

Chris Neubecker

From: Anne Esson <alessen055@gmail.com>
Sent: Tuesday, August 13, 2019 7:51 AM
To: PEC
Subject: Long Meetings, Passion, & Cool Heads

It is impressive to watch the level of dedication your members bring to their examination and analysis of all the material and commentary provided by the developer, staff, and the very interested public. You are uniformly disciplined, polite, and impressively attentive and informed. Even at the exhausted end of discussions when one would think there is nothing left to consider, you find items of significance. I think of Karen's points on importance of smoking prohibitions and Pam's call for viewing again the renderings of the cut sections of the berm behind the higher townhomes. (I awoke this morning early thinking of that frightening image.)

Very respectfully, I would remind commissioners that displays of persistent questioning when all want to go home, stubborn refusal to cede a point on safety, even impassioned pleas to fellow commissioners about environmental cost and risks, are all part of what makes you so effective, not personal faults. I have never been a cheer leader, but you deserve praise for your work, especially yesterday.

Anne Esson

August 12. 2019

Dear Members of the PEC,

Thank you for your time and consideration in this extremely important matter. We are locals who have lived in Vail and worked full time in the valley for 34 years, raised our children here and provided employee housing where "Pets are OK" for a better part of 20 years. We recognize what a serious problem our lack of employee housing is.

What we cannot understand is why Vail Resorts being an environmentally savvy company is overlooking the Big picture of the Booth Heights project and how it will irreversibly impact the surrounding area. The survivability of the herd of Big Horn Sheep and the stability of the rock cliffs above are huge concerns. The increased congestion on the ironically named "Big Horn" Road will be further complicated by winter closures, school traffic, recreational bike riders, hikers and the already dangerous underpass condition.

What people need to understand is the that sheep need a very specific environment to survive the winters and if they are forced out of this area where the proposed project is to be placed chances are high the big horn sheep population will die out. What will you say Vail Resorts when your kids and grandkids ask why Big Horn Road, Park and Trail have this name? What would your partner Patagonia Clothing Company say to your risking the survival of a species so that you can make more profit as a corporation when we all know that there are other places that this project can be located with much less environmental impact.

If you think we are being NIMBYIST then think again, this is not only East Vail's back yard but it is Vail's backyard, it is Vail Resort's backyard, it is all of our valley's local citizens and guests backyard! This particular space is why we can all enjoy the peace. beauty and wonder that comes while being in wilderness with animals as nature intended. It keeps us coming to Vail. It is why we live here. It is the FIRST thing we see when entering Vail and the last thing we see when leaving Vail.

We propose that Eagle County excuse the back taxes not paid by Vail Resorts on this parcel and that the Town of Vail with it's RETT funds targeted for preservation of open space along with any willing land conservation groups buy the parcel from Vail Resorts and put it into conservation. We urge you all to consider a better suited location for our desperately needed employee housing and to make the right decision.

Sincerely, Cindy and Tony Ryerson

Chris Neubecker

From: Daniel j Frederick <djfrederick@gmail.com>
Sent: Monday, August 12, 2019 1:30 PM
To: PEC
Subject: Booth East Vail

Once again I am writing to voice my opposition and concerns with all aspects of this property, it's development, abandonment and now devastation to the wildlife and the community who cares. Total disregard. Vail government has totally disregarded its mission and promise to its residents. Environmental Sustainability! Daniel Frederick - Intermountain Vail

Town of Vail City Counsel
75 S Frontage Rd. W.
Vail, Colorado, 81657
August 7, 2019

Ingrid Seade
4552 Meadow Dr.
unit 15
Vail, Colorado 81657

Dear Town of Vail and City Council,

I am writing this letter today to express my opinion and concerns regarding the destruction of one of the last and most pristine areas left in East Vail. This area that is in danger of being destroyed is an important wildlife area for Vail's Rocky Mountain Bighorn sheep herd. Not only is this area used as a refuge during the harsh winter months but is also used for grazing and raising their newborn calves. I know that it's a strange area for the sheep to be in but that is where they're comfortable and feel protected. The wildlife here in Colorado is constantly having to relocate or try and coexist with the encroaching population of humans. Wildlife is in steep decline all over the state. We need to protect this area and not let it fall to the development of worker housing. Some say that the sheep will try and relocate but do we really think this will happen and that they will just move down the road? They're creatures of habit and just like the swallows they come back to the same place year after year. Let's be better stewards of the land and not fall victim to the fact that money talks. This small remnant of Bighorn sheep is a priceless population of animals dependent upon this area for their habitat.

I've been a homeowner in East Vail since June of 1980. I've witnessed the destruction of this great mountain town and it's surroundings for years. Gone are all the beautiful mountain vistas since the construction of the likes of Arabelle, the Solaris and numerous buildings too ugly to mention. Does the Town of Vail want another eyesore coming into town from I-70? There is already an ugly box being built near the Red Sandstone elementary school. This ugly building looks like its teetering on a couple of pillars to hold it up. Gone are all the lovely independent shops like The Rucksack and The Moose's Caboose. Now there are only shops owned by Vail Resorts and the likes of Real Estate companies and retail fur shops. What has become of the charming village that was Vail? Isn't it important to preserve the last pristine tract of land east of

town? I beg the Town of Vail planning commission to reconsider this construction project for the sake of not only preservation but to be good stewards of the declining wildlife population of Bighorn sheep. There has to be a better alternative than having worker housing in this beautiful grove of aspens and spruce trees. There seems to be a lot of barren land west of Dowd Junction that would be a terrific choice. The Town of Vail should look for better locations for worker housing and not destroy the beautiful entrance to what is the Vail Valley.

Sincerely,

A handwritten signature in cursive script, reading "Ingrid M. Seade". The signature is fluid and elegant, with a large initial 'I' and a long, sweeping underline.

Ingrid Seade

Chairman and Commissioners
Planning and Environmental Commission
Town of Vail
Vail, Colorado 81657

August 12, 2019

Dear Mr. Chairman and Commissioners,

Thank you as ever for your tireless work on this issue and on this commission. Thank you also for listening and reading a very concerned Public's comments.

Overall, the Town Code, the Vail Master Plan, Vail Open Space Plan and additional documents, have sought to preserve and enhance the interaction and interplay between built areas, open space, recreational space, and Public Lands adjacent to the Town of Vail.

The Booth Heights proposal would, in effect, create a peninsula of high density urban-style habitation that is, by virtue of location in an area important to Bighorn Sheep and other wildlife, completely cut off from its surroundings. It can not integrate with the surrounding open space. In addition, as it is a high density project completely out of character with its immediate neighbors - the single family homes and duplexes west of the proposal area as well as the Vail Mountain School and the neighboring low density housing - it can not integrate with the existing neighborhood.

This isolation is compounded by the project's distance from the neighborhood ½ a mile to its east and the fact that there is no pedestrian linkage to Bighorn Road.

A great deal has been said about wildlife but I think it's important to restate that this project can not be mitigated. It is the opinion of all the biologists who have looked at it that, if built, it will spell the end of the Gore Valley Bighorn Sheep

herd. In addition, a recent study, carried out by Paul Millhauser for Rocky Mountain Wild, analyzed the use of the area by elk. Certainly, the project area is part of the historic elk migration corridor. This is one of the reasons Katsos Ranch was purchased by the Town of Vail, the thinking being that the protection of the Katsos Ranch as well as the proposed Booth Heights parcel would protect the migration corridor for the Bighorn Sheep, elk and deer. The Town and County just acquired a property to protect Katsos Ranch during discussions regarding Booth Heights.

In addition to numerous practical, aesthetic and biological arguments against the project from a practical, the project is in direct opposition to the goals and aspirations of the planning documents mentioned above. In addition, the project is in violation of several sections of the Town Code.

In changing the zoning from duplexes to housing, the Town may have violated its own ordinance.

12-61-11 is titled **Development Plan Required**. At paragraph A. the Code states "Compatibility With Intent: To ensure the unified development, the protection of the natural environment, the compatibility with the surrounding area and to assure that development in the housing district will meet the intent of the zone district, **an approved development plan shall be required.**" [emphasis added]. This would seem to require a development plan to be approved *before* the Housing District zoning can be put in place.

The proposal does not fit in with the neighborhood

The applicant makes comparisons to Pitkin Creek Condominiums in showing that the height is consistent with neighborhood standards. I find this somewhat ironic as Pitkin Creek was originally constructed - and the allowable density and GRFA increased - to provide affordable housing. The height comparison is also incorrect - Pitkin Creek averages 30 and 40 feet above

grade and the proposed height of the multi family portion of Booth Heights is 50 and 60 feet above grade.

This error is compounded by the fact that, Pitkin Creek is, as stated above, ½ mile away. The nearest non-ovid neighbors, are in fact the duplexes and single family homes to the west of the proposal area and beyond that, the low density campus of Vail Mountain School.

The proposal is inconsistent with the Town Zoning Code

The proposal is inconsistent with the stated purposes of Title 12, which outlines the Zoning Code. 12-1-2 A. states the zoning regulations are enacted to **conserve and enhance [the community's] natural environment** [emphasis added]. Obviously, the project can not meet this criteria, as discussed in detail below.

12-1-2 B at 3. States that a goal of the zoning code is "to promote safe and efficient pedestrian and vehicular traffic circulation and to lessen congestion in the streets." The proposal is in direct conflict with this goal. The traffic study, as has been pointed out to the Commission by several residents, is entirely inadequate. In addition, as numerous residents of East Vail have pointed out, the addition of a large project in this location will exacerbate pedestrian/bicycle/vehicle conflicts and create unsafe conditions at the East Vail Interchange and under the interstate bridge located at that location as there is no pedestrian interface.

