

Re: Geologic Hazards on East Vail Proposed Housing Site

Dear Editor:

Sunday, between rain storms I walked the social trail from the end of Lupine into the Vail Memorial Park and as rain began back to the asphalt bikepath. Glancing up at the East Vail cliffs above Exit 180 I saw a white cascade of water pouring down the hillside toward the frontage road. Looking more intently, I saw a 2nd wider waterfall pouring over the cliff of the amphitheater walls just to the west, and below it at the next rock band a wide lower falls. Wondering where all that water was going, I drove back to Vail on the north frontage road stopping just below the 5 acre proposed building site for workforce housing. There I saw a wetlands with a steady influx of two streams from the two falls.

The developer is aware of seasonal drainage here, but this is way beyond what he claims can be controlled working with the Army Corps of Engineers. The protected N.A.P. status of the 17 or so acres to the east of the housing site has been labeled geologically sensitive as is known for rockfall and slumping when saturated in wet years. But what resident in this project would want 2 waterfalls above their homes and two streams running through their property, even only "seasonally?" And how stable are those rocks and soils above? The entire parcel including the 5 acre project piece is not a building site for 270-350 residents, it is a candidate for open space and N.A.P. designation. Go see for yourself, I invite you.

Anne Esson

From: Anne Esson

To: Planning & Environmental Commission Meeting June 24, 20

Re: Triumph Proposal for East Vail Housing

What a tough job this body has been handed by a divided Town Council unable to decide between two greater community goods, these made mutually exclusive by the proposed siting of one!

Speaking for myself as a strong advocate for workforce housing since my move here in the early '90's, I am absolutely appalled at the cynicism of the ski company for the choice it is presenting the community between accepting land for sorely needed housing which however, as critical winter habitat for Bighorn Sheep, will lead to the extirpation of the herd. I am only slightly less appalled at the hypocrisy of those staff and elected officials who would accept this housing site. They claim private property rights and a public housing target, trump Vail's oft touted sustainability goals and ignore the availability of the Real Estate Transfer Tax so often used in the past to purchase & preserve open space. Pages 27 & 28 of the Town's beautiful 2018 Report to the Community focuses on Vail's sustainability efforts devoting an entire page, with a stunning photo of Bighorns, on Sustainable Wildlife. Likewise June 10th Vail Resorts' CEO spoke to the Western Governors Conference meeting here in Vail of the sustainability efforts of the company he leads, citing among 3 corporate goals "A commitment to zero net operating impact to forests and wildlife habitat by 2030."

I reflect to both the Town & the ski company that actions speak far louder than words. It is high time for action on behalf of meaningful solutions to affordable housing for our workforce and for habitat preservation for our Bighorn herd. There are ample parcels for siting of housing. VR's Ever Vail site is ideally located and a component of workforce housing was proposed for it in the past. But currently other sites may also be possible, as the old Roost site. We need only the willingness to look beyond the Bighorn habitat.

In the course of deliberations these past months many valuable insights have been advanced. One I think that got insufficient consideration came from a long-time east Vail resident who this spring described the hazards the many Vail Pass closings currently pose causing frequent blockages and transport difficulties for residents, visitors, and emergency personnel in the East Vail exit area. An additional 250-400 residents living beside the north exit would surely raise this exponentially. Also, June 16, 2019 I noted and sent messages and photos to Council & the PEC regarding two spring runoff stimulated waterfalls & water courses above and in the actual Triumph proposed building sites. Though the falls may be seasonal, this does not bode well for residences situated directly below.

But the best analysis of the revised development plan is the detailed 4-page study published June 7, 2019, by the Vail Homeowners Association. This piece examines all tenets of the new proposal, including likely costs to the Town of Vail for infrastructure and increased transportation service. Several glib statements by the developer are refuted regarding effects on the Bighorns, the community, & natural hazards of site. This is the one analysis I would ask you to read before your momentous deliberations to approve, modify, or reject the plan.

Chris Neubecker

From: Shelley Bellm
Sent: Wednesday, June 19, 2019 12:07 PM
To: Chris Neubecker
Subject: FW: Booth Creek Housing project

From: Carroll Tyler [<mailto:ctyler@slifer.net>]
Sent: Wednesday, June 19, 2019 12:05 PM
To: CommDev
Cc: Carroll Tyler
Subject: Booth Creek Housing project

I am totally against this housing project at the entrance to East Vail. There is no reason to destroy the wildlife area and cram housing with limited parking at this site. There is another location near where Sonnenalp is building their big box housing. Vote NO. Carroll Tyler

Broker Associate | Realtor
Slifer Smith & Frampton Real Estate
230 Bridge St., Vail, CO 81657
+1 970-390-0934 (cell)
+1 970-476-2421 x5762 (office)
ctyler@slifer.net
www.carrolltylerinvail.com

Protect yourself from wire fraud; Slifer Smith and Frampton associates will never send you wiring instructions.

"Please Note: We will never email you wire instructions, please call me if you are asked to wire money."



June 4, 2019

The Honorable Jared Polis
Governor of Colorado
200 E. Colfax Ave., Rm. 136
Denver, CO 80203

Dear Governor Polis,

[Vail Valley Partnership](#) is the regional chamber of commerce, with over 840 members throughout Eagle County who collectively represent over 80% of the local workforce. We are dedicated to the economic vitality of the valley, and as such our board of governors – which includes residents & business operators throughout Eagle County – has identified workforce housing as our number one priority.

We typically would not engage the State of Colorado, or your office, as housing is primarily a local issue and while the state has a role to play it is our belief that the primary issues related to workforce housing – zoning, density, etc. – are local issues.

However, it has come to our attention that a group of disgruntled residents are planning to ask you “to save the East Vail sheep.” We encourage your office to respect that this is inherently a local – not state – issue. We are aware that the developer has carried out significant community outreach, including to this group, as well as to Colorado Parks & Wildlife and other interested parties for their input.

If your office does take a position on this local issue, we encourage you to enthusiastically support the proposed housing development and proposed wildlife mitigation in a show of support for local innovation and local control.

For background purposes, the East Vail Workforce Housing Subdivision was rezoned by the Town Council in September 2017. By this rezoning, just over five acres of the parcel were zoned to Housing District to facilitate the development of deed-restricted, workforce housing. The remaining eighteen acres were simultaneously rezoned to Natural Area Preservation District, the Town’s most restrictive zone district, to maintain this acreage as open space. The entire 23-acre parcel was previously zoned for single-family and duplex homes.

When the Town rezoned five acres to the Housing District, it guaranteed that 70% of the homes built on the site would be EHUs. As an incentive, the Town’s Housing District also recognizes that up to 30% of a new development can be unrestricted Dwelling Units (not EHUs) in order to subsidize the cost of developing EHUs. In the Housing District, projects are approved based on a project-specific Development Application which is reviewed by the Town’s PEC based on five descriptive criteria.

One of the largest concerns expressed during the rezoning process was the potential negative impact on wildlife, and specifically the local big horn sheep herd whose 1,880-acre winter range surrounds and includes this parcel.



The first step to mitigating the wildlife impacts of a development occurred when Vail Resorts rezoned eighteen acres for Natural Area Preservation, and concentrated the development potential of the parcel onto the five acres that was zoned for housing.

Additionally, over the course of last winter Vail Resorts commissioned a biologist to study the big horn herd and understand how the herd uses the site. The results of this study found a relatively low use of this heavily forested parcel by the herd – but it does more frequently graze on the parcel and cliff-band above the Vail Mountain School and surrounding neighborhoods to our west. One of the other valuable outcomes of the Vail Resort’s study was a series of design recommendations from the biologist that Triumph plans to incorporate into its development plan.

Critical to the development application is an environmental impact report (EIR) as well as a wildlife mitigation plan, prepared by Western Ecosystems, Inc. The EIR and proposed wildlife enhancements are some of the most substantial ever proposed for development on private property in Vail.

“Wildlife protection and enhancements have been fundamental to our development plan from the beginning. In addition to laying out a plan that minimizes impacts to the surrounding open space, we are proposing to permanently set aside and enhance a substantial part of the property at a ratio of more than 3:1 when compared to the portion of the site that will be developed,” said Michael O’Connor with Triumph Development. “We believe this new neighborhood can be a model for environmentally-responsible development that helps address our valley’s critical housing shortage.”

The wildlife mitigation plan outlines a site layout that protects wildlife and proposes enhancements to the Natural Area Preservation parcel that can happen after project approval. In addition, there will be rules and regulations for the development both during construction and while residents live in the neighborhood that will protect wildlife.

We believe that with vision, leadership, and political will, the needs of our local community will be addressed at the local level by our elected officials; we do not require state involvement and respectfully request that you not engage.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Romer", with a long, sweeping underline.

Chris Romer
President & CEO
Vail Valley Partnership

cc: Dan Gibbs, Representative Dylan Roberts, Senator Kerry Donovan

From: [Micah Schuette](#)
To: [Chris Neubecker](#)
Subject: East Vail Housing Project - Booth Heights - ERWSD Preliminary Comments
Date: Tuesday, June 25, 2019 10:30:22 AM

Good Morning Chris,

Just to follow up on our conversation today, we do not have any specific comments on the East Vail Housing – Booth Heights Project at this point other than that this property must complete the water rights dedication process before an Ability to Serve Letter can be issued. We'd ask that the Town require an Ability to Serve Letter from us as a condition of final project approval. We will have more comments on the civil design as a result of the infrastructure approval process and we will review the plans as the project progresses. For more details on the infrastructure and developer approval processes go, I will refer the Town and the developer to Article VII in our rules and regulations: <https://www.erwsd.org/resources/rules-regulations/> .

Thanks and let me know if you have any questions.

Micah

Micah Schuette

Planner

Eagle River Water & Sanitation District

Direct: 970-477-5496 Cell: 970-401-2547

846 Forest Road, Vail, CO 81657

<http://www.erwsd.org>

Clean Water. Quality Life.™

Chris Neubecker

From: Shelley Bellm
Sent: Thursday, June 20, 2019 2:38 PM
To: Chris Neubecker
Subject: FW: Booth Heights Neighborhood Development Proposal

From: Elyse Howard [<mailto:elyse@habitatvailvalley.org>]
Sent: Thursday, June 20, 2019 2:36 PM
To: CommDev
Cc: Council Dist List
Subject: Booth Heights Neighborhood Development Proposal

Dear PEC Commissioners,

I am writing to share both my professional and personal support for the Booth Heights Neighborhood Development Proposal recently submitted to the Town of Vail by Triumph Development. This proposal is a unique opportunity to add 61 work force housing units to the Town of Vail without any subsidy from the Town. The subsidy will come from the development of 12 market rate townhomes. The Development Application submitted to the Town of Vail meets all the Town's requirements and does not ask for any variances or financial support from the Town.

Lack of housing affordable to our work force is at a crisis level in Eagle County. 1 in 7 families in Colorado spend more than half their income on housing. In Eagle County, 22% of all households are cost burdened, and for households earning under 60% of the Area Median Income, that number jumps up to 64%. These families are denied the personal and economic stability that safe, decent and affordable housing provides. That means that 22% of Eagle County families are forced to make impossible choices between rent and basic necessities.

In Eagle County, we face a scarcity in the supply of affordable rental and for sale homes for our workforce. Today there is a shortage of 2,780 units, and by 2025 that deficit will grow to 5,900 units. This project, at no additional cost to the Town of Vail would add 61 work force units to our community. As a point of comparison, the Vail Indeed program has closed on 9 deed restrictions in 2019 at an average cost of \$91,000 per unit.

Through my work at Habitat for Humanity Vail Valley I see the critical need for additional work force housing units daily. In our last selection cycle we received 70 applications for six homes. Every single family selected is currently living in unstable and over-crowded conditions. In my 14 years with Habitat, I have seen the living situations of our community members degrade. Currently it is the rule, not the exception for families to be doubled or tripled up living one family per bedroom throughout the Valley. Adding 61 work force units at Booth Heights, will make a positive impact on our overall rental market and has the potential to free up other units throughout the community.

At Habitat, we build six homes annually. It is a complex and expensive endeavor. Affordable housing is not an easy product to build or finance. The Development Proposal submitted by Triumph Development does not ask for any variances, it does not require a financial subsidy from the town. This is a rare and unique opportunity for the Town of Vail to add a meaningful number of units towards the 1000 unit 10-year housing goal at no cost to the Town.

Personally, I have been a resident of Vail's Intermountain Neighborhood since 2000. In addition, my husband and I have a long term rental in East Vail. The last time it was available for rent, we received nearly 50 inquiries. The majority of applicants were employed with in the Town of Vail and desperate for a place to live in order to stay and maintain their employment. To realize the Town's vision to be North America's premier international resort community, we must grow our community. Stable, affordable housing is a critical component to building a strong community. The Booth

Heights Neighborhood is a realistic, viable solution to our Town's severe housing shortage. It will help to grow community by adding 61 workforce units and 12 market rate units for a total of 73 new households to Vail.

Sincerely,
Elyse

Elyse Howard
Development Director
Habitat Vail Valley
O: (970) 748-6718 ext: 121
C: (970) 376-5590

Chris Neubecker

From: Matt Gennett
Sent: Monday, June 10, 2019 8:35 AM
To: Chris Neubecker
Subject: FW: Letter to PEC

From: Ginny [<mailto:ginny.culp@comcast.net>]
Sent: Monday, June 10, 2019 7:51 AM
To: Matt Gennett; Kristen Bertuglia; Patty McKenny
Subject: Letter to PEC

Would you please forward this letter onto all PEC members. Thank you.

June 10, 2019
Vail Planning and Environmental Commission Members

The Planning and Environmental Commission of TOV is now considering a proposal for building 73 units on the East Vail mountainside parcel that sits at the East Vail entrance to Vail. This tract of land is large and prominent in one's impression of Vail as you are entering or leaving Vail. This acreage is interesting because for years and years everyone thought it belonged to CDOT. For decades it appeared on TOV's Comprehensive Master Plan as Open Lands/Space. Turns out it belongs to Vail Resorts. Who is now selling it to a developer for housing, both employee and free-market.

There is strong opposition to building on this site due to it being the rather limited, but critical, winter range of the last herd of bighorn sheep in the area. The parcel is barely enough to keep the sheep herd viable without the addition of hundreds of people, dogs and cars once the horrendously invasive building process is complete. That is one of the reasons I oppose building anything on this parcel.

However I also think this site is a keystone for the TOV. It's a beautiful mountain side and telegraphs Vail resident's commitment to open space and our environment. As declared in the TOV's mission statement. Another commitment the TOV made years ago was to collect a 1% real estate transfer tax on each property sale with the tax proceeds used to buy and maintain open space in the TOV. (Average sales price in Vail is now somewhere around \$1.4 million. The real estate transfer tax (RETT) on that is \$14,000. Average annual income to the fund is just under \$7 million over the past 11 years. The balance in the account is now over \$10 million.) Over a decade ago the Town declared there wasn't very much open space left so those funds should be put to other uses. And indeed they have.

In the past eleven years the TOV has moved approximately \$70 MILLION from RETT into projects that would normally have been paid by other departments like Public Works and Vail Recreation District. It has paid for things like streetscape projects, the golf course clubhouse and grounds, much of Ford Park including Betty Ford Alpine Garden pledges, managing beetle kill and forest fire prevention, water issue management/remediation, bike path and frontage road shoulders, pickle ball courts, Skateboard Park, Dobson Ice Arena and Gymnastics Center and on it goes.

I suggest that the TOV has stopped even looking for open space to preserve because this RETT money has become an integral part of their annual budget. But here is a parcel of land that is meaningful to our community for lots of reasons outlined by many Eagle County residents and it should be preserved. That is what the RETT was designed for. It was a master stroke of future planning by a previous council in providing the ability to preserve open space and contribute to environmental stewardship. I urge the Town of Vail, Vail Resorts and private entities to pursue all avenues to purchase and preserve this pristine piece of land and important habitat for a variety of wildlife, including the Colorado State animal...the Rocky Mountain Bighorn Sheep, for generations to come. It is a living statement about Vail residents' commitment to our natural environment

Ginny Culp

From: [Shelley Bellm](#)
To: [Chris Neubecker](#)
Subject: FW: Booth Heights Housing Development
Date: Wednesday, June 19, 2019 8:24:03 AM
Attachments: [image001.png](#)

From: Barndt, Joel [mailto:Joel.Barndt@efirstbank.com]
Sent: Tuesday, June 18, 2019 10:41 PM
To: Council Dist List
Cc: CommDev
Subject: Booth Heights Housing Development

Hello,

I am writing today with my enthusiastic support for the proposed Booth Heights neighborhood in East Vail. I have worked at the FirstBank of Vail for the previous five years. I have lived in deed restricted housing nearly my entire time in Vail - first at Lionsridge and now at Chamonix.

My wife, Kate, and I were lucky enough to win the lottery at Chamonix and we were the first family to move in. Chamonix is the neighborhood for locals that we hoped it would be. There is a great mix of residents who are all united by our love of Vail. In April, Kate and I welcomed the birth of our first child – a beautiful girl named Kennedy. We are excited to have her attend the newly renovated Red Sandstone Elementary in the near future.

If our Town is going to continue to grow and thrive, we have to find more opportunities for neighborhoods like Chamonix. As a Vail taxpayer, we also need to be cognizant of our budget. From my perspective, the Booth Heights proposal is a clear win-win. No subsidy is being requested from the Town and we are dealing with a well-respected local developer who wants to do the right thing. The Town has indicated that one of its top priorities is to develop more housing. This private property is zoned for Housing - and that's what should be developed on the site. There are not any other options in Town that are available for this type of development.

Wildlife is important. It is one of the reasons we enjoy Vail. But homes for families like mine are equally important. To not develop on the land would be a direct hit to the working class citizens of Vail who rely on projects like Chamonix to continue to live and work in the Town. How can building another Chamonix be a bad thing, if done responsibly? The Town should do its part to protect and enhance wildlife. And the developer should be sensitive to wildlife as well. But wildlife should not be a "veto" card that any opponent can waive to stop a new neighborhood of families like the Barndt's just because they don't like it.

Please do the right thing and find a way to get to "yes" on this new neighborhood. The families of Vail will greatly appreciate it, like my 31 neighbors and I greatly appreciate what you did at Chamonix.

Thanks,



Joel Barndt

Assistant Vice President

NMLS ID #1232956

FirstBank – Eagle County

17 Vail Rd, Vail, CO 81657

T 970.479.3330 **F** 970.479.3309 | efirstbank.com | [Blog](#)

The information contained in this electronic communication and any document attached hereto or transmitted herewith is confidential and intended for the exclusive use of the individual or entity named above. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any examination, use, dissemination, distribution or copying of this communication or any part thereof is strictly prohibited. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy this communication. Thank you.

Chris Neubecker

From: Shelley Bellm
Sent: Wednesday, June 19, 2019 8:24 AM
To: Chris Neubecker
Subject: FW: East Vail Housing Support

From: Karen Hannah [<mailto:karen.hannah@vailhealth.org>]
Sent: Wednesday, June 19, 2019 7:57 AM
To: CommDev; Council Dist List
Subject: East Vail Housing Support

Dear Planning Commission,

My name is Karen Hannah. I work for Vail Health and moved here with my husband 2.5 years ago. He works for CDOT on Vail Pass. We both work on the east side Dowd Junction. And we also were lucky enough to win the lottery and move into Chamonix Vail at a time when we were desperate to find a home that fit our Vail-centric lives.

I want to convey to you how truly hard it is to find a home here in Vail. Both of us have good jobs and were excited to move here. But it took us two moves in rentals, including a stint in a hotel room for many months before we were able to find a home that we could afford, in the spot that we need to be. Luckily this was just when the Town of Vail was underway with the Chamonix - and we were lucky enough to win the lottery and buy a home that we could afford.

I now find myself on the other side of that dilemma. I'm trying to grow my department at the hospital and hiring people is increasingly difficult because of housing. Of my small staff, one works remotely and commutes from Denver, one commutes from Leadville each day and the other one just resigned because the cost of living is too expensive. This is a really hard place to afford to live. We all know that. But I'm here to put a name and face to the problem. We are a married couple with two good jobs who needed to be close work. A new development like Booth Heights will provide the next Hannah family a place to live - and without it there likely won't be a place for families like ours to move.

Chamonix has been a wonderful neighborhood for us. It is a real neighborhood where all the homes have lights on daily and there is a true sense of neighborhood. Building more neighborhoods like Chamonix is definitely the right thing to do.

I understand how wildlife is important. But homes for people like my husband and I are also really important. And we are lucky enough to live and work here because the Town facilitated the creation of a neighborhood for locals. The Town should feel good about doing its part to support these neighborhoods and in this case, maybe that is simply taking the lead on helping the big horn sheep herd that we read about in the Vail Daily several times a week. But the Planning Commission and Town Council should also find a way to say "yes" the Development Application.

Thank you,

Karen J. Hannah

Director of Decision Support

Vail Health | Decision Support

(970) 479-5117 | vailhealth.org

Our mission is to provide superior health services with compassion and exceptional outcomes.

This message (and any included attachments) is from Vail Health, Vail Valley Surgery Center or Howard Head Sports Medicine and is intended only for the addressee(s). The information contained herein may include privileged or otherwise confidential information. Unauthorized review, forwarding, printing,

copying, distributing, or using such information is strictly prohibited and may be unlawful. If you received this message in error, or have reason to believe you are not authorized to receive it, please promptly delete this message and notify the sender by e-mail. If you have any question regarding this notice or the email that you have received, please respond to postmaster@vailhealth.org.

Chris Neubecker

From: Shelley Bellm
Sent: Wednesday, June 19, 2019 1:22 PM
To: Chris Neubecker
Subject: FW: Booth Heights Locals' Housing Neighborhood

From: Kevin Denton [<mailto:kevin@vaidenton.com>]
Sent: Wednesday, June 19, 2019 1:20 PM
To: Council Dist List; CommDev
Subject: Booth Heights Locals' Housing Neighborhood

Hello, my name is Kevin Denton and I am a lifelong local, and a new proud Chamonix homeowner. I wanted to share my full support of the Booth Heights Housing development. I would love to see more locals have the wonderful opportunity to own a home in Vail area who can't afford a home without such developments. This valley is in dire straits of affordable housing for the folks who live, work and contribute to making Vail the world renowned town and destination.

My wife and I are so fortunate and love our townhome at Chamonix that Triumph Development did with the TOV. Working with them and the TOV has been great and I hope more lucky locals have this opportunity.

I am also a strong supporter in protecting the wildlife and making sure they are not affected. I have the utmost confidence and faith that Triumph has done through studies and will do everything they can to make sure the wildlife is protected.

I hope they get full support and approval.



Best Regards, Kevin

Kevin Denton | Denton Advisory Group
Cell: 970.306.9330 | Office: 970.476.0476
Kevin@VailDenton.com | www.VailDenton.com

Berkshire Hathaway Home Services | Colorado Properties
225 Wall Street #200 | Vail CO 81657

Click on either logo below to view listings



Wire Fraud Alert: You will never receive wiring instructions from me. All wire instructions will be emailed from the title company via an encrypted email system.

Chris Neubecker

From: Suzanne Silverthorn
Sent: Thursday, June 13, 2019 1:46 PM
To: Chris Neubecker
Subject: FW: Proposed East Vail Workforce Housing

Public comment

From: Amanda Zinn
Sent: Thursday, June 13, 2019 1:40 PM
To: Suzanne Silverthorn
Subject: FW: Proposed East Vail Workforce Housing

FYI

Amanda Zinn
Supervisor
Vail Welcome Centers



Office: 970.477.3520
Cell: 970.376.1754
vailgov.com



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

From: info@vailgov.com [<mailto:info@vailgov.com>]
Sent: Thursday, June 13, 2019 1:33 PM
To: Info
Subject: Proposed East Vail Workforce Housing

Dear Vail Town Council Members,

I encourage you to vote against the proposed workforce housing project. By stopping the development, you will show your unequivocal support of the existing Bighorn sheep population.

Thank you for supporting biodiversity.

Sincerely,

Michael Bartholomew Ducey
Vail, CO Resident

Submitted By:

Name:: Michael Bartholomew Ducey

Email: bartducey@hotmail.com

Submitted From:

<https://www.vailgov.com/contact>

Chris Neubecker

From: Patricia Langmaid <patti.langmaid@gmail.com>
Sent: Wednesday, June 12, 2019 10:55 AM
To: letters@vaildaily.com; Council Dist List; Chris Neubecker
Subject: East Vail Development is not a positive for Wildlife.

The present political climate is not good for the environment. As stewards of our valley, from Gypsum to Vail, we must be wary and vigilant. We cannot give up fighting for what is most precious in our valley: wildlife and open space.

Are we sacrificing too much as we grow? Is there an end in sight? Are we going to continue to build on every square inch of the valley and even into [National Forest](#)? There is something ominous about too much growth: it slowly oozes in, erasing our memory of what was.

There is a threat to wildlife in East Vail. A battle is going on to stop a housing development from driving a herd of Bighorn sheep from their critical winter habitat. Reliable science tells us the sheep will not survive when the construction begins and when people move in. I have heard, "They will just move away, down valley aways". That is not the way the biology of sheep works: they will move but it will lead to their demise. Right now, the sheep need serious habitat enhancement that cannot be done in a few weeks. It will take years to do what's needed: a controlled burn, pruning, and seeding over hundreds of acres. The permitting and funding processes alone take time.

The 5 acre piece of land at the East Vail entrance is not the last piece of land in the town of Vail suitable for housing. There are other options which fit the designation of a housing zone.

The Town of Vail should negotiate with Vail Resorts to keep this critical area as Open Space. The sheep are depending on us, the PEC and Town Council to protect their home and insure their survival. Then, the other possible housing options within town should be pursued.

Patti Langmaid
Vail

Sent from my iPad

From: [Shelley Bellm](#)
To: [Chris Neubecker](#)
Subject: FW: East Vail Housing Project
Date: Friday, June 21, 2019 3:06:11 PM

From: Drew Riley [mailto:drew@slopeenterprises.com]
Sent: Friday, June 21, 2019 1:40 PM
To: Council Dist List; CommDev
Subject: East Vail Housing Project

Hi,

My name is Drew Riley and I am the son of long time local Ron Riley. I am writing to voice both of our utmost support for the housing project in East Vail.

My Dad has told me since I was a little boy that employees need more places to live within Vail. He also said that finding and holding onto good employees is the hardest part of doing business. My Dad and his business partner Michael Staughton (who is also in support of this project) have since retired and I have taken control over the operations of both Russell's and Los Amigos. I can see from my short time running the restaurants good employees are imperative to a successful operation. Both restaurants consistently struggle finding good employees and most of our employees live in Vail.

In order to keep good employees working in the Town of Vail, they need to be able to live in Vail. Driving to the Village from down valley becomes a deterrent to work in Vail. The main reasons are: Down Junction is a mess at times, parking is expensive, and the commute can be long depending on how far down valley they live. These reasons make residence in places like Avon and Edwards only seek employment down valley. Employees will make the drive if the pay is sufficient enough to make it worth their while but this comes at the expense of the business. I know Los Amigos can be struggling if it is a bad snow year and if there are multiple bad snow years in a row I would not be surprised if business start closing their doors.

We know a lot of people are moving down valley and the business in Vail is not the same as what it was. In general, the more people we have living Vail the better business will do year-round. This housing project can help maintain the current level of business and stop the migration down valley.

I know there will be some environmental impact but the small footprint of this project is minimal compared to the upside. Additionally, I feel natural disasters could come through and cause more permanent damage than this housing project. Think about a landslide at the same area. The grazing ground in question would be destroyed and the foraging animals would find another place to graze. Moreover, the residence that live there would feel happier if the animals would come graze outside their unit. Studies have shown people are much happier if they interact with their natural environment.

If you have any questions about my comments, please feel free to reach out. I hope this project moves forward and we see more people live in Vail year round. This project is imperative to the success of Vail.

Best,
Drew

--

Drew Riley
Slope Enterprises
970.476.0080

Triumph Development has filed an application with the Planning and Environmental Committee for approval to build 61 workforce and 12 market-rate homes on the East Vail parcel that was rezoned last year to the Town's Housing (H) District. This new neighborhood is proposed to be a mix of rental apartments and for-sale town homes to serve a variety of residents including our front-line workforce and families seeking townhomes similar to the recently completed Chamonix community.

Triumph submitted a development application of May 28, 2019, that conforms to the Town's Housing District uses by right. The application seeks neither variances nor financial subsidies from the Town. Triumph and a wildlife biologist have developed a comprehensive Wildlife Mitigation Plan with extensive measures designed to protect and bolster the site's big horn sheep population. The Site Plan has been designed through measures to create more open area to that will actually enhance more than 15 acres of private property, formerly zoned to allow the construction of duplex home sites. Rules and rules and regulations have been developed for residents to minimize off-site wildlife impacts in partnership with the TOV.

The Eagle County Housing Task Force (ECOHTF) has heard several presentations by Triumph Development to our Task Force and supports this critical project without any reservations. This project will have a substantial contribution to the Town of Vail's 2027 plan that established the goal of creating 1,000 new homes for locals between 2017-2027!

The Eagle County Housing Task Force Members:

Bobby Lipnick and Michael Hazard, Co-Chairs

Mick Daly

Michael Glass

Elyse Howard

Scot Hunn

Morgan Landers

Greg Moffet

Molly Morales

Chris Romer

George Ruther

Kim Williams

June 21, 2019

PEC & Town of Vail

I'm writing to support the East Vail Housing development that you are evaluating next week. My family purchased property in Vail in 1962. We have enjoyed over 50 years of fun and family memories created in this special place. The village was a diverse community that skied together, worked, celebrated wedding, births, and prayed together regardless of a particular faith in the Vail church. This development will be a good addition to community. Thoughtful projects such as this effort is vital to the growth and renewal that is crucial for the long-term benefit of Vail.

I support this project so that other families can create their own memories for many generations to come.

Sincerely,

Pete Carlson

540 Columbine Street
Denver, Co 80206
952-210-0095

From: [Shelley Bellm](#)
To: [Chris Neubecker](#)
Subject: FW: Booth Heights
Date: Friday, June 21, 2019 1:19:36 PM

From: Pete Seibert [mailto:pseibert@slifer.net]
Sent: Friday, June 21, 2019 1:19 PM
To: CommDev
Cc: Council Dist List
Subject: Booth Heights

To the Planning and Environmental Commission,

I am a strong proponent of the Booth Heights plan and would like to voice my confidence in Triumph Development as well. As a resident of the Chamonix Townhomes we couldn't be happier with our home and the new neighborhood that has taken shape.

The East Vail Workforce Housing Subdivision was approved in 2017, the question before the PEC now is whether the plan submitted by Triumph Development on May 28, 2019 meets the requirements for approval. Rather than revisit issues that have been previously resolved, I would ask that you review the proposal and allow the developer to address any shortcomings that may be identified.

Thank you for your consideration.

Pete

Pete Seibert
Broker Associate
Slifer Smith & Frampton Real Estate
Office 970-479-0245
Direct 970-479-2010
Cell 970-390-1864
pseibert@slifer.net

Please Note: We will never email you wiring instructions; please call me if you are asked to wire funds.

"Please Note: We will never email you wire instructions, please call me if you are asked to wire money."



June 21, 2019

Town Council Members
Town of Vail
75 South Frontage Road
Vail, CO 81657

RE: East Vail Development Parcel

Dear TOV Council Members:

I am writing once again in support of development of the East Vail Parcel by Triumph Development. Because it's still relevant, I'll repeat some of what I stated in my last letter on this subject. As you know, my team is wrapping up the development of the 6 West Apartments in Edwards, so I have a unique perspective of what is really involved in taking a new housing project from conception to completion, and just how difficult that process is.

Because of the many challenges in developing new housing projects, I do think the Vail valley community must not only tolerate or reluctantly go along with these new developments, it must proactively do what it can to help developers actually get projects completed.

We all know there is an intense need for additional housing in the Vail valley, particularly in the mid and upper valley. I believe that Triumph's project could do a great job in helping to meet that need, and based on my knowledge of the market and Triumph's plan, I would encourage its approval since it will offer a variety of housing types, in a location that seems ideally suited for such development.

Obviously if the previously approved/zoned use of duplexes had been built on this site, the entire 23 acres would have been removed from the overall grazing area for wildlife. But that impact has now been reduced significantly to only five acres. My understanding is that these five acres represents only .28% of the 1800-acre grazing area that the local bighorn sheep herd uses. And since it fronts the frontage road of I-70, there should be little practical impact to the sheep or other wildlife. It's a given that as members of this unique community, we must take steps to protect wildlife, but we must also ensure that our community is sustainable for humans on a long-term basis too. We must have housing for the local population! Lack of available housing continues to prevent local business from attracting and retaining employees.

Page Two

I've stated this before, but I think it bears repeating. This area is one of the most difficult and expensive in which to develop that I've ever experienced. Land, construction, and entitlement costs are extremely high compared to other areas of the country, and the local subcontractor base is very thin and expensive. However, rents and sale prices are comparable to many parts of Denver, for instance. These factors make it very difficult for a project to be financially feasible, and it's only getting more difficult. In fact, my prediction is that many of the projects currently in planning around the valley will not ultimately be built for that reason. Once a developer learns the true costs of building in this market, they usually determine that the financial returns are not sufficient to move forward. So, in my opinion, when you have a project like East Vail that can actually be built if it gets approved, the Town of Vail should do what it can to help it move forward, especially considering that Triumph is not seeking zoning variances or financial support from the town. Additionally, they've proven themselves to be a reliable partner in getting quality projects completed.

The density for this project is appropriate in this in-fill location, and in fact, I think there's no better location for this type of housing in Vail. We should be encouraging density in locations like this site rather than treating it as a negative. The amount of open space is also appropriate for the small-scale of the project. With important in-fill projects like the one proposed for East Vail it's important to consider the surrounding context and the thousands of acres of open space and park areas in close proximity.

Once again, I would strongly recommend this project be approved for all of the reasons I've stated above. Please don't hesitate to contact me with any questions or for any discussion of the above.

Best regards,
GORE CREEK PARTNERS, LLC



Steve Spessard

From: [Shelley Bellm](#)
To: [Chris Neubecker](#)
Subject: FW: East Vail Housing Project
Date: Friday, June 21, 2019 3:06:11 PM

From: Drew Riley [mailto:drew@slopeenterprises.com]
Sent: Friday, June 21, 2019 1:40 PM
To: Council Dist List; CommDev
Subject: East Vail Housing Project

Hi,

My name is Drew Riley and I am the son of long time local Ron Riley. I am writing to voice both of our utmost support for the housing project in East Vail.

My Dad has told me since I was a little boy that employees need more places to live within Vail. He also said that finding and holding onto good employees is the hardest part of doing business. My Dad and his business partner Michael Staughton (who is also in support of this project) have since retired and I have taken control over the operations of both Russell's and Los Amigos. I can see from my short time running the restaurants good employees are imperative to a successful operation. Both restaurants consistently struggle finding good employees and most of our employees live in Vail.

In order to keep good employees working in the Town of Vail, they need to be able to live in Vail. Driving to the Village from down valley becomes a deterrent to work in Vail. The main reasons are: Down Junction is a mess at times, parking is expensive, and the commute can be long depending on how far down valley they live. These reasons make residence in places like Avon and Edwards only seek employment down valley. Employees will make the drive if the pay is sufficient enough to make it worth their while but this comes at the expense of the business. I know Los Amigos can be struggling if it is a bad snow year and if there are multiple bad snow years in a row I would not be surprised if business start closing their doors.

We know a lot of people are moving down valley and the business in Vail is not the same as what it was. In general, the more people we have living Vail the better business will do year-round. This housing project can help maintain the current level of business and stop the migration down valley.

I know there will be some environmental impact but the small footprint of this project is minimal compared to the upside. Additionally, I feel natural disasters could come through and cause more permanent damage than this housing project. Think about a landslide at the same area. The grazing ground in question would be destroyed and the foraging animals would find another place to graze. Moreover, the residence that live there would feel happier if the animals would come graze outside their unit. Studies have shown people are much happier if they interact with their natural environment.

If you have any questions about my comments, please feel free to reach out. I hope this project moves forward and we see more people live in Vail year round. This project is imperative to the success of Vail.

Best,
Drew

--

Drew Riley
Slope Enterprises
970.476.0080

Triumph Development has filed an application with the Planning and Environmental Committee for approval to build 61 workforce and 12 market-rate homes on the East Vail parcel that was rezoned last year to the Town's Housing (H) District. This new neighborhood is proposed to be a mix of rental apartments and for-sale town homes to serve a variety of residents including our front-line workforce and families seeking townhomes similar to the recently completed Chamonix community.

Triumph submitted a development application of May 28, 2019, that conforms to the Town's Housing District uses by right. The application seeks neither variances nor financial subsidies from the Town. Triumph and a wildlife biologist have developed a comprehensive Wildlife Mitigation Plan with extensive measures designed to protect and bolster the site's big horn sheep population. The Site Plan has been designed through measures to create more open area to that will actually enhance more than 15 acres of private property, formerly zoned to allow the construction of duplex home sites. Rules and rules and regulations have been developed for residents to minimize off-site wildlife impacts in partnership with the TOV.

The Eagle County Housing Task Force (ECOHTF) has heard several presentations by Triumph Development to our Task Force and supports this critical project without any reservations. This project will have a substantial contribution to the Town of Vail's 2027 plan that established the goal of creating 1,000 new homes for locals between 2017-2027!

The Eagle County Housing Task Force Members:

Bobby Lipnick and Michael Hazard, Co-Chairs

Mick Daly

Michael Glass

Elyse Howard

Scot Hunn

Morgan Landers

Greg Moffet

Molly Morales

Chris Romer

George Ruther

Kim Williams

June 21, 2019

PEC & Town of Vail

I'm writing to support the East Vail Housing development that you are evaluating next week. My family purchased property in Vail in 1962. We have enjoyed over 50 years of fun and family memories created in this special place. The village was a diverse community that skied together, worked, celebrated wedding, births, and prayed together regardless of a particular faith in the Vail church. This development will be a good addition to community. Thoughtful projects such as this effort is vital to the growth and renewal that is crucial for the long-term benefit of Vail.

I support this project so that other families can create their own memories for many generations to come.

Sincerely,

Pete Carlson

540 Columbine Street
Denver, Co 80206
952-210-0095

From: [Shelley Bellm](#)
To: [Chris Neubecker](#)
Subject: FW: Booth Heights
Date: Friday, June 21, 2019 1:19:36 PM

From: Pete Seibert [mailto:pseibert@slifer.net]
Sent: Friday, June 21, 2019 1:19 PM
To: CommDev
Cc: Council Dist List
Subject: Booth Heights

To the Planning and Environmental Commission,

I am a strong proponent of the Booth Heights plan and would like to voice my confidence in Triumph Development as well. As a resident of the Chamonix Townhomes we couldn't be happier with our home and the new neighborhood that has taken shape.

The East Vail Workforce Housing Subdivision was approved in 2017, the question before the PEC now is whether the plan submitted by Triumph Development on May 28, 2019 meets the requirements for approval. Rather than revisit issues that have been previously resolved, I would ask that you review the proposal and allow the developer to address any shortcomings that may be identified.

Thank you for your consideration.

Pete

Pete Seibert
Broker Associate
Slifer Smith & Frampton Real Estate
Office 970-479-0245
Direct 970-479-2010
Cell 970-390-1864
pseibert@slifer.net

Please Note: We will never email you wiring instructions; please call me if you are asked to wire funds.

"Please Note: We will never email you wire instructions, please call me if you are asked to wire money."



June 21, 2019

Town Council Members
Town of Vail
75 South Frontage Road
Vail, CO 81657

RE: East Vail Development Parcel

Dear TOV Council Members:

I am writing once again in support of development of the East Vail Parcel by Triumph Development. Because it's still relevant, I'll repeat some of what I stated in my last letter on this subject. As you know, my team is wrapping up the development of the 6 West Apartments in Edwards, so I have a unique perspective of what is really involved in taking a new housing project from conception to completion, and just how difficult that process is.

Because of the many challenges in developing new housing projects, I do think the Vail valley community must not only tolerate or reluctantly go along with these new developments, it must proactively do what it can to help developers actually get projects completed.

We all know there is an intense need for additional housing in the Vail valley, particularly in the mid and upper valley. I believe that Triumph's project could do a great job in helping to meet that need, and based on my knowledge of the market and Triumph's plan, I would encourage its approval since it will offer a variety of housing types, in a location that seems ideally suited for such development.

Obviously if the previously approved/zoned use of duplexes had been built on this site, the entire 23 acres would have been removed from the overall grazing area for wildlife. But that impact has now been reduced significantly to only five acres. My understanding is that these five acres represents only .28% of the 1800-acre grazing area that the local bighorn sheep herd uses. And since it fronts the frontage road of I-70, there should be little practical impact to the sheep or other wildlife. It's a given that as members of this unique community, we must take steps to protect wildlife, but we must also ensure that our community is sustainable for humans on a long-term basis too. We must have housing for the local population! Lack of available housing continues to prevent local business from attracting and retaining employees.

Page Two

I've stated this before, but I think it bears repeating. This area is one of the most difficult and expensive in which to develop that I've ever experienced. Land, construction, and entitlement costs are extremely high compared to other areas of the country, and the local subcontractor base is very thin and expensive. However, rents and sale prices are comparable to many parts of Denver, for instance. These factors make it very difficult for a project to be financially feasible, and it's only getting more difficult. In fact, my prediction is that many of the projects currently in planning around the valley will not ultimately be built for that reason. Once a developer learns the true costs of building in this market, they usually determine that the financial returns are not sufficient to move forward. So, in my opinion, when you have a project like East Vail that can actually be built if it gets approved, the Town of Vail should do what it can to help it move forward, especially considering that Triumph is not seeking zoning variances or financial support from the town. Additionally, they've proven themselves to be a reliable partner in getting quality projects completed.

The density for this project is appropriate in this in-fill location, and in fact, I think there's no better location for this type of housing in Vail. We should be encouraging density in locations like this site rather than treating it as a negative. The amount of open space is also appropriate for the small-scale of the project. With important in-fill projects like the one proposed for East Vail it's important to consider the surrounding context and the thousands of acres of open space and park areas in close proximity.

Once again, I would strongly recommend this project be approved for all of the reasons I've stated above. Please don't hesitate to contact me with any questions or for any discussion of the above.

Best regards,
GORE CREEK PARTNERS, LLC



Steve Spessard

Re: Geologic Hazards on East Vail Proposed Housing Site

Dear Editor:

Sunday, between rain storms I walked the social trail from the end of Lupine into the Vail Memorial Park and as rain began back to the asphalt bikepath. Glancing up at the East Vail cliffs above Exit 180 I saw a white cascade of water pouring down the hillside toward the frontage road. Looking more intently, I saw a 2nd wider waterfall pouring over the cliff of the amphitheater walls just to the west, and below it at the next rock band a wide lower falls. Wondering where all that water was going, I drove back to Vail on the north frontage road stopping just below the 5 acre proposed building site for workforce housing. There I saw a wetlands with a steady influx of two streams from the two falls.

The developer is aware of seasonal drainage here, but this is way beyond what he claims can be controlled working with the Army Corps of Engineers. The protected N.A.P. status of the 17 or so acres to the east of the housing site has been labeled geologically sensitive as is known for rockfall and slumping when saturated in wet years. But what resident in this project would want 2 waterfalls above their homes and two streams running through their property, even only "seasonally?" And how stable are those rocks and soils above? The entire parcel including the 5 acre project piece is not a building site for 270-350 residents, it is a candidate for open space and N.A.P. designation. Go see for yourself, I invite you.

Anne Esson

From: Anne Esson

To: Planning & Environmental Commission Meeting June 24, 20

Re: Triumph Proposal for East Vail Housing

What a tough job this body has been handed by a divided Town Council unable to decide between two greater community goods, these made mutually exclusive by the proposed siting of one!

Speaking for myself as a strong advocate for workforce housing since my move here in the early '90's, I am absolutely appalled at the cynicism of the ski company for the choice it is presenting the community between accepting land for sorely needed housing which however, as critical winter habitat for Bighorn Sheep, will lead to the extirpation of the herd. I am only slightly less appalled at the hypocrisy of those staff and elected officials who would accept this housing site. They claim private property rights and a public housing target, trump Vail's oft touted sustainability goals and ignore the availability of the Real Estate Transfer Tax so often used in the past to purchase & preserve open space. Pages 27 & 28 of the Town's beautiful 2018 Report to the Community focuses on Vail's sustainability efforts devoting an entire page, with a stunning photo of Bighorns, on Sustainable Wildlife. Likewise June 10th Vail Resorts' CEO spoke to the Western Governors Conference meeting here in Vail of the sustainability efforts of the company he leads, citing among 3 corporate goals "A commitment to zero net operating impact to forests and wildlife habitat by 2030."

I reflect to both the Town & the ski company that actions speak far louder than words. It is high time for action on behalf of meaningful solutions to affordable housing for our workforce and for habitat preservation for our Bighorn herd. There are ample parcels for siting of housing. VR's Ever Vail site is ideally located and a component of workforce housing was proposed for it in the past. But currently other sites may also be possible, as the old Roost site. We need only the willingness to look beyond the Bighorn habitat.

In the course of deliberations these past months many valuable insights have been advanced. One I think that got insufficient consideration came from a long-time east Vail resident who this spring described the hazards the many Vail Pass closings currently pose causing frequent blockages and transport difficulties for residents, visitors, and emergency personnel in the East Vail exit area. An additional 250-400 residents living beside the north exit would surely raise this exponentially. Also, June 16, 2019 I noted and sent messages and photos to Council & the PEC regarding two spring runoff stimulated waterfalls & water courses above and in the actual Triumph proposed building sites. Though the falls may be seasonal, this does not bode well for residences situated directly below.

But the best analysis of the revised development plan is the detailed 4-page study published June 7, 2019, by the Vail Homeowners Association. This piece examines all tenets of the new proposal, including likely costs to the Town of Vail for infrastructure and increased transportation service. Several glib statements by the developer are refuted regarding effects on the Bighorns, the community, & natural hazards of site. This is the one analysis I would ask you to read before your momentous deliberations to approve, modify, or reject the plan.

Chris Neubecker

From: Shelley Bellm
Sent: Wednesday, June 19, 2019 12:07 PM
To: Chris Neubecker
Subject: FW: Booth Creek Housing project

From: Carroll Tyler [<mailto:ctyler@slifer.net>]
Sent: Wednesday, June 19, 2019 12:05 PM
To: CommDev
Cc: Carroll Tyler
Subject: Booth Creek Housing project

I am totally against this housing project at the entrance to East Vail. There is no reason to destroy the wildlife area and cram housing with limited parking at this site. There is another location near where Sonnenalp is building their big box housing. Vote NO. Carroll Tyler

Broker Associate | Realtor
Slifer Smith & Frampton Real Estate
230 Bridge St., Vail, CO 81657
+1 970-390-0934 (cell)
+1 970-476-2421 x5762 (office)
ctyler@slifer.net
www.carrolltylerinvail.com

Protect yourself from wire fraud; Slifer Smith and Frampton associates will never send you wiring instructions.

"Please Note: We will never email you wire instructions, please call me if you are asked to wire money."



June 4, 2019

The Honorable Jared Polis
Governor of Colorado
200 E. Colfax Ave., Rm. 136
Denver, CO 80203

Dear Governor Polis,

[Vail Valley Partnership](#) is the regional chamber of commerce, with over 840 members throughout Eagle County who collectively represent over 80% of the local workforce. We are dedicated to the economic vitality of the valley, and as such our board of governors – which includes residents & business operators throughout Eagle County – has identified workforce housing as our number one priority.

We typically would not engage the State of Colorado, or your office, as housing is primarily a local issue and while the state has a role to play it is our belief that the primary issues related to workforce housing – zoning, density, etc. – are local issues.

However, it has come to our attention that a group of disgruntled residents are planning to ask you “to save the East Vail sheep.” We encourage your office to respect that this is inherently a local – not state – issue. We are aware that the developer has carried out significant community outreach, including to this group, as well as to Colorado Parks & Wildlife and other interested parties for their input.

If your office does take a position on this local issue, we encourage you to enthusiastically support the proposed housing development and proposed wildlife mitigation in a show of support for local innovation and local control.

For background purposes, the East Vail Workforce Housing Subdivision was rezoned by the Town Council in September 2017. By this rezoning, just over five acres of the parcel were zoned to Housing District to facilitate the development of deed-restricted, workforce housing. The remaining eighteen acres were simultaneously rezoned to Natural Area Preservation District, the Town’s most restrictive zone district, to maintain this acreage as open space. The entire 23-acre parcel was previously zoned for single-family and duplex homes.

When the Town rezoned five acres to the Housing District, it guaranteed that 70% of the homes built on the site would be EHUs. As an incentive, the Town’s Housing District also recognizes that up to 30% of a new development can be unrestricted Dwelling Units (not EHUs) in order to subsidize the cost of developing EHUs. In the Housing District, projects are approved based on a project-specific Development Application which is reviewed by the Town’s PEC based on five descriptive criteria.

One of the largest concerns expressed during the rezoning process was the potential negative impact on wildlife, and specifically the local big horn sheep herd whose 1,880-acre winter range surrounds and includes this parcel.



The first step to mitigating the wildlife impacts of a development occurred when Vail Resorts rezoned eighteen acres for Natural Area Preservation, and concentrated the development potential of the parcel onto the five acres that was zoned for housing.

Additionally, over the course of last winter Vail Resorts commissioned a biologist to study the big horn herd and understand how the herd uses the site. The results of this study found a relatively low use of this heavily forested parcel by the herd – but it does more frequently graze on the parcel and cliff-band above the Vail Mountain School and surrounding neighborhoods to our west. One of the other valuable outcomes of the Vail Resort’s study was a series of design recommendations from the biologist that Triumph plans to incorporate into its development plan.

Critical to the development application is an environmental impact report (EIR) as well as a wildlife mitigation plan, prepared by Western Ecosystems, Inc. The EIR and proposed wildlife enhancements are some of the most substantial ever proposed for development on private property in Vail.

“Wildlife protection and enhancements have been fundamental to our development plan from the beginning. In addition to laying out a plan that minimizes impacts to the surrounding open space, we are proposing to permanently set aside and enhance a substantial part of the property at a ratio of more than 3:1 when compared to the portion of the site that will be developed,” said Michael O’Connor with Triumph Development. “We believe this new neighborhood can be a model for environmentally-responsible development that helps address our valley’s critical housing shortage.”

The wildlife mitigation plan outlines a site layout that protects wildlife and proposes enhancements to the Natural Area Preservation parcel that can happen after project approval. In addition, there will be rules and regulations for the development both during construction and while residents live in the neighborhood that will protect wildlife.

We believe that with vision, leadership, and political will, the needs of our local community will be addressed at the local level by our elected officials; we do not require state involvement and respectfully request that you not engage.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Romer", with a long, sweeping underline.

Chris Romer
President & CEO
Vail Valley Partnership

cc: Dan Gibbs, Representative Dylan Roberts, Senator Kerry Donovan

Chris Neubecker

From: Shelley Bellm
Sent: Thursday, June 20, 2019 2:38 PM
To: Chris Neubecker
Subject: FW: Booth Heights Neighborhood Development Proposal

From: Elyse Howard [<mailto:elyse@habitatvailvalley.org>]
Sent: Thursday, June 20, 2019 2:36 PM
To: CommDev
Cc: Council Dist List
Subject: Booth Heights Neighborhood Development Proposal

Dear PEC Commissioners,

I am writing to share both my professional and personal support for the Booth Heights Neighborhood Development Proposal recently submitted to the Town of Vail by Triumph Development. This proposal is a unique opportunity to add 61 work force housing units to the Town of Vail without any subsidy from the Town. The subsidy will come from the development of 12 market rate townhomes. The Development Application submitted to the Town of Vail meets all the Town's requirements and does not ask for any variances or financial support from the Town.

Lack of housing affordable to our work force is at a crisis level in Eagle County. 1 in 7 families in Colorado spend more than half their income on housing. In Eagle County, 22% of all households are cost burdened, and for households earning under 60% of the Area Median Income, that number jumps up to 64%. These families are denied the personal and economic stability that safe, decent and affordable housing provides. That means that 22% of Eagle County families are forced to make impossible choices between rent and basic necessities.

In Eagle County, we face a scarcity in the supply of affordable rental and for sale homes for our workforce. Today there is a shortage of 2,780 units, and by 2025 that deficit will grow to 5,900 units. This project, at no additional cost to the Town of Vail would add 61 work force units to our community. As a point of comparison, the Vail Indeed program has closed on 9 deed restrictions in 2019 at an average cost of \$91,000 per unit.

Through my work at Habitat for Humanity Vail Valley I see the critical need for additional work force housing units daily. In our last selection cycle we received 70 applications for six homes. Every single family selected is currently living in unstable and over-crowded conditions. In my 14 years with Habitat, I have seen the living situations of our community members degrade. Currently it is the rule, not the exception for families to be doubled or tripled up living one family per bedroom throughout the Valley. Adding 61 work force units at Booth Heights, will make a positive impact on our overall rental market and has the potential to free up other units throughout the community.

