

Matt Panfil

From: hmpiii@atlanticbb.net
Sent: Tuesday, August 30, 2016 11:55 AM
To: George Ruther
Subject: New Proposed "Roost" Building Project
Attachments: HillsideCondo2016VailCityLtr.pdf

George:

I am attaching a letter from Adelle regarding the "new" project. By the way, Adelle was a very successful real estate agent for years selling, in the main, residential properties in a borough of Johnstown, Pa that had its "we do not have enough commercial property to subsidize our school taxes, etc." problem. The straight up answer was consolidation with neighboring entities. That was turned down by the residents in a referendum vote. So, in a democratic way, taxes on a fixed amount of residential real estate had to increase for schools, roads, etc, and we ALL have had to live with it ; and we do.

In my opinion, that is the way it is supposed to be handled, not to renege on a "promise" [zoning] that is so necessary in a community as Adelle points out in her letter.

I know Vail has this problem of maturity and success. Some states [Col??] make annexation much easier than Pennsylvania's requiring a vote.

In addition, I am somewhat concerned about the value of the Hillside condos should this proposed building come into being. Does anybody have a feel for that or have concerns for the effected residents?

Stay in touch, please, The sacrifice should be shared by the whole community somehow, not just a few.

Thx for your time: Howard [Skip] Picking Hillside "C"

Dear Vail Council,

8/30/16

The "new" as well as the "old" proposal for "the Roost area" is very inconsistent with the residential neighborhood as well as the town of Vail itself.

Fortunately the "Town Fathers" have done a great job of keeping the "alpine ambience" originally intended which has set Vail apart from other ski resorts, and have attracted so many new people to the Vail Valley. This "new proposal" should NOT be allowed because it does not "fit in" with the entire neighborhood.

The reason it does not "fit in" is that: the proposed building is too high and too large and it is inconsistent with the character of the neighborhood. This proposal looks like Vail is "desperate" and running out of good ideas and good sense of planning for the future by cramming "too much" in a space that is part of a neighborhood of residents who came to Vail because they fell in love with skiing and the very special "alpine ambience" that is the trade mark of Vail and sets Vail apart from other ski areas.

If this plan were to go forward it may be the "undoing" of Vail because people who see this inconsistency will hesitate to buy property in Vail knowing that their investment may be at risk.

This proposal is (1) "out of character with Vail" (2) diminishes the "quality of life" of the entire surrounding area. (3) Shows future potential buyers of Vail properties that their choice of real estate may be "at risk" because of "zoning inconsistencies".

Adelle L. Pickering
Hillside Condos unit C

From: Kathryn H Schofield [<mailto:kathryn.schofield@vvmc.com>]

Sent: Thursday, September 01, 2016 5:27 PM

To: George Ruther

Subject: uphold zoning laws

Mr. Ruther,

I am writing in opposition of the new proposed development on the site of the old Roost Lodge in West Vail. I think this project is way to big and doesn't fit with the neighborhood plans. Also, the zoning regulations would need to be changed to accommodate this development. What is the point of having zoning regulations if they are so easy to change? There must be a better idea of what to put on that land that fits with the current regulations and neighborhood plan.

Thank you for your time,

Katie Schofield

From: rein karp [<mailto:reinkarp@yahoo.com>]

Sent: Thursday, September 01, 2016 5:32 PM

To: George Ruther

Subject: Building in west Vail

Sirs;

I visit resident relatives in Vail.

I do not think the area should be spoiled
by a new 6 story hotel.

Rein Karp , Seattle

From: Diane P [<mailto:rockhound1962@gmail.com>]

Sent: Thursday, September 01, 2016 6:45 PM

To: George Ruther

Subject: Roost Lodge Lot

Mr. Ruther,

I am writing to oppose the proposed development of the 100 condos on this property!!!

I oppose any variance to the current zoning!

Please keep the charm of the community in tact. This proposal to change the character of the community is unacceptable to tell members of our community, the ones in which your office serves.

Your support to our community is critical and very much appreciated.

Please do not sell us out to the highest bidder.

Thank you.

Respectfully,

Diane Pu

From: Andy Gunion [<mailto:agunion@ewpartners.com>]

Sent: Friday, September 02, 2016 5:08 PM

To: George Ruther

Subject: Thoughts on the New Roost Lodge Redevelopment Application

George,

Please share these thoughts with the appropriate members of your team and with the PEC Commissioners.

Thank you and have a good weekend.

-Andy-

I am writing in regards to the latest development application for the old Roost Lodge site in West Vail, now referred to as the Marriott Residence Inn. My father and I own a condominium in the Hillside complex directly north of the site. My wife and I lived in this condo for approximately ten years and we have been renting this unit to full-time vail employees since we moved to east vail in 2014.

Being in the development business myself it is interesting being on the "other side" of the zoning process (developer karma I suppose) and I am highly sensitive to not being an irrational NIMBY or a hypocrite. I have watched my fellow Hillside owners and other neighbors who are not in the development business struggle to understand this seemingly endless stream of reapplications on this site and have seen them become fatigued by what feels like death by a thousand cuts – with each proposal coming back larger and taller. Until this point I have not voiced any serious concern, but the scale of this current proposal is really quite shocking.

Increases in density are often an economic necessity to allow redevelopment, but in this case heights are increasing from what was a two and three story building in the Roost Lodge to a five and six story one. Has a tripling of height ever been approved in Vail outside of the village core? I am willing to bet that the consensus among a series of independent, objective planners focused solely on the context of the existing neighborhood would be that the appropriate height on this site is 3 – 4 stories.

The Town's staff and elected and appointed officials really need to take a step back and think about what type of precedent something of this scale would set for Vail's peripheral neighborhoods. Buildings of this scale, and larger, have certainly become commonplace in Vail's purposely dense village core, but this application is a dramatic departure from the existing tone and scale of the much less dense neighborhood of West Vail. West Vail is an existing neighborhood where, for the most part, the scale and layout of buildings generally respects neighboring properties, allowing most homes to enjoy a view of the mountains – one of the primary reasons people live in Vail.

I believe the scale of this proposed building is similar to that of the large projects recently constructed in the village core (Solaris, Four Seasons, etc.) from the I-70 side (5-6 stories). We all remember the incredible scrutiny that these projects went through and the extensive public benefits that had to be provided in exchange for their approved mass and scale – and these buildings are located in a much denser, commercial-oriented neighborhood than this Roost site. In the example of Solaris, the public benefits that this project provided were extremely beneficial to the immediate neighborhood within

which the project is located – new plaza, entertainment amenities, retail, etc. It is unclear to me if this Roost redevelopment proposal provides any benefit to the surrounding neighborhood and will obviously have an extreme negative impact on views, character, traffic, etc. In addition, thanks to the high sales prices possible in the village these large buildings in the village core were able to afford expensive architectural features that help greatly to mitigate their scale. Unfortunately, at the end of the day, a limited service hotel or local housing project will not be able to afford such rich facades and run the risk of looking very generic and cheap at this large scale.

I understand that the proposed project is comprised of components that the Town desires – Full Time Local Housing, Limited Service Hotel and Parking but why do all of these desires need to be jammed together into one massive project that is out of scale for this location? Why has nothing been constructed under the prior three approvals on this site and why does this building keep growing and growing with every revised application? I believe that the out-of-town developer dramatically overpaid for the property and underestimated the costs of construction in the mountains. This is unfortunate, but should this neighborhood be compromised to mitigate these private economic mistakes?

I fully appreciate the economic challenges of building a hotel or locals housing in our marketplace. In the case of a hotel I would fully expect the project to require some residential component to reduce the hotel basis, but applying the local deed restriction to the residential units no-doubt reduces the incremental value of each residential unit. This then requires a dramatic increase the number of residential units. In the case of full time locals housing I would expect the developer to require some type of significant public subsidy and/or include a more profitable component – such as a limited service hotel. Combining these two economically difficult uses together has created a beast that smacks of desperation and a project that I'm not sure would be economically viable for the developer even if the Town approves the application as is. I think we'd all prefer not to be back here reviewing a 5th proposal in two years.

