

**Booth Heights Development
Housing District Review Criteria Presented to PEC
October 10, 2019**

“The following criteria shall be used as the principal means for evaluating a proposed development plan. It shall be the burden of the applicant to demonstrate that the proposed development plan complies with all applicable design criteria.”

Criteria A - “Building design with respect to architecture, character, scale, massing and orientation is compatible with the site, adjacent properties and the surrounding neighborhood.”

- Architecture
 - Cohesive architecture within Booth Heights without replication
 - Similar materials and colors compared to other East Vail Housing developments and other Housing District developments.
 - Variation in roof lines within buildings and between buildings
- Character
 - Transitional design with contemporary influences to evolve the older architecture of other nearby neighborhoods
 - Design that is an improvement on much of the older inventory, but not out of character with East Vail.
 - Variety of building types similar to those seen throughout East Vail
 - Scale of a neighborhood street rather than a dense multifamily development that honors and improves upon the East Vail residential patterns.
- Scale
 - Proposed density and GRFA meets most criteria of LDMF districts
 - Proposed density of townhomes and apartments similar to other East Vail properties along main roads.
 - Proposed density less than other recent Housing District Developments
- Massing
 - 4-unit townhomes buildings are the same or better than many other townhome neighborhoods in East Vail
 - Walk-up apartment buildings are similar in scale or better than other multifamily buildings in East Vail
 - Residential street with individual driveways, landscaping and human scale is similar to or better than many other multifamily developments in East Vail
- Orientation
 - Permanent preservation of 18 acres of NAP and development on less than 4 acres of Housing to balance housing and wildlife needs.
 - Access from the west to work with site geometry and grade

- Building foundations used as retaining - most other site retaining accomplished with boulder walls
- Taller buildings at the low part of the site
- Townhomes at the middle and west embracing the up- and down-valley views
- Improvements are buffered from surrounding open space and includes rockfall protection similar to the more dangerous conditions to the west.

Criteria B - “Buildings, improvements, uses and activities are designed and located to produce a functional development plan responsive to the site, the surrounding neighborhood and uses, and the community as a whole.”

- Proposal meets the intent of the Housing district with a variety of EHUs and Dwelling Units. Neighborhood will provide most net-new EHUs since TOV purchased Timber Ridge.
- Studied many different site plans to understand the site and arrive at the proposed plan.
- Access and street meet CDOT, Public Works and FD requirements.
- Parking totals thoughtfully planned by each use and now meet the requirements of Town Code.
- Both private and community outdoor gathering spaces.
- Apartment amenities such as laundry, storage and community room onsite.
- Site plan that was laid out with sensitivity to wildlife from the start of planning

Criteria C - “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.”

- Functional and Aesthetic
 - Balance of wildlife needs and an attractive and useful site plan.
 - Wildlife design recommendations as basis of design
 - Outdoor space for all residents including public space at the center of the neighborhood for all, plus private outdoor space for townhome owners.
 - Utilize Fire Dept. staging/turnarounds as community amenity.
 - Central ADA path and complimentary landscape stairs to the east to provide second access to bus stop.
 - Earthen rockfall protection mimics the berm to the west. Made with substantial top soil so that landscaping requested by community and wildlife biologists can grow.
- Preserve & Enhance the Natural Features
 - 18 acres of NAP in a conservation easement included in the proposal
 - Some tree buffer at the front of the site identified and preserved.
- Adequate buffering
 - Honoring all 20’ setbacks. Substantial additional setbacks and grade change from the frontage road. Closest building is 70’ from the street.
 - Landscaped berm and fence to shield development from surrounding wildlife.

- Improvements located to take advantage of the aspen forest behind the site to the north and west to buffer the development
- Trees preserved in the front ROW and some in the setbacks
- Access and Use by the Public + Integration with Open Space & Recreation
 - Unique situation where offsite access is not a goal due to wildlife concerns

Criteria D - “A pedestrian and vehicular circulation system is designed to provide safe, efficient and aesthetically pleasing circulation to the site and throughout the development.”

- Vehicular Circulation safe, efficient and aesthetically pleasing
 - Roads meet the TOV and CDOT alignment and grading requirements with an attractive landscaped entrance into the site and limited retaining.
 - Alternate locations would require steep grades and substantial retaining walls.
 - Internal neighborhood road with wide streets and three areas to turnaround that have been designed with multiple functions.
- Parking
 - Meets the requirements of town code.
- Bus
 - 2 bus stop locations proposed by the applicant. Preferred choice was selected by PEC.
 - The selected bus stop location will substantially improve the safety of the existing nearby bus stop.
- Pedestrian Circulation to and through the site safe, efficient and aesthetically pleasing.
 - Limited off-site pedestrian destination, but opportunities for groceries and recreation are easily accessible from the town bus and even within walking distance of the site.
 - TOV has begun the process to improve pedestrian safety at the East Vail underpass

Criteria E - “Environmental impacts resulting from the proposal have been identified in the project's environmental impact report, if not waived, and all necessary mitigating measures are implemented as a part of the proposed development plan.”