12-1-2 B. at 9 states that an aim of the Town Zoning Code is "**To conserve and protect wildlife, streams, woods, hillsides, and other desirable natural features.**" [Emphasis added] Obviously, wildlife can neither be conserved nor protected if three biologists not in the employ of the applicant agree that effects of construction of the project on bighorn sheep can not be mitigated and that the **construction of the project will lead in the probable extirpation of the Gore Valley Bighorn Sheep herd.**

In addition, a brief visit to the site would indicate that **the full extent of wetlands in the project area have not been fully delineated on supplied maps**, with some areas consisting of rare montane wetlands and native plant and insect species that would be eradicated by construction of the project. Considering the enormous resources the community is now expending on restoring Gore Creek to Gold Medal fishery status, it is counter intuitive to not take into account all impacts on the aquatic environment and mitigate them to the fullest extent possible.

The proposal is inconsistent with Housing District zoning.

12-61-13 at C. states "Open space and landscaping are both functional and aesthetic, are **designed to preserve and enhance the natural features of the site**, maximize opportunities for access and use by the public, provide adequate buffering between the proposed uses and surrounding properties, and, when possible, are **integrated with existing open space and recreation areas.**" [emphasis added] The proposed project will neither preserve nor enhance the natural features of the site, requiring a scar to be torn above the site to protect the project from geological hazards; the removal of a mixed age aspen forest; the filling in of several wetlands. If built, the proposal can not be integrated with existing open space as "mitigation" for impacts on Bighorn Sheep prohibit doing so.

The applicant has yet to discuss how the non-EHU portion of the project will subsidize the EHU's. 12-61-3 places evaluation for this entirely under the purview of the PEC. The PEC and thus the Public have a right to fully understand the full financial picture of the project. Indeed, this section may be strictly construed to indicate that there can be no other purpose other than subsidization for EHU's and that no profit can be made from the subsidization.

Reviewing the Master Plan, Associated Documents and the Town Code, not to mention the enormous Public sentiment against the project, the PEC has full authority to deny the project outright

and recommend to the Council that the Town acquire the property to protect the winter habitat for Bighorn Sheep, the migration corridor and the wetlands.

I hope you will do so.

Thank you again for your time and consideration.

Sincerely,
Jonathan Staufer

100 East Meadow Dr. #31
Vail, Colorado 81657

Chris Neubecker

From: Shelley Bellm
Sent: Monday, August 12, 2019 7:51 AM
To: PEC
Subject: FW: East Vail Housing Project

From: Lauren Phillips [<mailto:phillips.lauren16@gmail.com>]
Sent: Sunday, August 11, 2019 5:26 PM
To: CommDev
Subject: East Vail Housing Project

To Vail Community Development,

Thank you for your time on this issue. I am unable to attend the meeting tomorrow so I thought I would write to you on my thoughts on the East Vail Housing Project.

The East Vail Housing Project is vital to the sustainability and livelihood of our community. Finding and retaining housing in Vail has become a very difficult and stressful process. My rent has continued to increase while my wages have remained the same making it very difficult to keep housing in the town of Vail. In April, my boyfriend and I were in need of a new housing situation. It was a struggle. Eventually a friend decided to help us out and allowed us to rent a room in his condo. Without this help, we were seriously considering leaving the valley because there wasn't any affordable option.

The East Vail Housing Project is not only important for the working community of Vail but it is important for all citizens as well. I have worked for the Vail Ski Patrol for the last 7 years and will continue to do so this season. As you all know, last season was amazing with so much snow! Snow means early mornings for myself and my coworkers, many of whom have to drive from Eagle at 4am in order to open Vail on time and safely. It is vital for me and my coworkers, along with every member of the mountain staff, to get to work safely and on time so that the mountain can do the same. We all moved here for the skiing and without Vail Mountain operating as it does, Vail will diminish.

Please consider the East Vail Housing Project as a way of life for our town, locals and guests.

Thank you,
Lauren Phillips
Vail Ski Patrol

Chris Neubecker

From: Pete Feistmann <feistmann@earthlink.net>
Sent: Sunday, August 11, 2019 5:07 PM
To: PEC
Subject: Can there be a reasonable explanation for this omission?

<https://www.vaildaily.com/news/town-of-vails-hired-biologists-on-booth-heights-plan-find-another-location/>

“

In a [staff memo](#) prepared for Monday’s meeting, a summary of the town-hired biologists recommendations fails to include their top suggestion — not to build the Booth Heights development as proposed.”

If not, it is a clear violation of the staff’s duty to present a full summary of this report, and a gross disservice to the PEC and the public. Failing a credible explanation, I hope you will address this in the public meeting tomorrow.

Pete

Chris Neubecker

From: Stephen Connolly <sfcvail@hotmail.com>
Sent: Friday, August 9, 2019 11:50 AM
To: PEC
Cc: Council Dist List
Subject: Booth Falls Heights

Love the project, hate the name. And you shouldn't pay any attention to this letter.

Early on in the debate over this project, someone in opposition wrote that it was a foregone conclusion to have the project passed by PEC. It should be – IF it meets the Town's criteria.

There is a set of standards that a project must meet in order to receive approval by the PEC. Public opinion should play no role in your decision.

To hold a meeting for unlimited public comment was an odd and extreme move by the Commission.

Many of the people who will be positively impacted by the addition of affordable housing in East Vail are not even living in Vail yet. Most of the people who will be helped by additional employee housing are not aware of the how our system works, much less have time in the middle of the day to attend PEC meetings. Who spoke on behalf of these people?

Our frontline employees are the backbone of this community. Without them, we would not be Vail – the Town or the resort that has no comparison.

When told that the Commission has heard "from the community and about 90% are opposed to the project", all I could think of is the 100% of the people I speak with who are in favor of it. And they find much of this conversation ludicrous.

We, collectively, have kicked this can down the road for way too long and way too far. No one argues that we don't need more affordable housing. From the very beginning of this project, cynics have written that there are better places in Vail to build. I have asked a simple question to those who have contacted me directly, "Where?" Not one has bothered to answer. In all of the Letters to the Editor contending that such a site exists, not one has suggested a location with the amount of housing Booth Falls Heights presents.

The arguments against the project don't hold water.

The cliffs behind my home on Bald Mountain are steeper and much closer to my neighborhood than the rock band in East Vail. There is no barrier protecting me and my neighbors from a possible landslide. With no visible scree field, it is safe to conclude that our bluff has stayed intact since before sheep grazed in Potato Patch. Isn't this true for the East Vail exit site?

We have plenty of smart people who work for the Town and are capable of solving the mass transit "problem". Seems logical to presume that tenants would gladly endure the hardship of spending an hour on two busses to get to City Market once a week, as opposed to having a one-hour commute to work every day.

Some landlords in Vail already offer no parking spaces for renters (and have policies prohibiting dogs). Variances, which many have suggested should have been sought and granted with the redevelopment of Timber Ridge, could reduce the amount of parking mandated by our Town codes.

When the first building went up in East Vail, its scale no doubt dwarfed the surrounding area and displaced wildlife. Man has “spoiled” the entire Vail Valley and will continue to do so. Fortunately, Vail’s founding families had the foresight to incorporate pocket parks throughout town so as to maintain a degree of natural beauty that attracted all of us in the first place.

Scale is a relative concept and the fact is our dirt is just too expensive not to build big. Some large developments are necessary. Looking at the elevator shaft towering over the Evergreen Lodge, one can see that the new Vail Health building will stand above its surrounding structures. But it is something that we need.

The impending doom predicted by opponents of Middle Creek and Solaris has not materialized. Not only will we survive, we will thrive with Booth Creek Heights. We are surrounded by nature on a much grander scale and this project will not have a negative impact on its gorgeousness.

Extinction is a very serious term to be used, especially when applied to an animal that is migratory. Did the elk herds that used to winter in Ford Park become extinct or are they just grazing somewhere else? Did anyone move out of Town when the elk stopped coming? Did any of our guests stop visiting? Should we worry about the “extinction” of a herd of sheep or should we worry about the extinction of a workforce residing in Vail?

Rather than tell Triumph, a developer with a proven track record in this arena, why they can’t build this project, the PEC should be working hand in ski glove to find solutions to the real challenges that have presented themselves. Our future cannot afford for us to squander this opportunity in the hope that something else will present itself down the road.

The only change I can recommend is the name. It sounds like a suburb of some city with stop lights.

But don’t listen to me, or anyone else. Stick to the criteria.

Thanks for reading.

Cone – Resident of the Booth Falls neighborhood

###

aka Stephen Connolly
sfcvail@hotmail.com
<https://www.linkedin.com/in/stephen-connolly-vail>
970-376-5798 (cell)
970-476-6826 (phone and voicemail)

Looking for a great little Bed and Breakfast in Vail?
<https://www.airbnb.com/rooms/4015461>

Or a nice home for the family just minutes from the Mountain?
<https://www.airbnb.com/rooms/21715532>



Rethink * Reduce * Reuse * Recycle

To the TOV PEC

A CONTEMPORARY VAIL SENARIO

It all become clear...

Let's first eliminate the rather pejorative term "greed" from the discussion of the little portion of the valley at Vail's eastern entrance, recently referred to as Vail Heights. (heh heh...only one point of reasonable access).

Let's instead call it business acumen. And an amusing little power play.

AhHa...Vail Resorts finds it has a piece of land that can be had for a song. What to do with it? "We don't live here. We don't have any particular history with the land. We do business internationally. So what do we do with this land?"

"The underpaid seasonal lift operators, the mountain service crews, food servers, bowl patrol. They just want to live here for a season and they need a place to tuck in with their fellows. And what about our year-round employees...and those who toil at Vail Health. We could add a bunch of dead-restricted places to hold onto them for a few more seasons...maybe raise their families."

