



December 12, 2017

Town Council  
Town of Vail  
75 South Frontage Road  
Vail, Colorado 81657

Re: Response to Comments from First Reading on Mountain View SDD

Dear Town Council Members:

Thank you for your consideration of the Mountain View SDD. I am writing to provide a response to comments from the Town Council at the hearing on December 5 and to provide an update to our proposal for your consideration.

We believe our application materials and the staff memorandum to the PEC dated October 23, 2017 provide excellent justification for the proposed SDD, including how the proposal complies with the 9 Design Criteria and how the proposed public benefits of the project outweigh any adverse effects of the proposed deviations from the development standards of the underlying zone district.

To summarize the Town Council's comments from December 5th, we believe your comments primarily focused on the following: provide some additional employee housing; provide some balconies to the employee units on the south side of the building to improve their livability; and either eliminate or provide some level of energy offset of the Town's heated sidewalk in front of the proposed building.

Below are our responses to these three comments:

1. Additional Employee Housing.

- The proposed project provides a significant level of public benefit with the provision of 15 deed restricted employee housing units (restricted in perpetuity) provided on-site and within the Vail Village. The proposed floor area of the employee housing units is 13,992 sq. ft. as compared to the floor area of the free market units at 32,687 sq. ft. The town's minimum requirement for on-site employee housing is 3,268.7 sq. ft. or 5% of the free-market GRFA, while our design incorporates approximately 43% of the free market GRFA, onsite.
- The applicant cannot agree to convert any additional space within the building from a free market unit or lock-off to EHU as the level of condo sales are needed to support the overall project. However, in response to the request for additional public benefit in the form of employee housing, the applicant is proposing to provide a fee-in-lieu of \$130,000 to the Town's housing account. The Town's recent deed restriction acquisition cost is approximately \$65,000 for a 600 sq. ft. unit on average. Therefore the proposed additional fee of \$130,000 represents approximately two additional units of 600 sq. ft. each within the Town of Vail.

- We hope that you will agree that the proposed fee equating to approximately two (2) EHUs is a sufficient increase, especially when coupled with the proposed 15 EHUs within the project. The result of 17 EHUs for the benefit of the public is unprecedented for a project of this size in the Town.

## 2. Balconies for employee units.

- Several of the Town Council members mentioned that the livability of the employee housing units could be improved with the addition of balconies on the south elevation so that occupants have some access to additional light and air. We have revised the floor plans and the south elevation of the building to provide juliet balconies on all of these EHUs. These balconies will allow the occupants to open the glass door to the balcony and experience additional light and air.
- In addition, the lobby area proposed on the second floor of the building will be a space that can be used by the occupants to meet and socialize within the building. The lobby includes a large outdoor deck area where residents can be outside, sit, and socialize. This lobby area and related deck space is an additional amenity that the residents have to enjoy on-site.

## 3. Heated sidewalk offset.

- The project includes a heated 10' wide sidewalk in front of the building along the South Frontage Road. At the first reading on December 5th, several members of the Town Council expressed concern over the heated sidewalk.
- We are proposing that the heated sidewalk remain, but that the energy consumption will be partially offset by the use of on-building solar panels. We have estimated that a 20 kW system is required to run the snowmelt system during the winter months on our portion of the proposed sidewalk. After evaluation with a solar consultant and our architect, the maximum we are able to accommodate is a 10 kW solar system on the roof of the building, thereby offsetting 50% of the energy necessary to snowmelt the sidewalk. The location of the proposed solar panels would be designed to limit the visual impact from neighboring properties. We are dedicated to making our project environmentally friendly through this solar effort and through our commitment to score as high as possible on the Green Globes scale.

There was an additional request to understand the heights of buildings within the Vail Village area. The graphic we presented showed the number of stories of buildings throughout the Vail Village area. The Town staff has agreed to provide this graphic in response to this comment.

We hope that you will agree that our responses are sufficient and act to enhance the public benefits of the project. We look forward to the second reading of the ordinance on December 19.

Attached please find the revised south elevation and the revised floor plans for Level 1 and 2 of the building showing the proposed balconies.

