

From Alan S. Danson To the Vail PEC — September 6, 2017

I am writing to urge you to reject Vail Resorts (VR) request to rezone the East Vail Parcel (the Parcel) to allow workforce housing.

I believe that the rezoning being requested by VR should be opposed for the following reasons.

First, rezoning is the most resident-unfriendly thing that can be done by a Town authority. The neighborhood stretching from Bald Mountain Road through East Vail has been residential for the last 50 years. We need to turn out on September 11 to remind the PEC that we expect it to preserve the character of our neighborhood. We relied on the current zoning when we bought our homes, and that reliance should be respected.

Second, the property is really unsuitable for development because it is prone to rockfall and mudslides. It is also valuable wildlife habitat, especially for Bighorn Sheep.

Third, I am concerned about the potential density of any development that may occur if the rezoning is approved. It would be naive to think that VR will not ask the Town for the maximum density that its architects and land use planners think the 5.4 acres can sustain. Density and construction similar to Middle Creek, which I believe is what we can expect VR to ask for, would amount to another employee-only “ghetto” that has the potential for noise, traffic and “youthful activity” at all hours, in what is now a school zone and tranquil neighborhood. Also, I believe that the East Vail bus route, which is already overburdened during the ski season, could not reasonably be expanded to handle the additional traffic that a Middle Creek-style development would add.

Also, the extra traffic on the frontage road would be a problem and safety issue for everyone, especially Vail Mountain School (VMS) parents dropping off and picking up children. Also, in the spring, summer and fall, the hiker traffic to Booth Falls trailhead, and traffic associated with soccer, lacrosse and other VMS events, is already a big problem, forcing parking on the frontage road. I believe that we would be courting accidents and endangering the lives of VMS school children if rezoning for employee housing were to be granted.

Last, but certainly not least, please go take a look at the property that VR wants to rezone. It is an incredibly beautiful and pristine site that is the first thing that the visitor to Vail sees as he or she drives into the Valley from the East. The site should be preserved in perpetuity, not developed.

Respectfully submitted,
Alan Danson

From: [ALAN DANSON](#)
To: [Chris Neubecker](#)
Subject: More sheep photos
Date: Wednesday, September 6, 2017 3:47:43 PM

For the package...Alan

Begin forwarded message:

From: Silvia Danson <silviadan@comcast.net>
Subject: Photos from Mar 29, 2016
Date: September 6, 2017 at 3:45:37 PM MDT
To: Alan Danson <alandan@comcast.net>









From: [CommDev](#)
To: [Chris Neubecker](#)
Subject: FW: Envisioning a Sustainable Community
Date: Thursday, September 7, 2017 3:42:26 PM

From: Robert Lipnick [mailto:rnlipnick@gmail.com]
Sent: Thursday, September 07, 2017 3:25 PM
To: kdriscoll@vaildaily.com; CommDev; Council Dist List; Scott Miller
Cc: Michael Hazard
Subject: Envisioning a Sustainable Community

Most of us first came to the Vail Valley because of the world famous ski mountain and started with a seasonal first job and a dream. We then fell in love with this community often making Vail home. However, many were unable to remain in this very special Valley due to the cost of housing. Lack of workforce housing has been a major issue the past 30 years, but has risen to a crisis level since 2015. Many employers have been unable to recruit and retain employees and now risk losing their businesses. The Town of Vail has made workforce housing a very high priority in their most recent Master Plan.

Vail Resorts has recently proposed to rezone a 23 acre property they own in East Vail for 17.6 acres of preserved "open space" and 5.4 acres of primarily workforce housing. The fact that Vail Resorts is offering approximately 3/4 of their land to conservation and 1/4 to primarily workforce is in total alignment with Vail's Master Plan. Vail Resorts must be commended for their generosity and commitment to a **sustainable community**. Additionally, this offer by Vail Resorts is consistent with Vail's Sustainable Destination principles.

This is a win-win opportunity for all: a private piece of land that already has zoning for residential development on a bus route. Vail Resorts is leading the way to a more **sustainable community** by providing their land for new workforce

housing units.

Michael Hazard and Bobby Lipnick recently co-chaired the NIMBY (Not In My Back Yard) Jamboree conference co-sponsored by the Vail Symposium and the Vail Valley Partnership. One of the main goals of that program was to discuss possible solutions for Workforce Housing in our Valley and to begin the process of opening our minds to YIMBY(Yes In My Back Yard) rather than NIMBY. Those of you who understand the critical need for new Workforce Housing solutions in our Valley can no longer remain silent! Please join us in support of Vail Resort's creative solution to Workforce Housing Crisis by attending the Planning and Environmental Council hearing this Monday September 11th at 1:00PM at the municipal building at the Town of Vail.

Bobby Lipnick, M.D., MBA, LEED AP

Michael Hazard, AIA

Robert N. Lipnick, M.D., MBA, LEED AP
Kogod School of Business
Adjunct Faculty
202-223-1080 ext.105

From: [CommDev](#)
To: [Chris Neubecker](#)
Cc: [Shelley Bellm](#)
Subject: FW: proposed re-zoning
Date: Tuesday, September 5, 2017 8:59:46 AM
Attachments: [image001.png](#)

fyi

Lynne Campbell

Housing Coordinator
Community Development Department


TOWN OF VAIL
75 South Frontage Road
Vail, CO 81657
Direct: 970.479.2150
Main: 970.479.2139
vailgov.com



From: Joyce Green [mailto:jag_pugs@hotmail.com]
Sent: Monday, September 4, 2017 4:22 AM
To: Council Dist List; CommDev
Subject: proposed re-zoning

Town of Vail planning commission & town council,

I am a second-homeowner who owns a rental unit at Pitkin Creek Park in East Vail. I rent this unit on a long-term basis as I understand the importance of providing housing for year-round locals who make the economy work in Vail. I am writing today regarding the proposed re-zoning of the Vail Resorts owned parcel in East Vail.

I believe this proposed re-zoning is a win-win for all concerned. It is a private piece of land that is already zoned residential, and is located on the bus route. This is an ideal location for workforce housing rental units - as good as any remaining in Vail for housing as best I can tell - it won't block anyone's view, it is easily accessible right off the exit and has an existing bus stop right in front of it. Based on what I have been able to find online, 75 percent of the property will have no development while 25 percent rezoned exclusively for much needed deed-restricted, workforce housing.

I also want to address the Vail Homeowners Association and other opposition to the rezoning of this private parcel. The opposition is the very definition of NIMBYism. Calling a future yet to-be-determined workforce housing development the “ghetto” that will lead to “youthful activity” and suggesting that “workforce housing needs to be down valley” is not the belief of all second homeowners. I encourage you to vote “yes” on the proposed rezoning, and to carefully consider any future development plans for the parcel.

Sincerely,
Joyce Green
Pitkin Creek Park 6-A

JG
Reply all

From: [CommDev](#)
To: [Chris Neubecker](#)
Cc: [Shelley Bellm](#)
Subject: FW: Support of East Vail Project
Date: Tuesday, September 5, 2017 8:59:35 AM
Attachments: [image001.png](#)

FYI

Lynne Campbell

Housing Coordinator
Community Development Department


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From: Jeff Morgan [<mailto:jeff@ronbyrne.com>]
Sent: Sunday, September 3, 2017 3:06 PM
To: CommDev
Subject: Support of East Vail Project

Town of Vail,

Vail Resorts owns an approximately 23.3-acre parcel north of Interstate 70 located at the East Vail exit. The intent is to rezone to the Housing Zone District, the Town's zone district dedicated to deed-restricted, workforce housing development with a variety of other ancillary uses. The intent is to develop the property with some combination of seasonal and other workforce housing. · Win-win for all: a private piece of land that already has zoning, on the bus route. Building space for our workforce is crucial and it is time they have the luxury to live well and prosper as a citizen of the Valley. If we continue to push our workforce down valley and create separation we will run into more than just a housing issue in the Valley.

