

Stephanie Bibbens

From: Tammy Nagel
Sent: Wednesday, January 20, 2021 12:26 PM
To: Stephanie Bibbens
Subject: FW: pre-development agreement
Attachments: Untitled.pdf

Please add the below email and attachment to last nights Res. 3 agenda item.

Thank you

Tammy Nagel

Town Clerk

Town Clerk's Office



970.479.2136
970.479.2157 fax
vailgov.com



From: Diana Donovan <dianamdonovan@msn.com>
Sent: Monday, January 18, 2021 8:27 AM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: pre-development agreement

January 17, 2021

Vail Town Council

RE: Pre housing development agreement

There is no creativeness in this document. It reads as though the default developer wrote it over a few beers with the many housing special interests. The owner of the land, which was hastily rezoned without addressing the herd of bighorn sheep that call that land home, has not been involved. The default developer has development rights to a parcel he does not own. It would probably behoove the town to buy off these two parties and start work free of those limiting factors. The town could then think outside the box.

The Children's Garden of Learning (CGL), a premier early childhood education center, now located on Lot 3 in Vail, does not have to move from this perfect location. I believe they serve more than 60 families so that the parents can go to work. That replaces an entire housing project! The parents are ideal employees who already have housing so you get a two for one benefit for the town at a hugely lower price. The qualities this site provides for CGL can not be duplicated in Vail: sunny exposure, just off roundabout, immediate access to natural area, plenty of parking exclusively for them and a safe, charming building. Council members have stated the building does not meet code but that is true of all of our homes and even the council chambers. The state licenses childcare and they determine if the building is safe or they close it down. Council members have stated the relocation of CGL to the east end of the Lionshead Parking structure is enthusiastically welcomed by CGL but that is only in the face of threats to just throw them out of their current location if they oppose the move. The town will build a temporary modular structure but CGL has to cover all the moving costs. I believe this valuable asset will be forced to leave Vail in five years. Instead the town could leave them in their current location and add a small amount to the existing structure so CGL can accommodate a few more children thus freeing even more people who already have housing to work. Moving CGL is a huge expense to the Vail taxpayer and terrible for

the families and children it serves. The current proposal defies common sense.

The East end of the Lionshead Parking structure would better serve the town as employee housing.

The reason providing housing is so difficult in the Gore Valley is the ridiculous value of land in the Gore Valley because it is so limited. The redevelopment of the East phase of Timber Ridge with so much surface parking and so few units because they didn't have the money to "do it right" was inexcusable. The West phase must be done right and could be the final housing project to be built by government in Vail . Structured parking must start below the level of the frontage road and the height could be what is necessary to meet the housing need. Modular building blocks are probably not appropriate. It must be put out to bid. We need more creativity than has recently been shown and a panel of citizens and council must be included. That panel would bring a proposal, based on a list of goals from council, to the town's process. We don't want another barracks looking building on the north side of our valley.

At this point, the bighorn sheep are not protected at all and the Town of Vail is covering almost all of the immediate costs of improving their habitat.

In summary, buy out those involved in Booth Heights, leave CGL on Lot 3 and add a little square footage, form a citizen's panel to oversee the maximum redevelopment of the west side of Timber Ridge which must be put out to bid. Each of these steps will accommodate more employees for Vail at reduced costs while the Town retains the land. Plus it would protect our open spaces from being rezoned for housing.

Always available for more discussion which has been missing in this entire process.

Diana Donovan

Stephanie Bibbens

From: Tammy Nagel
Sent: Wednesday, January 20, 2021 12:26 PM
To: Stephanie Bibbens
Subject: FW: Response to Letter of January 17, 2021

Tammy Nagel

Town Clerk
Town Clerk's Office



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From: George Ruther <GRuther@vailgov.com>
Sent: Monday, January 18, 2021 11:26 AM
To: dianamdonovan@msn.com
Cc: Council Dist List <TownCouncil@vailgov.com>
Subject: Response to Letter of January 17, 2021

Good Morning –

The Town is in receipt of your letter of January 17, 2021, expressing your feedback on the pre-development agreement by and between the Town and Triumph Development. Thank you for sharing and participating in the discussions.

