



Memorandum

To: Vail Town Council

From: George Ruther, Housing Director

Date: June 2, 2020

Re: Alternate Housing Site Plan – Strategies for Implementation and Update on Progress

1. SUMMARY

The purpose of this memorandum is to provide an update on the progress of the Vail Town Council's initiative to explore an alternate path to achieving the Town's adopted housing and environmental stewardship goals. Since announcing their intent to explore alternate paths forward following the approval of the Booth Heights development in East Vail, the Vail Town Council has met regularly in executive session to instruct negotiators on potential alternatives.

This memorandum highlights a draft alternate housing site plan and outlines strategies for implementation. In doing so, the following topics will be presented and discussed:

- Sequence of Alternate Housing Site Plan Implementation
- Presentation of Renovation and Feasibility Studies for Vail Gymnastics Center
- Amended Professional Services Agreements for Pre-Construction Services, Etc
- Memorandum of Understanding by and between Town of Vail, Vail Resorts, and Triumph Development
- Detailed six-month timeline for implementation

2. BACKGROUND

The Town has adopted goals and policies for maintaining and sustaining community in Vail through the acquisition of new deed restrictions for housing, protection from the hazards and risks associated with wildfire, and for wildlife habitat protection and environmental stewardship. By design, the adopted goals and policies are intended to be complimentary and supportive of one another. While priorities may change from time to time, no one single set of goals or policies is more important than another. A healthy balance amongst all the Town's goals needs to be maintained.

The Town's goals are adopted with achievement in mind. For that reason, when goals are adopted, quantifiable measurements are established to track progress towards achieving the goal. In the instance of housing in Vail, the Vail Town Council and Vail Local Housing Authority have established a measurable goal of acquiring 1,000 new deed restrictions by the year 2027. As it pertains to wildlife habitat protection and environmental stewardship, a measurable goal of ensuring that habitat is maintained to current or improved levels of biological health as measured by indicator species and land use has been adopted. Presently, implementation

actions are in place which are advancing the Town towards achieving both its housing and environmental stewardship goals.

A series of actions have been identified to aid the Town in achieving its adopted goals as they relate to an alternate plan for the immediate development of the Booth Heights parcel. This includes wildfire fuels reduction, wildlife habitat improvements, and opportunities to development housing on certain town-owned properties. The information below highlights a number of housing-related actions currently underway to advance the alternate housing plan forward. These specific actions, as well as an update on progress of each, includes:

A. Sequence of Alternate Housing Site Plan Implementation

A draft 5-year action plan for implementing an alternate housing site plan has been prepared. The plan not only articulates an alternate housing site plan for the immediate development of the Booth Heights parcel, it also outlines opportunities to complete wildfire fuels reduction and wildlife habitat restoration and address other community needs. While far from final, the draft plan outlines a possible path forward which presently has favorably support from Vail Resorts and Triumph Development.

A copy of the seven-step draft plan, dated June 2, 2020, has been attached for reference

B. Presentation of Renovation and Feasibility Studies for Vail Gymnastics Center

A key consideration of the draft alternate housing site plan is the potential renovation of the Vail Gymnastics Center into a new, multiple use facility for both gymnastics and early childhood education. Again, far from being final, the Town has hired local professionals Pierce/Austin Architects and RA Nelson to aid in the schematic design of a renovated facility. Additionally, a working group of technical experts and primary stakeholders, including Children's Garden of Learning, Red Sandstone School and Vail Recreation District representatives, has been created to further understand the future potential of a new, multiple use facility.

A copy of the schematic design and conceptual plans, including a more detailed narrative has been attached for reference.

C. Amended Professional Services Agreements for Design Development, Pre-Construction Services, etc.

As mentioned above, the Town has retained the professional consulting services of local professionals to aid in better understanding the opportunities afforded as a result of an alternate housing plan. If the Town Council wishes to continue forward with the initiative to explore of alternate housing sites additional professional consulting services will be needed. For instance, additional consulting services will be needed in the following areas:

- Legal
- Surveying
- Pre-construction
- Traffic
- Design and Architecture
- Civil Engineering
- Code Compliance, Life/Safety
- State Licensing
- Structural Design

- MEP

D. Memorandum of Understanding by and between Town of Vail, Vail Resorts, and Triumph Development

On January 16, 2020, Vail Mayor Dave Chapin announced that the Town of Vail had approached representatives from Vail Resorts and Triumph Development with the objective of exploring an alternate approach to the Booth Heights development approved for East Vail. In doing so, it was acknowledged that the desire of the Town was to pursue a win-win outcome that achieved a balance between the adopted housing and environmental stewardship goals.

Since the onset of this initiative, it has been understood that the three parties would need to execute various agreements to effectuate any mutually accepted alternate housing plan. To that end, presuming the three parties wish to move forward with an alternate plan, a memorandum of understanding (MOU) is recommended. An MOU is intended to express the convergence of will between the parties to achieve a shared set of desired outcomes or actions. In this instance, the MOU would serve as a non-binding agreement between the parties allowing each to act in good faith and invest in the alternate housing plan until such time as more formal agreements are needed.

On May 15, 2020, Triumph Development shared a written response to the proposal forwarded by the Town on April 29, 2020. The Town's initial proposal, plus Triumph's response, would serve as a basis for a future MOU.

E. Present a detailed six-month timeline for implementation

Two detailed timelines for action and implementation have been drafted. One outlines the timeline needed to achieve housing on Lot 3, Middle Creek by November/December 2022 consistent with Triumph's request, and the second outlines a less aggressive schedule, but still achieves all of the desired outcomes, only on a longer schedule. Both timelines were drafted with several key milestones and critical path items in mind. The milestones and critical path include:

- Wildfire fuels reduction and wildlife habitat restoration permitting and implementation
- Middle Creek at Vail Amended Land Lease and Minor Subdivision
- Negotiate/Document MOU, Legal Agreements, Extension of Entitlements
- Vail Gymnastics Center Renovations
- Lot 3, Middle Creek Housing Development
- Timber Ridge Village Apartments Redevelopment

A copy of the two draft timelines have been attached for reference.

3. RECOMMENDATION

Based upon the information provided, the Town staff recommends the following:

- Continue efforts underway towards receiving the proper permits and approvals needed for the wildfire fuels reduction and wildlife habitat restoration work and implement the seven phases of work.

- Complete the land lease amendment and minor subdivision work underway with Coughlin & Company
- Initiate the steps necessary and implement a public process to discuss the renovation of the Vail Gymnastics Center
- Continue efforts currently underway with the Vail Gymnastics Center Renovation working group and provide regular updates
- Meet with Vail Resorts and Triumph Development to begin drafting a MOU by and between the parties
- Prepare a probable cost estimate based upon schematic design and conceptual plans for Vail Gymnastics Center renovations
- Continue to explore the development potential of Lot 3, Middle Creek as a future housing site
- Prepare and present a proposed budget on June 16th for additional professional consulting services