Vail Resorts is committed to working with others in our community to bring on more workforce housing. The Vail Resorts and our community's efforts to deliver new affordable

housing units might be a few years behind but is needed more now for the future of preserving the beauty and experiences people travel the world to have in our Valley.

The locations remaining in Vail for housing have become sparse and this is an idea location for housing— it won't block anyone's view, it is easily accessible right off the exit and has an existing bus stop right in front of it. · While Vail Resorts would master lease units for its employees, the project would allow other small businesses the much-needed opportunity to rent or buy units at this location or hopefully, units that have been freed up by Vail Resorts. These units provide a real lifestyle for the demographic we want moving to and growing the valley and our communities, creating jobs and becoming a part of our mountain lifestyle.

In the consideration of this project we must see past classification of individuals as workforce and see them as part of our NEW community. If we don't have a happy, secure and growing workforce then, we don't have Vail. Vail has always provided the finest of everything to the world and our workforce is the majority of why Vail is what it is and how it has stayed an icon throughout the years.

Please submit my letter of support for this project.



Jeff Morgan

Associate Broker

Ron Byrne & Associates Real Estate

285 Bridge Street | Vail CO 81657

O: [970-476-1987](tel:970-476-1987)

C: 720-314-0023

E: jeff@ronbyrne.com

www.ronbyrne.com

[Ron Byrne & Associates 2016 Luxury Property Collection](#)

From: [Brian Nolan](#)
To: [George Ruther](#); [Chris Neubecker](#)
Subject: housing
Date: Monday, September 4, 2017 11:23:10 AM

As a longtime business owner in Vail, and the entire valley, I have actively served for many years on the Vail Economic Advisory Council, was involved on a leadership level for almost two decades with the Vail Valley Partnership and numerous other representative boards for the betterment of our world-class resort community.

For so many years, we have found ourselves in a severe housing crunch, which has become even more severe in the recent years largely due to the impacts of rent-by-owner dynamics. I applaud any and all of the past efforts and more this current Planning and Environmental Commission and Vail Town Council for prioritizing delivering new affordable housing, both for-sale and rental.

Now before you is an incredible opportunity brought to you by our biggest employer in town, Vail Resorts. This opportunity will not only benefit their employees but all of us with small businesses. I have to say, I am absolutely shocked, shocked, that we have a few individuals who have weighed in with considerable misinformation to help bolster their desire to see no more workforce housing in one area or another within the Town of Vail limits. Our employees who work early hours and hard shifts to run your lifts, clear the snow from our roads and serve you pizza should absolutely be living on a bus stop route, served by the incredible Town of Vail transit system, close to their work places, enjoying the quality of life that their neighbors do.

For fear-mongering opposition to claim this East Vail parcel is open space is not true – it is just undeveloped. In addition to Vail Resorts bringing on housing, they also have prioritized enhancing wildlife with putting the bulk of the property into very restrictive, non-developable zoning. The entire some 23 acres has residential zoning already on it. And in taking the time to do just a little bit of homework, this is not a north/south wildlife migration corridor and there is no habitat designated as a migration corridor within several miles of the parcel. Wildlife do not migrate north/south across I-70.

So, please let's not waste time. Please approve the rezoning and then we can all get to work on designing the right project for this location, benefiting our entire community.

Thank you for your thoughtful review,
Brian Nolan

Brian Nolan
GROUP970 | FOOD.DRINK.ADVENTURE.
Blue Moose Vail | Blue Moose Beaver Creek

M. Joseph McHugh
4014 Bighorn Road
Vail, CO 81657

Editor
Vail Daily

August 27, 2017

Dear Sir:

Concerning Vail Resorts' recent re-zoning application relative to its East Vail property on the North side of the frontage road at and to the West of the I-70 intersection with Bighorn Road and the bus stop. The land has been designated as open space for more than 20 years. There are several serious issues to consider which suggest the VR application should be rejected.

Affordable Housing vs. Open Space

Yes, affordable employee housing is a serious problem confronting Vail and every other major resort in the world as well as most major cities in the United States and elsewhere. The principle solutions are higher wages and / or affordable, comfortable public transportation from / to more affordable housing areas, in our case Eagle, Gypsum, Dotsero, Leadville, and others. Such transportation might have to be subsidized by employers and / or the Town of Vail. Hence, the trade-off: higher wages or transportation subsidies.

Most assuredly, the answer is not to build more allegedly "affordable", deed-restricted housing on previously designated open land. The shadow of this solution looms over the Town's current plans to "reexamine" the long-established open land designation and planning policies of the Town, as well as over VR's current application. One suspects that the undisclosed agenda of the open land review is to change or modify areas of previously designated open land to accommodate "affordable" housing.

If the TOV chooses to override the open land designations of various parts of the town, then it should be prepared to refund to property owners the open land fee paid by every purchaser for such purpose over the past 20 to 30 years when they purchased their properties with the confidence that the land so designated and funded would remain "open".

Environmental

The subject land is a significant wildlife grazing area – especially for Bighorn Sheep. I am told that there is a resident herd of about 40 Bighorn sheep above the ridgeline, many of which come down to graze in this area in March and April every year. The highest number we have counted is 27. One should be concerned that development of this property will have the same impact on the Bighorn sheep, as well as elk, deer, black bears and other animals, as did the re-development of the Ford Park athletic

M. Joseph McHugh
4014 Bighorn Road
Vail, CO 81657

fields where a large herd of elk grazed each March and April. The prolonged interruption due to the re-construction has driven them away. Here, the development will obliterate the last open wildlife area in the Town of Vail.

The subject land is also in a serious rock fall area and there is presently no defensive barrier or catchment area to mitigate the risk as there is to the West of the property where a catchment "shelf" provides some protection to the housing below it. Allegedly, the US Forest Service owns the land above the subject property up to and beyond the ridgeline. At a minimum, the Forest service or the TOV should require a thorough environmental impact study to be performed by a truly independent expert in the field prior to any approval of the zoning change.

VR has proposed that the eastern two thirds of the property would be dedicated to open space, an interesting proposal in light of the fact that that portion of the property is not economically developable anyway. I don't know the source of the apparently gratuitous observation in the Vail Daily article that there would be no athletic fields developed on the subject property. I suspect it might be very difficult to put a soccer field on a 30 to 40 degree slope.

Traffic

Unlike the Middle Creek development (the "Italian Village") which a) has concealed parking, b) is within easy walking distance of the village center, and c) has its own dedicated bus stop, the proposed development might have open surface parking (unless restricted in any re-zoning process) and will require occupants to drive to town with the ensuing parking problems or take the bus. The already seasonally strained East Vail bus route will be overwhelmed by the hundreds of residents of the proposed development. Is the TOV prepared to significantly expand the East Vail bus service to accommodate the increased demand? Curiously, during this unstrained Summer season, the east Vail bus schedule has been increased from hourly to half-hourly, perhaps in anticipation of such a change in response to an approval of the zoning change.