"But how will we get somebody to build this for us? Somebody with a track record with the Town. We could sweeten the deal by letting them apply for as many market-price units as they could squeeze onto the site. That would make this worthwhile, certainly. And how could the Town turn away so much workforce housing that they've touted of late? Surely this will get easy approval."

"We can continue to hold onto all the land in NeverVail for a future profitable sale...and house the great portion of our seasonal workforce in the boonies where no one will bother if they make a little noise. So what if it takes them two bus rides to get food or get duct tape to shore up their beds."

"Yes, this is the solution. What's the difference between one site and another? We don't live there. We could sell Vail in a minute. Loyalty to the land? To the so-called Vail Environment? No question. Go for the deal. Housing for our underpaid workers and a sweet deal for the developers. Who would question that?"

Scenario to be continued.

Susan Bristol, Hon. AIA

LETTER TO THE TOWN OF VAIL PEC – August 9, 2019

In the Town of **Vail's *Environmental Sustainability Strategic Plan of 2009***, the Executive Summary stated:

“As a tourism destination for outdoor activity, the Town of Vail relies heavily on the environment to provide natural beauty and recreational opportunities. Therefore, the state of the environment greatly affects the Town's economy. **It is essential to maintain and improve the state of our environment to ensure that our natural resources are available to future generations.** Vail's reputation as a resort industry leader lends itself to **setting exceptional standards for environmental stewardship.**”

Three independent wildlife biology studies commissioned by the Town of Vail have concluded that no “mitigation” would assure that the herd of **Bighorn Sheep** on the site would preclude the herd's **extinction as a result of the proposed Booth Heights development.**

In addition to the threat to the sheep, the site of the proposed Booth Heights development sits at the base of **historic rockfall and landslides.** Thus far the developer has not addressed the risks that the extensive excavation of the existing Aspen grove would affect the stability of the mountainside above, placing residents in danger. In all previous meetings, the developer has not presented the PEC with any sort of comprehensive Geotech study of the site.

Other issues -- **traffic congestion** of the Frontage Road, need for greatly increased **Town bus service, pedestrian safety**, the reality of a **giant berm creating a gash in the beautiful mountainside at the entrance to the valley, inaccessibility of goods and services** for residents, and **enforcement of a ban on human and canine encroachment** on the limited Bighorn grazing land -- are all insufficiently addressed in the proposal.

As important as housing is to Vail, **there are other viable sites for housing in Vail.**

I hope all Vail residents will support the difficult decision the PEC is being charged with making. I sincerely hope that the Commission's decision will preclude yet another nail in the coffin of **Vail's fragile natural environment.**

Respectfully, Susan Bristol, Hon.AIA

cc: pec@vailgov.com, dchapin@vailgov.com, rkatz@vailresorts.com, letters@vailydaily.com

PEC Commissioners:

This parcel is not suitable for the Booth Heights development. I did not say “not suitable for development” as was suggested by staff when they edited recommendations from the 3 independent wildlife biologists. It will be developed-we know that. We accept that.

In the blind rush for workforce housing, we all, including the PEC and Town Council, have been pressured into ignoring or overlooking the glaring criteria that makes Booth Heights unacceptable, unsightly and dangerous as presented. Well intentioned residents have spent countless hours researching documents, studies and testimonials in order to uncover facts. You have heard from the experts, the wildlife biologists, the Colorado Geological Survey and Colorado Parks and Wildlife. The issues and challenges are staggering: Rock fall, Landslide, Avalanche, Berm Maintenance, Landscaping, Parking, Density, Size and Scale, Threats to our Bighorn Sheep herd, Dogs, Trespassing, Enforcement and Pedestrian Safety which I will briefly address.

I am a runner and living in East Vail I often run into or back from town on this route. I run year-round, during the daylight hours and unimpaired (i.e. no drugs/alcohol) and I have had many close calls. On this brief stretch from Bighorn Road to the Frontage Road, which includes the underpass, there are 6 intersecting traffic patterns. There are cars turning in front of me, behind me, cars blowing through the stop signs, confused guests not knowing where to turn to find the ski area and then doing U-turns, distracted drivers on phones, kids and parents late for school,

blind corners, log jams when the Pass is closed, idling snow plows, countless cyclists, and on and on.

The proposed sidewalk will have little impact on these safety issues and after the TOV has just spent hundreds of thousands of dollars on a beautification project along with surface water mitigation, I seriously doubt they would consider a round-a-bout. Maybe Triumph would? And now with this proposed development they will add hundreds of new residents who will be pedestrians since “most of them will not have cars”.

Mr. Lockman, you know the vulnerability of a pedestrian as you were recently hit by a car. And I know this all too well myself having lost my brother and also a fellow runner to pedestrian/vehicular accidents.

I implore you to take seriously the impacts of this proposal as presented. In my 47 years here I have never seen such turmoil, uncertainty and mistrust of our local government. If we have a Constitutional crisis looming in Washington D.C., we have a Town Charter crisis looming right here in Vail.

As Pete Feistmann said in an earlier meeting, “If you say “yes” to this what will you say “no” to?

Please wait for a proposal that will meet all the criteria of the Town Code, stewardship and safety for the residents of this valley. And, yes, that includes wildlife.

Sincerely,

Blondie Vucich

Vail

From: cbartmd@aol.com
To: letters@vaildaily.com; PEC
Subject: Unanswered questions still surround Booth Heights
Date: Thursday, August 22, 2019 6:39:17 AM

In December 2017, Triumph's traffic consultants issued a report saying 300 more cars per day will be added to the underpass by Booth Heights. The consultants did not mention increased numbers of pedestrians or their safety. When Triumph's consultant is asked about why safety was not evaluated, the answer has been that no major accidents had occurred in the underpass the last several years. No safety issues were evaluated. That is an irrelevant answer since the numbers of pedestrians currently using the underpass is uncommon and the numbers of potential pedestrians will be in the hundreds, as well as hundreds more cars per day.

The proposed complex is large and densely populated. NO offsite usage is supposed to occur; therefore, most outdoor recreational activities and access to a small market are only accessible by using the underpass. The underpass has no separation between people and vehicles besides a painted white line which is frequently not visible in snowy conditions as it is covered by ice, snow and cinders.

As a retired pathologist who has seen the effects of pedestrian-vehicle encounters, pedestrians fare poorly. In fact, the incidence of pedestrian deaths is increasing and factors associated with that increase include: distracted driving, increased numbers of SUV's, alcohol, poor lighting and inadequate signage. I believe all of those factors are currently or will likely be present at that underpass.

The PEC showed thoughtfulness when independently asking for corroboration of Triumph's wildlife report concerning the bighorn sheep. As stated, the five additional consultants, not paid by Triumph, differed in their summary by saying the best mitigation for our sheep is to build this complex elsewhere. Likewise, an evaluation of the underpass should also be done by an independent consultant, not paid by Triumph. Comprehensive evaluations of the externalities generated by Booth Heights cut into Triumph's profit margin and thus far Triumph's reports on traffic and wildlife have been inadequate. The underpass needs real consideration to the dangers for pedestrians, particularly the winter and spring conditions with ice and snowpack and road closures in an underpass with NO up to date safety features.

Unanswered questions include: 1) Who will pay for any upgrades, given the urgency to assure safety, is a direct result of this development? Should Vail taxpayers have to pay? Where would any liability fall if no safety upgrades are performed? How can Triumph's proposal for no offsite usage at the site, ever be enforced?

D.L. Mumma,MD

From: [Shelley Bellm](#)
To: [PEC](#)
Subject: FW: Booth Heights Housing
Date: Tuesday, August 20, 2019 4:09:38 PM

-----Original Message-----

From: JILL LANDMAN-ALFOND [<mailto:jillalfond@mac.com>]
Sent: Tuesday, August 20, 2019 4:09 PM
To: CommDev; Council Dist List
Subject: Booth Heights Housing

Dear Planning Commissioners and Vail Town Council:

I first came to Vail in May of 1992 and my first jobs were at the Jackalope, Pazzos, and the Vail Golf Club. My first housing situation was the Sunbird Lodge.

As a resident / homeowner ever since, I now recognize how challenging it is for our workforce today to find housing. I have witnessed so many local businesses suffer - longtime and new businesses-due to lack of employees - and I believe it is directly related to the deficit of affordable housing reasonably located near their jobs or priced within their budgets.

I'm very disappointed at the angry rhetoric coming from East Vail about what appears to be a well-designed, thoughtfully planned housing neighborhood which is located directly on the bus route and along I-70. From my perspective, the developer has worked hard on an exhaustive wildlife mitigation plan that no other neighborhood in Vail is offering to take on. This parcel has been available for development and this is certainly the best use of this space, adding housing for our local workers. For those wanting open space, all we have to do is hike up the many trails we have up and down the valley!

The application before you is the most significant net increase in locals' housing in more than a decade and represents 6% of the Town's 10-year housing goal. The application meets all of the Town's requirements to develop in the Housing District, and is asking for no variances and no financial support from the Town.

Please do not delay your vote any longer - and consider a unanimous yes for our workforce and the livelihood of our town and our resort - and our wildlife!

