

# *Mountain View Residences Phase II*

Community Development Department



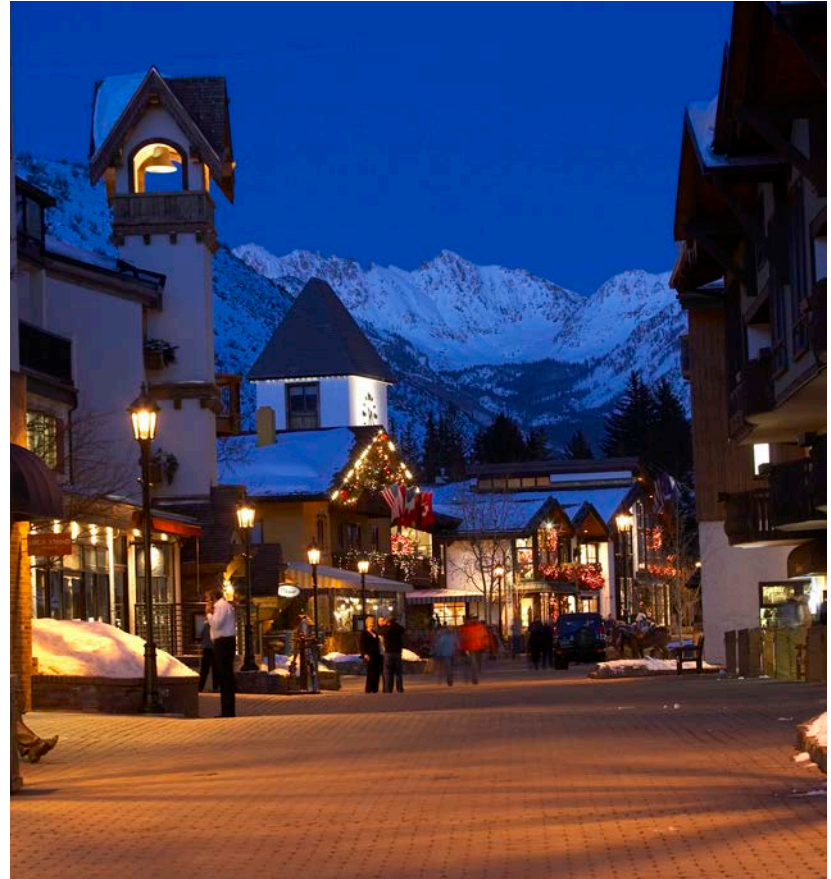
December 19, 2017

# *Mountain View Phase II*

## Community Development Department

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# *Mountain View Phase II*

## Project Components

15 Dwelling Units with  
20 Attached Accommodation Units

15 Type III Employee Housing Units

Related Site Improvements

Existing Parking



# *Mountain View Phase II*

**Town Council Concerns, First Reading, December 5, 2018**

1. Additional Employee Housing Units/Public Benefit
2. Opportunities for Outdoor Living Space/Balconies for south facing EHUs
3. Offset for Energy Usage for Heated Sidewalk



# Mountain View Phase II

## Additional Employee Housing Units/Public Benefit

### Council Concern:

Proposed ratio of square footage of EHUs to Market Rate Condominiums is 43%

$$\frac{13,922}{32,687} = 43\%$$

Due to the deviations proposed, members of the council requested a ratio closer to **50%**. An idea was proposed to convert two (2) proposed market rate units to EHUs

### Applicant's Response:

The economics of the project do not support the conversion of market rate units to EHUs. Alternatively, the applicant proposes a financial contribution of \$130,000.00. Based on the Town of Vail's recent deed restriction acquisitions, the applicant equates this to two (2) 600 square foot units, on average. This would result in a ratio of 46%

$$\frac{13,922+1,200}{32,687} = 46\%$$

# Mountain View Phase II

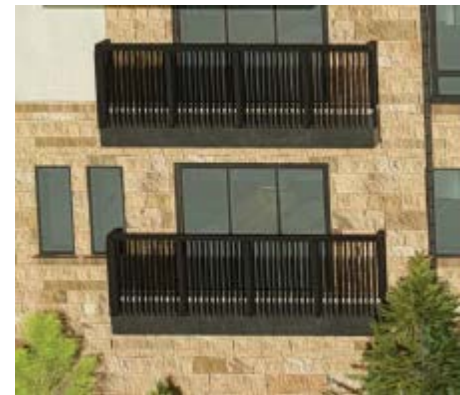
## Opportunities for Outdoor Living Space/Balconies for South Facing EHUs

### Council Concern:

In contrast to the market rate units or the north facing EHUs, the south facing EHUs have no balconies or other opportunities for outdoor living. In the interest of creating a balanced community, all residents should have opportunities for outdoor living.