Sincerely,



Dominic F. Mauriello, AICP  
Principal



south elevation comparison



Design Prior to 12-5-17 Town Council Meeting



Revised Design



south elevation



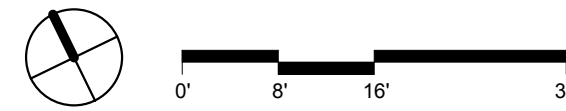
359  
DESIGN

MOUNTAIN VIEW\_ VAIL, CO  
Design Development \ \ December 2017





**3 Level 3**  
1/16" = 1'-0"

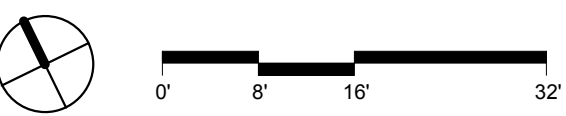


**2 Level 2**  
1/16" = 1'-0"



- COMMON
- COMMON STORAGE
- EHU
- FOR SALE
- LOCK OFF

**1 Level 1**  
1/16" = 1'-0"



**Area Schedule (GRFA) Level 3**

TYPE	UNIT	Area
Level 3		
FOR SALE	UNIT 301	1864 SF
FOR SALE	UNIT 302	1262 SF
FOR SALE	UNIT 303	1504 SF
FOR SALE	UNIT 304	1200 SF
FOR SALE	UNIT 305	1538 SF
FOR SALE	UNIT 306	1332 SF
FOR SALE: 6		8701 SF
LOCK OFF	UNIT 301 - LO	377 SF
LOCK OFF	UNIT 302 - LO	461 SF
LOCK OFF	UNIT 302 - LO 2	275 SF
LOCK OFF	UNIT 303 - LO	1999 SF
LOCK OFF	UNIT 304 - LO	309 SF
LOCK OFF	UNIT 305 - LO	368 SF
LOCK OFF	UNIT 306 - LO	377 SF
LOCK OFF: 7		2167 SF
Grand total: 13		10869 SF

**Area Schedule (GRFA) Level 2**

TYPE	UNIT	Area	Comments
Level 2			
EHU	EHU-K	1191 SF	2 BEDROOM
EHU	EHU-L	430 SF	STUDIO
EHU	EHU-M	733 SF	1 BEDROOM
EHU	EHU-N	1016 SF	2 BEDROOM
EHU	EHU-O	835 SF	1 BEDROOM
EHU	EHU-P	1192 SF	2 BEDROOM
EHU: 6		5398 SF	
FOR SALE	UNIT 204	1205 SF	
FOR SALE	UNIT 205	1201 SF	
FOR SALE	UNIT 206	1300 SF	
FOR SALE: 3		3705 SF	
LOCK OFF	UNIT 204 - LO	420 SF	
LOCK OFF	UNIT 205 - LO	410 SF	
LOCK OFF	UNIT 205 - LO - 2	415 SF	
LOCK OFF	UNIT 206 - LO	430 SF	
LOCK OFF: 4		1675 SF	

**Area Schedule (GRFA) Level 1**

TYPE	UNIT	Area	Comments
Level 1			
EHU	EHU-A	1185 SF	2 BEDROOM
EHU	EHU-B	455 SF	STUDIO
EHU	EHU-C	826 SF	1 BEDROOM
EHU	EHU-D	1167 SF	2 BEDROOM
EHU	EHU-E	1197 SF	2 BEDROOM
EHU	EHU-F	825 SF	1 BEDROOM
EHU	EHU-G	1089 SF	2 BEDROOM
EHU	EHU-H	1107 SF	2 BEDROOM
EHU	EHU-I	818 SF	1 BEDROOM
EHU: 9		8669 SF	

**(GRFA) Unit 301**

TYPE	UNIT	Area
FOR SALE	UNIT 301	1864 SF
LOCK OFF	UNIT 301 - LO	377 SF
		2241 SF

**(GRFA) Unit 302**

TYPE	UNIT	Area
FOR SALE	UNIT 302	1262 SF
LOCK OFF	UNIT 302 - LO	461 SF
LOCK OFF	UNIT 302 - LO 2	275 SF
		1999 SF

**(GRFA) Unit 303**

TYPE	UNIT	Area
FOR SALE	UNIT 303	1504 SF
LOCK OFF	UNIT 303 - LO	0 SF
		1504 SF

**(GRFA) Unit 304**

TYPE	UNIT	Area
FOR SALE	UNIT 304	1200 SF
LOCK OFF	UNIT 304 - LO	309 SF
		1509 SF

**(GRFA) Unit 305**

TYPE	UNIT	Area
FOR SALE	UNIT 305	1538 SF
LOCK OFF	UNIT 305 - LO	368 SF
		1906 SF

**(GRFA) Unit 306**

TYPE	UNIT	Area
FOR SALE	UNIT 306	1332 SF
LOCK OFF	UNIT 306 - LO	377 SF
		1709 SF

**(GRFA) Unit 204**

TYPE	UNIT	Area
FOR SALE	UNIT 204	1205 SF
LOCK OFF	UNIT 204 - LO	420 SF
		1625 SF

**(GRFA) Unit 205**

TYPE	UNIT	Area
FOR SALE	UNIT 205	1201 SF
LOCK OFF	UNIT 205 - LO	410 SF
LOCK OFF	UNIT 205 - LO - 2	415 SF
		2026 SF

**(GRFA) Unit 206**

TYPE	UNIT	Area
FOR SALE	UNIT 206	1300 SF
LOCK OFF	UNIT 206 - LO	430 SF
		1729 SF

TOWN STAMP

**359**  
DESIGN

3630 OSAGE STREET  
DENVER, CO 80211  
720.512.3437

DISCIPLINE STAMP

**VAIL MOUNTAIN VIEW**  
**PHASE II**  
434 SOUTH FRONTAGE ROAD EAST,  
VAIL, CO 81657

REVISION		
No.	Description	Date

PROJECT NUMBER 17021  
ISSUE DATE 11/22/2017

ISSUE  
**VAIL MOUNTAIN VIEW**  
**DD UPDATE**

SHEET TITLE  
**GRFA PLANS- Building**

SHEET NO.  
**A2.07**