Timing

One disturbing aspect of this late re-zoning proposal is the timing and pace of consideration of VR's application. Interestingly, all Summer long there have been various vehicles parked at the West end of the subject property which one might reasonably suspect were associated with VR's application. The proposed first hearing before the Town Council is set for September 11, the "shoulder season" when many second homeowners whose properties will be effected by the re-zoning and subsequent development will be absent. To my knowledge, no East Vail homeowners received any notification of the re-zoning application. It appears that the TOV and VR have been conducting "sub-rosa" negotiations of this application for some time and chose the timing very carefully to assure its speedy approval. All interested parties should attend the September 11 hearing.

M. Joseph McHugh
4014 Bighorn Road
Vail, CO 81657

August 29, 2017

George Ruther
Chris Neubecker

Town Planners
Town of Vail
Via e-mail
gruther@vailgov.com
cneubecker@vailgov.com

Gentlemen:

As a Vail Valley business owner and owner of commercial office space in the Gateway building, I would like to weigh-in on the East Vail housing parcel.

I am in favor of use of the parcel for deed-restricted, workforce housing in a public/private venture between the Town of Vail and Vail Resorts.

Simply, why wouldn't we develop, for workforce housing, a key parcel, on the bus-route, on the edge of Town, that doesn't negatively impact view corridors of current residents?

Isn't workforce housing the single biggest issue facing the continued success of this magnificent resort community?

My understanding is that, of the 23.3 acres, the eastern two-thirds would be preserved as a 17-acre Natural Area Preservation District—the Town's most restrictive zone district. The remaining six acres would be rezoned to the Housing Zone District, the Town's zone dedicated to deed-restricted, workforce housing for seasonal and workforce residents.

I've seen well-planned and well-designed deed-restricted housing work incredibly well in resorts throughout the Rockies. I have friends who have enjoyed raising their families "in town" in resorts from Aspen to Mammoth.

Vail has always been, and remains, a leader in resort and community standards the world over. I hope we, as a community, realize we have an opportunity to make a dent in the housing problem.

Again, why wouldn't we?

Regards,
Patricia E. Peebles

From: [joan carnie](#)
To: [Chris Neubecker](#)
Subject: proposed development near exit 180
Date: Tuesday, September 5, 2017 2:12:56 PM

Since we shall be away for the Monday meeting, we would like to go on record stating our views to the commission.

We are opposed to any change of zoning. This is the huge number one

Any additional traffic on the frontage road causes additional safety concerns. Already there are traffic and parking concerns with the Mountain School and the Booth Creek hiking trail.

This parcel of land is a pristine view for guests arriving off exit 180 and an important area for our wildlife such as deer, elk and bighorn sheep. Let us not let Vail Resorts take away what little open space is left in the valley.

We realize the need for employee housing, but here is not the place.

Sincerely, Jack and Joan Carnie. residence of Vail since 1962

From: [Shelley Bellm](#)
To: [Lynne Campbell](#); [Chris Neubecker](#)
Subject: FW: Support for East Vail Rezoning
Date: Tuesday, September 5, 2017 4:49:02 PM

From: Seth Ehrlich [mailto:seth@sosoutreach.org]
Sent: Tuesday, September 5, 2017 4:48 PM
To: CommDev
Subject: Support for East Vail Rezoning

Community Development Department,

As you prepare for a decision on the East Vail parcel, I'd like to add my support for the rezoning for your consideration. The rezoning extends the opportunity for the Town of Vail to be a leader in identifying creative solutions and effectively engaging with partners to address the most significant challenge facing our community. The availability of workforce housing has reached a tipping point where the amenities and allure of our community can no longer overcome the shortage and cost of housing. This is particularly true when recruiting for entry to mid-level positions in the valley. I've personally seen the reduction of applicants for positions based on the challenges that exists to find housing. I've also had existing coworkers who are dedicated to being here see their housing security reduced based on the change from their housing to short-term rentals in the past year or significant increases in their renewal rates. As a result, they are questioning their ability to stay in the community. These are individuals who provide the level of service that people expect in the Vail Valley and that make our region what it is. If they move on, who will fill these roles?

It is through dedicated, deed-restricted, workforce housing that our entire community benefits. There is greater sustainability of housing and the opportunity for individuals to not only survive but to thrive in the valley. My wife and I are examples of people who benefited through a project like being proposed by securing a house in Miller Ranch eight years ago. We say to our friends that we won the lottery when we were provided the opportunity to purchase our home. It is singlehandedly the opportunity that has made it possible for me to remain in the community and to fully engage. I have had the opportunity to raise two kids and will be able to continue to give back across the community. You have the potential to create a similar development that will strengthen the fabric of our community and promote what we need to be successful.

I am frustrated by the challenges that exist to creating real solutions to the issues that are being faced. We're a community that wants it all, and the reality is that we need to approach it with different thinking to achieve it. You're doing it by considering this rezoning opportunity. Please move forward with its approval.

Thank you.

Seth



Seth Ehrlich / Executive Director
PO Box 2020 / Avon, CO 81620
direct 970.926.9292 x 102 / **cell** 412.953.9622 / **fax** 970.306.0269
sosoutreach.org
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As a Vail Homeowner who originally came to Vail and lived in the Apollo Park employee housing project I fully endorse Vail Resorts proposal to build a new employee housing project on the parcel of land the company owns located near the I-70 East Vail exit on the North Frontage Road. I can't envision a more perfect location for a new housing project since it is located on an isolated parcel near a bus stop that does not affect views of an existing neighborhood. Misinformation has been circulated that states this parcel of land is the last remaining wildlife corridor. Really? The proposed parcel borders both the two-lane North Frontage Road and four-lane I-70. I highly doubt this is an ideal wildlife corridor.

Providing affordable housing, in the upper valley, for individuals who work in our community should be a high priority for all of us who live in Vail. If you are retired or a second homeowner thus out of the employment market please think about all the "employees" you encounter on a daily basis. Imagine how much your quality of life and property values would be negatively affected if there were no employees?

"Employee" is not a 4-letter word. Instead it is a label for our friends and neighbors who live and work alongside the majority of us.

I hope there are many more affordable housing projects built, like Apollo Park and Pitkin Creek Park, that allow individuals, like me 40 years ago, to enter the Vail job market and become future friends and neighbors.

Susie Tjossem
1630 Buffehr Creek Road
Vail

VAIL HOMEOWNERS ASSOCIATION

September 6, 2017

Planning and Environmental Commission
Town of Vail
75 Frontage Road West
Vail, Colorado 81657

RE: Vail Resorts East Vail Rezoning Application

Dear Chairman and members:

The Vail Homeowners Association has reviewed pertinent documents submitted by Vail Resort concerning the rezoning application for their 23.3 acre parcel adjacent to the north side of the I-70 East Vail Interchange. The Association has prepared the attached reports that address concerns arising from our review.