At Habitat, we build six homes annually. It is a complex and expensive endeavor. Affordable housing is not an easy product to build or finance. The Development Proposal submitted by Triumph Development does not ask for any variances, it does not require a financial subsidy from the town. This is a rare and unique opportunity for the Town of Vail to add a meaningful number of units towards the 1000 unit 10-year housing goal at no cost to the Town.

Personally, I have been a resident of Vail's Intermountain Neighborhood since 2000. In addition, my husband and I have a long term rental in East Vail. The last time it was available for rent, we received nearly 50 inquiries. The majority of applicants were employed with in the Town of Vail and desperate for a place to live in order to stay and maintain their employment. To realize the Town's vision to be North America's premier international resort community, we must grow our community. Stable, affordable housing is a critical component to building a strong community. The Booth

Heights Neighborhood is a realistic, viable solution to our Town's severe housing shortage. It will help to grow community by adding 61 workforce units and 12 market rate units for a total of 73 new households to Vail.

Sincerely,
Elyse

Elyse Howard
Development Director
Habitat Vail Valley
O: (970) 748-6718 ext: 121
C: (970) 376-5590

Chris Neubecker

From: Matt Gennett
Sent: Monday, June 10, 2019 8:35 AM
To: Chris Neubecker
Subject: FW: Letter to PEC

From: Ginny [<mailto:ginny.culp@comcast.net>]
Sent: Monday, June 10, 2019 7:51 AM
To: Matt Gennett; Kristen Bertuglia; Patty McKenny
Subject: Letter to PEC

Would you please forward this letter onto all PEC members. Thank you.

June 10, 2019
Vail Planning and Environmental Commission Members

The Planning and Environmental Commission of TOV is now considering a proposal for building 73 units on the East Vail mountainside parcel that sits at the East Vail entrance to Vail. This tract of land is large and prominent in one's impression of Vail as you are entering or leaving Vail. This acreage is interesting because for years and years everyone thought it belonged to CDOT. For decades it appeared on TOV's Comprehensive Master Plan as Open Lands/Space. Turns out it belongs to Vail Resorts. Who is now selling it to a developer for housing, both employee and free-market.

There is strong opposition to building on this site due to it being the rather limited, but critical, winter range of the last herd of bighorn sheep in the area. The parcel is barely enough to keep the sheep herd viable without the addition of hundreds of people, dogs and cars once the horrendously invasive building process is complete. That is one of the reasons I oppose building anything on this parcel.

However I also think this site is a keystone for the TOV. It's a beautiful mountain side and telegraphs Vail resident's commitment to open space and our environment. As declared in the TOV's mission statement. Another commitment the TOV made years ago was to collect a 1% real estate transfer tax on each property sale with the tax proceeds used to buy and maintain open space in the TOV. (Average sales price in Vail is now somewhere around \$1.4 million. The real estate transfer tax (RETT) on that is \$14,000. Average annual income to the fund is just under \$7 million over the past 11 years. The balance in the account is now over \$10 million.) Over a decade ago the Town declared there wasn't very much open space left so those funds should be put to other uses. And indeed they have.

In the past eleven years the TOV has moved approximately \$70 MILLION from RETT into projects that would normally have been paid by other departments like Public Works and Vail Recreation District. It has paid for things like streetscape projects, the golf course clubhouse and grounds, much of Ford Park including Betty Ford Alpine Garden pledges, managing beetle kill and forest fire prevention, water issue management/remediation, bike path and frontage road shoulders, pickle ball courts, Skateboard Park, Dobson Ice Arena and Gymnastics Center and on it goes.

I suggest that the TOV has stopped even looking for open space to preserve because this RETT money has become an integral part of their annual budget. But here is a parcel of land that is meaningful to our community for lots of reasons outlined by many Eagle County residents and it should be preserved. That is what the RETT was designed for. It was a master stroke of future planning by a previous council in providing the ability to preserve open space and contribute to environmental stewardship. I urge the Town of Vail, Vail Resorts and private entities to pursue all avenues to purchase and preserve this pristine piece of land and important habitat for a variety of wildlife, including the Colorado State animal...the Rocky Mountain Bighorn Sheep, for generations to come. It is a living statement about Vail residents' commitment to our natural environment

Ginny Culp

From: [Shelley Bellm](#)
To: [Chris Neubecker](#)
Subject: FW: Booth Heights Housing Development
Date: Wednesday, June 19, 2019 8:24:03 AM
Attachments: [image001.png](#)

From: Barndt, Joel [mailto:Joel.Barndt@efirstbank.com]
Sent: Tuesday, June 18, 2019 10:41 PM
To: Council Dist List
Cc: CommDev
Subject: Booth Heights Housing Development

Hello,

I am writing today with my enthusiastic support for the proposed Booth Heights neighborhood in East Vail. I have worked at the FirstBank of Vail for the previous five years. I have lived in deed restricted housing nearly my entire time in Vail - first at Lionsridge and now at Chamonix.

My wife, Kate, and I were lucky enough to win the lottery at Chamonix and we were the first family to move in. Chamonix is the neighborhood for locals that we hoped it would be. There is a great mix of residents who are all united by our love of Vail. In April, Kate and I welcomed the birth of our first child – a beautiful girl named Kennedy. We are excited to have her attend the newly renovated Red Sandstone Elementary in the near future.

If our Town is going to continue to grow and thrive, we have to find more opportunities for neighborhoods like Chamonix. As a Vail taxpayer, we also need to be cognizant of our budget. From my perspective, the Booth Heights proposal is a clear win-win. No subsidy is being requested from the Town and we are dealing with a well-respected local developer who wants to do the right thing. The Town has indicated that one of its top priorities is to develop more housing. This private property is zoned for Housing - and that's what should be developed on the site. There are not any other options in Town that are available for this type of development.

Wildlife is important. It is one of the reasons we enjoy Vail. But homes for families like mine are equally important. To not develop on the land would be a direct hit to the working class citizens of Vail who rely on projects like Chamonix to continue to live and work in the Town. How can building another Chamonix be a bad thing, if done responsibly? The Town should do its part to protect and enhance wildlife. And the developer should be sensitive to wildlife as well. But wildlife should not be a "veto" card that any opponent can waive to stop a new neighborhood of families like the Barndt's just because they don't like it.

Please do the right thing and find a way to get to "yes" on this new neighborhood. The families of Vail will greatly appreciate it, like my 31 neighbors and I greatly appreciate what you did at Chamonix.

Thanks,



Joel Barndt

Assistant Vice President

NMLS ID #1232956

FirstBank – Eagle County

17 Vail Rd, Vail, CO 81657

T 970.479.3330 **F** 970.479.3309 | efirstbank.com | [Blog](#)

The information contained in this electronic communication and any document attached hereto or transmitted herewith is confidential and intended for the exclusive use of the individual or entity named above. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any examination, use, dissemination, distribution or copying of this communication or any part thereof is strictly prohibited. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy this communication. Thank you.

Chris Neubecker

From: Shelley Bellm
Sent: Wednesday, June 19, 2019 8:24 AM
To: Chris Neubecker
Subject: FW: East Vail Housing Support

From: Karen Hannah [<mailto:karen.hannah@vailhealth.org>]
Sent: Wednesday, June 19, 2019 7:57 AM
To: CommDev; Council Dist List
Subject: East Vail Housing Support

Dear Planning Commission,

My name is Karen Hannah. I work for Vail Health and moved here with my husband 2.5 years ago. He works for CDOT on Vail Pass. We both work on the east side Dowd Junction. And we also were lucky enough to win the lottery and move into Chamonix Vail at a time when we were desperate to find a home that fit our Vail-centric lives.

I want to convey to you how truly hard it is to find a home here in Vail. Both of us have good jobs and were excited to move here. But it took us two moves in rentals, including a stint in a hotel room for many months before we were able to find a home that we could afford, in the spot that we need to be. Luckily this was just when the Town of Vail was underway with the Chamonix - and we were lucky enough to win the lottery and buy a home that we could afford.

I now find myself on the other side of that dilemma. I'm trying to grow my department at the hospital and hiring people is increasingly difficult because of housing. Of my small staff, one works remotely and commutes from Denver, one commutes from Leadville each day and the other one just resigned because the cost of living is too expensive. This is a really hard place to afford to live. We all know that. But I'm here to put a name and face to the problem. We are a married couple with two good jobs who needed to be close work. A new development like Booth Heights will provide the next Hannah family a place to live - and without it there likely won't be a place for families like ours to move.

Chamonix has been a wonderful neighborhood for us. It is a real neighborhood where all the homes have lights on daily and there is a true sense of neighborhood. Building more neighborhoods like Chamonix is definitely the right thing to do.

I understand how wildlife is important. But homes for people like my husband and I are also really important. And we are lucky enough to live and work here because the Town facilitated the creation of a neighborhood for locals. The Town should feel good about doing its part to support these neighborhoods and in this case, maybe that is simply taking the lead on helping the big horn sheep herd that we read about in the Vail Daily several times a week. But the Planning Commission and Town Council should also find a way to say "yes" the Development Application.

Thank you,

Karen J. Hannah

Director of Decision Support

Vail Health | Decision Support

(970) 479-5117 | vailhealth.org

Our mission is to provide superior health services with compassion and exceptional outcomes.

This message (and any included attachments) is from Vail Health, Vail Valley Surgery Center or Howard Head Sports Medicine and is intended only for the addressee(s). The information contained herein may include privileged or otherwise confidential information. Unauthorized review, forwarding, printing,

copying, distributing, or using such information is strictly prohibited and may be unlawful. If you received this message in error, or have reason to believe you are not authorized to receive it, please promptly delete this message and notify the sender by e-mail. If you have any question regarding this notice or the email that you have received, please respond to postmaster@vailhealth.org.

Chris Neubecker

From: Shelley Bellm
Sent: Wednesday, June 19, 2019 1:22 PM
To: Chris Neubecker
Subject: FW: Booth Heights Locals' Housing Neighborhood

From: Kevin Denton [<mailto:kevin@vaidenton.com>]
Sent: Wednesday, June 19, 2019 1:20 PM
To: Council Dist List; CommDev
Subject: Booth Heights Locals' Housing Neighborhood

Hello, my name is Kevin Denton and I am a lifelong local, and a new proud Chamonix homeowner. I wanted to share my full support of the Booth Heights Housing development. I would love to see more locals have the wonderful opportunity to own a home in Vail area who can't afford a home without such developments. This valley is in dire straits of affordable housing for the folks who live, work and contribute to making Vail the world renowned town and destination.

My wife and I are so fortunate and love our townhome at Chamonix that Triumph Development did with the TOV. Working with them and the TOV has been great and I hope more lucky locals have this opportunity.

I am also a strong supporter in protecting the wildlife and making sure they are not affected. I have the utmost confidence and faith that Triumph has done through studies and will do everything they can to make sure the wildlife is protected.

I hope they get full support and approval.



Best Regards, Kevin

Kevin Denton | Denton Advisory Group
Cell: 970.306.9330 | Office: 970.476.0476
Kevin@VailDenton.com | www.VailDenton.com

Berkshire Hathaway Home Services | Colorado Properties
225 Wall Street #200 | Vail CO 81657

Click on either logo below to view listings



Wire Fraud Alert: You will never receive wiring instructions from me. All wire instructions will be emailed from the title company via an encrypted email system.

Chris Neubecker

From: Suzanne Silverthorn
Sent: Thursday, June 13, 2019 1:46 PM
To: Chris Neubecker
Subject: FW: Proposed East Vail Workforce Housing

Public comment

From: Amanda Zinn
Sent: Thursday, June 13, 2019 1:40 PM
To: Suzanne Silverthorn
Subject: FW: Proposed East Vail Workforce Housing

FYI

Amanda Zinn
Supervisor
Vail Welcome Centers



Office: 970.477.3520
Cell: 970.376.1754
vailgov.com



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

From: info@vailgov.com [<mailto:info@vailgov.com>]
Sent: Thursday, June 13, 2019 1:33 PM
To: Info
Subject: Proposed East Vail Workforce Housing

Dear Vail Town Council Members,

I encourage you to vote against the proposed workforce housing project. By stopping the development, you will show your unequivocal support of the existing Bighorn sheep population.

Thank you for supporting biodiversity.

Sincerely,

Michael Bartholomew Ducey
Vail, CO Resident

Submitted By:

Name:: Michael Bartholomew Ducey

Email: bartducey@hotmail.com

Submitted From:

<https://www.vailgov.com/contact>

Chris Neubecker

From: Patricia Langmaid <patti.langmaid@gmail.com>
Sent: Wednesday, June 12, 2019 10:55 AM
To: letters@vaildaily.com; Council Dist List; Chris Neubecker
Subject: East Vail Development is not a positive for Wildlife.

The present political climate is not good for the environment. As stewards of our valley, from Gypsum to Vail, we must be wary and vigilant. We cannot give up fighting for what is most precious in our valley: wildlife and open space.

Are we sacrificing too much as we grow? Is there an end in sight? Are we going to continue to build on every square inch of the valley and even into [National Forest](#)? There is something ominous about too much growth: it slowly oozes in, erasing our memory of what was.

There is a threat to wildlife in East Vail. A battle is going on to stop a housing development from driving a herd of Bighorn sheep from their critical winter habitat. Reliable science tells us the sheep will not survive when the construction begins and when people move in. I have heard, "They will just move away, down valley aways". That is not the way the biology of sheep works: they will move but it will lead to their demise. Right now, the sheep need serious habitat enhancement that cannot be done in a few weeks. It will take years to do what's needed: a controlled burn, pruning, and seeding over hundreds of acres. The permitting and funding processes alone take time.

The 5 acre piece of land at the East Vail entrance is not the last piece of land in the town of Vail suitable for housing. There are other options which fit the designation of a housing zone.

The Town of Vail should negotiate with Vail Resorts to keep this critical area as Open Space. The sheep are depending on us, the PEC and Town Council to protect their home and insure their survival. Then, the other possible housing options within town should be pursued.

Patti Langmaid
Vail

Sent from my iPad



June 20, 2019

To Whom It May Concern:

Re: Booth Heights in East Vail

Our Town, PEC and the Town Council need to support the proposal for Booth Heights in East Vail.

Housing is our number one problem and we need to get serious about it. Finding homes for the hundreds of hospitality employees that our Town needs is critical to our success.

While the Vail InDeed program is great, from a pure numbers standpoint a few dozen deed restrictions per year through the InDeed Program are not going to get us to the 1000 unit goal in the next 7 years.

The East Vail property is zoned for this Housing and it is the only undeveloped housing parcel in Town. The opposition says "I support housing, but just not in East Vail". I ask where? There are not other properties in Vail zoned for this. It is our only option.

The Booth Heights neighborhood will create more net new locals housing in one neighborhood since the Town Purchased Timber Ridge. Chamonix was a huge success in building a neighborhood for locals and we are thrilled to have the property as our neighbor at the DoubleTree. It should be easy to say "yes" to building another one in East Vail.

Booth Heights will not cost the Town anything to subsidize because it is zoned for locals Housing. When a project comes along that will build a substantial number of units, in a development plan that fits with the neighborhood, that doesn't cost the down anything, it should be easy to say yes.

The decision in East Vail is not Wildlife vs. Housing as the citizen opposition insists. The fact that sheep already spend some their winter above an existing neighborhood and VMS and graze along the Frontage Road is a pretty good sign that they are habituated to human activity. CPW has documented their winter range is 1800 acres which they can and will use other areas if they want. And while the sheep have 1800 acres of winter range to use, our town has just 5 acres of land zoned for locals housing. We have to take advantage of this private property to build that housing.

We can have both Housing and Wildlife. Build the housing we need and make sure it is done in a responsible way as proposed by the developer.. Most importantly, do not be swayed by the NIMBY hypocrisy from people who are lucky enough to live in East Vail. We need homes for our local employees of all types.

Sincerely,

Robert Kisker
Area General Manager
DoubleTree by Hilton Vail

Chris Neubecker

From: Shelley Bellm
Sent: Wednesday, June 19, 2019 8:43 AM
To: Chris Neubecker
Subject: FW: Booth Heights Locals' Housing Neighborhood

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

From: TRACEY SCHMIEDT [<mailto:traceyschmiedt@gmail.com>]

Sent: Wednesday, June 19, 2019 8:31 AM

To: CommDev

Cc: Council Dist List

Subject: Booth Heights Locals' Housing Neighborhood

To Whom It May Concern:

As a 25 yr full-time resident of Vail, I wanted to voice my support for this development. The lack of affordable housing has been an on-going issue for many years. As a small business owner, the lack of affordable employee housing has directly impacted my ability to hire qualified employees and expand my business.

Many businesses are short staffed, have high turnover and have employees whose monthly outgoings exceed their income due to high housing costs. The good employees leave to areas with a better cost of living. Many of those who remain just stop caring.

The lack of affordable employee housing directly affects many aspects of our visitor's experience. A steady, qualified local work force is essential to the continuing success of our valley. This far outweighs any unsubstantiated claims of lowered housing values. Their homes and experiences here wouldn't exist without these workers.

Thank you for your consideration,

Tracey Schmiedt

Square One Creative Resources
PO Box 3358
Avon, CO 81620

970.376.5028

VAIL HOMEOWNERS ASSOCIATION

June 11, 2019

Town of Vail
Planning and Environmental Commission
75 South Frontage Road
Vail, CO 81657

RE: Booth Heights proposed development

Dear Chairman and Commission Members:

We write to express concerns about the Triumph Properties application to build the proposed Booth Heights development. A hearing is scheduled for June 24th, and because we don't know the scope of that hearing, our comments will be fairly comprehensive; hence, this letter will be longer than usual.

Our concerns fall into several categories. We believe that, as presented, there are inadequate provisions to ameliorate the irreversible negative environmental and wildlife impacts of the project; there are inadequate parking spaces at the project; the project is not compatible with the surrounding neighborhood and the necessary public transportation capacity increases have not been addressed. To deal with those concerns, we offer several suggestions on a way forward.

Bighorn Sheep

As you are aware, this would be a massive development that could be an extinction level event for the East Vail bighorn sheep herd. The project would place between 270 to 350 residents in what is now pristine aspen forest.¹ As admitted by Triumph in its EIR, there will be irreversible negative impacts as bighorn sheep are displaced from the five acres of the project site. Triumph also concedes that those animals will be displaced from "adjacent foraging areas", but it has not quantified the amount of that displacement. However, using established known distances for the "zone of influence" of human activity, it is clear that the "displacement" will extend out for several hundred yards in all directions. The sheep will also be blocked by bus stops, a bus shelter and landscape steps² from foraging on 2 acres between the project site and Frontage Road. As its biologist's report concedes, it might "not be possible to save" that area.

Bighorn sheep are already severely depressed. They have not bounced back from the brutal 2017 – 2018 winter, largely due to habitat loss. The herd is now close to the tipping point of a "small population" size, whereby it can no longer regenerate itself. It will not take much more to push it

¹ As explained in the application, three rental apartment buildings would house 168 VR employees and that number could go as high as 254 individuals depending on how many people choose to live in a unit. Eight town house units would house an additional 102 residents.

² Triumph's biologist recommends against those improvements for the very reason that they would exclude the sheep from that area. Triumph declined to follow that recommendation

over the edge. Presently, according to Triumph's own biologist's report, the sheep have an effective winter range of just 266.68 acres.³ Taken together, the areas of "displacement" described above could be upwards of 80 acres or 30% of that range. Loss of that much of their foraging range could be devastating.

As a matter of survival, the sheep can be expected to try to continue to use their regular foraging grounds but that will only make matters worse due to the human impact that this project will cause in those areas. Even small disturbances where grazing is interrupted increases heartbeat, respiration and calorie consumption. And the impact is greater if the sheep run off as even only a few yards will add up over the course of the winter in calories burned. The project will also impact the sheep's feeding time and, for bighorns during the winter, that can have serious effects. In addition, ewes are pregnant during the winter, and any impacts to their overall health impacts the unborn lambs. Lambs that are born sub-par are at a greater risk of not surviving their first year. If the ewes do not regain their overall health, they will not breed the next year. So the impacts from one winter can impact the population for 2 or more years, and impacts from continuous human activities will be forever.

Triumph has proposed to offset that loss by enhancing 17.9 acres that are immediately adjacent to the east of the project. That, however, will be of no meaningful help because (1) that entire area is in the zone of influence from human activity at the project, (2) the terrain is a landside area where the land is dislocated and uneven making grazing difficult and (3) that area hasn't seen a sheep in years, if ever, and it is folly to think that the sheep could be enticed to move there. Moreover, even if the sheep would move there and there were no human impacts, that area would make up only a fraction of the habitat that will be lost due to the project.

Triumph has also put forward a fallback argument that maybe the harm to the sheep won't be so bad because they will forage in the areas around the project "under cover of darkness." That shows a serious misunderstanding of the sheep. Bighorn sheep are diurnal (active during the day). See Fitzgerald et al., *Mammals of Colorado*, ("Mountain sheep are gregarious, social mammals. They are diurnal, with two to five foraging bouts interspersed with periods of rest, play..."). The major defense bighorns have against predators is their keen eyesight and the ability to detect movement at great distances; nocturnal activity would reduce the ability of bighorns to detect predators. Anyone who has observed the East Vail herd has noted that they are extremely active during the day.

More wishful thinking is the recommendation to "screen" the project during winter construction (Nov. 15 to Apr. 15) so as not to displace the sheep from the adjacent areas, as though it were only visuals impacts that effect the sheep. The noise, smells and activity from building 11 structures and related in-ground and above-ground infrastructure, including the impacts from necessary heavy equipment, will be huge. Blocking the sheep's view of that, even if possible, is not going to eliminate the impact.

³ Triumph's application repeatedly refers to a range of 1,800 acres, but that is hugely misleading because it includes all of the Booth Falls homes, interconnecting roads and infrastructure, the VMS campus, the TOV bus maintenance facility as well as many other areas that haven't seen a sheep in years. Buried in the report is the fact that "only 15% (266.68 acres)" of that range is actually used by the sheep.

As the EIR concedes, the long-term vitality of the herd really depends on enhancement of the uphill land on the north side of the project, and the report expresses hope that will be done. However, Triumph has presented no plans in that regard.

The burden is on Triumph to demonstrate that the admitted irreversible negative impacts of its project would be ameliorated. The plan it has presented does not do that. As far as the bighorn sheep are concerned, this project is not like anything else that has come before the PEC. Never before has the PEC had to deal with a potential extinction event project. VHA, therefore, urges that before accepting Triumph's EIR (which is largely based on the biologist's report) the PEC should summon the best available scientific input. Only in that way can the PEC truly evaluate the merits of that report.

It is critical for the sheep that any mitigation/enhancement efforts work. VHA, therefore, also urges that since Triumph has placed so much stock in its 17.9 acre enhancement solution that this project should be tabled to give Triumph the opportunity to carry it out. Triumph could start on it immediately so that the 17.9 acre area would be available for forging next winter. Rather than hope it might work, the PEC would be able to know exactly whether it works. If Triumph objects to doing that it will be a clear indication of what Triumph really thinks about its proposal.

Other Animals

Other animals also use the project site. As the EIR acknowledges, Peregrine Falcons use the area for hunting and elk, deer and black bears use it for foraging although the times of those uses vary from the use by the sheep. Prime time for Peregrine Falcons is from March 15 to July 31; for elk and deer it is winter range, and black bears use the area as summer foraging grounds. As with bighorn sheep, those animals, especially elk which are most susceptible to human activity, will lose the use of the project site and surrounding areas in the zone of human activity although the effects of that loss will not be a potential extinction event or as severe. Nonetheless, these animals have also been severely depressed, and the same concerns for their well being exist. If Triumph's proposed enhancement does not work for the sheep, it will also not work for these animals.

The EIR also fails to address the fact that this project, potentially, will block the north/south migration corridor that exists through the area. That corridor was established in the early days of Vail when I-70 was constructed by joint action of the TOV, CDOT and Vail Associates.⁴ The project site sits at a choke point in that corridor, so that if the project is built as intended it will effectively close off that corridor. Triumph should be directed to address how it will ameliorate those impacts.

Inadequate Parking

The present plan also does not provide adequate parking for the VR employees who will be residing in the rental apartment units (Buildings 1, 2 and 3). Instead of the standard two parking spaces per unit (for units between 500 and 2,000 GRFA), only 35 surface parking spaces are provided for those residents. At two persons per bedroom, those apartments could house 168

⁴ There is only one other such corridor in the TOV, and it is in Dowd Junction.

employees or more⁵. (The application states there would be 45 spaces for those apartments, but the Parking Diagram for the project, sheet A.006, shows only 35 spaces, and there is no room to add more; however, even at 45 spaces, there would be woefully inadequate parking for the VR employees.)

Triumph tries to by-step this problem in two ways: (1) by using the parking spaces for the town homes to calculate an overall ratio and (2) by claiming that most residents will use public transportation.

Doing a project-wide calculation for parking is at best misleading because (1) the apartments and townhomes each have their own separately designated parking spaces. VR employees will only be allowed to park in their assigned parking spaces, i.e., the 35 spaces set aside for them, and (2) the parking requirements for town homes are different⁶ so mixing them together with the apartments is an apples/oranges proposition.

The public transportation justification is equally unavailing because it depends on the unfounded assumption that 133 of the VR employees (or 219, if the apartments were maxed out) would use public transportation to get around in Vail while ignoring the inconvenient problem of what the VR employees who drive to Vail will do with their cars while working in Vail.

The public transportation justification also flies in the face of the biologist's recommendation that it should not be done because building two "pull out" bus stops and bus shelters on each side of Frontage Road at the east end of the project and constructing Frontage Road access steps at the east and west end of the project will block Bighorn sheep access to the I-70 right-of-way. Although not addressed by the biologist, doing so will also contribute to closing down the east Vail wildlife migration corridor.

Once again, Triumph has not met its burden, this time in demonstrating that its project has provided adequate parking for the VR workforce employees. While the PEC has discretion to authorize a downward deviation from normal parking requirements in housing districts, it should not be to approve what is in essence tokenism.

Neighborhood Compatibility

As proposed, the density of the project will be 13.5 units per acre,⁷ with a resident population of between 270 to 350 individuals. Aside from making the project incompatible with the East Vail neighborhood, the spill-over effect of jamming that many units into the project space is that there is insufficient room left to provide adequate parking.

⁵ Triumph acknowledges that, depending on how many people would choose to live in a unit, the number of employees in the VR apartments could go as high as 254, making the parking deficit even worse.

⁶ Due to the size of the town homes, each unit should have 2.5 spaces or a total of 76.5 spaces. The plan, however, only provides 65 spaces for those units, a deficit of 11 spaces.

⁷ Triumph prefers to not count the VR employee units in calculating density, but the individuals occupying those units will be residing in the space and should not be ignored.

Under the prior (duplex) residential zoning that existed for this property, there could have only been about 15 residences or a density of three units per acre (about 45 to 60 residents). While there are no corresponding limitations in employee housing zoning, the “character, scale and massing” of employee housing “must be compatible with ... the surrounding neighborhood.” It is hard to see how jamming 11 buildings and 270 to 350 residents into this site, with the attendant congestion impacts, will not change the character of East Vail. While there are some multi-family housing buildings along Bighorn Road, the densities involved nowhere come close to the density of this project, and none of those buildings are taller than 3 stories or involve hundreds of residents.

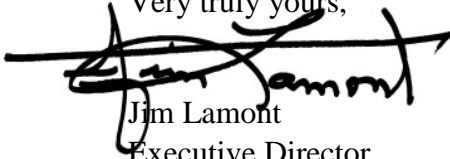
Transportation Impacts

Triumph plans for most residents, especially the VR workforce employees, to use public transportation. It has to take that position to justify the scarcity of parking at the project. Currently, East Vail bus ridership stands at 80,000 per month or less, so adding another 200 riders could result in a 15%, or more, increase in peak hour ridership. However, neither the project proposal nor the EIR addresses this point.

Ridership increase of that magnitude will probably require capacity increases for the East Vail route (bus capacity is 70 passengers/bus which would mean several additional busloads of traffic), but so far, there has been no assessment of those additional operational and capital costs (buses, drivers, maintenance, fuel, insurance, expansion of the bus maintenance facility, etc.). The current annual cost of the East Vail route is \$850,000, and each additional bus costs \$1 million, so the necessary transportation capacity increases could be substantial. The Town of Vail should not be left to foot that bill.

In sum, VHA urges that the project not be approved as presented. Instead, Triumph should be given the opportunity to implement its proposed mitigation proposal and to addresses the other deficits in its development plan.

Very truly yours,



Jim Lamont
Executive Director

Vail Homeowners Association

Post Office Box 238 Vail, Colorado 81658

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

VAIL HOMEOWNERS ASSOCIATION

June 17, 2019

Town of Vail
Planning and Environmental Commission
75 South Frontage Road
Vail, CO 81657

RE: Booth Heights proposed development

Dear Chairman and Commission Members:

We write to supplement our June 11th. letter concerning the proposed Booth Heights housing development. In our original letter we generally addressed concerns about this project; now we relate those concerns to the specific design criteria for Housing District zoning and explain how Triumph's Environmental Impact Report is flawed and needs to be corrected. We do so in the context of Triumph's claim that it has demonstrated that it has carried its burden of showing that its proposed development meets those design criteria and that its project will be good for the community and the environment.

There are six design criteria for H zoning. We begin, as Triumph did, with criteria "E" which deals with the environmental impacts of the proposed development.

Criteria "E" requires that all environmental impacts of the project be identified in an Environmental Impact Report together with mitigating measures that will be taken to cure or offset those impacts. The EIR is, thus, a foundational document for a proposed project. The EIR that has been submitted by Triumph, however, contains fatal flaws, both in the identification of the impacts of the project and in the mitigation responses.

In the first instance, Triumph has understated the environmental impact of its project, particularly with respect to the resident bighorn sheep herd. Assessment of the project impact on the bighorn sheep must begin with a bona fide evaluation of the sheep's effective winter range. That was actually done, but in an effort to minimize the impact of its development, Triumph repeatedly and falsely claims that the bighorn sheep have a 1,800 acre winter foraging range. That is demonstrably untrue since the 1,800 acres includes the Town of Vail bus maintenance facilities, all of the Booth Falls and Bald Mountain housing areas, related infrastructure and rock fall barriers, the Vail Mountain School campus and related housing and other areas that haven't seen a sheep in years. The true size of the effective winter range, according to Triumph's own biologist's study, is "only 15% (266.68 acres)" of that range, and it includes the project site.¹ That should have been clearly disclosed at the outset of the EIR.

¹ As Triumph's biologist has recognized, Buildings 1 and 2 of the apartment buildings overlap observed foraging areas, and the entire site must be considered part of the Bighorn sheep's winter range.

Next, the real extent of the project's impact must be determined in the context of that range. According to Triumph's biologist, those impacts will come from direct loss of the project site, "sheep displacement from adjacent foraging areas," increased Frontage Road traffic and the use of area recreational corridors by the housing residents. Of those, the first two can be readily quantified. First, the sheep will be displaced from the five acres of the development footprint. Second, although Triumph's biologist did not calculate the loss of adjacent foraging areas, the known "zone of influence" of human activity extends outward several hundred yards in all directions. Third, the sheep would also be displaced from two acres between the project site and Frontage Road.² The net result will be an irreversible loss of upwards of 80 acres or 30% of their effective winter range. That too should have been clearly disclosed in the EIR.

As far as the Bighorn sheep are concerned, unless effectively mitigated, the loss of so much of their effective range will probably be an extinction level event for all the reasons we have already enumerated in our original response.

Second, the mitigation measures proposed by Triumph will not cure or offset those impacts. To protect the sheep, Triumph has proposed to limit clearing and mass excavation to non-winter months, to put up a construction fence to block the view of the project and to clean and enhance 18 acres to the east of the project. Those measures all fall far short of protecting the sheep.

The noise and smells coming from construction and heavy equipment working on the site will frighten and drive the sheep away from adjacent foraging areas. Those impacts will be continuous, not just during clearing and excavation, so that as long as construction continues during the winter it will impact the sheep. And a construction fence will not prevent those impacts. Even if a fence could block the sheep's view of the construction, it will not block the sounds and smells emanating from construction activity. The only way to do that is to halt construction during the winter months. That would be consistent with the Triumph biologist's recommendation that construction "not occur outside of buildings during the winter range period," but that is another recommendation that Triumph does not intend to follow.

Nor will the proposed clean-up³ of the adjacent parcel cure or offset either the construction impacts or the later impacts of residents at the project. That is because sheep will not use that

² The loss of the two acres between the project site and Frontage Road, although small in area, is instructive as to how seriously Triumph takes its obligation to minimize the negative environmental effects of its proposed development. Triumph's biologist recommended against bus stops and other improvements that would cause the sheep to be displaced from that area. Triumph did not disclose in its EIR that it was ignoring that recommendation and that it intends to build those transportation structures anyway, thus, increasing the negative effects of the project.

³ That proposal has not been well thought-out. It envisions stacking logs and brush for burning in place when there is "sufficient (min. 4 in.) snow on the ground." But that is when the sheep are in their winter range. To burn then would be just another stress factor for the sheep.

area since (1) it is in the zone of influence from human activity at the project, (2) the terrain is a landside area where the land is dislocated and uneven making grazing difficult and (3) that area hasn't seen a sheep in years, if ever, and it is folly to think that the sheep could be enticed to move there. Moreover, even if the sheep would move there, there were no human impacts and that area was a 1:1 trade off for some of the foraging areas lost; that area would only make up a fraction of the total habitat that will be lost due to the project. The sheep would still lose over 20% of their effective winter range.

As Triumph's biologist has recognized, the "real key" to maintaining the bighorn sheep is not dependent on improvements for the 18 acre adjacent parcel but rather on the enhancement of the USFS land to the north and west of the project.⁴ Prior to submitting the EIR, Triumph should have consulted with USFS, CPW and the TOV to develop a plan for the improvement of foraging in that area outside the zone of influence of the project. That it did not do so undermines the credibility of its EIR.

On that basis alone, the PEC should not accept the EIR as presented. Instead it should direct Triumph to submit a new EIR that includes a mitigation plan for improvements in the USFS land, and until that is done, there should be no further consideration of the proposed project. In developing that plan, the area to be enhanced should not arbitrarily be limited to 80 acres since, depending on the terrain involved, it may require mitigation of more than 80 acres to offset the foraging areas that will be lost adjacent to the project. Improvements should include clearing of fallen trees and debris, pruning of bushes and regeneration of shrub land, grasses and forbs with fertilization to encourage growth. Also in developing the plan:

1. Independent experts should be consulted (because Triumph's biologist has a conflict of interest due to his employment) to determine both the location and size of the area to be enhanced as well as the specific measures to be undertaken.
2. Neighborhood representatives should have a seat at the table in developing the plan.
3. Because of concerns about using burns to dispose of logs and slash, the plan should include helicopter lifts for debris removal.

The resulting mitigation plan should be made part of a new EIR. To ensure the implementation of the plan, Triumph should post a bond for the costs of the mitigation, and any approvals of the project should provide that if for any reason a suitable plan cannot be devised and implemented, the project approval would become void.

Third, the revised EIR should also acknowledge a similar loss of range for Peregrine Falcons, elk, black bears and deer. Although those losses would not be extinction level impacts, all are already severely depressed, and the losses would be significant. In addition, the current EIR fails to address the fact that the project site sits in the middle and at a choke point in the East Vail north/south wildlife migration corridor. For migrating animals the development would have the

⁴ In its application Triumph suggests that the TOV, CPW and USFS might launch their own enhancement/improvement plan in that area. That should in no way lessen Triumph's obligation to mitigate the negative impacts of its project. If the TOV, CPW and/or USFS take any such action, it should be additive to, not a substitute for Triumph's mitigation obligations.

significant impact of closing off that corridor. The new EIR should address mitigating measures for that impact.

Fourth, the new EIR should, as well, acknowledge that the project will harm the natural environment by the clear cutting of five acres of pristine aspen forest and the visual pollution that will result from replacing that forest with 11 buildings that will forever mar the view of the valley for visitors approaching from the east. As mitigation, there should be a reduced density and lowering of the masses of the apartment buildings. (See Design Criteria A discussion below). There should also be landscape shielding that will block the project from the east and south.

Criteria “A” requires that the proposed development be compatible with the surrounding neighborhood. At 13.5 units per acre and 270 to 350 residents, the project is not on the “same scale” or otherwise compatible with East Vail. Also not on the same scale are the masses of the three work force apartment buildings (Buildings 1, 2 and 3) which will have four story components facing I-70. The prior multi-family residential zoning on this parcel would have accommodated only about 15 residences or a density of three units per acre (about 45 to 60 residents), and buildings would have been limited to three stories.

East Vail is primarily a residential neighborhood of single and duplex homes. While there are some employee housing units along Bighorn Road and a few multi-family buildings, the densities involved nowhere come close to the density of this project, and none of those buildings are taller than 3 stories or involve hundreds of residents. It is hard to see how jamming 11 buildings and 270 to 350 residents into this site, with the attendant congestion impacts, will not change the character of East Vail.

To be compatible with the surrounding neighborhoods, the project density should be reduced and the mass of the apartment buildings (Buildings 1, 2 and 3) should be lowered by removing the fourth story. Lowering the mass of the apartment buildings will lessen the visual pollution of the project. Reducing density will have the beneficial effects of allowing more parking for the work force employees and lessening the spill-over impact of the project on the bighorn sheep’s winter range.

Criteria “B” requires a functional development plan that will accommodate the needs of the intended residents, 168 to 254 of which will be work force employees. For the size of the apartment units those employees will occupy, the parking requirements are two parking spaces per unit which in the case of the proposed project would be 84 spaces. Triumph’s plan, however, only has 35 spaces for those residents,⁵ leaving 133 to 219 residents with no place to park. That dearth of parking spaces was dictated by squeezing the maximum number of town houses onto the site, leaving no room for more parking for the work force employees. While a number of those employees will use public transportation while in Vail, many will have vehicles that need to be parked somewhere. Triumph has made no provision for those workers. Any project

⁵ Triumph’s application states that there are 45 parking places for the work force residents, but the Parking Diagram, sheet A.006, shows only 35 spaces and there is no room to add any more.

approval should, therefore, be conditioned upon providing the required number of work force parking spaces.

Criteria “C” requires that the development preserve and enhance open space. Triumph claims that it does that by its proposed mitigation plans for the adjoining 18 acres. But at the same time, the project will be degrading up to 80 acres of other adjacent areas. Thus, overall, the project will not be a net positive for open space. As already noted, any project approval should also be conditioned on an offsetting mitigation plan for the USFS land north of the project site.

Criteria “D” requires a safe and functional circulation system. To accomplish that, Triumph proposes building two bus stops and a bus shelter at its access road and constructing landscape steps to/from Frontage Road at the east and west end of the development. That construction would fly in the face of the admonition of its biologist that doing so will block bighorn sheep from one of their prime grazing areas that lies between the project site and Frontage Road. Any project approval should, therefore, not include approval for the bus stops and bus shelters nor for the landscape steps at the west end of the project. Bus access should only be via landscape steps at the east end of the project for the “Falls at Vail” bus stop that, currently, already exists at the I-70 interchange.

Criteria “F” requires compliance with other applicable Vail plans. Those plans include the Town of Vail 2020 plan, the 2009 Sustainability plan, the Town of Vail Land Use plans and the Comprehensive Open Lands plan and its update. Of those plans, only the Open Lands plans expressly address the project site. While recognizing that the entire 23 acre parcel was in private ownership, both the original plan and its update state a strong preference to, if possible, acquire the property and protect it from development. That this was the goal of successive Town Councils over many years is a clear directive that special attention should be paid to environmental considerations in any request to develop this property.

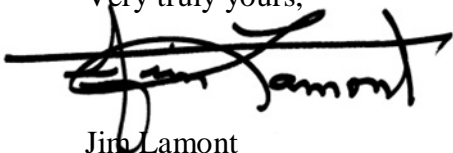
While the other plans don’t expressly address the subject property, inherent in all those plans is the essential role that the Town plays as a steward of the environment to implement the community’s clear goal of protection and improvement of the natural environment and native wildlife, either for the present or as a matter of sustainability for future generations. That role is enshrined as item two of the Mission Statement of the Town Council: *to preserve our surrounding natural environment*. The importance of the environment to the community has been repeatedly confirmed in community surveys, with environmental protection consistently scoring high in community values. In the most recent community survey, protection of the natural environment and wildlife was rated as a high priority (ranked no. 1 for financial prioritizing and a strong no. 2 as a community issue). Those values should also inform the consideration of this project.

Thus, under Criteria F, as the PEC undertakes its review of the Triumph proposal, it should do so as a steward of the environment, paying particular attention to the environmental impacts of the project. That becomes particularly important in so far as the bighorn sheep are concerned. Because of the extinction level implications of this project, there is only one opportunity to get it right. As matters now stand with the present proposal, the Vail Homeowners Association believes that it will result in irreversible loss of wildlife habitat that would not be offset by the

proposed mitigation scheme and that the project is also not compatible with the surrounding neighborhood. In other words, Triumph has not met its burden of showing that its proposed development meets the design criteria or that, as proposed, its project will be good for the community and the environment.

The Vail Homeowners Association, therefore, urges that the proposed Booth Heights project not be approved as submitted and that it be remitted back to Triumph to revise the EIR and otherwise correct the deficiencies listed above. While that will result in a scaling down of the project and other changes, including less housing units, this is not the only opportunity to develop employee housing, especially as the Town looks down valley as it must to achieve its goals. On the other hand, it is the only opportunity for the sheep. They should be embraced as a community asset and not be treated as an inconvenient problem to be dismissed with superficial measures that will inevitably lead to their extinction.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jim Lamont", written over a horizontal line.

Jim Lamont
Executive Director

Post Office Box 238 Vail, Colorado 81658

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

VAIL HOMEOWNERS ASSOCIATION

June 20, 2019

Town of Vail
Planning and Environmental Commission
75 South Frontage Road
Vail, CO 81657

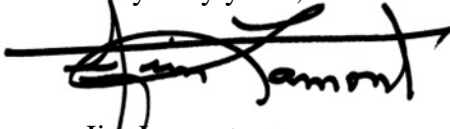
RE: Booth Heights proposed development parking spaces correction

Dear Chairman and Commission Members:

In preparing for Monday's meeting, we noticed a mistake in our prior letters concerning the amount of parking spaces for the apartment units and, therefore, want to correct the record. We inadvertently stated the plans provided only 35 spaces when there are 45 spaces. That does not, however, change our point. As we stated in our June 11 letter, even at 45 spaces, there would be woefully inadequate parking for the workforce employees.

To reiterate, the apartment units would house between 168 to 254 employees. For the size of those units, there should be 84 parking spaces. Even that number would be inadequate. There should be more, not less, parking for the workforce employees.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jim Lamont", with a long horizontal stroke extending to the right.

Jim Lamont
Executive Director

Post Office Box 238 Vail, Colorado 81658

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

VAIL HOMEOWNERS ASSOCIATION

June 18, 2019

Mr. Brian Stockmar
Town of Vail
Planning and Environmental Commission
75 South Frontage Road
Vail, CO 81657

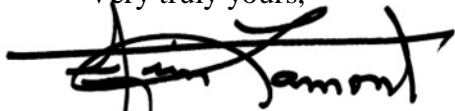
RE: Booth Heights proposed development

Dear Mr. Stockmar:

In the interest of having a balanced and fair presentation of the proposed Booth Heights development next Monday, the Vail Homeowners Association would like to respond to Triumph Development's presentation of the project. We don't know how long Triumph will take to present the project (or how many presenters will be involved) but we believe our response could be completed in about 20 to 25 minutes. Obviously that could not be done in the normal public comment format. We would be ready to proceed after the Triumph presentation or, if the Commission had questions of the Triumph representatives, after those questions were over.

Please let us know if this would be acceptable.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jim Lamont", with a long horizontal stroke extending to the right.

Jim Lamont
Executive Director

CC: Commission members

Post Office Box 238 Vail, Colorado 81658

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



June 20, 2019

To Whom It May Concern:

Re: Booth Heights in East Vail

Our Town, PEC and the Town Council need to support the proposal for Booth Heights in East Vail.

Housing is our number one problem and we need to get serious about it. Finding homes for the hundreds of hospitality employees that our Town needs is critical to our success.

While the Vail InDeed program is great, from a pure numbers standpoint a few dozen deed restrictions per year through the InDeed Program are not going to get us to the 1000 unit goal in the next 7 years.

The East Vail property is zoned for this Housing and it is the only undeveloped housing parcel in Town. The opposition says "I support housing, but just not in East Vail". I ask where? There are not other properties in Vail zoned for this. It is our only option.

The Booth Heights neighborhood will create more net new locals housing in one neighborhood since the Town Purchased Timber Ridge. Chamonix was a huge success in building a neighborhood for locals and we are thrilled to have the property as our neighbor at the DoubleTree. It should be easy to say "yes" to building another one in East Vail.

Booth Heights will not cost the Town anything to subsidize because it is zoned for locals Housing. When a project comes along that will build a substantial number of units, in a development plan that fits with the neighborhood, that doesn't cost the down anything, it should be easy to say yes.

The decision in East Vail is not Wildlife vs. Housing as the citizen opposition insists. The fact that sheep already spend some their winter above an existing neighborhood and VMS and graze along the Frontage Road is a pretty good sign that they are habituated to human activity. CPW has documented their winter range is 1800 acres which they can and will use other areas if they want. And while the sheep have 1800 acres of winter range to use, our town has just 5 acres of land zoned for locals housing. We have to take advantage of this private property to build that housing.

We can have both Housing and Wildlife. Build the housing we need and make sure it is done in a responsible way as proposed by the developer.. Most importantly, do not be swayed by the NIMBY hypocrisy from people who are lucky enough to live in East Vail. We need homes for our local employees of all types.

Sincerely,

Robert Kisker
Area General Manager
DoubleTree by Hilton Vail

Chris Neubecker

From: Shelley Bellm
Sent: Wednesday, June 19, 2019 8:43 AM
To: Chris Neubecker
Subject: FW: Booth Heights Locals' Housing Neighborhood

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

From: TRACEY SCHMIEDT [<mailto:traceyschmiedt@gmail.com>]
Sent: Wednesday, June 19, 2019 8:31 AM
To: CommDev
Cc: Council Dist List
Subject: Booth Heights Locals' Housing Neighborhood

To Whom It May Concern:

As a 25 yr full-time resident of Vail, I wanted to voice my support for this development. The lack of affordable housing has been an on-going issue for many years. As a small business owner, the lack of affordable employee housing has directly impacted my ability to hire qualified employees and expand my business.

Many businesses are short staffed, have high turnover and have employees whose monthly outgoings exceed their income due to high housing costs. The good employees leave to areas with a better cost of living. Many of those who remain just stop caring.

The lack of affordable employee housing directly affects many aspects of our visitor's experience. A steady, qualified local work force is essential to the continuing success of our valley. This far outweighs any unsubstantiated claims of lowered housing values. Their homes and experiences here wouldn't exist without these workers.

Thank you for your consideration,

Tracey Schmiedt

Square One Creative Resources
PO Box 3358
Avon, CO 81620

970.376.5028

VAIL HOMEOWNERS ASSOCIATION

June 11, 2019

Town of Vail
Planning and Environmental Commission
75 South Frontage Road
Vail, CO 81657

RE: Booth Heights proposed development

Dear Chairman and Commission Members:

We write to express concerns about the Triumph Properties application to build the proposed Booth Heights development. A hearing is scheduled for June 24th, and because we don't know the scope of that hearing, our comments will be fairly comprehensive; hence, this letter will be longer than usual.

Our concerns fall into several categories. We believe that, as presented, there are inadequate provisions to ameliorate the irreversible negative environmental and wildlife impacts of the project; there are inadequate parking spaces at the project; the project is not compatible with the surrounding neighborhood and the necessary public transportation capacity increases have not been addressed. To deal with those concerns, we offer several suggestions on a way forward.

Bighorn Sheep

As you are aware, this would be a massive development that could be an extinction level event for the East Vail bighorn sheep herd. The project would place between 270 to 350 residents in what is now pristine aspen forest.¹ As admitted by Triumph in its EIR, there will be irreversible negative impacts as bighorn sheep are displaced from the five acres of the project site. Triumph also concedes that those animals will be displaced from "adjacent foraging areas", but it has not quantified the amount of that displacement. However, using established known distances for the "zone of influence" of human activity, it is clear that the "displacement" will extend out for several hundred yards in all directions. The sheep will also be blocked by bus stops, a bus shelter and landscape steps² from foraging on 2 acres between the project site and Frontage Road. As its biologist's report concedes, it might "not be possible to save" that area.

Bighorn sheep are already severely depressed. They have not bounced back from the brutal 2017 – 2018 winter, largely due to habitat loss. The herd is now close to the tipping point of a "small population" size, whereby it can no longer regenerate itself. It will not take much more to push it

¹ As explained in the application, three rental apartment buildings would house 168 VR employees and that number could go as high as 254 individuals depending on how many people choose to live in a unit. Eight town house units would house an additional 102 residents.

² Triumph's biologist recommends against those improvements for the very reason that they would exclude the sheep from that area. Triumph declined to follow that recommendation

over the edge. Presently, according to Triumph's own biologist's report, the sheep have an effective winter range of just 266.68 acres.³ Taken together, the areas of "displacement" described above could be upwards of 80 acres or 30% of that range. Loss of that much of their foraging range could be devastating.

As a matter of survival, the sheep can be expected to try to continue to use their regular foraging grounds but that will only make matters worse due to the human impact that this project will cause in those areas. Even small disturbances where grazing is interrupted increases heartbeat, respiration and calorie consumption. And the impact is greater if the sheep run off as even only a few yards will add up over the course of the winter in calories burned. The project will also impact the sheep's feeding time and, for bighorns during the winter, that can have serious effects. In addition, ewes are pregnant during the winter, and any impacts to their overall health impacts the unborn lambs. Lambs that are born sub-par are at a greater risk of not surviving their first year. If the ewes do not regain their overall health, they will not breed the next year. So the impacts from one winter can impact the population for 2 or more years, and impacts from continuous human activities will be forever.

Triumph has proposed to offset that loss by enhancing 17.9 acres that are immediately adjacent to the east of the project. That, however, will be of no meaningful help because (1) that entire area is in the zone of influence from human activity at the project, (2) the terrain is a landside area where the land is dislocated and uneven making grazing difficult and (3) that area hasn't seen a sheep in years, if ever, and it is folly to think that the sheep could be enticed to move there. Moreover, even if the sheep would move there and there were no human impacts, that area would make up only a fraction of the habitat that will be lost due to the project.

Triumph has also put forward a fallback argument that maybe the harm to the sheep won't be so bad because they will forage in the areas around the project "under cover of darkness." That shows a serious misunderstanding of the sheep. Bighorn sheep are diurnal (active during the day). See Fitzgerald et al., *Mammals of Colorado*, ("Mountain sheep are gregarious, social mammals. They are diurnal, with two to five foraging bouts interspersed with periods of rest, play..."). The major defense bighorns have against predators is their keen eyesight and the ability to detect movement at great distances; nocturnal activity would reduce the ability of bighorns to detect predators. Anyone who has observed the East Vail herd has noted that they are extremely active during the day.

More wishful thinking is the recommendation to "screen" the project during winter construction (Nov. 15 to Apr. 15) so as not to displace the sheep from the adjacent areas, as though it were only visuals impacts that effect the sheep. The noise, smells and activity from building 11 structures and related in-ground and above-ground infrastructure, including the impacts from necessary heavy equipment, will be huge. Blocking the sheep's view of that, even if possible, is not going to eliminate the impact.

³ Triumph's application repeatedly refers to a range of 1,800 acres, but that is hugely misleading because it includes all of the Booth Falls homes, interconnecting roads and infrastructure, the VMS campus, the TOV bus maintenance facility as well as many other areas that haven't seen a sheep in years. Buried in the report is the fact that "only 15% (266.68 acres)" of that range is actually used by the sheep.

As the EIR concedes, the long-term vitality of the herd really depends on enhancement of the uphill land on the north side of the project, and the report expresses hope that will be done. However, Triumph has presented no plans in that regard.

The burden is on Triumph to demonstrate that the admitted irreversible negative impacts of its project would be ameliorated. The plan it has presented does not do that. As far as the bighorn sheep are concerned, this project is not like anything else that has come before the PEC. Never before has the PEC had to deal with a potential extinction event project. VHA, therefore, urges that before accepting Triumph's EIR (which is largely based on the biologist's report) the PEC should summon the best available scientific input. Only in that way can the PEC truly evaluate the merits of that report.

It is critical for the sheep that any mitigation/enhancement efforts work. VHA, therefore, also urges that since Triumph has placed so much stock in its 17.9 acre enhancement solution that this project should be tabled to give Triumph the opportunity to carry it out. Triumph could start on it immediately so that the 17.9 acre area would be available for forging next winter. Rather than hope it might work, the PEC would be able to know exactly whether it works. If Triumph objects to doing that it will be a clear indication of what Triumph really thinks about its proposal.