This application should be rejected wholesale and the Town and the developer should decide what use they want to pursue on this site that is viable for the developer at a scale appropriate for this site. A limited service hotel with some residential units to buy down the basis or a full-time locals housing complex. Not both. In my personal opinion, if the Town is serious about increasing the stock of locals housing in Vail and willing to utilize town funds to that end then this is an ideal opportunity to provide significant subsidies to the developer to allow the site to be developed in that manner at an appropriate scale. On this note, the Timber Ridge redevelopment is only three stories. It could have been built at a larger scale without impacting any neighbors. The Chamonix site is much lower density as well – respecting the existing character of the neighborhood.

If the Town is going to seriously consider this proposal then there are a whole slew of questions and concerns to be addressed. These include:

- How does this proposal fit into the big picture of existing master plans and the long-term desire of the Town and the neighborhood residents for the character of this area?
- Does the Town envision this neighborhood becoming a series of dense, large-scale apartment buildings, with the two and three story structures that exist today redeveloping into 5-6 story complexes over time?
- Is the plan to have a row of large scale buildings flanking I-70 with smaller buildings behind?
- Or is this just a one-off spot zoning exercise for this site?
- View impact analysis for the neighbors.

- Sun shade studies – the access road to our complex is steep and will ice up if shaded.
- Renderings and sections that show this building relative to neighboring properties
- Façade would really need to be improved with much more variation in and out and up and down. I have seen very few projects that have successfully executed on making one long building really look like an eclectic row of buildings developed over time – as proposed. Most look contrived and cheap.

A lot to think about here as you consider this proposal to build “The Great Wall of West Vail”. Thank you for considering these thoughts and I appreciate all of your work and public service that helps to keep Vail such a special place to live in and visit.

-Andy Gunion-

Roost Lodge Expansion

The new proposal to expand the already approved large building size to an even bigger building is not what Vail needs. Just because this pushes buttons on Vail needs list – employee housing, parking, motel beds this is not the way to do it. To create an SDD [special development district] and change the zoning on a site that already has more than generous zoning to something that creates a humongous building that not only over powers the site, but also the neighborhood and all of West Vail. To try and fit a size 12 building into a size 9 lot defies the character of West Vail. To change the zoning on this site will have repercussions now and in the future. If this done there surely be more pressure in the future to up zone other sites in West Vail. This site already has a large building plan that has been approved. But apparently is not financially feasible. So to enable a developer that cannot make his first 2-3 plans work, to a multi use building that of has to be even larger, unlike anything in West Vail is not a good plan for Vail.

As you know Vail Resorts has recently committed to building employee housing and parking. Probably on the Ever Vail site, the Simba ski run site, or somewhere else where a building of this magnitude might be more suitable thus relieving these pressures. So I would humbly suggest that this proposal be tabled until we know what future more suitable proposals will surely come to meet these needs. To commit to a huge mixed use building that over powers all of West Vail. With tiny setbacks, pushing the building into the hillside and wanting exemptions from various codes, taxes and zoning etc. in what are essentially a residential neighborhood seems to be rushed at best.

I do not think that this proposal is clear to the residents of Vail.

Pushing this through without careful consideration of the effects now and in the future by all needs to be done. Is this what we are crying out for? It would be good to put some sort of representation of the true size of this building on site. Maybe using power poles of the appropriate height at the corners with a bright cable between them to show the outline of this building. This would give all Vail residents a true representation of what will go here and maybe increase discussion about these subjects of what is going to happen to West Vail. I do not think an image on a screen would truly show the scale of this massive building on a 2 acre lot. The drawings they show now have the building disappearing off the page in a haze it's so big.

This is not the solution or location to Vails housing, parking and motel problems by piggy backing onto an already approved building. Are there other proposals in the works such as the tear down of the West Vail Sports Authority Building and replacing it with apartments or the Holiday Inn back lot and what is Vail Resorts going to do? There does not seem to be a long term plan for West Vail. We do not need to be changing zoning until we have an idea what else may be coming. Give it some time to see. The Town of Vail does not build housing on its own sites of this magnitude why should we allow it here? I wish I could attend the various meetings on this but with such a short notice I unfortunately have to be out of state. Like many neighbors in West Vail who are unable to attend. So I am relying on your discretion to slow this down and give it a good think. This can wait. It is August 28 if I get the zoning notice tomorrow it will be the minimum notice length for the PEC meeting on September 12! Sincerely, **Greg Bemis**



September 8, 2016

Planning & Environmental Commission
Town Council
Town of Vail
75 S. Frontage Road
Vail, CO 81657

Dear PEC & Town Council Members:

Like many business owners in the Vail Valley, I am constantly faced with the struggle of finding quality managers and professional staff for my restaurants in Beaver Creek and Eagle. I believe one of the major contributing factors for the shortage of a qualified workforce is the lack of reasonably priced housing. I have recently had to relocate management staff from Summit County to fill a void in Eagle County.

I saw a presentation regarding the proposed Marriott Residence Inn hotel and apartment project proposed for West Vail. I urge the PEC and town council to approve this project so that construction can begin in a timely manner and we can start to address the very critical housing shortage in Eagle County.

Best regards,

A handwritten signature in black ink, appearing to read 'John C. Shipp', with a long horizontal stroke extending to the right.

John C. Shipp

Owner, Roadhouse Hospitality Group
Dusty Boot – Beaver Creek; Dusty Boot – Eagle; The Metropolitan, Beaver Creek;
Luigi's Pastahouse, Eagle

On Sep 8, 2016, at 4:50 PM, wendy erb <wen50nyc@yahoo.com> wrote:

George

Thanks for the time you spent with me

I will not be able to attend the next Monday, September 12 Meeting of the PEC at 1 PM.

Please distribute my following comments addressed to the PEC Committee Members which partially articulates my strong opposition to the current request to establish a new Special Development District and further upzoning of the old Roost site, the newly proposed Marriott, apartments, and parking.

Please confirm to me that you have gotten this.

Thanks

Wendy Erb

to the PEC Committee Members

Re: Proposal to create a Special Development District for a Marriott

Note: I added 2 footnotes *1 & **2 which are at the end, but I couldn't get this to make a superscripts.

Regretfully, I will not be able to attend the PEC Meeting on this coming Monday September 12, 2016, but i wanted to comment on the proposal to create a Special Development District for the old Roost site, where there is a proposal to build a Marriott Residence Inn, market rate employee housing and parking. I am not a developer, I am merely a concerned long time resident of West Vail. I have owned my place since 1999.

I appreciate the town's desire to have more hot beds to add to its tax base, although arguably the increasing spread of airbnb and similar accommodations could be tapped for this tax revenue. In recent years I seem to run into an increasing number of foreign visitors who are staying in a "holiday house" that provides them with accommodations and partial board during their vacations in Vail. Needless to say I also run into people staying at various airbnb places, and know some people who rent out their places on airbnb.

As a long time resident of Vail I am well aware of the need for additional parking and housing for employees Both of these are important goals and

issues for the town to address which it has been trying to address for many years, perhaps almost since it became a town 50 years ago. (Yes I remember the old dirt parking lot where the Village parking structure now exists.) In fact, town council has in recent years shown its view of appropriate employee housing in West Vail by the development of the Commons, followed by the North Trail Townhouses, the redevelopment of part of Timber Ridge, now called Lion's Ridge Village and the proposed Chamonix project.

What do all of these developments have in common beyond being on the North side of I-70 and west of the main tourist and commercial center of Vail and Lionshead, "the town core"? They all have a relatively low density. The newest project in the works, the much anticipated Chamonix project proposes to put about 50 units on the 3.5 acre site, or just under 14.3 units per acre. If the same metrics were applied to the former Roost site, now being proposed to be a special development district for a Marriott Residence Inn, parking and market rate housing then less than 29 units could be built on the less than 2 acre site (ie 4/7 the size of the Chamonix site and only 1/3 the size of the Lion's Ridge Village site). Instead the developer seeks to build a massive structure, and seeks to have its property declared a special development district so that it can build significantly taller and larger in terms of square footage GRFA than it is currently allowed to build. In fact the proposed structure seeks to have 283 market rate apartments and hotel apartments built on the less than 2 acre site (a residence inn is designed to be like and function like a residence, not just a sleep for a night place, or it would not have the cooking facilities). {Although the largest piece of land the town has built workforce housing on is Middle Creek which is different from the West Vail projects mentioned above because it is walking distance to the Village core, right opposite the village core, and truly nestled into a hillside; the height of the building does not cast a shadow on any town roads or other residences, but rather merely on the hillside above it, which I believe is Forest Service land.}

It is important to bear in mind that this site which seeks to become a special development district has already been up-zoned in this century when over 10 years ago it was given the newly created zoning of PA-2, so that they could put kitchen facilities in hotel suites (after all a residence inn is a hotel

suite that is a mini apartment with kitchen facilities, a living room and a separate bedroom or bedrooms suites.)