Jill Alfond
9 Vail Road #25
Vail, CO 81657

From: [Jurgen Hintz](#)
To: [PEC](#)
Subject: Fwd: Destroying our Big Horn Sheep will not rectify Vail's employee housing need.
Date: Thursday, August 15, 2019 5:40:48 PM

----- Original Message -----

From: Jurgen Hintz <jurgen_hintz@comcast.net>
To: valleyvoices@vaildaily.com, letters@vaildaily.com, pec@vail.com
Cc: sheika@pepis.com, Andy Daly <Skidaly@vail.net>, Mike Imperi <mimper@vms.edu>, Anne-Marie Keane <amkeane004@gmail.com>, eric.resnick@kslcapital.com, Kirsty Hintz <kirsty_hintz@comcast.net>, Arthur Reimers <areimers@optonline.net>, George Lamb <glamb@slifer.net>, Reg Delponte <rdelponte@lpsi.com>, Ken Tuchman <kent@teletech.com>, Johannes Faessler <jfaessler@sonnenalp.com>
Date: August 15, 2019 at 1:05 PM
Subject: Destroying our Big Horn Sheep will not rectify Vail's employee housing need.

Dear Vail Daily,

Destroying our Big Horn Sheep will not rectify Vail's employee housing need.

Lively, vigorous debate of the Booth Heights proposal has exposed Vail's need for substantial, additional

employee housing..... and the inadequacy of the Booth Heights project to address that need.

The Vail PEC was told that the town needs 1,200 additional new dwellings for employees today, growing to 2,800

in the next 10 years. Such housing is badly needed by our important hospitality sector and Vail Mountain operations.

No-one disagrees.

The Booth Heights project would provide 42 new employee housing units, which would not be a rounding error on Vail's need, providing only about 1.5% of what will be required.

So if the Booth Heights development went ahead, Vail's indigenous Big Horn Sheep herd would be displaced or destroyed forever, but Vail's need for new employee housing would remain 98.5% unmet.

Experts agree our Big Horn Sheep would be displaced from their indigenous winter grazing, probably killing the herd, despite the developers 'mitigation' proposals to fertilize distant habitat, not used by sheep. Experts confirm wildlife 'mitigation' has failed on other projects, repeatedly, in the past. It's a lame excuse.

So in all candor, the only interest served by Booth Heights is that of the Developers profit.....not employee housing,

.....not Vail's green belt, and.....not our unique, ancient Big Horn Sheep herd.

Profitable and vigorous developers have benefited Vail in the past, and are vital to our town's future. The Booth

Heights reviews have highlighted Vail's need for substantial, appropriate employee housing today and in future.

To meet this need, while maintaining the quality of Vail's environment, will require professional profitable developers,

clear-eyed Town guidance, and perspicacious Vail Resorts support.

Displacing Vail's unique landmark Big Horn Sheep herd will not serve that purpose.

B. Jurgen

From: lreimers@rhip.com
To: [Dave Chapin](#); [Jenn Bruno](#); [Travis Coggin](#); [Kevin Foley](#); [Kim Langmaid](#); [Jen Mason](#); [Greg Moffet](#); [PEC](#)
Cc: [Info](#)
Subject: Fwd: Booth Heights Development
Date: Thursday, August 22, 2019 2:50:39 PM

Dear TOV and PEC members,

Thank you for your attention to this important discussion of Booth Heights Development.

When the fourth PEC meeting ended, Triumph retreated in acknowledging its requirement to provide proper environmental and safety mitigation for the Booth Heights development: the transfer of mitigation costs has now become a town problem. We believe it is a good time for PEC to seek 5 year financial projection numbers for the cost of mitigation maintenance. What mitigation legacy and tax payer costs must the community inherit for a development in the wrong place at the wrong time? Why not use this project as an opportunity to set the process now and forever for what a PEC mediation plan might really look like?

1. Big Horn Sheep. Triumph is essentially limiting its exposure to a \$100,000 donation, toward an unknown liability to TOV and taxpayers, for comprehensive big horn herd mitigation. The preservation of the herd was deemed bigger than Triumph could muster. While the biologist reports have surfaced an important issue, Triumph handed off its responsibility to address its impact. What will be the overall projected costs to support the herd for the next five years?
2. I-70 Underpass. Knowing that added foot, bicycle and car traffic would make this dangerous underpass even worse, they claimed the development's impact is outside their preview and a town and taxpayer problem. Once again they are giving TOV a potentially large and certainly unknown liability for their project. The development caused the difficult problem—this traffic area will be deadly. What are the planning options and costs for I-70 underpass? Why should TOV foot the bill for their profit?
3. Geology and Berm mitigation. We have seen no rendering. In fact after three public requests, it begs the question as to whether they are hiding something. Triumph geology experts clearly stated that they had no data on soil stability and could therefore not confirm whether soil remediation would work. How can Triumph proceed and again at what long term safety, financial and visibility cost to the town?

4. Do we really want a huge but insufficient parking lot in a wilderness area? At 2 spots per employee unit, will the small number of parking spots be enough? Where will extra cars go? What are the additional costs of enforcing overflow parking along NorthFrontage and Big Horn Roads? We all know the answer.

5. The proposed bus stop choice is between a rock and a hard place—either the safety of bighorn sheep are impacted or the safety of residents crossing the road are impacted. There is not a good solution here.

6. Dogs and bighorn sheep are NOT compatible. Even if certified service dogs are required by law, they are still canines. If permitted for the investment units, dogs still cannot live next to bighorn sheep no matter how high the fence. How will this be enforced and at what cost? There is no good solution here either.

Each new Triumph mitigation plan pushes responsibility to TOV, and the potential mitigation costs are increasing. This is the developer's responsibility to assume these mitigation costs! And not the taxpayers. We urge the PEC to take the responsibility it has and represent the entire community.

With respect,
Lindsay and Art Reimers

Lindsay Reimers
Sent from my iPad

From: rolvail@aol.com
To: [PEC](#); c.neubecker@vailgov.com; [Matt Gennett](#)
Subject: Booth Falls Additional Considerations
Date: Wednesday, August 21, 2019 2:48:10 PM

Dear PEC,

Just a short added note regarding the project:

1. As proposed by Triumph the design is totally incompatible to recent construction and remodels in E Vail. VMS is now the norm.
2. Commissioner Ryan Lockman must recuse himself from and vote on this matter. For those of us familiar with VR, one does not buck management without losing their job. Period!
3. The wildlife "mitigation plan" has now been dumped on the TOV's lap with one or two checks. The TOV has enough on their plate without taking on this very questionable project.

Thanks so much for listening.

All the best,

Rol Hamelin

5167 Gore Cir.

Vail, Co.

970-390-5223

August 19, 2019

Town of Vail

Planning and Environmental Commission

75 South Frontage Road

Vail, CO 81657

RE: Booth Heights proposed development

Dear Chairman and Commission Members:

We, the undersigned, believe that PEC Commissioner John Ryan-Lockman has a serious conflict of interest that requires his recusal from further participation in the pending Booth Heights development application. Mr. Ryan-Lockman is employed by Vail Resorts, the owner of the property in question and a party who would benefit from approval of this project, both in terms of a financial profit on the sale of the property to Triumph development (on project approval) and in terms of obtaining 36 dedicated housing units from the deal.

At the first PEC meeting on this project, on June 24th, Mr. Ryan-Lockman made comments that he felt he had no conflict of interest. However, at the next meeting, on July 8th, Mr. Ryan-Lockman stated that was not the case and his prior statements should not be misunderstood.

That was where matters stood until last week's hearing. At the PEC meeting on August 12, several Vail Resorts management-level people appeared to urge approval of the project because Vail Resorts needs more employee housing. They included Beth Howard, a corporate officer of Vail Resorts (Vice President) and the COO of Vail Mountain.

Since Mr. Ryan-Lockman works in management for Vail Resorts as the Environmental Sustainability Manager for Vail/Beaver Creek, it was his ultimate management superior who made the request for approval. We believe this placed Mr. Ryan-Lockman in a situation where if he did not support the project he had reason to fear retaliation from his employer.

Following Ms. Howard's request for approval, at the end of the meeting Mr. Ryan-Lockman praised the applicant's submission and stated that he intended to vote to approve the project. This creates a strong public impression that he was influenced by the obvious conflict. Conflicts of interest undermine the integrity of the governmental process; even the appearance of a conflict of interest should be avoided. Because of this recent turn of events, Mr. Ryan-Lockman should now recuse himself from any further involvement in this project.

Very truly yours,

**Planning & Environmental Commission
Recusal Request Signors
August 21, 2019**

Josef Staufer
Elaine Kelton
Axel Wilhelmsen
Renie Gorsuch
AnneMarie Mueller
Janie Wilhelmsen
Rose Gillett
Chris Bartlett
Carey Rash
James G. Dulin
Gina Grasifi
Ron Pollack
Larry Stewart
Karen Anderson
Kate Scott
Joe McHugh
Steve Clark
Alan Scott
Larry Montan
Gary Eno
Silvia Danson
Nancy Dowdle
Anthony M. Ryerson
Susan Bird
Barbara Keller
Michael Halpert
Pati Marsh
Ginny Culp
Samuel Maslak
Patty Nixon
Susan Bishop
Tim Wolf
Margaret Nichols
Blondie Vucich
Anne P. Staufer
Rhonda Swenson
Katie Boone
Julie Zopf
Pia Streeter

Art Kelton
David Gorsuch
Del Zopf
John Mueller
Merv Lapin
Andre Boesel
Donna Mumma
Audre Engleman
A. Todd Rash
Christie Hocht
Barbara Derman
Fritz Dietrich
Arthur H. Chesnut
Chris Maggini
Jackie Clark
Jack Rush
Lindsey McKeever
Brenda McHugh
Jerry Johnson
Alan Danson
Steven Dowdle
Cynthia Ryerson
John Reimers
Louise Hoversten
Jill Zimmerman Rutledge
George Lamb
Grace Poganski
Rol Hamelin
Jonathan Staufer
Diana Donovan
Sue Rychel
Linda Maynor
Martha Cadmus
Pamela Stenmark
Wendi LoSasso
Pat Stewart
Anne Esson
Georgia Fox
Bill McIntyre