It is our recommendation that additional study is warranted with respect to the following:

1. The impact upon wild life habitat and migration corridors on the development site, per the March 6, 2017 State of Colorado Park and Wildlife, Department of Natural Resources letter to the Town of Vail. See attached.
2. The application of section 12-12-2 of the TOV Code per the long-term protection of the environment in conjunction with land use and development decisions.
3. Whether this rezoning would be consistent with the TOV's Open Lands Plan and its commitment to environmental sustainability.
4. The potential for rockfall, debris flow and , landslides, emanating from the slopes above the proposed development site.
5. The effect upon upland wetlands above and on the proposed development site.
6. The effect of a natural hazard mitigation structure, catchment area and buffer zone upon the development portion of the site.
7. The sufficiency of review criterion and findings associated with the impacts and density allowances provided for in the Housing zone district.
8. The implication of the proposed rezoning upon the public infrastructure necessary to support the proposed uses such as public transportation service and the like.
9. The effect of the rezoning upon land values and proposed uses upon the preference stated in the 1994 Open Land Plan for the Town of Vail to acquire the site as open space and wildlife habitat.

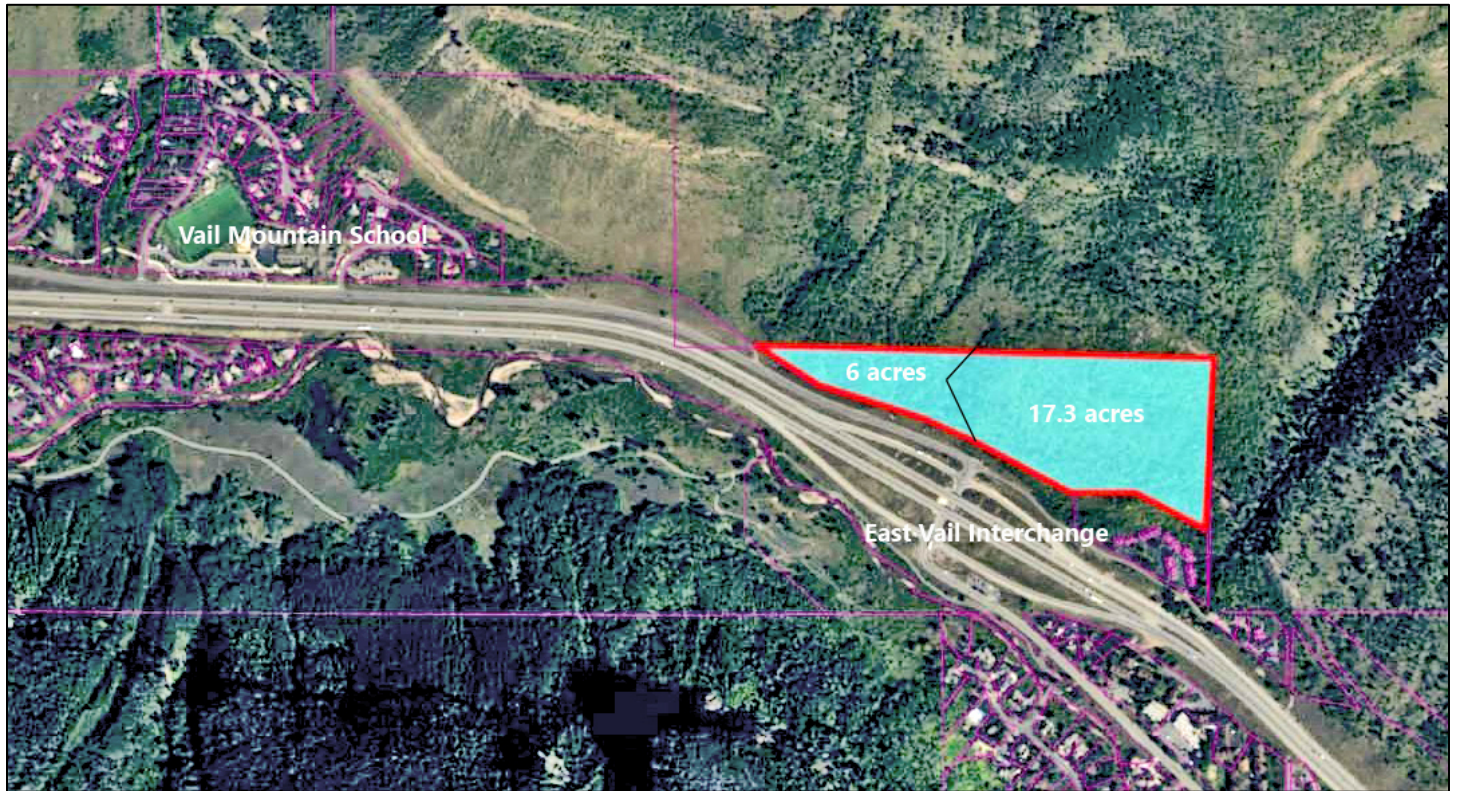
Thank you for your thoughtful consideration of these concerns.

Regards



James Franklin Lamont
Executive Director

Post Office Box 238 Vail, Colorado 81658
Telephone: (970) 827-5680 E-mail: yha@vail.net Web Site: www.vailhomeowners.com



Area of Vail Resort's Proposed Workforce Housing Project

VAIL HOMEOWNERS ASSOCIATION

VR's Proposed Workforce Housing.

August 14, 2017

VR's Proposed Workforce Housing. On the north side of I-70 and Frontage Road, between the Vail Mountain School and the East Vail exit, VR owns 23.3 acres that is currently zoned for duplex housing. At the present, this is vacant, open space land that is a major wild life corridor. VR has now announced that it is going to seek to rezone the property so that the western 6 acres can be used for employee (EHU) housing. The remainder would be rezoned as natural preservation land but would remain under VR ownership, and there would be nothing to prevent VR from later seeking to again rezone that property.

The twin lures of affordable housing and open space may be irresistible to Town officials—think what has already happened with the Roost Lodge property and the Mountain View development, where provisions for affordable housing have trumped zoning and neighborhood concerns. It should, therefore, come as no surprise that VR now seeks to subdivide its property and use part of it to satisfy its workforce housing needs.

EHU zoning would allow much greater development of this land. The current zoning has a maximum height allowance of 33 feet and setback and GRFA limitations. EHU has no height or setback limits, and while there are GRFA requirements, those can be side-stepped through a Special Development District application, a

process that the Town seemed to have embraced anew. [VHA has criticized that spot-zoning process](#) as “zoning for sale” with the upper hand going to well healed developers, but so far, the TOV is proceeding with such applications as though they are the new norm.

Once VR has secured the rezoning, it plans to obtain a developer to plan and build the project. Most, if not all of the units would be master-leased to VR. Any unspoken for units would presumably be made available to the public. Financing would seem to be assured, as the development is supposed to be part of VR’s 2015 commitment to provide \$30 million in workforce housing across all its resorts.



Is this coming to East Vail?

What This Means. Beyond rezoning, VR has kept its plans under wrap, waiting to announce them until after it has secured the rezoning. However, a VR spokesperson indicated that the project would be on the order of 300 units (600-800± residents) and 5 to 6 stories high. Vail Resorts has however emphatically stated that it has no present plans for development of the property and that it will not make any plans until after it has obtained rezoning of the property.

If this amount of density were to occur, to fit this within 6 acres, increased density and/or waiver of parking requirements would be required. One thing that is clear, a development of hundreds of highly concentrated units will change the character of the neighborhood. It will, also, be one of the first things that visitors coming from the east see as they enter the valley. Those considerations may be why no specific plans have been announced.

Also, yet to be addressed is traffic mitigation and the impact of such a development on the mass-transit bus routes to East Vail. Adding several hundred additional potential riders would overwhelm the current schedule.