Now if this was being built as part of or adjacent to Vail's commercial core, the Town Core, then the density would be in keeping with the character of the Village, but instead it is proposed to be placed where it will overwhelm the surrounding residential neighborhood. This is the type of development that would make good sense to be built on part of the old proposed Ever Vail site, next to Lionshead. Vail Resorts has even said that it will work with the town to help achieve the workforce housing goals and alleviate the parking problems that Vail has. It should not be for the town to change its zoning to accommodate a developer who paid too much for a property with an existing hotel business on it, and then discovered that it costs more to build in the mountain region than they expected it would cost.* 1 (below)

Similarly I find that it is disingenuous to state that the part of the Marriott Residence Inn building that will be 72 feet tall will be placed against the hillside. Yes there is a hillside on the east side of the lot, and Meadow Ridge Road rises on the north side of the property enough that a retaining wall will need to be built to accommodate the large footprint proposed, but the height of the building will far exceed the hillside behind the building, blocking sunlight and views for the surrounding area. The steep road behind will be made icy and dangerous to walk and drive on due to the absence of sunlight hitting the road.

Another indicia of the massiveness of the proposed building is the fact that the employee housing units will have a GRFA equivalent size that is greater than the GRFA for the Residence Inn part of the building. Currently, after the last rezoning the property can have a maximum GRFA of 129,896 square feet. However, the building that was last approved was for less than 58 % of the maximum GRFA, and even the 2013 proposal was for less than 2/3 of the maximum GRFA. The newly proposed building would have a GRFA of only 70.2 % of the maximum allowable, thus making it "only 91,198 square feet", but only because the additional 95,785 square feet for the 113 employee housing units are not counted in the GRFA calculation. In reality this would be the equivalent of a 186,982 square foot building, 143 % of

what is permissible on the site and almost 2.5 times what was approved in the most recent approval. **2 (below)

Sadly I fear that an approval of another bigger spot rezoning again for this site has a long term detrimental effect for all of Vail which far outweighs the laudable objectives that the developer has set forth. It raises the question of what's to stop the same thing from happening in any other neighborhood in Vail? Although one might argue that there are not other slightly less than 2 acre lots, but that is not for the town to solve by rezoning this property. A developer can buy up a block of adjacent lots, or I would point to all the parks in east and west Vail. Yes they were bought to be permanently open space with RETT funds, but action could be taken to change the restrictions on the park land and make some or all of them available for sale to developers to build similar projects in the future, perhaps even taller to fit future economic needs. There are properties with aging buildings that might be likewise ripe for similar over development. The nature and spirit of any neighborhood should not be so easily cast aside.

Bottom line I am opposed to spot zoning particularly in the absence of a well developed plan for all of West Vail that has been discussed with the neighborhood groups in the same way that comment was solicited for the Chamonix development, the underpass and similar large impact projects. Zoning should not be changed merely to meet the financial needs of each new developer who comes to town even if they "started coming to Vail on road trips while they were in school" and are not just showing up for the first time with a piece of real estate they bought which may have had some homes or existing businesses on it.

I strongly urge that the PEC refuse to recommend doing any spot zoning by creating a special development district for this or any other site in West Vail, particularly before there is a well thought out and discussed with the community plan for all of West Vail. It is silly to rush into making such a significant change merely because a developer has a new idea of what to do with a property they acquired, or might want to acquire.. Further they should recommend that the developer go away and not come back until they have a proposal that is smaller, less than or at most equal to what was approved in the past, not greater than the past. That was already a building too large for the area. ***3 (below) It is not for the town to approve

anything a developer wants to build in order to make it attractive for them, especially if they have perhaps overpaid to acquire a property to begin with. The town has a duty to think about the residential property owners in the whole greater area. We should bear in mind that the developer bought an existing business and chose to tear it down, but did not have to destroy their business when they were lacking the financing to build a new project. There is no guarantee that approving anything larger for this property won't just further let the camel's nose under the tent as they seek to further enlarge the project and perhaps then not even build what they propose because their financing falls through again, even if the town waives all of its fees to help a private developer build.

The developers request to be exempt from the customary fees and certain other requirements raises an interesting question. If a person wants to build a new house in Vail and build an extra employee housing unit or two as part of it will the town waive all of its fees and allow the house to greatly exceed what otherwise could be built on the site? Can they also get their taxes reduced by having the Vail Housing authority take a minuscule ownership interest? If it can not be done for a private home, it does not make sense to allow that to be done here to profit an out of town developer.

I am Wendy Erb and I live in West Vail and care about West Vail and the environment of the neighborhood. I also care about the overall effect each development had on Vail as a whole and the perception of it that our visitors have. I do not think tis is a good idea. Thanks for your consideration.

Footnotes:

*1. This would be the equivalent of the town rezoning a lot on Mill Creek Circle, Meadow Drive or Forest road if someone buys a house there intending to renovate and rent it out and make money from their purchase. Perhaps the owners of Hobart House would sell to a new owner who wants to keep renting it out for a profit. If they discover they can't get the rate of return they seek should the town let a new owner build a large than currently allowed 6 story house because the new owner bought a house they intended to fix up and rent out, but discovered it was going to cost too much to make enough money. I think the town would and should deny a request of "please let me build a 5 to 6 story tall house so I can rent it out and make money on my development, oh and by the way I'll throw in

some market rate employee housing in the monolith I want to build, but it will be nestled into the hillside if I am building on Forest Road." The same should be true in this case.

**2. The failure to count the square footage of employee housing units in calculating GRFA is a curious and arguably wrong decision. This illustrates how one can get around building limits and construct a building well out of proportion to what would or should be allowable on a site. Using the hypothetical example of rebuilding on Forest Road or in a similar area, perhaps a developer would like to tear down Hobart House and build employee housing for hospital employees and build 7 or 8 stories tall for that? Or, eventually Cathie Douglas will leave her house just opposite the hospital, part of which will be tall. Her cute house built in the early 1960's could be replaced by 6 to 8 stories of hospital housing and have extra parking created that would be conveniently located between the 2 gondolas. Would the town approve a special development district for her site.

***3. The inappropriateness and undesirability of such a large mixed project in this area is perhaps best indicated by the disinterest in the prior proposal of the buying public, the potential residents (or owners with an intent to rent out at presumably market rate). Specifically we can look to when the previous owners could not sell enough apartments in 2006 through 2008 to develop their planned large residence inn and apartments for purchase {albeit that project was smaller than what is currently proposed}. Although in the end the economy turned down, in the 2006 - 2007 ski season the economy was very robust, even overheated as illustrated by the flipping of pre-construction contracts for units at what became the Arrabelle. In contrast here in West Vail the developers could not sell even a significant number of the apartments they offered to the public. I am sure there were a variety of reasons, but I would guess part was that it was not a good fit with the neighborhood. Too big and not attractive.

Matt Panfil

From: Jorge Duyos <jduyos@jrdandassociates.com>
Sent: Friday, September 9, 2016 2:13 PM
To: George Ruther
Subject: Comments for PEC re Marriott Residence Inn - Proposal to create a Special Development District

Mr. Ruther –

I am an owner of a townhouse at 1839 Meadowridge Road, behind the old Roost Lodge. I have owned my property since 2005, and although I split my time between Florida, Washington, DC and Vail, my family has spent many wonderful moments in our Vail home. My children have had so many memorable experiences there throughout the years, and we sit many a night on the deck looking towards the mountains and enjoying the great views that we currently are afforded. You have received letters of concern from my neighbors and I want to echo their concerns and request that the proposal to create a Special Development District for the old Roost site, where there is a proposal to build a Marriott Residence Inn, market rate employee housing and parking, be denied for all of the sound, logical reasons they have presented. Unfortunately, I will not be able to attend the meeting on September 12th, but I ask you to share our concerns with the PEC and hope that you will make the right decision. Thank you.