### Applicant's Response:

The south facing EHUs have been modified to include Juliet Style balconies.



In addition, all residents have access to the second floor lobby area that includes a large outdoor deck.

# *Mountain View Phase II*

## Offset for Energy Usage for Heated Sidewalk

### Council Concern:

In light of environmental concerns, members of council recommended that the proposed energy required for the heated sidewalk be offset by renewable energy.

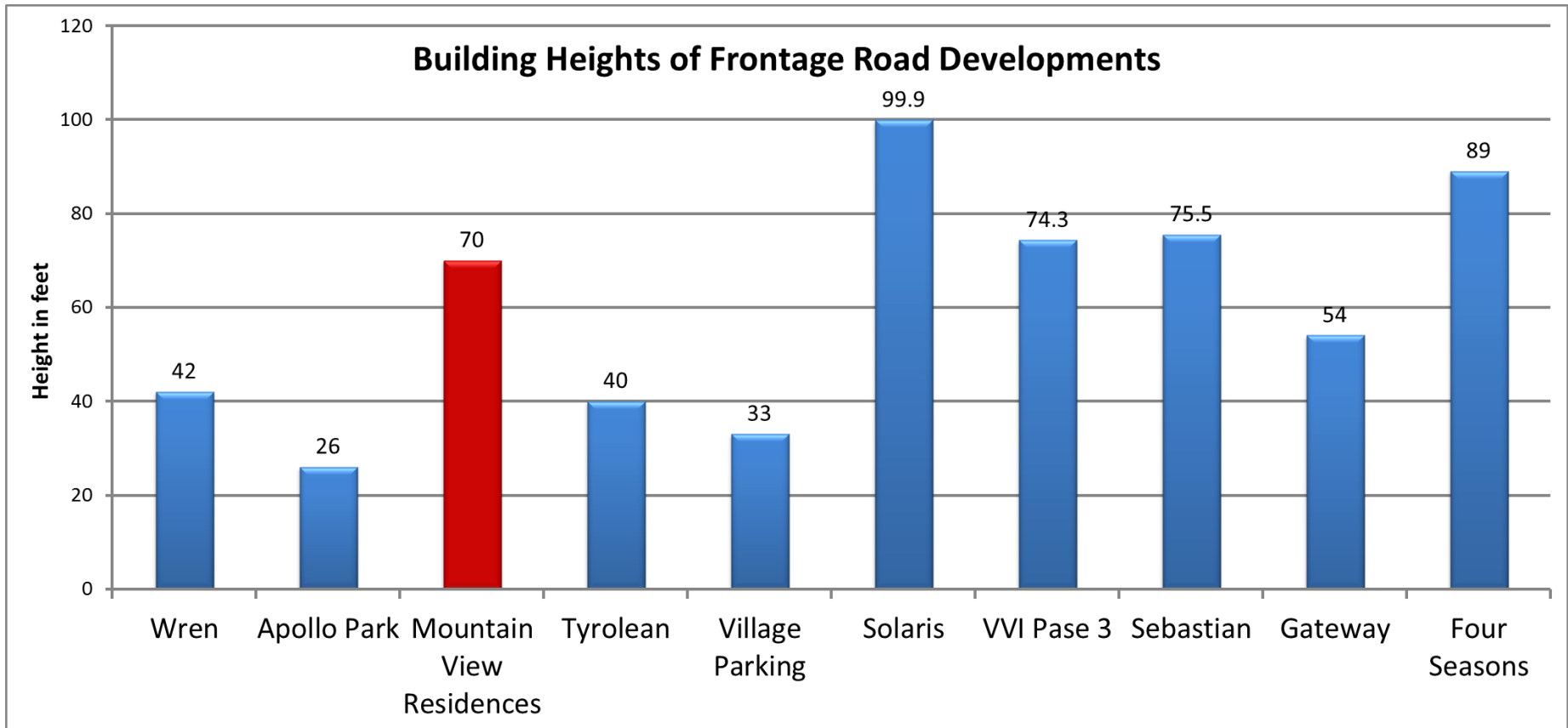
### Applicant's Response:

The proposed heated sidewalk would require a 20 kW solar system in order for a 100% offset. Per the solar consultant and project architect, the maximum system that can be supported on the Phase II structure is 10 kW, resulting in a 50% offset.