- Comprehensive Design Guidelines directed all site planning
- Commitments to the protection of wildlife during construction
- Commitments to the protection of wildlife on an ongoing basis for residents
- Most meaningful Wildlife Mitigation Plan ever proposed in the Town of Vail
 - 18-acre Conservation Easement
 - Wildlife Mitigation Plan revised at the direction of Town’s consultants and has Town Staff support for implementation
 - \$100,000 contribution as seed money for larger community effort and a list of immediate action items that can be undertaken in partnership with the TOV, CPW and possibly the USFS in the immediate vicinity of development.

- Applicant encourages the PEC to Recommend Community Level Action to the Town Council for consideration to further protect wildlife.

Criteria F - “Compliance with the Vail comprehensive plan and other applicable plans.”

Vail 20/20 Focus on the Future – Strategic Action Plan:

- Land Use Goal #4: Provide for enough deed-restricted housing for at least 30 percent of the workforce through policies, regulations and publicly initiated development.
 - Address the zoning regulations to provide more incentives for developers build employee housing units.
- Environmental Sustainability Goal #2: Energy Management in Buildings and Transportation: Reduce the town’s 2007 baseline greenhouse gas emissions.
 - Support employee housing initiatives in order to reduce trips into Vail.
- Housing Goal: The Town of Vail recognizes the need for housing as infrastructure that promotes community, reduces transit needs and keeps more employees living in the town, and will provide for enough deed-restricted housing for at least 30 percent of the workforce through policies, regulations and publicly initiated development.
 - Conduct inventory of all sites with development potential and pursue opportunities for acquiring undeveloped or underdeveloped properties.
 - Update the Vail Land Use Plan and identify more areas for employee housing.
- Economy Goal #3: Maintain a town-wide workforce in which at least 30 percent of people who work in Vail also live in Vail.
 - Support the local economy by working with the business community to address future workforce housing needs as they relate to business in Vail.

Vail Land Use Plan - Chapter II - Land Use Plan Goals / Policies

- 1. General Growth/Development
 - 1.1 Vail should continue to grow in a controlled environment, maintaining a balance between residential, commercial and recreational uses to serve both the visitor and the permanent resident.
 - 1.2 The quality of the environment including air, water and other natural resources should be protected as the Town grows.
- 5. Residential
 - 5.3. Affordable employee housing should be made available through private efforts, assisted by limited incentives, provided by the Town of Vail, with appropriate restrictions.
 - 5.4. Residential growth should keep pace with the market place demands for a full range of housing types.

- 5.5. The existing employee housing base should be preserved and upgraded. Additional employee housing needs should be accommodated at varied sites throughout the community.

Vail Housing 2027 – A Strategic Plan for Maintaining and Sustaining Community through the Creation and Support of Resident Housing in Vail

- Ten Year Goal: “The Town of Vail will acquire 1,000 additional resident housing unit deed restrictions by the year 2027.”
- Our strategic solutions and actions result in the retention of existing homes, creation of new and diverse housing infrastructure, and collaboration with community partners.
- Mission: Maintaining and Sustaining Community - “We create, provide, and retain high quality, affordable, and diverse housing opportunities for Vail residents to support a sustainable year round economy and build a vibrant, inclusive and resilient community. We do this through acquiring deed restrictions on homes so that our residents have a place to live in Vail.”
- Policy Statement - Resident Housing as Infrastructure
- “We acknowledge that the acquisition of deed restrictions on homes for Vail residents is critical to maintaining community. Therefore, we ensure an adequate supply and availability of homes for residents and recognize housing as infrastructure in the Town of Vail; a community support system not unlike roads, bridges, water and sewer systems, fire, police, and other services of the municipal government.”

2009 Environmental Sustainability Strategic Plan

- Goal #3 – Ecosystem Health: Ensure that the natural environment, specifically air and water quality, water quantity, land use and habitat are maintained to current or improved levels of biological health.
- Goal #6 – Transportation – Reduce the environmental impact of transportation by supporting efforts within the Eagle Valley to decrease total Vehicle Miles Traveled (VMT) by commuters and guests by 20% by 2020.