

October 10, 2018

Tricia and Steven Vath
1044 Homestake Circle
Vail, Colorado 81657

Town Council:

Proposed New Construction: DRB 18-0271 – 1012 Eagles Nest Circle
October 16

I am writing in regards to the proposed construction at 1012 Eagles Nest Circle. My wife and I bought our home at 1044 Homestake Circle in 2012. The Eagles Nest lot is in direct vision from our house. While we are one of the newer families to the area, we concur with the sentiments of many of our more tenured neighbors who desire to protect the traditional Alpine character of our neighborhood. After reviewing the architectural drawings, it seems that the proposed house is not compatible with existing neighborhood structures, their surroundings or with the Vail environment. I realize change is inevitable and that new homes will not continue to appear the same as those built in the 60's and 70's. But this proposed departure from the traditional Vail architecture of the area is not only antithetical to the spirit of Vail's code (Title 14, Chapter 10-2), but I feel will ultimately deteriorate the character of neighborhood and diminish the allure of homeownership for the kinds of families that have resided in the Golf Course community during the last 50 years.

I bought 1044 Homestake Circle because it fulfilled a dream of mine since I was a child and first visited Vail from New Jersey in 1982. I fell in love with the feeling of Vail back then. I finally moved to Colorado in 2004 and eventually realized my goal to join the Vail community as a homeowner. I did not buy this property as an investment. This is a sacred family gathering place for me and intended to be that way for many generations of my family to come. I would have had no interest in such an heirloom in the classic, Austrian-inspired town of Vail had the neighborhood been transitioned to modernized duplexes. I see such wonderful long-term benefits to preserving the identity of our neighborhood and very little long-term benefit condoning its transition to non-traditional investment projects.

I worry about the striking potential parallel I see between this proposed trend in the Vail Golf Course and what occurred in the Highlands neighborhood of Denver in the early 2000s. The Highlands had been a desirable neighborhood since the mid-90s and was one of the few areas in the country where home values actually rose during the housing recession. We owned a home there from 2004 to 2008 and coveted the region for its old Denver charm with bungalows, Denver squares, and quaint Victorian homes. We also cherished its premier location just outside of Denver's many amenities. While we lived there, we watched old homes get snatched up by investors and converted to new, boxy, loft style duplexes. Many developers and "house flippers" cashed in as they transformed the appearance and demographic of the neighborhood. After several years of this metamorphosis, the community was finally able to convince the town to prohibit any further creation of these modern, investment-oriented duplexes, but it was too late. The feel of the neighborhood was changed forever. I hope that this does not happen to the Vail Golf Course.

Thank you for considering our point of view.

Sincerely,
Steven and Tricia Vath