Have the Skids Already Been Greased? It appears that VR has already cleared the way for its rezoning plans, and it is rushing to get them approved before any opposition can build or get organized. The Town Community Development Director immediately spoke positively about the plans, even promising “to do everything possible on our end” to help VR get its plan quickly approved. And, the first hearing is already scheduled in just a few weeks, on September 11th, which indicates that a lot of behind-the-scene work has already taken place. It is probably no coincidence that all of the zoning process is scheduled to take place during September and October when many are gone, and any opposition will be at its low ebb so that it will be a done deal by the time people return for the winter season. That would mean, however, that these plans would be voted on before the upcoming Town elections.



Wildlife removal awaits TOV's approval and VR's bulldozers.

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Post Office Box 238 Vail, Colorado 81658

Telephone: (970) 827-5680 E-mail: yha@vail.net Web Site: www.vailhomeowners.com



The last wildlife habitat in the Town of Vail. Is this open space about to be sacrificed for the sake of housing?

VAIL HOMEOWNERS ASSOCIATION

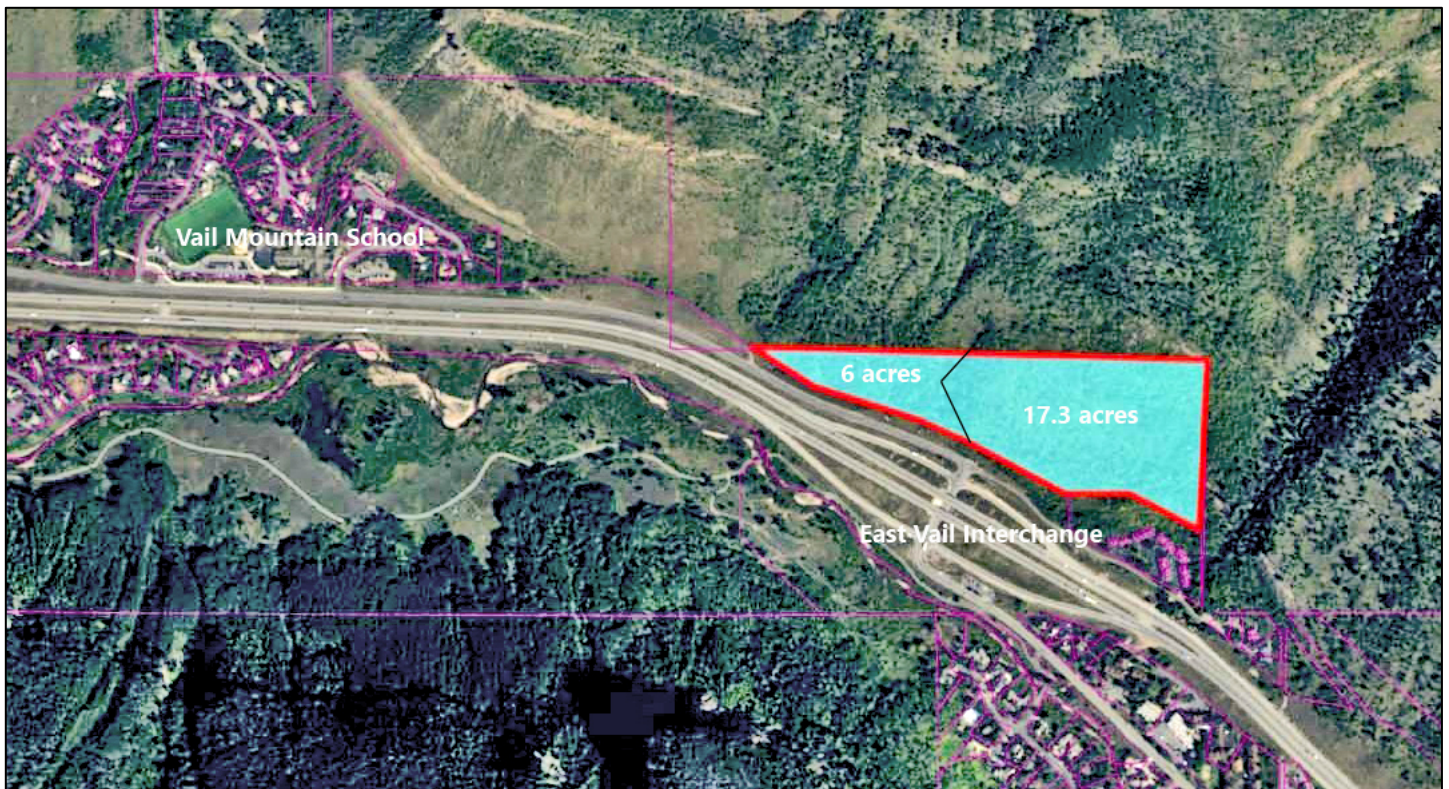
Vail Resorts' Housing Proposal— Environmental Issues

August 29, 2017

Two weeks ago [VHA reported on Vail Resorts' application](#) to subdivide and rezone 22 acres of East Vail property to create a housing project on the eastern 5.4 acres of that property. Since then, VHA has continued to investigate the proposal and has come to learn that this proposal involves major environmental issues. This report now examines the environmental and geological issues raised by that proposal. In its application VR has touted this project as a “net benefit to the environment.” However, there are substantial reasons to believe that development of the property will have a major impact on wildlife habitat and migration corridors. VHA believes these are issues that could be the first test of Vail’s recent designation as America’s first environmentally sustainable destination resort. This report, therefore, addresses those issues so that the community and the Town of Vail are fully informed on the impact of this proposal.

It is unusual for VHA to produce a follow-on report so quickly, but this project is on a fast track—the first hearing is scheduled for September 11th before the Vail Planning and Environmental Commission with a hearing before the Town Council tentatively scheduled 8 days later which means the entire process could be finalized by mid-October. Time is, therefore, of the essence.

Correction re: Vail Resorts' Development Plans. Before getting to the environmental and geological issues, a correction to the original report is in order. In that report, based on what we considered to be a reputable source, VHA stated that it had been informed that VR intended to build a large scale, “Middle Creek” type, project on the order of 300 units and 5 to 6 stories high. Vail Resorts has, however, emphatically stated that it has no present plans for development of the property, and that it will not make any plans until after it has obtained rezoning of the property. VHA’s mission is to protect the quality of life in Vail which is contingent upon knowing the impact that any new development will have upon wildlife, the environment and the people in our community. Sometimes we do not receive correct information. We regret if our initial reporting was, therefore, inaccurate.



The western portion of this site is proposed for workforce housing.

Open Space Land. Currently, the entire 22 acre tract is in a natural state, covered mostly by pristine Aspen forest. Historically, that tract has been designated by the TOV as open space land as was set forth in the 1994 Vail Comprehensive Open Lands Plan, where it was designated a “high priority” for “environmental protection [as] open space.” VR discounts that designation because of confusion over the ownership of the land; apparently, VR didn’t realize it owned the land. Nonetheless, in the current run-up to amendments to that Plan, the public made it clear that “priority” was to be given to the “protection of environmentally sensitive areas open space preservation.”

But this is not just open space land; it is a major wildlife habitat and north/south wildlife migration corridor, the last remaining in the Town of Vail. That would change under VR's proposed zoning change.

Zoning is not just a matter of regulating land use. It, also, creates vested rights in the property owner. For example, if VR was to obtain a housing classification for the property in question, VR would acquire a vested right to develop the land for that purpose. While the TOV could regulate the size and extent of any development, it could no longer prevent the property from being developed for that purpose. And, since "H" (Housing) zoning has few restraints, any resulting development could be quite large.

