

August 6, 2019

Mr. Chris Neubecker
Town of Vail Planning Department
75 S. Frontage Road
Vail, CO 81657

Re: Booth Heights PEC and Staff Development Plan Revision Summary

Dear Chris,

Outlined below please find a description of the plan modifications to the Booth Heights Development Plan Application that we have made based on Staff and PEC review of the plan.

A.000 Revised Sheet Index

A.002 Program Summary: Revised Program Summary with new square footage and GRFA totals with more than 70% of the total proposed GRFA as Employee Housing Units. Please note that we are proposing the bus stop requested by public works for pedestrian and vehicular safety. See proposed sequence of construction from west to east which will be required to maintain at least a 70% EHU : 30% Dwelling Unit split as buildings receive certificate of occupancy throughout construction.

A.004 Landscape Coverage: See new landscape coverage tabulations which total 57% of the Housing District Parcel.

A.005 Snow Storage Diagram: See new snow storage coverage tabulations including removal of areas above retaining walls. Snow storage areas total 37% as shown with additional potential storage at the southwest corner of the apartment park lot and the far east end of the townhomes.

A.006 Parking Diagram: See new parking diagram with parking for apartments increased from 45 to 60 spaces and total spaces increased from 139 to 156 spaces. The ratio for parking at the apartments is 1.43 spaces per unit which is higher than the two most recently developed locals' apartments at Lions Ridge (1.35:1) and First Chair (1:1), and higher than the observed parking usage at several Vail locals' housing complexes as noted in Triumph's 7.22.19 PEC Presentation. At the project level, the development also meets the Town's required parking ratios. These totals are also in excess of what Vail Resorts experiences from its other employees. With this precedent, the applicant believes this parking ratio is more than adequate for a rental project that can be controlled through leases and with a parking management plan. See table below.

Units	Units	GRFA	TOV Code Pkg / Unit	TOV Code Parking	Parking Proposed	Ratio
EHU - Downhill TH A - 2BR	8	1,300	2.0	16.0		
EHU - Downhill TH B - 3BR	7	1,600	2.0	14.0		
EHU - Uphill TH A - 2BR	2	1,315	2.0	4.0		
EHU - Uphill TH B - 3BR	2	1,780	2.0	4.0		
DU - TH B - 3BR	6	1,950	2.0	12.0		
DU - TH A - 3BR	6	2,110	2.5	15.0		
Townhouse Total	31			65.0	96	3.10
EHU - Multifamily - 2BR	42	835	2.0	84.0		
Apartment Total	42			84.0	60	1.43
Total	73			149.0	156	2.14

A.007 Lighting Plan: Added light at the new bus stop and included pole height detail.

A.009 Building Height Diagram: See revised building height diagram.

A.100 through A.102 Multifamily GRFA Plan: See revised garden level basement design that was revised to take into account existing grades and excavation efficiencies. See revised GRFA table with new square footages.

A.110 through A.112 Multifamily Elevations: See revised elevations that include steps between Buildings 1, 2 and 3 to account for proposed grade. Elevations include future solar locations on southern exposure.

A.200 through A.210 Market Rate GRFA Plan and Elevations: See revised drawings and elevations for revised market rate unit buildings A through C. The size of the market rate units was decreased to make the 70% EHU / 30% Market Rate GRFA splits correct. Added separate GRFA total sheets for Building A, B and C and adjusted square footage totals for the above. Future solar locations on the south facing roofs have been added.

A.300 and A.310 Deed-restricted Townhome (Uphill) GRFA Plan and Elevations: See revised drawings and elevations for Building D. The size of the end units were adjusted slightly. The roof color was adjusted to match the other building and the garage door color was changed at the recommendation of staff. Future solar locations on the south facing roofs have been added.

A.400 through A.415 Deed-restricted Townhome (Downhill) GRFA Plans and Elevations: See revised drawings and elevations for Buildings E through H. Added separate GRFA total sheets for Building E, F

G and H. Garage door color was adjusted at the request of staff. Added a new elevation for unit H which is only three units which was not detailed in the initial submission. Future solar locations on the south facing roofs have been added.

A.490 Typical Window Trim Details: Added sheet at the request of staff.

A.500 through A.512: Added project level elevations and renderings at PEC's request.

A.600 through A.603: Added site sections at PEC's request.

A.951 through A.960: Added sheets with dumpsters and bus stop design details. Added a note clarifying all trash for townhomes must be kept the units' garage.

C2.0 Site Layout: See revised site layout which includes the relocated bus stop to the option that is preferred by public works at the west end of the site and new parking lot configuration increasing the parking count as discussed above. Applicant has not proposed a path along the frontage road due to wildlife recommendations and lack of paths or sidewalks to the east and the west.

C3.0 Grading and Drainage Plan West: Adjusted entrance and added bus stop at the west of the site. Adjusted location of access to the Katsos Ranch Rd. rockfall berm. Added and modified retaining walls at the northeast parking to create perpendicular parking spaces. Adjusted access to the garden level apartments to adjust retaining walls away from the property line and create opportunities to preserve trees.

C3.1 Grading and Drainage Plan West: Shifted uphill TH units to the west slightly away from steep grade. Added details on retaining wall grading in the front setback at the landscape stairs to the current bus stop to the east and confirmed that all are less than 3' allowed in the front setback.

C4.0 Prelim Storm Sewer West: Adjusted storm drainage routing and plan at the location of the old bus stop. Adjusted storm drainage above the proposed rockfall retention berm.

C4.1 Prelim Storm Sewer East: Adjusted storm drainage routing from the TH road. Adjusted storm drainage above the proposed rockfall retention berm.

C5.0 through C7.0 Misc. Civil Drawings: Minor adjustments to utilities and construction stormwater plan due to revised building locations.

L0.0 Existing Tree Removal Plan – Adjusted tree removal plan so that trees outside property lines will not be removed, as well as trees in front of the adjusted retaining walls at Building 2 and 3.

L1.0 through 1.2 Landscape Drawings: Adjusted landscaping for revised site plan and bus stop. Added landscape buffering at the northwest corner of the site. Added Landscape buffering at the proposed bus stop. Removal of the wildlife fence at the recommendation of TOV's wildlife biologists. Added note to include native shrubs only in the landscaping of the new rockfall berm.

L1.3 Park Enlargement Plan: Replaced gas with charcoal grill. Replaced gas fire pit with casual seating area.

L1.4. Adjusted plant types including trees and grass seeding types based on staff recommendations.