Shirley McIntyre
Julie Hanson
Debbie King Ford
Shari Boesel
Kristi Hintz
Chip McKeever
Dillon Oberlin
Kit Williams
Kristen Bartlett
Wally Frank
Greg Poganski
Karl Hocht
Christine Oppenheimer
Malin Johnsdotter Zeltman

Henry Ittleson
Greg Kissler
Carolyn Schnierholz
Susan M. Dorf
Robert Walsh
Lily Grisafi
Susie Kincade
Tom Vucich
Peter Woods
Kara Woods
Christie Hocht
John Friestad
Richard Leslie

August 21, 2019

TO: Planning & Environmental Commission

RE: Proposed East Vail / Booth Heights Housing Application

Having re-read and reviewed the latest Wildlife Mitigation Plan (WMP) offered by Triumph Development many concerns remain. It is apparent that the 'plan' continues to be inadequate. The Plan appears to be an effort on the part of Triumph to dump real and significant mitigation responsibility onto the Town, CPW and USFS to complete and maintain going forward with a proposed \$100,000 payoff. Once again, the Plan doesn't address completion and testing of significant mitigation prior to any construction and ignores many of the suggestions offered by the roundtable of wildlife biologists. We must keep in mind that this development would cause the destruction and elimination of significant wildlife habitat. The effects of this destruction will reach 80 plus acres of habitat beyond the confines of the 5 acre parcel. According to the experts; mitigation cannot be limited to the equivalent of the 15 acres of NAP that Triumph initially suggested as their mitigation plan.

Following are questions regarding Triumph's development plan:

-Although Commissioners and the public have repeatedly requested a rendering showing the relationship and perspective of the berm with the buildings and the hillside, indicating removal of all the trees required to build the berm, Triumph has not produced such a rendering.

-From drawings of the berm it is difficult to tell if some of the sloping on the uphill side of berm will be on the applicant's property or if grading will affect TOV property. Clarification on this would be appreciated.

-Triumph claims to now be 'saving' some aspen trees along the Frontage Road right of way however it appears that the trees are on the CDOT right of way and don't belong to VR or Triumph in the first place. Therefore, Triumph cannot claim credit for 'saving' these trees. Triumph has no plan to add landscaping to the area between the Frontage Road and the buildings to help soften the massive development.

-The latest Plan eliminating fencing allows for fencing to be installed at a later date, should it be recommended by CPW. And Triumph will allow TOV access to construct such a fence. But the plan does not indicate that Triumph will pay for a fence, if needed. Is Triumph is dodging its responsibility to complete proper mitigation and enhancement, by passing it off to others?

-The revised Winter Range Enhancement plan appears to trade 15 acres of NAP land for 15 acres of TOV owned land for enhancement. It has already been shown that 15 acres is completely inadequate to make up for the loss of current habitat and the impact

of the development. Does Triumph expect to pay for this work or do they plan to put that responsibility on others as part of their \$100,000 seed money?

-Wildlife biologists have strongly recommended that mitigation and forage enhancement be completed prior to any construction to test effectiveness. Triumph is skirting this recommendation and wants to start construction before much, if any mitigation has been completed. Further, it appears Triumph wants to mitigate only 15 acres, then just walk away, claiming that they have mitigated the damage created by the development when in fact, the effects will expand beyond 80 acres.

-Per recommendation of experts, NO dogs should be permitted anywhere on this property at any time except as required by law. Triumph continues to ignore this recommendation. Further, the ADA Requirements for service animals should be the standard for admitting any dogs; emotional support animals, (ESA) should only be admitted if they meet the ADA Requirements which are noted below:

US Department of Justice
Disability Rights Section
ADA Requirements

Service animals are defined as dogs that are individually trained to do work or perform tasks for people with disabilities. Examples of such work or tasks include guiding people who are blind, alerting people who are deaf, pulling a wheelchair, alerting and protecting a person who is having a seizure, reminding a person with mental illness to take prescribed medications, calming a person with Post Traumatic Stress Disorder (PTSD) during an anxiety attack, or performing other duties. Service animals are working animals, not pets. The work or task a dog has been trained to provide must be directly related to the person's disability. Dogs whose sole function is to provide comfort or emotional support do not qualify as service animals under the ADA.

-Enforcement of rules, Policies & Procedures is vague, weak and unrealistic at best. 'Peer pressure' is unlikely to work, it is equally unlikely that Vail Resorts will terminate an employee for violations considering the difficulty of retaining workers in this economy; shared enforcement means no one is truly responsible therefore it is likely to be kicked down the road to the next unfortunate authority.

-The enhancement plan indicates winter closure of the surrounding Booth Creek area while the biologists recommendation of year round closures is ignored.

-Triumph offers to share the cost of feeding the bighorn sheep whose habitat is destroyed by this development "During construction of the development and in the event

of a severe winter". It is unclear if this limits supplemental feeding of animals to only during the construction period or if the developer will share funding for feeding after construction is completed - the lost habitat won't come back after construction is complete.

-Triumph claimed that their plan is dedicating more toward wildlife than any previous development plan ever has. That claim was promptly refuted when it was revealed that VR paid \$400,000 toward the Eagle Valley Elk Study; on the Mud Springs project CDOT invested over \$100,000 in 1970 dollars while the State of Colorado purchased 107 acres, the equivalent of 4 lots, to prevent development - an investment of over \$200,000. Even after these examples were presented, Triumph repeated the false claim as if trying to create an alternative reality.

Clearly Triumph has modified its WMP to suit its own needs but not in the full spirit of honoring its responsibility, per Code, which obligates a developer to identify and mitigate harm generated by a project. Suggesting a band-aid approach then offering \$100,000 to buy its way out of the obligation is inadequate and inappropriate.

These issues alone are enough to create doubt and rejection of this plan. The plan does not meet Criteria A in Town Code where if the Commission finds that "the project will have significant long term adverse effects on the environment....." it should be denied.

There are many other issues that haven't been adequately addressed including architectural deficiencies, geologic issues and testing, reports not provided, that I have not elaborated here. I urge the PEC to deny this application as it is inappropriate for this site.

Respectfully,

Pamela Stenmark

From: [pamelas](#)
To: [PEC](#)
Cc: [Chris Neubecker](#); [Matt Gennett](#)
Subject: Booth Heights Discussion
Date: Wednesday, August 21, 2019 5:45:38 PM

Dear Chairman Stockmar and PEC Commissioners:

As another PEC meeting with Triumph Development approaches I am reflecting on the August 12 hearing on this application.

We appreciate you enduring hours of 'presentation' by the applicant, who generally repeats what has been said in all previous PEC hearings on this project. It is sometimes difficult to focus on new information as it is buried in the repeated content. Appearances are that the applicant hopes we all will become catatonic and will not dig into the real meat of the issue; omissions or lack of response to questions raised by Commissioners and the public.

We feel it is important to mention again that the pleas for employee housing expressed by a number of VR employees in Public Comment at the meeting on August 12 are not the point of this discussion. The PEC is charged with examining the development plan put forth by the applicant and its suitability for this site. There is no question that Eagle County would benefit from more employee housing but it is not the responsibility of the PEC to address that need.

Thank you,
Pamela Stenmark

[Pamela Stenmark](#)
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Larry S. Stewart
5146 Gore Circle
Vail, CO
LSSewart@stfblaw.com

August 22, 2019

Town of Vail
Planning and Environmental Commission
75 South Frontage Road
Vail, CO 81657

RE: Booth Heights proposed development

Dear Chairman and Commission Members:

Unfortunately I have a conflict next Monday, August 26th that will require me to leave the meeting early. Since I believe the agenda will be lengthy I will probably have to leave before the public comments so I am therefore sending this letter in substitute for the remarks I would have made had I been able to be present for that portion of the meeting.

I have already spoken about many of my concerns about this project and why I think it should be rejected. Unfortunately, I don't know what, if any, further revisions might be made by Triumph since I have to submit this letter before any such revisions are made public and therefore will be unable to comment on them. Nonetheless, there is already a revision to the mitigation plan that makes this project even more objectionable and two other "new" developments that raise serious concerns about the process.

First, the process concerns. I believe that Commissioner John Ryan-Lockman has a serious conflict of interest that should preclude him from participating further in the consideration of this project. Mr. Ryan-Lockman is a Vail Resorts' employee. At the last meeting, Beth Howard, a Vice President of Vail Resorts and the COO of Vail Mountain, appeared and on behalf of Mr. Ryan-Lockman's employer urged approval of the project. VR has a reputation of retaliating against employees that do not follow the company line. Ms. Howard's appearance and statements created an immediate conflict of interest for Mr. Ryan-Lockman and, at the end of the meeting, Mr. Ryan-Lockman stated that he intended to vote to approve the project. Conflicts of interest, even appearances of conflicts of interest, undermine the integrity of governmental process. That now appears to be the case with Mr. Ryan-Lockman. Because of this recent turn of events, Mr. Ryan-Lockman should now recuse himself from any further involvement in this project.

Incidentally, Ms. Howard's comments, as well as most of the other comments in support of the project, did not address the issue before the PEC. . The issue before the PEC is not whether Vail needs more housing but only whether this particular project meets the zoning Design Criteria. I also thought that it was ironic that a Vail Resorts officer, and other management-level VR

personnel, was pleading for this project.. If those individuals were not just “testifying for their jobs” and sincerely believed what they were saying, they should take their request directly to Bloomfield. VR has available property with no environmental issues on which it could construct plenty of employee housing.