Other Animals

Other animals also use the project site. As the EIR acknowledges, Peregrine Falcons use the area for hunting and elk, deer and black bears use it for foraging although the times of those uses vary from the use by the sheep. Prime time for Peregrine Falcons is from March 15 to July 31; for elk and deer it is winter range, and black bears use the area as summer foraging grounds. As with bighorn sheep, those animals, especially elk which are most susceptible to human activity, will lose the use of the project site and surrounding areas in the zone of human activity although the effects of that loss will not be a potential extinction event or as severe. Nonetheless, these animals have also been severely depressed, and the same concerns for their well being exist. If Triumph's proposed enhancement does not work for the sheep, it will also not work for these animals.

The EIR also fails to address the fact that this project, potentially, will block the north/south migration corridor that exists through the area. That corridor was established in the early days of Vail when I-70 was constructed by joint action of the TOV, CDOT and Vail Associates.⁴ The project site sits at a choke point in that corridor, so that if the project is built as intended it will effectively close off that corridor. Triumph should be directed to address how it will ameliorate those impacts.

Inadequate Parking

The present plan also does not provide adequate parking for the VR employees who will be residing in the rental apartment units (Buildings 1, 2 and 3). Instead of the standard two parking spaces per unit (for units between 500 and 2,000 GRFA), only 35 surface parking spaces are provided for those residents. At two persons per bedroom, those apartments could house 168

⁴ There is only one other such corridor in the TOV, and it is in Dowd Junction.

employees or more⁵. (The application states there would be 45 spaces for those apartments, but the Parking Diagram for the project, sheet A.006, shows only 35 spaces, and there is no room to add more; however, even at 45 spaces, there would be woefully inadequate parking for the VR employees.)

Triumph tries to by-step this problem in two ways: (1) by using the parking spaces for the town homes to calculate an overall ratio and (2) by claiming that most residents will use public transportation.

Doing a project-wide calculation for parking is at best misleading because (1) the apartments and townhomes each have their own separately designated parking spaces. VR employees will only be allowed to park in their assigned parking spaces, i.e., the 35 spaces set aside for them, and (2) the parking requirements for town homes are different⁶ so mixing them together with the apartments is an apples/oranges proposition.

The public transportation justification is equally unavailing because it depends on the unfounded assumption that 133 of the VR employees (or 219, if the apartments were maxed out) would use public transportation to get around in Vail while ignoring the inconvenient problem of what the VR employees who drive to Vail will do with their cars while working in Vail.

The public transportation justification also flies in the face of the biologist's recommendation that it should not be done because building two "pull out" bus stops and bus shelters on each side of Frontage Road at the east end of the project and constructing Frontage Road access steps at the east and west end of the project will block Bighorn sheep access to the I-70 right-of-way. Although not addressed by the biologist, doing so will also contribute to closing down the east Vail wildlife migration corridor.

Once again, Triumph has not met its burden, this time in demonstrating that its project has provided adequate parking for the VR workforce employees. While the PEC has discretion to authorize a downward deviation from normal parking requirements in housing districts, it should not be to approve what is in essence tokenism.

Neighborhood Compatibility

As proposed, the density of the project will be 13.5 units per acre,⁷ with a resident population of between 270 to 350 individuals. Aside from making the project incompatible with the East Vail neighborhood, the spill-over effect of jamming that many units into the project space is that there is insufficient room left to provide adequate parking.

⁵ Triumph acknowledges that, depending on how many people would choose to live in a unit, the number of employees in the VR apartments could go as high as 254, making the parking deficit even worse.

⁶ Due to the size of the town homes, each unit should have 2.5 spaces or a total of 76.5 spaces. The plan, however, only provides 65 spaces for those units, a deficit of 11 spaces.

⁷ Triumph prefers to not count the VR employee units in calculating density, but the individuals occupying those units will be residing in the space and should not be ignored.

Under the prior (duplex) residential zoning that existed for this property, there could have only been about 15 residences or a density of three units per acre (about 45 to 60 residents). While there are no corresponding limitations in employee housing zoning, the “character, scale and massing” of employee housing “must be compatible with ... the surrounding neighborhood.” It is hard to see how jamming 11 buildings and 270 to 350 residents into this site, with the attendant congestion impacts, will not change the character of East Vail. While there are some multi-family housing buildings along Bighorn Road, the densities involved nowhere come close to the density of this project, and none of those buildings are taller than 3 stories or involve hundreds of residents.

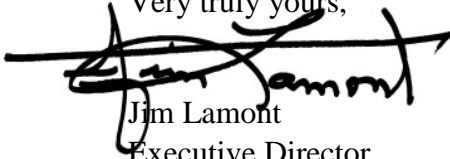
Transportation Impacts

Triumph plans for most residents, especially the VR workforce employees, to use public transportation. It has to take that position to justify the scarcity of parking at the project. Currently, East Vail bus ridership stands at 80,000 per month or less, so adding another 200 riders could result in a 15%, or more, increase in peak hour ridership. However, neither the project proposal nor the EIR addresses this point.

Ridership increase of that magnitude will probably require capacity increases for the East Vail route (bus capacity is 70 passengers/bus which would mean several additional busloads of traffic), but so far, there has been no assessment of those additional operational and capital costs (buses, drivers, maintenance, fuel, insurance, expansion of the bus maintenance facility, etc.). The current annual cost of the East Vail route is \$850,000, and each additional bus costs \$1 million, so the necessary transportation capacity increases could be substantial. The Town of Vail should not be left to foot that bill.

In sum, VHA urges that the project not be approved as presented. Instead, Triumph should be given the opportunity to implement its proposed mitigation proposal and to addresses the other deficits in its development plan.

Very truly yours,



Jim Lamont
Executive Director

Vail Homeowners Association

Post Office Box 238 Vail, Colorado 81658

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

VAIL HOMEOWNERS ASSOCIATION

June 17, 2019

Town of Vail
Planning and Environmental Commission
75 South Frontage Road
Vail, CO 81657

RE: Booth Heights proposed development

Dear Chairman and Commission Members:

We write to supplement our June 11th. letter concerning the proposed Booth Heights housing development. In our original letter we generally addressed concerns about this project; now we relate those concerns to the specific design criteria for Housing District zoning and explain how Triumph's Environmental Impact Report is flawed and needs to be corrected. We do so in the context of Triumph's claim that it has demonstrated that it has carried its burden of showing that its proposed development meets those design criteria and that its project will be good for the community and the environment.

There are six design criteria for H zoning. We begin, as Triumph did, with criteria "E" which deals with the environmental impacts of the proposed development.

Criteria "E" requires that all environmental impacts of the project be identified in an Environmental Impact Report together with mitigating measures that will be taken to cure or offset those impacts. The EIR is, thus, a foundational document for a proposed project. The EIR that has been submitted by Triumph, however, contains fatal flaws, both in the identification of the impacts of the project and in the mitigation responses.

In the first instance, Triumph has understated the environmental impact of its project, particularly with respect to the resident bighorn sheep herd. Assessment of the project impact on the bighorn sheep must begin with a bona fide evaluation of the sheep's effective winter range. That was actually done, but in an effort to minimize the impact of its development, Triumph repeatedly and falsely claims that the bighorn sheep have a 1,800 acre winter foraging range. That is demonstrably untrue since the 1,800 acres includes the Town of Vail bus maintenance facilities, all of the Booth Falls and Bald Mountain housing areas, related infrastructure and rock fall barriers, the Vail Mountain School campus and related housing and other areas that haven't seen a sheep in years. The true size of the effective winter range, according to Triumph's own biologist's study, is "only 15% (266.68 acres)" of that range, and it includes the project site.¹ That should have been clearly disclosed at the outset of the EIR.

¹ As Triumph's biologist has recognized, Buildings 1 and 2 of the apartment buildings overlap observed foraging areas, and the entire site must be considered part of the Bighorn sheep's winter range.

Next, the real extent of the project's impact must be determined in the context of that range. According to Triumph's biologist, those impacts will come from direct loss of the project site, "sheep displacement from adjacent foraging areas," increased Frontage Road traffic and the use of area recreational corridors by the housing residents. Of those, the first two can be readily quantified. First, the sheep will be displaced from the five acres of the development footprint. Second, although Triumph's biologist did not calculate the loss of adjacent foraging areas, the known "zone of influence" of human activity extends outward several hundred yards in all directions. Third, the sheep would also be displaced from two acres between the project site and Frontage Road.² The net result will be an irreversible loss of upwards of 80 acres or 30% of their effective winter range. That too should have been clearly disclosed in the EIR.

As far as the Bighorn sheep are concerned, unless effectively mitigated, the loss of so much of their effective range will probably be an extinction level event for all the reasons we have already enumerated in our original response.

Second, the mitigation measures proposed by Triumph will not cure or offset those impacts. To protect the sheep, Triumph has proposed to limit clearing and mass excavation to non-winter months, to put up a construction fence to block the view of the project and to clean and enhance 18 acres to the east of the project. Those measures all fall far short of protecting the sheep.

The noise and smells coming from construction and heavy equipment working on the site will frighten and drive the sheep away from adjacent foraging areas. Those impacts will be continuous, not just during clearing and excavation, so that as long as construction continues during the winter it will impact the sheep. And a construction fence will not prevent those impacts. Even if a fence could block the sheep's view of the construction, it will not block the sounds and smells emanating from construction activity. The only way to do that is to halt construction during the winter months. That would be consistent with the Triumph biologist's recommendation that construction "not occur outside of buildings during the winter range period," but that is another recommendation that Triumph does not intend to follow.

Nor will the proposed clean-up³ of the adjacent parcel cure or offset either the construction impacts or the later impacts of residents at the project. That is because sheep will not use that

² The loss of the two acres between the project site and Frontage Road, although small in area, is instructive as to how seriously Triumph takes its obligation to minimize the negative environmental effects of its proposed development. Triumph's biologist recommended against bus stops and other improvements that would cause the sheep to be displaced from that area. Triumph did not disclose in its EIR that it was ignoring that recommendation and that it intends to build those transportation structures anyway, thus, increasing the negative effects of the project.

³ That proposal has not been well thought-out. It envisions stacking logs and brush for burning in place when there is "sufficient (min. 4 in.) snow on the ground." But that is when the sheep are in their winter range. To burn then would be just another stress factor for the sheep.

area since (1) it is in the zone of influence from human activity at the project, (2) the terrain is a landside area where the land is dislocated and uneven making grazing difficult and (3) that area hasn't seen a sheep in years, if ever, and it is folly to think that the sheep could be enticed to move there. Moreover, even if the sheep would move there, there were no human impacts and that area was a 1:1 trade off for some of the foraging areas lost; that area would only make up a fraction of the total habitat that will be lost due to the project. The sheep would still lose over 20% of their effective winter range.

As Triumph's biologist has recognized, the "real key" to maintaining the bighorn sheep is not dependent on improvements for the 18 acre adjacent parcel but rather on the enhancement of the USFS land to the north and west of the project.⁴ Prior to submitting the EIR, Triumph should have consulted with USFS, CPW and the TOV to develop a plan for the improvement of foraging in that area outside the zone of influence of the project. That it did not do so undermines the credibility of its EIR.

On that basis alone, the PEC should not accept the EIR as presented. Instead it should direct Triumph to submit a new EIR that includes a mitigation plan for improvements in the USFS land, and until that is done, there should be no further consideration of the proposed project. In developing that plan, the area to be enhanced should not arbitrarily be limited to 80 acres since, depending on the terrain involved, it may require mitigation of more than 80 acres to offset the foraging areas that will be lost adjacent to the project. Improvements should include clearing of fallen trees and debris, pruning of bushes and regeneration of shrub land, grasses and forbs with fertilization to encourage growth. Also in developing the plan:

1. Independent experts should be consulted (because Triumph's biologist has a conflict of interest due to his employment) to determine both the location and size of the area to be enhanced as well as the specific measures to be undertaken.
2. Neighborhood representatives should have a seat at the table in developing the plan.
3. Because of concerns about using burns to dispose of logs and slash, the plan should include helicopter lifts for debris removal.

The resulting mitigation plan should be made part of a new EIR. To ensure the implementation of the plan, Triumph should post a bond for the costs of the mitigation, and any approvals of the project should provide that if for any reason a suitable plan cannot be devised and implemented, the project approval would become void.

Third, the revised EIR should also acknowledge a similar loss of range for Peregrine Falcons, elk, black bears and deer. Although those losses would not be extinction level impacts, all are already severely depressed, and the losses would be significant. In addition, the current EIR fails to address the fact that the project site sits in the middle and at a choke point in the East Vail north/south wildlife migration corridor. For migrating animals the development would have the

⁴ In its application Triumph suggests that the TOV, CPW and USFS might launch their own enhancement/improvement plan in that area. That should in no way lessen Triumph's obligation to mitigate the negative impacts of its project. If the TOV, CPW and/or USFS take any such action, it should be additive to, not a substitute for Triumph's mitigation obligations.

significant impact of closing off that corridor. The new EIR should address mitigating measures for that impact.

Fourth, the new EIR should, as well, acknowledge that the project will harm the natural environment by the clear cutting of five acres of pristine aspen forest and the visual pollution that will result from replacing that forest with 11 buildings that will forever mar the view of the valley for visitors approaching from the east. As mitigation, there should be a reduced density and lowering of the masses of the apartment buildings. (See Design Criteria A discussion below). There should also be landscape shielding that will block the project from the east and south.

Criteria “A” requires that the proposed development be compatible with the surrounding neighborhood. At 13.5 units per acre and 270 to 350 residents, the project is not on the “same scale” or otherwise compatible with East Vail. Also not on the same scale are the masses of the three work force apartment buildings (Buildings 1, 2 and 3) which will have four story components facing I-70. The prior multi-family residential zoning on this parcel would have accommodated only about 15 residences or a density of three units per acre (about 45 to 60 residents), and buildings would have been limited to three stories.

East Vail is primarily a residential neighborhood of single and duplex homes. While there are some employee housing units along Bighorn Road and a few multi-family buildings, the densities involved nowhere come close to the density of this project, and none of those buildings are taller than 3 stories or involve hundreds of residents. It is hard to see how jamming 11 buildings and 270 to 350 residents into this site, with the attendant congestion impacts, will not change the character of East Vail.

To be compatible with the surrounding neighborhoods, the project density should be reduced and the mass of the apartment buildings (Buildings 1, 2 and 3) should be lowered by removing the fourth story. Lowering the mass of the apartment buildings will lessen the visual pollution of the project. Reducing density will have the beneficial effects of allowing more parking for the work force employees and lessening the spill-over impact of the project on the bighorn sheep’s winter range.

Criteria “B” requires a functional development plan that will accommodate the needs of the intended residents, 168 to 254 of which will be work force employees. For the size of the apartment units those employees will occupy, the parking requirements are two parking spaces per unit which in the case of the proposed project would be 84 spaces. Triumph’s plan, however, only has 35 spaces for those residents,⁵ leaving 133 to 219 residents with no place to park. That dearth of parking spaces was dictated by squeezing the maximum number of town houses onto the site, leaving no room for more parking for the work force employees. While a number of those employees will use public transportation while in Vail, many will have vehicles that need to be parked somewhere. Triumph has made no provision for those workers. Any project

⁵ Triumph’s application states that there are 45 parking places for the work force residents, but the Parking Diagram, sheet A.006, shows only 35 spaces and there is no room to add any more.

approval should, therefore, be conditioned upon providing the required number of work force parking spaces.

Criteria “C” requires that the development preserve and enhance open space. Triumph claims that it does that by its proposed mitigation plans for the adjoining 18 acres. But at the same time, the project will be degrading up to 80 acres of other adjacent areas. Thus, overall, the project will not be a net positive for open space. As already noted, any project approval should also be conditioned on an offsetting mitigation plan for the USFS land north of the project site.

Criteria “D” requires a safe and functional circulation system. To accomplish that, Triumph proposes building two bus stops and a bus shelter at its access road and constructing landscape steps to/from Frontage Road at the east and west end of the development. That construction would fly in the face of the admonition of its biologist that doing so will block bighorn sheep from one of their prime grazing areas that lies between the project site and Frontage Road. Any project approval should, therefore, not include approval for the bus stops and bus shelters nor for the landscape steps at the west end of the project. Bus access should only be via landscape steps at the east end of the project for the “Falls at Vail” bus stop that, currently, already exists at the I-70 interchange.

Criteria “F” requires compliance with other applicable Vail plans. Those plans include the Town of Vail 2020 plan, the 2009 Sustainability plan, the Town of Vail Land Use plans and the Comprehensive Open Lands plan and its update. Of those plans, only the Open Lands plans expressly address the project site. While recognizing that the entire 23 acre parcel was in private ownership, both the original plan and its update state a strong preference to, if possible, acquire the property and protect it from development. That this was the goal of successive Town Councils over many years is a clear directive that special attention should be paid to environmental considerations in any request to develop this property.

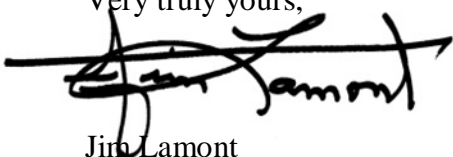
While the other plans don’t expressly address the subject property, inherent in all those plans is the essential role that the Town plays as a steward of the environment to implement the community’s clear goal of protection and improvement of the natural environment and native wildlife, either for the present or as a matter of sustainability for future generations. That role is enshrined as item two of the Mission Statement of the Town Council: *to preserve our surrounding natural environment*. The importance of the environment to the community has been repeatedly confirmed in community surveys, with environmental protection consistently scoring high in community values. In the most recent community survey, protection of the natural environment and wildlife was rated as a high priority (ranked no. 1 for financial prioritizing and a strong no. 2 as a community issue). Those values should also inform the consideration of this project.

Thus, under Criteria F, as the PEC undertakes its review of the Triumph proposal, it should do so as a steward of the environment, paying particular attention to the environmental impacts of the project. That becomes particularly important in so far as the bighorn sheep are concerned. Because of the extinction level implications of this project, there is only one opportunity to get it right. As matters now stand with the present proposal, the Vail Homeowners Association believes that it will result in irreversible loss of wildlife habitat that would not be offset by the

proposed mitigation scheme and that the project is also not compatible with the surrounding neighborhood. In other words, Triumph has not met its burden of showing that its proposed development meets the design criteria or that, as proposed, its project will be good for the community and the environment.

The Vail Homeowners Association, therefore, urges that the proposed Booth Heights project not be approved as submitted and that it be remitted back to Triumph to revise the EIR and otherwise correct the deficiencies listed above. While that will result in a scaling down of the project and other changes, including less housing units, this is not the only opportunity to develop employee housing, especially as the Town looks down valley as it must to achieve its goals. On the other hand, it is the only opportunity for the sheep. They should be embraced as a community asset and not be treated as an inconvenient problem to be dismissed with superficial measures that will inevitably lead to their extinction.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jim Lamont", written over a horizontal line.

Jim Lamont
Executive Director

Post Office Box 238 Vail, Colorado 81658

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

VAIL HOMEOWNERS ASSOCIATION

June 20, 2019

Town of Vail
Planning and Environmental Commission
75 South Frontage Road
Vail, CO 81657

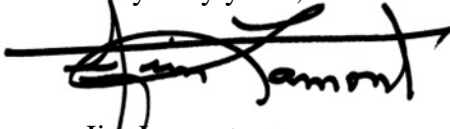
RE: Booth Heights proposed development parking spaces correction

Dear Chairman and Commission Members:

In preparing for Monday's meeting, we noticed a mistake in our prior letters concerning the amount of parking spaces for the apartment units and, therefore, want to correct the record. We inadvertently stated the plans provided only 35 spaces when there are 45 spaces. That does not, however, change our point. As we stated in our June 11 letter, even at 45 spaces, there would be woefully inadequate parking for the workforce employees.

To reiterate, the apartment units would house between 168 to 254 employees. For the size of those units, there should be 84 parking spaces. Even that number would be inadequate. There should be more, not less, parking for the workforce employees.

Very truly yours,

A handwritten signature in black ink that reads "Jim Lamont". The signature is stylized and written over a horizontal line.

Jim Lamont
Executive Director

Post Office Box 238 Vail, Colorado 81658

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

VAIL HOMEOWNERS ASSOCIATION

June 18, 2019

Mr. Brian Stockmar
Town of Vail
Planning and Environmental Commission
75 South Frontage Road
Vail, CO 81657

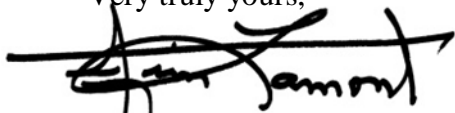
RE: Booth Heights proposed development

Dear Mr. Stockmar:

In the interest of having a balanced and fair presentation of the proposed Booth Heights development next Monday, the Vail Homeowners Association would like to respond to Triumph Development's presentation of the project. We don't know how long Triumph will take to present the project (or how many presenters will be involved) but we believe our response could be completed in about 20 to 25 minutes. Obviously that could not be done in the normal public comment format. We would be ready to proceed after the Triumph presentation or, if the Commission had questions of the Triumph representatives, after those questions were over.

Please let us know if this would be acceptable.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jim Lamont", with a long horizontal stroke extending to the right.

Jim Lamont
Executive Director

CC: Commission members

Post Office Box 238 Vail, Colorado 81658

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

July 3, 2019

To: Planning & Environmental Commission, Town Council, & Staff

Re: Triumph Housing Project at E.Vail I 70 Exit

For all the reasons previously addressed by me in written & public comments before you & for those stated here, I vehemently & vigorously oppose the building of this project at this site. For the record, as a strong advocate for workforce housing since my move here in '91, and as one of the 300 residents responding to the recent housing survey I am among the 28% of respondees stating a willingness to increase my taxes to pay for Town initiatives for same.

However, this project at this site will likely lead to extinction of our iconic Bighorn Sheep herd, a favorite with our guests as well as locals. For environmentalists committed to sustaining wildlife and our other natural resources, this site exacts an unacceptable cost. It is also cuts off a north-south migration corridor of other wildlife between summer & winter habitat on either side of I 70. Further, the 2-year construction project involving blasting & bull-doing a sizable building platform for 11 buildings, parking areas & access drives will likely drive away the last breeding Peregrine Falcon pair in eastern Eagle County, already impacted adversely by TOV sewer line replacement last year and by unusually cold, snowy weather this spring.

Furthermore, I feel there are major threats, largely glossed over by the developer to the safety of projected residents due to traffic hazards represented by an Interstate exit without any provision for pedestrian transit, lack of sidewalks along the frontage road, and suggestions of crosswalks for bus passengers arriving from the west from work, grocery shopping, or enjoying Vail's snow sports or nightlife. Especially in winter, after dark, in foul weather, or during congestion due to the frequent Vail Pass closings, there is major risk for project residents. As a former E. Vail resident myself over 26 years and as an ex-mountain climber and backpacker over decades, I also recognize some dangers from geologic hazards particularly rockfall that may seem petty to those who were not here in the 90's before the Booth Creek berms were constructed after major chunks of the cliffs above fell toward buildings below, notably crashing into the bedroom of one woman in '97.

Because of my awareness and concern about such hazards I reviewed all 3 geologic studies included with the developer's application. All three are the work of one expert Julia Frazier, and the first study done for Vail Resorts, dated June 19, 2017, entitled Rockfall Hazard Study is the most thorough, comprehensive, and pertinent, accompanied by excellent photographs and graphs. I particularly urge PEC & Council members to review photographs #19-23 showing sizable boulders & blocks fallen out of the bedrock rim above lying about the housing site, particularly Photo 22 & its caption citing slabs measuring 12x8x5, 7x7x3, and, 21x12x9ft. On report page 18 Ms Frazier states the exposed rock face (which I note is also the site of a seasonal waterfall particularly stunning earlier this June) is "the primary rockfall source zone" recently at the housing site. This Formation of Robinson Limestone is interlaced with shale layers and vertically fractured at 10-15' intervals visible in her Photo 14, report p.18, & Photo 16, p. 20, a close up. On report p. 15, Sec.5, she writes, "Debris flows can be triggered by intense summer rainstorms or rapid melting of deep snowpack." As a conclusion based on the above she

suggests in report p.28, Sec.8 Conclusions and Sec. 8.1 Rockfall Considerations “a barrier or wall at least 12 ft.” be built stating a “rigid wall would be more ideal than a flexible fence or berm basin.”

I submit the rockfall hazard at the building site is a real one and the developer-proposed solution inadequate. Or does he consider the metal plates to be used on some of the building walls to be the “rigid walls” called for?

And what will happen on the steep slope above when blasting and bull-dozing efforts begin to create a building platform for 11 buildings, their parking & access areas? Such activity cutting into the toe of the slope will surely further destabilize the eroding rock above. Decision-makers need to address this issue with thorough consideration and prudence. Human lives may rest on it.

In conclusion I would like to address issues raised but not satisfactorily addressed in limited time June 24th, as well as the process itself.

Parking ratios: It is not reasonable to base such a ratio on parking slots per unit, but should be based in such a dense project on parking slots per resident. For 270-350 residents in buildings 1,2, & 3 located so far from work and needed shopping to have access to only 45 parking slots is absurd. Some justification for this imbalance might be justifiable if housing were closer to work sites and needed amenities but not stranded on the edge of the highway in East Vail.

ADA Compliance: Though promised this was inadequately addressed thus far. It is a reality that renters enjoying snow sports or actually working on the snow suffer injuries impairing their mobility over periods of time. How will management provide them access to their unit in a 3-4 story walk-up? How will they get to the bus, to work?

Habitat Mitigation: Yesterday at Council it was learned that called for and promised mitigation of the Bighorn’s critical winter habitat by USFS cannot be done till 2020 or even the following year. Before it is done, the project must not go forward! Otherwise the Heicher solution offered to Council in bitter humor during deliberations on the Bighorns’ fate last year by a retired CPW officer is the only humane course of action: just shoot them.

Process: The developer had more than 60 min., armed with a slick video presentation, to lay out his case. But the public it seems is not allowed to present any organized, systematic refutation by a chosen spokesperson, but only a disorganized one by various individuals in 3 min. segments. Hardly a level playing field. This process is moving way too fast with far too little thorough deliberation except by the developer and his allies in municipal government. Though I feel I have myself been treated well and even heard sometimes, I feel inadequate to the task. We need experts speaking for our point of view as well, independent contractors not beholden to either Vail Resorts or the developer. I wonder if some of our PEC & Council members don’t feel the same. Let’s delay a decision on this project till all issues are fully considered.

On a very personal note, you may appreciate my deep chagrin at being unable to attend July 8th. Having moved two medical appointments at UCH to July 8th when I also see my Neurologist, it is not advisable to now move or put off all three.

Anne Esson

Chris Neubecker

From: Audre L Engleman <audreengleman@hotmail.com>
Sent: Friday, June 28, 2019 1:54 AM
To: PEC; Chris Neubecker; Matt Gennett
Cc: Dave Chapin
Subject: Booth Heights project

To the Vail PEC

I am very concerned that the PEC will not scrutinize the Booth Heights project thoroughly. My hope is that the PEC will: (1) hire its own wildlife experts to study the effect on the wildlife corridor in the area and the winter grazing area of the bighorn sheep, and (2) will analyze and publish cost estimates (a) to provide services to the project, (b) to provide additional parking in town if there is not enough parking for residents onsite and (c) the continuing costs to mitigate the effects of the project on the area.

I also hope that the PEC will, in its planning capacity, provide the public with details on how having 300 or more residents in this part of Vail will affect the neighborhood and the costs to rest of us who live in Vail. Finally, I hope that the PEC will refer the approval of the Booth Heights project to the full Town Council.

I worry that the PEC's process considering this project will not be transparent and will not be slow and considered, giving the community time to absorb the implications of it. I view it as a David/Goliath situation where The Powers in town are calling the shots and the little people will have no voice and no influence. In my opinion, additional housing in Vail should not be built if the costs to wildlife or to the town are not completely explored and accepted by the community. Indeed, this is such an important issue, I believe that the town should conduct a referendum on the issue.

Thank you for considering my thoughts, Audre Engleman

Audre Engleman
Four Seasons Private Residence 9204
One Vail Road
Vail, CO 81657
Home phone: [\(970\) 477-8600, unit 9204](tel:9704778600)
Audre Cell: [\(970\) 306-5706](tel:9703065706)
Audre e-mail: audreengleman@hotmail.com
Photos: aledm.fototime.com
Blog: travelingloveaffair.blogspot.com

To: TOV Planning and Environmental Commission, TOV City Council, Chris Neubecker, Matt Gennett

From: Barbara Keller
Booth Creek Townhomes, Vail, CO 81657

Re: Proposed East Vail Housing Project

After attending the TOV Council meeting March 19, 2019, participating with the East Vail Housing Project (EVHP) site visit, attending the June 23, 2019 PEC meeting and reviewing Triumph proposal material, I would like to share a few thoughts. I appreciate your consideration of these comments.

SURVEY OF EAST VAIL RESIDENTS ABOUT THE PROPOSED HOUSING PROJECT

Triumph stated they sent a survey seeking input about the potential project. Neither I, nor any of the East Vail residents I asked, received this survey.

EAST VAIL BUS TRANSPORTATION

Use of the East Vail Bus is a major component to the success of the EVHP and a significant mode of transportation to work and amenities, as walking is hardly an option. Bus use is accentuated by:

- Below recommended number of parking spaces
- Lack of East Vail amenities and need to travel to West Vail and/or down valley
 - Grocery stores (Sims market in East Vail is expensive with limited inventory. In the 23 years I've lived in Booth Creek, I can count on one hand the number of times I've shopped there)
 - Restaurants (One in East Vail Racket Club, not consistently open and moderately costly)
 - Gas stations (None in East Vail)

During the 23 years I've lived in Booth Creek, I have been a dedicated rider of the East Vail bus. During the winter my car is rarely used, and the bus takes me to 70+ days of skiing and numerous village visits for dining/entertainment. Before a 'back-up' bus was initiated about 3 years ago, providing **two East Vail buses every 15 minutes during peak times**, I experienced one, two and sometimes three buses passing me by as they were FULL. Now this has improved, but rarely do I sit as the crowded bus is full of standing patrons hanging on precariously.

To understand the situation:

- East Vail bus has **21 stops BEFORE turning onto the North Frontage** road. These stops drop off and pick up passengers heading to the village
- After turning onto the North Frontage road there will be **6 stops to the Transportation Center**
 - Falls at Vail – Bighorn and North Frontage road
 - Proposed new stop – West of East Vail Housing project
 - Booth Falls – Mountain School
 - Bald Mountain Road
 - Buzzard park
 - Ford park

Keller, Pg. 2

- I pick up the bus at Bald Mountain Road, stop #23, now explaining why the bus is often FULL
- The addition of 150 – 300 more riders from EVHP will have an impact
- None of us North Frontage road riders want to return to: **'passing you by as bus FULL'**.

The TOV bus service is anticipating potential changes, which might include; increasing number of bus runs, altering the time of early bus runs to get people to work, adding a shorter loop, or other options being strategized. While it has been stated that TOV is not subsidizing the EVHP, the TOV does incur the cost of TOV bus service operations.

Please know I love the TOV bus system, use it and appreciate the service it provides us.

ARCHITECTUAL COMPATIBILITY WITH LOCAL ENVIRONMENT

The Triumph presentation showed examples of Townhomes, it did not show examples of big box apartment buildings, as there are none in the local community. Additionally, we do not see large surface parking lots adjacent to and visible from the frontage road and I70. Therefore, it's questionable if the apartment buildings and parking lots meet building code specifications.

Clearly this project will significantly change the landscape and put a treeless black eye on the entry to our beautiful valley. I find it ironic that the East Vail Exit Beautification project, which is in the second year of development, is being done. We appreciate the improvement and sincerely hope the EVHP will not distract from the beautification efforts underway.

HIGHWAY NOISE

Walking the proposed project landscape, it was hard to not be blasted by the constant roar of the highway traffic. The EVHP is very close to the highway which will only make it worse. While we all live with the reality of I70 noise, and short of burying the highway, we're stuck with it. Sadly, it's getting worse every year with more and more I70 traffic.

But it raises the question: **This this the BEST and ONLY place for employee housing?** No one seems to want to respond to that question. I understand that currently this is the only appropriately zoned area for employee housing. However, zoning can be changed, as it was for this property.

THE BIGHORN SHEEP HERD

Many of us, and not just East Vail residents, are concerned about the preservation of the bighorn sheep herd and look forward to PEC meeting, July 8, 2019. I'm hoping for an honest discussion about the impact to wildlife and proposed mitigation plans. Additionally, we desire to have all points of views shared and not just embrace the input of the hired consultants paid by the those determined to build the EVHP.

It's easy to hear, 'It's about the Sheep' and dismiss those words as coming from a crazy animal lover. However, if it wasn't for the sheep, we would be having very different discussions. Sure, concerns would be shared about the beauty of East Vail entry point, architectural design, density, traffic flow and the like. And I believe the project would be approved with some alterations. But, that's not the case in this situation. 'It really is about the Sheep'.

Keller, Pg. 3

Again, thank you for considering my comments.

Regards,

Barbara Keller
B27Keller@aol.com
(303) 903-5334

Chris Neubecker

From: Shelley Bellm
Sent: Wednesday, July 3, 2019 9:17 AM
To: PEC
Subject: Fwd: Booth Heights Housing

From: Robert Boselli <bob@obosent.com>

Sent: Wednesday, July 3, 2019 9:15 AM

To: Council Dist List

Cc: CommDev

Subject: Booth Heights Housing

Vail Planning & Environmental Commission and the Vail Town Council,

Happy Independence Day – I can't wait for the parade and fireworks.

My family has owned and operated businesses in Vail for over 35 years as well as businesses in Beaver Creek, Aspen and Snowmass, I can attest to the extreme need for both workforce rental units and affordable homes within in Town of Vail proper. I want to express my support for the application before you in Booth Heights that I feel accomplishes both.

I have reviewed the application and the notes from the first PEC hearing and I applaud both the developer and the commissioners for adhering to criteria for a housing and open space neighborhood on private property. The site plan takes advantage of mountain architecture, the nearby TOV bus line, and will protect wildlife. On July 8 the Wildlife Mitigation Plan will be reviewed. I believe it is fair to ask Triumph and the residents to follow reasonable rules and regulations which I'm comfortable will allow the project to be approved.

Thank you for your considerable time and efforts to review Booth Heights and move us one step closer to our collective housing goals.

Bob Boselli – Owner
O'Bos Enterprises, LLC

Covered Bridge Store

Vail Style

Generation Vail

Vail T-shirt Company



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

Planning & Environmental Commission and Town Council members,

At [Vail Valley Partnership](#), our guiding principle is to promote the long-term economic health of Eagle County and solidify an economic base that is strong, diverse, and resilient. Economic development is about building sustainable communities that can thrive indefinitely.

Eagle County communities derive extraordinary economic and social benefits from the ongoing health and beauty of our natural environment. Respecting this heritage, efforts to strengthen our economy in diverse, collaborative, and sustainable ways that fit the particular context of our communities.

We must ask ourselves if the decisions, policies and programs that we pursue are likely to create outcomes that are economically viable, environmentally sound, and socially acceptable. The framework of Community Sustainability is a sensible framework for decision-making that considers: Economic Sustainability, Environmental Sustainability, and Social Sustainability.

When there are community issues – including but not limited to housing, healthcare, and transportation - those issues are Chamber issues. Well-thought-out development, construction, and proper land use will create jobs and opportunities through retention and expansion of existing companies, and the attraction of new companies.

The careful balance of economic, environmental, and social sustainability also requires careful consideration of the underlying zoning that exists on various parcels considered for development.

The proposed Booth Heights (East Vail workforce housing parcel) project supports important wildlife habitat and is closely surrounded by habitats and wildlife uses that are unique in the Gore Creek Valley. Development and human habitation of this site without designing it around the wildlife community, without safeguards, and without habitat enhancement would result in impacts that would be unacceptable to the local community.

The Town of Vail's housing district environmental language (criteria E) states environmental impacts resulting from the proposal have been identified in the project's environmental impact report, if not waived, and all necessary mitigating measures are implemented as a part of the proposed development plan.

Note, it does not indicate that projects should not be approved but that "necessary mitigating measures are implemented". Emotional pleas aside, the bighorn sheep winter range is 1,800 acres and development will occur on 0.2% of sheep range. Managing [bighorn habitat](#) to restore,



enhance, or maintain vegetative openness is key to survival of the herd. The development proposes to permanently set aside and enhance 18 acres of private property for wildlife.

The [Wildlife Mitigation Plan](#) for the East Vail Workforce Housing will be provided to residents of the Workforce Housing subdivision to educate them about (1) the parcel's setting, (2) the sensitivity of the local wildlife, (3) the effort that went into the development's design to avoid, minimize, and compensate for project effects, and (4) requirements that residents must abide by to live in this sensitive setting.

The 2009 Environmental Sustainability Strategic Plan (Goal #3 – Ecosystem Health) is to ensure that the natural environment, specifically air and water quality, water quantity, land use and habitat are maintained to current or improved levels of biological health.

Note, in the case of the proposed Booth Heights neighborhood in East Vail, the developer is proposing the largest private wildlife mitigation in the history of the Town. This certainly qualifies as “maintained to current or improved levels of biological health” for the sheep herd.

Of equal importance to those focused on facts rather than emotion, the East Vail parcel is private property designated as a housing zone district and is the only undeveloped Housing zone parcel in the Town of Vail. No variances to town code are proposed and the [2018 housing needs assessment](#) shows need for 4,000 additional units valley wide by 2020.

Please keep the following additional facts in mind as you review the application:

- Bighorn sheep winter range is [1,800 acres](#).
- Development will occur on 0.2% of sheep range.
- Managing [bighorn habitat](#) to restore, enhance, or maintain vegetative openness is key to survival (and this plan provides for appropriate mitigation). The development proposes to permanently set aside and enhance 18 acres of private property for wildlife.
- Neighbors have [opposed](#) efforts to improve the habitat via controlled burns dating back [20+ years](#)
- The East Vail parcel is private property designated as a housing zone district and is the only undeveloped Housing parcel in the Town of Vail.
- No variances to town code are proposed.
- [2018 housing needs assessment](#) shows need for 4,000 units (valley-wide)

The facts run counter to the allegation that this development represents an extermination risk for the herd. The idea that 5 acres on unused aspen forest is the lynchpin to the herd thriving or dying is contrary to any evidence in the field. The herd winters 100 feet above an existing neighborhood and literally lays down in people's yards and graze next to drilling machines at public works. They are habituated to us.

Are the herd of sheep under stress? That is a valid and completely rational claim. The fact is the herd is smaller than it once was. But the real elephant in the room is what is causing this stress.



Loss of quality winter range in 1,800 acres of public lands, hiking in the backcountry, danger of getting hit on I-70, and of course our winter season causes stress to wildlife. These are real risks and areas that we can focus our effort of this herd is important.

Based on the Town of Vail strategic plans and zoning, it is clear to us that the project meets zoning and mitigation requirements of the Town. A key to addressing the housing challenge is political will; doing the right thing isn't always easy, but following the town code, guidelines, and strategic plans should be.

We encourage you to move forward and approve this development proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Romer", with a long horizontal flourish extending to the right.

Chris Romer
President & CEO
Vail Valley Partnership
970.477.4016

Chris Neubecker

From: Shelley Bellm
Sent: Wednesday, July 3, 2019 11:15 AM
To: PEC
Subject: Fwd: Booth Heights housing

Get [Outlook for iOS](#)

From: Craig Carroll <ccarroll@monroe-newell.com>

Sent: Wednesday, July 3, 2019 11:12 AM

To: CommDev

Cc: Council Dist List

Subject: Booth Heights housing

To whom it may concern.

As a property owner in East Vail and knowing the difficulty in finding affordable housing to keep the workforce I am in favor of the project. The congestion issue is not a concern as the Valley is already heavily developed and the workforce to keep businesses fully operational is a major concern in keeping the Valley a major destination.

Thank you

Craig Carroll, P.E.

Principal

Monroe & Newell Engineers, Inc.

1400 Glenarm Place, Suite 101

Denver, Colorado 80202

(303) 623 -4927 Ext. 202

Celebrating our 25th Anniversary

www.monroe-newell.com

Chris Neubecker

From: cbartmd@aol.com
Sent: Tuesday, July 2, 2019 10:16 AM
To: PEC
Subject: East Vail underpass and Booth Heights

To All PEC members,

My name is Donna Mumma and I spoke briefly to the PEC on June 24th regarding pedestrian safety and the East Vail underpass. I described the underpass as having no separation between pedestrians and motor vehicles. I stated there is no barricade or railing, no elevation change, no traffic calming and inadequate lighting. Also, it is not ADA compatible. Due to only 3 minutes to speak, I did not get to speak to winter conditions with regard to the underpass and pedestrian safety. The roughly 25 foot separation of the east and west bound lanes of I70 allows snow and ice to fall into the underpass and essentially the edges of the road in the underpass designated by a faint white line as a pedestrian lane is nonexistent. Winter conditions and frequent I70 closures can make the underpass nearly impassable for pedestrians.

I read the traffic report prepared for Triumph development by McDowell engineering. It said nothing of pedestrians and their safety. The engineering firm looked at the underpass to determine that the turn lanes were adequate (Yes, there are turn lanes as well in the underpass) Almost 300 more cars per day and nearly 350 potential pedestrians are being encouraged to use this underpass. (Triumph's development plan touts the outdoor recreation for this community and even mentions Simms market for residents of Booth Heights.) The presence of the added cars and people will skyrocket the number of pedestrian/motor vehicles in close proximity. Currently, pedestrian activity in the underpass is relatively rare.

I was surprised to find pedestrian safety issues were omitted from the traffic report. Was it an accidental omission or intentional omission? It is a glaring omission which needs to be addressed. I hope the issue of safety is completely evaluated and any evaluation should include observations during winter conditions as well as looking at what happens in the underpass when Vail pass closes.

The incidence of pedestrian/motor vehicle accidents is rising and it is the highest it has ever been. Contributing factors are cited as: distracted driving, more people, increase in SUVs, alcohol and darkness. Do you see any of those factors that could be present as a result of this proposed development. I do!

Donna Mumma, MD
East Vail

Chris Neubecker

From: Grace Poganski <pogansg@bellsouth.net>
Sent: Tuesday, July 2, 2019 8:39 AM
To: PEC; Chris Neubecker; Matt Gennett; Dave Chapin
Cc: npeterson@vaildail.com; letters@vaildaily.com
Subject: East Vail Parcel proposed development - negative impacts

I attended the site visit and subsequent hearing on the East Vail Parcel (EVP) Project proposal on June 24, 2019. After walking the site and listening to the presentation prepared by Triumph Development, I was increasingly concerned about a number of details. I reread the presentation documents on-line and the accompanying documents in Triumph's application. Since the hearing focused on architecture and physical design, I looked at those documents pertinent to this focus, including environmental impact, geologic hazard and rockfall hazard. I would ask that the commission re-visit these documents in general and some of the issues they expose; in particular, landslide, rockfall and debris flow on the entire parcel as well as on the 5.4 acres proposed to be developed. (Note: I have added the boldface to some of the statements.) To cite a few examples from these documents:

- Ex2 Environmental Impact Report, Section 2.3.2 Geologic Hazards: "The Town of Vail's official rockfall Hazard Map shows that all of the project site is mapped as a High Severity Rockfall Zone." Vail's official Debris Flow Hazard map does not identify debris flows on the project site. "However, the geologic hazards addressed in the Geologic Hazard Analysis (Skyline Geoscience, 2019; TR-3) **include** debris flows, rockfall, and an existing landslide on the project site."

This section of the report goes on to explain how a rockfall or a severe debris flow can occur through natural processes such as freeze-thaw or intense prolonged precipitation or rapid snowmelt, or through "**modifications to the existing natural condition**", which "may increase debris flow susceptibility." Although there is a proposed mitigation berm or barrier system, according to the conclusions and recommendations of the report, the proposed "mitigation system will reduce, **but not eliminate rockfall and debris flow hazards in the area of the proposed development.**"

- Ex5a Geologic Hazards Analysis , Section 4.3: This section explains that the landslide deposits are mapped on either side of the Gore Creek Valley "and are commonly associated with the middle and lower members of the Minturn Formation (the lower member underlies the EVP). Most of these landslides are considered by investigators to be ancient and inactive. One known exception is a large historic landslide about 1.5 miles to the west of the EVP which was re-activated by undercutting of the toe for construction of I-70. That landslide involved Minturn Formation bedrock units, **the same which underlie the EVP. Contributing factors for landslide susceptibility in the project area includes over-steepening or undercutting of the slopes by natural processes or human activities**, bedding in sedimentary rocks that is oriented out-of-the-slope (dip-slope), **deforestation and removal of vegetative cover, elevated water content by means of intense, prolonged rainfall or rapid snowmelt**, and unit contacts with vastly contrasting material properties...".

The report goes on to say that an existing landslide occupies the eastern approximate 18 acres of the EVP, in the proposed NAP. However, in section 6.0, in the report's conclusions and recommendations, 6.2 states "Ground modifications and development around these ancient landslides will increase the potential for re-activation and re-mobilization of the landslide mass...". This seems to belie Mr. O'Connor's assertion that this 18 acres was, in fact, buildable, and somewhat undercuts Triumph's stance as magnanimous benefactors giving such a large piece of the EVP over for NAP.

Section 6.2 goes on to state that the "Planned development" of the 5.4 acres "extends up to the limits of the steep western flank of the landslide extents..." The geological consultant "recommends **avoiding development within or near the mapped extents of the landslide. Site improvements and regrading near the toe of the landslide may re-activate slope movement and should be avoided.**"

Each of these segments of information, when taken piecemeal, do not seem to create an extreme case. But when put together - an issue here, a problem there - they start to add up to a hazardous situation. For example, while there is no current landslide issue in the proposed development area of the site, this development area is directly adjacent to an existing landslide area. And to reiterate the geological findings, development near the mapped extents of the landslide, including deforestation and removal of vegetative cover, site improvements or regrading, may "re-activate slope

movement and **should be avoided.**". In the case of rockfall, the geologic area upslope of the building site presents "rockfall source zones which have the potential to impact the site and future planned development.". Any remediation will "reduce but not eliminate" rockfall and debris flow (what we refer to as mud slide) hazards. In normal seasonal conditions, with abundant winter snow, late winter freeze/thaw cycles, and plentiful spring rain, the circumstances for one or more of these geological hazard occurrences multiply.

Regarding size and aesthetics, the mass and scope of this project is, unlike Triumph's claim, not comparable to the nearby community architecture. Perhaps the townhouses come close, but the less expensive materials planned for the exteriors certainly do not reflect the closest western neighborhoods, nor do the apartment buildings reflect anything similar in size, density or proximity to the frontage road. As to "similar" housing, the comparison to the Timber Ridge and Lions Ridge complexes in West Vail is at best a creative stretch when it comes to access to shopping and services. From Timber Ridge and Lions Ridge, tenants can walk to two major grocery chains, restaurants, retail shops, liquor stores, gas stations, the post office, banks, and a laundromat, among other services, on a paved walkway. They can also walk to Lionshead utilizing the pedestrian overpass. Tenants of the EVP project could walk to Sim's Market, possibly the most expensive convenience store in the valley, via an underpass not suitable for pedestrian traffic. Everything else would require a car or multiple, time consuming bus rides.

Also, the developer's claim that on the site they are exceeding landscape percentage requirements is laughable when most of that percentage includes a proposed berm. It is hard to understand how, after the Town of Vail is spending hundreds of thousands of dollars beautifying the East Vail entrance into our community, a development such as this fittingly reflects the Vail image. Instead of their first view of our beautiful valley being a lovely, protected space with, perhaps, a glimpse of bighorn sheep grazing on brush, visitors will be visually assaulted with an enormous, hulking housing project. If a salesperson hawking a product from the doorway of a store in the village is not in fitting with the Vail brand, how can this outsized, invasive development possibly suit the requirement. I will be attending next scheduled hearing on the EVP and look forward to the discussion of the impact this project will have on our wildlife.

Respectfully submitted,

Grace Poganski
Vail CO

VAIL HOMEOWNERS ASSOCIATION

June 26, 2019

Mr. Brian Stockmar
Town of Vail
Planning and Environmental Commission
75 South Frontage Road
Vail, CO 81657

RE: Booth Heights proposed development

Dear Mr. Stockmar:

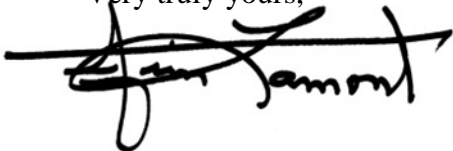
The Vail Homeowners Association has made a detailed study of the environmental aspects of this proposed project and has concluded that it will not be possible to make a fair and balanced response in just three minutes. In the wake of the frustration and disappointment at Monday's hearing over the public being limited to just three minutes per person (while Triumph was given unlimited time), the VHA would like to again request additional time at the July 8th hearing to respond to Triumph's presentation of the environmental aspects of the project.

Many believe this is the most critical and complex part of this proposal. If the same process is followed it will have the appearance of a one-sided system while, on the other hand, a comprehensive response will uphold the integrity and fairness of the process. Not only would the Commission be better informed but the efficiencies of having that done by a single speaker can actually save time.

If this were permitted, the VHA would undertake to have an appropriate number of members of the public refrain from speaking so that the hearing time will not be extended.

Please let us know if this would be acceptable.

Very truly yours,

A handwritten signature in black ink that reads "Jim Lamont". The signature is stylized with a long horizontal stroke that extends to the right and loops back under the name.

Jim Lamont
Executive Director

CC: Commission members

Chris Neubecker

From: joan carnie <2vailcarnie@gmail.com>
Sent: Tuesday, July 2, 2019 4:55 PM
To: PEC; Council Dist List; letters@vaildaily.com
Subject: Booth Heights

There are numerous reasons why I am not in favor of the Booth Heights proposal at the east entrance to Vail. To name one: The last remaining, large irreplaceable piece of open space left in this area must be preserved for future generations. To build anything on this property is to add to the demise of what was once a breathtaking mountain paradise. I am afraid the Town of Vail is rapidly becoming the City of Vail.

PEC, town council and Vail Resorts---please do what is right and preserve this precious hillside property.

Joan Carnie

56 year East Vail resident

From: jhansen@sprynet.com
To: [PEC](#); [Chris Neubecker](#); [Matt Gennett](#)
Subject: Booth Heights
Date: Tuesday, June 25, 2019 6:57:07 PM

I am a 31 year full-time resident of Vail.

I have lived at the Falls at Vail, on Fall Line Drive, directly east of the proposed development, since 2006. Prior to 2006, we lived in the Potato Patch neighborhood (from 1988-2006.) We raised two sons here.

I believe the piece of property that is being considered for Triumph's development is ill conceived.

-If you have 350 people living at that location they will need to make a 14 mile round trip journey to get to grocery stores, banks, work etc and it will result in a huge carbon footprint with light pollution to boot.

-When I try to walk under I70 to get to the recreation paths on the south side of the highway it is very dangerous since there is no lighting nor sidewalks with railings under I70, surely not to code. Residents of the Booth Height project would be walking to Sim's Market and Liquor store at all hours and it will be very dangerous. The entire underpass would need to be re-worked and CDOT would need to be involved, pricey. I believe the developer would need to pay for that, not the Vail tax payers, again pricey.

-I70 at mile marker 180 is often closed in the winter with congestion throughout the interchange.

-the subject I70 interchange was completely clogged during the paving project last week, in the middle of summer.

-There is not even adequate parking for the Pitkin and Booth trail heads as well as the school.

-And then, of course there is a magnificent herd of big horn sheep that will be driven from our valley.

-When you come down Vail Pass there is nothing like the view into the valley. This project will just be another scar on the landscape like Middle Creek employee housing.

--Employee housing should be in the village (over new gov bldgs) or West Vail (ie, the Roost site, behind RedSandstone Elem.) or other locales. The TOV missed an opportunity in the Timber Ridge redevelopment by only going up 2-3 floors. This could be yet another bad decision.

Please do not be pressured by developers who are out for a buck, you are better than that. Thank you for volunteering, I am on the Art in Public Places Board and I am grateful for the time you commit.

Hopefully you will make the right decision.

Respectfully submitted,

Julie Hansen

jhansen@sprynet.com

970/390-0878

Chris Neubecker

From: Anne Esson <alesson055@gmail.com>
Sent: Monday, July 8, 2019 7:06 AM
To: Christie Hocht
Cc: PEC; Council Dist List; mgennett@vailgove.com; Chris Neubecker; pamelas
Subject: Re: Bighorn Sheep

Thank you! Christie this letter reflects a sensible, knowledgeable family's perspective on a difficult community choice. In fact, there are other sites which could be turned to workforce housing without exacting a devastating blow on our struggling wildlife. We can have both! There is support in Council & on PEC to do this. Broad, declared community support will help them move forward.

Anne

On Sun, Jul 7, 2019 at 5:25 PM Christie Hocht <choctl@mountainmax.net> wrote:

Attached is a letter regarding the Bighorn Sheep population and the Booth employee housing.

