

## MEMORANDUM

To: Vail Town Council

From: George Ruther, Housing Director

Date: September 18, 2018

Subject: Initial Findings of the West Middle Creek Development Feasibility Report Presentation and Discussion. (Middle Creek Subdivision)

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### **I. Purpose**

The purpose of this memorandum is to present the initial findings of the West Middle Creek Development Feasibility Report (the "Report"). The Report was prepared at the direction of the Vail Town Council to better understand the feasibility of multi-family residential development on the West Middle Creek Site and to obtain additional objective information and data.

### **II. Report Summary**

The Report outlines the feasibility of residential development on the site and proposes likely development challenges and considerations which must be more fully evaluated. In summary, residential development on the site is feasible provided a series of challenges can be overcome or otherwise responsibly mitigated. Those challenges include:

- Topography
- Vehicle access
- Site retaining
- Soil stability
- Cost of construction
- Geologic hazards

A copy of the West Middle Creek Development Feasibility Report was been attached for reference.

### **III. Background**

A preliminary site feasibility study was completed for Tract A, Middle Creek Subdivision in December of 2107. In summary, the 27- page study examined the opportunities and constraints of development on the property utilizing public record information found on the Town's GIS. Areas of analysis included: land use, zoning, pedestrian/vehicular circulation, geologic hazards, wildlife habitat, floodplain, utilities and open space. The study did not include more in depth objective analysis such as boundary survey, site specific topographic data, suitability of soils, vehicular access information, flood plain data, emergency vehicle requirements, constructability, site planning considerations, CDOT requirements, etc.

On direction received from the Vail Town Council on May 15, 2018, the Town's Housing Department staff contracted the professional services of Pierce Architects to lead the West Middle Creek

Development Feasibility Report project. The cost of the work was completed under the budgeted amount.

**IV. Town Council Request**

**What additional information, if any, does the Town Council need to make a determination about future and potential uses of the West Middle Creek Parcel for residential development (Tract A, Middle Creek Subdivision)?**