Jorge Duyos
786-205-2735

Jorge R. Duyos, P.E., PMP
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jduyos@jrdandassociates.com

From: K K <xnera@hotmail.com>
Date: September 9, 2016 at 4:04:55 PM MDT
To: "gruther@vailgov.com" <gruther@vailgov.com>
Subject: Comments on ReZoning Roost Lot in West Vail

George,

Can you please pass this letter on to the members of the PEC?

Thank you!

To the PEC Committee Members

I am writing comment on the recent proposal to create a Special Development Distinct in West Vail, at the site of the Roost Lodge. I want to say this is a bad idea. I understand the need to create more employee housing, more hotel beds for guests, and more parking. However it is not a good idea to do this all in a spot that would require special zoning to do so! Such a large building would be out of character with the rest of West Vail. It would ruin the alpine 'ski town' ambience that we all know and love. West Vail is a mainly residential area and all the buildings in the area reflect that. All the buildings are blend into the hillside, it is a mountain town and looks like it. Approving such a large structure will make West Vail feel more urban and that doesn't fit at all.

The PEC should represent and make decisions for the greater Vail community, not for an out of town developer who obviously doesn't care about ambience and fitting in. Everyone who lives here enjoys living in a small mountain town. I don't see how re-zoning a small lot to cram a lot more people in fits our philosophy in anyway.

I would like to see the lot developed, but in a way that fits the rest of the area. It seems to me that other projects in the area (such as the rebuilding of Timber Ridge) have followed the original zoning rules and those new buildings fit in with the rest of the area. Why can't that be done with the Roost Lodge lot?

Thank you,

Karen Karp

West Vail Homeowner



September 12, 2016

George Ruther
CC: Mayor Chapin
CC: Vail Town Council

Dear George,

Regretfully, I will not be able to attend the PEC Meeting on this coming Monday, September 12, 2016, but I wanted to comment on the proposal to create a Special Development District for the old Roost site, where there is a proposal by Dominic Mauriello and the Mauriello Planning Group (MPG) to build a 170 Marriott Residence Inn, 113 unit multifamily housing and underground parking. Please print the attached letter and circulate among the PEC Commissioners.

I have owned 1839 Meadow Ridge Rd, Unit B since and was a permanent West Vail resident between November 1998 and July 2009. In 2009 I moved overseas and have just returned to the US with my family. We intend to move back to West Vail in 2020 after my current projects in Ohio are complete. In the mean time we will enjoy our West Vail property when time permits.

I am currently working on two real estate development projects that are ground up. I understand the importance of new development in communities and the benefits that result. However, the proposed plan by the MPG for a 170 room Marriott and 113 unit apartment project is out of character for the neighborhood. The scale of the project does not reflect the three-story standard that is prominent surrounding Buffer Creek to the east or west. The current render that I received in the mail reflects a built up, five story building at the west end of the development site and six on the east side. It is common knowledge that developers will ask for more than they want in order to find the "acceptable middle ground" with the municipality.

Dominic Mauriello has influence with the Town of Vail and community outside of the impacted West Vail neighborhood due to his previous public service as a Vail town planner and local for profit planning projects. Unfortunately neither the owners of the site or Mr. Mauriello have called upon the West Vail residents in the impact zone for support or input. I find this course of action peculiar for a developer who truly hopes to deliver a positive impact on community. The developers who I work with engage the Mayor, city law director, City Council, Planning Commission and surrounding neighbors prior to proceeding with public hearings. Has this process already taken place?

The proposal as it stands should be rejected outright and the Town of Vail should put forth the effort to provide a vision for the future of the site that is inline with both neighborhood and future need. I am asking that the neighborhood residents are engaged and that the Town Council addresses height restrictions, scale, set back perimeters and traffic impact for the old Roost Lodge site to establish a new build envelope to guide potential developers for the Roost Lodge site that is inline with the neighborhood character and suitable use for the property.

Kind regards,

John Carney

January 3, 2017

Vail Town Council
75 South Frontage Road
Vail, CO 81657

CC: Honorable Mayor Chapin,
George Ruther

Dear Vail Town Council Member,

I am the owner of 1839 Meadow Ridge Rd. Unit B, which I have owned since 1998 and is positioned directly north of the Roost Lodge site. I am opposed to the current Ordinance No. 35, Series of 2016 and plans as currently proposed. I am specifically opposed to the zero set back, massing and height of the proposed structure, the proposed density and the traffic concern.

Approving any development with zero setbacks sets a dangerous precedent for future developers. The mass of the building and five stories above ground as proposed does not fit in with the character of the neighborhood.

I have read Attachment G, the revised Transportation Impact Study for Vail Marriott Residence Inn Redevelopment, that is part of today's Vail Town Council Agenda Memo. The study does not address the impact that this development will have on the TOV bus, specifically the Green Line nor offer any solutions. I would invite all of the council members to ride the West Vail Green during peak hours this ski season and draw your own conclusions as to how the proposed hotel guests and residents will get to Vail Transportation Center during the winter.

Mr. Mauriello certainly reminded you of the financial benefit to the Town's 'coffers' of his clients development in his December 31, 2016 letter to council. I work for a real estate

development company that engages city councils, building commissions and city administration offices and the community when we propose a new development that is intended to improve a community through development. Many cities do not look first to the tax revenue. I do trust that the Vail Town Council considers the community and local neighborhoods before counting revenue flowing into the “coffers”.

I would like to see a worthy development take place on the Roost Lodge site and I understand that you will never satisfy all of the NIMBYs. I do not believe that it is necessary to build a building that will block all of the sunlight and mountain views that my seven immediate neighbors and I enjoy at the Hillside Condominium Association.

I invite all of you to visit my home and take a look at the site from my second and third floor balcony's that overlook the western parking lot at the old Roost Lodge to imagine what five stories above ground would look like. The height would tower over the Buffer Creek Condominiums that are immediately adjacent to the west. The recent graphic renderings certainly do not do justice to the mass and height of the proposed development in relation to the Buffer Creek Condominiums or the Hillside Condominium communities.

Regretfully I will not be able to attend this evening's council meeting. I ask that the first reading of Ordinance No. 35, Series of 2016 be tabled until the developers address concerns of the Vail community in regards to the setbacks, height, density, parking and traffic concerns of the Vail community.

Sincerely yours,

John Carney

From: Coco Turnipseed <cocoturnipseed@gmail.com>

Date: September 13, 2016 at 7:15:15 AM MDT

To: <gruther@vailgov.com>

Cc: <wen50nyc@yahoo.com>, "To: K K" <xnera@hotmail.com>, Andy Gunion <agunion@ewpartners.com>, Greg Bemis <greg_bemis@comcast.net>, John Kirschner <jkvail@comcast.net>, Jorge Duyos <jduyos@jrdandassociates.com>, "Deena DiCorpo" <thepetboutiqueofvail@gmail.com>, Clint Peterson <tearentino@yahoo.com>, Skip Picking <hmpiii@atlanticbb.net>, Turnipseed Coco <cocoturnipseed@gmail.com>, John Carney <johnm_carney@yahoo.com>

Subject: ROOST DEVELOPMENT

My husband Jason and I have owned a property at 1839 Meadow Ridge Road unit D for more than ten years. I am sorry that we were unable to attend the meeting on this past Monday, and that this letter is past the meeting date. But, I still wanted to express our concerns about the development at the old Roost site.

We have loved the West Vail community, for many reasons. But, the reason that we have enjoyed it the most is because of the neighborhood feel, and the feel of Vail as it used to be, without the overdevelopment of buildings that are too tall and too dense in population - both of which the new proposed Roost Development are.

Therefore, we are again writing to strongly opposed the development in West Vail at the old Roost Lodge (we wrote an email a few weeks ago). I have continued to hear many good and detailed arguments as to why this development is not good for the West Vail community, and we are writing to support these arguments.