The second process concern is the executive session that preceded the last meeting where the Town attorney in secret apparently instructed the PEC that the town could face liability if this project were voted down because Triumph had a “right of use” to develop the project and a rejection could amount to a “taking” of the property; that is at least the rumors of that meeting. Whatever was actually said in that regard, it should not have been done in secret. I once served as a Town attorney and gave all my input and advice in public. The public has a right to know exactly what is being said to the PEC that might influence the outcome on any given issue, except for the rare instances that might involve litigation strategy or some other protected subject, neither of which was applicable here.

Beyond that, the rejection of the proposed Booth Heights project would not be a “taking.” If the Town attorney stated or implied that he was wrong. In the case of “H” zoning, the PEC is vested with great discretion to approve or reject projects and, as long as the PEC follows the proscribed criteria and bases its decision thereon, a denial is not a “taking” because Triumph is free to return with a different configuration/project. It would take multiple rejections from which it could be concluded that the TOV would not permit any development before a “taking” could occur. Even then, if the rejection was for environmental reasons a “taking” may not occur since mitigation of all environmental harm is a requirement of any development under “H” zoning. Of course, as the PEC knows, there are many who would favor that outcome because the Town would then own the land and could designate it as open space, or even better as protected Designated Open Space, but we are not anywhere close to that point.

As far as the project itself is concerned, Triumph’s changes to its mitigation plan, by themselves, are grounds for rejection of the project because the “new” plan is no plan at all as far as the sheep are concerned. While Triumph’s original mitigation plan involved actual, albeit scientifically unfounded, habitat enhancement, the new plan involves no sheep foraging area enhancement by Triumph whatsoever. Instead, Triumph proposes to give the TOV \$50,000 “seed money” (later raised to \$100,000) to use as it sees fit. In other words, Triumph plans to dump its obligation to mitigate the harm to the bighorn sheep from its project into the Town’s lap.

The Town Code is explicit: it is Triumph’s obligation to mitigate the harm from its project. The Code does not allow a developer to “buy off” that obligation nor does the Code authorize a “capping” of that obligation so that the Town taxpayers will bear the ultimate final cost of the mitigation. While it is clear that more than just offsetting Triumph’s environmental harm (estimated at 80 acres) needs to be done to improve bighorn sheep habitat that doesn’t justify Triumph dumping its obligation on the Town.

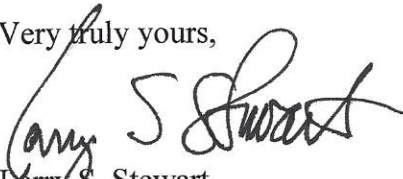
Under this “new” plan the sheep are actually much worse off. Not only is there now no plan for sheep habitat enhancement but the absence of any plan means that no mitigation would take place and/or be completed before Triumph plans to start construction. In other words, Triumph is asking the PEC to take it on faith that a plan will be developed and will work. Add to that, the

fact that the planned turn-around bus stop will wall off the sheep from another two acres of prime foraging land and Triumph still wants to allow dogs on the site. If that isn't all a recipe for disaster for the sheep, it's hard to imagine what would be. A potential extinction event looms big.

In addition, Triumph still has not produce renderings showing both the project and rockfall berm which I have confidence would show in stark terms how incompatible this project is with East Vail; the mass, scale, density and four-story elements are all way too much; the parking is woefully inadequate for a project that is not in the Town core; there is no screening landscaping between the project and Frontage Road so that the project would loom even larger; and there still has not been a proper evaluation of whether the planned massive excavation could trigger a land or mud slide.

For all these reasons, I urge that the PEC reject this proposal.

Very truly yours,



Larry S. Stewart

From: [Shelley Bellm](#)
To: [PEC](#)
Subject: FW: Planning & Environmental Commission and Vail Town Council
Date: Tuesday, August 20, 2019 2:04:50 PM

From: Ted Steers [mailto:Ted@vailvillagerentals.com]
Sent: Tuesday, August 20, 2019 1:41 PM
To: CommDev; Council Dist List
Subject: Planning & Environmental Commission and Vail Town Council

Hello my friends,

As a longtime resident and business owner in Vail, I am offering my support for the East Vail Booth Heights housing neighborhood. It should be clear to most people that my office and team has dedicated significant resources to finding solutions for our fellow residents to achieve home ownership. I love the program's Vail has pioneered. Vail InDeed has been revolutionary. Thank you for doing this for all of us.

In addition to home ownership our community needs additional workforce housing in the town of Vail where the employees can enjoy the community. Personally I think the sheep are being used as an excuse. It appears to me that Triumph Development working with the Town's biologists have put together a wildlife mitigation plan will be sufficient. The development parcel has been lawfully annexed, subdivided and zoned for future development under the requirements of the Housing District. The recently adopted Open Lands Plan acknowledges the likely development of the Parcel. The Housing District zoning permits each of the proposed uses subject to a Development Plan Approval.

I support moving forward on this project.
thank you
TED

[Ted Steers](#), Owner
Vail Village Rentals | Luxury Vacation Rentals
Vail Office: 970.476.PLAY (7529)
Cell: 970.331.4995
ted@vailvillagerentals.com

PEC Commissioners:

As the approval process for the Booth Heights development plan nears its conclusion I want to reiterate the reasons I believe you should deny this application.

(You will note some questions herein directed to specific commissioners as well as previous comments from you all).

- The density, massing and scale do not meet Criteria A for compatibility with the site, adjacent properties and surrounding neighborhood.

Comments from previous PEC meetings about this issue:

-Pretty imposing building (Kurz). Site is probably overbuilt (Gillette). Massing is too much (Kjesbo). Trying to put too much on the land. Work with the land more (Perez). Is there any way to verify the scale of that 52' height in relation to the rendering? (Lockman) (Staff responded "A rendering like this is never going to be to scale". To which commissioner Hopkins replied "That's not true.") Where's the berm in this rendering? (Hopkins)

So the question I have for commissioner Lockman is: are you satisfied with this answer to your question about the size and scale of the rendering as it relates to the actual proposed buildings?

The size of this project will overwhelm this pristine site- especially viewed from the frontage road and approaching from

Vail Pass on I-70 . The newly erected 4-stories at the Mountain View re-development near the Blue Cow Chute is a perfect example of how imposing Booth Heights will be. I assume you've all seen it by now.

- Criteria E and environmental impacts have not been met with this application.

The overwhelming opinions of the wildlife biologists agree that wildlife, and specifically the bighorn sheep, will be placed in further jeopardy with this plan.

Mr. O'Connor falsely stated publicly in his August 12, 2019 Vail Daily column "We have modified our original plans to ensure the protection of wildlife". "Ensure" means "make certain" and that claim is patently false-made only to influence public opinion in his favor. The wildlife biologists agreed that most mitigation plans fail and there will be no guarantee the herd survives if this development is built.

Triumph and the town staff apparently continue to ignore recommendations and comments from the Colorado Geological Survey and Skyline Geoscience regarding further studies of avalanche hazards, debris flow, landslide and construction-related landslide reactivation issues. You have received details of this from me in a previous letter. There is no mention in those recommendations that they will be addressed "at the building permit application" as Triumph has asserted.

You as commissioners have discretion in deciding on the efficacy of solutions to these environmental issues and whether or not they have been addressed appropriately and effectively.

There is too much at stake here environmentally to approve this application as presented.

More comments from you commissioners: The key here is Criteria E. The environmental impacts are the lynchpin of this entire application. It is the responsibility of the applicant to meet these criteria. (Lockman). The sheep are the most important thing (Gillette). We're not guaranteed the sheep will survive (Kurz). Mitigation hasn't worked in the past. It's all about the sheep (Kjesbo).

- Enforcement (wildlife protection, dogs, parking)

This is the prime feature in the applicant's proposal to protect wildlife and address the shortage of parking. I believe in the real world this approach is set up for total failure.

Parking issues plus the responsibility of on-site management to enforce non-trespass onto wildlife habitat alone would require a nearly full-time effort. You've already heard public comment by locals about the futility of enforcing dog compliance even in HOAs that prohibit them. Also, I own a rental property (long-term to a local family) at Sandstone 70 in Vail and I can assure you the parking issues are constant and contentious throughout the year. Booth Heights will be no different and probably worse. And, enforcing a "no short term rental" policy is highly problematic-witness the current TOV issues with that.

You've also heard consistent feedback from Colorado Parks and Wildlife and other independent wildlife biologists that enforcement doesn't happen. Examples given were the ignoring of a Memorandum of Understanding that protected elk winter range on Meadow Mountain when the recently

completed Evercrisp mountain bike trail was built; no enforcement by Vail Resorts of skiers violating “no skiing” on the wildlife habitat terrain under and near Cascade lift; and the loss of critical elk habitat at Beaver Creek when Strawberry Park was approved in spite of protections to wildlife there.

This risk of failure the proposed enforcement tools for this application offer is too great a threat to wildlife. And, do we really believe that as a master leaseholder Vail Resorts would fire an employee/tenant for a trespass (dog, smoking, or parking) infraction when they were in dire need of employees on the mountain? Seriously doubtful.

Comments: People don’t obey closure signs. There has to be a workable and effective enforcement (Stockmar). Yes, HOAs don’t always work (Perez). The TOV needs more protection regarding changes to Booth Heights HOA covenants (Gillette).

- Final thoughts.

This proposal is the wrong plan for this site. It’s too dense and is obviously burdened by and subject to numerous mitigation plans that have doubtful outcome for success.

And regarding density, I noted Triumph’s floor plans show 2 double beds in each 2-BR of the multi-family units (that’s potentially 8 people in each). The deed restricted townhomes show 1 double bed in each BR and the same number is shown for the free-market townhomes. There is a reason developers show this on their plans-it’s to demonstrate how many people they expect to live in each one as a selling point-in this instance to VR for rental units and to potential buyers for the “for sale”

townhomes. So running the #s we get: $42 \times 4 \times 2 = 336$ rental. $19 \times 2 \times 4 = 76$ deed restricted townhomes. $12 \times 3 \times 2 = 72$ free market townhomes. Total= 484 potential occupants as currently in the application. Is this what is right for this site? No.