Thank you,

Christie Hocht

To the Vail Planning and Environmental Commission

Thank you for your work to date on the Booth Heights project. I am very concerned, however, that the PEC will not scrutinize the Booth Heights project thoroughly. My hope is that the PEC will: (1) hire its own wildlife experts to study the effect on the wildlife corridor in the area and the winter grazing area of the bighorn sheep, and (2) will analyze and publish cost estimates (a) to provide services to the project, (b) to provide additional parking in town if there is not enough parking for residents onsite and (c) the continuing costs to mitigate the effects of the project on the area.

I also hope that the PEC will, in its planning capacity, provide the public with details on how having 300 or more residents in this part of Vail will affect the neighborhood and the costs to rest of us who live in Vail. Finally, I hope that the PEC will refer the approval of the Booth Heights project to the full Town Council.

I worry that the PEC's process considering this project will not be transparent and will not be slow and considered, giving the community time to absorb the implications of it. I view it as a David/Goliath situation in which David cannot win--where The Powers in town are calling the shots and the little people will have no voice and no influence. In my opinion, additional housing in Vail should not be built if the costs to wildlife or to the town are not completely explored and accepted by the community. Indeed, this is such an important issue, I believe that the town should conduct a referendum on the issue.

Thank you for considering my thoughts, Audre Engleman

Audre Engleman
Four Seasons Private Residence 9204
One Vail Road
Vail, CO 81657
Home phone: [\(970\) 477-8600, unit 9204](tel:(970)477-8600)
Audre Cell: [\(970\) 306-5706](tel:(970)306-5706)
Audre e-mail: audrengelman@hotmail.com
Photos: aledm.fototime.com
Blog: travelingloveaffair.blogspot.com

June 7, 2019

Vail Town Council,

My name is Christie Hocht. I reside at 890 Red Sandstone Circle in Vail. I have been a valley resident since 1972. My husband, Karl has lived in Vail since 1965. I have a degree in Biology from Willamette University in Salem, Oregon.

I have read the studies and letters from Gene Byrne, Rick Kahn, Matt Yamashita, and Melanie Woolever. I believe these letters and studies were included in the Vail Town Council packet for the meeting Monday July 8, 2019 at 1 pm. I also attended the Wildlife Forum in January 2018 presented by Bill Andree, Rick Thompson, and two others.

After reading these letters and studies, coupled with my own observations over many, many years. The proposed development for employee housing at the East Vail interchange will spell the demise of a very special population of Bighorn Sheep. The Gore Range Eagle's Nest S2 herd is native and has occupied this area for hundreds maybe thousands of years. Sheep are creatures of habit and go to the same winter and summer ranges year after year after year. It is estimated we only have between three and five percent of the historic numbers of Bighorn Sheep. Do we want to lose them completely?

Some of the biggest factors accompanying development are loss of critical winter range, habitat, and human encroachment. I know there are proposals to keep people out of the winter range area but I feel the enforcement is unrealistic. For example, years ago when the Cascade Lift was installed it was never intended to be a ski run and the area west from Eagles Nest to Dowds Junction is closed and designated critical wildlife habitat. How many ski tracks do you see after a powder day under this lift? How many ski tracks do you see through the trees dropping down to the Donovan Bench? How many ski tracks do you see coming off the cliffs on much of the south facing slopes of the valley north of I 70? This is also critical winter habitat for elk and other wildlife. Restricting dogs was also mentioned and Rick Kahn suggested no dogs in the area. Good Luck!

The development would also negatively impact our declining deer and elk populations, and the peregrine falcon. The studies suggested there would be more bear encounters with humans and trash.

While I realize the need for housing, this development is way too big for the site with inadequate parking and little regard for the view corridor entering Vail. The building east of Red Sandstone Elementary School is massive and overpowers the landscape and the Booth development would have even more of an impact. Do we want to look any urban area or preserve what's left of our beautiful valley?

Please vote to keep our wildlife for generations to come. Saving the Bighorn Sheep habitat will also boost our populations of deer, elk, and peregrine falcons and keep our bears from human conflict.

Sincerely,

Christie and Karl Hocht, son Kevin and wife Sarah, son Karl and wife Jenny and grandchildren, Annelore, Karl IV, Mattias, and Nikolas Hocht

July 7, 2019

Town of Vail Planning and Environmental Commission
Town of Vail Planning Manager
75 South Frontage Road
Vail CO 81657



Dear Commissioners and Planning Manager Neubecker:

Colorado Wildlife Federation (CWF) is a statewide nonprofit organization, and National Wildlife Federation affiliate, comprising wildlife enthusiasts, anglers, hunters, photographers and other outdoor recreationists. We are pleased to submit our comments on the proposed Booth Heights/East Vail Workforce Housing Development.

CWF is well acquainted with the extensive experience and expertise that wildlife biologists Rick Kahn, Melanie Woolever and Gene Byrne bring to their assessments of the impacts to the bighorn sheep herd. We commend you for seeking their expert opinions. In addition, Colorado Parks and Wildlife, our state's wildlife management agency, has cited the direct and indirect impacts to this bighorn sheep herd should the project be approved in its current form and notes the attention that will be necessary to address long term cumulative impacts. We accord considerable weight to their assessments. In broadest terms, their thinking seems to be that the plan has not adequately examined or addressed the impacts to the bighorn sheep herd to the satisfaction of these experts. CWF also notes that the project would constrain a big game movement pattern.

Wildlife viewing is a large economic driver. An indicator of the importance of wildlife to Coloradans is the finding in the 2019 State of the Rockies bipartisan poll that 82 percent believe loss of habitat for fish and wildlife is a serious problem.

Therefore, our impression is that the plan, as proposed, has not benefitted from enough scrutiny to render it ripe for approval. CWF urges the Commission to decline to move forward the project, as proposed, given the impacts to this bighorn sheep herd. We hope that this Commission will devote genuine thought to the long term and short term implications and consequences of the decision.

Sincerely,

A handwritten signature in black ink, appearing to read "Suzanne O'Neill". The signature is written in a cursive, flowing style.

Suzanne O'Neill, Executive Director, Colorado Wildlife Federation

1410 Grant Street, Suite C-313 Denver, CO 80202 Phone (303) 987-0400 Fax (303) 987-0200
coloradowildlife.org cwfed@coloradowildlife.org

Chris Neubecker

From: Suzanne Silverthorn
Sent: Friday, July 5, 2019 8:29 PM
To: Chris Neubecker
Cc: Amanda Zinn
Subject: Fwd: East Vail Parcel / PEC Comments
Attachments: image001.png; image002.jpg; image003.jpg; image004.jpg; image005.jpg

For public input.

Suzanne Silverthorn, APR
Director of Communications
Town of Vail
970-479-2115
970-471-1361 (cell)

Begin forwarded message:

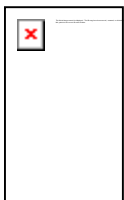
From: Amanda Zinn <AZinn@vailgov.com>
Date: July 5, 2019 at 6:34:11 PM MDT
To: Suzanne Silverthorn <SSilverthorn@vailgov.com>
Subject: **FW: East Vail Parcel / PEC Comments**

Please see email

Amanda Zinn
Supervisor
Vail Welcome Centers



Office: 970.477.3520
Cell: 970.376.1754
vailgov.com



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

From: daniel frederick [<mailto:danieljfrederick@icloud.com>]

Sent: Friday, July 5, 2019 4:28 PM

To: Info

Subject: East Vail Parcel / PEC Comments

For the record, I am opposed to this project for many reasons. The primary one being that it is critical for the continued existence of the sheep herd. This parcel with its questionable recent history needs to be evaluated for open space. It is the single most critical for wildlife acreage within the Town of Vail and needs to be preserved as it is now. I urge the PEC and Council to discuss other options for housing then one that places a dagger in the heart of this most critical piece of land under our control. Thank you, Daniel Frederick, Vail

Chris Neubecker

From: Ginny <ginny.culp@comcast.net>
Sent: Friday, July 5, 2019 8:18 PM
To: PEC; Chris Neubecker; Matt Gennett; Nate Peterson; letters@vaildaily.com
Subject: East Vail Housing Project

As we learn more about the aspects of the proposed Booth Heights project in East Vail, the concept begins to seem less than ideal, or even good. In fact, it seems not very viable. The visual, environmental, infrastructure and safety issues seem huge. Previous letter writers have addressed all of those issues.

In the 1960s Vail Associates deemed the land to be unbuildable. It remains true today. The geologic hazards, the fragility of the herd of bighorn sheep and other wildlife who use this steep hillside, the bulldozing of acres of prime open space at the eastern entry to Vail, the unsuitability of the project to the surrounding neighborhoods...I could go on.

A solution was foreshadowed by a previous Vail Town Council. The Real Estate Transfer Tax Fund (RETT), as originally formatted, should purchase this land and declare it open space from this point forward. The RETT was initiated as a way for Vail citizens (old and new) to purchase open space within the Town of Vail. For over a decade TOV has used the RETT funds (\$70+ million) to augment the TOV budget. I suggest that now is a time to use the fund, as intended, to save precious open space.

Open space is at a premium these days as developers gobble up more lands for huge buildings, higher densities and profit. That's how they make their money. But it is our job, as citizens, to say when it really doesn't seem viable and is not appropriate. Citizens must get to work in order to protect what is deemed a priority for our town. (See TOV mission statement.) Likewise it is true that our development departments and personnel need to step back and ask if this is really a good proposal. These irreversible projects should not be "done deals" just for the sake of being the "development department" or an appendage thereof.

Constructing huge employee housing buildings is no longer very feasible in TOV. Employers should be looking at smaller buildings on appropriate in-fill parcels and band together in cooperatives to build employee housing. Vail Resorts owns a fair amount of land around Vail Village and Lionshead. Now might be the time to evaluate if parking maintenance equipment on that land is still one of the highest and best uses in light of their continued urgency to build employee housing on bigger open space parcels. Same said for TOV relative to in-fill projects including redevelopment of Timberidge West with higher density and rezoning of Middle Creek parcel.

Zoning this property for housing is inappropriate. Once this East Vail parcel is scraped clean....there is no going back. Now is the time to decide if our environment is really an integral part of who we are and where we live.

Ginny Culp
Vail

Chris Neubecker

From: Shelley Bellm
Sent: Monday, July 8, 2019 10:59 AM
To: PEC
Cc: Chris Neubecker
Subject: FW: East Vail Housing Project Support

From: Jennifer Law [<mailto:Jlaw1@vailresorts.com>]
Sent: Monday, July 8, 2019 10:56 AM
To: CommDev
Subject: East Vail Housing Project Support

Dear Mr. Stockmar and the Planning and Zoning Commission:

My name is Jennifer Law (Schofield). I am the Senior Director of Human Resources for Vail Resorts in Eagle County. Thank you for your service on the PEC. My dad was a long-time member on the PEC so I know firsthand the amount of reading and diligence this role plays.

I am writing to you today regarding the proposal for the East Vail Housing project. I am proud of what our company has done for employee housing. We are truly a leader in the industry in Colorado. We are always asked to do more as the need for affordable housing continues to grow. I am also proud of the commitments both Triumph and we will make to enhance wildlife, following approved rules and regulations and respecting the 18 acres of NAP.

Our company did the right thing in down zoning the parcel in East Vail for open space and housing and being able to add to the inventory of housing with a master lease. The master lease is not only important to the developer but to our employees who are living a short bus ride away. As you know many of our employees are waking up early to prepare for our guests and leaving late in the day after providing an experience of a lifetime for our guests.

In order to continue to be the world's premier mountain resort, we need to provide an experience of a lifetime for our employees as well. One of the main ways we accomplish this goal is to ensure basic needs are met. Affordable housing, close to work is an essential part of achieving this initiative.

Thank you for your support of this important project.

Jen

Jennifer Law, SPHR, SHRM-SCP
Senior Director, Human Resources, Eagle County, CO
O: 970.754.3040 Cell: 970.331.6457

Jlaw1@vailresorts.com



Welcome to your new HR – Making life easier

[Direct Connect](#) Take Action | Learn More & Get Help

 **VAIL** Like nothing on earth.™

 *Beaver Creek.*

VAILRESORTS®

EXPERIENCE OF A LIFETIME



The information contained in this message is confidential and intended only for the use of the individual or entity named above, and may be privileged. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please reply to the sender immediately, stating that you have received the message in error, then please delete this e-mail. Thank you.

To: Vail Planning and Environmental Commission, pec@vailgov.com and Kristen Bertuglia, KBertuglia@vailgov.com

Subject: Wildlife Mitigation Plan pertaining to East Vail Workforce Housing Subdivision impacts to bighorn sheep

Good morning, Planning and Environmental Commission members,

My name is Melanie Woolever. I have a B.S. and a M.S. in Wildlife Science and have been a professional wildlife biologist for 43 years. I have worked for a variety of agencies and organizations, but the majority of my career was with the U.S. Forest Service (FS) working at all levels of the organization. I was the Regional Wildlife Program Leader for the Rocky Mountain Region for over 20 years and was the Forest Service's Full Curl (bighorn sheep) Program Leader for 26 years. I worked internally providing guidance and technical expertise to FS specialists and leadership as well as with other Federal, State and local governments, non-governmental organizations and individuals to provide for bighorn sheep conservation. I have continued my involvement with bighorn sheep conservation issues since my 2015 retirement. I currently represent Colorado Wildlife Federation on the Colorado Statewide Bighorn Sheep Working Group, am on the Board of Directors for Rocky Mountain Bighorn Society, a member of the Professional Resource Advisory Board and Legislative Affairs Committee for the Wild Sheep Foundation and contract with CSU helping the National Park Service enhance their bighorn sheep conservation program.

I have been very interested in the proposed East Vail housing development referenced with specific concern regarding the likely impact to the struggling bighorn sheep herd occupying the area. I have read Rick Kahn's comments on the mitigation plan. I concur with his assessment of the situation and the inadequacy of the proposed mitigation and would like to underscore his comments and observations while adding a few of my own.

As Mr. Kahn clearly described, bighorn sheep, west-wide and in Colorado, are somewhere in the neighborhood of 3-5% of their historic numbers and distribution. Unlike deer and elk, bighorn sheep recovery, even with concerted effort, has not occurred. Consequently, the U.S. Forest Service, Rocky Mountain Region and surrounding Regions have included bighorns on their Sensitive Species lists which requires additional protect to insure activities do not result in a trend toward Federal ESA listing. The State of Colorado has also included bighorn sheep on their list of Species of Greatest Conservation Need. There is clear, science-based recognition of the vulnerability of our declining bighorn sheep populations. Small herds such as this one are particularly vulnerable to extirpation.

Loss of habitat, lack of ability to utilize habitat because of disturbance and disease events could all be factors affecting this herd's ability to survive. As Mr. Kahn mentioned, the herd has experienced a 40% reduction over the last number of years and has very limited winter range. Additional habitat loss, whether through actual structures or from preclusion of use as a result of the gamut of associated human activities, during and post construction, will further stress an already stressed population during the most energetically demanding time of year. The activities

are likely to severely reduce if not preclude use entirely, sharply increasing the risk of herd extirpation.

Mitigation of habitat loss, particularly for bighorn sheep, is problematic with highly variable response. Habitat improvement would need to be completed beforehand and demonstrated effective before a conclusion that loss of habitat has been mitigated and therefore, before any construction begins if there is a desire to maintain the bighorn sheep herd. In any case, it is clear that the scale and approach to habitat improvement will not likely meet the desired outcome for bighorn sheep as Mr. Kahn clearly describes.

I am hopeful that the citizens and local Vail government appreciate the amenity and the potential economic value this bighorn sheep herd provides, particularly in light of the high winter visitation when the sheep are easily seen. The bighorn sheep enhance visitor experience and frankly that of the local population as well. If keeping and even potentially exploring ways to recover the bighorn herd are a goal, then it is important to recognize that the suggested mitigation for the subdivision is inadequate and will not insure persistence.

Respectfully submitted,

Melanie M. Woolever

mmwoolever@gmail.com

Chris Neubecker

From: Anne Esson <alesson055@gmail.com>
Sent: Monday, July 8, 2019 7:06 AM
To: Christie Hocht
Cc: PEC; Council Dist List; mgennett@vailgove.com; Chris Neubecker; pamelas
Subject: Re: Bighorn Sheep

Thank you! Christie this letter reflects a sensible, knowledgeable family's perspective on a difficult community choice. In fact, there are other sites which could be turned to workforce housing without exacting a devastating blow on our struggling wildlife. We can have both! There is support in Council & on PEC to do this. Broad, declared community support will help them move forward.

Anne

On Sun, Jul 7, 2019 at 5:25 PM Christie Hocht <choctl@mountainmax.net> wrote:

Attached is a letter regarding the Bighorn Sheep population and the Booth employee housing.

Thank you,

Christie Hocht

To the Vail Planning and Environmental Commission

Thank you for your work to date on the Booth Heights project. I am very concerned, however, that the PEC will not scrutinize the Booth Heights project thoroughly. My hope is that the PEC will: (1) hire its own wildlife experts to study the effect on the wildlife corridor in the area and the winter grazing area of the bighorn sheep, and (2) will analyze and publish cost estimates (a) to provide services to the project, (b) to provide additional parking in town if there is not enough parking for residents onsite and (c) the continuing costs to mitigate the effects of the project on the area.

I also hope that the PEC will, in its planning capacity, provide the public with details on how having 300 or more residents in this part of Vail will affect the neighborhood and the costs to rest of us who live in Vail. Finally, I hope that the PEC will refer the approval of the Booth Heights project to the full Town Council.

I worry that the PEC's process considering this project will not be transparent and will not be slow and considered, giving the community time to absorb the implications of it. I view it as a David/Goliath situation in which David cannot win--where The Powers in town are calling the shots and the little people will have no voice and no influence. In my opinion, additional housing in Vail should not be built if the costs to wildlife or to the town are not completely explored and accepted by the community. Indeed, this is such an important issue, I believe that the town should conduct a referendum on the issue.

Thank you for considering my thoughts, Audre Engleman

Audre Engleman
Four Seasons Private Residence 9204
One Vail Road
Vail, CO 81657
Home phone: [\(970\) 477-8600, unit 9204](tel:(970)477-8600)
Audre Cell: [\(970\) 306-5706](tel:(970)306-5706)
Audre e-mail: audrengelman@hotmail.com
Photos: aledm.fototime.com
Blog: travelingloveaffair.blogspot.com

June 7, 2019

Vail Town Council,

My name is Christie Hocht. I reside at 890 Red Sandstone Circle in Vail. I have been a valley resident since 1972. My husband, Karl has lived in Vail since 1965. I have a degree in Biology from Willamette University in Salem, Oregon.

I have read the studies and letters from Gene Byrne, Rick Kahn, Matt Yamashita, and Melanie Woolever. I believe these letters and studies were included in the Vail Town Council packet for the meeting Monday July 8, 2019 at 1 pm. I also attended the Wildlife Forum in January 2018 presented by Bill Andree, Rick Thompson, and two others.

After reading these letters and studies, coupled with my own observations over many, many years. The proposed development for employee housing at the East Vail interchange will spell the demise of a very special population of Bighorn Sheep. The Gore Range Eagle's Nest S2 herd is native and has occupied this area for hundreds maybe thousands of years. Sheep are creatures of habit and go to the same winter and summer ranges year after year after year. It is estimated we only have between three and five percent of the historic numbers of Bighorn Sheep. Do we want to lose them completely?

Some of the biggest factors accompanying development are loss of critical winter range, habitat, and human encroachment. I know there are proposals to keep people out of the winter range area but I feel the enforcement is unrealistic. For example, years ago when the Cascade Lift was installed it was never intended to be a ski run and the area west from Eagles Nest to Dowds Junction is closed and designated critical wildlife habitat. How many ski tracks do you see after a powder day under this lift? How many ski tracks do you see through the trees dropping down to the Donovan Bench? How many ski tracks do you see coming off the cliffs on much of the south facing slopes of the valley north of I 70? This is also critical winter habitat for elk and other wildlife. Restricting dogs was also mentioned and Rick Kahn suggested no dogs in the area. Good Luck!

The development would also negatively impact our declining deer and elk populations, and the peregrine falcon. The studies suggested there would be more bear encounters with humans and trash.

While I realize the need for housing, this development is way too big for the site with inadequate parking and little regard for the view corridor entering Vail. The building east of Red Sandstone Elementary School is massive and overpowers the landscape and the Booth development would have even more of an impact. Do we want to look any urban area or preserve what's left of our beautiful valley?

Please vote to keep our wildlife for generations to come. Saving the Bighorn Sheep habitat will also boost our populations of deer, elk, and peregrine falcons and keep our bears from human conflict.

Sincerely,

Christie and Karl Hocht, son Kevin and wife Sarah, son Karl and wife Jenny and grandchildren, Annelore, Karl IV, Mattias, and Nikolas Hocht

July 7, 2019

Town of Vail Planning and Environmental Commission
Town of Vail Planning Manager
75 South Frontage Road
Vail CO 81657



Dear Commissioners and Planning Manager Neubecker:

Colorado Wildlife Federation (CWF) is a statewide nonprofit organization, and National Wildlife Federation affiliate, comprising wildlife enthusiasts, anglers, hunters, photographers and other outdoor recreationists. We are pleased to submit our comments on the proposed Booth Heights/East Vail Workforce Housing Development.

CWF is well acquainted with the extensive experience and expertise that wildlife biologists Rick Kahn, Melanie Woolever and Gene Byrne bring to their assessments of the impacts to the bighorn sheep herd. We commend you for seeking their expert opinions. In addition, Colorado Parks and Wildlife, our state's wildlife management agency, has cited the direct and indirect impacts to this bighorn sheep herd should the project be approved in its current form and notes the attention that will be necessary to address long term cumulative impacts. We accord considerable weight to their assessments. In broadest terms, their thinking seems to be that the plan has not adequately examined or addressed the impacts to the bighorn sheep herd to the satisfaction of these experts. CWF also notes that the project would constrain a big game movement pattern.

Wildlife viewing is a large economic driver. An indicator of the importance of wildlife to Coloradans is the finding in the 2019 State of the Rockies bipartisan poll that 82 percent believe loss of habitat for fish and wildlife is a serious problem.

Therefore, our impression is that the plan, as proposed, has not benefitted from enough scrutiny to render it ripe for approval. CWF urges the Commission to decline to move forward the project, as proposed, given the impacts to this bighorn sheep herd. We hope that this Commission will devote genuine thought to the long term and short term implications and consequences of the decision.

Sincerely,

A handwritten signature in black ink that reads "Suzanne O'Neill". The signature is written in a cursive, flowing style.

Suzanne O'Neill, Executive Director, Colorado Wildlife Federation

Chris Neubecker

From: Suzanne Silverthorn
Sent: Friday, July 5, 2019 8:29 PM
To: Chris Neubecker
Cc: Amanda Zinn
Subject: Fwd: East Vail Parcel / PEC Comments
Attachments: image001.png; image002.jpg; image003.jpg; image004.jpg; image005.jpg

For public input.

Suzanne Silverthorn, APR
Director of Communications
Town of Vail
970-479-2115
970-471-1361 (cell)

Begin forwarded message:

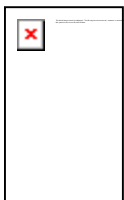
From: Amanda Zinn <AZinn@vailgov.com>
Date: July 5, 2019 at 6:34:11 PM MDT
To: Suzanne Silverthorn <SSilverthorn@vailgov.com>
Subject: **FW: East Vail Parcel / PEC Comments**

Please see email

Amanda Zinn
Supervisor
Vail Welcome Centers



Office: 970.477.3520
Cell: 970.376.1754
vailgov.com



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

From: daniel frederick [<mailto:danieljfrederick@icloud.com>]

Sent: Friday, July 5, 2019 4:28 PM

To: Info

Subject: East Vail Parcel / PEC Comments

For the record, I am opposed to this project for many reasons. The primary one being that it is critical for the continued existence of the sheep herd. This parcel with its questionable recent history needs to be evaluated for open space. It is the single most critical for wildlife acreage within the Town of Vail and needs to be preserved as it is now. I urge the PEC and Council to discuss other options for housing then one that places a dagger in the heart of this most critical piece of land under our control. Thank you, Daniel Frederick, Vail

Chris Neubecker

From: Ginny <ginny.culp@comcast.net>
Sent: Friday, July 5, 2019 8:18 PM
To: PEC; Chris Neubecker; Matt Gennett; Nate Peterson; letters@vaildaily.com
Subject: East Vail Housing Project

As we learn more about the aspects of the proposed Booth Heights project in East Vail, the concept begins to seem less than ideal, or even good. In fact, it seems not very viable. The visual, environmental, infrastructure and safety issues seem huge. Previous letter writers have addressed all of those issues.

In the 1960s Vail Associates deemed the land to be unbuildable. It remains true today. The geologic hazards, the fragility of the herd of bighorn sheep and other wildlife who use this steep hillside, the bulldozing of acres of prime open space at the eastern entry to Vail, the unsuitability of the project to the surrounding neighborhoods...I could go on.

A solution was foreshadowed by a previous Vail Town Council. The Real Estate Transfer Tax Fund (RETT), as originally formatted, should purchase this land and declare it open space from this point forward. The RETT was initiated as a way for Vail citizens (old and new) to purchase open space within the Town of Vail. For over a decade TOV has used the RETT funds (\$70+ million) to augment the TOV budget. I suggest that now is a time to use the fund, as intended, to save precious open space.

Open space is at a premium these days as developers gobble up more lands for huge buildings, higher densities and profit. That's how they make their money. But it is our job, as citizens, to say when it really doesn't seem viable and is not appropriate. Citizens must get to work in order to protect what is deemed a priority for our town. (See TOV mission statement.) Likewise it is true that our development departments and personnel need to step back and ask if this is really a good proposal. These irreversible projects should not be "done deals" just for the sake of being the "development department" or an appendage thereof.

Constructing huge employee housing buildings is no longer very feasible in TOV. Employers should be looking at smaller buildings on appropriate in-fill parcels and band together in cooperatives to build employee housing. Vail Resorts owns a fair amount of land around Vail Village and Lionshead. Now might be the time to evaluate if parking maintenance equipment on that land is still one of the highest and best uses in light of their continued urgency to build employee housing on bigger open space parcels. Same said for TOV relative to in-fill projects including redevelopment of Timberidge West with higher density and rezoning of Middle Creek parcel.

Zoning this property for housing is inappropriate. Once this East Vail parcel is scraped clean....there is no going back. Now is the time to decide if our environment is really an integral part of who we are and where we live.

Ginny Culp
Vail

Chris Neubecker

From: Shelley Bellm
Sent: Monday, July 8, 2019 10:59 AM
To: PEC
Cc: Chris Neubecker
Subject: FW: East Vail Housing Project Support

From: Jennifer Law [<mailto:Jlaw1@vailresorts.com>]
Sent: Monday, July 8, 2019 10:56 AM
To: CommDev
Subject: East Vail Housing Project Support

Dear Mr. Stockmar and the Planning and Zoning Commission:

My name is Jennifer Law (Schofield). I am the Senior Director of Human Resources for Vail Resorts in Eagle County. Thank you for your service on the PEC. My dad was a long-time member on the PEC so I know firsthand the amount of reading and diligence this role plays.

I am writing to you today regarding the proposal for the East Vail Housing project. I am proud of what our company has done for employee housing. We are truly a leader in the industry in Colorado. We are always asked to do more as the need for affordable housing continues to grow. I am also proud of the commitments both Triumph and we will make to enhance wildlife, following approved rules and regulations and respecting the 18 acres of NAP.

Our company did the right thing in down zoning the parcel in East Vail for open space and housing and being able to add to the inventory of housing with a master lease. The master lease is not only important to the developer but to our employees who are living a short bus ride away. As you know many of our employees are waking up early to prepare for our guests and leaving late in the day after providing an experience of a lifetime for our guests.

In order to continue to be the world's premier mountain resort, we need to provide an experience of a lifetime for our employees as well. One of the main ways we accomplish this goal is to ensure basic needs are met. Affordable housing, close to work is an essential part of achieving this initiative.

Thank you for your support of this important project.

Jen

Jennifer Law, SPHR, SHRM-SCP
Senior Director, Human Resources, Eagle County, CO
O: 970.754.3040 Cell: 970.331.6457

Jlaw1@vailresorts.com



Welcome to your new HR – Making life easier

[Direct Connect](#) Take Action | Learn More & Get Help

 **VAIL** Like nothing on earth.™

 *Beaver Creek.*

VAILRESORTS®

EXPERIENCE OF A LIFETIME



The information contained in this message is confidential and intended only for the use of the individual or entity named above, and may be privileged. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please reply to the sender immediately, stating that you have received the message in error, then please delete this e-mail. Thank you.

To: Vail Planning and Environmental Commission, pec@vailgov.com and Kristen Bertuglia, KBertuglia@vailgov.com

Subject: Wildlife Mitigation Plan pertaining to East Vail Workforce Housing Subdivision impacts to bighorn sheep

Good morning, Planning and Environmental Commission members,

My name is Melanie Woolever. I have a B.S. and a M.S. in Wildlife Science and have been a professional wildlife biologist for 43 years. I have worked for a variety of agencies and organizations, but the majority of my career was with the U.S. Forest Service (FS) working at all levels of the organization. I was the Regional Wildlife Program Leader for the Rocky Mountain Region for over 20 years and was the Forest Service's Full Curl (bighorn sheep) Program Leader for 26 years. I worked internally providing guidance and technical expertise to FS specialists and leadership as well as with other Federal, State and local governments, non-governmental organizations and individuals to provide for bighorn sheep conservation. I have continued my involvement with bighorn sheep conservation issues since my 2015 retirement. I currently represent Colorado Wildlife Federation on the Colorado Statewide Bighorn Sheep Working Group, am on the Board of Directors for Rocky Mountain Bighorn Society, a member of the Professional Resource Advisory Board and Legislative Affairs Committee for the Wild Sheep Foundation and contract with CSU helping the National Park Service enhance their bighorn sheep conservation program.

I have been very interested in the proposed East Vail housing development referenced with specific concern regarding the likely impact to the struggling bighorn sheep herd occupying the area. I have read Rick Kahn's comments on the mitigation plan. I concur with his assessment of the situation and the inadequacy of the proposed mitigation and would like to underscore his comments and observations while adding a few of my own.

As Mr. Kahn clearly described, bighorn sheep, west-wide and in Colorado, are somewhere in the neighborhood of 3-5% of their historic numbers and distribution. Unlike deer and elk, bighorn sheep recovery, even with concerted effort, has not occurred. Consequently, the U.S. Forest Service, Rocky Mountain Region and surrounding Regions have included bighorns on their Sensitive Species lists which requires additional protect to insure activities do not result in a trend toward Federal ESA listing. The State of Colorado has also included bighorn sheep on their list of Species of Greatest Conservation Need. There is clear, science-based recognition of the vulnerability of our declining bighorn sheep populations. Small herds such as this one are particularly vulnerable to extirpation.

Loss of habitat, lack of ability to utilize habitat because of disturbance and disease events could all be factors affecting this herd's ability to survive. As Mr. Kahn mentioned, the herd has experienced a 40% reduction over the last number of years and has very limited winter range. Additional habitat loss, whether through actual structures or from preclusion of use as a result of the gamut of associated human activities, during and post construction, will further stress an already stressed population during the most energetically demanding time of year. The activities

are likely to severely reduce if not preclude use entirely, sharply increasing the risk of herd extirpation.

Mitigation of habitat loss, particularly for bighorn sheep, is problematic with highly variable response. Habitat improvement would need to be completed beforehand and demonstrated effective before a conclusion that loss of habitat has been mitigated and therefore, before any construction begins if there is a desire to maintain the bighorn sheep herd. In any case, it is clear that the scale and approach to habitat improvement will not likely meet the desired outcome for bighorn sheep as Mr. Kahn clearly describes.

I am hopeful that the citizens and local Vail government appreciate the amenity and the potential economic value this bighorn sheep herd provides, particularly in light of the high winter visitation when the sheep are easily seen. The bighorn sheep enhance visitor experience and frankly that of the local population as well. If keeping and even potentially exploring ways to recover the bighorn herd are a goal, then it is important to recognize that the suggested mitigation for the subdivision is inadequate and will not insure persistence.

Respectfully submitted,

Melanie M. Woolever

mmwoolever@gmail.com

Chris Neubecker

From: Suzanne Silverthorn
Sent: Monday, July 8, 2019 10:04 AM
To: PEC; Council Dist List
Subject: Fwd: East Vail Booth Heights proposal

FYI

Suzanne Silverthorn, APR
Director of Communications
Town of Vail
970-479-2115
970-471-1361 (cell)

Begin forwarded message:

From: Amanda Zinn <AZinn@vailgov.com>
Date: July 8, 2019 at 10:01:14 AM MDT
To: Suzanne Silverthorn <SSilverthorn@vailgov.com>
Subject: FW: East Vail Booth Heights proposal

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

From: info@vailgov.com [<mailto:info@vailgov.com>]
Sent: Monday, July 8, 2019 9:56 AM
To: Info
Subject: East Vail Booth Heights proposal

Dear Mayor Chapin,

It seems like you may be casting the deciding vote on the Booth Heights development. I know you love the open space in Vail and will work to preserve it. The respect that we show for the bighorn sheep reflects who we are in Vail. Let's not send the wrong message. We care. Those of us who are lucky enough to live in Vail are trying to help preserve the environment for our future generations. I hope that you will do the right thing and vote against the proposal.

Sincerely,
Sharon Smith
Vail, CO

Submitted By:
Name:: Sharon Smith
Telephone:: 9706880136
Email:: liebchen1@hotmail.com

Submitted From:
<https://www.vailgov.com/contact>

July 5, 2019

Dear PEC members:

Nearly 2 years ago your commission, as well as the TOV council, approved the re-zoning of what is now called the Booth Heights workforce housing parcel-without a specific plan having been presented. Those decisions were made with numerous references to the PEC's ability and obligation to address any concerns/questions the public may have at the time a development plan was presented.

And now, here we are-with a plan presented and before you. Now the difficult questions are coming. Concepts presented, geological and environmental reports issued, mitigation plans offered, safety concerns and neighborhood compatibility issues raised-and certainly not the least, the very survival of Vail's last bighorn sheep herd-all now before you. You have an enormous and difficult task now.

I have reviewed the development plan, read all of the environmental reports and wildlife study/mitigation plans and have several concerns—none of which can be delivered in the allotted 3 minutes your commission limited public comment to.

So, here are my concerns with this development plan broken down into 2 categories. My hope and expectation is all of you will consider my input and respond publicly at the next few PEC meetings considering the Booth Heights plan.

1. The public record shows you've received 3 detailed commentaries/rebuttals from Vail individuals: one from Jim Lamont of the VHA and the others from Grace Poganski and Anne Esson. All 3 are well-researched and raise numerous questions. So I would ask: after having read them do you agree or disagree with their content? If you disagree I believe you need to state your reasons publicly as to what and why. If you agree you should go back to the developer with your concerns for them to address. Neither the public nor you, the PEC, should accept the developer's proposals or their consultants' opinions and mitigation plans at face value without further scrutiny.

There are valid safety concerns in the EIR with rock fall hazards, debris flow, avalanche, landslide and construction-related slope sustainability hazards that have not yet been fully commented on by the Colorado Geological Survey—nor further evaluation that is recommended. The same applies for review by the Colorado Avalanche Information Center of an avalanche hazard analysis and design of any necessary mitigation.

The CGS recommends that the Town require an inspection and maintenance plan for the rock fall hazard mitigation berm prior to final plat approval. Said plan should include an inspection schedule. Have these been done? If not. When? Also, who pays for the ongoing inspections and maintenance?

At the last PEC meeting on June 24, 2019 additional safety concerns were raised by citizenry regarding increased pedestrian use of the East Vail interchange underpass, increased use of the TOV bus system and related potential pedestrian/vehicle incidents on the frontage road, and safety concerns for any planned pedestrian crosswalks related to the new bus stop(s). In your opinions have these issues been adequately addressed by the developer? If not, when?

2. Wildlife.

At the same June 24th PEC meeting I urged you to view and/or watch again before the July 8th meeting the 2 recent Wildlife Forums put on by the TOV and Vail Symposium. I trust you have.

From those forums it is crystal clear our wildlife in the Gore Valley and broader Eagle Valley are in crisis. It is also clear that mitigation plans over the decades that Vail and surrounding areas have been developed have, for the most part, failed.

The consistent themes/comments from those forum experts can be summarized/paraphrased as follows:

- In truth, wildlife has never won when someone says “mitigation or compromise (balance)”. In every case wildlife loses that fight.
- It is a fact; whenever a developer or decision maker has said “we can mitigate this or compromise that” it always meant a direct loss of wildlife habitat and decline in wildlife populations.
- The goal of mitigation is no net loss, but the Gold (Best) Standard is avoidance.
- Mitigation is not something you just do once-it is forever, just like a ski area or development.
- You need a funding mechanism in perpetuity (i.e. transfer fee or trust fund)
- Almost all mitigation plans are too late—they need to be done before ground is broken. And they need to be of sufficient size.
- We always hear “We’re only going to impact 5% of their winter range”, but never “we’ll give 5% of our development for wildlife”.
- “Snapchat” wildlife studies are not sufficient. Almost all snapchat wildlife consultants’ studies never impact wildlife! Any wildlife study should include before (baseline), during and after construction. Is it working? Flexibility if it isn’t.
- Enforcement. Examples were given about numerous mitigation plans that have failed due to a lack of enforcement by decision makers (Beaver Creek, Westin chairlift, Meadow Mountain as a result of ignoring a Memorandum of Understanding, etc.) One panelist said he could go on for hours about failures of enforcement.
- Most wildlife consultants end up recommending exactly what didn’t work before.
- Are the decision-makers willing to read the notes, learn from their mistakes and finally start protecting wildlife? Do you want wildlife, or not?
- The public needs to hold the decision-makers responsible.

- Piece-mealing portions of the habitat enhancement plan from the 1990's now, without the greater burn and habitat enhancement plan in conjunction with it presents a difficult question in how beneficial that is for the sheep (i.e. on the Booth Heights parcel) in the long run when its only 10-20% of what was planned 25 years ago—especially in light of continued degradation of the habitat over that same 25-year period.
- And finally, we are mitigating them (the wildlife) to death.

My final question regarding wildlife for this proposal is: Were our true local wildlife experts at CPW sufficiently consulted by Triumph, and just as important, were there any CPW recommendations ignored or watered down in this process? If so, why?

Thank you all for your thoughtful consideration of and response to the questions and concerns I've mentioned here. See you on the 8th.

Respectfully,
Tom Vucich
Vail

Chris Neubecker

From: Suzanne Silverthorn
Sent: Monday, July 8, 2019 10:04 AM
To: PEC; Council Dist List
Subject: Fwd: East Vail Booth Heights proposal

FYI

Suzanne Silverthorn, APR
Director of Communications
Town of Vail
970-479-2115
970-471-1361 (cell)

Begin forwarded message:

From: Amanda Zinn <AZinn@vailgov.com>
Date: July 8, 2019 at 10:01:14 AM MDT
To: Suzanne Silverthorn <SSilverthorn@vailgov.com>
Subject: FW: East Vail Booth Heights proposal

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

From: info@vailgov.com [<mailto:info@vailgov.com>]
Sent: Monday, July 8, 2019 9:56 AM
To: Info
Subject: East Vail Booth Heights proposal

Dear Mayor Chapin,

It seems like you may be casting the deciding vote on the Booth Heights development. I know you love the open space in Vail and will work to preserve it. The respect that we show for the bighorn sheep reflects who we are in Vail. Let's not send the wrong message. We care. Those of us who are lucky enough to live in Vail are trying to help preserve the environment for our future generations. I hope that you will do the right thing and vote against the proposal.

Sincerely,
Sharon Smith
Vail, CO

Submitted By:
Name:: Sharon Smith
Telephone:: 9706880136
Email:: liebchen1@hotmail.com

Submitted From:
<https://www.vailgov.com/contact>

July 5, 2019

Dear PEC members:

Nearly 2 years ago your commission, as well as the TOV council, approved the re-zoning of what is now called the Booth Heights workforce housing parcel-without a specific plan having been presented. Those decisions were made with numerous references to the PEC's ability and obligation to address any concerns/questions the public may have at the time a development plan was presented.

And now, here we are-with a plan presented and before you. Now the difficult questions are coming. Concepts presented, geological and environmental reports issued, mitigation plans offered, safety concerns and neighborhood compatibility issues raised-and certainly not the least, the very survival of Vail's last bighorn sheep herd-all now before you. You have an enormous and difficult task now.

I have reviewed the development plan, read all of the environmental reports and wildlife study/mitigation plans and have several concerns—none of which can be delivered in the allotted 3 minutes your commission limited public comment to.

So, here are my concerns with this development plan broken down into 2 categories. My hope and expectation is all of you will consider my input and respond publicly at the next few PEC meetings considering the Booth Heights plan.

1. The public record shows you've received 3 detailed commentaries/rebuttals from Vail individuals: one from Jim Lamont of the VHA and the others from Grace Poganski and Anne Esson. All 3 are well-researched and raise numerous questions. So I would ask: after having read them do you agree or disagree with their content? If you disagree I believe you need to state your reasons publicly as to what and why. If you agree you should go back to the developer with your concerns for them to address. Neither the public nor you, the PEC, should accept the developer's proposals or their consultants' opinions and mitigation plans at face value without further scrutiny.

There are valid safety concerns in the EIR with rock fall hazards, debris flow, avalanche, landslide and construction-related slope sustainability hazards that have not yet been fully commented on by the Colorado Geological Survey—nor further evaluation that is recommended. The same applies for review by the Colorado Avalanche Information Center of an avalanche hazard analysis and design of any necessary mitigation.

The CGS recommends that the Town require an inspection and maintenance plan for the rock fall hazard mitigation berm prior to final plat approval. Said plan should include an inspection schedule. Have these been done? If not. When? Also, who pays for the ongoing inspections and maintenance?

At the last PEC meeting on June 24, 2019 additional safety concerns were raised by citizenry regarding increased pedestrian use of the East Vail interchange underpass, increased use of the TOV bus system and related potential pedestrian/vehicle incidents on the frontage road, and safety concerns for any planned pedestrian crosswalks related to the new bus stop(s). In your opinions have these issues been adequately addressed by the developer? If not, when?

2. Wildlife.

At the same June 24th PEC meeting I urged you to view and/or watch again before the July 8th meeting the 2 recent Wildlife Forums put on by the TOV and Vail Symposium. I trust you have.

From those forums it is crystal clear our wildlife in the Gore Valley and broader Eagle Valley are in crisis. It is also clear that mitigation plans over the decades that Vail and surrounding areas have been developed have, for the most part, failed.

The consistent themes/comments from those forum experts can be summarized/paraphrased as follows:

- In truth, wildlife has never won when someone says “mitigation or compromise (balance)”. In every case wildlife loses that fight.
- It is a fact; whenever a developer or decision maker has said “we can mitigate this or compromise that” it always meant a direct loss of wildlife habitat and decline in wildlife populations.
- The goal of mitigation is no net loss, but the Gold (Best) Standard is avoidance.
- Mitigation is not something you just do once-it is forever, just like a ski area or development.
- You need a funding mechanism in perpetuity (i.e. transfer fee or trust fund)
- Almost all mitigation plans are too late—they need to be done before ground is broken. And they need to be of sufficient size.
- We always hear “We’re only going to impact 5% of their winter range”, but never “we’ll give 5% of our development for wildlife”.
- “Snapchat” wildlife studies are not sufficient. Almost all snapchat wildlife consultants’ studies never impact wildlife! Any wildlife study should include before (baseline), during and after construction. Is it working? Flexibility if it isn’t.
- Enforcement. Examples were given about numerous mitigation plans that have failed due to a lack of enforcement by decision makers (Beaver Creek, Westin chairlift, Meadow Mountain as a result of ignoring a Memorandum of Understanding, etc.) One panelist said he could go on for hours about failures of enforcement.
- Most wildlife consultants end up recommending exactly what didn’t work before.
- Are the decision-makers willing to read the notes, learn from their mistakes and finally start protecting wildlife? Do you want wildlife, or not?
- The public needs to hold the decision-makers responsible.

- Piece-mealing portions of the habitat enhancement plan from the 1990's now, without the greater burn and habitat enhancement plan in conjunction with it presents a difficult question in how beneficial that is for the sheep (i.e. on the Booth Heights parcel) in the long run when its only 10-20% of what was planned 25 years ago—especially in light of continued degradation of the habitat over that same 25-year period.
- And finally, we are mitigating them (the wildlife) to death.

My final question regarding wildlife for this proposal is: Were our true local wildlife experts at CPW sufficiently consulted by Triumph, and just as important, were there any CPW recommendations ignored or watered down in this process? If so, why?

Thank you all for your thoughtful consideration of and response to the questions and concerns I've mentioned here. See you on the 8th.

Respectfully,
Tom Vucich
Vail

From: [Sue Rychel](#)
To: [Chris Neubecker](#)
Subject: Booth Heights
Date: Wednesday, June 26, 2019 10:12:28 AM

Please pass on the following for me.

After attending meetings and listening to presentations, Booth Heights is even more unattractive as time goes on.

With the beautiful landscaping being added at the East Vail exit, the sheer size of Booth Heights will dwarf anything near it.

Your eye will be drawn to big buildings, stairs, parking areas and vehicles....not open spaces paid for by our transfer tax.

It certainly is well named! The project is too high, too dense, cumbersome from and to the existing bus stop to the proposed bus stop.

I am against it and ask that it not be approved.

Sue Rychel
970-471-0109

"Please Note: We will never email you wire instructions, please call me if you are asked to wire money."

From: [Patricia Langmaid](#)
To: [PEC](#); [Chris Neubecker](#); [Matt Gennett](#)
Subject: East Vail Housing Development
Date: Thursday, June 27, 2019 1:16:04 PM

Dear Chairman Stockmar and members of the PEC,

I attended the site review of the East Vail parcel and was disheartened imagining Triumph's plan to clear cut the aspen forest and build three large buildings in a row close to the frontage road, four town homes in line with them, and four more town homes higher up. The buildings stretch from the East Vail entrance to the dirt pull-off and gate where the Bighorn feed in the winter. The uncovered employee parking lot and entrance and the highest building are located on the western boundary, just where the Bighorn sheep browse in the winter. Browse sounds casual but it is anything but casual: the sheep are in survival mode for much of the winter, unable to expend the energy to go through deep snow and find food. Since before any of us were here the sheep have been coming down in winter.

A beautiful piece of land in a sight corridor with no surrounding buildings, with a rock band escape route for the sheep and next to the critical winter range of the sheep is being filled with uninteresting, stacked box housing called "Mountain Modern".

This large development of 11 separate buildings is the first thing you would see coming into Vail and the last thing you would see leaving Vail. A beautification and drainage project at the East Vail entrance is nearly complete. This project features rock walls presented in parallel bands with many aspens, copying the natural environment of the rock band and aspens of the East Vail parcel. This beautiful entrance represents Vail doing what Vail does best.....going the extra mile to create a unique and pleasing addition to the town. Why not add to the impression of natural beauty and wonderful landscape design by leaving the East Vail parcel as it should be.....open space? What a statement that would be about Vail and what we treasure.

Please examine the ENVIRONMENTAL part of the project very carefully. THIS PROJECT SHOULD NOT BE BUILT. PERIOD. It is environmentally incompatible with the existing sheep herd and the pristine nature of the East Vail entrance. It is unconscionable to allow a development that endangers the survival of the Bighorn.

I know Triumph said the land is not for sale, but it could be. Already there are flaws in the proposal. If insufficient parking places, water running through the property, and safety issues like no sidewalks and steep rooflines are already dogging Triumph, then let's see what is revealed when environmental issues come up with sheep and rockfall as the focus.

One more point. The success of Chamonix is wonderful. The development was built on empty land and the parcel was already surrounded by homes. It was a good fit. Nothing about Triumph's East Vail plan is a good fit. It is the wrong choice for the sheep and the wrong choice for anyone who values the first impression of Vail at the E. Vail entrance.

Respectfully yours,
Patti Langmaid

Sent from my iPad

From: [Chris Neubecker](#)
To: [PEC](#)
Subject: FW: Proposed housing in Booth Creek
Date: Wednesday, June 26, 2019 10:06:54 AM

From: Pat Nixon [mailto:patnixon@vail.net]
Sent: Wednesday, June 26, 2019 10:02 AM
To: Chris Neubecker
Cc: pamelas@vail.net
Subject: Proposed housing in Booth Creek

To whom this may concern----

I have lived happily on Bald Mt.Rd.for over 30 years now and am totally against any invasive employee housing here in our nice and quiet neighborhood.We all have worked hard all of our lives to live in this kind of mountain neighborhood ,enjoying the wildlife and trying to protect our environment.There must be another area for Vail Resorts to house their mostly seasonal workforce.There must be lots of open space further down the valley which doesn't negatively impact Vail's current lovely entrance-way over Vail Pass.A huge and unattractive building and the resulting traffic would impact the area and be detrimental to our resident wildlife that we need to protect.

Very

truly yours,Patty Nixon

2565 Bald Mt.Rd. 970-390-7456

Chris Neubecker

From: Patricia Langmaid <patti.langmaid@gmail.com>
Sent: Saturday, June 29, 2019 1:15 PM
To: PEC; Matt Gennett; Chris Neubecker; cromer@visitvailvalley.com
Subject: East Vail Housing

Dear Chairman Stockmar and members of the PEC,

Thank you for the work you do for the Town. And, thank you in advance for all the work that's coming up concerning the E. Vail project and the Sheep

The Vail Valley Partnership has copywrited the name "Save the East Vail Sheep" and on the VVP website, Chris Romer's article says the way to save the sheep is by mitigating and developing the East Vail parcel. Building on the land next to the sheep's winter habitat will doom the sheep, not save them. Serious improvement of sheep habitat is complicated and costly. To be done correctly would take years. Getting the permits and devising a plan of action to burn, seed, and prune cannot be done in a matter of weeks.

Mr. Romer's "Fast facts" (underlined) are misleading.

1. Bighorn sheep winter range is 1,800 acres. The winter range of the sheep may be 1800 acres but, as stated in the Environmental Impact Report of Western Ecosystems, the sheep only use 15% of it and critical feeding takes place on a few acres next to the proposed housing development.
2. Development will occur on 0.2% of sheep range. Misleading. It implies the development is small and won't impact the sheep. The opposite is true.
3. The development proposes to permanently set aside and enhance 18 acres of private property for wildlife. Enhancing 18 acres of extremely steep hillside will not help the sheep. Staying away from the sheep's preferred foraging ground would save the sheep. A serious enhancement of sheep habitat is complicated and costly.
4. Neighbors have opposed bighorn sheep habitat enhancement efforts dating back 20+ years. Misleading. In the past, some neighbors voted against a controlled burn because elsewhere in Colorado a "controlled" fire destroyed some homes. They were not against habitat enhancement, per se.
5. The East Vail parcel is the **only** undeveloped property designated as a housing zone district in the Town of Vail. Misleading. There are several places in town where housing could be built. The new Town Centre could include employee housing, The Roost landowner might be approached to build housing, VR owns land in Vail that could be used for housing. All of these parcels could be designated as housing zone districts, given the prevailing atmosphere for more housing.
6. No variances to town code are proposed. That's true, as far as I know.
7. 2018 housing needs assessment shows need for 4000 units. Is that Valley wide or in Vail proper? Housing is important but not at the expense of wildlife.

It is a cruel joke to copyright "Save the East Vail Sheep" by an organization that does not have the best interests of the sheep in mind at all. It is faulty logic and a misrepresentation of "facts" that say the way to save the sheep is to develop on their critical winter range. Mitigation sounds good on paper. Serious mitigation means a commitment to burn, prune, seed, and take away deadfall.

I think no amount of enhanced habitat will make the sheep stay when the activity of a large housing project is next to their range. It is wishful thinking to imagine the sheep coming down to feed next to the activity of hundreds of people, possibly dogs, cars coming and going, and a bus stop. I-70 doesn't bother them, passing cars and trucks, but humans do bother them and cause them to run when just standing or walking in winter snow takes all the energy they have.

Patti Langmaid

Sent from my iPad

Chris Neubecker

From: Patricia Langmaid <patti.langmaid@gmail.com>
Sent: Sunday, June 30, 2019 5:36 PM
To: bstockmar@vailgov.com
Cc: PEC; Chris Neubecker; Matt Gennett; BILL ANDREE
Subject: Speaking on July 8

Dear Chairman Stockmar,

May I respectfully make a request from you.

Bill Andree is a respected local wildlife specialist for our area (39 years at CO Div. of Wildlife and then CO Parks Wildlife) He knows a lot about the East Vail sheep; he has watched them for decades. He is not a radical; he speaks directly and truthfully. I think, given his credentials, he should be allowed to speak for more than 3 minutes. The Commission can not come to an objective decision without allowing a credible rebuttal to Triumph's biologist. I think Bill should be allowed to present his expert opinion on the status of the sheep and an answer to the Mitigation plan. It is not respectful to the dignity of Bill's stature to cut him off. I think the Commission members would approve a special exception to the 3 minute rule if you, Mr. Stockmar, asked for it. We have to have a fair process.