It is our opinion that without question, the new development is a montrosity of a building that does not fit in with the beauty, character and neighborhood feel of what West Vail has always provided and currently offers. I have grown up coming to Vail my entire life, and I am so hopeful that some parts of the vail Valley will preserve it's original character.

Thanks

Coco and Jason Turnipseed

Matt Panfil

From: E Karp <eakarp2@gmail.com>
Sent: Tuesday, September 13, 2016 9:00 AM
To: George Ruther
Subject: new building at the site of the old Roost Lodge

I just read where a builder is proposing to build a very large building at the site of the Roost Lodge. Please do not allow a 5 story building. This will destroy the views of the longtime residents who like behind the building.

The current building was already taller then what is zoned for that location. The new building, even taller, would not benefit to the neighbor. It will decrease the property value of the surrounding lots.

The only advantage will be for the builder to make more money off it, then move one leaving the residents of Vale to deal with their greed.

Please do not approve the building.

Eric Karp

Matt Panfil

From: Richard Sletvold <rsletvol@hotmail.com>
Sent: Tuesday, September 13, 2016 10:43 AM
To: George Ruther
Subject: Fw: Building across the street

THIS IS AN EXTREMELY BAD IDEA!!! I urge the counsel to not think about the \$\$, but keeping Vail from becoming a overcrowded, Corporate skiing town. It's hard enough for us full time residents to live here. We dont' need another hotel blocking our beautiful views, and crowding our streets just to make another profit.

Thank you for reading,

Richard Sletvold

From: Karen Karp <karen@upstairsweb.com>
Sent: Thursday, September 1, 2016 9:02 PM
To: rsletvol@hotmail.com
Subject: Building across the street

Hi!

Just sending this to see if you will send an email or something to help oppose the massive thing they want to build across the street.

Please email to say this is a bad idea: George Ruther, Community Development GRuther@vailgov.com
Or if possible, go to the PEC meeting, Monday September 12th at 1:00 pm in the Vail Municipal Building. I am going to try to go.
Or write to the Vail Daily.

Of course we don't want a massive hotel/apartment building there, though something would be nice to block some of the noise.

They are trying to rush this project through the approval process to make it harder for anyone to oppose. The building they want to build requires exceptions to the existing zoning laws and they are requesting exceptions to paying any taxes as well. The building they are proposing is much larger than anything in residential West Vail. It rivals the size of the larger hotels in Vail Village or Lionshead. It just does not fit in. The current zoning law states 25 residential units per acre, yet they want to cram 100 units on less than a 2 acre lot, as well as 150+ hotel units. There is no sense of neighborhood planning for this project. Just the developer trying to include in as much as possible to make as much money as possible.

(Am quoting one of my neighbors on a few of the points here)

- a few years ago they finagled the rules/zoning laws and height restrictions to get about 30 apts built on the site in addition to the new hotel. They are trying this again to get even more
- why were not other sites in the area (such as Timber Ridge rebuild) not maxed in height and building size ? Yes they could have build more there if there was such an urgent need for housing!

- Vail's residential neighborhoods were generally originally laid out so that each property respects the scale of its neighbors
- Approving this project would be further evidence that the town is not actually being run for the benefit of residents, but rather as some strange hybrid government business. More hotel rooms to generate more tax revenues for the town
- creating the need for more housing - which means a huge, ugly, cheap building - to the detriment of a neighborhood of long term locals who the town allegedly wants to retain and embrace.

If you need more details - please let me know!

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

From: Sorce Family [<mailto:sorcefamily@me.com>]

Sent: Thursday, September 15, 2016 1:28 PM

To: Council Dist List

Subject: West Vail Development

Hi -

My husband and I own on Buffehr Creek, in the Grouse Glenn at Vail Association (1480 Buffehr unit 1a). We are writing with concerns about the magnitude/size of the proposed west vail development. We are not writing in against development. We live in Denver and understand the need for growth and density within growth. We are writing in, however, to express a real concern about ensuring that the look/feel of Vail/Lionshead is pulled through to this development at West Vail. As Denverites we are personally affected by the mistakes of poor development. But we also know the thrill of good development too. Development that accounts for the beauty of its surrounding neighborhoods. That is progressive in its accommodation of the resources people need when living in dense urban locations - such as parking, and pedestrian-friendly pathways and bus routes. Spaces that foster community are vitally important, particularly in this "global small town." We truly hope that as we drive to our "heart's home" in West Vail that we won't pass East Vail, Vail, Lionshead and think - I wish I lived there as opposed to living in the "motel 6 area" of West Vail. Please ensure that the continuity of the character of this special place is of utmost importance. Because it can be done. If it isn't, then it most certainly is a choice of being too cheap to care. And that would just be more than sad, when it is well within everyone's ability to create something fantastic.

With hope,

Erin and Damian Sorce

Sorce Family

sorcefamily@me.com

H: 303-322-3988

C: 303-819-4303

Note: After 4pm on weekdays and during weekends we will not be checking emails.

October 6, 2016

Town of Vail
Planning & Environmental Commission
Town Council
75 S. Frontage Road
Vail, CO 81657

Dear PEC & Town Council Members:

Members of the Vail Chamber and Business Association board of directors recently attended a presentation by the Mauriello Planning Group of the proposed Marriott Residence Inn and apartment project planned for the former Roost property. We were impressed with this ambitious project and its plan to address several critical issues facing business owners and the community in Vail:

1. Deed restricted, affordable workforce housing, especially for mid-level management and professional employees
2. Public parking
3. Mid-range, nationally branded hotel rooms or suites

Additionally, we felt the size and scope of the project is appropriate for its proposed location in West Vail.

On behalf of our board, I urge you to consider the many public benefits of this project as it moves through the Town of Vail approval process.

Respectfully,

Alison Wadey
Executive Director
Vail Chamber and Business Association

Matt Panfil

From: Dan Bacon <bacondan22@gmail.com>
Sent: Monday, October 17, 2016 8:07 AM
To: Matt Panfil; George Ruther
Subject: West Vail Marriott Development Letter

To whom it may concern:

My name is Dan Bacon and I am writing this letter to let you know how the new Marriott Residence Inn as currently designed would affect our property and also our view on what Vail is becoming. I have been coming to Vail for my entire life and my family has been coming since January 1963. I have worked for Vail Resorts since 2009 and love to call Vail home. I happen to own the second floor unit on the east side of the 1860 Meadow Ridge Rd building directly next to the vacant lot which once was The Roost.

First I am not against having a hotel/condo units built next to our building or selling to make the proper amount of room for the development currently slated for The Roost lot. What I am against is the density of the building for the size lot it is on and the size compared to other buildings in the neighborhood. They will be using every square inch of the property to build a large out of place hotel and plan to vent their Carbon Dioxide on my front door step. I am also concerned that how deep they will be digging will affect the well being of our building's foundation, sewage lines, etc. I feel if the current development goes thru my condo will loose value and become a less desirable place to stay.

Another major issue is the light and noise pollution this hotel will create. Being the closest neighbor, this is a huge concern of mine. Also, the only green space in the immediate area is in front of our building and I am worried it would become the number one area for Marriott guests to let their pets go to the restroom. Our building would also be loosing views of the Gore Range and morning sunlight, which in this valley is a valuable asset.

In the end, I love seeing Vail grow and want it to continue to be the best ski town and resort on the planet. However, I do not like to see that happen at the expense of long time residents. I think that the current plan is too dense and needs more room; the developer should buy more land or settle for fewer units within a smaller development. Thank you for taking the time to read this and please consider the affect the proposed development will have on the immediate and long time neighbors.

Thanks,

Dan and Dana Bacon

Matt Panfil

From: David Brown <email4davebrown@gmail.com>
Sent: Saturday, November 12, 2016 11:42 AM
To: Matt Panfil
Subject: Re: Fwd:
Attachments: Shadowing Pic.JPG; Shadowing Pic2.JPG

Hi Matt,

Thank you for getting back to me. Yes, I am aware of the most recent revisions to the plan and my comments were based upon the changes that have been put forth.

Please feel free to pass along my email below.