VR's Wildlife Assessment. Although VR would prefer postponing any wildlife considerations until it submits development plans, [it did file a wildlife assessment](#) in support of its rezoning request which concluded that development of the 5.4 acres should not result in any measurable change in bighorn sheep or elk habitat use or herd size. That report, however, is seriously flawed and parses terms to reach its conclusion.

While the report included a site visit, there is no mention of any findings from that visit. However, even a casual stroll through the property shows that it is a major wildlife habitat and north/south wildlife corridor for all types of wildlife. Instead, the bulk of the report relies on data from the Colorado Parks and Wildlife, a Colorado state agency whose mission includes perpetuation of "the wildlife resources of the state ...and [to] inspire current and future generations to serve as active stewards of Colorado's natural resources." As that data shows, development on the 5.4 acre parcel would impact bighorn sheep range, habitat and lambing areas; elk winter range; peregrine falcon nesting and hunting areas and black bear summer forage habitat. Although not discussed, it follows that development will, also, impact smaller animals and other fauna.

[This is a conclusion that CPW and scientific literature support.](#) As reported by the CPW, bighorn sheep, elk and deer have been on the decline in Gore Valley for at least the last decade, and wildlife populations, in general, are not sustainable under current conditions. The loss of more critical habitat would only exacerbate the situation. And it is not just the immediate property that is affected as there is a "zone of influence" that extends the impact of development outward for some distance in all directions. That impact could be quite substantial if this is a large scale project that completely fills the 5.4 acres as that would require clear cutting of thousands of trees and massive earth movement so that the effects of that development would be at the extreme.

The VR wildlife report, nonetheless, concludes that rezoning would have no effect on wildlife; even though, it is the first step in development, i.e., giving VR a vested right to develop the property. But this is parsing the difference between zoning and development as though one does not lead inevitably to the other, just like night follows day. VHA believes that the correct and inescapable conclusion is that rezoning would set in motion a process that would lead, unavoidably, to the destruction of significant, critical wildlife habitat and migration corridors, with the degree of impact directly related to the size of development.

That conclusion is only bolstered by the defensive measures that would be required to protect any development from the upland geologic hazards in the area.



Could this be coming down?

Rockfall Potentials and Required Defensive Barriers. [VR also filed a Rockfall Hazard Study.](#) That study concluded that rockfall is not a matter of if, but rather when. To protect from rocks up to 10 feet in diameter—there are some boulders on the site that are up to 20 feet long—a defensive barrier at least 12 feet high would be required along the north side of the property together with at least a 10 feet wide catchment zone and a down slope buffer zone between the barrier and any structure. All together, it would amount to a 35 feet or more wide swath that would require additional clear cutting and massive earth movement which would add to the destruction of wildlife corridors and habitat all across the property.

Other Geologic Issues. Although not within the scope of the Rockfall study, the study notes that due to upland conditions, a significant precipitation event could trigger a debris flow which has already occurred nearby in Booth Creek. This is a no-win situation for the environment since mitigation cleaning of the upland would increase the rockfall hazard, requiring more substantial defensive structures.

The study does not, apparently, consider landslides to be an important concern; even though in the past, a major landslide did occur through the center of the property, rendering most of the tract undevelopable (so that VR is not giving up anything by offering to rezone 17 acres of the tract as natural preservation land). The “toe” of that

landslide rests behind a retaining wall at the I-70 interchange bus stop (the retaining wall is in need of repair). Soil stability is, however, an issue since there are several rivulets and drainages in the area, and the presence of lush uphill vegetation suggests the existence of an uplands wetland, both of which could cause soil saturation and instability. In addition, ground undercutting for rockfall defensive barriers or development could, also, destabilize the area. This suggests that much more work would need to be done to analyze the real landslide potential. Nonetheless, it seems a reasonable conclusion that mitigation for the geology of the area will further contribute to environmental degradation and wildlife compromise.

Vail Resorts' Response. The principle thrust of VR's response to VHA's initial report on this project ("Clarifying potential new employee-housing project," Vail Daily, August 22) was that Vail needs more work force housing (if any is left over after VR's needs, it would be made available to the public), and its property is a great location. But VHA believes there is more to it: that issues of preemption of open space, neighborhood integrity, environmental impact, geological concerns, infrastructure effects and quality of life should all be considered.

As set forth in section 12-12-2 of the TOV Code, long-term protection of the environment has long been a guiding criteria for land use and development decisions. This proposed project invokes the majority of the concerns set forth in that Code. In addition, a large scale housing project would be in marked contrast to the existing area and could overload the transit system, requiring more TOV investment. The VHA urges that careful and thoughtful consideration of all relevant issues should be the order of the day, and if that requires more time, the process should be slowed down to allow for the best decision for the Vail community. The TOV might be well served to consider this application in conjunction with its review and revision of the Comprehensive Open Lands Plan and/or requiring an independent environmental impact study.

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COLORADO

Parks and Wildlife

Department of Natural Resources

Glenwood Springs Service Center
0088 Wildlife Way
Glenwood Springs, CO 81601
P 970.947.2920 | F 970.947.2936

March 6, 2017

Peter Wadden
Watershed Education Coordinator
Community Development-Environmental
Town of Vail

Peter,

As per your request I have put together what information the Colorado Parks and Wildlife have available to provide you with as much guidance as possible on the sustainability of wildlife populations within the Gore Valley. As we discussed over the phone it is very difficult to break out wildlife information on small areas. Using the available information I have tried to make as specific as possible to the Gore Valley. Part of the problem is the Gore Valley is covered by 2 different game management units (GMU), GMU 36 on the north side and GMU 45 on the south side.

For road kill information I have put together the information for 3 years (2014-2016). It is important to remember that road kill data is very preliminary since many animals are able to get away from the highway before dying and are never counted. Also Colorado state law allows for the public to possess certain road killed animals and often these animals are picked up before they are counted. You will also notice that many small mammals are not even mentioned as there is no data for them. This information is attached below.

The number of bears that are removed or put down by CPW due to human/bear conflicts is very dependent on weather patterns and public perceptions. I again used data from 3 year (2014-2016). I don't have the data for the number of calls the Vail PD took on bear complaints for this period but I believe you can get these from the PD.

2014 CPW put down 2 bears in Vail.

2015 and 2016 no bears were removed or put down.

I used the same years for lion conflicts. Lion conflicts have really become an issue the in the last 2 years. Prior to 2015 I might get 5-10 calls per year about the public seeing lions in or around the Town of Vail with most of these being just the public reporting a sighting. However in 2016 I received 18 calls within the Town of Vail and 2 of these were for dogs that were killed by lions. Many of these calls were about the public encountering lions while out with their dogs and concerns that their dogs

were at risk of being attacked by the lion. In 2016 CPW did remove and put down 1 lion from the Town of Vail.

Deer and Elk:

CPW conducts annual big-game classification flights to determine age structure, sex ratios, reproductive success, and population estimates for each data analysis unit (DAU). These DAUs cover large geographic areas, and trying to extract information at a much smaller scale drastically decreases the accuracy of the estimates.

A drawback to using historical count data to estimate impacts on wildlife is the amount of confounding variables that influence a species at the population level. Examples include weather, disease, population management at the DAU level for big-game species, and development/human disturbance. These factors can increase the difficulty of defining impacts by using animal abundance before and after development.