A short bio of Bill Andree follows:

Bill Andree graduated from CSU with a B.S. in Fishery and Zoology and started working with the Colorado Division of Wildlife in 1980. He has been the District Wildlife Manager for the Vail District since 1981. From 1989-1991 he supervised the study on Bighorn Sheep at Booth Creek and supervised the Colorado Lynx survey crew from 1991-1993. He has been published in Wildlife Society Bulletin in 1995, and is one of the co-authors of The Effects of Ski Area Expansion on Elk. Bill is a member of the Colorado Division of Wildlife Lynx Recovery Team. In 1985 he received the award for Colorado Wildlife Officer of the year by the Shikar-Safari Club International, he was the 1991 Wildlife Professional of the year by Colorado Trappers Association, the 1992 Professional Achievement Award in Wildlife Management by Colorado Chapter of The Wildlife Society, and in 2007 he received the Wildlife Lifetime Achievement Award by the Colorado Division of Wildlife. Bill officially retired from the Colorado Parks and Wildlife in July of 2018.

Thank you,

Patti Langmaid

PS Having said all this, I am not even sure Bill will speak on July 8. Not everybody should get more time, but if a Triumph biologist presents, then another biologist should have time to give a rebuttal.

Chris Neubecker

From: Shelley Bellm
Sent: Wednesday, July 3, 2019 2:29 PM
To: PEC
Subject: Fwd: PEC East Vail Housing

Get [Outlook for iOS](#)

----- Forwarded message -----

From: "Peter Casabonne" <casaent@vail.net>
Date: Wed, Jul 3, 2019 at 2:28 PM -0600
Subject: PEC East Vail Housing
To: "CommDev" <CDev@vailgov.com>

PEC,

Regarding "Booth Heights" East Vail Housing.

I can appreciate the weight of the upcoming decision you will have to make – bighorn sheep vs. housing. Therefore, it is imperative that you have solid, accurate, ecological, and environmental facts on which to base your decision.

The Environmental Impact Report, Wildlife Mitigation Plan, Wetland Delineation Report, Geo Hazard Analysis and Rock Fall Hazard Study, submitted with the development application, are powerful documents.

With all due respect for you, the PEC board members, I'm not aware of any commissioner having a professional or academic background in environmental or ecological matters. I apologize if this is not an accurate assessment. If this is the case, I think the information in the documents listed above should weigh heavily in the review of the development proposal. Without question, there will be irreversible negative environmental impacts if this project is built as proposed, from the construction disturbances as well as the long term effects of site habitation.

Also, a letter (6/27/2019) of recommended best practices submitted to Chris Neubecker from Colorado Parks and Wildlife regarding direct and indirect impacts to resident wildlife as a result of development on the parcel, should be given the highest consideration. CPW recommends "restricting all construction to a July 31st to November 15th time frame in order to minimize impacts to wintering ungulates and nesting peregrine falcons." CPW also

recommends, “ relocating access to the housing development to the eastern side of the 5.4 acres.” These are professional, science based recommendations and should be required to give wildlife the best chance of long term survival, should this development move forward.

The proposed housing development is not compatible with the site due to known geo hazards mitigated with a ditch which will require periodic mechanized clean outs. It is not compatible with resident wildlife. The developer would be hard pressed to find a professional biologist that would claim that the mitigation plan submitted with the application would ensure the survival of the resident Bighorn Sheep. It is not compatible architecturally with the East Vail community in height or mass. Compatibility with the adjacent I-70 underpass should be seriously considered.

I don't think any Vail citizens are opposed to finding housing solutions. The owner has a right to use the property, but the community should have a say in what is the right use. I don't think this development as proposed, is the right use for this property.

“ A thing is right when it tends to preserve the integrity, stability and beauty of the biotic community. It is wrong when it tends otherwise.” - Aldo Leopold

Respectfully,
Peter Casabonne
West Vail



Virus-free. www.avast.com

TEC Meeting
July 8, 2019

Public Comment

- 1 Terry Meyers
- 2 Suzanne O'Neill
- 3 Blondie Vuicich
- 4 Pam Stenmark
- 5 Barb Keller
- 6 Grace Paganiski
- ~~6. Terry Meyers~~
- 8 Tom Vuicich
- 9 Sherry Dooward
- 10 Scott Hintz
- 11 MARK HERRON
- 12 Charlyn Canada
- 13 Kuffen Hintz
- 14 Larry Stewart
- 15 Bill Andree
- 16 Rol HAMELIA
- 17 BILL EGGERG
- 18 Ariana Aghvelli
- 19 Elyse Howard
- 20 PETER CASABONNE
- 21 JONATHAN STAUFFER
- 22 DONNA MUMMA
- 23 Pete Seibert
- 24 Andi Saden
- 25 JOE STAUFFER
- 26 Alison Wadley
- ~~27~~ Mark Gordon
- ~~28~~ MASHAK
29. Kaye Kelly

July 3, 2019

To: Planning & Environmental Commission, Town Council, & Staff

Re: Triumph Housing Project at E.Vail I 70 Exit

For all the reasons previously addressed by me in written & public comments before you & for those stated here, I vehemently & vigorously oppose the building of this project at this site. For the record, as a strong advocate for workforce housing since my move here in '91, and as one of the 300 residents responding to the recent housing survey I am among the 28% of respondees stating a willingness to increase my taxes to pay for Town initiatives for same.

However, this project at this site will likely lead to extinction of our iconic Bighorn Sheep herd, a favorite with our guests as well as locals. For environmentalists committed to sustaining wildlife and our other natural resources, this site exacts an unacceptable cost. It is also cuts off a north-south migration corridor of other wildlife between summer & winter habitat on either side of I 70. Further, the 2-year construction project involving blasting & bull-doing a sizable building platform for 11 buildings, parking areas & access drives will likely drive away the last breeding Peregrine Falcon pair in eastern Eagle County, already impacted adversely by TOV sewer line replacement last year and by unusually cold, snowy weather this spring.

Furthermore, I feel there are major threats, largely glossed over by the developer to the safety of projected residents due to traffic hazards represented by an Interstate exit without any provision for pedestrian transit, lack of sidewalks along the frontage road, and suggestions of crosswalks for bus passengers arriving from the west from work, grocery shopping, or enjoying Vail's snow sports or nightlife. Especially in winter, after dark, in foul weather, or during congestion due to the frequent Vail Pass closings, there is major risk for project residents. As a former E. Vail resident myself over 26 years and as an ex-mountain climber and backpacker over decades, I also recognize some dangers from geologic hazards particularly rockfall that may seem petty to those who were not here in the 90's before the Booth Creek berms were constructed after major chunks of the cliffs above fell toward buildings below, notably crashing into the bedroom of one woman in '97.

Because of my awareness and concern about such hazards I reviewed all 3 geologic studies included with the developer's application. All three are the work of one expert Julia Frazier, and the first study done for Vail Resorts, dated June 19, 2017, entitled Rockfall Hazard Study is the most thorough, comprehensive, and pertinent, accompanied by excellent photographs and graphs. I particularly urge PEC & Council members to review photographs #19-23 showing sizable boulders & blocks fallen out of the bedrock rim above lying about the housing site, particularly Photo 22 & its caption citing slabs measuring 12x8x5, 7x7x3, and, 21x12x9ft. On report page 18 Ms Frazier states the exposed rock face (which I note is also the site of a seasonal waterfall particularly stunning earlier this June) is "the primary rockfall source zone" recently at the housing site. This Formation of Robinson Limestone is interlaced with shale layers and vertically fractured at 10-15' intervals visible in her Photo 14, report p.18, & Photo 16, p. 20, a close up. On report p. 15, Sec.5, she writes, "Debris flows can be triggered by intense summer rainstorms or rapid melting of deep snowpack." As a conclusion based on the above she

suggests in report p.28, Sec.8 Conclusions and Sec. 8.1 Rockfall Considerations “a barrier or wall at least 12 ft.” be built stating a “rigid wall would be more ideal than a flexible fence or berm basin.”

I submit the rockfall hazard at the building site is a real one and the developer-proposed solution inadequate. Or does he consider the metal plates to be used on some of the building walls to be the “rigid walls” called for?

And what will happen on the steep slope above when blasting and bull-dozing efforts begin to create a building platform for 11 buildings, their parking & access areas? Such activity cutting into the toe of the slope will surely further destabilize the eroding rock above. Decision-makers need to address this issue with thorough consideration and prudence. Human lives may rest on it.

In conclusion I would like to address issues raised but not satisfactorily addressed in limited time June 24th, as well as the process itself.

Parking ratios: It is not reasonable to base such a ratio on parking slots per unit, but should be based in such a dense project on parking slots per resident. For 270-350 residents in buildings 1,2, & 3 located so far from work and needed shopping to have access to only 45 parking slots is absurd. Some justification for this imbalance might be justifiable if housing were closer to work sites and needed amenities but not stranded on the edge of the highway in East Vail.

ADA Compliance: Though promised this was inadequately addressed thus far. It is a reality that renters enjoying snow sports or actually working on the snow suffer injuries impairing their mobility over periods of time. How will management provide them access to their unit in a 3-4 story walk-up? How will they get to the bus, to work?

Habitat Mitigation: Yesterday at Council it was learned that called for and promised mitigation of the Bighorn’s critical winter habitat by USFS cannot be done till 2020 or even the following year. Before it is done, the project must not go forward! Otherwise the Heicher solution offered to Council in bitter humor during deliberations on the Bighorns’ fate last year by a retired CPW officer is the only humane course of action: just shoot them.

Process: The developer had more than 60 min., armed with a slick video presentation, to lay out his case. But the public it seems is not allowed to present any organized, systematic refutation by a chosen spokesperson, but only a disorganized one by various individuals in 3 min. segments. Hardly a level playing field. This process is moving way too fast with far too little thorough deliberation except by the developer and his allies in municipal government. Though I feel I have myself been treated well and even heard sometimes, I feel inadequate to the task. We need experts speaking for our point of view as well, independent contractors not beholden to either Vail Resorts or the developer. I wonder if some of our PEC & Council members don’t feel the same. Let’s delay a decision on this project till all issues are fully considered.

On a very personal note, you may appreciate my deep chagrin at being unable to attend July 8th. Having moved two medical appointments at UCH to July 8th when I also see my Neurologist, it is not advisable to now move or put off all three.

Anne Esson

Chris Neubecker

From: Audre L Engleman <audreengleman@hotmail.com>
Sent: Friday, June 28, 2019 1:54 AM
To: PEC; Chris Neubecker; Matt Gennett
Cc: Dave Chapin
Subject: Booth Heights project

To the Vail PEC

I am very concerned that the PEC will not scrutinize the Booth Heights project thoroughly. My hope is that the PEC will: (1) hire its own wildlife experts to study the effect on the wildlife corridor in the area and the winter grazing area of the bighorn sheep, and (2) will analyze and publish cost estimates (a) to provide services to the project, (b) to provide additional parking in town if there is not enough parking for residents onsite and (c) the continuing costs to mitigate the effects of the project on the area.

I also hope that the PEC will, in its planning capacity, provide the public with details on how having 300 or more residents in this part of Vail will affect the neighborhood and the costs to rest of us who live in Vail. Finally, I hope that the PEC will refer the approval of the Booth Heights project to the full Town Council.

I worry that the PEC's process considering this project will not be transparent and will not be slow and considered, giving the community time to absorb the implications of it. I view it as a David/Goliath situation where The Powers in town are calling the shots and the little people will have no voice and no influence. In my opinion, additional housing in Vail should not be built if the costs to wildlife or to the town are not completely explored and accepted by the community. Indeed, this is such an important issue, I believe that the town should conduct a referendum on the issue.

Thank you for considering my thoughts, Audre Engleman

Audre Engleman
Four Seasons Private Residence 9204
One Vail Road
Vail, CO 81657
Home phone: [\(970\) 477-8600, unit 9204](tel:9704778600)
Audre Cell: [\(970\) 306-5706](tel:9703065706)
Audre e-mail: audreengleman@hotmail.com
Photos: aledm.fototime.com
Blog: travelingloveaffair.blogspot.com

To: TOV Planning and Environmental Commission, TOV City Council, Chris Neubecker, Matt Gennett

From: Barbara Keller
Booth Creek Townhomes, Vail, CO 81657

Re: Proposed East Vail Housing Project

After attending the TOV Council meeting March 19, 2019, participating with the East Vail Housing Project (EVHP) site visit, attending the June 23, 2019 PEC meeting and reviewing Triumph proposal material, I would like to share a few thoughts. I appreciate your consideration of these comments.

SURVEY OF EAST VAIL RESIDENTS ABOUT THE PROPOSED HOUSING PROJECT

Triumph stated they sent a survey seeking input about the potential project. Neither I, nor any of the East Vail residents I asked, received this survey.

EAST VAIL BUS TRANSPORTATION

Use of the East Vail Bus is a major component to the success of the EVHP and a significant mode of transportation to work and amenities, as walking is hardly an option. Bus use is accentuated by:

- Below recommended number of parking spaces
- Lack of East Vail amenities and need to travel to West Vail and/or down valley
 - Grocery stores (Sims market in East Vail is expensive with limited inventory. In the 23 years I've lived in Booth Creek, I can count on one hand the number of times I've shopped there)
 - Restaurants (One in East Vail Racket Club, not consistently open and moderately costly)
 - Gas stations (None in East Vail)

During the 23 years I've lived in Booth Creek, I have been a dedicated rider of the East Vail bus. During the winter my car is rarely used, and the bus takes me to 70+ days of skiing and numerous village visits for dining/entertainment. Before a 'back-up' bus was initiated about 3 years ago, providing **two East Vail buses every 15 minutes during peak times**, I experienced one, two and sometimes three buses passing me by as they were FULL. Now this has improved, but rarely do I sit as the crowded bus is full of standing patrons hanging on precariously.

To understand the situation:

- East Vail bus has **21 stops BEFORE turning onto the North Frontage** road. These stops drop off and pick up passengers heading to the village
- After turning onto the North Frontage road there will be **6 stops to the Transportation Center**
 - Falls at Vail – Bighorn and North Frontage road
 - Proposed new stop – West of East Vail Housing project
 - Booth Falls – Mountain School
 - Bald Mountain Road
 - Buzzard park
 - Ford park

Keller, Pg. 2

- I pick up the bus at Bald Mountain Road, stop #23, now explaining why the bus is often FULL
- The addition of 150 – 300 more riders from EVHP will have an impact
- None of us North Frontage road riders want to return to: **'passing you by as bus FULL'**.

The TOV bus service is anticipating potential changes, which might include; increasing number of bus runs, altering the time of early bus runs to get people to work, adding a shorter loop, or other options being strategized. While it has been stated that TOV is not subsidizing the EVHP, the TOV does incur the cost of TOV bus service operations.

Please know I love the TOV bus system, use it and appreciate the service it provides us.

ARCHITECTUAL COMPATIBILITY WITH LOCAL ENVIRONMENT

The Triumph presentation showed examples of Townhomes, it did not show examples of big box apartment buildings, as there are none in the local community. Additionally, we do not see large surface parking lots adjacent to and visible from the frontage road and I70. Therefore, it's questionable if the apartment buildings and parking lots meet building code specifications.

Clearly this project will significantly change the landscape and put a treeless black eye on the entry to our beautiful valley. I find it ironic that the East Vail Exit Beautification project, which is in the second year of development, is being done. We appreciate the improvement and sincerely hope the EVHP will not distract from the beautification efforts underway.

HIGHWAY NOISE

Walking the proposed project landscape, it was hard to not be blasted by the constant roar of the highway traffic. The EVHP is very close to the highway which will only make it worse. While we all live with the reality of I70 noise, and short of burying the highway, we're stuck with it. Sadly, it's getting worse every year with more and more I70 traffic.

But it raises the question: **This this the BEST and ONLY place for employee housing?** No one seems to want to respond to that question. I understand that currently this is the only appropriately zoned area for employee housing. However, zoning can be changed, as it was for this property.

THE BIGHORN SHEEP HERD

Many of us, and not just East Vail residents, are concerned about the preservation of the bighorn sheep herd and look forward to PEC meeting, July 8, 2019. I'm hoping for an honest discussion about the impact to wildlife and proposed mitigation plans. Additionally, we desire to have all points of views shared and not just embrace the input of the hired consultants paid by the those determined to build the EVHP.

It's easy to hear, 'It's about the Sheep' and dismiss those words as coming from a crazy animal lover. However, if it wasn't for the sheep, we would be having very different discussions. Sure, concerns would be shared about the beauty of East Vail entry point, architectural design, density, traffic flow and the like. And I believe the project would be approved with some alterations. But, that's not the case in this situation. 'It really is about the Sheep'.

Keller, Pg. 3

Again, thank you for considering my comments.

Regards,

Barbara Keller
B27Keller@aol.com
(303) 903-5334

Chris Neubecker

From: Shelley Bellm
Sent: Wednesday, July 3, 2019 9:17 AM
To: PEC
Subject: Fwd: Booth Heights Housing

From: Robert Boselli <bob@obosent.com>

Sent: Wednesday, July 3, 2019 9:15 AM

To: Council Dist List

Cc: CommDev

Subject: Booth Heights Housing

Vail Planning & Environmental Commission and the Vail Town Council,

Happy Independence Day – I can't wait for the parade and fireworks.

My family has owned and operated businesses in Vail for over 35 years as well as businesses in Beaver Creek, Aspen and Snowmass, I can attest to the extreme need for both workforce rental units and affordable homes within in Town of Vail proper. I want to express my support for the application before you in Booth Heights that I feel accomplishes both.

I have reviewed the application and the notes from the first PEC hearing and I applaud both the developer and the commissioners for adhering to criteria for a housing and open space neighborhood on private property. The site plan takes advantage of mountain architecture, the nearby TOV bus line, and will protect wildlife. On July 8 the Wildlife Mitigation Plan will be reviewed. I believe it is fair to ask Triumph and the residents to follow reasonable rules and regulations which I'm comfortable will allow the project to be approved.

Thank you for your considerable time and efforts to review Booth Heights and move us one step closer to our collective housing goals.

Bob Boselli – Owner
O'Bos Enterprises, LLC

Covered Bridge Store

Vail Style

Generation Vail

Vail T-shirt Company

From: jhansen@sprynet.com
To: [PEC](#); [Chris Neubecker](#); [Matt Gennett](#)
Subject: Booth Heights
Date: Tuesday, June 25, 2019 6:57:07 PM

I am a 31 year full-time resident of Vail.

I have lived at the Falls at Vail, on Fall Line Drive, directly east of the proposed development, since 2006. Prior to 2006, we lived in the Potato Patch neighborhood (from 1988-2006.) We raised two sons here.

I believe the piece of property that is being considered for Triumph's development is ill conceived.

-If you have 350 people living at that location they will need to make a 14 mile round trip journey to get to grocery stores, banks, work etc and it will result in a huge carbon footprint with light pollution to boot.

-When I try to walk under I70 to get to the recreation paths on the south side of the highway it is very dangerous since there is no lighting nor sidewalks with railings under I70, surely not to code. Residents of the Booth Height project would be walking to Sim's Market and Liquor store at all hours and it will be very dangerous. The entire underpass would need to be re-worked and CDOT would need to be involved, pricey. I believe the developer would need to pay for that, not the Vail tax payers, again pricey.

-I70 at mile marker 180 is often closed in the winter with congestion throughout the interchange.

-the subject I70 interchange was completely clogged during the paving project last week, in the middle of summer.

-There is not even adequate parking for the Pitkin and Booth trail heads as well as the school.

-And then, of course there is a magnificent herd of big horn sheep that will be driven from our valley.

-When you come down Vail Pass there is nothing like the view into the valley. This project will just be another scar on the landscape like Middle Creek employee housing.

--Employee housing should be in the village (over new gov bldgs) or West Vail (ie, the Roost site, behind RedSandstone Elem.) or other locales. The TOV missed an opportunity in the Timber Ridge redevelopment by only going up 2-3 floors. This could be yet another bad decision.

Please do not be pressured by developers who are out for a buck, you are better than that. Thank you for volunteering, I am on the Art in Public Places Board and I am grateful for the time you commit.

Hopefully you will make the right decision.

Respectfully submitted,

Julie Hansen

jhansen@sprynet.com

970/390-0878

From: [Sue Rychel](#)
To: [Chris Neubecker](#)
Subject: Booth Heights
Date: Wednesday, June 26, 2019 10:12:28 AM

Please pass on the following for me.

After attending meetings and listening to presentations, Booth Heights is even more unattractive as time goes on.

With the beautiful landscaping being added at the East Vail exit, the sheer size of Booth Heights will dwarf anything near it.

Your eye will be drawn to big buildings, stairs, parking areas and vehicles....not open spaces paid for by our transfer tax.

It certainly is well named! The project is too high, too dense, cumbersome from and to the existing bus stop to the proposed bus stop.

I am against it and ask that it not be approved.

Sue Rychel
970-471-0109

"Please Note: We will never email you wire instructions, please call me if you are asked to wire money."



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

Planning & Environmental Commission and Town Council members,

At [Vail Valley Partnership](#), our guiding principle is to promote the long-term economic health of Eagle County and solidify an economic base that is strong, diverse, and resilient. Economic development is about building sustainable communities that can thrive indefinitely.

Eagle County communities derive extraordinary economic and social benefits from the ongoing health and beauty of our natural environment. Respecting this heritage, efforts to strengthen our economy in diverse, collaborative, and sustainable ways that fit the particular context of our communities.

We must ask ourselves if the decisions, policies and programs that we pursue are likely to create outcomes that are economically viable, environmentally sound, and socially acceptable. The framework of Community Sustainability is a sensible framework for decision-making that considers: Economic Sustainability, Environmental Sustainability, and Social Sustainability.

When there are community issues – including but not limited to housing, healthcare, and transportation - those issues are Chamber issues. Well-thought-out development, construction, and proper land use will create jobs and opportunities through retention and expansion of existing companies, and the attraction of new companies.

The careful balance of economic, environmental, and social sustainability also requires careful consideration of the underlying zoning that exists on various parcels considered for development.

The proposed Booth Heights (East Vail workforce housing parcel) project supports important wildlife habitat and is closely surrounded by habitats and wildlife uses that are unique in the Gore Creek Valley. Development and human habitation of this site without designing it around the wildlife community, without safeguards, and without habitat enhancement would result in impacts that would be unacceptable to the local community.

The Town of Vail's housing district environmental language (criteria E) states environmental impacts resulting from the proposal have been identified in the project's environmental impact report, if not waived, and all necessary mitigating measures are implemented as a part of the proposed development plan.

Note, it does not indicate that projects should not be approved but that "necessary mitigating measures are implemented". Emotional pleas aside, the bighorn sheep winter range is 1,800 acres and development will occur on 0.2% of sheep range. Managing [bighorn habitat](#) to restore,



enhance, or maintain vegetative openness is key to survival of the herd. The development proposes to permanently set aside and enhance 18 acres of private property for wildlife.

The [Wildlife Mitigation Plan](#) for the East Vail Workforce Housing will be provided to residents of the Workforce Housing subdivision to educate them about (1) the parcel's setting, (2) the sensitivity of the local wildlife, (3) the effort that went into the development's design to avoid, minimize, and compensate for project effects, and (4) requirements that residents must abide by to live in this sensitive setting.

The 2009 Environmental Sustainability Strategic Plan (Goal #3 – Ecosystem Health) is to ensure that the natural environment, specifically air and water quality, water quantity, land use and habitat are maintained to current or improved levels of biological health.

Note, in the case of the proposed Booth Heights neighborhood in East Vail, the developer is proposing the largest private wildlife mitigation in the history of the Town. This certainly qualifies as “maintained to current or improved levels of biological health” for the sheep herd.

Of equal importance to those focused on facts rather than emotion, the East Vail parcel is private property designated as a housing zone district and is the only undeveloped Housing zone parcel in the Town of Vail. No variances to town code are proposed and the [2018 housing needs assessment](#) shows need for 4,000 additional units valley wide by 2020.

Please keep the following additional facts in mind as you review the application:

- Bighorn sheep winter range is [1,800 acres](#).
- Development will occur on 0.2% of sheep range.
- Managing [bighorn habitat](#) to restore, enhance, or maintain vegetative openness is key to survival (and this plan provides for appropriate mitigation). The development proposes to permanently set aside and enhance 18 acres of private property for wildlife.
- Neighbors have [opposed](#) efforts to improve the habitat via controlled burns dating back [20+ years](#)
- The East Vail parcel is private property designated as a housing zone district and is the only undeveloped Housing parcel in the Town of Vail.
- No variances to town code are proposed.
- [2018 housing needs assessment](#) shows need for 4,000 units (valley-wide)

The facts run counter to the allegation that this development represents an extermination risk for the herd. The idea that 5 acres on unused aspen forest is the lynchpin to the herd thriving or dying is contrary to any evidence in the field. The herd winters 100 feet above an existing neighborhood and literally lays down in people's yards and graze next to drilling machines at public works. They are habituated to us.

Are the herd of sheep under stress? That is a valid and completely rational claim. The fact is the herd is smaller than it once was. But the real elephant in the room is what is causing this stress.



Loss of quality winter range in 1,800 acres of public lands, hiking in the backcountry, danger of getting hit on I-70, and of course our winter season causes stress to wildlife. These are real risks and areas that we can focus our effort of this herd is important.

Based on the Town of Vail strategic plans and zoning, it is clear to us that the project meets zoning and mitigation requirements of the Town. A key to addressing the housing challenge is political will; doing the right thing isn't always easy, but following the town code, guidelines, and strategic plans should be.

We encourage you to move forward and approve this development proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Romer", with a long horizontal flourish extending to the right.

Chris Romer
President & CEO
Vail Valley Partnership
970.477.4016

Chris Neubecker

From: Shelley Bellm
Sent: Wednesday, July 3, 2019 11:15 AM
To: PEC
Subject: Fwd: Booth Heights housing

Get [Outlook for iOS](#)

From: Craig Carroll <ccarroll@monroe-newell.com>

Sent: Wednesday, July 3, 2019 11:12 AM

To: CommDev

Cc: Council Dist List

Subject: Booth Heights housing

To whom it may concern.

As a property owner in East Vail and knowing the difficulty in finding affordable housing to keep the workforce I am in favor of the project. The congestion issue is not a concern as the Valley is already heavily developed and the workforce to keep businesses fully operational is a major concern in keeping the Valley a major destination.

Thank you

Craig Carroll, P.E.

Principal

Monroe & Newell Engineers, Inc.

1400 Glenarm Place, Suite 101

Denver, Colorado 80202

(303) 623 -4927 Ext. 202

Celebrating our 25th Anniversary

www.monroe-newell.com

Chris Neubecker

From: cbartmd@aol.com
Sent: Tuesday, July 2, 2019 10:16 AM
To: PEC
Subject: East Vail underpass and Booth Heights

To All PEC members,

My name is Donna Mumma and I spoke briefly to the PEC on June 24th regarding pedestrian safety and the East Vail underpass. I described the underpass as having no separation between pedestrians and motor vehicles. I stated there is no barricade or railing, no elevation change, no traffic calming and inadequate lighting. Also, it is not ADA compatible. Due to only 3 minutes to speak, I did not get to speak to winter conditions with regard to the underpass and pedestrian safety. The roughly 25 foot separation of the east and west bound lanes of I70 allows snow and ice to fall into the underpass and essentially the edges of the road in the underpass designated by a faint white line as a pedestrian lane is nonexistent. Winter conditions and frequent I70 closures can make the underpass nearly impassable for pedestrians.

I read the traffic report prepared for Triumph development by McDowell engineering. It said nothing of pedestrians and their safety. The engineering firm looked at the underpass to determine that the turn lanes were adequate (Yes, there are turn lanes as well in the underpass) Almost 300 more cars per day and nearly 350 potential pedestrians are being encouraged to use this underpass. (Triumph's development plan touts the outdoor recreation for this community and even mentions Simms market for residents of Booth Heights.) The presence of the added cars and people will skyrocket the number of pedestrian/motor vehicles in close proximity. Currently, pedestrian activity in the underpass is relatively rare.

I was surprised to find pedestrian safety issues were omitted from the traffic report. Was it an accidental omission or intentional omission? It is a glaring omission which needs to be addressed. I hope the issue of safety is completely evaluated and any evaluation should include observations during winter conditions as well as looking at what happens in the underpass when Vail pass closes.

The incidence of pedestrian/motor vehicle accidents is rising and it is the highest it has ever been. Contributing factors are cited as: distracted driving, more people, increase in SUVs, alcohol and darkness. Do you see any of those factors that could be present as a result of this proposed development. I do!

Donna Mumma, MD
East Vail

From: [Patricia Langmaid](#)
To: [PEC](#); [Chris Neubecker](#); [Matt Gennett](#)
Subject: East Vail Housing Development
Date: Thursday, June 27, 2019 1:16:04 PM

Dear Chairman Stockmar and members of the PEC,

I attended the site review of the East Vail parcel and was disheartened imagining Triumph's plan to clear cut the aspen forest and build three large buildings in a row close to the frontage road, four town homes in line with them, and four more town homes higher up. The buildings stretch from the East Vail entrance to the dirt pull-off and gate where the Bighorn feed in the winter. The uncovered employee parking lot and entrance and the highest building are located on the western boundary, just where the Bighorn sheep browse in the winter. Browse sounds casual but it is anything but casual: the sheep are in survival mode for much of the winter, unable to expend the energy to go through deep snow and find food. Since before any of us were here the sheep have been coming down in winter.

A beautiful piece of land in a sight corridor with no surrounding buildings, with a rock band escape route for the sheep and next to the critical winter range of the sheep is being filled with uninteresting, stacked box housing called "Mountain Modern".

This large development of 11 separate buildings is the first thing you would see coming into Vail and the last thing you would see leaving Vail. A beautification and drainage project at the East Vail entrance is nearly complete. This project features rock walls presented in parallel bands with many aspens, copying the natural environment of the rock band and aspens of the East Vail parcel. This beautiful entrance represents Vail doing what Vail does best.....going the extra mile to create a unique and pleasing addition to the town. Why not add to the impression of natural beauty and wonderful landscape design by leaving the East Vail parcel as it should be.....open space? What a statement that would be about Vail and what we treasure.

Please examine the ENVIRONMENTAL part of the project very carefully. THIS PROJECT SHOULD NOT BE BUILT. PERIOD. It is environmentally incompatible with the existing sheep herd and the pristine nature of the East Vail entrance. It is unconscionable to allow a development that endangers the survival of the Bighorn.

I know Triumph said the land is not for sale, but it could be. Already there are flaws in the proposal. If insufficient parking places, water running through the property, and safety issues like no sidewalks and steep rooflines are already dogging Triumph, then let's see what is revealed when environmental issues come up with sheep and rockfall as the focus.

One more point. The success of Chamonix is wonderful. The development was built on empty land and the parcel was already surrounded by homes. It was a good fit. Nothing about Triumph's East Vail plan is a good fit. It is the wrong choice for the sheep and the wrong choice for anyone who values the first impression of Vail at the E. Vail entrance.

Respectfully yours,
Patti Langmaid

Sent from my iPad

From: [Chris Neubecker](#)
To: [PEC](#)
Subject: FW: Proposed housing in Booth Creek
Date: Wednesday, June 26, 2019 10:06:54 AM

From: Pat Nixon [mailto:patnixon@vail.net]
Sent: Wednesday, June 26, 2019 10:02 AM
To: Chris Neubecker
Cc: pamelas@vail.net
Subject: Proposed housing in Booth Creek

To whom this may concern----

I have lived happily on Bald Mt.Rd.for over 30 years now and am totally against any invasive employee housing here in our nice and quiet neighborhood.We all have worked hard all of our lives to live in this kind of mountain neighborhood ,enjoying the wildlife and trying to protect our environment.There must be another area for Vail Resorts to house their mostly seasonal workforce.There must be lots of open space further down the valley which doesn't negatively impact Vail's current lovely entrance-way over Vail Pass.A huge and unattractive building and the resulting traffic would impact the area and be detrimental to our resident wildlife that we need to protect.

Very

truly yours,Patty Nixon

2565 Bald Mt.Rd. 970-390-7456

Chris Neubecker

From: Grace Poganski <pogansg@bellsouth.net>
Sent: Tuesday, July 2, 2019 8:39 AM
To: PEC; Chris Neubecker; Matt Gennett; Dave Chapin
Cc: npeterson@vaildail.com; letters@vaildaily.com
Subject: East Vail Parcel proposed development - negative impacts

I attended the site visit and subsequent hearing on the East Vail Parcel (EVP) Project proposal on June 24, 2019. After walking the site and listening to the presentation prepared by Triumph Development, I was increasingly concerned about a number of details. I reread the presentation documents on-line and the accompanying documents in Triumph's application. Since the hearing focused on architecture and physical design, I looked at those documents pertinent to this focus, including environmental impact, geologic hazard and rockfall hazard. I would ask that the commission re-visit these documents in general and some of the issues they expose; in particular, landslide, rockfall and debris flow on the entire parcel as well as on the 5.4 acres proposed to be developed. (Note: I have added the boldface to some of the statements.) To cite a few examples from these documents:

- Ex2 Environmental Impact Report, Section 2.3.2 Geologic Hazards: "The Town of Vail's official rockfall Hazard Map shows that all of the project site is mapped as a High Severity Rockfall Zone." Vail's official Debris Flow Hazard map does not identify debris flows on the project site. "However, the geologic hazards addressed in the Geologic Hazard Analysis (Skyline Geoscience, 2019; TR-3) **include** debris flows, rockfall, and an existing landslide on the project site."

This section of the report goes on to explain how a rockfall or a severe debris flow can occur through natural processes such as freeze-thaw or intense prolonged precipitation or rapid snowmelt, or through "**modifications to the existing natural condition**", which "may increase debris flow susceptibility." Although there is a proposed mitigation berm or barrier system, according to the conclusions and recommendations of the report, the proposed "mitigation system will reduce, **but not eliminate rockfall and debris flow hazards in the area of the proposed development.**"

- Ex5a Geologic Hazards Analysis , Section 4.3: This section explains that the landslide deposits are mapped on either side of the Gore Creek Valley "and are commonly associated with the middle and lower members of the Minturn Formation (the lower member underlies the EVP). Most of these landslides are considered by investigators to be ancient and inactive. One known exception is a large historic landslide about 1.5 miles to the west of the EVP which was re-activated by undercutting of the toe for construction of I-70. That landslide involved Minturn Formation bedrock units, **the same which underlie the EVP. Contributing factors for landslide susceptibility in the project area includes over-steepening or undercutting of the slopes by natural processes or human activities**, bedding in sedimentary rocks that is oriented out-of-the-slope (dip-slope), **deforestation and removal of vegetative cover, elevated water content by means of intense, prolonged rainfall or rapid snowmelt**, and unit contacts with vastly contrasting material properties..."

The report goes on to say that an existing landslide occupies the eastern approximate 18 acres of the EVP, in the proposed NAP. However, in section 6.0, in the report's conclusions and recommendations, 6.2 states "Ground modifications and development around these ancient landslides will increase the potential for re-activation and re-mobilization of the landslide mass..." This seems to belie Mr. O'Connor's assertion that this 18 acres was, in fact, buildable, and somewhat undercuts Triumph's stance as magnanimous benefactors giving such a large piece of the EVP over for NAP.

Section 6.2 goes on to state that the "Planned development" of the 5.4 acres "extends up to the limits of the steep western flank of the landslide extents..." The geological consultant "recommends **avoiding development within or near the mapped extents of the landslide. Site improvements and regrading near the toe of the landslide may re-activate slope movement and should be avoided.**"

Each of these segments of information, when taken piecemeal, do not seem to create an extreme case. But when put together - an issue here, a problem there - they start to add up to a hazardous situation. For example, while there is no current landslide issue in the proposed development area of the site, this development area is directly adjacent to an existing landslide area. And to reiterate the geological findings, development near the mapped extents of the landslide, including deforestation and removal of vegetative cover, site improvements or regrading, may "re-activate slope

movement and **should be avoided.**". In the case of rockfall, the geologic area upslope of the building site presents "rockfall source zones which have the potential to impact the site and future planned development.". Any remediation will "reduce but not eliminate" rockfall and debris flow (what we refer to as mud slide) hazards. In normal seasonal conditions, with abundant winter snow, late winter freeze/thaw cycles, and plentiful spring rain, the circumstances for one or more of these geological hazard occurrences multiply.

Regarding size and aesthetics, the mass and scope of this project is, unlike Triumph's claim, not comparable to the nearby community architecture. Perhaps the townhouses come close, but the less expensive materials planned for the exteriors certainly do not reflect the closest western neighborhoods, nor do the apartment buildings reflect anything similar in size, density or proximity to the frontage road. As to "similar" housing, the comparison to the Timber Ridge and Lions Ridge complexes in West Vail is at best a creative stretch when it comes to access to shopping and services. From Timber Ridge and Lions Ridge, tenants can walk to two major grocery chains, restaurants, retail shops, liquor stores, gas stations, the post office, banks, and a laundromat, among other services, on a paved walkway. They can also walk to Lionshead utilizing the pedestrian overpass. Tenants of the EVP project could walk to Sim's Market, possibly the most expensive convenience store in the valley, via an underpass not suitable for pedestrian traffic. Everything else would require a car or multiple, time consuming bus rides.

Also, the developer's claim that on the site they are exceeding landscape percentage requirements is laughable when most of that percentage includes a proposed berm. It is hard to understand how, after the Town of Vail is spending hundreds of thousands of dollars beautifying the East Vail entrance into our community, a development such as this fittingly reflects the Vail image. Instead of their first view of our beautiful valley being a lovely, protected space with, perhaps, a glimpse of bighorn sheep grazing on brush, visitors will be visually assaulted with an enormous, hulking housing project. If a salesperson hawking a product from the doorway of a store in the village is not in fitting with the Vail brand, how can this outsized, invasive development possibly suit the requirement. I will be attending next scheduled hearing on the EVP and look forward to the discussion of the impact this project will have on our wildlife.

Respectfully submitted,

Grace Poganski
Vail CO

VAIL HOMEOWNERS ASSOCIATION

June 26, 2019

Mr. Brian Stockmar
Town of Vail
Planning and Environmental Commission
75 South Frontage Road
Vail, CO 81657

RE: Booth Heights proposed development

Dear Mr. Stockmar:

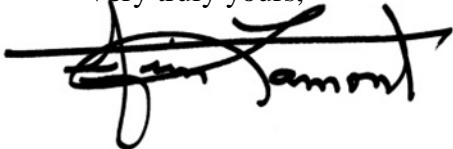
The Vail Homeowners Association has made a detailed study of the environmental aspects of this proposed project and has concluded that it will not be possible to make a fair and balanced response in just three minutes. In the wake of the frustration and disappointment at Monday's hearing over the public being limited to just three minutes per person (while Triumph was given unlimited time), the VHA would like to again request additional time at the July 8th hearing to respond to Triumph's presentation of the environmental aspects of the project.

Many believe this is the most critical and complex part of this proposal. If the same process is followed it will have the appearance of a one-sided system while, on the other hand, a comprehensive response will uphold the integrity and fairness of the process. Not only would the Commission be better informed but the efficiencies of having that done by a single speaker can actually save time.

If this were permitted, the VHA would undertake to have an appropriate number of members of the public refrain from speaking so that the hearing time will not be extended.

Please let us know if this would be acceptable.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jim Lamont", with a long horizontal stroke extending to the right.

Jim Lamont
Executive Director

CC: Commission members

Chris Neubecker

From: joan carnie <2vailcarnie@gmail.com>
Sent: Tuesday, July 2, 2019 4:55 PM
To: PEC; Council Dist List; letters@vaildaily.com
Subject: Booth Heights

There are numerous reasons why I am not in favor of the Booth Heights proposal at the east entrance to Vail. To name one: The last remaining, large irreplaceable piece of open space left in this area must be preserved for future generations. To build anything on this property is to add to the demise of what was once a breathtaking mountain paradise. I am afraid the Town of Vail is rapidly becoming the City of Vail.

PEC, town council and Vail Resorts---please do what is right and preserve this precious hillside property.

Joan Carnie

56 year East Vail resident

Chris Neubecker

From: Patricia Langmaid <patti.langmaid@gmail.com>
Sent: Saturday, June 29, 2019 1:15 PM
To: PEC; Matt Gennett; Chris Neubecker; cromer@visitvailvalley.com
Subject: East Vail Housing

Dear Chairman Stockmar and members of the PEC,

Thank you for the work you do for the Town. And, thank you in advance for all the work that's coming up concerning the E. Vail project and the Sheep

The Vail Valley Partnership has copywrited the name "Save the East Vail Sheep" and on the VVP website, Chris Romer's article says the way to save the sheep is by mitigating and developing the East Vail parcel. Building on the land next to the sheep's winter habitat will doom the sheep, not save them. Serious improvement of sheep habitat is complicated and costly. To be done correctly would take years. Getting the permits and devising a plan of action to burn, seed, and prune cannot be done in a matter of weeks.

Mr. Romer's "Fast facts" (underlined) are misleading.

1. Bighorn sheep winter range is 1,800 acres. The winter range of the sheep may be 1800 acres but, as stated in the Environmental Impact Report of Western Ecosystems, the sheep only use 15% of it and critical feeding takes place on a few acres next to the proposed housing development.
2. Development will occur on 0.2% of sheep range. Misleading. It implies the development is small and won't impact the sheep. The opposite is true.
3. The development proposes to permanently set aside and enhance 18 acres of private property for wildlife. Enhancing 18 acres of extremely steep hillside will not help the sheep. Staying away from the sheep's preferred foraging ground would save the sheep. A serious enhancement of sheep habitat is complicated and costly.
4. Neighbors have opposed bighorn sheep habitat enhancement efforts dating back 20+ years. Misleading. In the past, some neighbors voted against a controlled burn because elsewhere in Colorado a "controlled" fire destroyed some homes. They were not against habitat enhancement, per se.
5. The East Vail parcel is the **only** undeveloped property designated as a housing zone district in the Town of Vail. Misleading. There are several places in town where housing could be built. The new Town Centre could include employee housing, The Roost landowner might be approached to build housing, VR owns land in Vail that could be used for housing. All of these parcels could be designated as housing zone districts, given the prevailing atmosphere for more housing.
6. No variances to town code are proposed. That's true, as far as I know.
7. 2018 housing needs assessment shows need for 4000 units. Is that Valley wide or in Vail proper? Housing is important but not at the expense of wildlife.

It is a cruel joke to copyright "Save the East Vail Sheep" by an organization that does not have the best interests of the sheep in mind at all. It is faulty logic and a misrepresentation of "facts" that say the way to save the sheep is to develop on their critical winter range. Mitigation sounds good on paper. Serious mitigation means a commitment to burn, prune, seed, and take away deadfall.

I think no amount of enhanced habitat will make the sheep stay when the activity of a large housing project is next to their range. It is wishful thinking to imagine the sheep coming down to feed next to the activity of hundreds of people, possibly dogs, cars coming and going, and a bus stop. I-70 doesn't bother them, passing cars and trucks, but humans do bother them and cause them to run when just standing or walking in winter snow takes all the energy they have.

Patti Langmaid

Sent from my iPad

Chris Neubecker

From: Patricia Langmaid <patti.langmaid@gmail.com>
Sent: Sunday, June 30, 2019 5:36 PM
To: bstockmar@vailgov.com
Cc: PEC; Chris Neubecker; Matt Gennett; BILL ANDREE
Subject: Speaking on July 8

Dear Chairman Stockmar,

May I respectfully make a request from you.

Bill Andree is a respected local wildlife specialist for our area (39 years at CO Div. of Wildlife and then CO Parks Wildlife) He knows a lot about the East Vail sheep; he has watched them for decades. He is not a radical; he speaks directly and truthfully. I think, given his credentials, he should be allowed to speak for more than 3 minutes. The Commission can not come to an objective decision without allowing a credible rebuttal to Triumph's biologist. I think Bill should be allowed to present his expert opinion on the status of the sheep and an answer to the Mitigation plan. It is not respectful to the dignity of Bill's stature to cut him off. I think the Commission members would approve a special exception to the 3 minute rule if you, Mr. Stockmar, asked for it. We have to have a fair process.

A short bio of Bill Andree follows:

Bill Andree graduated from CSU with a B.S. in Fishery and Zoology and started working with the Colorado Division of Wildlife in 1980. He has been the District Wildlife Manager for the Vail District since 1981. From 1989-1991 he supervised the study on Bighorn Sheep at Booth Creek and supervised the Colorado Lynx survey crew from 1991-1993. He has been published in Wildlife Society Bulletin in 1995, and is one of the co-authors of The Effects of Ski Area Expansion on Elk. Bill is a member of the Colorado Division of Wildlife Lynx Recovery Team. In 1985 he received the award for Colorado Wildlife Officer of the year by the Shikar-Safari Club International, he was the 1991 Wildlife Professional of the year by Colorado Trappers Association, the 1992 Professional Achievement Award in Wildlife Management by Colorado Chapter of The Wildlife Society, and in 2007 he received the Wildlife Lifetime Achievement Award by the Colorado Division of Wildlife. Bill officially retired from the Colorado Parks and Wildlife in July of 2018.

Thank you,

Patti Langmaid

PS Having said all this, I am not even sure Bill will speak on July 8. Not everybody should get more time, but if a Triumph biologist presents, then another biologist should have time to give a rebuttal.

Chris Neubecker

From: Shelley Bellm
Sent: Wednesday, July 3, 2019 2:29 PM
To: PEC
Subject: Fwd: PEC East Vail Housing

Get [Outlook for iOS](#)

----- Forwarded message -----

From: "Peter Casabonne" <casaent@vail.net>
Date: Wed, Jul 3, 2019 at 2:28 PM -0600
Subject: PEC East Vail Housing
To: "CommDev" <CDev@vailgov.com>

PEC,

Regarding "Booth Heights" East Vail Housing.

I can appreciate the weight of the upcoming decision you will have to make – bighorn sheep vs. housing. Therefore, it is imperative that you have solid, accurate, ecological, and environmental facts on which to base your decision.

The Environmental Impact Report, Wildlife Mitigation Plan, Wetland Delineation Report, Geo Hazard Analysis and Rock Fall Hazard Study, submitted with the development application, are powerful documents.

With all due respect for you, the PEC board members, I'm not aware of any commissioner having a professional or academic background in environmental or ecological matters. I apologize if this is not an accurate assessment. If this is the case, I think the information in the documents listed above should weigh heavily in the review of the development proposal. Without question, there will be irreversible negative environmental impacts if this project is built as proposed, from the construction disturbances as well as the long term effects of site habitation.

Also, a letter (6/27/2019) of recommended best practices submitted to Chris Neubecker from Colorado Parks and Wildlife regarding direct and indirect impacts to resident wildlife as a result of development on the parcel, should be given the highest consideration. CPW recommends "restricting all construction to a July 31st to November 15th time frame in order to minimize impacts to wintering ungulates and nesting peregrine falcons." CPW also

recommends, “ relocating access to the housing development to the eastern side of the 5.4 acres.” These are professional, science based recommendations and should be required to give wildlife the best chance of long term survival, should this development move forward.

The proposed housing development is not compatible with the site due to known geo hazards mitigated with a ditch which will require periodic mechanized clean outs. It is not compatible with resident wildlife. The developer would be hard pressed to find a professional biologist that would claim that the mitigation plan submitted with the application would ensure the survival of the resident Bighorn Sheep. It is not compatible architecturally with the East Vail community in height or mass. Compatibility with the adjacent I-70 underpass should be seriously considered.

I don't think any Vail citizens are opposed to finding housing solutions. The owner has a right to use the property, but the community should have a say in what is the right use. I don't think this development as proposed, is the right use for this property.

“ A thing is right when it tends to preserve the integrity, stability and beauty of the biotic community. It is wrong when it tends otherwise.” - Aldo Leopold

Respectfully,
Peter Casabonne
West Vail



Virus-free. www.avast.com

Chris Neubecker

From: rolvail@aol.com
Sent: Tuesday, July 2, 2019 11:27 AM
To: PEC; Chris Neubecker; Matt Gennett
Subject: Booth Heights Design

Dear Vail PEC,

The architectural plans submitted by Triumph, in my opinion, are wholly inappropriate and inadequate for this location for the following reasons:

1. Sitting up on the hillside, these buildings will be far more visible than anything else in E. Vail. Therefore they should be designed more attractively, in line with the Vail Mountain School just to the west and the most recent home construction on the southeast corner of the E Vail exit. The cheap early 70's construction that Triumph used to compare their buildings to will all be gone in the near future. Just as in town, anything being sold out here goes for the value of the land and the old buildings are razed in favor of more modern and attractive architecture.
2. Parking at just .84 vehicles per unit is ludicrous! These buildings are out in the middle of nowhere, amenities wise; the reason for the abundant wildlife presently in residence. Any shopping requires a minimum of two busses and a half hour each way. Anyway, no seasonal employees can even arrive in Vail with all their kit without a car. The cleaning company responsible for employee housing told me that in Timberidge in season there are 3-4 people per bedroom! Therefore a minimum of two parking places per bedroom (not unit) should be required.
3. A sidewalk should be required in keeping with the design of the VMS area and bus stop. To omit this 3ft because of sheep habitat when there are planed bus stops with far more expansion of the frontage road makes no sense. If there is no sidewalk then folks will just make their own paths alongside the road.

This whole plan appears to be urban sprawl at its worst.

Thank you for your consideration of these matters.

Respectfully,

Rol Hamelin

E. Vail

970-390-5223

Chris Neubecker

From: rolvail@aol.com
Sent: Tuesday, July 2, 2019 11:27 AM
To: PEC; Chris Neubecker; Matt Gennett
Subject: Booth Heights Design

Dear Vail PEC,

The architectural plans submitted by Triumph, in my opinion, are wholly inappropriate and inadequate for this location for the following reasons:

1. Sitting up on the hillside, these buildings will be far more visible than anything else in E. Vail. Therefore they should be designed more attractively, in line with the Vail Mountain School just to the west and the most recent home construction on the southeast corner of the E Vail exit. The cheap early 70's construction that Triumph used to compare their buildings to will all be gone in the near future. Just as in town, anything being sold out here goes for the value of the land and the old buildings are razed in favor of more modern and attractive architecture.
2. Parking at just .84 vehicles per unit is ludicrous! These buildings are out in the middle of nowhere, amenities wise; the reason for the abundant wildlife presently in residence. Any shopping requires a minimum of two busses and a half hour each way. Anyway, no seasonal employees can even arrive in Vail with all their kit without a car. The cleaning company responsible for employee housing told me that in Timberidge in season there are 3-4 people per bedroom! Therefore a minimum of two parking places per bedroom (not unit) should be required.
3. A sidewalk should be required in keeping with the design of the VMS area and bus stop. To omit this 3ft because of sheep habitat when there are planed bus stops with far more expansion of the frontage road makes no sense. If there is no sidewalk then folks will just make their own paths alongside the road.

This whole plan appears to be urban sprawl at its worst.

Thank you for your consideration of these matters.

Respectfully,

Rol Hamelin

E. Vail

970-390-5223

For Millennia, Colorado's famed Bighorn Sheep have called Vail and the Gore Valley Home. Now Vail Resorts and Triumph Development want to develop on critical winter range, habitat biologists say is crucial to the specie's survival in the Gore Valley.

According to independent biologists, the project will jeopardize the herd's survival.

We are calling on the Vail Town Council to acquire the parcel and protect it permanently as open space to benefit of Colorado's State animal.