For more than a year the Vail Town Council has made it a priority to achieve the Town's adopted housing and environmental stewardship goals, especially as the two relate to development of the Booth Heights Parcel. The strategy in doing so has been to ensure a win/win/win outcome for the Vail community, Triumph Development, and Vail Resorts. Only recently did Vail Resorts announce that they needed to step aside from the partnership to focus 100% of their resources on safely and effectively operating Vail Mountain this winter season. However, prior to making this announcement, the needs of Vail Resorts were articulated and well understood.

The pre-development agreement takes the needs of Vail Resorts into consideration. Should Vail Resorts decide to re-engage in the discussions at a later, the Vail Town Council has assured that opportunity is not lost and insisted upon provisions within the development agreement that could be used to satisfy Vail Resorts' needs. The Vail Town Council has been community-minded, progressive, and forward-thinking in this regard and left a door wide open for a

partnership with Vail Resorts. The Town's interest in acquiring the title, through a collaborative partnership, is well understood.

The Town staff has worked closely with the Board and parent group of the Children's Garden of Learning. A temporary site for the early childhood education center was selected and a new building designed with the Board and parent's involvement all along the way. At the direction of the Vail Town Council, the town staff has worked to ensure that not only does the Children's Garden of Learning have a future in Vail, but also that other early childhood education centers can be accommodated in Town to meet the existing and growing demand for quality early childhood education. The Vail Town Council very much understands and values the importance of early childhood education in Vail and their actions demonstrate that understanding. The Vail Town Council has consistently shared their position on this matter publicly.

Thank you for your recognition of the need for creativity. The lack of creativity of the past has contributed to the circumstances the Town currently faces and it is creativity that will likely move the community forward. The Vail InDEED Program is a great example of useful creativity. The Vail Town Council and the Vail Local Housing Authority thought far outside the box and took the risks and bold actions to try something new. In doing so, they devised a uniquely different program unheard of anywhere else in the country and have been recognized for their leadership ever since. The creativity in the involvement of Triumph Development and Vail Resorts in the Vail Town Council's Alternate Housing Sites Initiative, through a collaborative partnership which seeks a win/win/win outcome, is likely the answer and the leadership needed.

Again, the Town is in receipt of your letter of January 17, 2021.

Enjoy your day,

George Ruther
Director
Housing Department



Stephanie Bibbens

From: Tammy Nagel
Sent: Wednesday, January 20, 2021 12:28 PM
To: Stephanie Bibbens
Subject: FW: Childcare on parking structure

Tammy Nagel
Town Clerk
Town Clerk's Office

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

From: JOHN & DIANA DONOVAN <dianamdonovan@msn.com>
Sent: Tuesday, January 19, 2021 12:06 PM
To: Council Dist List <TownCouncil@vailgov.com>
Subject: Childcare on parking structure

Will they be able to get a license there if the air quality is considered? The children spend a large part of the day outside. I am pretty sure none of you would put your dog in a kennel on this site.

Sent from my iPhone

Stephanie Bibbens

From: Tammy Nagel
Sent: Wednesday, January 20, 2021 12:28 PM
To: Stephanie Bibbens
Subject: FW: Bighorn Sheep Pasture

Tammy Nagel

Town Clerk
Town Clerk's Office



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vailgov.com



From: rolvail <rolvail@aol.com>
Sent: Tuesday, January 19, 2021 12:20 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: Bighorn Sheep Pasture

Dear Town Council:

Thanks so much for moving ahead with an imaginative proposal to protect our herd of Bighorn sheep. But I would strongly suggest securing all rights to this property in the exchange, not just the "development rights". Otherwise this could leave future interpretations up to lawyers, just as Congress does when they pass vaguely written legislation.

