geological concerns, infrastructure effects and quality of life should all be considered.

As set forth in section 12-12-2 of the TOV Code, long-term protection of the environment has long been a guiding criteria for land use and development decisions. This proposed project invokes the majority of the concerns set forth in that Code. In addition, a large scale housing project would be in marked contrast to the existing area and could overload the transit system, requiring more TOV investment. The VHA urges that careful and thoughtful consideration of all relevant issues should be the order of the day, and if that requires more time, the process should be slowed down to allow for the best decision for the Vail community. The TOV might be well served to consider this application in conjunction with its review and revision of the Comprehensive Open Lands Plan and/or requiring an independent environmental impact study.

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Post Office Box 238 Vail, Colorado 81658

Telephone: (970) 827-5680 E-mail: vha@vail.net Web Site: www.vailhomeowners.com

VHA Photographic Study: Upland Wetlands, Geologic Hazards and Wildlife

Upland Wetlands







Rockfall and Avalanch:





Wildlife:







From: [Bob Boselli](#)
To: [Chris Neubecker](#); [George Ruther](#)
Subject: Vail Resort Rezoning in East Vail
Date: Tuesday, September 5, 2017 10:27:52 AM

Dear Chris and George:

Please consider this my support to Vail's Planning and Environmental Commission and the Vail Town Council of Vail Resorts' request to rezone the parcel it owns from Residential to Housing in East Vail.

As a 25 year business owner in Vail, I want to express my support for employee housing - we are in a zero occupancy rate for rental workforce housing in Eagle County – crisis. This opportunity is thanks to Vail Resorts for stepping up, not selling or developing a piece of property it owns for free-market profit, but rezoning it for workforce housing.

This property is the perfect location – in Vail, on TOV bus route, limiting employee parking needs, etc... This is not open space as some loud opponents claim. It's simply undeveloped. On top of the incremental housing, this potential project would add about 17 acres of Natural Area Preservation District zoned open.

Having operated businesses in Aspen for 25 years I've seen the City of Aspen and local businesses work together to ensure low income housing options – we've utilized these properties for our employee base for years.

Let's think progressively and ensure a sustainable community – from protecting the environment, to providing world-class skiing, to ensuring premier public transit, to providing our workforce with nearby, safe, comfortable housing. We are one!

Sincerely,

Bob Boselli - Owner

O'Bos Enterprises, LLC

Vail Style

Covered Bridge Store

Vail T-shirt Company – Lionshead

Vail T-shirt Company - Sonnenalp

Generation Vail

970-926-9300 x2

970-977-0158 cell

VAIL HOMEOWNERS ASSOCIATION

September 11, 2017

Planning and Environmental Commission
Town of Vail
75 Frontage Road West
Vail, Colorado 81657

RE: Vail Resorts East Vail Rezoning Application – VHA Addendum

Dear Chairman and members:

The Vail Homeowners Association has submitted documents regarding the rezoning application by Vail Resorts for their 23.3 acre parcel adjacent to the north side of the I-70 East Vail Interchange. The Association submits an addendum to its prior submission. It is VHA understands that there is no immediate effort to develop the site. Therefore there should be sufficient time available to complete timely investigations of matters of concern.

It is our suggestion that additional study is warranted with respect to the following:

1. Automatic wildlife documentary cameras be installed on the development portion of the site, so that “objective” information can be gathered, evaluated and scientifically verified by an independent wildlife specialist.
2. Protecting public safety should be the underlying concern for a more detailed analysis of suspected geological hazards.
3. Does the requested zone district have the latitude to contain a ‘sunset or date certain performance provision” and should such a provision be given serious consideration?
4. Should efforts be made to explore the existence of any other vacant VR owned site(s) that may be closer, within walking distance, to Vail’s Town Center?

Thank you for your thoughtful consideration of these concerns.

Regards



James Franklin Lamont
Executive Director



ANTLERS AT VAIL

680 Lionshead Place Vail CO 81657

970.476.2471

970.476.4146 (fax)

AntlersVail.com

September 15, 2017

Town of Vail
Vail Town Council
75 S. Frontage Road
Vail, CO 81657

Dear Town Council Members:

Members of the Antlers at Vail board of directors recently met and were updated regarding the proposal to create workforce housing on their East Vail parcel. We are writing to voice our and their support for this project for the following reasons:

1. We are in favor of the intent to provide deed-restricted, workforce housing units given their location in Vail Village on the in-town bus route, and the fact that they will not only house VR employees but some units will be made available to other small businesses in Vail to rent or buy units for their employees.
2. The property being on such a convenient bus route will help minimize employee cars in both summer and winter in our already busy parking structures.
3. 75 % of the property will have no development, only 25% will be rezoned for deed-restricted, workforce housing. This allows a more than ample wildlife corridor for the resident Bighorn Sheep population. Rezoning the property will also create open space for the Town of Vail where there was none.
4. Vail Resorts has begun to really make good on their promises to provide solutions to the local workforce housing crunch. This potential project could help make a real dent in the local workforce housing crisis.

On behalf of our board of directors, we urge you to consider the public benefits of this project as it moves through the town of Vail approval process. A timely yes vote on rezoning of this property will ensure that efforts to address the workforce housing crisis in Vail continue to move forward.

Respectfully,

Magdalena King/Ryan Kelsey
General Manager/Director of Sales and Revenue and member of the VCBA Board of Directors
Antlers at Vail

From: [Suzanne Silverthorn](#)
To: ["ALAN DANSON"](#)
Subject: RE: My request
Date: Thursday, August 17, 2017 8:49:28 AM

Thanks Alan. You're right about the notification impact. It will be sent to Pitkin Creek and a handful of properties on Bighorn Road. We're working on getting the application uploaded to our website. I'll send you a link when it's ready and will be in touch with the other follow up items you've suggested.
Suzanne

-----Original Message-----

From: ALAN DANSON [<mailto:adanson@me.com>]
Sent: Thursday, August 17, 2017 8:44 AM
To: Suzanne Silverthorn
Subject: My request

Suzanne, I appreciate your willingness to discuss with your colleagues my request that we replicate the Town's "neighborhood picnic" invitation procedure to alert all residents in the 13th filing and East Vail to the September 11 PEC meeting by placing a-frame signs at strategic street corners/intersections.

As you consider the request, I think it is relevant to note that there are VERY FEW "adjacent property owners" who will be officially notified on August 24, while there are VERY MANY property owners who will be affected by the proposed project.