Name	City	State	Postal Code	Country	Signed On
Jonathan Stauffer	Vail	CO		US	2019-07-13
MICHAEL HALP	VAIL		81657	US	2019-07-13
Anne Staufer	Vail		81657	US	2019-07-14
Wendi LoSasso	Vail		81657	US	2019-07-14
Joze Porte	Gurabo		778	US	2019-07-14
Elias Lopez	Chula Vista		91913	US	2019-07-14
Crystal Kay	Los Angeles		90037	US	2019-07-14
The Greatest				US	2019-07-14
Irene Broßeit	Herford		32052	Germany	2019-07-14
Colleen Damon	Port Shepstone			US	2019-07-14
Burton Falk	Vail		81658	US	2019-07-14
Brooke Seraphi	Waukesha		53189	US	2019-07-14
Alex Urfer	Higginsville		64037	US	2019-07-15
Floyd McGatha	Jacksonville		36265	US	2019-07-15
Liyah Coleman	San Diego		92114	US	2019-07-15
Meila Monet Va	Tempe		85282	US	2019-07-15
Gerjonh Siwa	Pasig City			Philippines	2019-07-15
Tehri Parker	Golden		80403	US	2019-07-15
Noah Broussard	Lafayette	LA	70511	US	2019-07-15
Josef Staufer	Denver		80210	US	2019-07-15
Ashlynn Parker				US	2019-07-15
Tom Vucich	Vail		81657	US	2019-07-15
Nutters Butters	Boise		83709	US	2019-07-16
Ross Sappenfie	Vail		81657	US	2019-07-16
Steve Gordon	Vail		81657	US	2019-07-16
Peter Casabonn	Vail		81657	US	2019-07-16
Carl Mueller	Vail		81657	US	2019-07-16
Barbara Keller	VAIL		81657	US	2019-07-16
Pamela Stenma	Vail		81657	US	2019-07-16
Bo Walsh	Denver	CO	80220	US	2019-07-16
Bill Betz	Denver		80123	US	2019-07-16

Dan Walcher	Edwards		81632	US	2019-07-16
Ann Eggers	Brighton		80602	US	2019-07-16
karen anderson	Vail	CO	81657	US	2019-07-16
Jonathan Dunc	Rockingham		28379	US	2019-07-16
Katin Barnes	Waianae		96792	US	2019-07-16
Franklin Freerking				US	2019-07-16
Judy Paul	Avon		81620	US	2019-07-16
James Turner	Vail		81657	US	2019-07-16
Carey Rash	Vail		81657	US	2019-07-16
Stephen Munte	Vail		81657	US	2019-07-16
Josh Henderson	Tonawanda		14150	US	2019-07-16
Pamela Thiesfe	Vail		81657	US	2019-07-16
Jossette Ramos	Ponce		717	US	2019-07-16
Marc Garrett	Vail		81657	US	2019-07-16
Cynthia Ryerson	Absarokee		59001	US	2019-07-16
Drew Esson	Vail		81657	US	2019-07-16
Larry Montan	Edwards		81632	US	2019-07-16
GREGORY POG	Louisville		40202	US	2019-07-16
Randi Borgen	Avon		81620	US	2019-07-16
Joe McHugh	Vail		81657	US	2019-07-16
MaryEllen Ande	Edwards		81632	US	2019-07-16
Grace Poganski	Vail		81657	US	2019-07-16
CHRISTIE HOCI	Vail		81657	US	2019-07-16
Jon-Erik Borger	Denver		80206	US	2019-07-16
Sarah Neiss	Denver	CO	80203	US	2019-07-16
Shelley Cartmel	Vail		81657	US	2019-07-16
Natalie McClella	Vail		81657	US	2019-07-16
Ashley Simmon	Mission Hills		66208	US	2019-07-16
Kelly Lockton	Vail		81657	US	2019-07-16
Thomas Talbot	Eagle		81631	US	2019-07-16
Karen Luchinsk	Prairie Village		66208	US	2019-07-16

Sebastian Bryan	Jonesboro		72401	US	2019-07-16
Brad Shatto	Seattle		98146	US	2019-07-16
Jenifer Hill	North Vernon		47265	US	2019-07-16
Zoey Combow	Charleston		25303	US	2019-07-16
John Bleckley	West Hollywood		90069	US	2019-07-16
Araham Encinas	El Paso		79902	US	2019-07-16
Michelle Perez	San antonio		78240	US	2019-07-16
Lilliam Soto	Vega Baja		693	US	2019-07-16
Utkarsh Nath	Fremont		94555	US	2019-07-16
Madelyn Villanu	La Vergne		37086	US	2019-07-16
Kayleigh waters	Middletown		21769	US	2019-07-16
Justin Tabilin	Honolulu		96819	US	2019-07-16
Daria Robbins	Delray Beach		33444	US	2019-07-16
ryan ferry	Frenchtown		8825	US	2019-07-16
Clara Zaraul	Claremont		91711	US	2019-07-16
Jack Walsh	Wilton		6897	US	2019-07-16
Tom Cartmell	Mission hills		66208	US	2019-07-16
Elaine Becker	Roanoke	VA	24018	US	2019-07-16
John Friestad	Conway	SC	29527	US	2019-07-16
Kate Mitchell	Colorado Springs		80905	US	2019-07-16
Jill Rutledge	Vail		81658	US	2019-07-16
Jefrey Anthony	Butler		16001	US	2019-07-17
Susan Rinehart		NM		US	2019-07-17
Max Caulkins	Denver		80209	US	2019-07-17
Ron Guillot	Denver		80202	US	2019-07-17
Karen Carr	Vail		81657	US	2019-07-17
Miles Grossenb	Rollingwood	TX	78746	US	2019-07-17
Fred and Judy C	Avon		81620	US	2019-07-17
Ginny Culp	Avon		81620	US	2019-07-17
Craig Morris	Bloomfield Hills	MI	48301	US	2019-07-17
Cat Hutterer	Breckenridge		80424	US	2019-07-17

Collins Kelly	Vail	CO		81657	US	2019-07-17
Kirsty Hintz	Vail			81658	US	2019-07-17
scott hintz	Vail			81658	US	2019-07-17
Gary Eno	Avon			81620	US	2019-07-17
Barbara Derma	Vail			81657	US	2019-07-17
FRANK D GUTM	Silverthorne			80498	US	2019-07-17
Steve Haller	Kingman			87409	US	2019-07-17
Daria C. Norton	Margate	FL	33068-2917		US	2019-07-17
Sophia Furin	San Dimas			91773	US	2019-07-17
Colton Dion	Candler			28715	US	2019-07-17
Danielle Figuero	Honolulu			96819	US	2019-07-17
Yvette Lantz	Myrtle Beach	SC		29579	US	2019-07-17
Ryan Knoll	Waikoloa Village			96738	US	2019-07-17
Max O'Grady	South Salt Lake			84106	US	2019-07-17
Edward Mahone	Portland			97202	US	2019-07-17
Brandy Allen	Honolulu			96826	US	2019-07-17
Kayla Kihara	Kailua-Kona			96740	US	2019-07-17
Nicanor Furloug	Converse			78109	US	2019-07-17
Erica Caban	Holiday			34691	US	2019-07-17
Davealyn Pili	Waimanalo			96795	US	2019-07-17
Ryan Myles	San Rafael			94903	US	2019-07-17
Rita Conte	Yukon			73099	US	2019-07-17
kimberly akina	waikoloa			96755	US	2019-07-17
Ken Wilson	Vail			81657	US	2019-07-17
Judy Inglis	Vail			81657	US	2019-07-17
Mary Ann Mose	Boulder			80302	US	2019-07-17
Ashalyn Vierra	Ewa Beach			96706	US	2019-07-17
H. Werkheiser	Wichita			67205	US	2019-07-17
Derek Gaines	Farmington			55024	US	2019-07-17
Gustavo Lucca	Ponce				US	2019-07-17
Nathaly Alcanta	Las Vegas			89119	US	2019-07-17

Hailey Faurot	Washingtonville		10992	US	2019-07-17
TJ Powell	Austin		78713	US	2019-07-17
Hernam Santos	Juana Díaz		00795-2125	US	2019-07-17
Maria Elena de	Ceiba		735	US	2019-07-17
Peggy Bridges	Eldora		50627	US	2019-07-17
Alize Ferriman-I	Wahiawa		96786	US	2019-07-17
Jenny Rubalcad	Fort Wayne		46807	US	2019-07-17
Brandi Durrett	Port Richey		34668	US	2019-07-17
David LaBelle	Denver		80206	US	2019-07-17
Kathryn Gibson	Chicago	IL	60636	US	2019-07-17
Patricia marsh	ormond beach	FL	32176	US	2019-07-17
Teresa Shay	Vail		81658	US	2019-07-17
Dennis Shay	Edwards	CO	81632	US	2019-07-17
Norma Broten	Vail	CO	81657	US	2019-07-17
Marjorie Wester	Red Cliff		81649	US	2019-07-17
Gabrielle Theria	Dallas		75270	US	2019-07-17
MICHAEL FRIES	Albuquerque		87109	US	2019-07-17
Mike Norkett	Chicago		60626	US	2019-07-17
Justin Tufts	Los Angeles		90039	US	2019-07-17
Julien Guzman	Pinellas Park		33781	US	2019-07-17
David Cardona	Humacao		791	US	2019-07-17
Jean K Pettibon	Shelter Island Heights		11965	US	2019-07-17
Bren Abelgas	Riverside		92503	US	2019-07-17
Brenda Farris	Tahlequah		74464	US	2019-07-17
Emily Szucs	Cincinnati		45203	US	2019-07-17
Randy Pratts	New York		10044	US	2019-07-17
Ryan Becker	Syracuse		13224	US	2019-07-17
Madelayne Cerr	Harrison		7029	US	2019-07-17
Emilia Thompsc	Keller		76244	US	2019-07-17
Jason Herber	North Aurora		60542	US	2019-07-17
Miranda Ryan	Greensburg		15601	US	2019-07-17

ruhi agrawal	fargo		58102	US	2019-07-17
Kirst Wilson	San Diego		92115	US	2019-07-17
Andrew Massik	Denver		80209	US	2019-07-17
Zenon Conrad	Naples, Fla.		34117	US	2019-07-17
Brianna Buntin	De Pere		54115	US	2019-07-17
Amy Roberts	Hollsopple		15935	US	2019-07-17
Susan Bird	Denver		80206	US	2019-07-17
Katie Shay	Vail		81658	US	2019-07-17
Janet Dulin	Edwards		81632	US	2019-07-17
Kate Cocchiare	Vail		81657	US	2019-07-17
Gee Sett	Tampa		33602	US	2019-07-17
Trina Keafer	Phoenix		85008	US	2019-07-17
Gabriel Capra	Los Angeles		90046	US	2019-07-17
Benny Ye	Flushing		11355	US	2019-07-17
jack carnie	Loveland		80537	US	2019-07-17
David Baumgar	San Rafael		94901	US	2019-07-17
Jahdia Smith	La Plata		20646	US	2019-07-17
Dawn Canastra	Buffalo		14227	US	2019-07-17
paul collins	Charlotte	NC	28277	US	2019-07-17
Becca Chideste	Cedar City		84720	US	2019-07-17
Cree McClellan	New York		11208	US	2019-07-17
Brittany Corcor	Tipp City		45371	US	2019-07-17
Rachel Farr	Woodstock		60098	US	2019-07-17
Kennedy Phillip	Covington		30016	US	2019-07-17
Bjorn Borgen	San Jose		95134	US	2019-07-17
Sue Rychel	Avon		81620	US	2019-07-17
Mackenzie Gold	Louisville		80027	US	2019-07-17
Carroll Tyler	Vail		81657	US	2019-07-17
Gena Whitten	Avon		81620	US	2019-07-17
Sean Eno	Vail		81657	US	2019-07-17
Elise Viola	Vail		81657	US	2019-07-17

Grace Bryan	Denver		80210	US	2019-07-17
Diane Teal	Vail		81657	US	2019-07-17
Gina Grisafi	Vail		81658	US	2019-07-17
Alea Hammer	Cullowhee		28723	US	2019-07-17
John Reimers	Vail		81658	US	2019-07-17
Steven Olson	Rapid City		57703	US	2019-07-17
Cesare Alexand	Tiburon		94920	US	2019-07-17
Stephanie Sand	Valley Center		67147	US	2019-07-17
Rita Thio	Walnut		91789	US	2019-07-17
Austin Kitts	La Follette		37766	US	2019-07-17
Cynthia Green	Fayetteville		72701	US	2019-07-17
Hannah Moon	Mankato		56001	US	2019-07-17
Brad Tjossem	Avon		81620	US	2019-07-17
Priscilla Carrillo	Inyokern		93527	US	2019-07-17
Austin Adams	Raceland		70394	US	2019-07-17
Angela Barnum	Fairport Harbor		44077-5521	US	2019-07-17
Susanna Malark	Chicago	IL	60626	US	2019-07-17
Jamie Young	Honeoye Falls		14472	US	2019-07-17
kendra sears	Denver		80241	US	2019-07-17
Erika Cooper	Houston		77083	US	2019-07-17
Dayton Carlson	Saint Paul		55124	US	2019-07-17
Raymon Fernan	bronx		10453	US	2019-07-17
Parker Monette	Church Hill			US	2019-07-17
Cody Dollinger	Austin		78741	US	2019-07-17
Hannah Hogan				US	2019-07-17
maria covadong	naples		34117	US	2019-07-17
Jennifer Maritz	Avon		81620	US	2019-07-17
Lawrence Kalus	Vail		81658	US	2019-07-17
Danielle Taylor	Vail		81657	US	2019-07-17
Katherine Borge	Vail		81657	US	2019-07-17
Diane Wilson	Santa Monica		90403	US	2019-07-17

Jill Paresa Roge	Wailuku		96793	US	2019-07-17
Cheryl Jensen	Vail		81657	US	2019-07-17
Brianna H	Arden		28704	US	2019-07-17
jessie Sagadrac	WAILUKU		96793	US	2019-07-17
Haylee Velasqu	Roseville		95667	US	2019-07-17
Michelle Justice	Pataskala		43062	US	2019-07-17
George Sotelo	Los Angeles		90057	US	2019-07-17
Kimberly noland	Southold		11971	US	2019-07-17
Debbie King Fo	Oak Creek		80467	US	2019-07-17
Louise Hoverste	Vail		81657	US	2019-07-17
Michelle Nunez	santa ana		92706	US	2019-07-17
Charlotte Welsh	Oxford		19363	US	2019-07-17
Victoria Vital	Waipahu		96797	US	2019-07-17
Winston Westw	Raleigh		27608	US	2019-07-17
Ronald Smith	Vail		81657	US	2019-07-17
Shelley Winnett	Harrisburg		17111	US	2019-07-17
Moana Lee	Koloa		96756	US	2019-07-17
Gloria Tirado	Miami		33185	US	2019-07-17
Cody Lockhart	Ivydale		25113	US	2019-07-17
Julian Voigt	Seattle		98118	US	2019-07-17
aysha rashid	Sugar Land		77479	US	2019-07-17
Lynn Gottlieb	Vail	CO	81657	US	2019-07-17
Patricia Langma	Vail		81658	US	2019-07-17
Anne Simonett	Vail		81657	US	2019-07-17
Anne Dunlevie	Eagle	CO	81631	US	2019-07-17
amanda Cunnin	Dayton		45429	US	2019-07-17
Larry Tu	San Jose		95138	US	2019-07-17
Cathy Heller	Edwards		81632	US	2019-07-17
Cynthia Garey	Gaines		48436	US	2019-07-17
celia denham	Donaldsonville		70346	US	2019-07-17
Abii Johnson	Kings Beach		96143	US	2019-07-17

kayla cleveland	Tallahassee		32304-4033	US	2019-07-17
Moriah Barr	East Kingston		3827	US	2019-07-17
hailey warner	montgomery		60538	US	2019-07-17
Crissy Moniz				US	2019-07-17
Joshua Hashim	Hilo		96720	US	2019-07-17
Bob Grossman	Dallas		75287	US	2019-07-17
Linda Mahoney	Denver		80220	US	2019-07-17
Lisa Davidson	Park City		84098	US	2019-07-17
Conny Jensen	Greeley	CO	80634	US	2019-07-17
Marc Philippon	Edwards		81632	US	2019-07-17
John Gottlieb	Somerville		2144	US	2019-07-17
xuzhen li	fremont		94538	US	2019-07-17
Gladys Crespo	San juan		911	US	2019-07-17
Neljay Agustin	honolulu		96819	US	2019-07-17
Hannah Ryland	Rosemount		55068	US	2019-07-17
Tanya luna	Lawrenceville		30044	US	2019-07-17
Jessica Herrera	Lansing		48911	US	2019-07-17
Ilana Schwartz	OTHERS		2130	US	2019-07-17
Wes Jenks	East hampton		6424	US	2019-07-17
Kihara Rivera	Seattle		98118	US	2019-07-17
Shirley Welch	Avon		81620	US	2019-07-18
megan blancha	vail		81657	US	2019-07-18
Sam Werner-Wi	Morehead		40351	US	2019-07-18
Rhyan Hayashic	Kaaawa		96730	US	2019-07-18
Keoni Santos	Waikoloa		96738	US	2019-07-18
Kylie Pontes	Saint Paul		55145	US	2019-07-18
jess kasprzak	Pewaukee		53072	US	2019-07-18
Mary Beeman	Aiken	SC	29803	US	2019-07-18
Theresa Mason	Columbus		95121	US	2019-07-18
Elias Wheibe	Memphis		38104	US	2019-07-18
Kinkani Mursinr	Daly City		94015	US	2019-07-18

Ava Grace	Fort Collins		80524	US	2019-07-18
Katherine Freer	Apex		27502	US	2019-07-18
Elizabeth McDa	Wolcott		81655	US	2019-07-18
Grace Harris	Tampa		33625	US	2019-07-18
Utsav Poudyal	Denver		80015	US	2019-07-18
Sami Joudeh	Red Oak		75154	US	2019-07-18
Joseph Sawyer	Greenville		29607	US	2019-07-18
Tatum Dunton	Schenectady		12306	US	2019-07-18
Phaja Alexandre	Apopka			US	2019-07-18
george harker	Naperville		60565	US	2019-07-18
Bri Davis	Philadelphia		19103	US	2019-07-18
Eric Fune	Kamuela		96743	US	2019-07-18
Eliza Watts	Venice		34293	US	2019-07-18
Yasmin Hernan	Los Angeles		90044	US	2019-07-18
Nathaly Rosa	Miami		33126	US	2019-07-18
James Rivera-K	Kailua-Kona		96740	US	2019-07-18
Jayla Aguirre	Wailuku		96793	US	2019-07-18
Juliette Penalve	Orlando		32828	US	2019-07-18
Diana Domingue	Santa Ana		92701	US	2019-07-18
Kayla Domingue	Denver		80208	US	2019-07-18
Angel Aviles	Ringwood		7456	US	2019-07-18
Marcha Harris	Edgewater		32168	US	2019-07-18
William Gottlieb	Vail		81657	US	2019-07-18
Claudia McWay	Waipahu		96797	US	2019-07-18
Henry featherar	Kaneohe		96744	US	2019-07-18
Audrey McKayla	Florence		29541	US	2019-07-18
Kanoa Kai	Seattle		98118	US	2019-07-18
Kalanimoku Op	Waipahu		96797	US	2019-07-18
Estevan Vargas	Stamford		6902	US	2019-07-18
Amber Stephen	Waimanalo		96795	US	2019-07-18
Ameena Rose	Tulsa		74133	US	2019-07-18

Marielle Marne	Phoenix	AZ		US	2019-07-18
Aisley Mayoga	Kahului		96732	US	2019-07-18
katie eagan	Newark		19702	US	2019-07-18
Rosaly Henriquez	Dublin		94568	US	2019-07-18
Anela Simons	Hilo		96720	US	2019-07-18
D-Hoku Tolentino	Waikoloa Village		96738	US	2019-07-18
Kyleen Krugh	Aiea		96701	US	2019-07-18
melissa varela	Kailua Kona		96740	US	2019-07-18
Jasmine Nosack	Woodburn		97071	US	2019-07-18
Christopher Fernandez	Honolulu		96821	US	2019-07-18
Kamaehunuiakemua	Hawaii National Park		96718	US	2019-07-18
Madison Spencer	Orangeburg		29115	US	2019-07-18
jarrod fujinaga	Wahiawā		96786	US	2019-07-18
Chase Tanaka	Phoenix		85033	US	2019-07-18
Larissa Natras	Castle Rock		80922	US	2019-07-18
Kanani Higbee	Lahaina		96761	US	2019-07-18
Michelle Evans	Wailuku		96793	US	2019-07-18
Abigale Eno	Denver		80218	US	2019-07-18
Andromeda Torres	Waianae		96813	US	2019-07-18
Rebecca Stevens	Lihue		96766	US	2019-07-18
Elrey Tupe	Roy		84067	US	2019-07-18
Mitchell Enaena	Miililani		96789	US	2019-07-18
Mailee Bumangala	Kailua		96734	US	2019-07-18
Mahealani Gonsky	Hana		Han13	US	2019-07-18
ram gahlot	Hissar		125005	US	2019-07-18
Jason Tupuola	Kailua Kona		96740	US	2019-07-18
Melody Ramos	Honolulu		96819	US	2019-07-18
Elizabeth Ufi	Waianae		96792	US	2019-07-18
Shane Thompson	sf		94121	US	2019-07-18
Alex Strack	Honolulu		96819	US	2019-07-18
Kainoa Kilaulani	Waimanalo		9675	US	2019-07-18

Liann Huddy	Princeville		96722	US	2019-07-18
Keala Kapea	Waimanalo		96797	US	2019-07-18
shaila Iurendez	Kihei		96753	US	2019-07-18
Kyara Kenney	Kekaha		96752	US	2019-07-18
garry mendoza	Ilanai		96763	US	2019-07-18
Sierra Subiono	Kaneohe		96744	US	2019-07-18
Precious Cablay	Waipahu		96797	US	2019-07-18
Chase Nakachi	Aiea		96701	US	2019-07-18
Lori Highfield	Ringwood		7456	US	2019-07-18
Morinaka Ken	Tokyo		103-0015	Japan	2019-07-18
Arrielle Larson	Honolulu		96817	US	2019-07-18
Megan Majewski	Tallahassee		32304	US	2019-07-18
George Lamb	Vail		81657	US	2019-07-18
Lanie Buell	Pearl city		96782	US	2019-07-18
Jandee Ako Kea	Kihei		96753	US	2019-07-18
Rick Hall	Ashburn	VA	20147	US	2019-07-18
Jonathan Muelle	High Springs		32643	US	2019-07-18
Ron McArgue	Des Plaines		60016	US	2019-07-18
Paul Wela	Hilo		96720	US	2019-07-18
Lizette Lamb	Vail		81657	US	2019-07-18
neera datta	Oakton		22124	US	2019-07-18
J Tufo	Boulder	CO	80304	US	2019-07-18
John Cummins	Edwards		81620	US	2019-07-18
Elizabeth Young	Denver		80204	US	2019-07-18
Enid Rodriguez	Caguas		725	US	2019-07-18
John Hulse	Danbury		6810	US	2019-07-18
Michael Tonry	Bethel Park		15102	US	2019-07-18
Pat Andreaci				US	2019-07-18
Stanell Kusler	Granite Falls		95201	US	2019-07-18
Louise Randall	Vail	CO	81657	US	2019-07-18
Andie Soma	Philadelphia		19139	US	2019-07-18

Keira Sumner	Helena		59601	US	2019-07-18
Jerome Hall	Flatwoods		41139	US	2019-07-18
Sharon Tomlin	Belmont		2478	US	2019-07-18
Wendy Billings-	Storrs Mansfield		6268	US	2019-07-18
Flip Filipowski	Palm Beach Gardens		33410	US	2019-07-18
Reagan Cunnin	Fredericksburg		22407	US	2019-07-18
Ethan Huffman	Franklin Furnace		45629	US	2019-07-18
Slim Jim	Zephyrhills		33543	US	2019-07-18
Elizabeth Watsc	Willoughby		44094	US	2019-07-18
Dan Apple	Oak Creek		53154	US	2019-07-18
Nandi Chin	Pompano Beach		33068	US	2019-07-18
Evan Russell	D		80208	US	2019-07-18
Suzanne Nattra	Santa Fe		87594	US	2019-07-18
Norma Cherry	Mooreville	NC	28117	US	2019-07-18
Siosiana Schaa	Garden Grove		92844	US	2019-07-18
DEBRA JARRE	kenmore		98028	US	2019-07-18
Miky Gray	Saint Petersburg		33710	US	2019-07-18
Elizabeth Salem	Telluride		81435	US	2019-07-18
Jill Gallager	100 abondance			US	2019-07-18
Heidi Ohrenberg	Bedford		1730	US	2019-07-18
Rebecca Shore	Seattle		98111	US	2019-07-18
Brittany Hard	Denver		80211	US	2019-07-18
Erik Dorf	Vail		81657	US	2019-07-18
Alexandra Aram	Vail		81657	US	2019-07-18
Jenna Keany	Alexandria		22309	US	2019-07-18
Alexa L	Pennington		8534	US	2019-07-18
dean debina	Kailua-Kona		96745	US	2019-07-18
bleach arevalo	Jackson		39206	US	2019-07-18
Nick LaFollette	Richmond		40475	US	2019-07-18
Anthony Jones	West Hollywood		90069	US	2019-07-18
Cathy zgurich	Monroeville		15146	US	2019-07-18

Judy Allen	Oneida		13421	US	2019-07-18
Brittany Hardy	Cocoa		32926	US	2019-07-18
Ku'umelealoha	Columbus		31903	US	2019-07-18
Tiffany Talley	La Grange		60525	US	2019-07-18
Veronica Dam	Clarksville		37043	US	2019-07-18
Kyle Julian	Denver		80206	US	2019-07-18
Janice Woolford	Vail		81657	US	2019-07-18
Louisa Slappey	Washington		20017	US	2019-07-18
Olivia Buse	Wilton		6897	US	2019-07-18
Eric Phannensti	Avon		81620	US	2019-07-18
Patricia Nixon	Vail		81657	US	2019-07-18
Nolan Jenkins	Rock Hill		29732	US	2019-07-18
Brandon Clayco	Littleton		80130	US	2019-07-18
Brandolyn Ewin	Grass Valley		95945	US	2019-07-18
Raeanna Smith	Greensboro		27263	US	2019-07-18
Elizabeth Reddi	Greenville		75402	US	2019-07-18
Elissa Vider	Kent		98042	US	2019-07-18
Daniel Guerra	Burbank		91506	US	2019-07-18
Boniface Konoh	Waimanalo		96795	US	2019-07-18
Phyllis Davis	Kailua-Kona		96740	US	2019-07-18
Devan Steele	Riverside		92505	US	2019-07-18
Adam Pitman	Kalispell		59901	US	2019-07-18
Azlyn Kaopuiki	Waimanalo		96795	US	2019-07-18
George Wilkins	Newport news		23607	US	2019-07-18
Jessica Tolentir	Waianae		96792	US	2019-07-18
Blair Mason	Portage		49024	US	2019-07-18
Nickolette Avilla	Honolulu			US	2019-07-18
Adam Finn	Auburn		13026	US	2019-07-18
Monica Mencer	Las Vegas		89101	US	2019-07-18
Jakob Shelton	Columbus		43221	US	2019-07-18
Qian Huang	Walnut Creek		94597	US	2019-07-18

destinee pruet	Hilo		96720	US	2019-07-18
Eric Kubby	Vail		81658	US	2019-07-18
Kahiwa Keaula	Ho'olehua		96729	US	2019-07-18
Ashley Kano	Kapolei		96707	US	2019-07-18
Ray Yoshimoto	Waipahu		96797	US	2019-07-18
Ekuasi Ve	Herriman		84096	US	2019-07-18
Warren Gidding	Sandpoint		83864	US	2019-07-18
Marilyn Santos	Wind Gap		18091	US	2019-07-18
Matt Pryor	Philadelphia		19148	US	2019-07-18
Naia Morse	Waikoloa		96738	US	2019-07-18
Haley Bills	Madison		53706	US	2019-07-18
Jennifer Tharpe	Atlanta		30318	US	2019-07-18
Margaret Bourn	Stone Mountain		30083	US	2019-07-18
Adam Kaluba	Cincinnati		45249	US	2019-07-18
Travis Nakoa	Honolulu		96805	US	2019-07-18
Vaneysa Ibanez	Kahului		96732	US	2019-07-18
Larry Weeks	Waynesboro		22980	US	2019-07-18
Hana Hurley	Kamuela		96743	US	2019-07-18
Tori McConnell	Las Vegas		89118	US	2019-07-18
Katheryn Conne	Mountain View		65712	US	2019-07-18
Christopher Del	Brooklyn		11220	US	2019-07-18
Christopher Wil	Sanford	NC	27330	US	2019-07-18
Jay Espinoza	Oakland		94621	US	2019-07-18
Anthony Falcon	Gardiner		97441	US	2019-07-18
Jonathan Manz	Yuma		85369	US	2019-07-18
Lehualani Kapu	Lahaina		96761	US	2019-07-18
Madison Crock	Midvale		84047	US	2019-07-18
Heidi Owen	Monrovia	CA	91016	US	2019-07-18
Ethan Gatfield	Bedford		10506	US	2019-07-18
Coleman Mitch	Los Angeles		90020	US	2019-07-18
Tyler Mitchell	Los Angeles		90003	US	2019-07-18

Baine Fernando	Union City		94587	US	2019-07-18
Irene Rotondo	South Boston		2127	US	2019-07-18
Felicia Feliciano	Haiku		96708	US	2019-07-18
Bianca russo	easton		21601	US	2019-07-18
Dillon Dempster	Fort Washington		20744	US	2019-07-18
Lily Grisafi	vail	CO	81657	US	2019-07-18
Dillon Oberlin	Vail		81658	US	2019-07-18
Julia Ambros	New York		10022	US	2019-07-18
Lisa Glaser	Eagle		81631	US	2019-07-18
Mary Lawrence	Scottsdale		85250	US	2019-07-18
Celeste Palmeir	Makawao		96768	US	2019-07-18
Angelica Young	Waimānalo		96795	US	2019-07-18
Jay Jay Salboro	Hilo		96720	US	2019-07-18
Nicole Hoekstra	Minneapolis		55116	US	2019-07-18
Madison Esposi	West Babylon		11704	US	2019-07-18
Kaeden Kaiura	Pearl city		96782	US	2019-07-18
Tayler Christian	Kapolei		96707	US	2019-07-18
noah k	Westminster		21157	US	2019-07-18
Isabel Bishop	Athens		37303	US	2019-07-18
Ruben Martinez	Bolingbrook		60440	US	2019-07-18
Dryden Myers	Stanford			US	2019-07-18
Evelyn A Cabalo	Kahalui		96779	US	2019-07-18
Teiti Scanlan	Waimanalo		96795	US	2019-07-18
Stone Harrison	San Antonio		78231	US	2019-07-18
Katia Kirilina	Jacksonville		32224	US	2019-07-18
Hannah Morimo	Waianae		96792	US	2019-07-18
Christopher Par	Haiku		96708	US	2019-07-18
Isabella Breting	Lakeland		33801	US	2019-07-18
Vansyn Dalere	Hilo		96720	US	2019-07-18
Kainoa Wan	Albany		97322	US	2019-07-18
Adam Cafaro	West Sayville		11796	US	2019-07-18

Joni Coughlin	Vail		81657	US	2019-07-18
Kayla Limahai	Kailua kona		96740	US	2019-07-18
Joerdan-Kristof	Tacoma		98446	US	2019-07-18
Przemyslaw Ku	Vail		81657	US	2019-07-18
Jamie Carroll	Seattle		98121	US	2019-07-18
shyla fermin	Kaneohe		96744	US	2019-07-18
Ashley Morton	Mount Washington		40047	US	2019-07-18
Rose Gillett	Vail		81657	US	2019-07-18
Scott Mcintyre	Eagle		81631	US	2019-07-18
Dacia Barrón	Waipahu		96797	US	2019-07-18
Miranda Stewar	Highland Park		60035	US	2019-07-18
Patricia Durben	MESA		85210	US	2019-07-18
Kamele Aiu	Pāhoa		96778	US	2019-07-18
Betrina Nedlic	Kailua Kona		96740	US	2019-07-18
Elizabeth Cothr	Spartanburg		29301	US	2019-07-18
Maurice Gisler	Rochester		48309	US	2019-07-18
Moriah Saldana	Kihei		96753	US	2019-07-18
Marisa Hertzog	Waldorf		20603	US	2019-07-18
Amy Baldwin	Kingsport		37663	US	2019-07-18
Eliana Testa	Tigard		97223	US	2019-07-18
Michele LaPorte	Schaumburg		60193	US	2019-07-18
Keoni Daniels	Bremerton		98311	US	2019-07-18
Sonia Kudalsky	Edwards		81632	US	2019-07-18
Jesus Sanchez	Aurora		60505	US	2019-07-18
Stephen Bush	Mineral Wells		76067	US	2019-07-18
Jacob Murillo	San antonio		78212	US	2019-07-19
Marion Singleto	Vail		81657	US	2019-07-19
Andrew Crighto	Los Angeles		90026	US	2019-07-19
Jeff Booths	Avon		81620	US	2019-07-19
Janet Ogden	Springfield	IL	62711	US	2019-07-19
Michael Dunlevi	Colorado Springs		80917	US	2019-07-19

Avlin Wong	Ewa beach		96706	US	2019-07-19
Gabby Perez	Allen		75002	US	2019-07-19
Savannah Walker				US	2019-07-19
tammy do	Buffalo		14224	US	2019-07-19
Ericah pule	Waianae		96792	US	2019-07-19
Gregg Miller	Iusby		20657	US	2019-07-19
Yin Kum Xue	Fremont		94538	US	2019-07-19
Teysha Foster	Wahiawā		96786	US	2019-07-19
Isabella Taufatofua	Kapaa		96746	US	2019-07-19
Kathy Michels	Silver Spring		20902	US	2019-07-19
Esbeydi Flores	Fontana		92336	US	2019-07-19
Katherine Sugu	Aiea		96701	US	2019-07-19
Cameron Mathis	Atlanta		30318	US	2019-07-19
Derik Burghardt	Salem		97303	US	2019-07-19
Kaye Ferry	Vail		81657	US	2019-07-19
Joan Daiuto	Perkasie	PA	18944	US	2019-07-19
John Ervin	Vail		81657	US	2019-07-19
Phillip Rodgers	Tohatchi		87325	US	2019-07-19
Sara Mench	Muncie		47303	US	2019-07-19
Precious Fiamme	Anchorage		99508	US	2019-07-19
Andy McGeagh	New York		10075	US	2019-07-19
Jacqueline Trasler	Castle Rock		80104	US	2019-07-19
Estefania De la Cruz	Santa Fe		87507	US	2019-07-19
Antonio Carriza	Paducah		42003	US	2019-07-19
earl stone jr	Honolulu		96817	US	2019-07-19
Nazanin Mostafaei	Seattle		98133	US	2019-07-19
Corina Meza	Edwards		81632	US	2019-07-19
Kaleo Delatoro	Lahaina		96761	US	2019-07-19
Ashley Khalek	Honolulu		96826	US	2019-07-19
Derek Swallot	Springfield		22153	US	2019-07-19
Limi Kaleiwaheana	Hilo		96720	US	2019-07-19

Mariah Fujita M	Corona		92880	US	2019-07-19
Bradley Agustin	Las Vegas		89101	US	2019-07-19
Skye Rhoden	Honolulu		96816	US	2019-07-19
Dayna Santiago	Keaau		96749	US	2019-07-19
Benjamin Agde	Kailua Kona		96740	US	2019-07-19
Taysia Hiu-tilley	Kahuku		96731	US	2019-07-19
Hiialo Iokia-Smi	Waianae		96792	US	2019-07-19
Stetson Ramen	Holualoa		96725	US	2019-07-19
Alex Takeda	Pearl City		96782	US	2019-07-19
Keanu Kamai	Makawao		96768	US	2019-07-19
Mike Koester	San Diego		92109	US	2019-07-19
Ashley Mejia	Kailua		96734	US	2019-07-19
Xena Ruwekugt	Kailua Kona		96740	US	2019-07-19
Kady Hess	Nanakuli		96792	US	2019-07-19
Jane Tucker	Marion	MA	2738	US	2019-07-19
Priscilla Pazzan	Gambrills		21054-2008	US	2019-07-19
Amanda Weave	Galloway		43119	US	2019-07-19
Amy Shaw	Indianapolis		46236	US	2019-07-19
Sydney Reagan	Minneapolis		55422	US	2019-07-19
Karen Grompor	Woodstock		30188	US	2019-07-19
Laura Quero	Chicago		60632	US	2019-07-19
Paul Chapman	Milford		45150	US	2019-07-19
Sarah Huddy	Kailua-kona		96740	US	2019-07-19
Kainalu Kashinc	Honolulu		96826	US	2019-07-19
Anthony Botton	Philadelphia		19149	US	2019-07-19
Olei Hylant	Dumbo		11201	US	2019-07-19
chris shay	Des Moines	IA	50312	US	2019-07-19
Traci OConnor	Avon		81620	US	2019-07-19
Amelia Tu	Rockville		20850	US	2019-07-19
Lauren LaScala	Port Washington		11059	US	2019-07-19
Janeth Garcia	Houston		77080	US	2019-07-19

Julia Sahagian	Libertyville		60048	US	2019-07-19
Fia Tauti	Sun City		92587	US	2019-07-19
Bernice Hollera	Houston		77064	US	2019-07-19
Bridget Cope	Olive Branch		38654	US	2019-07-19
Celina Kaholoku	Haiku		96708	US	2019-07-19
Teresa Ritchie	Spring		77379	US	2019-07-19
Sofia Waterman	Provo		84604	US	2019-07-19
Brenae Garcia	Santa Maria		93455	US	2019-07-19
Anna Granrath	Phoenix		85018	US	2019-07-19
Wendy Carey	San Diego	CA	92120	US	2019-07-19
candice edward	Richmond		77469	US	2019-07-19
Xiomaraliz Baez	Philadelphia		19120	US	2019-07-19
sam wright	Phoenix		85018	US	2019-07-19
Yolanda Pakala	Pittsburg		94565	US	2019-07-19
Laurie Gibson	San Antonio		78223	US	2019-07-19
Charles Langma	Vail		95531	US	2019-07-19
Samuel Jr sarib	Lahaina		96761	US	2019-07-19
Anthony Ryerso	Absarokee		59001	US	2019-07-19
Joseph Tsuha	Ewa Beach		96706	US	2019-07-19
Ashley Garrett	Norfolk		23517	US	2019-07-19
Eleanor Hughes	Southold		11971	US	2019-07-19
Robert Diaz de	Bellflower		90706	US	2019-07-19
Wendy Imbert	Westbury		11590	US	2019-07-19
Natasha Kepani	Paia		96779	US	2019-07-19
Madeline Ryers	Denver		80211	US	2019-07-19
Tony Ryerson	Vail	T2G		US	2019-07-19
Charles Crowle	Boca Raton		33432	US	2019-07-19
Gaby Quintero	Brooklyn		11208	US	2019-07-19
Robert Ortiz	San Francisco		94945	US	2019-07-19
LuLeta Maslak	Vail		81657	US	2019-07-19
Marie Cotter	Westbury		11590	US	2019-07-19

Zach Locke	Edwards		81632	US	2019-07-19
Kate Hawthorne	Gypsum	CO	81637	US	2019-07-19
Fred Fall	Cherry Hill	NJ	8034	US	2019-07-19
Kyra White	Bend		97702	US	2019-07-19
Haylee Keats	Yerington		89447	US	2019-07-19
July Bransotoshi				US	2019-07-19
Adam Sandler	Hilo		96720	US	2019-07-19
Camille Golden	Sarasota		34241	US	2019-07-19
Kayla Kastner	Leander		78641	US	2019-07-19
Sally Ryerson	Vail		81657	US	2019-07-19
Rachel Wallace	Waianae		96792	US	2019-07-19
Robert Kunsma	Prescott Valley		86315	US	2019-07-19
Emma Peard	Newport Beach		92625	US	2019-07-19
Mica Labruyere	Franklin		37064	US	2019-07-19
Britney Lohrman	Salem		97302	US	2019-07-19
Audifred Espino	Los Angeles		90096	US	2019-07-19
Ciro Kamai	Honolulu		96816	US	2019-07-19
Katie Wright	Tucson		85748	US	2019-07-19
Leslie Hartman	Austin		78737	US	2019-07-19
Shachi Maewal	San Diego		92130	US	2019-07-19
Kalena Steves	Tahoe		96142	US	2019-07-19
Alexandra Kauf	Henderson		89012	US	2019-07-19
james fiocca	Huntingdon Valley		19006	US	2019-07-19
Malia Canepa	San Mateo		94403	US	2019-07-19
kylie holzman	San Francisco		94110	US	2019-07-19
Daniel Griese	La Habra		90631	US	2019-07-19
scott augsburge	Covington		41011	US	2019-07-19
christian militar	kuhina street		96706	US	2019-07-19
Ashley Domingo	Eleele		96705	US	2019-07-19
Shiloh Galdeira	Hilo		96720	US	2019-07-19
Gabriel Pelletier	Naples		34104	US	2019-07-19

Rachel Young				US	2019-07-19
Sabrina Parks	Waimanalo		96734	US	2019-07-19
leila kahalewai	Wailuku		96793	US	2019-07-19
India Parks	Anderson		29621	US	2019-07-19
Ane FAINGA'A				US	2019-07-19
Rose Cossairt	Grants Pass		97526	US	2019-07-19
Zac faubion	Honolulu		96819	US	2019-07-19
fel sie	Kansas City		64113	US	2019-07-19
Isabel Alexande	Lenexa		66215	US	2019-07-19
Jaxen Maynor	Colorado Springs		80919	US	2019-07-19
deborah van da	Irvine		92604	US	2019-07-19
Alexander Bagh	Winter Springs		32708	US	2019-07-19
Patrice Wallace	Santa Cruz	CA	95060	US	2019-07-19
Itzel Parker	San Jose		95127	US	2019-07-19
Pamela Wen	Portland		97220	US	2019-07-19
Celinda Acosta	Las Cruces		88005	US	2019-07-19
Alice Burroughs	Fond du Lac		54937	US	2019-07-19
Loi Jean Kauino	Waimanalo		96795	US	2019-07-19
Dandreb Malasi	Waianae		96792	US	2019-07-19
Shanay T.	Carlstadt		7072	US	2019-07-19
Al Dizon	San Francisco		94105	US	2019-07-19
Margaret Marsh	Reno		89521	US	2019-07-19
Jailyn Ovalles	Bronx		10469	US	2019-07-19
Alohilani Willian	Wailuku		96793	US	2019-07-19
Jan Walsh	Vail		81657	US	2019-07-19
Maria Balicka	Kenmore		98028	US	2019-07-19
Stevi correa	Phoenix		85037	US	2019-07-19
Jane Renwick	Westport	MA	.2790	US	2019-07-19
Thomas Halean	Kapolei		96707	US	2019-07-19
Kanoa Wilson	Honolulu		96817	US	2019-07-19
Mamaz Jenning	Honolulu		96826	US	2019-07-19

Monica Amigo	Mililani		96789	US	2019-07-19
James Jones	Thorofare		8086	US	2019-07-19
Allison Clahane	Mt Sinai		11766	US	2019-07-19
Wade Puu	Kaneohe		96744	US	2019-07-19
Anna Schwadro	Vestal	NY	13850	US	2019-07-19
Mia Sanchez	Parker		85344	US	2019-07-19
leislina teo	Honolulu		96819	US	2019-07-19
Lyric Ridgway	Chicago		60644	US	2019-07-19
Logan Fultz	Lexington		29072	US	2019-07-19
Lisa Stevens	Humble		77339	US	2019-07-19
Mario Luciano	Pembroke Pines		33025	US	2019-07-19
Fataly Willy				US	2019-07-19
Luana Heredia	Paia		96779	US	2019-07-19
Jannette Baez	New Britain		6053	US	2019-07-19
Mary Armentrou	Ann Arbor		48104	US	2019-07-19
Amanda Solome	Waianae		96792	US	2019-07-19
Joslyn Maea	Las Vegas		89102	US	2019-07-19
Lincoln Lockwo	Bozeman		59718	US	2019-07-19
Denise uwekoo	kahului		96732	US	2019-07-20
Sloan Vahldieck	New Hyde Park		11040	US	2019-07-20
Kenneth Dearm	Gilmer		75644	US	2019-07-20
Jamie Lasconia	Waimanalo		96795	US	2019-07-20
Nevaeh Hollowa	Waynesboro		22980	US	2019-07-20
Mary Monaghar	Pearl River		10965	US	2019-07-20
Marc LeVarn	Vail		81657	US	2019-07-20
Kathryn Este	Bronx		10455	US	2019-07-20
Zoey Yoshikawa	Ewa Beach		96706	US	2019-07-20
Kealohilani Emd	Waimānalo		96795	US	2019-07-20
jennie garcia	napa		94558	US	2019-07-20
K Macugay	Lihue		96766	US	2019-07-20
Raelynn Nakool	Pahoa		96778	US	2019-07-20

Julia Gonzalez	Orange Park		32073	US	2019-07-20
Joanne Scorzel	Richmond		23173	US	2019-07-20
Mitchell Arruda	Hilo		96720	US	2019-07-20
Christina Canfie	Semmes		36575	US	2019-07-20
Ariel Zaminasli	Kipahuli		96790	US	2019-07-20
Princess Uluwe	honolulu		96819	US	2019-07-20
Rol Hamelin	Vail		81657	US	2019-07-20
David Wint	Windermere		34786	US	2019-07-20
Peter Cardona	Honolulu		96817	US	2019-07-20
Jennifer Hockin	Frisco		75035	US	2019-07-20
Chris Loeffler	Makawao		96768	US	2019-07-20
Melissa Chandr	North Hollywood	CA	91602	US	2019-07-20
Kaylee Kekino	Kalamazoo		49004	US	2019-07-20
Caroline Pricha	Alexandria		22308	US	2019-07-20
Chazlin Costale	Waianae		96792	US	2019-07-20
Khursheed Rah	Mason City		50401	US	2019-07-20
Cynthia Boyer	Napa		94558	US	2019-07-20
LINDA Maynor	Avon		81620	US	2019-07-20
Regina losua	Honolulu		96819	US	2019-07-20
Norena mcgreg	Bowling Green		42101	US	2019-07-20
Anthony Allegre	Tracy		95376	US	2019-07-20
Kyle Franchi	Manalapan		7726	US	2019-07-20
KELLY RIBEIRO				US	2019-07-20
Sydney Gadd	Kailua		96734	US	2019-07-20
Julia Ballard	Broomfield	CO	80021	US	2019-07-20
Pawehi B	Keauhou		96739	US	2019-07-20
Aurelia Hart	Mililani		96789	US	2019-07-20
LeeAnn Manini	Dallas		75211	US	2019-07-20
Sonia Gonzalez	Lake Wales		33853	US	2019-07-20
jesus carvajal	San Diego		92111	US	2019-07-20
Pohahawainani	Kaneohe		96744	US	2019-07-20

Damion Gallego	Denver			80208	US	2019-07-20
Lauren Tur	Dunmore			18509	US	2019-07-20
Karilyn Shipman	Elizabethton			37643	US	2019-07-20
Meghan Howey	Sarver			16066	US	2019-07-20
Barbara Ragan	Louisville			40241	US	2019-07-20
John David Kala	Sumter			29154	US	2019-07-20
ELAINE KELTON	Vail	CO		81657	US	2019-07-20
Fernando Maga	Phoenix			85015	US	2019-07-20
Niall Poulton	Roanoke			24012	US	2019-07-20
yolanda schulte	Wittenbach			9300	Switzerland	2019-07-20
Shelby Diehl	Wilmington			28405	US	2019-07-20
Frutuoso Christ	Esch			4069	Luxembourg	2019-07-20
Meike Schmedt				49088	Germany	2019-07-20
Susana Muñoz	Madrid			28019	Spain	2019-07-20
kim BISHOP	Muncy			17756	US	2019-07-20
Jane Zwerk	Lake Odessa			48848	US	2019-07-20
Meridith Marcia	San Jacinto			92583	US	2019-07-20
Jessie Sehr	Frankfurt Am Main			60437	Germany	2019-07-20
Katalin Kónya-J	Szatymaz				Hungary	2019-07-20
Djamila grouci	Paris			75011	France	2019-07-20
Kirk Pino	Albuquerque			87112	US	2019-07-20
SILVESTRE BEA	LIEGE			4000	Belgium	2019-07-20
Eddie Ellis	Whittier			90605	US	2019-07-20
Rosi Zang	Aschaffenburg			63743	Germany	2019-07-20
Charles Favorite	Isle			56342	US	2019-07-20
joyce alexander	Edinburgh	SCT	EH15 1LE		UK	2019-07-20
tom Rooze	Heide			25746	Germany	2019-07-20
Astrid Kienpoint	Schwaz			1170	Austria	2019-07-20
ash phillips	New Orleans			70118	US	2019-07-20
carol devarieux	paris			75012	France	2019-07-20
Mahina Hardin	Kaneohe			96744	US	2019-07-20

Shari Boxer Bal	San Jose	CA	95126	US	2019-07-20
Fabienne Stoud	Oulens-Echallens			Switzerland	2019-07-20
jocelyne lapoint	Terrebonne	CA	j6w0b5	US	2019-07-20
marielaure vignaud			16200	France	2019-07-20
Irene Nawo-Eic	Lensahn		23738	Germany	2019-07-20
Kayla Aquino-M	Kapaa		96716	US	2019-07-20
Stadtmueller Pe	Erlensee		63526	Germany	2019-07-20
Sue Cone	Hessle	ENG	Hu13 9DS	UK	2019-07-20
Bartha Sjoerdsr	Leeuwarden		8922EA	Netherlands	2019-07-20
patty kundrat	Elgin	IL	60123	US	2019-07-20
Monika Skala	Nünchritz		1612	Germany	2019-07-20
laborgrupo arm	Nürnberg		90443	Germany	2019-07-20
Hanneke Mol	Poortvliet	NE	4693EG	US	2019-07-20
Cynthia Henley	Houston	TX	77008-6432	US	2019-07-20
Maria Van Geel	Zdroisko			Poland	2019-07-20
Susana Rosch	La Lima			Honduras	2019-07-20
angelika+ thomas wegner			51399	Germany	2019-07-20
Regine LOEUIL	Hamoir			Belgium	2019-07-20
David Carnie	Roca	NE	68430	US	2019-07-20
Gabriela Gurdzi	Weiden		92637	Germany	2019-07-20
Anja Schmid	Ennetbaden		8010	Switzerland	2019-07-20
Cooper Stigers	Cairnbrook		15924	US	2019-07-20
Petra Hegensch	Essen		45131	Germany	2019-07-20
Sandra Snelders	Lowell	MA	1854	US	2019-07-20
Tiziana Dordoni	via xx settembre 11 Corsico milan		20094	Italy	2019-07-20
Patricia Wood	Malaga		29570	Spain	2019-07-20
Benita Pacheco	Wai'anae		96792	US	2019-07-20
rocky randy				Netherlands	2019-07-20
Sage Midro	Kapolei		96707	US	2019-07-20
Jenny Daly	Los Angeles		90066	US	2019-07-20
Rosa Nelly Web	Böblingen		71034	Germany	2019-07-20

Tina Phung	Norco		94596	US	2019-07-20
Rupal Patel	Phoenix		85023	US	2019-07-20
Ian Parker	Denver		80219	US	2019-07-20
Hans de Vos	Schoondijke		4507CG	Netherlands	2019-07-20
thomas wegner	Frechen		50226	Germany	2019-07-20
Nico Font	Edinburgh		Eh52pt	UK	2019-07-20
Kennedy Louis	West winfield		13491	US	2019-07-20
Suzanne Rivera	Geneve		1208	Switzerland	2019-07-20
manuela wolter	st-cruiz		50309	Costa Rica	2019-07-20
Reagan Szurek	Hebron	CT	6248	US	2019-07-20
Giuseppe Grana	Villeneuve		1893	Switzerland	2019-07-20
An v. Brussel	R'veer		4941JT	Netherlands	2019-07-20
graham duncan	Limerick			Ireland	2019-07-20
Silvia Steinbrecher			53881	Germany	2019-07-20
Michelle Missba	Vienna			Austria	2019-07-20
renate schindler			8371	Germany	2019-07-20
Petra Lippmann			26524	Germany	2019-07-20
Blake Toledo sc	Ewa Beach		96706	US	2019-07-20
Gary Schutt	Abbots Langley		WD5 0JJ	UK	2019-07-20
Lucas Dutra	Deerfield Beach		33442	US	2019-07-20
Néstor Fernánd	Valencia		27002	Spain	2019-07-20
Petra Falkner	Landsberg am Lech		86899	Germany	2019-07-20
Laila Sunde	Odda		5750	Norway	2019-07-20
Angelika Klebs	Stuttgart		70378	Germany	2019-07-20
Renate Ebrecht	Mannheim		68259	Germany	2019-07-20
Jennifer Sosnov	Bourbonnais	IL	60914	US	2019-07-20
Brayden Mounti	Lihue		96766	US	2019-07-20
Angela Fricke			37441	Germany	2019-07-20
Alexandra Juva	Kirchdorf an der Krems		4560	Austria	2019-07-20
Elisabeth Björkl	Avesta		77460	Sweden	2019-07-20
Tatjana Mitrović	Honolulu		96815	US	2019-07-20

Kamryn Brighte	Mililani		96789	US	2019-07-20
Nicholas Chatfield	Dagenham	ENG	rm95ht	UK	2019-07-20
heather buynov	stratford		6615	US	2019-07-20
Fernande Fournier	Luxembourg			Luxembourg	2019-07-20
Astrid V.d. Gees	Stadskanaal		9502	Netherlands	2019-07-20
Cheryl Weaver	Chatham	ENG	ME5 9LJ	UK	2019-07-20
Katie Agostini	Bristow		20136	US	2019-07-20
Wade Gregory	Chapel Hill		27516	US	2019-07-20
Liliana Fiorini	San Miguel		1663	Argentina	2019-07-20
Lorraine Coppe	Stockton-on-Tees		TS19	UK	2019-07-20
境美千絵	HOKKAIDO		640810	Japan	2019-07-20
Dominique LAN	Vaison-la-Romaine		84110	France	2019-07-20
FABIAN VEGA				Argentina	2019-07-20
Jack Zemke	San Jose		95141	US	2019-07-20
paulo krentz	canoas	IL	rs	US	2019-07-20
mesut subasi	istanbul		34732	Turkey	2019-07-20
Shantel Edward	Bronx		10452	US	2019-07-20
Sylvia Guirsche	Virton			Belgium	2019-07-20
Gerlinde Holzer	Guntersdorf		2042	Austria	2019-07-20
Rose Moore	Yale	MI	48097	US	2019-07-20
Javan Ladines	La Habra		90633	US	2019-07-20
Hans Paulsen	Kapolei		96707	US	2019-07-20
Myles Laurion	Makawao		96768	US	2019-07-20
Christo Hunting	Dallas		18612	US	2019-07-20
Manuela Minter	Fürth		90768	Germany	2019-07-20
Mirjam Talma	Twijzelerheide		9287NB	Netherlands	2019-07-20
Natasha Mortor	Wheatland		95692	US	2019-07-20
kas ta	Blacksburg		24060	US	2019-07-21
Brigitte Donkers	Heerlen		6416AZ	Netherlands	2019-07-21
sakaguchi akiko			1540002	Japan	2019-07-21
Michele Myers	Vandalia		45377	US	2019-07-21

