



April 21, 2020

Dear Vail Town Council,

The Mountain Haus Condominium Home Owners Association (Mtn Haus) would like to address the various concerns and comments that were raised in the Council's April 7th meeting regarding the Mtn Haus' request for an air conditioning installation for the Association's building at 292 East Meadow Drive.

In no specific order, we understand the Town Council has the following questions/concerns.

Noise. The A/C units, as currently designed for this project, are the most efficient and quietest units currently available on the worldwide market. They produce noise levels between zero and 65 dB, and as designed, are expected to rarely operate at levels north of 50% of capacity in our mountain environment. This maximum rate of 65dB is technically defined as "45-65 dB is considered 'average' noise. If you are walking down the street in a small town, this is about the decibel level of the sound you would hear from a regular conversation, the sound of a bubbling stream, and the meow of your cat might generate sound that falls in the 45-65 decibel range." This is considered 'quiet' in a quiet neighborhood, and this noise level is only applicable when the system is running full-on, and a vast majority of the time the system is expected to operate in the 10% FTE (full-time equivalent) range. The Slifer Square fountain itself is noisier than 65 dB, the buses are yet again noisier, not to mention the late-night bar traffic. This system as designed is expected to run at well below the current street noise in the area.

Environmental Impact. Holy Cross has reviewed, approved, and encouraged our design. The Mtn Haus' Common space is already 100% wind supported. The Mtn Haus is currently one of the most efficient buildings in Vail with 100% LED lighting, advanced boiler systems, variable speed equipment, pumps and motors throughout, and has been an early adapter and leader with environmental initiatives decades ago, long before such actions were fashionable. This particular A/C system was designed with that leadership in mind. The system has two-stage cooling, varying up and down on a curve based on demand. This increases efficiency and eliminates fan noise at all but the highest rates. The system also has a night-mode which reduces fan noise to a maximum of 30 dB. The Mtn Haus' first design version (2018) ground-based VRF systems (v1) were 19% more efficient than the mini-splits (individual balcony compressors) systems that were considered, and the current version (2020) of the ground-based VRF (v2) is another 15% more efficient than v1. The Mtn Haus' direction to our engineers has required the system to be designed to the best-of-the-best most efficient and state-of-the-art equipment.

This is a necessary/needed upgrade at significant cost/investment to the Mtn Haus. The system the Mtn Haus is proposing will be the single most costly Capital Investment the

Mountain Haus

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Association has made since original construction in 1970. The system directly addresses guest needs including customer/guest complaints about internal heat buildup and issues due to guests having to keep windows normally closed at night due to Bridge Street and East Meadow Drive late-night bar traffic, disturbances, smoking, bus transportation noise, as well as the generally warming climate throughout our region. The Mtn Haus finds it increasingly difficult to operate hotel facilities with the aforementioned street noise, windows closed, and subsequent internal heat buildup. The noted exterior noise and interior heat buildup remain the single biggest guest complaint within our Condotel operations. The Mtn Haus must upgrade to A/C to service our guest and business needs to compete with newer buildings throughout the community that were purpose-build with A/C systems. This is not a luxury item to our owners as much as a necessity to our community's rental guests.

No Easy Option for Equipment Placement. The Mountain Haus has been working with engineers for several years to determine the most efficient and effective method of addressing the need for A/C throughout the building. There are no easy options with the building's structure that would allow other alternatives. Exterior equipment can certainly be moved a few feet to one side or another, or around the corner, but the current plan reflects the most consistent placement and distribution around the building for maximum efficiency and access to the various locations throughout the structure.

Land Use. Revocable easements are normal and commonplace tools for such situations throughout our community. The Mtn Haus already has easements on our North and West entrances which have served TOV and Mtn Haus positively through many decades. Easements are needed for only two of the seven (7) total exterior locations, including the NW pool area and the South middle area. The East area placements require no TOV involvement but will include an easement for approximately 12 inches of space between the Mtn Haus and the VML&S. That easement has already been vetted by VML&S management and is currently being discussed between the Associations. Additionally, the VML&S and the Mtn Haus already have another easement that has served both properties positively for several decades with a history of inter-building cooperation.

Trees and Landscaping. The project includes the addition of trees and landscaping in all locations, although the project will need to relocate/replace vegetation in one or two locations. Landscaping adjustments and additions are a net ++ for the TOV, the Mtn Haus, and the overall outdoor environment in all regards.

Please feel free to contact either me or the project's Architect, Mr. Kyle Webb, if you have any questions or concerns as needed.

Thank you for taking the time and efforts to consider our needs.

Regards,



Steve Hawkins
General Manager