Thanks,
Rol Hamelin
E Vail
970-390-5223

Stephanie Bibbens

From: Tammy Nagel
Sent: Wednesday, January 20, 2021 12:29 PM
To: Stephanie Bibbens
Subject: FW: Bighorn Property

Tammy Nagel
Town Clerk
Town Clerk's Office

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

From: Sue Rychel <srychel@slifer.net>
Sent: Tuesday, January 19, 2021 1:01 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: Bighorn Property

Dear Council members,

Please make sure the protection of the Bighorn property as open space is permanent and that the Bighorn sheep will be left alone to live their natural lives in peace.

Thank you,

Sue Rychel

Stephanie Bibbens

From: Tammy Nagel
Sent: Wednesday, January 20, 2021 12:29 PM
To: Stephanie Bibbens
Subject: FW: Booth Heights

Tammy Nagel
Town Clerk
Town Clerk's Office

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

From: Lynn Gottlieb <murphy10178@yahoo.com>
Sent: Tuesday, January 19, 2021 3:59 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: Booth Heights

Hello Town Council Members:

Thank you for all your hard work on this. Seems we are almost there.
The point of permanency is important. Hopefully you will initiate a purchase agreement for the property and it will become a permanent part of Vail Open Space! That would complete this effort and leave a legacy for Vail!

Sincerely,
Lynn and John Gottlieb
9703904390

Sent from my iPhone

Stephanie Bibbens

From: Tammy Nagel
Sent: Wednesday, January 20, 2021 12:28 PM
To: Stephanie Bibbens
Subject: FW: Homwowner and full time resident of vail

Tammy Nagel

Town Clerk
Town Clerk's Office



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From: holiday.vail@gmail.com <holiday.vail@gmail.com>
Sent: Tuesday, January 19, 2021 11:58 AM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: Homwowner and full time resident of vail

I am very grateful for the Town's efforts in executing the wishes of its residents. However, our elected representatives on the Town Council need to be reminded that the result the community is seeking through this effort is permanent protection of the Bighorn property as open space for the benefit of the bighorn sheep.

Kindly,
Halide Gazioglu
3120 Booth Falls Ct.
Vail.

Sent from my iPhone

Stephanie Bibbens

From: Tammy Nagel
Sent: Wednesday, January 20, 2021 12:28 PM
To: Stephanie Bibbens
Subject: FW: Booth Falls

Tammy Nagel
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-----Original Message-----

From: jill roth <jillroth1@me.com>
Sent: Tuesday, January 19, 2021 12:00 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: Booth Falls

To Whom it May Concern

I am asking for the permanent protection of the Bighorn property as open space for the benefit of the bighorn sheep and for the enjoyment and celebration of our special community of Vail. We are more than just an "athletic" community. We value the environment and our community of wildlife.

Thank you,

Jill Roth

Sent from my iPhone

Stephanie Bibbens

From: Tammy Nagel
Sent: Wednesday, January 20, 2021 12:28 PM
To: Stephanie Bibbens
Subject: FW: Big Horn

Tammy Nagel
Town Clerk
Town Clerk's Office

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

From: Kiwi Hilliard <kiwibird48@gmail.com>
Sent: Tuesday, January 19, 2021 12:17 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: Big Horn

As a resident of Vail we want the land transfer to be in perpetuity so no one will ever have to go through this again,
thank you

Kiwi Hilliard
325 S Lake Drive
Palm Beach, FL 33480

516 669-1589 (C)

Stephanie Bibbens

From: Tammy Nagel
Sent: Wednesday, January 20, 2021 12:28 PM
To: Stephanie Bibbens
Subject: FW: I agree

Tammy Nagel
Town Clerk
Town Clerk's Office

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

From: Judith Rodriguez <jrodapril@gmail.com>
Sent: Tuesday, January 19, 2021 12:23 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: I agree

So happy we have a win-win on sheep protection and employee housing close to town and not impacting bus schedule. I would also like to comment on charging any fee to nbsee the Magic Lights in Ford Park. I am not alone in feeling it should be free, offering a Covid safe activity during this time. I think it would be beneficial to Vail Resorts & TOV "good will" reputation to be able to do offer this because of Covid financial impacts.
Thank you for offering a platform to comment, Judy Rodriguez East Vail resident (since 1976)

Sent from my iPhone