I think it is in the Town's best interests to work to avoid giving people the sense that this is a railroad job, with the PEC meeting "strategically" scheduled for the off-season. Anyone reading the Vail Daily article must conclude that there has been work going on behind the scenes for some time, and that the "skids have been greased". George Ruther's quote in the article that the Town will do what it can to speed the process along, does not inspire confidence in the fairness of the process.

You work hard — and do an excellent job -- providing transparency for and inspiring confidence in Town government, and I know you do not want to see public confidence in Town government diminish just as a new Town manager starts his tenure.

I'd be happy to communicate my request directly to the Council members via a group email if you feel that will help.

Thank you again.

Alan

From: [Mike Griffin](#)
To: [Council Dist List](#); [Chris Neubecker](#); [George Ruther](#)
Subject: Fwd: East Vail Land
Date: Monday, September 11, 2017 10:56:20 AM

From info@vailgov.com.

Begin forwarded message:

From: <info@vailgov.com>
Date: September 11, 2017 at 10:18:36 AM MDT
To: <info@vailgov.com>
Subject: East Vail Land
Reply-To: <adonilon@gmail.com>

Hello,

As a town of Vail resident, I would like to voice my support for the rezoning of the East Vail parcel as proposed by Vail Resorts. I believe that dividing the land is a reasonable compromise and keeps a large portion of the land preserved.

Furthermore, the town is in desperate need of additional affordable housing to ensure the long-term vitality of the community.

Thank you,

Andrew Donilon

Submitted By:

Name:: Andrew Donilon

Telephone:: 401-741-4787

Email:: adonilon@gmail.com

Submitted From:

<http://www.vailgov.com/contact>

Sept. 13, 2017

Dear Town Council, Commissioners of the PEC, Town Staff:

A 22-year resident of East Vail, now since 2013 residing in West Vail, I became an active advocate for workforce housing in the early 90's while working inside for the Vail Ski School & witnessing the distress of so many fellow employees unable to find affordable housing. Year after year community surveys confirmed the majority of residents agreed, workforce housing being cited as the #1 need for several years, then always near the top of the list.

Small scale solutions advanced, Vail Commons, ERWSD duplexes, VRI was convinced to replace its Gondola EHU's with a new building, and finally Middle Creek was built on the north side of the Village round-about. The Town also replaced some dilapidated Timber Ridge buildings. But the disparity between affordable units and employees in need of them grew. At last now Vail Resorts has announced a major workforce housing initiative on a large parcel north of the East Vail I-70 exit. VRI Executive V.P. Chris Jarrot stated at the Sept. 11th Vail PEC meeting that the corporation is now prepared to devote its "capital, land, and commitments" to developing workforce housing units.

Under other circumstances, this long-time advocate of employee housing, would be jumping with joy. Instead given the site I am ardently opposed to it. The project would be an unmitigated disaster to the remaining wildlife in the Vail Valley. If it goes forward there, it would make a joke of Vail's and VRI's vaunted goals of Sustainability. As a site visit with the PEC demonstrated, it is an important summer as well as winter range for deer and perhaps elk. But it is particularly important to two iconic species, Bighorn Sheep and Vail Valley's most reliable Peregrine pair.

The wildlife consultant surveying these impacts, mis-states some facts and glosses over many others stating that the affected species will adapt. I believe they will not and some local wildlife professionals, constrained from public comment at this time by agency protocols, agree with me. Earlier reports for the Town of Vail's Sustainability Commission and Open Lands & Trails Scoping Process state their concerns about further human disturbance within their proximity & reductions in habitat. East Vail, whose original name ironically was Bighorn, is home to a Bighorn herd of 40, but in the '90's it was 80-100. A hard winter in 2007-08 decimated the herd and it has never recovered. Now VRI's housing development proposes to utilize 5.4 acres of the Bighorn habitat, the most sheltered, less steep section, for employee housing. Bighorn are notoriously subject to disease when their habitat is reduced, thus the project here seriously threatens herd viability.

The Peregrine pair nests each year on a ledge on the steep cliff above the Vail Memorial Park and directly across from the proposed housing development. Recently back from the "endangered" list, but still a "species of interest" to USFS & CPW, they have successfully raised & fledged 2-4 young each year at least since 2010 when I began observing them. Without fail they fly the 2nd to 3rd week of July, not June, rewarding to follow. CPW recommends a half mile buffer from the nest site for further human disturbance. The proposed development is well within that, as well as the winter range buffer for Bighorn.

Faced with this dilemma, this Sophie's choice of wildlife preservation or badly needed workforce housing, what are we to do? Vail resident Alan Danson has proposed an intriguing solution. At the Sept.

11th zoning hearing before PEC, he urged the Town to offer the resort company as much density as they might wish, but in exchange to swap the East Vail parcel for city-owned property along No. Frontage Rd. across from Vail Village and west of Middle Creek. This was greeted with enthusiastic applause by the majority of those attending the packed hearing.

I believe this solution merits serious examination and urge the Town & resort company to embrace it. It is a win-win for all parties, the Town, VRI, residents, employees, and certainly for our already stressed wildlife populations. The alternative gains us a decrease or even loss of Bighorn, Peregrine, elk, and deer but, no doubt, an increase in bear and lion and moose in residential areas. The swap, however, would generate good feeling toward Vail Resorts, harmony among residents, and benefits also the guest experience.

Respectfully,

Anne Esson

Cc: Suzanne Silverthorne

Editor Kristol Driscoll, Vail Daily

From: [Mary Lou and Bob Armour](#)
To: [George Ruther](#)
Cc: cneubecker@vilgov.com
Subject: Letter to PEC
Date: Sunday, September 10, 2017 5:24:04 PM

Chairman Rediker and fellow Board members,

I'm unable to attend the September 11, PEC meeting but would like to have some input. I understand that the VR property is 23 acres and zoned P-S, all of which could be developed. The property is already zoned for Residential development. The question is, should it be free market residential development or deed restricted residential development? The applicant, VR, is requesting to rezone the parcel placing 75 percent into the NAPD and 25 percent into the Housing Zone District. I fully support the requested rezone and hope, by using the review criteria, you will recommend approval to the Town Council. Deed Restricted Employee housing and Designated Open Space sounds like a win-win to me. Thanks for what you do.

Regards,
Bob Armour

From: [Brian Nolan](#)
To: [Council Dist List](#)
Subject: housing
Date: Monday, September 4, 2017 11:36:20 AM

FYI - sent to your planning guys and the Daily

Let me know how i can help

As a longtime business owner in Vail, and the entire valley, I have actively served for many years on the Vail Economic Advisory Council, was involved on a leadership level for almost two decades with the Vail Valley Partnership and numerous other representative boards for the betterment of our world-class resort community.

