
III. CRITERIA FOR REVIEW

Section 12-9A-2: DEFINITIONS, Vail Town Code defines a Major Amendment as follows:

Any proposal to change uses; increase gross residential floor area; change the number of dwelling or accommodation units; modify, enlarge or expand any approved special development district (other than "minor amendments" as defined in this section), except as provided under section 12-15-4, "Interior Conversions", or 12-15-5, "Additional Gross Residential Floor Area (250 Ordinance)", of this title.

Section 12-9A-8: DESIGN CRITERIA AND NECESSARY FINDINGS, Vail Town Code, provides the criteria for review of a Major Amendment to a Special Development District. These criteria have been provided below, along with an analysis of how this proposal complies with these criteria:

1. *Compatibility: Design compatibility and sensitivity to the immediate environment, neighborhood and adjacent properties relative to architectural design, scale, bulk, building height, buffer zones, identity, character, visual integrity and orientation.*

Applicant Response: The proposed home has been to the Design Review Board for a conceptual review and the Board was supportive of the design direction. Bulk and mass is sensitive to the environment and neighborhood. The proposed home is well below allowable height, with the lowest level of the home partially below-grade, and the main level generally at grade. There is no upper level. The home has been designed to disappear into the aspen forest behind the lot. It has a planted green roof and elements of aspen trees incorporated into the home with the design goal of creating a "house in a forest." Buffer zones are preserved, with landscaping along the access road remaining and enhanced, limiting the visibility of the site from I-70



Winter view and Summer view of the proposed home. The design looks to incorporate natural elements and disappear into the aspen grove behind the property.