

DRAFT

Booth Heights Neighborhood  
At the East Vail Workforce Housing Subdivision

Approved Development Plan

Adopted by the  
Town of Vail  
Planning and Environmental Commission

August 22, 2019

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I. Statement of Intent

The purpose of the Booth Heights Approved Development Plan is to facilitate the development of the Lot 1 of the East Vail Workforce Housing Subdivision located at 3700 N. Frontage Road in Vail, Colorado.

Booth Heights, in keeping with the purpose of the underlying Housing District at the Booth Heights Parcel, will be a mixture of rental and for-sale homes with more than 70% of the residential square footage built as Employee Housing Units (“EHU” or “EHUs”) and 30% of the residential square footage built as market-rate homes that will generate the financial subsidy needed to develop the neighborhood. To that end, Booth Heights proposes 61 total residences comprised of 30 EHU apartments, 19 EHU townhomes, and 12 market-rate townhomes spread across a total of 11 buildings. The apartments are a mix of two-bedroom and four-bedroom homes with surface parking. The townhomes will be a mix of two and three-bedroom homes with one car garages, driveways with outdoor parking spaces, and private outdoor space at the rear of most units. The apartments will have separate ground floor storage for bikes and outdoor equipment. There will also be an outdoor community picnic and barbeque area and low maintenance and low water landscaping.

In conjunction with the development of the Booth Heights Parcel, the adjacent Natural Area Preservation will be enhanced for wildlife and set aside for open space through a conservation easement as discussed in the Development Application.

The proposed development plan requires no variances from the development standards prescribed by the Housing Zone District. Building height, density and GRFA are approved herein by Planning and Environmental Commission (“PEC”).

Development of Booth Heights and the East Vail Workforce Housing Subdivision is intended to achieve and advance the following goals:

- Develop 49 new Employee Housing Units along with 12 Dwelling Units to subsidize the development.
- Create a vibrant and diverse neighborhood that includes both a mix of rental and for-sale housing as well as a variety of desirable and marketable homes for a wide range of residents.
- Enhance and permanently set aside 17.9 acres of Natural Area Preservation for Wildlife
- Build responsibly given the existing site configuration, topography and environment
- Develop an architecturally attractive community that combines modern design aesthetic and the Town of Vail’s design standards in a manner that is attractive and affordable to locals
- Develop a community that helps meet the Town of Vail’s goals for encouraging the use of public transit by its residents and workers.

## II. Approved Development Plan

This Approved Development Plan has been prepared in accordance with the provisions of Section 12-6I of the Zoning Regulations of the Town of Vail. The Booth Heights Development Plan shall include this document and the attached Development Plan Set as identified in the Exhibits section of this memo (PEC19-0018).

## III. General Information

Booth Heights is to be developed to meet the growing demand for rental and for-sale, deed restricted employee housing in Vail. To that end, a mix of housing product types that are desirable in the eyes of both tenants and home-owners and financially feasible for the developer is the intended outcome of the Booth Heights development.

The approved development plan, along with the applicable land use regulations contained in the Town's Zoning Regulations, become the principal governing documents for land use and dimensional requirements and limitations on the property. The development plan shall remain in effect for the life of the development, and may be amended from time to time, as deemed appropriate, as part of an established development review process. The Town of Vail Zoning Regulations, in effect at the time of adoption, shall prevail in the event that the Approved Development Plan is silent on a particular requirement. In the event that the Approved Development Plan is in conflict with Town of Vail Zoning Regulations, the Approved Development Plan shall prevail.

## IV. Definitions

**Approved Development Plan:** The set of development plans approved by the Town of Vail PEC on August 26, 2019 entitling development on the Booth Heights Parcel.

**Booth Heights Parcel:** The parcel of land legally described as Lot 1 of the East Vail Workforce Housing Subdivision, Town of Vail, County of Eagle, State of Colorado.

**Natural Area Preservation Parcel:** The parcel of land legally described as Tract A of the East Vail Workforce Housing Subdivision, Town of Vail, County of Eagle, State of Colorado.

**East Vail Workforce Housing Subdivision:** The Booth Heights Parcel and Natural Area Preservation Parcels together.

**Applicant:** Triumph Development West, LLC, and its representatives, heirs, successors and assigns.

## V. Development Standards

According to the Official Zoning Map of the Town of Vail, the Booth Heights Parcel is zoned Housing (H) District. The Natural Area Preservation Parcel is zoned as Natural Area Preservation (NAP) District. Development on the Booth Heights Parcel shall be governed by the following development standards:

### A. PERMITTED USES:

Permitted uses for the Booth Heights Parcel shall be those uses identified in the Approved Development Plan as outlined in Section 12-6I-2: Permitted Uses, Vail Town Code, including Employee Housing units, open space, and recreation.