Sarah de Sousa	Spring Branch	TX	78070	US	2019-07-21
Darlene Hembre	Vandalia		45377	US	2019-07-21
Nikky Tran	Shelton		6484	US	2019-07-21
Jetje Laam			3564bh	Netherlands	2019-07-21
ivone garcia	são caetano do s	SC	9520060	US	2019-07-21
Brent Pennell	Spruce Grove		t7x3x9	Canada	2019-07-21
Lise Vandal	Alma		G8B 5V3	Canada	2019-07-21
Bronson Espanj	Wailuku		96793	US	2019-07-21
Nena Woelk	olmué		32	Chile	2019-07-21
Albéniz Pérez	Montevideo			Uruguay	2019-07-21
Krin Asselta	Corinth	TX	76210	US	2019-07-21
gilbert flores	phoenix	AZ	85029	US	2019-07-21
Janis Millu	Reno	PA	16343	US	2019-07-21
Dynaka Aea	Waipahu		96797	US	2019-07-21
Josephine B	Henderson		89074	US	2019-07-21
Tim Eaton	East Hampton	CT	6424	US	2019-07-21
Yumi Hirata	Overland Park	KS	66223	US	2019-07-21
cathala corine	Pierrelatte		26700	France	2019-07-21
Larissa Omura	Medford		97504	US	2019-07-21
jorge arevalo	cudahy		90201	US	2019-07-21
ximena suarez l	Gardena	CA	90247	US	2019-07-21
Jacob Vazquez	Corpus Christi		78416	US	2019-07-21
Concerned Stud	Atlanta		30309	US	2019-07-21
Everdina Fiebrandt			493	Netherlands	2019-07-21
1 TAPATOA Lucile			98718	French Polynesia	2019-07-21
katherine Samp	Devon		Ex363bl	UK	2019-07-21
Andrew Vallend	Ventnor	ENG	PO38 1BH	UK	2019-07-21
Renata Puppini			33170	Italy	2019-07-21
Janine Morsink	Rotterdam		5674	Netherlands	2019-07-21
SHIRLEY AUSTI	London	ENG	E6 2EX	UK	2019-07-21
yoshino trudie	Ota-ku		145-0065	Japan	2019-07-21

Mark Godbolt	Ashford	ENG	Tw15 1uh	UK	2019-07-21
Anna Klages			30625	Germany	2019-07-21
andy richter	wiener neustadt		2700	Austria	2019-07-21
Giana Peranio-F	Haifa	NC	28792	US	2019-07-21
Watanabe Osan	Tokyo		152-0033	Japan	2019-07-21
Marites Reiman	Oslo		1	Norway	2019-07-21
manana kartvel	Tbilisi			Georgia	2019-07-21
isabel esteve	Castelloli		8719	Spain	2019-07-21
vevette line			69590	France	2019-07-21
Dejan Helajzen	Belgrade			Serbia	2019-07-21
Hanna Wehrli	Erlinsbach			Switzerland	2019-07-21
Christine Covindassamy			84260	France	2019-07-21
Евгения Блюде	Tel Aviv			Israel	2019-07-21
nicole martin	Koblenz		56070	Germany	2019-07-21
Chasity Kalua	Durand		48429	US	2019-07-21
Karin Lux			53359	Germany	2019-07-21
Claudia Dreher	Mannheim		68305	Germany	2019-07-21
Kimberlyn Haok	Lahaina		96761	US	2019-07-21
Esther Wallace	Haiku		96708	US	2019-07-21
Lisa Salazar	Shasta Lake	CA	96089	US	2019-07-21
Andreas Zimme	Ulm		89077	Germany	2019-07-21
Ravi Kumar Gar	Bangalore		590001	India	2019-07-21
Sabine Möhler	sabine.stiker@web.de		87839	Germany	2019-07-21
alexis font	Edinburgh		eh5 2pt	UK	2019-07-21
Parker Dane Ya	Honolulu		96822	US	2019-07-21
erna theil			82284	Germany	2019-07-21
Jasmin Alice	München		81673	Germany	2019-07-21
Ana Gruber	Wolfratshausen		82515	Germany	2019-07-21
L Saunders	Hastings		4120	New Zealand	2019-07-21
Jennah Wittkop	Kansas		66106	US	2019-07-21
Amanda Vanine	Bordeaux		33000	France	2019-07-21

Eva Maria Genod	Muttenz			Switzerland	2019-07-21
stefano grazzi				Italy	2019-07-21
jennifer vincent	Cardiff	WLS	CF3 4FD	UK	2019-07-21
Nelly PRESTAT			77169	France	2019-07-21
MARGA GILI			7003	Spain	2019-07-21
Claudia Das			45883	Germany	2019-07-21
Gail Simms	Hastings	ENG	tn34 2ez	UK	2019-07-21
Nicolette Ludolph	Bremen		28239	Germany	2019-07-21
Piper McCollum	Roxboro		27574	US	2019-07-21
Roberto Merito	Asso		22033	Italy	2019-07-21
清 三千代				Japan	2019-07-21
Kathryn Foulks	Newport		41071	US	2019-07-21
Katrin Stenzel-S	Jüchen	DE	41363	US	2019-07-21
Dylan Salondak	Waipahu		96797	US	2019-07-21
France Harringt	Lyles		37098	US	2019-07-21
Shirley Kerr	Dublin			Ireland	2019-07-21
atilla demir	muğla			Turkey	2019-07-21
mila racco	Edgewater		32141	US	2019-07-21
Katelyn Volk	Warwick		2889	US	2019-07-21
Zuzana Belluová	Čelákovice			Czech Republic	2019-07-21
Diane Alford	Ravenna		44266	US	2019-07-21
OLMI NICOLE	MENTON		6500	France	2019-07-21
Chee Siew Im	Georgetown		10450 Penang	Malaysia	2019-07-21
melissa Ulufale	Wai'anae		96792	US	2019-07-21
john doe				US	2019-07-21
Ty Laughlin	Oakmont		15139	US	2019-07-21
Dana Ehrenberg	Upice		542 32	US	2019-07-21
Tina Fornoff	Yoncalla		97499	US	2019-07-21
Michelle Bell	Rochester		14616	US	2019-07-21
Staniclav Aksyov	Тюмень			Russia	2019-07-21
aud nordby	Brumunddal		2080	Norway	2019-07-21

Pat Persinger	Sioux City		51101	US	2019-07-21
Naomi McKinne	Mankato		56001	US	2019-07-21
Markus Lucio	Karlsruhe		76185	Germany	2019-07-21
Kristin King	Olney		20832	US	2019-07-21
Kimberlee Dick	Modesto		95355	US	2019-07-21
Paula Demos-A	Wheaton		60187	US	2019-07-21
Manuela Schultz			24534	Germany	2019-07-21
Shaina Platt	Knoxville		37929	US	2019-07-21
lynn gromichuc	Waipahu		96797	US	2019-07-21
Diane Green	Silver Spring		20904	US	2019-07-21
Norma Roath	Denver		80210	US	2019-07-21
Theresa Bierma	Clarksville		37040	US	2019-07-21
Sean Cross	Santa Rosa		95404	US	2019-07-21
Gisele Silva Sou	São Paulo		4865	Brazil	2019-07-21
rita pissens	buggenhout			Belgium	2019-07-21
Kim Lisacek	Philadelphia	PA	19145	US	2019-07-21
Kyle Vang	Minneapolis		55421	US	2019-07-21
Marina Kotelnik	Moscow		121359	Russia	2019-07-21
Conner Sima	Atascadero		93422	US	2019-07-21
Terry Ayers	Roseburg		97470	US	2019-07-21
catherine chene	LYON		73000	France	2019-07-21
Logan Ulrich	San tan valley		85143	US	2019-07-21
Froggy Calamar	Northampton		18067	US	2019-07-21
Nicole Dyck	Mechelen		2800	Belgium	2019-07-21
sau tsang	las vegas	NV	89141	US	2019-07-21
Ellen Iskes	Haarlem		2024rr	Netherlands	2019-07-21
Enzo Gilchrist	Brooklyn		11201	US	2019-07-21
Nafas ZJ				US	2019-07-21
Sue Byrne	Fairfax		94930	US	2019-07-21
Irene Cagulada	Springdale		72762	US	2019-07-21
Braden Evans	Provo		84602	US	2019-07-21

Malaina Hubbard	Salem			47167	US	2019-07-21
Aria Barnes	Calapan			2500	Philippines	2019-07-21
Jared Barnett	Saint Peters			63376	US	2019-07-21
Gina Kemmerer	Hellertown			18055	US	2019-07-21
Frank Ziesenhe	Weimar			99428	Germany	2019-07-21
Kourtney Hunte	Pismo Beach			93442	US	2019-07-21
Grace Bowker	Ankeny			50021	US	2019-07-21
wendy smith	Nelson	ENG	bb98tt		UK	2019-07-21
Kiran Dhaliwal	San Diego			92130	US	2019-07-21
Angel Guilbe	Ponce			731	US	2019-07-21
Randall Stauffer	Palmerton			18071	US	2019-07-21
Jennifer Hart	sunnybank hills			4109	Australia	2019-07-21
Shefali Patel	Phoenix			85050	US	2019-07-21
Brendon Davis	Chicago			60602	US	2019-07-21
Michalea Goren	North Tonawanda			14120	US	2019-07-21
Steven Garcia	Jackson Heights			11372	US	2019-07-21
elena sanchez s	alicante			3010	Spain	2019-07-21
Margaret Price	Boulder			80303	US	2019-07-21
Anke O. Schaller				36433	Germany	2019-07-21
Don Parsons	Las Vegas			87701	US	2019-07-21
Hayley Loosier	Houston			77006	US	2019-07-21
Neil Ryding	Birchwood		wa3 6tb		UK	2019-07-21
George Dannell	Horseheads			14845	US	2019-07-21
Mia Angelo	Bellmore			11710	US	2019-07-21
Dagmar Brohl				34474	Germany	2019-07-21
annie van-san	houdeng-goegnies			7110	Belgium	2019-07-21
Lucas Miller	Peachtree city			30269	US	2019-07-21
MOREAU AGNE	Saint-Cyr-sur-Loire			37000	France	2019-07-21
Roswitha Hano	Riedbach			97519	Germany	2019-07-21
Haylie Haskett	Cambridge City			47327	US	2019-07-21
angel martin	La Grange			40031	US	2019-07-21

Seekie Drysdale	Savannah			31411	US	2019-07-21
Debbie Carriger	Carmel			46032	US	2019-07-21
Jess Ryan	Oak Creek			80467	US	2019-07-21
Lourdes Pacheco	San Antonio			78212	US	2019-07-21
Ashley Rowe					US	2019-07-21
mariettezitta van	rekem				Belgium	2019-07-21
Konstantine Mied	Denver			85003	US	2019-07-21
brandy frost	Elk Grove			95758	US	2019-07-21
Jesse Walsh	Stuttgart			72160	US	2019-07-21
Daisy Akina	Kapaau			96755	US	2019-07-21
Davinia Hernández Gómez				38730	Spain	2019-07-21
Shannon Daebe	Fort Drum			13603	US	2019-07-21
Elena Wallace	Tarpon Springs			34689	US	2019-07-21
Ana Delgado	Hemet			92545	US	2019-07-21
Rey Antonio	Wahiawa			96786	US	2019-07-21
Michael Hepburn	Port Huron			48060	US	2019-07-21
Megi Deda	Macomb			48044	US	2019-07-21
Diane Mayer	Broomfield			80021	US	2019-07-21
Mags Roy Mein	Newcastle	ENG	NE1 0FA		UK	2019-07-21
Michael Lowell	Byron Center			49315	US	2019-07-21
Alexa Nelson	Grand Rapids			49508	US	2019-07-21
Genevieve Low	Summerville			29483	US	2019-07-21
Swamy Lokanath	San Ramon			94582	US	2019-07-21
Yve Jones	Wick	SCT	KW3 6BZ		UK	2019-07-21
Kris Minnich	North Port			34288	US	2019-07-21
brianna perry	sheffield lake			44054	US	2019-07-21
Sue Clark	Buckley		CH7		UK	2019-07-21
Marius Morales	Hollywood			33024	US	2019-07-21
Andre Cabrera	South San Francisco			94080	US	2019-07-21
Sandy Miller	Port Jefferson			11777	US	2019-07-21
Madeline S	Edmond			73034	US	2019-07-21

Cam Kahng	Virginia Beach		23456	US	2019-07-21
Genevieve Moih	Waialua		96791	US	2019-07-21
Roma Tuiagame	Yelm		98597	US	2019-07-21
Daniel Zupa	Jacksonville Beach		32250	US	2019-07-21
emma c	janesville		53546	US	2019-07-21
Sophia Mersh	Breckenridge		80424	US	2019-07-21
Guy White	Honolulu		96815	US	2019-07-21
Joni Gotthelf	Denver		81632	US	2019-07-21
claudia correia	santos		8500	Portugal	2019-07-21
Nikki Deheart	Honolulu		96822	US	2019-07-21
Latasha Kenner	Oneonta		13820	US	2019-07-21
Bethany Shelton	Salem		97302	US	2019-07-21
Sylvia Breuer	Canby	MN	56220	US	2019-07-21
Anthony Arroyo	Elburn		60119	US	2019-07-21
Brent Taylor	Happy Valley		97086	US	2019-07-21
Chantal Gacon	Penthalaz			Switzerland	2019-07-21
Claudia Neuhalfen			53117	Germany	2019-07-21
Brandon Arsine	Victorville		92394	US	2019-07-21
Beth Lebin	Littleton		80126	US	2019-07-21
Maria' Aura Per	Orange Park		32067	US	2019-07-21
Evan Obra	Kailua-Kona		96739	US	2019-07-21
Alessandra Mcc	Paso robles		93446	US	2019-07-21
Cynthia Rodrigu	Tampa		33616	US	2019-07-21
Sara Linnea Rol	Hilo		96720	US	2019-07-21
Theresa Draugh	Dayton	OH	45420	US	2019-07-21
Luke Powers	Needham		2494	US	2019-07-21
Blaze Games	EUNICE		70535	US	2019-07-21
Max Ferre	South Jordan		84095	US	2019-07-21
Adam Konczal	Des Plaines		60018	US	2019-07-21
Daniel Garcia	Pico Rivera		90660	US	2019-07-21
Caroline Sévilla	Paris		75001	France	2019-07-21

Susan Moore	Longmont		80501	US	2019-07-21
Julie Port	Slough		SL1	UK	2019-07-21
Amethyst Brads	Secaucus		7094	US	2019-07-21
Sarah Sandage	Lakeville		55044	US	2019-07-21
wendy merk	huntersville		28078	US	2019-07-21
Vanessa Beriain	Arnedo		26580	Spain	2019-07-21
Paul Keliikupaka	Haiku		96708	US	2019-07-21
stephen lind	carlsbad		92009	US	2019-07-21
Anna Golanows	Gdańsk			Poland	2019-07-21
Marlies Judit Sien			22547	Germany	2019-07-21
Debra Matthew	Garland		75040	US	2019-07-21
Alex Pinon	Tampa		33603	US	2019-07-21
Caitlyn Garoutte	Yakima		989025	US	2019-07-21
Crystal Corral	Grand Prairie		75050	US	2019-07-21
Belle Vinson	Frisco		75034	US	2019-07-21
Gity Grupe	Bovenden		37120	Germany	2019-07-21
Francisco Flore	California		91342	US	2019-07-21
Michael Hikalea	Waipahu		96790	US	2019-07-21
William Taylor	Inverness		34453	US	2019-07-21
Kainani Dunn	Auburn		98002	US	2019-07-21
Lindsey Connor	West Springfield		1089	US	2019-07-21
lillian yomes	Tallahassee		32304	US	2019-07-21
Esmeralda martin martin			5270	Spain	2019-07-21
Sierra Revilla	Mililani		96789	US	2019-07-21
Deirdre Bayer	Chicago		60630	US	2019-07-21
Carl Edmondso	Bolingbrook		60440	US	2019-07-21
Kim Chi Nguyer	Fairfield		94533	US	2019-07-21
David Chavez	North Las Vegas		89032	US	2019-07-21
Tess C.	Gainesboro		38562	US	2019-07-21
Andrea Fleck	Heddesheim		68542	Germany	2019-07-21
Satori Romaine	Steamboat springs		80487	US	2019-07-21

allie smithie	New York		10029	US	2019-07-21
Rachel Bose	Liverpool	ENG	L24 5SB	UK	2019-07-21
ursula schilg	Mayen		56727	Germany	2019-07-21
Carolyn Rivas	Lehigh Acres		33971	US	2019-07-21
Al Ventura	Wailuku		96793	US	2019-07-21
Gam er	San Antonio		78225	US	2019-07-21
Aurora LeBlanc	Houston		77084	US	2019-07-21
PEARL QUINTA	Pāhoa		96778	US	2019-07-21
Gladys Cruz	Union City		7087	US	2019-07-21
Amy Yang	Forest Hills		11375	US	2019-07-21
Russ Leaptrot	Garner		27529	US	2019-07-21
David Andersen	Denver		80202	US	2019-07-21
Emeli Morales	Tampa		33622	US	2019-07-21
Destiny Lorne	Pasadena		90210	US	2019-07-21
Ella Culmone	Claymont		19703	US	2019-07-21
mj Johnson	Everett		98204	US	2019-07-21
Giancarlo Bauti	San Antonio		78250	US	2019-07-21
María Paula Ign	CABA		1019	US	2019-07-21
Annette filliat	Metz		57070	France	2019-07-21
Borjius Guient	Baton Rouge		70803	US	2019-07-21
Austyn Reuter	Vero Beach		32960	US	2019-07-21
Zachary Montez	Roswell		88201	US	2019-07-21
Juan Carrillo	Turlock		95382	US	2019-07-21
Katie Brown	Boston		762023	US	2019-07-21
Nimmi Kroos	Port Orange		32129	US	2019-07-21
Justin Mass	pueblo		81005	US	2019-07-21
Tyeler Deas	Buffalo		14215	US	2019-07-21
Casey Nichols	Poway		92064	US	2019-07-21
Anna Hoffman	Bolingbrook		60440	US	2019-07-21
Katarina Martellucci				US	2019-07-21
Morgan DelRio	Manchester		6040	US	2019-07-21

Potato Chips	Schenectady		12345	US	2019-07-21
Moaniaalaanuh	Waipahu		96797	US	2019-07-21
Nasira Abdul-A	Berkeley		94705	US	2019-07-21
MIREILLE PUJ	Saint-Crépin		5230	France	2019-07-21
Chantal Buslot	Hasselt	TX	78756	US	2019-07-21
John Cruden	Fargo		58107-0507	US	2019-07-21
Kathleen Morris	Delavan		53115	US	2019-07-21
Thanh Johnson	San Jose		95129	US	2019-07-21
Matthew Adams	Savannah		31401	US	2019-07-21
Maria McCarthy	Hilo		96720	US	2019-07-21
Tanner White	Franklin		37064	US	2019-07-21
Cristina Mae Ca	Sussex		53089	US	2019-07-21
Jacob Taylor	baltimore		21201	US	2019-07-21
Olivia Fleming	Portland		37048	US	2019-07-21
Hunter Johnson	Farmington		14425	US	2019-07-21
Tony Wilke	Sierra Vista		85635	US	2019-07-21
Sue Fellows	Iver		SLO	UK	2019-07-21
edith silipa	Pearl City		96782	US	2019-07-21
Phyllis Dupret	Delray Beach	FL	33445	US	2019-07-21
lynzie chao	San Diego		92116	US	2019-07-21
Leianna Rapacc	Kapaa		96746	US	2019-07-21
Elizabeth Schra	Vail		81657	US	2019-07-21
Emilia Gibbs	Prairie Village		66208	US	2019-07-21
Robert Chyr Ro	walnut creek		94598	US	2019-07-21
Grace Davis	Buckeye		85396	US	2019-07-21
Erin Stege	Vail		81657	US	2019-07-21
Joseph Anastad	Castroville		95012	US	2019-07-21
Dariana Gomez	Harlingen		78550	US	2019-07-21
Jenna Guiteau	Philadelphia		19138	US	2019-07-21
Kimberly Buenc	Mililani		96789	US	2019-07-21
Stefan Jovanos	Tetovo		1200	US	2019-07-21

Aaron Paul Mes	Williamstown		41097	US	2019-07-21
Eve Salazar	Santa Fe		87597	US	2019-07-21
Nicole C	Philadelphia		19147	US	2019-07-21
Aisley Altobell	San Diego		92130	US	2019-07-21
kirsten killion	Bowling Green		43402	US	2019-07-21
Karen Hernandez	Silver Spring		20910	US	2019-07-21
Marley Woods	Las Vegas		89169	US	2019-07-21
blake bryant	Gonzales		70737	US	2019-07-21
Shannon Harris	Kailua-Kona		96745	US	2019-07-21
Ruby Robles	Portland		97218	US	2019-07-21
Matthew Villarreal	Houston		77037	US	2019-07-21
Deirdre Curry	Warwick		2888	US	2019-07-21
Izek Travis	Worcester		1601	US	2019-07-21
Reilani Roller	Kaneohe		96744	US	2019-07-21
Andrea Bibiano	Vista		92085	US	2019-07-21
Angel Hernandez	Nevada		75137	US	2019-07-21
Kelley Morris	Phoenix		85008	US	2019-07-21
Eddie Vandetti	Brooksville		34613	US	2019-07-21
chris usami	Toronto		m9w2v9	Canada	2019-07-21
Grecia Gonzalez	Hawthorne		90250	US	2019-07-21
Arden Suvalle	Burbank		91504	US	2019-07-21
H M	Honolulu		96817	US	2019-07-21
Gabrielle Pili-Ma	Lihue		96766	US	2019-07-21
Virginia Staudin	Converse		78109	US	2019-07-21
Sam Chaudhri	Manchester	ENG	M16 0SF	UK	2019-07-21
Lucie Tsai	Montréal		H3X	South Korea	2019-07-21
anthony mele	linden		07036-1753	US	2019-07-21
Anthony Ferruci	Milford		1757	US	2019-07-21
Natalir Umipig	Seattle		98144	US	2019-07-21
Ramona Confer	Hayward		94541	US	2019-07-22
Adiam Zemenfe	Las Vegas		89173	US	2019-07-22

dean williams	West Sacramento		95691	US	2019-07-22
Crystal Adair	kihei		96753	US	2019-07-22
Michael Kauhi	Waimanalo		96795	US	2019-07-22
Braice Bastet			6496314	Japan	2019-07-22
Dalila Tovar	Cicero		60804	US	2019-07-22
Ashley Keawe	Keaau		96749	US	2019-07-22
Jacqueline Garcia	Covina		91723	US	2019-07-22
olivia boller	Lenore		83541	US	2019-07-22
Rocio Chaidez	Chicago		60638	US	2019-07-22
Avery Carpenter	Wray		80758	US	2019-07-22
Tanya Bejarano	Del Rio		78840	US	2019-07-22
Louisa Kurilko	Kingwood		26537	US	2019-07-22
Destiny Dean	Rockwood		48173	US	2019-07-22
Isaac Zelker	West Hamlin		25571	US	2019-07-22
alyson tackett	war		24892	US	2019-07-22
Corey Bruer	St.Charles		63301	US	2019-07-22
Natlene Dent	Sierra Vista		85635	US	2019-07-22
queen irving	Walkkill		12589	US	2019-07-22
David Newdom	Mansfield		44904	US	2019-07-22
Brianne Pierre	Tempe		85282	US	2019-07-22
James Martin	Colorado Springs		80925	US	2019-07-22
Sohum Deshmukh	Cupertino			US	2019-07-22
paula pinto	esch sur alzette	L-4243		Luxembourg	2019-07-22
Valery Vapeskin	San Francisco		94102	US	2019-07-22
Ashley Del Colle	Santa Cruz		93955	US	2019-07-22
Eunice Torres	Long Beach		90813	US	2019-07-22
Jennifer Mcghee	Ashland		41102	US	2019-07-22
Spencer Hastings	Beverly Hills		90210	US	2019-07-22
Luis Martinez	Denver		80222	US	2019-07-22
Alyse Fleurette	Verona		53593	US	2019-07-22
Ethan Cochran	Albertville		35950	US	2019-07-22

Tierra Collind	Aurora		80011	US	2019-07-22
Sarah Betts	Bridgton		4055	US	2019-07-22
Brandy White	Las Vegas	NV	89115	US	2019-07-22
Maranda Roach	Phoenix		85022	US	2019-07-22
Kaluapakohana	Springfield		22152	US	2019-07-22
Morgan Johnso	North Providence		2911	US	2019-07-22
Gloria Chang	Seattle		98108	US	2019-07-22
Cynthia Becker	Romulus		14541	US	2019-07-22
Sara Elkins	Burlington		1803	US	2019-07-22
Colton Bumpas	Edmond		73003	US	2019-07-22
Abbi Peacock	Edmond		73034	US	2019-07-22
Francine Sandra	Bauvin		59221	France	2019-07-22
Johnnie Sensou	Des Moines		50320	US	2019-07-22
Alexander Just	Oakdale		15071	US	2019-07-22
nicolas sanchez	Cedar Falls		50613	US	2019-07-22
Rachel Clausee	Madison		53076	US	2019-07-22
Sunny-Dee Wak	Mountain View		96771	US	2019-07-22
Mike Galindo	Anaheim		92807	US	2019-07-22
Gini Patterson	Copper Mt		80443	US	2019-07-22
Eva Luna	Dade City		33523	US	2019-07-22
Irene Mitchell	Harvest		35749	US	2019-07-22
Ezra Paule	San Francisco		94110	US	2019-07-22
Alicia Wilkins	Valley Stream		11580	US	2019-07-22
Jimena Fate	Plant City		33563	US	2019-07-22
Yomaira Castre	Waukegan		60087	US	2019-07-22
Jennifer Gutierr	Wilmington		90744	US	2019-07-22
Lee May	Vail		81657	US	2019-07-22
Imilia Balaan	Kilauea		96754	US	2019-07-22
Nadia gauvin gauvin			75005	France	2019-07-22
Danny Birmingham	Wilmington		19810	US	2019-07-22
Quinn Robinson	New York		10029	US	2019-07-22

Lindsey Krause	Helenville		53137	US	2019-07-22
Angela Adams-Boshey				US	2019-07-22
renay carr	Conroe	TX	77303	US	2019-07-22
Caitlin Basile	New York	NY	10016	US	2019-07-22
Dylan Nann	Brick		8723	US	2019-07-22
Isabel Medina	El paso		79925	US	2019-07-22
Lauren Amick	New York		10011	US	2019-07-22
siva tahi	Hillsboro		97123	US	2019-07-22
Jennifer Anders	Durant	OK	74701	US	2019-07-22
Anzehla Tupuok	American Fork		84003	US	2019-07-22
Alisha Brown	Brooklyn		11207	US	2019-07-22
karen Kos	Gurnee		60031	US	2019-07-22
bob ross	Brookfield		6804	US	2019-07-22
carson young	belton		29627	US	2019-07-22
michelle smith	Chicago		60608	US	2019-07-22
Isabella Tapia	Arvada		80005	US	2019-07-22
Roxanne Villeda	Houston		77006	US	2019-07-22
Mariana Monter	Los Angeles		90016	US	2019-07-22
Alexander Lawr	Phoenix		85033	US	2019-07-22
Johnny Ortiz	Powhatan		23334	US	2019-07-22
Katriel Levin	lusby		20657	US	2019-07-22
Abigail Garcia	Norwalk		90650	US	2019-07-22
Khaled Johnson	San Francisco		94109	US	2019-07-22
OriginPlaysGarr	San Francisco		94102	US	2019-07-22
Emily Webster	Roebing		19956	US	2019-07-22
Alyna Perez	Universal City		78148	US	2019-07-22
Jessica Lozano	Ai		96701	US	2019-07-22
Nashyra William	Palmdale		93550	US	2019-07-22
Αναστασία Χλω	ΕΥΟΣΜΟΣ			Greece	2019-07-22
Kati Wilson	idaho Falls		83402	US	2019-07-22
Lilyann Ahia	Murrieta		92562	US	2019-07-22

Katherine Urrut	Los Angeles		90059	US	2019-07-22
Michael Witt	Charlotte		28211	US	2019-07-22
Justin Vicencio	Howell		7731	US	2019-07-22
Alexandria Ram	Long Beach		90805	US	2019-07-22
Mark Jaylen	Chicago			US	2019-07-22
Lynne Mersebu	Los Angeles		90068	US	2019-07-22
Megan Nadeau	Boston		2124	US	2019-07-22
April Welker	Oviedo		32765	US	2019-07-22
PhilLip Lokan	Lahaina		96761	US	2019-07-22
Angelo Rivero	Bronx		10455	US	2019-07-22
Daniel Carrillo	Chehalis		98532	US	2019-07-22
Chenoah Ervin	Vail		81657	US	2019-07-22
Barbara John	Longmont	CO	80503	US	2019-07-22
Aby Gongora	Mission		78574	US	2019-07-22
Jeanette Vasqu	New York City		937093	US	2019-07-22
Michael Fuchs				US	2019-07-22
Nyla Nihipali	Kaneohe		96744	US	2019-07-22
Erin C.	Austin		78735	US	2019-07-22
george Johnsto	Herkimer		13350	US	2019-07-22
Rachel Espino	Rockford		61109	US	2019-07-22
Jacqueline Cas	Mira Loma		91752	US	2019-07-22
Ted Simonett	Vail		81657	US	2019-07-22
Jayne Taylor	Westminster		80031	US	2019-07-22
katelyn Hoffma	Canton		48187	US	2019-07-22
Hillary Calderon	Anaheim		92801	US	2019-07-22
Chalei Freitas	Keaau		96749	US	2019-07-22
S S	Inkster		48141	US	2019-07-22
Lei Crichton	Long Beach		90805	US	2019-07-22
Melinda Lee	Mcloud		74851	US	2019-07-22
Chantal Martin	Koné		98807	New Caledonia	2019-07-22
Katherine Wood	Oxford		36203	US	2019-07-22

Juliane Lopez	Donna		78537	US	2019-07-22
Cianna Hall	Merieda		32983	US	2019-07-22
Joelli Perez	New Rochelle		10801	US	2019-07-22
Diana argueta	Raleigh		27606	US	2019-07-22
Victoria Santaci	Alexandria		22309	US	2019-07-22
Sandra Cadena	Harlingen		78550	US	2019-07-22
Mercedes Mana	Wailuku		96793	US	2019-07-22
Austin Runner	Boise		83705	US	2019-07-22
Gladys Wong	Miami North		2016	US	2019-07-22
ty wernhoff	Grangeville		83530	US	2019-07-22
Kaitlin Roberts	Irvine		92620	US	2019-07-22
Lorraine Fling	Elbert		80106	US	2019-07-22
Jessica Campb	San Diego		92101	US	2019-07-22
Wendell Carter	Mineral Wells		76067	US	2019-07-22
Angie Alvarado	Murfreesboro		37128	US	2019-07-22
genesis munoz	Omaha		68107	US	2019-07-22
Brooke Chomke	La Grange Park		60526	US	2019-07-22
Alexis Moreleon	Houston		77077	US	2019-07-22
Lacie Kawelo	Kaneohe		96744	US	2019-07-22
Jadah Montoya	San Antonio		78249	US	2019-07-22
Ponnaray Men	Secaucus		7094	US	2019-07-22
Jennifer Lucas	Renton		98055	US	2019-07-22
Chelsey Leialoh	Salem		97302	US	2019-07-22
Crystal Holston	Dearborn		48124	US	2019-07-22
Leslie Molina	Las Vegas		89107	US	2019-07-22
Maria Castro	Lynwood		90262	US	2019-07-22
Matt Russon	Salt Lake City		84123	US	2019-07-22
Shylynn Furtado	Kauai		96703	US	2019-07-22
Christopher Eva	Leominster	HR6		UK	2019-07-22
Jordan Warlick	Woodstock		30189	US	2019-07-22
Rachael Chen	Woodbridge		22193	US	2019-07-22

Kellyr Gonzalez	Gresham		97030	US	2019-07-22
Melanie Alvarez				US	2019-07-22
Abigail Batana	Dublin		94568	US	2019-07-22
Jarelys Velazqu	Mcgaheysville		22840	US	2019-07-22
Viviana Bojorqu	Bell Gardens		90201	US	2019-07-22
Iala berrios	Washington		20001	US	2019-07-22
Claudia Tüchler	Vienna		1040	Austria	2019-07-22
Lucina Rodrigu	Porterville		93257	US	2019-07-22
ava kurszewski				US	2019-07-22
Moheez Khan	Antioch		94531	US	2019-07-22



ACTIVITY BUS

ACTIVITY BUS

VAIL MOUNTAIN SCHOOL

VAIL MOUNTAIN SCHOOL

VAIL MOUNTAIN SC

Public Comment

July 22, 2019

PEC Meeting

NAME

1. KIRSTY WITZ
2. SUSAN BRISTOL
3. BARBARA KELLER
4. Blondie Vucich
5. Tony Ryerson
6. ~~JONATHAN STAUFER~~
7. Eileen Coltrick
8. JOE STAUFER
9. PETER CASABONNE
10. Anne Erson W. Vacl
11. Lu Madala ~~to~~ Sunburst Dr.
12. LIZ SCHRAMM E-MAIL
13. Charlyn Canada
14. Betsy Keltor
15. Tom Vucich
16. PAM STENMARK
17. Jeff Kissane
18. Betsy Kiehl
19. Bill Andrey → Cindy Ryerson
20. Grace Poganski
21. Pete Feistmann
22. Kate Cocchiarella

For: PEC & Town Council

PEC Meeting July 22, 2019

From: Anne Esson

In addition to my overwhelming and growing fear that the Triumph's proposed Booth Heights project will doom the Bighorn Sheep herd, after listening to hours of the developer's testimony, I have additional concerns as follows not assuaged or relieved by what I have heard so far.

1. The traffic study of Dec. 30, 2017, is a farce. Vail Mountain School, a very major contributor to congestion on Frontage Rd. twice a day & some evenings, was not in session, and a paucity of snow kept skiers, esp. savvy Colorado ones, away. Turns at the East Vail Exit 180 seem to be the only ones the survey addressed, though it is the twice a day turns at VMS, as well as overflow parking along Frontage Rd., that impede traffic flow including buses when school is in session.

2. Geological Rockfall Hazards have not been considered sufficiently by decision-makers as addressed by me in prior communications with PEC and Town Council. Safety hazards posed by the imposing spring waterfall directly above the building site and two streams running through it destabilize rocks on the cliff rim above and soils on the steep slope. According to the author of these studies, a substantial berm above the proposed buildings cannot be counted on to catch all rocks or debris pitching down from above. If you have doubts about the risk, consider this year's rockfall closing of I 70 through Dowd Jct. and the effect of saturated soils on a 5 yr. old Front Range expressway Hwy. 36 to Boulder. Of course, we have photos of boulders as large as 20ft. x 20ft. in the Rockfall Hazard Study, as well as historical awareness of such rockfall at both the west and east end of Booth Creek residential development, the latter after the berm was built to protect those residing below.

3. Risk to Pedestrians both in crossing the Frontage Rd from the eastbound bus stop day and night, as well as traversing the tunnel under I 70 where no protections for those on foot exist is substantial. Insouciance by the developer who suggests this would be an easy route for his renters to reach a grocery store, is astounding.

4. Further glib dismissal by the developer of concerns expressed about governance and rules enforcement by a foreseen Homeowner Association is baffling. Consider an HOA's difficult task in governing a mixed use housing project including 270-350 seasonal renters, subsidized townhome owners, and private market townhome owners who can be expected to rent their homes short-term. Tenants may express in surveys enjoyment of living in housing representing various ages and circumstances, but governance of such a grouping by one association would be a nightmare at best, impossible at its worst. Assurances that the HOA can enforce well-meaning rules for protection of the Bighorn Sheep sharing the same space, or even parking regulations, leave most of us incredulous.

5. The use July 8th of a sheep winter range map of 1800 acres pre-development of Vail is flat out deceptive. As the finally-commissioned studies by independent biologists stated, today's winter sheep range before any Booth Heights project is 150 acres. These sheep are not "habituated" to human disturbance, they are on starvation rations and desperate for forage.

I fully concur with the analysis submitted this week by Grace Poganski of the criteria the PEC must use in deciding whether this project merits approval or not. I furthermore share her conviction that should it go forward you will do irreparable harm to our environment and doom the Bighorn herd, but also think you may cause great harm to the very people you are trying to assist with housing.

Danielle Couch

From: Anne Esson <alesson055@gmail.com>
Sent: Monday, July 8, 2019 7:06 AM
To: Christie Hocht
Cc: PEC; Council Dist List; mgennett@vailgove.com; Chris Neubecker; pamelas
Subject: Re: Bighorn Sheep

Follow Up Flag: Follow up
Flag Status: Completed

Thank you! Christie this letter reflects a sensible, knowledgeable family's perspective on a difficult community choice. In fact, there are other sites which could be turned to workforce housing without exacting a devastating blow on our struggling wildlife. We can have both! There is support in Council & on PEC to do this. Broad, declared community support will help them move forward.

Anne

On Sun, Jul 7, 2019 at 5:25 PM Christie Hocht <choctl@mountainmax.net> wrote:

Attached is a letter regarding the Bighorn Sheep population and the Booth employee housing.

Thank you,

Christie Hocht

June 7, 2019

Vail Town Council,

My name is Christie Hocht. I reside at 890 Red Sandstone Circle in Vail. I have been a valley resident since 1972. My husband, Karl has lived in Vail since 1965. I have a degree in Biology from Willamette University in Salem, Oregon.

I have read the studies and letters from Gene Byrne, Rick Kahn, Matt Yamashita, and Melanie Woolever. I believe these letters and studies were included in the Vail Town Council packet for the meeting Monday July 8, 2019 at 1 pm. I also attended the Wildlife Forum in January 2018 presented by Bill Andree, Rick Thompson, and two others.

After reading these letters and studies, coupled with my own observations over many, many years. The proposed development for employee housing at the East Vail interchange will spell the demise of a very special population of Bighorn Sheep. The Gore Range Eagle's Nest S2 herd is native and has occupied this area for hundreds maybe thousands of years. Sheep are creatures of habit and go to the same winter and summer ranges year after year after year. It is estimated we only have between three and five percent of the historic numbers of Bighorn Sheep. Do we want to lose them completely?

Some of the biggest factors accompanying development are loss of critical winter range, habitat, and human encroachment. I know there are proposals to keep people out of the winter range area but I feel the enforcement is unrealistic. For example, years ago when the Cascade Lift was installed it was never intended to be a ski run and the area west from Eagles Nest to Dowds Junction is closed and designated critical wildlife habitat. How many ski tracks do you see after a powder day under this lift? How many ski tracks do you see through the trees dropping down to the Donovan Bench? How many ski tracks do you see coming off the cliffs on much of the south facing slopes of the valley north of I 70? This is also critical winter habitat for elk and other wildlife. Restricting dogs was also mentioned and Rick Kahn suggested no dogs in the area. Good Luck!

The development would also negatively impact our declining deer and elk populations, and the peregrine falcon. The studies suggested there would be more bear encounters with humans and trash.

While I realize the need for housing, this development is way too big for the site with inadequate parking and little regard for the view corridor entering Vail. The building east of Red Sandstone Elementary School is massive and overpowers the landscape and the Booth development would have even more of an impact. Do we want to look any urban area or preserve what's left of our beautiful valley?

Please vote to keep our wildlife for generations to come. Saving the Bighorn Sheep habitat will also boost our populations of deer, elk, and peregrine falcons and keep our bears from human conflict.

Sincerely,

Christie and Karl Hocht, son Kevin and wife Sarah, son Karl and wife Jenny and grandchildren, Annelore, Karl IV, Mattias, and Nikolas Hocht

July 7, 2019

Town of Vail Planning and Environmental Commission
Town of Vail Planning Manager
75 South Frontage Road
Vail CO 81657



Dear Commissioners and Planning Manager Neubecker:

Colorado Wildlife Federation (CWF) is a statewide nonprofit organization, and National Wildlife Federation affiliate, comprising wildlife enthusiasts, anglers, hunters, photographers and other outdoor recreationists. We are pleased to submit our comments on the proposed Booth Heights/East Vail Workforce Housing Development.

CWF is well acquainted with the extensive experience and expertise that wildlife biologists Rick Kahn, Melanie Woolever and Gene Byrne bring to their assessments of the impacts to the bighorn sheep herd. We commend you for seeking their expert opinions. In addition, Colorado Parks and Wildlife, our state's wildlife management agency, has cited the direct and indirect impacts to this bighorn sheep herd should the project be approved in its current form and notes the attention that will be necessary to address long term cumulative impacts. We accord considerable weight to their assessments. In broadest terms, their thinking seems to be that the plan has not adequately examined or addressed the impacts to the bighorn sheep herd to the satisfaction of these experts. CWF also notes that the project would constrain a big game movement pattern.

Wildlife viewing is a large economic driver. An indicator of the importance of wildlife to Coloradans is the finding in the 2019 State of the Rockies bipartisan poll that 82 percent believe loss of habitat for fish and wildlife is a serious problem.

Therefore, our impression is that the plan, as proposed, has not benefitted from enough scrutiny to render it ripe for approval. CWF urges the Commission to decline to move forward the project, as proposed, given the impacts to this bighorn sheep herd. We hope that this Commission will devote genuine thought to the long term and short term implications and consequences of the decision.

Sincerely,

A handwritten signature in black ink that reads "Suzanne O'Neill". The signature is written in a cursive, flowing style.

Suzanne O'Neill, Executive Director, Colorado Wildlife Federation

Danielle Couch

From: cbartmd@aol.com
Sent: Monday, July 15, 2019 7:15 AM
To: PEC
Subject: Two issues-underpass and environment

My name is Donna Mumma, I live in East Vail across from Simms market. Again, I am writing to describe the East Vail underpass, this time with regards to highway closures. In the winter months, closures are extremely common. Snow and ice pack the dark underpass. Congestion and chaos frequently ensue as cars and trucks exit the highway in search of things like- public restrooms, gas stations, coffee shops or rest areas. None of which exist, as East Vail has no amenities. The underpass provides NO divisions between people and cars even in congested, dark and icy conditions.

#1 On July 8, I was disappointed in McDowell's responses to underpass pedestrian safety. The words "safety" and pedestrians were not noted in their original report and no evaluation was made regarding underpass safety. The remarks of one of McDowell's representative stated that no past history of injuries at that site has occurred. That statement is irrelevant without taking into account the exponential increase in the coexistence of pedestrians and cars which will be created by the Booth Heights development. She also mistated the width of a pedestrian lane which doesn't really matter as that lane is frequently not present in the winter months. Another McDowell representative said a sidewalk in the underpass would be possible, without actually looking at the underpass. I am not confident that Triumph's choice for the traffic study has the expertise to notice the safety problems and evaluate the underpass objectively. I recommend a safety study by a company more skilled in the area of pedestrians and traffic. Please consider a site visit in winter months.

#2 I was very surprised that the environmental report presented by Triumph only discussed the environment of the site! Isn't the job of the PEC to look at the effects of development on the community and environment of our valley as a whole? There are no amenities in East Vail which will require lots of increased driving miles for residents. Adding busses adds busses to a dangerous underpass. I believe the broader picture of the environment should be taken into account with such a large development in such a poor location for walking. Booth Heights will not only destroy the environment of the site itself, effecting the surrounding wildlife and their health and well being, it will also add to the greenhouse gases in the valley by confining the work force to an isolated community 7 miles by car and two busses from the amenities they will need to access.

Please take the shortcomings of the East Vail underpass seriously as the stakes are high. In my last decade as a pathologist, I evaluated pedestrian encounters with vehicles in terms of pedestrian donors--- organ donors!

Donna Mumma,MD

To: TOV Planning and Environmental Commission, Chris Neubecker, Matt Gennett, Dave Chapin

Re: East Vail Parcel proposed development

Leaving the PEC meeting on July 8, 2019, I had more questions than answers in general, and more specifically in regard to whether Triumph has satisfied all the necessary criteria for permission to develop the East Vail Parcel. I believe these questions need a closer look.

Who gets to choose which wildlife biologists' reports are considered valid?

After the presentation was finished, and after many of the public comments were finally heard, Triumph's representative, Mr. O'Connor, was allowed to voice his indignation about the addition of reports from the wildlife biologists commissioned by the Town of Vail to study the issue of bighorn sheep impacts and the proposed mitigation plan. He disparaged those reports, with the exception of Mr. Byrne's report, as incomplete and lacking in depth. He stated that the only reports that should be considered were by those people who were well versed in the unique aspects of the Vail herd of bighorn sheep. He mentioned Mr. Byrne in particular, who concurred on many points with Triumph's own biologist, Rick Thompson. The irony is that Mr. Thompson is apparently not so knowledgeable about our unique Vail herd, having clung to the idea for months and stated over and over again that our bighorns were nocturnal. He finally allowed that the two bighorn sheep that he captured on camera one evening were, perhaps, an aberration. This admission came only after all the other wildlife biologists, including Mr. Byrne, each of whom have years of experience studying bighorn sheep, and the CPW, stated that bighorn sheep are in fact diurnal. (I note that the TOV Community Development Dept. Memorandum, July 8, 2019, Chapter 12, 12-12-5, says that the "C: Environmental Inventory: should contain 'sufficient information to permit independent evaluation by reviewers of factors that could be affected by the proposed project'...".)

If Triumph does not satisfy all the criteria set out by the TOV, do they still get to develop the parcel?

Section 12-61-13, Development Standards/Criteria for Evaluation of the zoning Regulations of the Town of Vail... It shall be the burden of the applicant to demonstrate that the proposed Development Plan complies with all the applicable design criteria.

A. Building design with respect to architecture, character, scale, massing and orientation is compatible with the site, adjacent properties and the surrounding neighborhood.

I submit that Triumph has not met this criteria. The surrounding neighborhood does not contain any high density apartment projects. Nor does the design and proposed materials for these buildings match the character, scale or mass of its closest neighborhood to the west or any in the East Vail neighborhoods.

C. Open space and landscaping are both functional and aesthetic, are designed to preserve and enhance the natural features of the site, maximize opportunities for access and use by the public, provide adequate buffering between the proposed uses and surrounding properties, and, when possible, are integrated with existing open space and recreation areas. There is no preservation or enhancement of the natural features of the site. The entire footprint of the proposed development site will be bull dozed, clear-cut and paved over.

E. Environmental impacts resulting from the proposal have been identified in the

project's environmental impact report, if not waived, and all necessary mitigating measures are implemented as a part of the proposed development plan. I submit that the proposed mitigating measures are insufficient. Mr. Byrne, as well as the other wildlife biologists and the CPW, questions the effectiveness of proposed wildlife enhancement on the adjacent NAP parcel and the likelihood that it will be used by the bighorn sheep. In addition, the Geologic Analysis report states that an existing landslide occupies the eastern approximate 18 acres of the EVP, in the proposed NAP. The report's conclusions and recommendations state "**Ground modifications and development around these ancient landslides will increase the potential for re-activation and re-mobilization of the landslide mass,..**". So, if mitigation of the NAP goes ahead as proposed, the potential for re-activation of this landslide mass will increase. Also, since the Geologic Analysis goes on to state that the "Planned development" of the 5.4 acres "extends up to the limits of the steep western flank of the landslide extents...", the geological consultant "recommends **avoiding development within or near the mapped extents of the landslide. Site improvements and regrading near the toe of the landslide may re-activate slope movement and should be avoided.**" A barrier wall will still be cutting into the toe of the landslide. How does Triumph plan to develop this portion of the 5.4 acre site that is directly adjacent to a landslide site without disturbing said landslide site?

F. Compliance with the Vail comprehensive plan and other applicable plans.

2009 Environmental Sustainability Strategic Plan Goal #3 – Ecosystem Health: Ensure that the natural environment, specifically air and water quality, water quantity, land use and *habitat are maintained to current or improved levels of biological health.*

The bighorn wildlife biologists and the CPW agree that the proposed mitigation plan will not effectively sustain Vail's bighorn sheep herd. This is in direct conflict with the stated goal of maintaining the habitat to current or improved levels. **To quote Mr. Byrne,** "I concur with Thompson (section 9.3.2) that 'the East Vail Workforce Housing parcel is located adjacent to the most important block of bighorn sheep winter range in the valley.' I also suggest that this winter range is the most limiting factor to this sheep herd and that this is the only known late season winter range for these sheep. **Anything that diminishes the quantity, quality or effectiveness of this area will be detrimental to this herd.** This is the only herd of bighorn sheep in the Vail valley and it probably represents a population of around 100 sheep that fluctuates from year to year based mostly on winter severity. **The loss of this native sheep herd, that has probably existed in this area for thousands of years, would be a tragedy not only to the residents but the whole state of Colorado."**

2018 Open Lands Plan Update, Purpose – Protect environmentally sensitive land from development and or mitigate development impacts on environmentally sensitive land.

The entire parcel, including the proposed 5.4 acres of development, is, as stated by geologists and biologists, environmentally sensitive. Rockfall hazards and debris flow hazards exist across the parcel and the geological analysis "explains how a rockfall or a severe debris flow can occur through natural processes such as freeze-thaw or intense prolonged precipitation or rapid snowmelt, or through "**modifications to the existing natural condition**", which "may increase debris flow susceptibility." Although there is a proposed mitigation berm or barrier system, according to the conclusions and recommendations of the report, the proposed "mitigation system will reduce, **but not eliminate rockfall and debris flow hazards in the area of the proposed development.**" (Ex2 Environmental Impact Report, Section 2.3.2 Geologic Hazards:) Together with the landslide issue, I submit that this development does not satisfy Criteria F.

12-12-11: A. Criteria for Decision (by the PEC) This section states in part: "The planning and environmental commission shall approve the project unless it finds that... the project will have

significant long term adverse effects on the environment with respect to the natural systems...". According to the Environmental Impact Report, the Rocky Mountain bighorn sheep is on the U.S. Forest Service designated "sensitive species" list, which includes "*species declining in number or occurrence or whose habitat is declining, either of which could lead to Federal Endangered Species listing.*" The State of Colorado has put bighorn sheep on their list of species of greatest conservation need.

If this project goes forward, the wildlife biologist bighorn sheep specialists, commissioned by the Town of Vail agree, despite the developer's disparagement, that our bighorn sheep herd cannot be sustained. If this assessment, among all the other factors - geological, biological, aesthetic and otherwise - does not convince the members of the planning and environmental commission that the East Vail Parcel Project Proposal will have long term adverse effects on the environment, then what will?

At what cost, environmentally and personally, do we allow ourselves to go down this path?

Respectfully submitted,

Grace Poganski
Vail CO

Danielle Couch

From: Shelley Bellm
Sent: Monday, July 8, 2019 10:59 AM
To: PEC
Cc: Chris Neubecker
Subject: FW: East Vail Housing Project Support

Follow Up Flag: Follow up
Flag Status: Completed

From: Jennifer Law [<mailto:Jlaw1@vailresorts.com>]
Sent: Monday, July 8, 2019 10:56 AM
To: CommDev
Subject: East Vail Housing Project Support

Dear Mr. Stockmar and the Planning and Zoning Commission:

My name is Jennifer Law (Schofield). I am the Senior Director of Human Resources for Vail Resorts in Eagle County. Thank you for your service on the PEC. My dad was a long-time member on the PEC so I know firsthand the amount of reading and diligence this role plays.

I am writing to you today regarding the proposal for the East Vail Housing project. I am proud of what our company has done for employee housing. We are truly a leader in the industry in Colorado. We are always asked to do more as the need for affordable housing continues to grow. I am also proud of the commitments both Triumph and we will make to enhance wildlife, following approved rules and regulations and respecting the 18 acres of NAP.

Our company did the right thing in down zoning the parcel in East Vail for open space and housing and being able to add to the inventory of housing with a master lease. The master lease is not only important to the developer but to our employees who are living a short bus ride away. As you know many of our employees are waking up early to prepare for our guests and leaving late in the day after providing an experience of a lifetime for our guests.

In order to continue to be the world's premier mountain resort, we need to provide an experience of a lifetime for our employees as well. One of the main ways we accomplish this goal is to ensure basic needs are met. Affordable housing, close to work is an essential part of achieving this initiative.

Thank you for your support of this important project.