Thanks,
David Brown

////////////////////////////////////

Matt/ Vail Planning Commission,

My name is David Brown, and I live in Buffer Creek Condo Complex, 1860 Meadow Ridge Road, Unit A9. I am writing to voice my opinion on the proposed development next door at the old Roost Motel location. I have been able to attend most of the town meetings regarding the proposed development as well. I, along with every other member of this neighborhood, have voiced our concerns and objectives to various components of the new development plan. However, the plan has somehow gained steam within the planning commission and town council which is very puzzling to understand. What else do you need to hear from us?? The proposed development is way too large and does not fit in with this neighborhood. The side effects of this project would directly/ negatively impact our neighborhood.

What is the plan for West Vail? Should we be looking for more 5-6 story hotel/ housing complexes in the future, or is this the only one? Or due to the lack of having a long term plan in place for West Vail will every proposal be handled on a case by case basis...that doesn't make sense? Do you truly believe these proposed deed restricted units will help out Vail/ Eagle County employees who most need the assistance, or will it mainly help generate more revenue to improve on the bottom line figures to offset the developers large purchase price?

I actually may be the most recent person to purchase a home in this neighborhood, having bought my unit last fall at above asking price. I remember the old Roost and I was familiar with other proposals for that site that were approved, and not approved. Had I known that this monstrous development was going to be erected next door then I would not have gone through with my purchase last year. I understand there is a need for employee housing and that has been the case for years in Eagle County. I am not entirely sold that this development truly benefits the 'employees' who have been displaced in Vail. However, beyond that, I am definitely not sold on adding a 5-6 level building to this neighborhood in Vail. How is it that everyone from the neighborhood has voiced their objections yet this project somehow appears to be picking up steam? Sure the developer has made some concessions in an attempt to show effort on their side. However their concessions have been minor and were so predictable based on their first presentation, you don't have to be in career sales job to see how they have played this. Most importantly they have not addressed the main concern over this project being way too large in scale. By no means am I saying that lot has to remain dormant, I completely understand the business side of this situation; I know that they made an investment and need to develop on that land. Whether they overpaid for that land, or not, is definitely not my/ our issue. Nor should their ROI take precedent over this entire neighborhood in West Vail. We were comfortable with the plans that were approved a few years back for a new hotel that was slightly larger than the old Roost. However, trying to jam a large 'deed restricted' housing complex on top of a much larger hotel is down right wrong. This lacks any resemblance of respect for our neighborhood, and all of us who have paid a fair amount to live here. I strongly encourage the town to consider the affect this has on the people who are already living here and not stay 100% focused on a quick fix for a long standing issue with employee housing in Vail. Nor should you be swayed by the 'promises' of a developer.

Some of the concerns I have outside of how ridiculous the optics of this large building will be:

- Increased traffic and noise due to vehicles along with the large influx of people.
- The congestion that will result of people and vehicles constantly going in and out.
- The impact it will make on a the TOV busing system which is already an issue during peak season. Now our bus route will constantly be at peak season. They can say they will be offering a shuttle service, but let us not kid ourselves into believing all these hotel guests and renters will not be using the town bus as well.
- They claim their shadow analysis shows little impact on the neighborhood. If that is not instantly laughable to everyone then I encourage you to come out in person and visit the neighborhood to see first hand. Please don't fall for statistics and charts that can easily be manipulated or saying at a certain window during the day there will be no shadows as if the shadowing from morning until 11 am should not be taking into consideration! I have attached couple pics for your reference to show the shadowing as a result of our building which is a 3 story building....they are talking 5-6 six stories. You can attempt to feed us a lot of objections but do not tell us that the shadowing, and increased icing will not be drastically affected!
- My understanding is that voters just rejected the towns proposed tax increase to support the latest deed restricted initiative. Now many in this community are voicing their disapproval of this large of a development, both on its size and true benefit to 'real employees' seeking housing options in vail. I hope the town is listening to the people living here!

I look forward to hearing all the feedback at the next meeting Monday.

Thank you for your time and understanding!

-David Brown

On Fri, Nov 11, 2016 at 5:50 PM, Matt Panfil <MPanfil@vailgov.com> wrote:

Mr. Brown

Thank you for sharing your comments regarding the proposed Marriott Residence Inn project. With your approval, I will share a copy of your email with the Planning and Environmental Commission (PEC). Please be aware that just today the applicant requested the item be continued until the November 28, 2016 meeting. Second, I am not sure if the revisions you are referring to are the most recent plan set dated November 2, 2016 which is available at <http://www.vailgov.com/departments/community-development/planning#1030268-marriott-residence-inn>. I am available via phone, email, or in-person meeting if you would like to discuss the project further.

As always, the public is encouraged to attend the PEC meeting. Should you have any additional comments or concerns that you would like to share with the PEC electronically or via letter prior to the November 28, 2016 PEC meeting, please forward them to me by Wednesday, November 23, 2016.

Thank you,

Matt Panfil, AICP
Town Planner

Community Development





Matt Panfil

From: Bob Boselli <bob@obosent.com>
Sent: Wednesday, November 16, 2016 2:11 PM
To: Info
Cc: George Ruther
Subject: Marriott Residence Inn and Workforce Housing project

TOV-
Please forward this email to the PEC & Town Council:

PEC & Town Council-

As a business owner in the Town of Vail for over 25 years please accept this letter in strong support of the proposed Marriott Residence Inn and Workforce Housing project in West Vail. This is the perfect opportunity for the Town to help solve 2 of our biggest challenges – employee housing and affordable short term lodging for our guests.

I'm sure you're aware of the huge challenge businesses are having to fulfill employees needs especially with the challenge in finding affordable housing. I've had multiple employees leave the Valley because of this with no end in sight. Anytime the Town can work with a developer to add housing they should have only one focus – how can we get this done.

Additionally, we've heard from multiple guests comments concerning the base cost to stay overnight in Vail – the average daily rate of our lodges has skyrocketed in recent years – good for them – but we need additional options for those not able to afford \$1,000 per night during the winter.

Thank you for considering my comments – let me know if I can be of any further assistance,

Bob Boselli - Owner
O'Bos Enterprises, LLC
Vail Style
Covered Bridge Store
Vail T-shirt company
Generation Vail
970-926-9300 x2

Matt Panfil

From: Lance Thompson <lthompson@timbersresorts.com>
Sent: Thursday, November 17, 2016 9:09 AM
To: Matt Panfil; Council Dist List
Subject: Support for Marriott Project

It is rare that a developer/operator would reach out on behalf of another project that will inherently become a competitor. However, I feel compelled to write to those in charge of making this decision to express my support for this particular property. I was very impressed by the track record of the developer, the thoughtfulness of the design and the overall concept of the project. I was the General Manager of the Sebastian Vail for three years and now this area very well. I enjoyed being a board member of the VCBA and had two kids go through the Children's Garden of Learning where my wife served as President of their board. This level of development on the north side of the highway will be a great improvement for this town. I think it will bolster the small businesses on that side and add a very comfortable mid-level ADR for the destination.

It should be noted that my support is personal and I can't speak directly for Timbers Resorts or the owners of the Sebastian Vail, Timbers Bachelor Gulch or any of our other projects.

Lance Thompson
Managing Director – Resort Operations



Timbers Resorts
Direct: 970.704.4271
Mobile: 415.259.1719
Fax: 970.963.4616
www.timbersresorts.com



TIMBERS COLLECTION Aspen | Bachelor Gulch | Cabo San Lucas | Jupiter | Kaua'i | Maui | Napa | Scottsdale | Snowmass | Sonoma | Southern California | Steamboat | Tuscany | U.S. Virgin Islands | Vail

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November 17, 2016

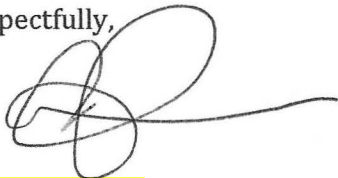
Planning & Environmental Commission
Town Council
Town of Vail
75 S. Frontage Road
Vail, CO 81657

Dear PEC & Town Council Members:

After spending the bulk of my career in the outdoor sports industry in Vermont and California, I have relocated to Eagle County and have recently opened a small business Eagle. Certainly one of the greatest challenges facing my business is the lack of housing available for the staff I am trying to recruit. As a result, I have taken the extreme measure of housing some of my staff in my own home.