For so many years, we have found ourselves in a severe housing crunch, which has become even more severe in the recent years largely due to the impacts of rent-by-owner dynamics. I applaud any and all of the past efforts and more this current Planning and Environmental Commission and Vail Town Council for prioritizing delivering new affordable housing, both for-sale and rental.

Now before you is an incredible opportunity brought to you by our biggest employer in town, Vail Resorts. This opportunity will not only benefit their employees but all of us with small businesses. I have to say, I am absolutely shocked, shocked, that we have a few individuals who have weighed in with considerable misinformation to help bolster their desire to see no more workforce housing in one area or another within the Town of Vail limits. Our employees who work early hours and hard shifts to run your lifts, clear the snow from our roads and serve you pizza should absolutely be living on a bus stop route, served by the incredible Town of Vail transit system, close to their work places, enjoying the quality of life that their neighbors do.

For fear-mongering opposition to claim this East Vail parcel is open space is not true – it is just undeveloped. In addition to Vail Resorts bringing on housing, they also have prioritized enhancing wildlife with putting the bulk of the property into very restrictive, non-developable zoning. The entire some 23 acres has residential zoning already on it. And in taking the time to do just a little bit of homework, this is not a north/south wildlife migration corridor and there is no habitat designated as a migration corridor within several miles of the parcel. Wildlife do not migrate north/south across I-70.

So, please let's not waste time. Please approve the rezoning and then we can all get to work on designing the right project for this location, benefiting our entire community.

Thank you for your thoughtful review,
Brian Nolan

Brian Nolan
GROUP970 | FOOD.DRINK.ADVENTURE.
Blue Moose Vail | Blue Moose Beaver Creek

Brian Nolan
GROUP970 | FOOD.DRINK.ADVENTURE.
[Blue Moose Vail](#) | [Blue Moose Beaver Creek](#)

From: [CommDev](#)
To: [Chris Neubecker](#)
Subject: FW: In support of VR's East Vail project
Date: Monday, September 11, 2017 9:17:34 AM

-----Original Message-----

From: Brice May [<mailto:BWMay@vailresorts.com>]
Sent: Sunday, September 10, 2017 10:07 AM
To: CommDev; Council Dist List
Subject: In support of VR's East Vail project

I am writing this letter in support for Vail Resorts and their efforts to develop employee housing in East Vail.

I have been fortunate to have lived in East Vail and to have worked with the Vail Ski Patrol for the last 30+ years. As a young ski patroller I chose to live in East Vail because it was close to work, on the bus route, and affordable. Rents were cheap and there were plenty of options. It was also a true buyers market where a young local could manage a down payment.

However times of changed, real estate has boomed time and time again and such opportunities don't exist for our new employees trying to live in the town where they work. Over and over I hear from our staff how difficult it is to make ends meet and, sadly, many give up and move on. Somehow we accept this - that our employees can't afford to live here - but then we wonder why we have trouble filling our staffing both in town and on the mountain.

I have been following the arguments concerning the pros and cons of rezoning the 23 acres that Vail Resorts' owns in East Vail from duplex development to employee housing and, quite frankly, am surprised by the opposition to this rare opportunity. Here we have been given a chance to really make a difference to our local employee yet we argue that this is not the right property, or we don't want it in our backyard, or that it is a transportation issue. Such arguments forget that we are the ones who reap the benefits of having a truly local work force, one that can easily utilize a great transportation system and get to work easily, pay affordable rent, and contribute to making both our town and our mountain a great experience for all.

Vail Resorts has committed themselves to help address the housing issue in Eagle County and this first step in rezoning property they own, plus commit to a master lease of some of the units to ensure affordable rents for our employees, is a powerful statement to this cause. I think it is the right project, in the right place, and at the right time. We have a great solution in front of us, let's move forward and get this thing started!

Brice May
Vail Ski Patrol
East Vail resident.

The information contained in this message is confidential and intended only for the use of the individual or entity named above, and may be privileged. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please reply to the sender immediately, stating that you have received the message in error, then please delete this e-mail. Thank you.



241 South Frontage Road East, Suite 2
Vail, Colorado, 81657
970-477-0075
www.vailchamber.org

September 8, 2017

Town of Vail
Planning and Environmental Commission
75 S. Frontage Road
Vail, CO 81657

Dear PEC Members:

Members of the Vail Chamber and Business Association board of directors recently spoke with representatives from Vail Resorts regarding the proposal to create workforce housing on their East Vail parcel. We are writing to voice our support for this project for the following reasons:

1. We are in favor of the intent to provide deed-restricted, workforce housing units given their location in Vail Village on the in-town bus route, and the fact that they will not only house VR employees but some units will be made available to other small businesses in Vail to rent or buy units for their employees.
2. The property being on such a convenient bus route will help minimize employee cars in both summer and winter in our already busy parking structures.
3. 75 % of the property will have no development, only 25% will be rezoned for deed-restricted, workforce housing. This allows a more than ample wildlife corridor for the resident Bighorn Sheep population.
4. Vail Resorts has begun to really make good on their promises to provide solutions to the local workforce housing crunch. This potential project could help make a real dent in the local workforce housing crisis.
5. Vail Resorts has sought out local community partners to help find solutions for this significant problem. We receive calls daily at the VCBA from Vail business owners and potential employees explaining the difficulties of finding and retaining workforce housing. Having a potential property like this in the Town of Vail is exciting and very much needed, to say the least.

On behalf of our board of directors, I urge you to consider the public benefits of this project as it moves through the town of Vail approval process. A timely yes vote on rezoning of this property will ensure that efforts to address the workforce housing crisis in Vail continue to move forward.

Respectfully,

Alison Wadey
Executive Director
Vail Chamber and Business Association

From: [CCC](#)
To: [Council Dist List](#)
Subject: East Vail Rezoning Proposal
Date: Friday, September 8, 2017 11:52:12 AM

Dear Council Members,

I am against the rezoning of the East Vail parcel as proposed by Vail Resorts.

I often see deer, elk, coyotes, and foxes along that slope, or hiding in the wooded area at the eastern gully; as well as the foraging bighorn sheep in the late winter and early spring.

Density of housing will compromise the habitat for these animals that I like to point out to guests to Vail as we ride the East Vail bus together. They are always so amazed and delighted to see wildlife right in Vail.

Certainly Vail Resorts is clever enough to incorporate employee housing in its planned developments, and not ruin rare open space nor further burden transit systems.