Commissioner Perez—the minutes of the 9/11/17 PEC meeting that approved the re-zoning of this parcel shows you expressed concern about the transparency of the applicant (then Vail Resorts) regarding density and scale for any future development application—and for good reason. You also expressed your feelings recently in the last PEC meeting that the issue here is that our ordinances and town code do not require a development plan when applicants come to re-zone. It's a sentiment the previous PEC chair Redicker shared as a concern at the time, also.

And, so, here we are-considering an application and proposal for this site that has so many questions, problems and unknowns that it has divided our town like few issues that I can recall in my 46 years here. Each side is expounding on heartfelt positions—proponents for workforce housing at all costs, and opponents advocating for the environment, wildlife and lifestyle for those workers.

I wonder, if the PEC and Town Council knew then (during re-zoning) what we know now about the specifics of this proposal—the burdensome mitigation steps required, the density and the scale, and the fervent opposition to it—would we even be in such a contentious state now. Yes, the town needs to change

things at the re-zoning level to require a specific plan before re-zoning is approved. Yes, the town needs more workforce housing, but this proposal is not about that. It's about what is right and appropriate for this sensitive site.

Two wrongs do not make a right. Approval of this plan as presented will be the second wrong. Please deny this application for the good of Vail and your good reputations.

Respectfully,
Tom Vucich
Vail

From: [Tom Vucich](#)
To: [PEC](#)
Subject: Booth Heights
Date: Thursday, August 15, 2019 10:56:00 AM
Attachments: [PECdocs8.15"19.pdf](#)

Dear PEC Commissioners,

As I stated at the end of my comments at the 8/12/19 meeting I wanted to get the **attached documents** to you. These documents, including the 6/21/19 letter from the Colorado Geological Society, were the basis of my comments regarding safety issues with this parcel. I know you've undoubtedly read these as part of the voluminous amount of paperwork, but it warrants another quick review I believe since there is no evidence any promised additional studies/evaluations have been done.

My closing comments were also going to reference sections in both the Geologic Hazards Analysis and the Rockfall Hazard Study titled "Limitations".

I realize most of this verbiage is probably boilerplate legalese, but I did notice the words "Subsurface exploration was not included in the scope of this study and snow cover prevented field verification of ground surface conditions along study sections" that at least to a layman gave me pause. Can I assume that is why Skyline's May 24, 2019 memo "Review of Update Site Plan" page 2, mentions **"slope stability and other geotechnical considerations" being addressed by Cesare in the summer of 2019?** As I stated at the 8/12/19 meeting, **Bill Koechlein of Cesare said at the July 8th meeting "we will investigate further to evaluate the soils conditions"** and I assume this is what Skyline is referring to. Perhaps staff or Triumph can explain to you.

Additionally, Appendix B, pg.9 to the Rockfall Hazard Study (which is the Colorado Geological Survey assessment of the March 1997 rockfall incident at Booth Creek) recommends for an interim time, residents there "not establish living areas where they spend the bulk of their time, such as bedrooms and sitting areas against the exterior wall that faces upslope." Was this precautionary recommendation considered by Triumph in the building layouts and floor plans of the residences at Booth Heights?

As those "Limitations" sections of the hazard studies imply, the authors of those disclaimers and limitations are protecting themselves. Shouldn't the same protections apply to the residents of Booth Heights in the plan as presented?

Thank you for your continued time and effort in this process.

Sincerely,
Tom Vucich

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

June 21, 2019

Chris Neubecker
Planning Manager
Community Development, Town of Vail
75 South Frontage Road
Vail, CO 81657

Location:
S½ Section 2,
T5S, R80W of the 6th P.M.
39.6473, -106.3125

Subject: East Vail Housing – Rockfall Hazard Mitigation
Town of Vail, Eagle County, CO; CGS Unique No. EA-19-0007 (previously reviewed as EA-18-0002)

Dear Chris:

Colorado Geological Survey has reviewed the East Vail Housing proposed development plan, geologic hazard studies, and rockfall hazard mitigation plans. I understand the applicant proposes a 73-unit residential development on the north side of I-70, at the East Vail (Exit 181) interchange.

The available referral documents include:

- Development application narrative (May 28, 2019),
- Set of 11 civil plans (Alpine Engineering, Inc., February 21, 2019),
- Rockfall Hazard Study, East Vail Parcel (Cesare, Inc., June 29, 2017)
- Geologic Hazard Analysis, East Vail Parcel (Skyline Geoscience, February 12, 2019),
- East Vail Parcel Geologic Hazard Analysis – Review of Updated Site Plan (Skyline Geoscience, May 24, 2019)

CGS reviewed this site, and Cesare's June 19, 2017 Rockfall Hazard Study, at rezoning; comments were provided in letters dated September 18 and September 19, 2017.

Skyline's rockfall hazard analysis and recommendations are valid. The rockfall hazard mitigation berm shown on the civil plans appears to be consistent with Skyline's recommendations.

However, the proposed berm will require periodic and ongoing inspection, maintenance and possibly repairs to preserve its effectiveness. Maintenance may include cleaning out accumulated debris to maintain the design berm/catchment height on the upslope side. **CGS recommends that the Town require an inspection and maintenance plan for the rockfall hazard mitigation berm prior to final plat approval.** The plan should include an inspection schedule.

Debris flow, avalanche, landslide, and construction-related slope instability hazards. Skyline discusses debris flow, landslide, and construction-related landslide reactivation hazards, but does not provide specific recommendations. It is possible that the proposed rockfall berm could provide some protection from debris flow hazards, but this should be evaluated.

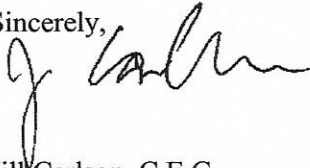
Two, possibly three "small avalanche" paths are located within the proposed Lot 1 area. Mears (CGS Special Publication 7, "Colorado Snow-Avalanche Area Studies and Guidelines for Avalanche-Hazard Planning) describes these as "not wide enough to be accurately displayed at the mapping scale of 1:24,000, so they are indicated as arrows. Although they appear small at this scale, they can also be very destructive."

CGS continues to recommend that the Town require completion of an avalanche hazard analysis and design of any necessary mitigation prior to final development plan approval to ensure that the proposed mitigation will provide adequate protection from avalanche hazards and can be maintained to ensure future performance. CGS recommends that any such hazard analysis and/or mitigation design be reviewed by the Colorado Avalanche Information Center.

Based on hillshade imagery derived from high resolution LiDAR data, proposed Building A appears to be located in the headscarp area of a small landslide located immediately west of the large landslide in proposed Tract A. Proposed Buildings E and F are also located within this smaller landslide. Skyline states (page 2 of the 5/24/2019 Review of Updated Site Plan) that slope stability and other geotechnical considerations are being addressed by Cesare this summer. CGS is available to review any additional geologic and geotechnical information and geologic hazard mitigation plans submitted for this project.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,



Jill Carlson, C.E.G.
Engineering Geologist

SKYLINE GEOSCIENCE

GEOLOGICAL CONSULTING

Memorandum

Subject: East Vail Parcel Geologic Hazard Analysis – Review of Updated Site Plan

Date: May 24, 2019

To: Michael O'Connor, Triumph Development

From: Julia Frazier, Skyline Geoscience

Skyline Geoscience (Skyline) has reviewed the Grading and Drainage Plan (Plan) by Alpine Engineering, Inc. (Alpine) dated May 17, 2019. This Plan is an update from the Preliminary Grading Plan by Alpine dated January 25, 2019. The Plan shows a 12-foot high earthen rockfall barrier with a 1V:1H slope on either side of the crest, spanning a length of about 620 feet and located upslope from the proposed structures (Figure 1). The location of the berm on the east end of its length has been relocated upslope about 85 to 95 feet from the location previously analyzed for the Geologic Hazard Analysis (original report; February 12, 2019). The Plan also shows changes in the number and location of residential structures, and site grading and drainage.

The Colorado Rockfall Simulation Program (CRSP) analysis for Study Section C has been updated to reflect the relocation of the barrier. Moving the barrier upslope is moving it closer to the rockfall source. The analysis point (AP) is associated with the location of the crest of the proposed barrier. Slope profile parameters were not changed from those stated in the original report. Study Section C was analyzed: 1) in the natural, current condition without a barrier, and 2) with the barrier placed at the location shown on the Plan. The results for the natural condition analysis are reported in Table 1. The maximum estimated values and the 95% and 98% statistical cumulative probability values are reported for velocity, impact energy, and bounce height.

Table 1. Rockfall Analysis Results Study Section C

Rock Size/Shape	Rock Weight (lbs)	Velocity (ft/sec)			Kinetic Energy (kJ)			Bounce Height (ft)
		max	98%	95%	max	98%	95%	max
8' spherical	44,234	25.3	21.7	19.7	730	500	450	1.7
10' spherical	86,394	36.8	28.3	25.7	3,000	1,700	1,500	3.5
10'x4' discoidal	51,836	37.1	26.4	24.1	2,100	980	860	3.2

SS = study section; kJ = kilojoules; AP = analysis point; lbs = pounds; ft/sec = feet per second

A 10-foot high barrier placed at the location shown on the Plan for Study Section C stopped all 10-foot spherical rocks in the CRSP model. Due to overtopping conditions that may occur and due to the size of boulders observed on the ground surface within the property limits, the recommended height of the rockfall barrier is 12 feet (as shown on Figure 1). Based on the results of the CRSP analysis for a spherical, 10-foot diameter limestone rock, the barrier should be designed and constructed to withstand the maximum estimated impact energy of 3,000 kJ (about 2,200,000 ft-lbs), velocity of 36.8 ft/sec, and bounce height of 3.5 ft. These values have increased from those reported in the original report for Study Section C at the location of the proposed berm. Refer to the original report for other recommendations related to rockfall berm system and catchment area construction, maintenance and access. Skyline and Cesare, Inc. (Cesare) should be contacted for additional consultation and review if other rockfall barrier systems are considered or if changes are made to the Plan after the date of this memorandum.