It is becoming increasingly apparent to wildlife and land managers that human disturbance to wildlife in the form of recreation is taking a toll on wildlife and on habitat by reducing functionality. In areas experiencing high levels of recreation, animals tend to spend less time foraging and resting and more time traveling. Mountain biking and ATV use may create the highest levels of disturbance for mule deer and elk (Naylor et al. 2008). Behavioral changes such as these occurring in summer range habitat may result in an overall decrease in animal fitness, which often negatively affects reproductive success and winter survival.

Examples of these within the Gore Valley are the request for additional biking and hiking trail from Spraddle Creek to Booth Creek, the Vail Trail expansion on the south side of the Gore Creek, the increase in summer activities on Vail Mtn., the request for the expansion of Gold Peak racing area and the overall push to make the valley a full 4 season recreation destination.

Elk:

Fortunately for elk we have a current study done in Game Management Unit (GMU) 45 from 1995 to 2005 that looked at impacts on elk calving/recruitment from human disturbance. For the elk populations I put together some information using baseline information we have from the elk study done in the Eagle Valley from 1995 to 2005. This study was done in GMU 45 and was to determine impacts on elk calving from human disturbance, (Phillips and Alldredge 2000, Shively et al. 2005). The study done at Beaver Creek and Vail demonstrated that calf/cow ratios for elk declined by approximately 40% (from 64.6 calves per 100 cows to 39.8 calves per 100 cows) as a result of human induced disturbance during the calving season (Phillips and Alldredge 2000, Shively et al. 2005). Reproduction levels during the treatment period were determined to be insufficient to maintain a stable elk population. The second half of the study involved removing the human disturbance component. With the human disturbance removed the calf/cow ratios rebounded to their pre treatment levels.

We used the radio collared elk and age and sex ratio counts done from helicopter to determine the elk population in GMU 45. The baseline years were 1994, 1996, 1997 (1995 counts were not used

because the flight time was reduced by approximately 50%). These are the 3 years that we have Lincoln indexes, which provides us with 3 years of data to obtain an average on the % of the population we actual count during a flight. The average % of the population we counted based on these 3 years is 41.8%. During this period (1994 to 2015) we have had the same observer (except for 2013) and have had relatively the same number of flight hours each year (from 3.5 to 4 hours).

The average population for the 3 years of baseline (1994, 1996, 1997) was 1771 elk.

The average population for the last 3 years is (2012, 2013, 2014) was 604 elk.

That is a 63% drop in population levels (1167 less elk). From 1998 to 2015 there has been 13 years that we have been below the baseline population level. The classification counts for 2013 and 2014 (162 elk) and 2015 (149 elk) were the lowest counts since 1975.

Deer in GMU 45 and 36.

We are not as fortunate with deer as we don't have any current studies to provide Lincoln indexes for the % of the deer population we count during aerial age and sex ratios. So I used harvest data. The Data Analysis Unit (DAU) for deer is D8 and it covers Units 35, 36, and 45.

Harvest GMU 45

From 1955 to 1962 the harvest went from 205 deer to 500 deer respectively with 1962 being the highest harvest (500) ever in GMU 45. The harvest has never again hit 500 deer.

From 2010 to 2014 (I am missing 2013) the harvest went from 60 deer to 127 deer respectively. This is confounded by the fact that we now have totally limited deer licenses now.

Harvest GMU 36

From 1955 to 1962 harvest went from 553 deer to 1947 deer respectively, with 1962 again having the highest harvest of 1947 deer. The harvest has never again hit 1947 deer.

From 2010 to 2014 (I am missing 2013) the harvest went from 157 deer to 318 deer respectively. Again like GMU 45 this is confounded by total limited deer limited licenses.

But if you compared those periods there has been greater than a 3 fold reduction in deer harvest in BGU 45 and up to a 6 fold reduction in deer harvest in GMU 36 since 1962.

The DAU plan for D8 has shown a steady decline in population since the 1980's. For most of the 1980's the DAU population objective was 26,000 deer, in 1988 it was reduced to 21,000 deer and in 2008 it was reduced to 13,500 to 16,500 deer. These population objectives were reduced based on several factors (loss of habitat, increased recreation pressure, weather, predators and quality of habitat).

In the early 1970's Colorado Division of Wildlife researcher Dale Reed completed a study looking at the impact of I-70 on deer migration at Mud Springs (just east of Dowd Jct.). There was a concrete box culvert placed under I-70 to provide a migration route for deer. The study on the Mud Springs

deer underpass showed about 39% of the Mud Springs deer population failed to pass through the underpass.

Below is some information from a 1975 report on deer impacts from the start of Vail.

Land use changes in the form of rapid increases in human in-habitation, activity and the construction of I-70 in the Eagle Valley have contributed to a substantial decline in deer numbers. The extent of this reduction is best expressed by changes in numbers of deer harvested in the two periods, 1959 to 1963 and 1969 to 1973 and comparison of these changes with those of the state as a whole.

The percentage decrease in the annual deer harvest in Eagle County between the two time periods was greater than that for the State as a whole, 52.8% and 47.8%, respectively. During this time, the Eagle County contribution to the State's deer harvest declined from 6.2% to 4.6%, and Eagle County's ranking dropped from an average of 5th place to 6th. It is also interesting to note that the decline in the number of deer harvested was greater in Game Management Unit 45, 63.7%, than for any other unit in Eagle County. GMU 45 includes Vail Village, the Vail Ski Area and many related developments, nearly all of which have been developed subsequent to the 1959-63 comparison period.

Bighorn Sheep:

There is only one population of bighorn sheep in the Gore Valley. An important part of the winter range for this herd is within or adjacent to the Town of Vail and I-70 in the east Vail area. This herd is considered a native herd although there was a transplant of 7 sheep done in 1948. In the 1950's the population was estimated to be 30, in the 1990's the population was estimated to be 80-100; the current population estimate is 40. The population has not recovered since the hard winter of 2007-2008. The reasons for the lack of recovery are not clear cut. There are numerous factors that could cause this; disease, lack of winter habitat, poor quality habitat from the lack of habitat management (no fires), predators and increased recreation pressure. We have not detected any increase in disease. Whatever the cause, the populations has been unable to rebound from the winter 2007-2008.

Mountain Goats:

There is only one population of goats in the Gore Valley. This herd spends its time far above the boundaries of town really does not use habitat adjacent to the town of Vail. However the population for this herd has been in decline for the last 4-6 years.

Moose:

The moose population in the Gore Valley (and all of Eagle County) has been increasing. Moose started showing up regularly in the Gore Valley around 1983. This increase was a result of moose moving from the North Park area. Moose have the ability to winter in much greater snow depths than do deer or elk, plus moose are able to utilize forage of a larger diameter. Moose also are not as prone to being disturbed by human activities as are deer and elk. Moose are more willing and able to stand and even defend their turf from human disturbance than are deer and elk. These factors combined have allowed the moose population to increase. However these same factors may be the

same reasons that the moose population is close to reaching its “political” capacity as calls on moose in yards, town, or on recreation trails increase and there is a greater push by some to reduce the moose population because of these conflicts.

Peregrine Falcon:

Peregrine falcons have established at least one nest site within the Gore Valley in the last decade. The nest site has been fairly well buffered from human activities that could impact its success. However the increase in hiking, biking trails along with the increasing pressure to further develop the ski area for summer recreation could impact the success of this nest.