I regret that I cannot attend the meeting on September 11, so please add my comments in this letter to the record.

Sincerely,

Charlyn Canada
2940 Manns Ranch Road
Vail, Co

Sent from my iPhone

Chris Neubecker

From: David Ruttum <dmruttum@gmail.com>
Sent: Monday, September 18, 2017 10:44 AM
To: Council Dist List
Subject: Vote tomorrow

Town Council,

I am disappointed in the Town Council because I perceive that you are not listening to Town of Vail residents. I perceive that you are listening to Vail resorts and residents of communities down valley. We residents of Vail DO NOT support Vail Resorts East Vail housing proposal. This proposal will negatively affect Town of Vail residents (people, animals, and vegetation). The only people that will benefit are those that live elsewhere. The town Council is beholden to represent our interests and not outside interests. Please vote NO on tomorrow's East Vail housing proposal.

David Ruttum
1388 Buffehr Creek Road
Vail

Sept. 10, 2017

Dear Vail Town Council and Planning and Environmental Commission:

I am the General Manager of TWO ELK on Vail Mountain, and I have been here for just over 20 years.

For the past six years, I have traveled throughout the summer (domestically) looking for quality, like-minded people to fill roles that we have within Vail Mountain Dining.

One of the first questions asked is, “do you have housing?” Approximately 40% of the people that I offer jobs to eventually decline (prior to season) due to the lack of our own housing, or the lack of affordable, lease friendly housing within the valley.

Good and Bad:

Because we do have some housing, we are able to offer a few candidates affordable employee housing for a season, or two at the most. Over that time, people are able to learn a trade, hone their skills, and build relationships within the community. Unfortunately, when these people can no longer obtain employee housing, ...MANY, if not most of them, need to move elsewhere in order to be able to afford to live. They get their job training and work experience from Vail,.. and then move on to more affordable locations.

In many cases, we feel that Vail is a “Stepping Stone” rather than a “Destination” for our employee work force.

The Town of Vail and Vail Resorts are working hard to make Vail a Destination Community. Please don't let the voices of those who were able to “get in” and now don't want anyone else to. I'm proud of our employees at TWO ELK – they provide great service to our locals and our guests. Please approve the rezoning request of the East Vail parcel before you for much needed employee housing.

Thank you,

Doug Wooldridge

September 14, 2017

Vail Town Council

Via Email: towncouncil@vailgov.com

Dear Vail Town Council,

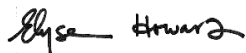
We are writing in support of the proposed rezoning of 3700 N Frontage Road East as recommended by the Planning & Environmental Commission.

We both own homes in East Vail. We understand the unique nature of this community and share the belief that the ability to house our workforce is a key component to a sustainable and thriving community.

Professionally, we both have extensive backgrounds in workforce housing through our work with Habitat for Humanity. We have a deep understanding of the need for this type of project in our community as well as the challenges that go along with building housing at a price point that is affordable to our work force. Housing is vital piece of infrastructure necessary to maintain both the economic and social vibrancy of Vail. We need 4,500 additional housing units to house our current workforce and its estimated that by 2025 we will need nearly 12,000 additional units.

Rezoning this parcel offers a unique opportunity to add incremental work force housing units in Vail in partnership with Vail Resorts. This Council has show leadership in growing a balanced community through creating more opportunities for people to live in Vail. We believe this opportunity is too good to pass up and will go along way towards ensuring the vibrancy of our community for years to come.

Sincerely,



Elyse Howard
Vail Resident
HFH Vail Valley



John Welaj
Vail Resident
HFH Vail Valley

From: [Robert Lipnick](#)
To: kdriscoll@vaildaily.com; [CommDev](#); [Council Dist List](#); [Scott Miller](#)
Cc: [Michael Hazard](#)
Subject: Envisioning a Sustainable Community
Date: Thursday, September 7, 2017 3:25:11 PM

Most of us first came to the Vail Valley because of the world famous ski mountain and started with a seasonal first job and a dream. We then fell in love with this community often making Vail home. However, many were unable to remain in this very special Valley due to the cost of housing. Lack of workforce housing has been a major issue the past 30 years, but has risen to a crisis level since 2015. Many employers have been unable to recruit and retain employees and now risk losing their businesses. The Town of Vail has made workforce housing a very high priority in their most recent Master Plan.

Vail Resorts has recently proposed to rezone a 23 acre property they own in East Vail for 17.6 acres of preserved "open space" and 5.4 acres of primarily workforce housing. The fact that Vail Resorts is offering approximately 3/4 of their land to conservation and 1/4 to primarily workforce is in total alignment with Vail's Master Plan. Vail Resorts must be commended for their generosity and commitment to a **sustainable community**. Additionally, this offer by Vail Resorts is consistent with Vail's Sustainable Destination principles.

This is a win-win opportunity for all: a private piece of land that already has zoning for residential development on a bus route. Vail Resorts is leading the way to a more **sustainable community** by providing their land for new workforce housing units.

Michael Hazard and Bobby Lipnick recently co-chaired the NIMBY (Not In My Back Yard) Jamboree conference co-sponsored by the Vail Symposium and the Vail Valley Partnership. One of the main goals of that program was to discuss possible solutions for Workforce Housing in our Valley and to begin the process of opening our minds to YIMBY (Yes In My Back Yard) rather than NIMBY. Those of you who understand the critical need for new Workforce Housing solutions in our Valley can no longer remain silent! Please join us in support of Vail Resort's creative solution to Workforce Housing Crisis by attending the Planning and Environmental Council hearing this Monday September 11th at 1:00PM at the municipal building at the Town of Vail.

Bobby Lipnick, M.D., MBA, LEED AP
Michael Hazard, AIA

Robert N. Lipnick, M.D., MBA, LEED AP
Kogod School of Business
Adjunct Faculty
202-223-1080 ext.105

Chris Neubecker

From: Jo Ann VonBergen <jvonbergen@earthlink.net>
Sent: Wednesday, September 13, 2017 5:22 PM
To: Council Dist List
Subject: East Vail Rezoning

We were dismayed to see that the planning commission voted to recommend the rezoning of the parcel in East Vail.

We have owned half of a two-family home in East Vail for 15 years, and our family vacations were spent in various East Vail rentals for many years before that. The low-density character was what drew us to East Vail; things like the ability to hike and snowshoe in our own neighborhood and knowing our neighbors. We bought our home believing that the master plan zoning would protect the things that we and our neighbors value.