In addition, the applicant is dedicated to an environmentally friendly project through its Green Globe commitment in addition to the solar offset.

# Mountain View Phase II

## Building Height Comparison





# Mountain View Phase II

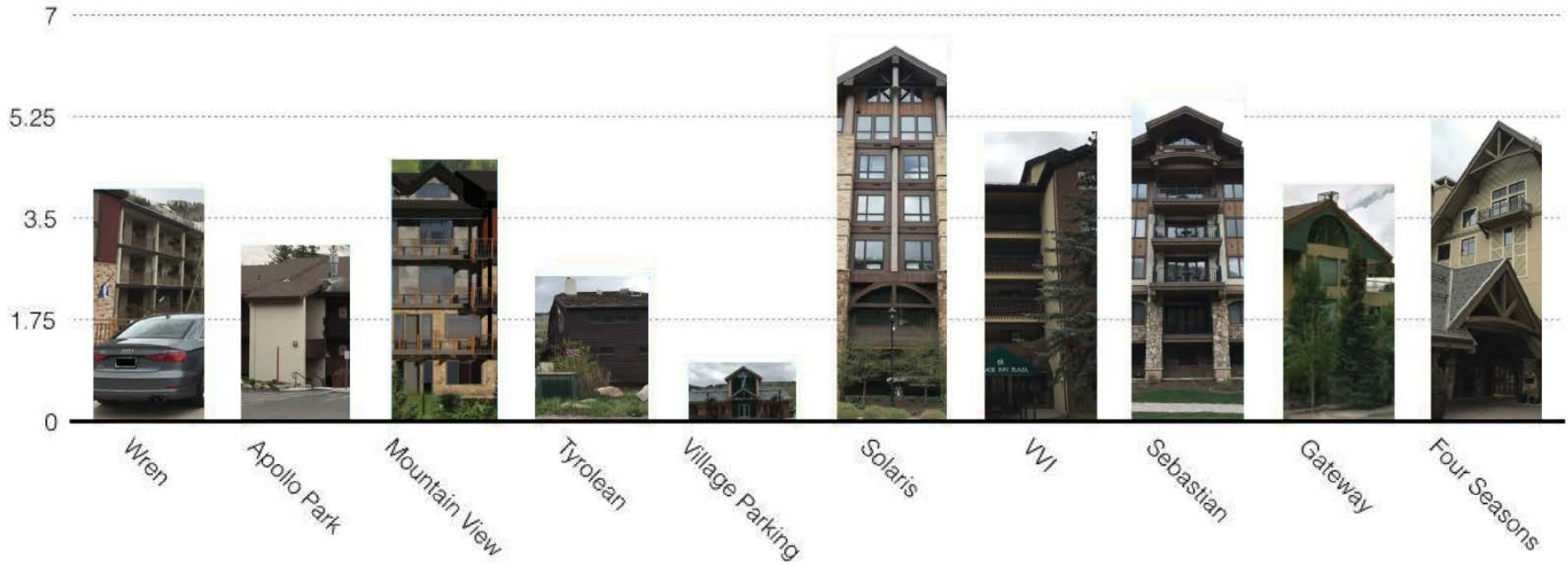
## Building Height Comparison

HEIGHT

TALLER BUILDINGS ALONG FRONTAGE RD

BUILDINGS STEP DOWN AT STREETS & ROUNDABOUT

CONSISTENT WITH RECENT APPROVALS



# *Mountain View Phase II*

## Additional Conditions of Approval

If the Town Council were to approve SDD No. 43, Mountain View Residences on Second Reading, staff would recommend the following additional conditions of approval in addition to those contained within Ordinance No. 9, Series of 2017.

1. The applicant shall provide the Town of Vail with a cash contribution of \$130,000.00 to the Town of Vail Housing Fund prior to issuance of any building permit for the project.
2. Prior to submitting for DRB approval, the building plans shall be amended to include, at a minimum, all Juliet Style balconies as shown on plan sheet labeled “south elevation” from 359 Design dated December 2017 and included as Attachment A to the Town Council Memorandum dated December 19, 2017.
3. Prior to submitting for DRB approval, the building plans shall be amended to include, at a minimum, a 10 kW roof mounted solar system designed to offset 50% or more of the energy consumed by the snowmelted sidewalk from the eastern property line to Vail Road.