The housing crisis facing Eagle County is enormous. It will require bold solutions. I urge the PEC and Council to consider the many public benefits of the Marriott Residence Inn and affordable housing project as it moves through the approval process. You have an opportunity before you that offers a significant step forward.

Respectfully,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Clark Gundlach

Owner, Color Coffee Roasters

Matt Panfil

From: Margaret Briggs <marymbriggs1@gmail.com>
Sent: Monday, November 21, 2016 5:23 PM
To: Matt Panfil; George Ruther
Subject: Marriott redevelopment - Roost Lodge
Attachments: PastedGraphic-1.pdf; ATT00001.htm

To George Ruther and Matt Panfil

Vail Planning Commission

November 20, 2016

Dear Mr. Ruther and Mr. Panfil,

We are writing with regard to the development application for the old Roost Lodge site in West Vail. We are a husband and wife, who own a condominium in the Buffer Creek condo building adjacent to the site. When we purchased our condo in 2007, it was at the height of the market, and at the time, the Roost was supposed to be developed into a reasonably sized development of hotel rooms and condos, by Timberline Roost LLC (no deed restrictions). Perhaps the article from the Vail Daily in August 2006 (pasted below) will refresh your memory? 28 condos and 101 hotel rooms, 3 employee housing units, and 169 parking spots. It was apparently scaled back from 129 hotel rooms and 39 condos and its height was reduced, as the planning commission (wisely at the time) said its size did not fit with the neighborhood. When we bought our condo, we were satisfied this plan was reasonable (or we would NOT have purchased).

What exactly has changed since then? The neighborhood has not changed. But the plans for this building keep getting bigger and bigger. The 2006 plan evolved into a 176 unit hotel with 2 employee housing units that was approved but is now expired. Which, by the way, we still do not understand why or how the commission thought this more recent size increase was OK.

Now the developer wants to develop this property into 170 hotel rooms (an increase of 69 units) and 113 employee "upscale" deed restricted RENTAL units (an increase of 82 units) for Vail's professionals – units that won't even benefit the employees who really need them (those with more modest incomes). Parking has increased by 191 parking spots (from 169 to 360). The current plan (dated November 2, 2016) is clearly still designed to benefit the developer – not Vail's residents. Who's kidding who?

Enough already! The first developer made a bad investment, and now the second has done the same. Why must the neighborhood suffer from their bad business decisions? The neighborhood character should be respected and this latest development change should be flatly and emphatically rejected by the planning commission. Why? Here are neighborhood concerns.

- Too big.
- Too high – NOTE: We recognize the height decreased from the summer 2016 proposal, but we feel the building is still is much too large for the neighborhood.
- There may still not be enough parking for the volume of units who will use parking.
- Although exhaust from the garage is now moved to the east, the volume of fumes from 360 potential cars driving in the garage daily will be significant; has the exhaust and ventilation system been fully vetted and the impact on the environment studied? I believe there may be wildlife, on endangered species lists, in our neighborhood (e.g. bats).

- Traffic and unloading issues in the neighborhood; although the access is now moved to the east, we still have concerns about traffic and unloading for the volume of residents and hotel rooms in this project.
- Impact on the TOV bus routes and capacity.
- No real benefit to the Vail employees who need reasonable rental units.

Add to these neighborhood concerns, the very real concerns for our Buffer Creek building –

- Potentially destabilizing our building's foundation with a parking garage that is far too deep into the ground and too close to the property line.
- Residents walking their dogs on our property, leaving feces behind – the developer does not appear to have made accommodation for pet walking on their property.
- Residents parking in our lot.
- Having to look at a ridiculous monstrosity of a building every day.

Please reject this plan. It is unacceptable to us, and should be to the commission if it really cares about the character of West Vail and Vail's residents, as it did ten years ago, in 2006.

Sincerely,

Mary Margaret Briggs and Robert Byrne

Buffer Creek Condos

Plans for Roost Lodge approved

Article

Comments (0)

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ALL

Special to the Daily/Timberline Roost Lodge LLC The redevelopment of the Roost Lodge in West Vail will include 101 hotel rooms and 28 condos. It will be a Marriott Residence Inn.

VAIL * A scaled-back version of the Roost Lodge redevelopment was approved Tuesday.

The project, first submitted to the town 12 month ago, was reduced in size after the planning commission and neighbors said it didn't fit in with the neighborhood. Nearby residents said it was too big and tall.

The project will be a four-story Marriott Residence Inn and have 101 hotel rooms, 28 condos, three employee housing units and 169 parking spaces.

The planning commission approved the project, 7-0.

"The development has come a tremendously long way from what we first saw a year ago," said commissioner Rollie Kjesbo.

Last November, the developer was proposing 129 hotel rooms and 39 condos. The proposal's height was also reduced.

The project found its way into the debate over the Solaris redevelopment, which was ultimately approved in a townwide election last month. Friends of Vail Village, which opposed "overdevelopment" in Vail, said the Roost Lodge proposal was evidence of redevelopment that is too big and tall.

The developer of the site, Timberline Roost Lodge LLC, filed suit against the group, citing misinformation in its campaign materials.

"We've had discussions regarding the settlement of the lawsuit," Kevin Deighan, one of the members of the development team, said after the project was approved Monday. "I think it's a shame we had to file a lawsuit to get this group to act with integrity and ethics."

A couple residents who live near the Roost Lodge said Monday they are still concerned about the size of the project.

"To me, it still seems like a very large building and it affects a large area," said West Vail resident Greg Bemis.

Demolition of the Roost Lodge, which was built in the early '70s, is scheduled for May. The new building is scheduled to be completed by the fall of 2008.

The Roost Lodge has 77 hotel room and has long been one of the most inexpensive lodges in Vail.

Staff Writer Edward Stoner can be reached at 748-2929 or estoner@vaildaily.com.

Vail, Colorado

From: Margaret Briggs <marymbriggs1@gmail.com>
Sent: Sunday, November 27, 2016 10:03 AM
To: George Ruther
Cc: Matt Panfil
Subject: Re: Marriott redevelopment - Roost Lodge

Thank you for your reply. It is important to recognize this has been an ongoing challenge for decades, as you noted below. Indeed, when my husband and I purchased, pricing were rising every year - and so we purchased with retirement in mind - so we would have a place on the bus route and near to stores, we would use as our full-time residence when we retire (we live and work out of state, and rent for now - retirement is still 5-10 years away).

If the town is earnestly looking to extend the year round community to families (and keeping schools open), it is very important for the town to also recognize the hotel rooms and 1 bedroom apartments will do nothing in this regard. It is also quite likely the limited number of 2 bedroom apartments would only be used by adult roommates. A better use of the property would be for 2 & 3 bedroom apartments or townhomes. I fail to see how this plan is useful to family minded community development. Could the town offer the developer incentives to build and sell (not rent) only larger (2 bedroom and up) deed-restricted units?

Regards,
Margaret Briggs

From: "K.H. Fauland" <kfauland@msn.com>

Date: January 3, 2017 at 10:33:20 AM MST

To: "towncouncil@vailgov.com" <towncouncil@vailgov.com>

Subject: Ordinance No. 35, Series of 2016

Dear Council Members,

After reviewing the application before you tonight of the above Ordinance I am hoping you would not approve it in any form without a vote from the public. Creating a SDD, not counting 107 EHU's is hardly consistent with the neighborhood. The in my view 25% to bigger building will also adversely affect my neighborhood across the highway, visual and the way traffic noise is pounced off the bulky building.

Sincerely,

Karl H Fauland

1711 A Geneva Drive

1426 Moraine Dr LLC
1426 Moraine Dr.
Vail CO. 81657

January 3, 2017

RE: Planned Marriott Residence Inn, and employee housing development

Dear Vail City Council,

I'm not able to attend the meeting tonight, although I would like to have this letter read into the record. I'm the homeowner at 1426 Moraine Dr., and my deck looks directly over the proposed Marriott Residence Inn and employee housing units. After my thorough review of the proposed plans, I support the developers planned development of the site.