Spot zoning/rezoning smacks of the kind of cronyism you find in big cities – we never thought to see this in Vail. Another thing that gives the appearance of impropriety is the short timeframe and putting this on the calendar in the off-season. You, the council members, have the chance to do the right thing and reject this rezoning proposal. I understand that the Master Plan is to be reviewed soon and could be amended. That is the proper way to handle things – open, above board, with plenty of input from all stakeholders.

Respectfully, JoAnn VonBergen

jvonbergen@earthlink.net

From: [Joyce Green](#)
To: [Council Dist List](#); [CommDev](#)
Subject: proposed re-zoning
Date: Monday, September 4, 2017 4:22:16 AM

Town of Vail planning commission & town council,

I am a second-homeowner who owns a rental unit at Pitkin Creek Park in East Vail. I rent this unit on a long-term basis as I understand the importance of providing housing for year-round locals who make the economy work in Vail. I am writing today regarding the proposed re-zoning of the Vail Resorts owned parcel in East Vail.

I believe this proposed re-zoning is a win-win for all concerned. It is a private piece of land that is already zoned residential, and is located on the bus route. This is an ideal location for workforce housing rental units - as good as any remaining in Vail for housing as best I can tell – it won't block anyone's view, it is easily accessible right off the exit and has an existing bus stop right in front of it. Based on what I have been able to find online, 75 percent of the property will have no development while 25 percent rezoned exclusively for much needed deed-restricted, workforce housing.

I also want to address the Vail Homeowners Association and other opposition to the rezoning of this private parcel. The opposition is the very definition of NIMBYism. Calling a future yet to-be-determined workforce housing development the "ghetto" that will lead to "youthful activity" and suggesting that "workforce housing needs to be down valley" is not the belief of all second homeowners. I encourage you to vote "yes" on the proposed rezoning, and to carefully consider any future development plans for the parcel.

Sincerely,
Joyce Green
Pitkin Creek Park 6-A

From: [Patricia Langmaid](#)
To: [Council Dist List](#)
Cc: [Alan Danson](#); [Culp Ginny](#); [CHARLYN](#)
Subject: Rezoning in East Vail
Date: Friday, September 8, 2017 11:11:46 AM

Dear Council Members,

We want to go on the record as opposing the rezoning of the East Vail parcel from Open Space to Housing. We support all the excellent points made by Alan Danson against rezoning the East Vail parcel.

We strongly oppose disturbing the winter range of the Big Horn sheep. All of us are uniquely fortunate to have them in the valley.

Charlie and Patti Langmaid
2940 Manns Ranch Rd
Vail

Sent from my iPad

Dear Vail Planning and Environmental Commission and the Vail Town Council,

Please consider this letter as one of support for Vail Resorts' application to rezone a piece of property it owns in East Vail in order to develop affordable housing, as well as ensure open space.

Over the last six years, this valley has become a special place to me. Not only have I learned how truly unique it is to have your backyard be the Gore Range and Vail Mountain but I also met the love of my life, created amazing friendships, have grown as an individual and found my life's work as a member of the Vail Ski Patrol.

My job entails many early mornings followed by long days, filled with assisting injured guests and locals, keeping the slopes safe, distributing pertinent information about conditions and mitigating avalanche danger to allow Vail Mountain to be open safely each day to every one of you. In addition, the Vail Ski Patrol gives back to the community through active participation in Pink Vail and Vail Valley Charitable Fund events, Food Rescue Express and advocating for our natural land and resources.

To both work and live in Vail is a dream that not many of us can realistically obtain. Housing is expensive and hard to come by. This housing project in East Vail would be incredibly beneficial to me, my fellow patrolmen and others in this community who work hard each day to make our small community a better place.

Please rezone this land so that our community and the Vail Valley can continue to prosper and attract more individuals who care, are passionate and want to contribute to this wonderful community while enjoying the outdoors.

Thank you,

Lauren Phillips

Vail Ski Patrol



September 8, 2017

Dear Members of Vail Town Council and Planning and Environmental Commission:

Please consider this a letter of support for the Vail Resorts rezoning application that would allow an affordable housing community complex on land it owns in East Vail.

As Vail residents and Vail business owners, we have been long supporters of delivering incremental workforce housing to the Town of Vail. We applaud the Town's efforts to work toward a more sustainable community by prioritizing bringing on line a variety of housing types.

And we further applaud our community's largest employer in wanting to add to their current inventory beds across Eagle County by rezoning property it owns in East Vail that could be developed today under Two Family Residential Zone District.

We are in a housing crisis and when there is such great need, it's time for our elected leaders to be bold and visionary. This is an opportunity to partner with the private sector (Vail Resorts) and applaud their efforts to bring both housing on line for themselves as well as other local businesses – and protect wildlife. Here are just a few of the attributes that we find compelling:

- The un-platted VR parcel has been zoned since the early 1980s as Two Family Residential, one of the Town of Vail's duplex zone districts.
- The proposal by Vail Resorts would split the single, un-platted parcel into two parcels. One, the larger of the two, would be rezoned to Natural Area Preservation District, the Town's most restrictive zone district. The intent would be to maintain this approximately 17-acre parcel in its natural state.
- About 24% of the total land area within the Town of Vail is zoned Natural Area Preservation District. Less than 1% of the land area is zoned Housing Zone District.
- The western parcel, approximately six acres, would be rezoned to the Housing Zone District, the Town's zone district dedicated to deed-restricted, workforce housing development with a variety of other ancillary uses. The intent is to develop the property with some combination of seasonal and other workforce housing.
- On an existing bus route; in fact, the bust stop is right there!
- The assertion that the property is "the last wildlife habitat in the Town of Vail." Not true. In the Booth Falls and Bald Mountain Road neighborhood there is over 120 acres of Town of Vail owned, Natural Area Preservation District zoned open space within Town of Vail boundaries. This proposal would add approximately 17 acres of NAP zoned land as open space - 17 acres of privately-owned land that is currently zoned for residential development.



- The assertion that this is “open space land.” Not true. The property is zoned Two-Family Residential (R), which would allow for duplex development. It has been zoned that way since the 1970s. It was identified incorrectly by the 1994 Open Lands Plan (a document by the Town of Vail and not by VR) as being owned by CDOT, and was noted as a site for the Town of Vail to acquire for open space use or trade. The site is zoned for residential development.

Again, our kudos to the Town Council and PEC for their immense progress on housing over the past few years. Let’s add this to the list – if not here, where? If not now, when?