Black Bears:

Black bears have seen an increase in their population over the last 2 decades. The development of the Gore Valley has resulted in an increase in food sources and limited the impact from fall berry crop failures on the recruitment of bear cubs. Human trash, pet food, bird feeders, and planting of fruit producing landscaping have significantly increased the available food sources for black bears especially during critical periods. Some would consider this to be a success while others would not. The increase of human induced food sources has resulted in numerous bear/human conflicts. Although the conflicts have not resulted in any serious human injuries they have resulted in the death of numerous bears over the last 20 years (this includes road kill).

Mountain Lions:

Mountain lions have seen an increase in their population levels over the last decade. As with bears part of this increase in lion population can be linked to an increase in available prey species caused by the development of the Gore Valley. The same food sources mentioned in the section on black bears play a role in providing food for lions. The populations of raccoons, red fox, marmots, and various species of small mammals have increased from this boost in food availability due to human development. Along with the increase in human population, the population of household pets (cats and dogs) has increased. Lions have utilized household pets as another food source. This has resulted in an increase in human/lion conflicts. Although the conflicts have not resulted in any serious human injuries they have resulted in the death of several lions over the last 10 years (this includes road kill).

Gore Creek:

I think you have a fairly good picture of Gore Creek from all of the recent studies the town has been doing. As a fishery the lower half of Gore Creek is holding its own and still has all four species of trout. However as the studies the done by the town on Gore Creek show the creek is in trouble and without significant improvements in the overall health of the creek the fishery could easily decline. The upper section of Gore Creek and Black Gore Creek are not doing as well and could be further impacted from proposed improvements to I-70 on Vail Pass.

The possibility of the greater impact to Gore Creek is probably more related to weather patterns and the need for additional water for human use and snowmaking. Changes in weather patterns and runoff events could easily have the most significant long term impact on the watershed. The push to

increase recreational events on Gore Creek and to manipulate the stream channel to allow for additional recreation activities or to extend the season of use could all have significant impacts on the ability of Gore Creek to function as a quality fishery.

Is the Gore Valley sustainable for wildlife?

I am sure there are other species that could be discussed but the data to provide defensible comments on these species is lacking.

You first have to define what sustainable is when it comes to wildlife. Is it having a token population or is it having a robust population? Does a population in decline qualify? If the human/wildlife conflicts continue and wildlife is always the loser even on public lands is that sustainable?

I don't see the wildlife populations in the Gore Valley as sustainable with the current level of development, recreational, and conflict pressure placed on wildlife. The species that are increasing generally have adapted to living next to people. These same species also generate extensive complaints from the public about human/wildlife conflicts or damage to property. Recreation is a driving economic force in Gore Valley and the surrounding communities. These recreational activities occur throughout the year and there is a push to increase recreational activities within the Gore Valley. As these demands for recreational opportunities continue to grow they result in higher impacts on natural resources, and potential increases in habitat fragmentation. Quality wildlife habitat includes food, water, shelter, space, and connectivity, which is critical to maintaining healthy wildlife populations. Large blocks of contiguous habitat are most likely to promote the long-term sustainability of a species. Habitat becomes fragmented as land use changes break the landscape into smaller more distinct "patches." These patches may not provide fundamental habitat requirements resulting in a diminished carrying capacity for the species across the landscape. Wildlife living within fragmented habitat is more vulnerable to stochastic population declines stemming from disease, increased rates of predation, or habitat loss or modifications.

Most wildlife managers agree, with support from the scientific literature, that recreation has the potential to impact wildlife distribution and abundance (Goldstein et al 2010, Naylor et al. 2008, Keller and Bender 2007, Taylor and Knight 2003, Papouchis 2001, Joslin and Youmans 1999, Valdez and Krausman 1999). The "zone of influence" (ZOI) of recreational activities for wildlife may extend for some distance beyond the actual activity and will vary depending on habitat composition, topography, and a species' tolerance of human disturbance. I have attached an example of an analysis CPW did for the Town of Avon showing the impact from the development of a biking and hiking trail. As you can see from Figure 1 the development of 3 trails in the Metcalf drainage results in the loss of the entire drainage as effective mule deer habitat with just a 100 meter buffer on the trails. When you look at Figure 3 & 4 for elk at 500 and 1500 meter buffers you see the impacted area is substantial. You could run a similar analysis on the trails within the Gore Valley.

When you review the discussion on deer, elk and bighorn sheep populations in the Gore Valley there is nothing on the horizon that is going to allow us to significantly increase those populations. These populations have been in decline for at least the last decade and often longer. The ability to do large scale habitat improvement projects for big game is becoming increasingly difficult. Part of the issue is often the best habitat project is a controlled burn. As the residents in East Vail showed in the mid

1990's they have no stomach to have a controlled burn done behind their homes. The project to improve and increase the winter range for bighorn sheep was killed because they were unwilling to consider a controlled burn no matter how many fire trucks were available to protect their property in the event of the fire coming down hill.

The demand within the Gore Valley for federal lands is overwhelming, whether it is to acquire them for employee housing, develop recreational trails in every drainage, add new commercial recreational events or to develop a four season resort with every type of recreational activity imaginable. All these uses impact wildlife and there is very little thought on how it will impact the available wildlife habitat or wildlife populations. The desire to manipulate the natural conditions in order to extend the ski and rafting season has a significant impact on wildlife. As we discussed in the Avon analysis, stress and behavioral changes are often not considered when looking at wildlife impacts. Just having habitat is not enough the habitat must be available and useable for wildlife.

With the continual decline in most big game species within the Gore Valley over the last 36 years there is little reason to assume that this pattern will change to the point where you would consider these population to be sustainable and/or robust in perpetuity.

If you need anything else please feel free to let me know.

Sincerely,

Bill Andree
District Wildlife Manager - Vail

VHA Photographic Study: Upland Wetlands, Geologic Hazards and Wildlife

Upland Wetlands







Rockfall and Avalanch:





Wildlife:







From: [Bob Boselli](#)
To: [Chris Neubecker](#); [George Ruther](#)
Subject: Vail Resort Rezoning in East Vail
Date: Tuesday, September 5, 2017 10:27:52 AM

Dear Chris and George:

Please consider this my support to Vail's Planning and Environmental Commission and the Vail Town Council of Vail Resorts' request to rezone the parcel it owns from Residential to Housing in East Vail.

As a 25 year business owner in Vail, I want to express my support for employee housing - we are in a zero occupancy rate for rental workforce housing in Eagle County – crisis. This opportunity is thanks to Vail Resorts for stepping up, not selling or developing a piece of property it owns for free-market profit, but rezoning it for workforce housing.

This property is the perfect location – in Vail, on TOV bus route, limiting employee parking needs, etc... This is not open space as some loud opponents claim. It's simply undeveloped. On top of the incremental housing, this potential project would add about 17 acres of Natural Area Preservation District zoned open.

Having operated businesses in Aspen for 25 years I've seen the City of Aspen and local businesses work together to ensure low income housing options – we've utilized these properties for our employee base for years.

Let's think progressively and ensure a sustainable community – from protecting the environment, to providing world-class skiing, to ensuring premier public transit, to providing our workforce with nearby, safe, comfortable housing. We are one!

Sincerely,

Bob Boselli - Owner

O'Bos Enterprises, LLC

Vail Style

Covered Bridge Store

Vail T-shirt Company – Lionshead

Vail T-shirt Company - Sonnenalp

Generation Vail

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