When I purchased my property in November 2015, I knew that there would be a development on the old Roost site. I believe the proposed plan has design elements that will be appreciated for many years into the future, with the use of various materials, elevations and designs.

Vail needs this type of development, for the town to continue to grow and thrive, as there is a need to supply additional housing for the employees, different types of room accommodations for Vail's guests, and additional underground parking.

I believe that Peter Dumon's plan is thoughtfully planned, as he has been able to incorporate changes that neighbors have requested. The one big benefit from the proposed project would be that the building will mitigate the noise from I-70.

Our neighborhood association is interested for the developer to plant evergreen trees in our common area, to reduce the visual impact of the planned development.

Thank you for your time and consideration of my opinion



Handwritten signature of Harvey L Saipe, with the name "HANK" written in parentheses below it.

Harvey L Saipe, Sole Member
1426 Moraine Dr. LLC

From: Chris Southwick <csouth350@gmail.com>

Date: January 4, 2017 at 12:26:54 AM MST

To: <towncouncil@vailgov.com>

Subject: Marriott Proposal Comments

Dear Town Council,

My name is Chris Southwick. I live at 1329 Elkhorn Drive (Buzzard Park) and I am currently a seasonal bus driver for the town. I've been regularly coming to council meetings. I find them very interesting and I really appreciate the thoughtful discussion that occurs at each meeting.

After attending the January 3rd meeting, I have a couple of comments regarding the proposed Marriott development:

- **Density-** As you all know, if Vail wants to continue to grow it is going to have to become more dense especially if the town wants to maintain the open space that it controls. Part of what attracted me to Vail is the livability and walkability that its density provides. The town has not shied away from density in the past and I think density should be viewed as a positive and not a negative.
- **Location-** The site location is a perfect spot for increased density if the town wants to support sustainable development. It is within walking distance of the West Vail Mall and along both West Vail bus routes. With this development there could potentially be enough demand to even run the West Vail Express in both directions all day connecting Chamonix, West Vail Mall, Marriott, Timber Ridge, Red Sandstone School, Middle Creek, and the Transportation Center. With this easy access to alternative forms of transportation this development would not only improve the employee housing issue but also the parking issue by shifting travel mode share away from single occupy vehicles.
- **Scale Compared to Surrounding Neighborhood-** It is true that this building will be much larger than the surrounding homes but I think it is important to not only look at the neighborhood today but to try to envision what it will look like 15-20 years in the future. While the Marriott might look a little out of place now, if the surrounding neighborhood is going to become more dense in the future it will likely blend in much better down the road. If we never allow anything different than the status quo then change will never occur.
- **Tradeoffs-** While it is likely very tempting to promote a smaller building. I think that it is important to not push to the point where the project no longer becomes viable. The employee housing that this project provides will make a large dent in the town's overall need without any funds from the Housing Strategic Plan 2027. It might be possible to negotiate a smaller building with the same number of employee housing units with a

town subsidy but then the remaining Housing Strategic Plan 2027 funds will not go as far. I think that it is a fair tradeoff to approve a slightly larger than ideal building for the significant amount of “free” employee housing that it provides.

Thanks for your time and I look forward to the next council meeting,

Chris

Chris

Southwick

908-752-2759

From: Ben Dodd <bhdodd@gmail.com>

Date: January 4, 2017 at 5:56:28 PM MST

To: <towncouncil@vailgov.com>

Subject: Vail Marriott Workforce Housing Plan Rejection

Please write back.

The biggest community outcry and your push in policy is workforce housing and parking. Why do you reject the plan? I hope you are still in support of it and offer ideas so that they can still continue their project. If this falls through the cracks then I am going to start second guessing the town council.

Please let me know the reason behind your decision. If there are a few bad apples in the council...well, truth and light find its way out. Always.

I'm already frustrated with our federal government and our local workforce housing situation. I hope this does not fuel my fire.

Sincerely,

Ben Dodd

From: Pete Feistmann <feistmann@earthlink.net>

Date: January 4, 2017 at 7:58:40 PM MST

To: <towncouncil@vailgov.com>

Subject: Follow up on Marriott project

Dear Council Members,

First, thank you for your obvious interest in getting all possible input from the community on the Marriott project, and your patience with the process. Your devotion to the town, and your desire to “get this right” is wonderful to see.

Second, I want to apologize to all of you for being too outspoken about requiring residents to work in Vail. Greg’s points were valid, and my mistake was that I simply hadn’t thought about it that way. I wonder, though, if you could make a Vail job an initial requirement for residence, and waive that requirement if the project doesn’t fill with such people in a specified period? After move-in, the current requirement seems appropriate.

Finally, while it’s fresh in all our minds, I’d like to make some follow up comments on financial viability. Before doing so, I want to assure you I’m not a NIMBY about this. I share your desire to see an appropriately sized and designed project.

Mr. Dumon may well be a fine person who has his heart in the right place, and will build us a great project. However, when he described citizens providing you with public record background information as engaging in character assassination, and then gave a long story about what happened without, unless I missed it, taking any responsibility for making mistakes, I found it worrisome.

So in addition to taking a hard look at the project’s financial projections, ideally with assistance from competent real estate consultants with knowledge of the sad history of Vail hotel developments, I urge you to look further into how Mr. Dumon is financially involved with the project. I think you should get answers to the following questions:

1) Is he receiving any financial benefit before the project becomes profitable? He said this project is 50% equity funded, so he must have investors. Some, but not all, real estate projects make management or other payments to their promoters before investors receive anything. In some cases, that even occurs before construction starts. In others, land is marked up before being assigned to the project. Such arrangements would be deeply disturbing to me, and I hope to you. I suggest you ask for his Private Placement Memorandum (PPM) or similar document. It will reveal deal terms.

2) Does he have a material personal investment in the project? If so, how does he define “material”? If not, I would be very worried. There should be an answer in the PPM, or his investor presentation.

Regardless of the answers to these questions, I think you should obtain “bullet proof” bonding to ensure project completion, and structure the deal so the deed restrictions cannot be lifted under

any circumstances.

I hope you share my view that this is all an appropriate part of the effort to “get this right”. If I can help in any way, you need only ask.

I’ve attached a copy of my comments from last night so you will have a written record.

Thanks again for considering my views.

Pete Feistmann

970 390 8466

feistmann@earthlink.net

From: Robert Louthan <bob.louthan@comcast.net>

Date: January 5, 2017 at 10:09:36 AM MST

To: Council Dist List <towncouncil@vailgov.com>

Subject: Marriott Housing Rejection

This is addressed to Council Members Foley, Cleveland, Langmaid, Mason:

I'm appalled that you can spend tax-payers money to subsidize housing units for employees and concurrently turn down a privately funded project that provides housing for employees.

And there is a push for using Open Space and buying Forest Service land (also with tax-payers money!) for housing with the justification the "there aren't other options". You just turned down another option!

In a search for the "perfect" option, you may well lose some good options.

The no-compromise ideological deadlock on the Council is as bad as our Federal government.

I hope you reconsider your position on the Marriott proposal.

Bob Louthan

Vail

From: bob walsh [<mailto:bobwalsh641@gmail.com>]

Sent: Friday, January 06, 2017 10:23 AM

To: Council Dist List

Subject: HOUSING

I AM AMAZED AT THE NEWS YESTERDAY THAT THE COUNCIL HAD A PRIVATE DEVELOPER WHO HAD A PROJECT WITH LOTS OF HOUSING INCLUDED (MARIOTT) AND IT WAS TURNED DOWN. YOU HAVE BEEN TALKING ABOUT SPENDING MILLIONS OF TAX PAYER FUNDS ON HOUSING AND YOU TURN PRIVATE HELP DOWN. HOUSING IS NOT THE ROLE OF GOVERNMENT. WE ARE BECOMING A NATION OF FREE,, THERE IS NO FREE AS SOMEONE HAS TO PAY FOR IT. YOU WANT US TAXPAYERS TO PAY FOR SOMETHING WE SHOULD NOT BE PAYING FOR IN THE FIRST PLACE AND THEN YOU TURN DOWN A OUTSTANDING PRIVATE DEAL TO HELP WITH THE SAME PROBLEM

THANKS

BOB WALSH

390 5129