Sincerely,

sharon cohn

Sharon Cohn

President

Solaris Redevelopment Co.
141 E Meadow Drive
Suite 211
Vail CO 81657

C: 303-550-4551
sharon@solarivail.com

Chris Neubecker

From: Elyse Howard <elyse.howard@me.com>
Sent: Friday, September 15, 2017 11:00 AM
To: Council Dist List
Cc: John Welaj
Subject: Rezoning of 3700 N Frontage East
Attachments: Vail Town Council 9_14.pdf

Vail Town Council

Via Email: towncouncil@vailgov.com

Dear Vail Town Council,

We are writing in support of the proposed rezoning of 3700 N Frontage Road East as recommended by the Planning & Environmental Commission.

We both own homes in East Vail. We understand the unique nature of this community and share the belief that the ability to house our workforce is a key component to a sustainable and thriving community.

Professionally, we both have extensive backgrounds in workforce housing through our work with Habitat for Humanity. We have a deep understanding of the need for this type of project in our community as well as the challenges that go along with building housing at a price point that is affordable to our work force. Housing is vital piece of infrastructure necessary to maintain both the economic and social vibrancy of Vail. We need 4,500 additional housing units to house our current workforce and its estimated that by 2025 we will need nearly 12,000 additional units.

Rezoning this parcel offers a unique opportunity to add incremental work force housing units in Vail in partnership with Vail Resorts. This Council has show leadership in growing a balanced community through creating more opportunities for people to live in Vail. We believe this opportunity is too good to pass up and will go along way towards ensuring the vibrancy of our community for years to come.

Sincerely,

Elyse Howard

John Welaj

Vail Resident

Vail Resident

HFH Vail Valley

HFH Vail Valley

Chris Neubecker

From: Penny Wilson <penlynwilson@gmail.com>
Sent: Monday, September 18, 2017 7:44 AM
To: Council Dist List
Subject: Re: Rezoning of Vail Resorts East Vail Property

Hi Esteemed Vail Town Council Members,

This letter is in regard to the rezoning of the Vail Resorts (VR) owned property in East Vail. I have a couple of questions regarding this request.

1) In their presentation to the PEC, VR stated that the Town believed this parcel of land was owned by CDOT. CDOT was/is reflected as the owner in the Town's Open Lands Plan update. Since VR has demonstrated that Vail Associates/Vail Resorts has owned this land since 1961, but that the Town was unaware of this ownership, what is the status of the taxes for this land? If VR does own this land then the taxes on this parcel need to be up-to-date. If not, then they should be brought up-to-date prior to the land being re-zoned.

2) If the rezoning is approved, what approval has to be received for development of the conditional uses for this type of district? Conditional uses in the Natural Area Preservation district include equestrian trails, interpretive nature walks, parking (when used in conjunction with a permitted or conditional use), bicycle and pedestrian paths, picnic tables and informal seating areas. Do they have to seek approval or can they build pedestrian paths, put in picnic tables, and informal seating areas without approval?

3) Can the Town require VR to donate the land to be rezoned as Natural Area Preservation district to the Town? Or, better yet, to the Land Trust along with funding for the monitoring of the land? It would be better to have this land out of VR's hands after the rezoning.

I do think that the rezoning is the best of the two options presented - the other being development of duplexes on the site. However, these issues need to be addressed prior to moving forward with the rezoning request.

As always, thank you for your time and attention.

ALL my best,
Penny L. Wilson, PhD
Registered Dietitian Nutritionist

Website: www.eatingforperformance.com
Blog: blog.eatingforperformance.com
Email: penlynwilson@gmail.com
Phone: 713-822-8500

Need a speaker? Ask Dr. Penny to speak to your group!

"Destiny is no matter of chance. It is a matter of choice. It is not a thing to be waited for, but a thing to be achieved." - William Jennings Bryan

From: [Chris Walker](#)
To: [George Ruther](#); [Chris Neubecker](#)
Subject: Proposed East Vail Employee Housing
Date: Friday, September 8, 2017 4:06:17 PM

My name is Chris Walker and my husband and I have lived in East Vail since 1975. I consider my East Vail home special for so many reasons. The outdoor beauty, our proximity to work, our hiking trails and our neighborhood park, all of these amenities make it a great place to live.

I chose to work in the ski industry that largely supports the Vail economy and have been employed by Vail Resorts for 30 years. I am proud of my colleagues who work so hard to help us claim the premier mountain resort world status.

My colleagues, current and future, as well as many others throughout the Vail business community desperately need affordable housing. The East Vail parcel that Vail Resorts owns is ideal – it has zoning on it, it is on the short bus route to Vail, it is close to Craig's Market, it has walking distance to hiking and biking distance to biking. We are in a housing crisis and we need more workers who would benefit by living closer to their employment. I fully support the proposed East Vail Employee Housing project.

Chris Walker
East Vail

The information contained in this message is confidential and intended only for the use of the individual or entity named above, and may be privileged. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please reply to the sender immediately, stating that you have received the message in error, then please delete this e-mail. Thank you.

Chris Neubecker

From: Rick Sackbauer <sackbauer@aol.com>
Sent: Sunday, September 17, 2017 7:00 AM
To: Council Dist List
Cc: Suzanne Silverthorn
Subject: Be Strong

Regretfully family issues take me away from your upcoming Tuesday meeting. Writing this solely as a West Vail property owner, I strongly urge each of you to be strong when facing the issue of employee housing.

Each of us who has, is and will enjoy Vail's success should shoulder some of the blame for the lack of work force housing. Each of us should do his/her part to improve it for current and future generations. History has shown the toll this subject has taken on council members, i.e.. Mike Jewett on The Commons and Rob Ford's resignation as mayor. Be strong.

In 1996 the Town of Vail and the Eagle River Water and Sanitation District combined efforts to build the Red Sandstone townhouse project. In the March 29-April 4 edition of The Vail Trail Tara Flanagan wrote, "U.S. Sen John Glenn of Ohio told the Town of Vail in a letter that he wouldn't have bought his part-time home at Potato Patch Club "If I thought there was a possibility of a housing development across the street."" Tara also wrote, "He didn't say if housing Vail's employees in outer space was a simpler option."

If not you, who; if not now, when?

Thanks for the opportunity to voice my personal opinion.

Sincerely,

Rick Sackbauer

Chris Neubecker

From: rolvail@aol.com
Sent: Sunday, September 17, 2017 4:48 PM
To: editor@vaildaily.com
Subject: Rezoning East Vail

I can understand Vail Resorts' desire for more employee housing, but unfortunately this is absolutely the wrong place if we value our community as environmentally sensitive. The south facing hillside here has been the primary wintering grounds for our large herd of Bighorn sheep, which very often can be seen feeding on most days in February and March. EverVail would be more appropriate for this housing.

