



May 16, 2022

Mr. Jonathan Spence, AICP
Planning Manager, Community Development Department
Town of Vail
75 South Frontage Road
Vail, CO 81657

RE: DRB 19-0652: CHG1
Lot 1 – East Vail Housing, East Vail, CO

Dear Jonathan:

In response to the Town of Vail comments regarding the Lot 1 – East Vail Housing DRB – Change to Approved Plans submission, please see our answers below.

REF #11 Comment – Bldg. Dept., Glen Morgan

The DRB description of work references changes to meet building code and ADA. Building department cannot comment on the changes without plans to review.

Response: Architectural Floor plans have since been provided as part of the 4/22/22 DRB submission, 4/27/22 DRB submission, and 5/16/22 – DRB Record Set. Please refer to sheets A1.2.0 and A1.2.1 for Overall Floor Plans and A1.2.2-A and A1.2.2-B for Enlarged Residential Unit Floor Plans. Additionally, the full Code Analysis document set has been provided to Glen Morgan with the Town of Vail Building Department.

REF #12 Comment – Fire Dept., Ryan Ocepek

Plan will need to show fire apparatus turning movements. Contact FD for fire apparatus information.

Response: Town of Vail fire apparatus information has been received and incorporated into the newly produced Fire Truck Turning Exhibit C4.3 which will appear in the 5/16/22 – DRB Record Set.

REF #13 Comment – Fire Dept., Ryan Ocepek

Provide site dimensions for all roadways, fire turn arounds, and any projections into roadway.

Response: Site dimensions for all roadways, and projections into the roadway have been added to Sheet A1.0 and fire turn arounds have been added with Sheet C4.3.

REF #14 Comment – Fire Dept., Ryan Ocepek

Callout all fire hydrants. Provide dimensions between hydrants for FD to review.

Response: Fire Hydrant locations and dimensions between hydrants have been provided on the newly produced Fire Truck Turning Exhibit C4.3.



REF #15 Comment – Fire Dept., Ryan Ocepek

All landscaping into fire access lanes cannot grow to obstruct fire lanes. This is both width and height. Please reference IFC Codes for sizes on width and height requirements.

Response: Landscape material will remain outside of the fire lane access. Fire lane access has been incorporated into the newly produced Fire Truck Turning Exhibit C4.3 which will appear in the 5/16/22 – DRB Record Set.

REF #16 Comment – Fire Dept., Ryan Ocepek

Plan will need to show fire lane signs and striping on road surface area. All turnaround areas can only be marked as access lanes and nothing else.

Response: Fire lane signs and striping on road surface area has been incorporated into the newly produced Fire Truck Turning Exhibit C4.3 which will appear in the 5/16/22 – DRB Record Set.

REF #17 Comment – Fire Dept., Ryan Ocepek

Landscaping cannot grow and block fire hydrants or FDC locations. Provide proposed locations on landscape plans of fire hydrants and FDC's for FD to review.

Response: Landscaping has been pulled away from Fire Hydrant locations. FDC are only required in buildings four stories or more above grade plane. The apartment building is designed as a 3-story building with basement.

REF #18 Comment – Fire Dept., Ryan Ocepek

Provide on plan proposed:

1. Fire Department Connections
2. Gas Main or individual gas main locations

Response: FDC are only required in buildings four stories or more above grade plane. The apartment building is designed as a 3-story building with basement.

REF #19 Comment – Planning Dept., Jonathan Spence

Please provide details on how this height was reduced to 59.93.

Response: The building heights were calculated by taking the difference between the roof elevation and the most restrictive grade at 20 different points around the building. The maximum building height was lowered to 59.93 by adjusting the roof form at the West end of the building to be a Dutch hip roof. We were then able to lower the building height further to a final maximum building height of 59.18 by lowering entire building 9 inches. The methodology of these calculations is the same as documented in the PEC and DRB submissions and the Dutch hip roof form is a style commonly seen in the Vail Valley. Lowering the finished floor elevation is necessary to meet grading requirements. Please refer to Sheet A1.4 – Site Plan Hardscape Height Calcs for documentation of these changes.



REF #20 Comment – Planning Dept., Jonathan Spence

Change to approved plans applicants should be submitted on the same sheets as the original approval. This is done in order to maintain a record set as the software versions all submittals. The TOV cannot bring a PP presentation to the DRB. Please provide amended plan sheets for review and approval.

This project may be presented before the DRB next week but no decision can be made on the proposed changes until plan sheets are provided and all related comments have been addressed.

Response: Submission sheets have been reformatted, named, and numbered to match the original approval. The 5/16/22 – DRB Record Set will include all changes to these sheets as well as the sheets that have not changed since the original approval.

REF #4 Comment – Public Works, Tom Kassmel

Where is the snow storage for the townhomes area?

Response: Snow Storage for the townhomes has been added to Sheet A1.2 – Site Plan Hardscape Snow Stack.

REF #5 Comment – Public Works, Tom Kassmel

Seems to be a lot of snow storage for this section of path. It will be quite difficult to push snow from parking area through pergola to this eastern area.

Response: Snow storage has been reduced behind the pergola. Refer to Sheet A1.2 – Site Plan Hardscape Snow Stack.

REF #6 Comment – Public Works, Tom Kassmel

All snow storage is required to be on private property.

Response: Snow Storage has been removed from the CDOT Property. Refer to Sheet A1.2 – Site Plan Hardscape Snow Stack.

REF #7 Comment – Public Works, Tom Kassmel

Proposed grading/site plan does not show;
Driveway grades (%)
Top and Bottom of retaining walls
2' minimum dimension between wall and property line
4' minimum dimension between tiered walls
Parking space dimensions

Response: Driveway grades, top and bottom elevations of retaining walls, minimum dimensions of site walls, and parking space dimensions are shown on the enlarged Civil plans. Refer to Civil Sheets at the back of the DRB – Record Set. Sheets C3.0, C3.1, C3.2, and C4.1.



REF #8 Comment – Public Works, Tom Kassmel

Provide updated dimensions;
Drive aisles
Parking
Fire truck staging and turning
Sidewalk and path dimensions

Response: Drive aisle dimensions, parking, fire truck staging and turning, sidewalk and path dimensions have been incorporated into the newly produced Fire Truck Turning Exhibit C4.3 which will appear in the 5/16/22 – DRB Record Set.

REF #9 Comment – Public Works, Tom Kassmel

Changes to storm sewer and utilities required updated drainage report, utility approvals, and additional updated drainage and utility plans.

Response: Not required. Confirmed with follow up conversation between the Civil Engineer and Tom Kassmel.

REF #10 Comment – Public Works, Tom Kassmel

The changes in grading, site layout, utilities require additional design detail to a similar level that was approved previously. Provide additional necessary design, updated drainage report, and utility approvals.

Response: Utility approvals are consistent with prior application. Based upon our conversations with ERWSD they had not seen the previous design. The OZ Design Team has reviewed the design changes and are coordinating with them. Sheet C4.2.

Additional Public Comment received 5/16/2022.

As Vail Resorts marches through the final approval process on the East Vail site, I wonder if you have been presented with a detailed drawing of how the housing and the berm above integrate into the hillside?

Response: Additional berm locations, heights, and associated landscape information including planting and revegetation has been provided per the Conditions of Approval. A1.0, A1.1, A1.2, C3.0, C3.1, C3.2 and C4.1.

Sincerely,

A handwritten signature in blue ink that reads "Rebecca Stone".

Rebecca Stone, AIA, LEED BD+C
Principal
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Denver, CO 80205
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Attachments: 5/16/2022 – Design Review Board Record Set