**B. CONDITIONAL USES:**

Conditional uses for the Booth Heights Parcel shall be those uses identified in the Approved Development Plan as outlined Section 12-6I-3: Conditional Uses, Vail Town Code, including Dwelling Units.

**C. ACCESSORY USES:**

Accessory uses for the Booth Heights Parcel shall be those uses identified in the Approved Development Plan as outlined Section 12-6I-4: Accessory Uses, Vail Town Code including parking, recreational amenities, and rockfall mitigation facilities.

**D. SETBACKS:**

Setbacks for the Booth Heights Parcel shall be as shown on the Approved Development Plan.

**E. SITE COVERAGE:**

Site Coverage for the Booth Heights Parcel shall be a maximum of 39,500 square feet of the total site area.

**F. LANDSCAPING AND SITE DEVELOPMENT:**

Minimum landscaping for the Booth Heights Parcel shall be a minimum of 130,000 square feet of the total site area.

**G. PARKING AND LOADING:**

The proposed off-street parking of 156 spaces meet the requirements of Section 12-10 'Off Street Parking and Loading" regulations of the Vail Town Code.

**H. ADDITIONAL DEVELOPMENT STANDARDS:**

In the Housing (H) District, development standards in each of the following categories shall be as proposed by the applicant as prescribed by the PEC, and as adopted on the Approved Development Plan:

**1. Lot area and site dimensions.**

The minimum lot area for the Booth Heights Parcel shall be 5.4 acres. The lot area for the all development and enhancements and conservation easement on open shall be the entire 23.3-acre East Vail Workforce Housing Subdivision.

## 2. Building height.

The maximum allowable building height for the development on the Booth Heights Parcel shall be as demonstrated on the Approved Development Plan. In no case shall the maximum height of any building in Booth Heights exceed sixty feet (60'). Building height calculations shall be determined based upon the stamped topographic survey from Peak Land Consultants dated February 13, 2019 (and stamped by Brent Biggs on February 13, 2019).

## 3. Density Control

Dwelling Units per Acre - A total maximum density of 61 units or 11.3 dwelling units per acre.

Gross Residential Floor Area (GRFA) - A maximum of 76,200 square feet of GRFA.

## I. EMPLOYEE HOUSING UNITS

The approved Employee Housing Units will be classified as Type IV as identified in Section 12-13-4: Requirements by Employee Housing Unit (EHU) Type, Vail Town Code. The units meet the size and building requirements for EHUs as identified in Section 12-23-3 and 12-24-3 of the Vail Town Code and will utilize Sections 12-23-7 and 12-24-7 Mitigation Bank to generate up to 53,340 square feet and 61 units of EHU credits.

## VII. Development Timing

Development of the Booth Heights Parcel is intended to commence construction in the Spring of 2020 with some potential limited site clearing, grading and wildlife enhancement that could occur before November 15, 2019 subject to Town of Vail approval.

## VIII. Amendment Procedures

Upon adoption, it is recognized that the Approved Development Plan may need to be amended from time to time. As such, amendment procedures are hereby adopted as an element of the Approved Development Plan. Amendments to the Approved Development Plan will be considered in accordance with the provisions of Section 12-6I-11(E) of the Vail Town Code.

## IX. Exhibits

Booth Heights Neighborhood at the East Vail Workforce Housing Subdivision  
Development Application dated May 28, 2019

Booth Heights Neighborhood at the East Vail Workforce Housing Subdivision  
Architectural Drawings dated August 12, 2019, with certain sheets revised August 20, 2019.

Booth Heights Civil Drawings dated August 5, 2019

Booth Heights Landscape Drawings dated August 7, 2019, with certain sheets updated August 19, 2019

East Vail Workforce Housing Subdivision Environmental Impact Report dated May 2019

Wildlife Mitigation Plan for the East Vail Workforce Housing Subdivision date May 2019

Booth Heights Revised Wildlife Mitigation Plan Memo dated August 16, 2019

East Vail Workforce Housing Subdivision Wetlands Delineation Report dated February 2019

Geologic Hazards Analysis Report - East Vail Workforce Housing dated February 13, 2019

East Vail Parcel Geologic Hazard Analysis – Review of Updated Site Plan dated May 24, 2019

Rockfall Hazard Study – East Vail Parcel dated June 19, 2017

Transportation Impact Study for the East Vail Residential dated May 21, 2019