We as a community must do some serious soul searching on why we came here and where we are headed. As we can see from our present parking limitations, bigger is not always better. Now, do we eliminate the wildlife that gives us such joy in order to repeat past mistakes and make matters even worse? Personally I feel we will come to regret it.

Respectfully,
Rol Hamelin

Chris Neubecker

From: Seth Ehrlich <seth@sosoutreach.org>
Sent: Tuesday, September 5, 2017 4:49 PM
To: Council Dist List
Subject: Support for East Vail Rezoning

Town of Vail Town Council,

As the debate continues regarding the East Vail parcel, I'd like to add my support for the rezoning for your consideration. The rezoning extends the opportunity for the Town of Vail to be a leader in identifying creative solutions and effectively engaging with partners to address the most significant challenge facing our community. The availability of workforce housing has reached a tipping point where the amenities and allure of our community can no longer overcome the shortage and cost of housing. This is particularly true when recruiting for entry to mid-level positions in the valley. I've personally seen the reduction of applicants for positions based on the challenges that exists to find housing. I've also had existing coworkers who are dedicated to being here see their housing security reduced based on the change from their housing to short-term rentals in the past year or significant increases in their renewal rates. As a result, they are questioning their ability to stay in the community. These are individuals who provide the level of service that people expect in the Vail Valley and that make our region what it is. If they move on, who will fill these roles?

It is through dedicated, deed-restricted, workforce housing that our entire community benefits. There is greater sustainability of housing and the opportunity for individuals to not only survive but to thrive in the valley. My wife and I are examples of people who benefited through a project like being proposed by securing a house in Miller Ranch eight years ago. We say to our friends that we won the lottery when we were provided the opportunity to purchase our home. It is singlehandedly the opportunity that has made it possible for me to remain in the community and to fully engage. I have had the opportunity to raise two kids and will be able to continue to give back across the community. You have the potential to create a similar development that will strengthen the fabric of our community and promote what we need to be successful.

I am frustrated by the challenges that exist to creating real solutions to the issues that are being faced. We're a community that wants it all, and the reality is that we need to approach it with different thinking to achieve it. You're doing it by considering this rezoning opportunity. Please move forward with its approval.

Thank you for your time.

Seth



Seth Ehrlich / Executive Director
PO Box 2020 / Avon, CO 81620
direct 970.926.9292 x 102 / **cell** 412.953.9622 / **fax** 970.306.0269
sosoutreach.org

From: [Seth Ehrlich](#)
To: [Council Dist List](#)
Subject: Support for East Vail Rezoning
Date: Tuesday, September 5, 2017 4:49:23 PM
Attachments: [image005.jpg](#)
[image006.jpg](#)

Town of Vail Town Council,

As the debate continues regarding the East Vail parcel, I'd like to add my support for the rezoning for your consideration. The rezoning extends the opportunity for the Town of Vail to be a leader in identifying creative solutions and effectively engaging with partners to address the most significant challenge facing our community. The availability of workforce housing has reached a tipping point where the amenities and allure of our community can no longer overcome the shortage and cost of housing. This is particularly true when recruiting for entry to mid-level positions in the valley. I've personally seen the reduction of applicants for positions based on the challenges that exists to find housing. I've also had existing coworkers who are dedicated to being here see their housing security reduced based on the change from their housing to short-term rentals in the past year or significant increases in their renewal rates. As a result, they are questioning their ability to stay in the community. These are individuals who provide the level of service that people expect in the Vail Valley and that make our region what it is. If they move on, who will fill these roles?

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Thank you for your time.

Seth



Seth Ehrlich / Executive Director
PO Box 2020 / Avon, CO 81620
direct 970.926.9292 x 102 / **cell** 412.953.9622 / **fax** 970.306.0269
sosoutreach.org
follow us @sosoutreach

As a Vail Homeowner who originally came to Vail and lived in the Apollo Park employee housing project I fully endorse Vail Resorts proposal to build a new employee housing project on the parcel of land the company owns located near the I-70 East Vail exit on the North Frontage Road. I can't envision a more perfect location for a new housing project since it is located on an isolated parcel near a bus stop that does not affect views of an existing neighborhood. Misinformation has been circulated that states this parcel of land is the last remaining wildlife corridor. Really? The proposed parcel borders both the two-lane North Frontage Road and four-lane I-70. I highly doubt this is an ideal wildlife corridor.

Providing affordable housing, in the upper valley, for individuals who work in our community should be a high priority for all of us who live in Vail. If you are retired or a second homeowner thus out of the employment market please think about all the "employees" you encounter on a daily basis. Imagine how much your quality of life and property values would be negatively affected if there were no employees?

"Employee" is not a 4-letter word. Instead it is a label for our friends and neighbors who live and work alongside the majority of us.

I hope there are many more affordable housing projects built, like Apollo Park and Pitkin Creek Park, that allow individuals, like me 40 years ago, to enter the Vail job market and become future friends and neighbors.

Susie Tjossem
1630 Buffehr Creek Road
Vail

From: [Patty McKenny](#)
To: [Chris Neubecker](#)
Cc: [Suzanne Silverthorn](#)
Subject: FW: No to East Vail rezoning
Date: Friday, September 22, 2017 12:46:31 PM

Patty McKenny
Town Clerk
Town of Vail
pmckenny@vailgov.com
970-479-2136

-----Original Message-----

From: Mike Griffin
Sent: Friday, September 22, 2017 10:49 AM
To: Council Dist List
Subject: FW: No to East Vail rezoning

From info@vailgov.com

-----Original Message-----

From: info@vailgov.com [<mailto:info@vailgov.com>]
Sent: Friday, September 22, 2017 10:46 AM
To: Info
Subject: No to East Vail rezoning

To the town council of Vail:

I am a 30 year owner/resident in East Vail, Colorado. I agree with Kim Langmaid. Please leave property natural.

Anne Robertson

Submitted By:

Name:: Anne Robertson
Telephone:: 9704762207
Email:: annegrob@yahoo.com

Submitted From:

<http://www.vailgov.com/contact>

From: [Patty McKenny](#)
To: [Chris Neubecker](#)
Cc: [Suzanne Silverthorn](#)
Subject: FW: Vail Rezone for Housing!
Date: Tuesday, September 19, 2017 12:53:24 PM

Patty McKenny
Town Clerk
Town of Vail
pmckenny@vailgov.com
970-479-2136

From: Elliot Wilton [mailto:etwilton@gmail.com]
Sent: Tuesday, September 19, 2017 12:16 PM
To: Council Dist List
Subject: Vail Rezone for Housing!