Slope stability was not included in the scope of this study. Skyline understands that a geotechnical investigation by Cesare is planned for the summer of 2019 and that slope stability and other geotechnical considerations will be addressed at that time by that firm.

Thank you for the opportunity to provide this review and update to the geologic hazard analysis for the East Vail Parcel, Town of Vail, Colorado. Please contact Skyline if you have any questions or comments regarding the information provided in this memorandum.

Sincerely,

SKYLINE GEOSCIENCE

Golden, Colorado
www.skylinegeoscience.com

Prepared By:

Julia M. Frazier, P.G. | Owner

rockfall event, the section of rock that detached from the upper cliff was about 20 x 8 x 8 feet in dimension and broke into smaller pieces as it tumbled down the slope.

Two cliff exposures of the Robinson Limestone Member are present above Booth Falls, and the CGS identified the main rockfall source to be the upper cliff exposure (Figure 5). The upper cliff exposure at Booth Falls can be correlated to the main rockfall source for the EVP. The lower cliff exposure above the EVP is largely obscured by colluvial deposits and not considered a primary rockfall source. The slope below the cliff exposures at Booth Falls constitutes the acceleration and runout zones and is about 40 degrees. The slope below the rockfall source zone for the EVP is less extreme, varying from about 20 to 40 degrees.

Joint spacing in the bedrock source zones may be an indicator for the potential size of rockfalls. Joints observed in the upper cliff exposure above the EVP were spaced about 10 feet apart. Other joint set orientations and spacing may exist but were not observable in the cliffside. Shale layers in the limestone and sandstone, spaced at irregular intervals, are also discontinuities along which blocks can be dislodged. Differential weathering of the shale layers also causing instability. For Booth Falls, the CGS states that:

"Most rocks do not shatter, but remain as intact approximately 8 by 5 ft (2.5 by 1.5 m) limestone boulders which are capable of reaching the farthest limits of the runout zone."

The CGS indicates that larger slabs tend to break from the lower source zone above Booth Falls, with diameters of 15 to 20 feet.

4.2 DEBRIS FLOWS

The EVP is not within the limits of the Town of Vail debris flow hazard zone, however, there is the potential for debris flows at the site. Review of a detailed terrain surface derived from the LiDAR (Light Detection and Ranging) and of aerial photographs of the EVP and surrounding area indicates the potential for debris flows. Incised channels with flowing water are present on the west side of the site (the part to be developed) and on the slopes above, evidence for active erosive processes. An intense, prolonged precipitation event or rapid snowmelt has the potential to trigger a fast-moving, hyper-concentrated debris flow. Modifications to the existing, natural condition may increase the debris flow susceptibility.

4.3 EXISTING LANDSLIDE

Landslide deposits are mapped on either side of the Gore Creek Valley and are commonly associated with the middle and lower members of the Minturn Formation (the lower member underlies the EVP). Most of these landslides are considered by investigators to be ancient and inactive. One known exception is a large historic landslide about 1.5 miles to the west of the EVP which was re-activated by undercutting of the toe for construction of I-70. That landslide involved Minturn Formation bedrock units, the same which underlie the EVP. Contributing factors for landslide susceptibility in the project area includes over-steepening or undercutting of slopes by natural processes or human activities, bedding in sedimentary rocks that is oriented out-of-the slope (dip-slope), deforestation and removal of vegetative cover, elevated water content by means of intense, prolonged rainfall or rapid snowmelt, and unit contacts with vastly contrasting material properties (Kellogg and others, 2003).

An existing landslide occupies the eastern approximate 18 acres of the EVP, the area to remain undeveloped (NAP). The landslide is visible in the LiDAR collected for the area, shown on Figure 5. Figure 6 shows a slope map derived from the LiDAR, with marked landslide extents. Geomorphic features of landslide movement have been obscured by heavy vegetative cover and smoothed by natural processes over time. The LiDAR imagery assisted in delineating the extents of the landslide (Figure 7), which extend further upslope than previously identified in published geologic maps (Kellogg and others, 2003). The landslide extents delineated in this report are approximate.

Historical landslides are complex, and characteristics vary even within a single landslide mass, including type of slope failure (may be a combination of various mobilization mechanisms), timing of slope failure events, causative factors, direction of sliding, and others. The mechanism of sliding for this landslide may be a combination of block sliding and deep rotational processes. The detachment location for the landslide is located further upslope and beyond the boundaries of the EVP. The steep toe of the landslide is abruptly cut off by Fall Line Drive (Figure 7). The western flank of the landslide in the area of the toe is also steep and forms a recognizable break in slope on the topography map. Based on LiDAR imagery, the approximate extent of the landslide is about 1,750 feet wide by about 2,500 feet long from head scarp to Fall Line Drive.

5.0 ROCKFALL ANALYSIS

Skyline modeled rockfall along three representative study sections through the part of the EVP to be developed using the Colorado Rockfall Simulation Program version 4.0 (CRSP). Figure 6 shows the locations of the study sections. CRSP estimates maximum, average, and cumulative probability statistics

6.2 EXISTING LANDSLIDE

The existing landslide exhibits geomorphic evidence of past movement. Features such as a detachment zone upslope, over-steepened toe and flank areas, and hummocky topography are visible on the ground surface and in the LiDAR imagery (Figures 5 through 7). Evidence of recent movement such as tension cracks, fresh scarp exposures, and other features were not observed. As noted by previous authors (*Kellogg and others, 2003; 2011*), large landslides in the Gore Creek Valley are generally ancient and inactive. Ground modifications and development around these ancient landslides will increase the potential for re-activation and re-mobilization of the landslide mass, as is the case on I-70 about 1.5 miles west of the EVP.

Based on the proposed development plan made available to Skyline at the time of this report, development and planned structures are limited to 5.4 acres on the west side of the EVP. Planned development extends up to the limits of the steep western flank of the landslide extents as delineated from LiDAR imagery and surface topography. Skyline recommends avoiding development within or near the mapped extents of the landslide. Site improvements and regrading near the toe of the landslide may re-activate slope movement and should be avoided. Landslide extents have not been verified with subsurface exploration and the geomorphic expression of the landslide has been smoothed with time and erosive processes. Thus, the landslide extents presented in this report are approximate.

Skyline recommends implementing a slope monitoring program during construction or grading activities near the landslide. If development within the extents of the landslide is planned, additional geological and geotechnical analysis should be performed to further characterize the landslide and the potential impact the proposed development would have on slope stability.

7.0 LIMITATIONS

The purpose of this report is to provide a geologic hazard analysis as it relates to rockfall, debris flows, and the existing landslide for the development of the western 5.4 acres of the East Vail Parcel located in Vail, Colorado. The professional judgments and conclusions presented in this report meet the standard of care for our profession. This geologic hazard analysis is based on review of available literature and published geologic and topographic maps, an understanding of geologic conditions and processes in the project area, and experience with similar conditions. Variations in geologic conditions can and do occur. Subsurface exploration was not included in the scope of this study and snow cover prevented field verification of ground surface conditions along study sections. There is a potential for variations in the geologic conditions presented in this report. These variations, if present, may be enough to necessitate modifications to this report. If unexpected, adverse, or differing conditions are

are planned in or near the landslide mass. The landslide has the potential to destabilize if the ground is disturbed or modified in adverse ways. Slope stability of the over-steepened toe and flank areas, as well as large-scale global stability should be considered. In addition, the bedrock is dipping gently out-of-slope, exacerbating the slope instability issue.

8.3 DEBRIS FLOW CONSIDERATIONS

Although the site is not within the limits of the Town of Vail Debris Flow Hazard zone, there exists the potential for debris flows at the site. Material and debris which could mobilized in a debris flow event cover the slopes at and above the site, including glacial till capping the ridge above, and rock talus and colluvium on the slope above the site. Incised drainages actively flowing with water are present on the west side of the site, and ground surface patterns visible in the LiDAR imagery suggest erosive processes are underway in this area. A significant precipitation event has the potential to trigger or increase the probability of a debris flow event, additionally, ground modifications may alter or increase this debris flow hazard in some areas. Cesare recommends the debris flow hazard potential be considered in future development stages.

9. LIMITATIONS

This report has been prepared for the exclusive use of our client for specific application to the project discussed and has been prepared in accordance with generally accepted geologic and geotechnical engineering practices. No warranties, either expressed or implied, are intended or made. In the event that changes in the nature, design, or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless Cesare reviews the changes and either verifies or modifies the conclusions of this report in writing.



Basemap: LIDAR ground surface.

East Vail Workforce Housing Parcel - part to be developed (\pm 5.4 acres)

Approximate Landslide Extents

Approximate Extents, published landslide deposit (Kellogg and others, 2003)

Area 1 - landslide headscarp, down-dropped, detachment area.
 Area 2 - down-dropped area with irregular topography.
 Area 3 - dislocated, semi-intact block that has moved downslope from the point of origin, hummocky and uneven topography.
 Area 4 - landslide flank, over-steepened slope.
 Area 5 - landslide toe, over-steepened slope.

Project No: 18105

Project Name: East Vail Parcel

Date: 01.31.2019

FIGURE 7

Landslide Map