Hello Vail Town Council Members,

Thank you for taking time to review my email as I will not be able to attend the town council meeting tonight because I have to work.

I ask of the council to please move forward and accept the request by Vail Resorts Inc. to rezone the parcel of land that they own in order to provide some much needed housing for workers in this community. I have lived in Eagle County the last 7 years (Minturn) and worked in Vail for the last 6. Housing has become increasingly scarce and ever more expensive and as a result the community workforce as suffered. Each year it becomes harder and harder to attract quality workers and to keep those quality workers.

Vail Resorts has finally come through with a common sense solution that works, please do not let this opportunity slip by! I feel like there is a loud minority who wish to use their influence to stop this, I only ask that you review the facts and decide what's best for everyone.

Sincerely,

Elliot Wilton

From: [Shelley Bellm](#)
To: [Chris Neubecker](#); [Lynne Campbell](#)
Subject: FW: Vail Resorts Housing proposal
Date: Monday, September 18, 2017 6:23:42 PM
Attachments: [image001.png](#)

Shelley Bellm
Office Manager
Community Development Department



75 South Frontage Road
Vail, CO 81657
Office: 970.479.2325
vailgov.com



From: Lynne Rossman [mailto:lrossman970@gmail.com]
Sent: Monday, September 18, 2017 6:17 PM
To: CommDev; Council Dist List
Subject: Vail Resorts Housing proposal

Dear Members of the Vail Town Council;

I am a long term Vail resident (since 1985) and a proud Vail homeowner since 1993. From a personal and professional side (I have been in Human Resources for Vail since I arrived) everyday I see the passion that brings people like me and my husband to the Vail Valley and feel truly fortunate to have raised our daughter here. I also see the challenges that living in our valley present to those same people.

Over the past several years, I can attest to the great housing need that is facing our community. We are a special community that sees both year-round and seasonal housing needs and I'm proud of our Vail Town Council leadership to prioritize it's efforts around more for-sale as well as rental housing. I am very excited that my company is proposing to take private land it owns in East Vail, that is already zoned, and rezone it for more workforce housing not only for my colleagues but for the other employers in the valley trying to best serve our locals and guests. Our community needs the skills and commitment of all individuals in the variety of positions within our community that make it truly a special place. That includes teachers, nurses, firefighters, bus drivers and as well as lift operators, ski

instructors and ski patrol.

Vail Resorts is also about wildlife and this proposal to zone more than 17 acres Natural Area Protection District supports that effort. While this land has sat undeveloped for a long time, it is not open space. With so little available land left in Vail to develop, the location of this private piece of land, on a bus stop at the I-70 interchange, is really is a perfect solution for the wildlife and well as employers and potential residents.

Thank you for your attention and please continue your brave decision-making and support of the Vail Resorts application.

Sincerely,
Lynne Rossman
2773 Kinnikinnick Rd D4
Vail, CO

September 19, 2017

The Vail Town Council
75 South Frontage Road West
Vail, CO 81657

Re.: First Reading of Ordinance 13 Approving the Rezoning of Lot 1, East Vail
Workforce Housing Subdivision.

Mayor Chapin and Council Members,

Lack of housing – *regardless of affordability thresholds* - for lower and middle-income individuals and families continues to affect local economic, social and environmental conditions by placing increased burden on employers and employees. Cost of living, cost of housing, increased travel times on local roadways and the resultant loss of local economic productivity that comes from lack of housing near job centers are quantifiable; impacts to quality of life, the environment, and our social fabric are equally important but less tangible.

We respectfully suggest there are no perfect solutions to growth management, or to the ongoing housing issues affecting so many communities across the mountain west and we urge you to consider the merits of the requested zone district amendment that would permit the Applicant, Vail Resorts, Inc., to proceed with a transparent, public process to design and execute one *potential* solution to a larger problem affecting all of us in Eagle County in some way.

Land costs, public policies, changing demographics and market forces continue to pose barriers to local housing solutions; unchallenged NIMBYism is the multiplier that too often replaces sound discourse and the rational examination of alternatives with irrational fears, false narratives and self-serving objections.

Yet, proactive, inclusive communities such as the Town of Vail have proven time and again that when public and private interests are leveraged, and alternatives are weighed against publicly guiding planning principles and policies, the best can be made of limited and unique opportunities towards solutions that benefit the larger community.

Importantly for the Town, VRI proposes a potential solution that, although not ideal in many minds, has the potential to address several key policy objectives of the Town.

Geologic hazards and potential wildlife concerns have clearly informed the designation of proposed Housing and Natural Preservation Area zoning on the subject property, leading to the previously unforeseen opportunity to preserve significant areas for conservation purposes; such factors will no doubt impact any future design put forth by VRI.

The opportunity at hand, then, for the Town involves a relatively low-risk approval of the rezoning request - to permit further, transparent and inclusive examination of alternatives and solutions that have yet to be envisioned.

In closing, we urge you to support an important opportunity for our community's future and approve the proposed zoning amendment.

Sincerely,

Mick Daly; Executive Board, Eagle Chamber of Commerce

Michael Glass; President, Alpine Bank

Michael A. Hazard AIA; Principal, Michael Hazard Associates Architects

Elyse Howard; Development Director; Habitat for Humanity Vail Valley

Scott Hunn AICP; President, Hunn Planning & Policy

Dr. Bobby Lipnick MD MBA LEED AP, Vail Symposium Program Committee

Molly Morales; Property Manager & Housing Coordinator, Vail Valley Medical Center

Erik Williams; Director of Community Development, Vail Valley Partnership

Kim Bell Williams; Interim Housing Director, Eagle County

Chris Romer; President/CEO, Vail Valley Partnership

From: [David Ruttum](#)
To: [Council Dist List](#)
Subject: Vote tomorrow
Date: Monday, September 18, 2017 10:44:53 AM

Town Council,

I am disappointed in the Town Council because I perceive that you are not listening to Town of Vail residents. I perceive that you are listening to Vail resorts and residents of communities down valley. We residents of Vail DO NOT support Vail Resorts East Vail housing proposal. This proposal will negatively affect Town of Vail residents (people, animals, and vegetation). The only people that will benefit are those that live elsewhere. The town Council is beholden to represent our interests and not outside interests. Please vote NO on tomorrow's East Vail housing proposal.

David Ruttum
1388 Buffehr Creek Road
Vail