Jen

Jennifer Law, SPHR, SHRM-SCP
Senior Director, Human Resources, Eagle County, CO
O: 970.754.3040 Cell: 970.331.6457

Jlaw1@vailresorts.com



Welcome to your new HR – Making life easier
[Direct Connect](#) Take Action | Learn More & Get Help

 **VAIL** Like nothing on earth.™

 *Beaver Creek.*
VAILRESORTS®

EXPERIENCE OF A LIFETIME



The information contained in this message is confidential and intended only for the use of the individual or entity named above, and may be privileged. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please reply to the sender immediately, stating that you have received the message in error, then please delete this e-mail. Thank you.

VAIL HOMEOWNERS ASSOCIATION

July 15, 2019

Town of Vail
Planning and Environmental Commission
75 South Frontage Road
Vail, CO 81657

RE: Booth Heights proposed development

Dear Chairman and Commission Members:

We write to provide comments on the reports of the three independent experts and the CPW and to offer suggestions for a way forward for this project. We are providing these comments by letter because we cannot make them in the three minutes allowed for public comment.

Taken together, the reports of the independent experts and the comments from the CPW make a number of key points which show that the dangers for the bighorn sheep are much greater than envisioned before. As set forth below, the reports exposed many flaws in Triumph's EIR and mitigation plan and show that the dangers for the sheep would not be offset by Triumph's mitigation plan.

Contrary to Triumph's claims, the winter range of the sheep is only 150 acres. The CPW report should, categorically, put to rest one of the most outrageous and heavily promoted of Triumph's claims which forms the foundation of its entire approach to mitigation, that the bighorn sheep have a winter range of 1,800 acres. According to the CPW, the so-called "1,800 acre winter range polygon" for bighorn sheep "is not representative of current available habitat," and the actual effective winter habitat number is "less than 150 acres," a number far less than Triumph's biologist claimed. That scarcity of range totally changes the analysis of the potential harm to the sheep.

Contrary to Triumph's claims, the area from which the sheep would be displaced is 80 acres or more. Triumph has been trying to gloss over the full extent of the loss of range for the sheep. These reports, however, make clear that the sheep will be displaced from far more than just the 5 acres of the project and the 2 acres between the project and Frontage Road. According to CPW and all three experts, the impact of indirect or offsite habitat loss from human disturbances at the site would be much greater than the direct loss of the site itself. As explained by Rick Kahn, a bighorn sheep expert with over 40 years' experience, bighorn sheep are very susceptible to human disturbances, and sheep can be impacted up to ¼ mile (440 yards) away, meaning that the loss of habitat from this development extends outward all around the project site, displacing the sheep from upwards of 80 acres. That means the sheep will lose over 50% of their range which will be devastating. This is a point that VHA has been making from the beginning, although VHA's estimates didn't capture the full extent of that loss.

Those impacts will be even greater during construction of a project of this size when heavy equipment, compressors, nail guns, power tools and other construction equipment are in constant use and banging and hammering is always going on somewhere.

Triumph originally tried to gloss over these facts and the absence of any mitigation plan to address them by claiming that the sheep would return at night to forage under the cover of darkness. When Triumph's biologist finally had to admit that he was wrong about that (see next point below), he touted out a new "theory"-- that the sheep will become habituated to the project and, therefore, will not be harmed by it. We urge the PEC to ask the independent experts what they think about that theory.

Triumph's EIR and mitigation plan are based on pseudo-science. Rick Kahn also examined the so-called '17-'18 winter sheep study done by Triumph's biologist which formed the basis for Triumph's EIR and mitigation plan. He found that the study was not adequate in design or results; it was "highly speculative" due to its short duration (7 months), and its recommendations "should be considered speculative." As he noted, professionals use spatial collars, not trail cameras, to collect information and studies should be over much longer durations for data to be reliable.

More pseudo-science is the persistent claim by Triumph's biologist that the sheep will forage at night. He used that claim to dismiss off-site displacement of the sheep due to construction and/or resident activities. It was not until confronted with the reports from both Rick Kahn and another of the experts, Gene Byrne, a wildlife biologist with 30 years' experience, that he recanted and acknowledge what VHA has been repeatedly saying, that bighorn sheep are not nocturnal animals. So that claim can no longer be used as a justification for inadequate mitigation plans.

Triumph's plans to mitigate 14.6 acres in the NAP parcel will not help the sheep. The CPW and all three experts also agreed that, while Triumph's proposed mitigation plan might benefit elk and deer, it will not benefit the sheep. As Gene Byrne explained, the area Triumph plans to mitigate is too far from the sheep's escape cover for the sheep to take advantage of it. And as Rick Kahn noted, ewes and lambs have "very high site fidelity," making it pure speculation to think that they will move to the NAP area, and he concluded that the proposed mitigation could result "in further loss and potential extirpation" of the herd. Gene Byrne's conclusion was that the actual winter range "is probably the most critical factor for the herd's long-term vitality and this area must be protected." And the third expert, Melanie Woolever, a wildlife biologist with over 30 years' experience, over 20 years of which was in bighorn sheep conservation, found the scale and approach to habitat improvement was "inadequate and will not ensure persistence" of the herd.

Obviously, there is a direct conflict on this point. Ordinarily that would tip in favor of the independent experts who have no axe to grind. Also telling is that Triumph's biologist did not take issue with any of the reasons offered by CPW and independent experts' as to why the planned mitigation in the NAP parcel would not benefit the sheep or offset the loss of habitat that will be caused by the project. And if Triumph's plan was the be-all and end-all it makes it out to

be, it could have already done the mitigation, and if it worked, it wouldn't have to play coy about when it was going to do that work (see below). After all, Triumph earlier said that since the NAP property was privately owned, they did not have to get any permissions to do that work. The fact that it has not speaks volumes.

Real mitigation requires habitat restoration in the areas north and west of the project site.

What is really needed according to CPW is large-scale mitigation to the north and west of the project and that should take place as soon as possible which is another point that VHA has repeatedly made. That land is owned by the TOV and the USFS, and, so far, nothing has been done by either. The TOV, apparently, does not have any current plans to treat its land, although it may have been waiting on the USFS plans. According to a recent report to the Town Council, the USFS is now moving forward with the planning process to clean and treat its land, but due to wilderness regulations and budgetary and manpower limitations, no actual work can take place until FY 20/21 at the earliest or even perhaps later. That means, under a best case scenario, work cannot begin until the fall of 2020. Since improved areas need a year of growth to yield results, as a practical matter, that means that winter habitat on USFS land (and perhaps the TOV land) will not see any improvement until the winter of 21/22. If construction were authorized before then at the East Vail site, the implications for bighorn sheep are huge.

Any delays caused by this schedule is a self-created problem. Vail Resorts and Triumph have had two years to initiate action to get this process underway and yet have done nothing. Of course, Triumph can now try to speed up that schedule if it so desires, but no construction should take place until mitigation has been completed (see next point).

Mitigation needs to take place before any construction. Triumph's plan was to start construction and mitigation at the same time. The CPW recommended that mitigation work should take place before any construction, so it can be evaluated before proceeding further. As stated by Melanie Woolever, habitat improvement needs to be completed before any construction and demonstrated effective before it can be said that losses due to the project have been mitigated. Faced with those reports, Triumph refused to do the mitigation first, playing coy by only offering that it hoped to start mitigation before any construction. What that meant was unclear—did it mean before excavation or only before building work? In either event, it would be too late to provide any meaningful relief to the sheep, especially since Triumph only plans to mitigate an area that is of no benefit to the sheep.

There should be no construction during winter months. With the sole exception of clearing and excavation, Triumph planned to build year-round. The CPW and all three experts concurred that there should be no construction during the winter months; construction should be limited to the summer and fall (a “July 31st to a November 15th time frame”) because there is no meaningful way to minimize construction impacts on the sheep.

There should be no site access from the west end of the project. Triumph plans to locate the main access to the project—a road, pedestrian walkway, bus tops and a bus shelter—at its western end. Because of the proximity of prime grazing land to the immediate west of the project and also between the project site and Frontage Road, the CPW and all three experts

recommended that all access to the project be from only the eastern end and that the proposed driveway, pedestrian access and bus stops at the western end of the project be eliminated. The same is true for sidewalks; the experts recommended no sidewalks along Frontage Road. Faced with these recommendations, at the last hearing Triumph brought up the possibility of eliminating the bus stops and moving the pedestrian access to a mid-point in the project, but it was unclear whether those changes would actually be made; Triumph was clear, however, that it would not move the driveway access.

At the last hearing, Triumph also floated a bus turn-around plan from Vail Public Works that had not been seen by CPW or the independent experts. Nonetheless, it seemed clear from their reports that they would all oppose that plan since it would encroach even more on prime grazing areas.

There should be no dogs at the project. Contrary to what Triumph has planned—to only prohibit dogs in the apartment units--the experts agreed with the Vail Community Development Department’s recommendation that there should be no dogs allowed in any part of the project. Triumph refused to accede to that recommendation.

There should be funding for on-going mitigation maintenance. In earlier iterations of this project, there were provisions for some on-going mitigation funding; Triumph dropped that in the current version. The CPW noted that mitigation is not a “one-and-done” proposition and that it requires continual maintenance. In that regard, CPW recommended that there be annual funding for mitigation. Triumph has declined to provide any funding.

Triumph has complained about these reports, but it has no one to blame but itself. If it had produced a sound and responsible environmental protection plan there would have been no need for independent expert reviews. Likewise, if Triumph had followed the recommendations of CPW there would have been no reason for CPW to further comment. But Triumph did not, and its complaints now only underscore the importance of these reports.

The PEC has the authority and responsibility to determine the parameters of this project; that doesn’t mean an all or nothing result but rather finding a middle ground. It should do so in a manner that balances the use of the parcel with the preservation of the surrounding environment. VHA urges that in carrying out those duties, the PEC should:

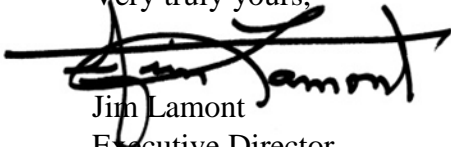
1. Reject the current EIR and mitigation plan. A project EIR and any mitigation plans must accurately identify all environmental impacts and offer plans to mitigate their impact. One thing that the CPW and independent experts’ reports make clear is that Triumph’s EIR does not accurately describe the dangers for the bighorn sheep, nor does it present a mitigation plan that will not offset those dangers. If and when a new EIR and mitigation plan are submitted, they should be immediately reviewed by independent experts.
2. Direct staff to utilize the independent experts and the CPW to determine what is an appropriate carrying capacity for the parcel that is concomitant with the surrounding environment.
3. Reject any plan that exceeds the carrying capacity of the parcel. Triumph is trying to squeeze as many residents as possible on the site, resulting in massive apartment

buildings with four story elements facing Frontage Road (the apartment units alone would house 168 to 234 residents). The PEC should not simply go along with that approach to this project. In particular, no building should exceed three stories in height and the overall population should be significantly reduced so that it does not exceed the carrying capacity of the property. A reduction in size would have the salutary effects of protecting the environment and also keeping the project compatible with the East Vail community and eliminating the visual pollution of massive box-like apartment buildings looming over Frontage Road and I-70.

4. As a part of any approval of a revised project:
 - a. Reject plans for access to the project from its west end. That would include rejection of the bus turn-around if it is actually proposed.
 - b. Require the full number of parking spaces (two per unit) for any apartment buildings. A reduction in the size of the project will allow the accommodation of more parking.
 - c. Require screening landscaping of the project to block views from the east, west and south.
 - d. Require mitigation be completed and demonstrated effective before any construction, including clearing and excavation, can commence.
 - e. Require that no outside construction take place during winter months when bighorn sheep are within ¼ mile of the project.
 - f. Require on-going funding for mitigation. In that regard, the PEC should direct staff to consult with the independent experts to develop a realistic mechanism and an appropriate amount (not the paltry \$5,000 per year that Triumph earlier proposed).
5. And, finally reject the project as proposed if Triumph does not agree to make the necessary changes to provide real mitigation for the sheep and reduce the scale and mass of the project to fit its carrying capacity.

We hope these comments are helpful and will provide a way to move this project forward in a responsible and appropriate way.

Very truly yours,



Jim Lamont
Executive Director

Vail Homeowners Association

Planning and Environmental Commission
75 S. Frontage Road
Vail, Colorado 81657

Dear Commissioners:

Per your request at the last meeting and because I am out of town at this time, I am putting my concerns about the Triumph project and the Big Horn sheep on record.

As I said at the last meeting, we labored over the words on the council chamber walls. In fact, it was tedious and sometimes painful to sit through all of the discussions of the correct wording and even where the commas should be. But there was a motive. Because the whole purpose of the exercise was to provide the very words that would guide all future decision making.

In the case of the project under discussion, clearly the mission statement to “preserve our surrounding natural environment” and the vision statement of “environmental stewardship” should provide enough guidance. But I have an additional take on the subject.

We have been led to believe that affordable housing is such a severe crisis that we should throw all other considerations to the wind in the pursuit of its solution. And perhaps I, too, would fall into that trap if it weren't for my long history of support of affordable housing. Because unfortunately, I remember the squander of possibilities on the first phase of Timber Ridge. And while we are on Timber Ridge, would it not make sense to complete that fiasco before disturbing the last refuge in Vail for these the sheep?

I also find it difficult to work up a lather over this when our last big project was for subsidized housing of high end units sold to people who arguably could have afforded places to live without being underwritten by the Vail taxpayers- but of course, I just a regressed.

Perhaps more to the point, however, is the fact that this project is being spurred by Vail Resorts and their sudden urgency to solve the housing crisis. So, I must ask, if the crisis is so severe as to finally bring them to the table, why not develop property for which they have already received the green light, for which no one will challenge, in fact for which most will applaud- namely Ever Vail. Tell them to go for it- knock themselves out. And leave the big horn sheep to fight another day.

My personal opinion is that this property should only be under consideration when we have exhausted all other options. Disturbing the natural environment and endangering these beautiful creatures is a decision that should only be made when there is no possibility of solving the problem in another way. Fortunately for us, we have other choices and I hope you have the common sense to acknowledge that fact and act appropriately.

Unlike many people who spoke at the last meeting, I do not think you have a difficult decision. It is as clear as the writing on the council chambers wall and should be apparent to anyone who reads it, understands its original intent and is committed enough to act accordingly.

Kaye Ferry
1007 Eagles Nest Circle
Vail, Colorado 81657

TO: Town of Vail PEC and Town of Vail Council
FROM: Craig and Kyle Denton

RE: Support of the “Booth Heights Neighborhood”

To Whom It May Concern:

We are local Vail Valley residents that have been in the valley since 1976, and support the “Booth Heights Neighborhood” project for the following reasons:

1. This valley continues to struggle with affordable “for-rent” and “for-sale” residential units. We need to continue to work towards providing our local workforce with affordable options to live here in the valley
 - a. Especially up-valley where people actually work. This helps benefit the entire community by reducing traffic on the roads, less car-emission and noise pollution, and alleviating overcrowded parking in the Village core.
 - b. We work in Vail Village and see “first-hand” and every-day the struggles that we and other business face with the lack of affordable up-valley housing options. We ourselves face the same challenges when we are trying to find good quality workers who would benefit greatly from living in the Town of Vail
 - c. As a real-estate-agent working with young families, there is a definitely a need for the mix of units that is being proposed in East Vail. The supply of affordable up-valley options continues to decline inevitably forcing families further and further down-valley

2. Environment Concerns
 - a. To our knowledge, the developers have put forth and are proposing a substantial Wildlife Mitigation Plan that goes above and beyond what has been required in the past of other developments. Having a viable Mitigation Plan makes sense given the sensitive environmental situation. Get this plan right. But the nearby sensitive environment has never stopped development before and should not stop this one.

3. We are proponents of personal property rights.
 - a. To our knowledge, the developer is asking for No Variances and everything that they have proposed is in accordance with the current allowed uses of the land. We believe this land was actually “Down-Zoned” from what it was once was in order to create the housing that our community needs.
 - b. The development review process for this new neighborhood should not be any more or less difficult than any other plan, and not allowing owners to develop/build on land that has legal zoning and allowable uses is unprecedented.

Sincerely,

Craig and Kyle Denton

Larry S. Stewart
5146 Gore Circle
Vail, CO

LSSewart@stfblaw.com

July 17, 2019

Town of Vail
Planning and Environmental Commission
75 South Frontage Road
Vail, CO 81657

RE: Booth Heights proposed development

Dear Chairman and Commission Members:

Unfortunately I will be out of town next Monday, July 22nd, and therefore cannot attend the meeting on the proposed Booth Heights housing project. I feel very bad about that since I have been one of the proponents of allowing more time for public comment. However, since I cannot be at the meeting, I am sending this letter in substitute for the remarks I would have made had I been able to be present.

Because this site is "H" zoning, the PEC has the authority and responsibility to decide whether the size and mass of a proposed project is compatible with the surrounding neighborhood and whether the environmental impacts caused by the project have been mitigated. In that regard, the overwhelming evidence now shows that this proposed development is wrong for this site and is being proposed at the wrong time

It is wrong for the site because the mass and size of the project is incompatible with East Vail. East Vail is a residential neighborhood with no multi-hundred resident projects and no buildings in excess of three stories. This project is slated to have 270 to 350 residents (168 to 254 in three large apartment buildings and 102 more in the town homes) and the three large box-like apartment buildings are planned to have four story elements fronting on Frontage Road and I-70. The landscape plans have no screening for those buildings, nor for the rest of the project, (there is only a single tree on the south side) so the project will stand out like a sore thumb in an otherwise natural landscape. And, that situation cannot be corrected because the proximity of the project to the roadways and the steep slopes involved will not accommodate any meaningful landscape screening. There needs to be substantial down-sizing before any project is considered.

The project is also wrong for the site because of the irreversible environmental harm it will cause, primarily to the resident bighorn sheep herd. Much has already been said about this subject. The loss of habitat for the sheep would be much worse than Triumph will acknowledge and Triumph's efforts to gloss over that harm with the now discredited NAP parcel mitigation plan and the equally discredited claim that the sheep would forage in affected areas "under cover of darkness" have failed. The independent wildlife experts' reports and the report of the CPW make it clear that the proposed mitigation of 14.6 acres on the NAP parcel to the east of the project will not benefit the sheep and Triumph's biologist finally had to admit that the "uncover of darkness" claim was scientifically wrong. Most recently, Triumph's biologist claimed that the

PEC should "trust us" because the sheep will habituate to the project. If that were so, one would have expected it to have been put forth at the outset, not brought up as a last gasp claim. More important, that claim is undermined by the independent experts who explained that sheep are very susceptible to human disturbance and human impacts during the winter grazing time, when the sheep are most vulnerable, can be devastating. Before this or any other project can be considered, there needs to be a new EIR which realistically sets forth the potential harm to the sheep and other wildlife and which proposes sound and science-based mitigation.

The project is also being proposed at the wrong time because the environmental harm of this or any other project in this environmentally sensitive area needs to be mitigated and demonstrated effective before any construction is permitted to occur. Only mitigation on the lands to the north and west of the project can improve sheep habitat. That land is owned by the TOV and the USFS. While the TOV has begun some mitigation on its land, it is nowhere near complete and the USFS is still only in the planning stages of any mitigation on its land (under a best case scenario it would not be complete until the '21/'22 winter season).

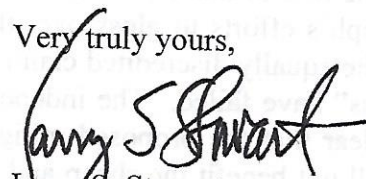
Triumph and/or the owner of the land, Vail Resorts, could have taken steps to engage both the TOV and the USFS at any time over the past two years (VR was already working with the USFS on the Golden Peak expansion). In particular, funding (which will be wasted on the NAP parcel) could have been provided to the USFS to start mitigation on its land to the north of the project. That they didn't so act and instead hired a biologist to come up with a junk science mitigation plan has created a situation where the PEC is being asked to take it on faith that the sheep will not be harmed by this project. But the PEC does not have to act on blind faith and should not be put in that position. No project approvals should be considered until real mitigation has been completed and demonstrated effective.

Nor should the PEC be swayed by Triumph's complaints made at the end of the last meeting about the fact that independent experts had been retained to review the project. Triumph has no one to blame but itself. Had Triumph presented a plan based on real science that provided for meaningful environmental mitigation there would have been no need for independent experts or for the CPW to weigh in. That Triumph is now complaining about those reports only underscores their importance.

For those reasons, I urge the PEC to vote "no" on the approval of this project. This is not to say that no project could ever be built on this site. If there were a project that was of an appropriate size and scale and the environmental harm had been mitigated, it would be possible to proceed. That is not this project.

Thank you for considering my comments.

Very truly yours,



Larry S. Stewart

Danielle Couch

From: pamelas <pamelas@vail.net>
Sent: Thursday, July 18, 2019 10:09 AM
To: PEC
Cc: Chris Neubecker; Matt Gennett
Subject: Questions about proposed East Vail housing

Dear Chairman Stockmar and Commissioners,

While there are many questions about so many aspects of the Triumph proposal for housing on the East Vail parcel, I will only address a few of them here.

First, while this might be considered history as it relates to this project, it is my understanding that the developer is responsible for selecting which neighborhoods or households receive notice about a proposed development. Accordingly, as I have been told, Triumph selected the neighborhood to the east and a neighborhood across I-70 but not the homes just to the west on the north side of the Frontage Road. The homes to the west will be within clear view of the massive development. People in the Lupine neighborhood across the Interstate may have to drive past the East Vail project but probably won't experience as significant impact as homes to the west of the site.

-Shouldn't neighbors who will suffer the effects of this development every day into the future have been notified at the onset?

-Should the PEC have insisted that notice be sent to a broader reach in fairness to nearby neighbors?

Next, we have seen sketches of the development that clearly show three hulking boxes situated right on the Frontage Road. One of the PEC design criteria is that a new development fits within the neighborhood. Triumph has conveniently pointed out that there aren't neighbors right next door. That said, what is being proposed is not consistent with housing in East Vail, along the Frontage Road to the west or anywhere in the Town of Vail, for that matter. Proposing to build three massive boxes that have no character or redeeming architectural features and are clad with cheap looking materials should be an embarrassment to the developer and to Vail Resorts. The design of the apartments and townhouses is better suited for the Denver Stapleton neighborhood than is for Vail. The often maligned Middle Creek Housing has varied rooflines and building heights; it is a far better example of architecture that meets the needs of workforce housing while not being a blight on the landscape. Can the Developer and PEC learn from this example?

Some commissioners have asked for visuals that will show the true layout and effect of this project - after the entire hillside has been bulldozed and a massive berm constructed. To have to be asked for detailed visuals hints that Triumph was hoping not to be questioned on the mass and impact the proposed project will have until it was too late to make appropriate adjustments. Will the developer be required to present visuals, possibly models and video, that will adequately show what citizens will see coming down Vail Pass and along the Frontage Road into the future? Visuals should be easily understood by all members of the PEC and the public, not just those who are adept at interpreting plot and architectural drawings. Citizens have to live with these developments into the future and deserve to be able to visualize what they will see whenever they come west on Vail Pass or travel along the Frontage Road.

Triumph frequently references comparable properties including Timber Ridge, Lion's Ridge, Middle Creek. There is very little these lodgings have in common with the East Vail site aside from being designated for employee housing; each of the 'comparable' properties actually are within reasonable walking distance to

jobs in the Town or Lionshead and to the post office, real grocery stores, other shopping and restaurants. Listing Simms Market as a reasonable option for grocery shopping is a stretch. All the 'comparables' actually are a short bus ride to jobs and all of the aforementioned services and shopping. Residents of the East Vail site will either have to drive or take two busses each way to get to the post office, shopping and services. Considering that many employees in this community have two or more jobs, when are they going to be able to take half a day off to ride two busses each way to do shopping or run essential errands?

Regarding parking, while many believe that the parking plan is inadequate, I don't have a problem with it. Perhaps Triumph's calculations of parking use will ring true. And if the developer or future managers find that parking is a problem, it is THEIR problem to deal with. Not increasing masses of asphalt for parking is potentially good as it could modestly limit additional damage to habitat and the hillside.

Considering transit, Mr. Kassmel briefly presented a proposal for a bus turn-around, bus stops, sidewalks and pedestrian access. Presumably he had not had the opportunity to review the reports of independent wildlife biologists that came in on Friday July 5, during a Holiday weekend, prior to the PEC meeting on July 8. Hopefully the PEC will direct Triumph and Mr. Kassmel to consider the biologist's reports and make adjustments to the recommendations. Per the biologist's reports, eliminating all bus, pedestrian and vehicle access from the west end of the proposed development is essential to preserving wildlife habitat.

Vail Resorts has touted this development as workforce housing, yet the developer is considering short term rentals in some of the townhouse units. Is it or isn't it workforce housing? If this is truly workforce housing no short term rentals should be allowed at any time. If Vail Resorts, VVP and others want to celebrate this property as workforce housing it needs to be exactly that, not just more units that become AirB&B or other short term rental properties.

Finally, NO dogs should be allowed anywhere on the site. It is not a 'right' to have a dog anywhere, it is a privilege that carries responsibility, not just to the dog but to neighbors and the environment. Wildlife biologists have unanimously stated that dogs should be excluded. When the developer says they will 'control dogs', how do they propose to do that on a 24/7/365 basis? Consider the fact that for \$45 nearly anyone can get a certificate stating their dog is an 'Emotional Support Animal'. The developer or it's management company should first disallow dogs on the property and be called to task to verify that any animals claimed to be Service or ESA truly qualify and are not being presented as such by owners who don't actually have needs. I support Service and legitimate ESA animals but find fault with the owners who abuse the system through online services that erode trust in the Service and Emotional Support programs. If this project is approved, the PEC must require that strong management procedures be written into covenants and association documents to protect those who truly need a support animal and not allow fake certification and dogs who don't qualify. If it isn't addressed at the outset rampant abuse will be the result.

Thank you for considering my concerns. Your request that interested parties submit letters so you can read and digest content is undoubtedly a daunting task.

Regards,

Pam Stenmark

Pamela Stenmark
pamelas@vail.net

(c) 970-376-1124

Danielle Couch

From: pamelas <pamelas@vail.net>
Sent: Monday, July 8, 2019 8:32 AM
To: PEC
Cc: Chris Neubecker; Matt Gennett; Council Dist List; Kristen Bertuglia
Subject: Urgent Request to PEC - Timely Response Requested

Follow Up Flag: Follow up
Flag Status: Completed

TO: Planning and Environmental Commission

The PEC meeting on July 8 is a significant one for the future of Vail, its brand, image and direction into the future.

Triumph Development has submitted their development plan and essentially has unlimited time to present their story. On the other hand, citizens with legitimate questions, concerns and ideas have been limited to three minutes per person to present information, ask questions, request information or voice opinions. This seems unbalanced and unfair.

Today's hearing will address the critical environmental issues. We do not believe that they can be intelligently or adequately addressed in just three minutes time. We are requesting that the Commission allow a group of us, who will be in attendance at the meeting, to cede our three minutes to a single presenter. We feel this would offer an organized, concise, cohesive and very understandable response. It is estimated that this presentation will take less than 20 minutes and will be much more efficient than people speaking in disjointed three minute intervals.

We respectfully request a response not later than 11:00 AM on Monday, July 8 so we might be adequately prepared.

Regards,

Pamela Stenmark

cc/ Chris Neubecker
Matt Gennett
Vail Town Council
Kristen Bertuglia

Pamela Stenmark
pamelas@vail.net
(c) 970-376-1124

Danielle Couch

From: Pete Feistmann <feistmann@earthlink.net>
Sent: Thursday, July 18, 2019 7:55 AM
To: PEC
Subject: No response

Hello to all of you,

I think you should know that I have not received an answer to the email below, with the June 22 meeting fast approaching.

I hope you agree that this is unfortunate at best, unprofessional at worst, and will understand that it undermines my faith in the process.

Pete

From: [Pete Feistmann](#)
Sent: Friday, July 12, 2019 2:25 PM
To: [Chris Neubecker](#)
Subject: Re: Booth Heights info web page

Hi Chris,

Has the applicant been required to prepare a complete visual presentation of the project, in a format that allows community members who are not versed in reading plans, to understand what the project will look like, including its visual impact when descending Vail Pass westbound on I-70? It's my understanding that with current technology this can be done in a video format.

Given the uproar the project has created in the community, I believe the staff and/or the PEC has a moral obligation to require this before a final vote is taken.

Thanks,

Pete

Danielle Couch

From: Peter Casabonne <casaent@vail.net>
Sent: Thursday, July 18, 2019 1:27 PM
To: PEC
Subject: FW: Booth Heights

From: Peter Casabonne [<mailto:casaent@vail.net>]
Sent: Thursday, July 18, 2019 12:18 PM
To: 'pec@vail.gov' <pec@vail.gov>
Subject: Booth Heights

PEC,

Regarding the Bighorn Sheep and other resident wildlife :

After reviewing the recommendations by CPW and 4 wildlife professionals including Rick Thompson and Bill Andre, one point is clear to me. Not one of these experts will tell you that the proposed mitigation and habitat enhancements will ensure the survival of this herd of Bighorn Sheep. I think reasonable solutions can be found to the other challenges to this development, **EXCEPT** for the threat to these resident animals. Are you, the PEC, willing to take that risk ? If not "NO" on this proposal due to environmental factors, then no to what ? This really is the last stand for wildlife in this valley. Housing..... yes, very important, but not as important as making sure our land use decisions do not cause the loss of these animals. At what point does this place we call home become the place our paying guests are escaping from ?

Consider this part of the Town's Mission Statement :

" Grow a vibrant, diverse economy and community and preserve our surrounding natural environment "

Respectfully,
Peter Casabonne
West Vail



Virus-free. www.avast.com

Chris Neubecker

From: Peter Suneson <p.suneson@gmail.com>
Sent: Tuesday, July 9, 2019 5:07 PM
To: PEC
Subject: Sheep and Homes

Good evening Vail PEC,

My name is Peter Suneson and I live in deed-restricted housing and I'd like to take just a minute of your time to share with you the story of my first 5 years in the valley.

I was hired directly out of graduate school to start a dream job in my chosen career field. I walked across the lawn in Missoula on a Saturday, and on Tuesday I was at work in Avon. Finishing up school didn't allow much time for house hunting, and needless to say I totally underestimated the situation as we charged towards winter 2015 (remember that!?). Fortunately, my employer had an innovative partnership with a local business (Vail Resorts) that allowed me to spend my first summer in lofty housing, rent free. I was able to save a few pennies.

My second residence, just a little further west down highway 6 (this will be a theme), was also the result of an innovative and dynamic relationship. As we hurtled towards the 2015's I spent the entire summer on craigslist looking for a home until stumbling across a very affordable "roommate needed" situation. Lo and behold, the woman looking for a roommate was ski buddies with a friend of mine from my undergrad, 10 years ago in far away in New York. The affordability came about as Kelly was an employee of the ERWSD and was living in district-owned housing. Thus, I was back in an affordable housing situation, brought to me by an innovative program from a thoughtful municipality. Again, I saved a few pennies.

Just a little further west down highway 6 I moved into my third residence in 2 years. As luck would have it, I had found a partner who was willing to live with me forever and also help provide the stability necessary to venture into the open market. Our landlord was one of the good ones, a part/time resident who bought during the recession and kept rent reasonable and didn't bother us. The place hasn't been listed publicly for years since we all have friends who need a place to live. Great for a certain lucky few, but not so great for anyone new moving into town. Again, this time very fortunately, I was able to save a few pennies

Our savings on rent in Sunridge, Liftview, and Rivers Edge allowed us the means necessary to buy a condo in Miller Ranch this past October, hopefully the destination of our journey down highway 6! Purchasing a home not only comes with the tangible benefits of space, clean carpets, and a carport(!), but the intangible benefits of stability, sustainability, and the feeling of being part of a community (not to mention the huge convenience of the ECO bus stop at Freedom Park). All these things would not have been possible for us without innovative partnerships, deed-restrictions, and foresight from leaders in our dynamic valley.

With that said, it's worth noting that I spent my first five years in the valley educating locals and visitors alike on the ecology, natural beauty, and wildlife of Eagle County. It seems I did not do my job well enough because the argument being put forth by a select few seems to be wildlife vs. housing. Although I assume we all agree this is not the case, I think the vitriol coming from the detractors of affordable housing has empowered me, and many of my peers, to believe their argument is not in fact wildlife vs. housing, but rather the choice between wildlife or ME, my peers, and other young professionals looking to call the Eagle Valley home.

I urge the PEC to continue be leaders in our communities' quest for affordable housing, continue to be

innovative when it comes to deed-restricted housing options, and to continue to do what it can to ensure a diverse and equitable community.

Sincerely,

Peter Suneson

For: PEC & Town Council

PEC Meeting July 22, 2019

From: Anne Esson

In addition to my overwhelming and growing fear that the Triumph's proposed Booth Heights project will doom the Bighorn Sheep herd, after listening to hours of the developer's testimony, I have additional concerns as follows not assuaged or relieved by what I have heard so far.

1. The traffic study of Dec. 30, 2017, is a farce. Vail Mountain School, a very major contributor to congestion on Frontage Rd. twice a day & some evenings, was not in session, and a paucity of snow kept skiers, esp. savvy Colorado ones, away. Turns at the East Vail Exit 180 seem to be the only ones the survey addressed, though it is the twice a day turns at VMS, as well as overflow parking along Frontage Rd., that impede traffic flow including buses when school is in session.

2. Geological Rockfall Hazards have not been considered sufficiently by decision-makers as addressed by me in prior communications with PEC and Town Council. Safety hazards posed by the imposing spring waterfall directly above the building site and two streams running through it destabilize rocks on the cliff rim above and soils on the steep slope. According to the author of these studies, a substantial berm above the proposed buildings cannot be counted on to catch all rocks or debris pitching down from above. If you have doubts about the risk, consider this year's rockfall closing of I 70 through Dowd Jct. and the effect of saturated soils on a 5 yr. old Front Range expressway Hwy. 36 to Boulder. Of course, we have photos of boulders as large as 20ft. x 20ft. in the Rockfall Hazard Study, as well as historical awareness of such rockfall at both the west and east end of Booth Creek residential development, the latter after the berm was built to protect those residing below.

3. Risk to Pedestrians both in crossing the Frontage Rd from the eastbound bus stop day and night, as well as traversing the tunnel under I 70 where no protections for those on foot exist is substantial. Insouciance by the developer who suggests this would be an easy route for his renters to reach a grocery store, is astounding.

4. Further glib dismissal by the developer of concerns expressed about governance and rules enforcement by a foreseen Homeowner Association is baffling. Consider an HOA's difficult task in governing a mixed use housing project including 270-350 seasonal renters, subsidized townhome owners, and private market townhome owners who can be expected to rent their homes short-term. Tenants may express in surveys enjoyment of living in housing representing various ages and circumstances, but governance of such a grouping by one association would be a nightmare at best, impossible at its worst. Assurances that the HOA can enforce well-meaning rules for protection of the Bighorn Sheep sharing the same space, or even parking regulations, leave most of us incredulous.

5. The use July 8th of a sheep winter range map of 1800 acres pre-development of Vail is flat out deceptive. As the finally-commissioned studies by independent biologists stated, today's winter sheep range before any Booth Heights project is 150 acres. These sheep are not "habituated" to human disturbance, they are on starvation rations and desperate for forage.

I fully concur with the analysis submitted this week by Grace Poganski of the criteria the PEC must use in deciding whether this project merits approval or not. I furthermore share her conviction that should it go forward you will do irreparable harm to our environment and doom the Bighorn herd, but also think you may cause great harm to the very people you are trying to assist with housing.

Danielle Couch

From: Anne Esson <alesson055@gmail.com>
Sent: Monday, July 8, 2019 7:06 AM
To: Christie Hocht
Cc: PEC; Council Dist List; mgennett@vailgove.com; Chris Neubecker; pamelas
Subject: Re: Bighorn Sheep

Follow Up Flag: Follow up
Flag Status: Completed

Thank you! Christie this letter reflects a sensible, knowledgeable family's perspective on a difficult community choice. In fact, there are other sites which could be turned to workforce housing without exacting a devastating blow on our struggling wildlife. We can have both! There is support in Council & on PEC to do this. Broad, declared community support will help them move forward.

Anne

On Sun, Jul 7, 2019 at 5:25 PM Christie Hocht <choctl@mountainmax.net> wrote:

Attached is a letter regarding the Bighorn Sheep population and the Booth employee housing.

Thank you,

Christie Hocht

June 7, 2019

Vail Town Council,

My name is Christie Hocht. I reside at 890 Red Sandstone Circle in Vail. I have been a valley resident since 1972. My husband, Karl has lived in Vail since 1965. I have a degree in Biology from Willamette University in Salem, Oregon.

I have read the studies and letters from Gene Byrne, Rick Kahn, Matt Yamashita, and Melanie Woolever. I believe these letters and studies were included in the Vail Town Council packet for the meeting Monday July 8, 2019 at 1 pm. I also attended the Wildlife Forum in January 2018 presented by Bill Andree, Rick Thompson, and two others.

After reading these letters and studies, coupled with my own observations over many, many years. The proposed development for employee housing at the East Vail interchange will spell the demise of a very special population of Bighorn Sheep. The Gore Range Eagle's Nest S2 herd is native and has occupied this area for hundreds maybe thousands of years. Sheep are creatures of habit and go to the same winter and summer ranges year after year after year. It is estimated we only have between three and five percent of the historic numbers of Bighorn Sheep. Do we want to lose them completely?

Some of the biggest factors accompanying development are loss of critical winter range, habitat, and human encroachment. I know there are proposals to keep people out of the winter range area but I feel the enforcement is unrealistic. For example, years ago when the Cascade Lift was installed it was never intended to be a ski run and the area west from Eagles Nest to Dowds Junction is closed and designated critical wildlife habitat. How many ski tracks do you see after a powder day under this lift? How many ski tracks do you see through the trees dropping down to the Donovan Bench? How many ski tracks do you see coming off the cliffs on much of the south facing slopes of the valley north of I 70? This is also critical winter habitat for elk and other wildlife. Restricting dogs was also mentioned and Rick Kahn suggested no dogs in the area. Good Luck!

The development would also negatively impact our declining deer and elk populations, and the peregrine falcon. The studies suggested there would be more bear encounters with humans and trash.

While I realize the need for housing, this development is way too big for the site with inadequate parking and little regard for the view corridor entering Vail. The building east of Red Sandstone Elementary School is massive and overpowers the landscape and the Booth development would have even more of an impact. Do we want to look any urban area or preserve what's left of our beautiful valley?

Please vote to keep our wildlife for generations to come. Saving the Bighorn Sheep habitat will also boost our populations of deer, elk, and peregrine falcons and keep our bears from human conflict.

Sincerely,

Christie and Karl Hocht, son Kevin and wife Sarah, son Karl and wife Jenny and grandchildren, Annelore, Karl IV, Mattias, and Nikolas Hocht

July 7, 2019

Town of Vail Planning and Environmental Commission
Town of Vail Planning Manager
75 South Frontage Road
Vail CO 81657



Dear Commissioners and Planning Manager Neubecker:

Colorado Wildlife Federation (CWF) is a statewide nonprofit organization, and National Wildlife Federation affiliate, comprising wildlife enthusiasts, anglers, hunters, photographers and other outdoor recreationists. We are pleased to submit our comments on the proposed Booth Heights/East Vail Workforce Housing Development.

CWF is well acquainted with the extensive experience and expertise that wildlife biologists Rick Kahn, Melanie Woolever and Gene Byrne bring to their assessments of the impacts to the bighorn sheep herd. We commend you for seeking their expert opinions. In addition, Colorado Parks and Wildlife, our state's wildlife management agency, has cited the direct and indirect impacts to this bighorn sheep herd should the project be approved in its current form and notes the attention that will be necessary to address long term cumulative impacts. We accord considerable weight to their assessments. In broadest terms, their thinking seems to be that the plan has not adequately examined or addressed the impacts to the bighorn sheep herd to the satisfaction of these experts. CWF also notes that the project would constrain a big game movement pattern.

Wildlife viewing is a large economic driver. An indicator of the importance of wildlife to Coloradans is the finding in the 2019 State of the Rockies bipartisan poll that 82 percent believe loss of habitat for fish and wildlife is a serious problem.

Therefore, our impression is that the plan, as proposed, has not benefitted from enough scrutiny to render it ripe for approval. CWF urges the Commission to decline to move forward the project, as proposed, given the impacts to this bighorn sheep herd. We hope that this Commission will devote genuine thought to the long term and short term implications and consequences of the decision.

Sincerely,

A handwritten signature in black ink, appearing to read "Suzanne O'Neill".

Suzanne O'Neill, Executive Director, Colorado Wildlife Federation

Danielle Couch

From: cbartmd@aol.com
Sent: Monday, July 15, 2019 7:15 AM
To: PEC
Subject: Two issues-underpass and environment

My name is Donna Mumma, I live in East Vail across from Simms market. Again, I am writing to describe the East Vail underpass, this time with regards to highway closures. In the winter months, closures are extremely common. Snow and ice pack the dark underpass. Congestion and chaos frequently ensue as cars and trucks exit the highway in search of things like- public restrooms, gas stations, coffee shops or rest areas. None of which exist, as East Vail has no amenities. The underpass provides NO divisions between people and cars even in congested, dark and icy conditions.

#1 On July 8, I was disappointed in McDowell's responses to underpass pedestrian safety. The words "safety" and pedestrians were not noted in their original report and no evaluation was made regarding underpass safety. The remarks of one of McDowell's representative stated that no past history of injuries at that site has occurred. That statement is irrelevant without taking into account the exponential increase in the coexistence of pedestrians and cars which will be created by the Booth Heights development. She also mistated the width of a pedestrian lane which doesn't really matter as that lane is frequently not present in the winter months. Another McDowell representative said a sidewalk in the underpass would be possible, without actually looking at the underpass. I am not confident that Triumph's choice for the traffic study has the expertise to notice the safety problems and evaluate the underpass objectively. I recommend a safety study by a company more skilled in the area of pedestrians and traffic. Please consider a site visit in winter months.

#2 I was very surprised that the environmental report presented by Triumph only discussed the environment of the site! Isn't the job of the PEC to look at the effects of development on the community and environment of our valley as a whole? There are no amenities in East Vail which will require lots of increased driving miles for residents. Adding busses adds busses to a dangerous underpass. I believe the broader picture of the environment should be taken into account with such a large development in such a poor location for walking. Booth Heights will not only destroy the environment of the site itself, effecting the surrounding wildlife and their health and well being, it will also add to the greenhouse gases in the valley by confining the work force to an isolated community 7 miles by car and two busses from the amenities they will need to access.

Please take the shortcomings of the East Vail underpass seriously as the stakes are high. In my last decade as a pathologist, I evaluated pedestrian encounters with vehicles in terms of pedestrian donors--- organ donors!

Donna Mumma,MD

To: TOV Planning and Environmental Commission, Chris Neubecker, Matt Gennett, Dave Chapin

Re: East Vail Parcel proposed development

Leaving the PEC meeting on July 8, 2019, I had more questions than answers in general, and more specifically in regard to whether Triumph has satisfied all the necessary criteria for permission to develop the East Vail Parcel. I believe these questions need a closer look.

Who gets to choose which wildlife biologists' reports are considered valid?

After the presentation was finished, and after many of the public comments were finally heard, Triumph's representative, Mr. O'Connor, was allowed to voice his indignation about the addition of reports from the wildlife biologists commissioned by the Town of Vail to study the issue of bighorn sheep impacts and the proposed mitigation plan. He disparaged those reports, with the exception of Mr. Byrne's report, as incomplete and lacking in depth. He stated that the only reports that should be considered were by those people who were well versed in the unique aspects of the Vail herd of bighorn sheep. He mentioned Mr. Byrne in particular, who concurred on many points with Triumph's own biologist, Rick Thompson. The irony is that Mr. Thompson is apparently not so knowledgeable about our unique Vail herd, having clung to the idea for months and stated over and over again that our bighorns were nocturnal. He finally allowed that the two bighorn sheep that he captured on camera one evening were, perhaps, an aberration. This admission came only after all the other wildlife biologists, including Mr. Byrne, each of whom have years of experience studying bighorn sheep, and the CPW, stated that bighorn sheep are in fact diurnal. (I note that the TOV Community Development Dept. Memorandum, July 8, 2019, Chapter 12, 12-12-5, says that the "C: Environmental Inventory: should contain 'sufficient information to permit independent evaluation by reviewers of factors that could be affected by the proposed project'...".)

If Triumph does not satisfy all the criteria set out by the TOV, do they still get to develop the parcel?

Section 12-61-13, Development Standards/Criteria for Evaluation of the zoning Regulations of the Town of Vail... It shall be the burden of the applicant to demonstrate that the proposed Development Plan complies with all the applicable design criteria.

A. Building design with respect to architecture, character, scale, massing and orientation is compatible with the site, adjacent properties and the surrounding neighborhood.

I submit that Triumph has not met this criteria. The surrounding neighborhood does not contain any high density apartment projects. Nor does the design and proposed materials for these buildings match the character, scale or mass of its closest neighborhood to the west or any in the East Vail neighborhoods.

C. Open space and landscaping are both functional and aesthetic, are designed to preserve and enhance the natural features of the site, maximize opportunities for access and use by the public, provide adequate buffering between the proposed uses and surrounding properties, and, when possible, are integrated with existing open space and recreation areas. There is no preservation or enhancement of the natural features of the site. The entire footprint of the proposed development site will be bull dozed, clear-cut and paved over.

E. Environmental impacts resulting from the proposal have been identified in the

project's environmental impact report, if not waived, and all necessary mitigating measures are implemented as a part of the proposed development plan. I submit that the proposed mitigating measures are insufficient. Mr. Byrne, as well as the other wildlife biologists and the CPW, questions the effectiveness of proposed wildlife enhancement on the adjacent NAP parcel and the likelihood that it will be used by the bighorn sheep. In addition, the Geologic Analysis report states that an existing landslide occupies the eastern approximate 18 acres of the EVP, in the proposed NAP. The report's conclusions and recommendations state "**Ground modifications and development around these ancient landslides will increase the potential for re-activation and re-mobilization of the landslide mass,..**". So, if mitigation of the NAP goes ahead as proposed, the potential for re-activation of this landslide mass will increase. Also, since the Geologic Analysis goes on to state that the "Planned development" of the 5.4 acres "extends up to the limits of the steep western flank of the landslide extents...", the geological consultant "recommends **avoiding development within or near the mapped extents of the landslide. Site improvements and regrading near the toe of the landslide may re-activate slope movement and should be avoided.**" A barrier wall will still be cutting into the toe of the landslide. How does Triumph plan to develop this portion of the 5.4 acre site that is directly adjacent to a landslide site without disturbing said landslide site?

F. Compliance with the Vail comprehensive plan and other applicable plans.

2009 Environmental Sustainability Strategic Plan Goal #3 – Ecosystem Health: Ensure that the natural environment, specifically air and water quality, water quantity, land use and *habitat are maintained to current or improved levels of biological health.*

The bighorn wildlife biologists and the CPW agree that the proposed mitigation plan will not effectively sustain Vail's bighorn sheep herd. This is in direct conflict with the stated goal of maintaining the habitat to current or improved levels. **To quote Mr. Byrne,** "I concur with Thompson (section 9.3.2) that 'the East Vail Workforce Housing parcel is located adjacent to the most important block of bighorn sheep winter range in the valley.' I also suggest that this winter range is the most limiting factor to this sheep herd and that this is the only known late season winter range for these sheep. **Anything that diminishes the quantity, quality or effectiveness of this area will be detrimental to this herd.** This is the only herd of bighorn sheep in the Vail valley and it probably represents a population of around 100 sheep that fluctuates from year to year based mostly on winter severity. **The loss of this native sheep herd, that has probably existed in this area for thousands of years, would be a tragedy not only to the residents but the whole state of Colorado."**

2018 Open Lands Plan Update, Purpose – Protect environmentally sensitive land from development and or mitigate development impacts on environmentally sensitive land.

The entire parcel, including the proposed 5.4 acres of development, is, as stated by geologists and biologists, environmentally sensitive. Rockfall hazards and debris flow hazards exist across the parcel and the geological analysis "explains how a rockfall or a severe debris flow can occur through natural processes such as freeze-thaw or intense prolonged precipitation or rapid snowmelt, or through "**modifications to the existing natural condition**", which "may increase debris flow susceptibility." Although there is a proposed mitigation berm or barrier system, according to the conclusions and recommendations of the report, the proposed "mitigation system will reduce, **but not eliminate rockfall and debris flow hazards in the area of the proposed development.**" (Ex2 Environmental Impact Report, Section 2.3.2 Geologic Hazards:) Together with the landslide issue, I submit that this development does not satisfy Criteria F.

12-12-11: A. Criteria for Decision (by the PEC) This section states in part: "The planning and environmental commission shall approve the project unless it finds that... the project will have

significant long term adverse effects on the environment with respect to the natural systems...". According to the Environmental Impact Report, the Rocky Mountain bighorn sheep is on the U.S. Forest Service designated "sensitive species" list, which includes "*species declining in number or occurrence or whose habitat is declining, either of which could lead to Federal Endangered Species listing.*" The State of Colorado has put bighorn sheep on their list of species of greatest conservation need.

If this project goes forward, the wildlife biologist bighorn sheep specialists, commissioned by the Town of Vail agree, despite the developer's disparagement, that our bighorn sheep herd cannot be sustained. If this assessment, among all the other factors - geological, biological, aesthetic and otherwise - does not convince the members of the planning and environmental commission that the East Vail Parcel Project Proposal will have long term adverse effects on the environment, then what will?

At what cost, environmentally and personally, do we allow ourselves to go down this path?

Respectfully submitted,

Grace Poganski
Vail CO

Danielle Couch

From: Shelley Bellm
Sent: Monday, July 8, 2019 10:59 AM
To: PEC
Cc: Chris Neubecker
Subject: FW: East Vail Housing Project Support

Follow Up Flag: Follow up
Flag Status: Completed

From: Jennifer Law [<mailto:Jlaw1@vailresorts.com>]
Sent: Monday, July 8, 2019 10:56 AM
To: CommDev
Subject: East Vail Housing Project Support

Dear Mr. Stockmar and the Planning and Zoning Commission:

My name is Jennifer Law (Schofield). I am the Senior Director of Human Resources for Vail Resorts in Eagle County. Thank you for your service on the PEC. My dad was a long-time member on the PEC so I know firsthand the amount of reading and diligence this role plays.

I am writing to you today regarding the proposal for the East Vail Housing project. I am proud of what our company has done for employee housing. We are truly a leader in the industry in Colorado. We are always asked to do more as the need for affordable housing continues to grow. I am also proud of the commitments both Triumph and we will make to enhance wildlife, following approved rules and regulations and respecting the 18 acres of NAP.

Our company did the right thing in down zoning the parcel in East Vail for open space and housing and being able to add to the inventory of housing with a master lease. The master lease is not only important to the developer but to our employees who are living a short bus ride away. As you know many of our employees are waking up early to prepare for our guests and leaving late in the day after providing an experience of a lifetime for our guests.

In order to continue to be the world's premier mountain resort, we need to provide an experience of a lifetime for our employees as well. One of the main ways we accomplish this goal is to ensure basic needs are met. Affordable housing, close to work is an essential part of achieving this initiative.

Thank you for your support of this important project.

Jen

Jennifer Law, SPHR, SHRM-SCP
Senior Director, Human Resources, Eagle County, CO
O: 970.754.3040 Cell: 970.331.6457

Jlaw1@vailresorts.com



Welcome to your new HR – Making life easier
Direct Connect Take Action | Learn More & Get Help

 **VAIL** Like nothing on earth.™

 *Beaver Creek.*
VAILRESORTS®

EXPERIENCE OF A LIFETIME



The information contained in this message is confidential and intended only for the use of the individual or entity named above, and may be privileged. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please reply to the sender immediately, stating that you have received the message in error, then please delete this e-mail. Thank you.

VAIL HOMEOWNERS ASSOCIATION

July 15, 2019

Town of Vail
Planning and Environmental Commission
75 South Frontage Road
Vail, CO 81657

RE: Booth Heights proposed development

Dear Chairman and Commission Members:

We write to provide comments on the reports of the three independent experts and the CPW and to offer suggestions for a way forward for this project. We are providing these comments by letter because we cannot make them in the three minutes allowed for public comment.

Taken together, the reports of the independent experts and the comments from the CPW make a number of key points which show that the dangers for the bighorn sheep are much greater than envisioned before. As set forth below, the reports exposed many flaws in Triumph's EIR and mitigation plan and show that the dangers for the sheep would not be offset by Triumph's mitigation plan.

Contrary to Triumph's claims, the winter range of the sheep is only 150 acres. The CPW report should, categorically, put to rest one of the most outrageous and heavily promoted of Triumph's claims which forms the foundation of its entire approach to mitigation, that the bighorn sheep have a winter range of 1,800 acres. According to the CPW, the so-called "1,800 acre winter range polygon" for bighorn sheep "is not representative of current available habitat," and the actual effective winter habitat number is "less than 150 acres," a number far less than Triumph's biologist claimed. That scarcity of range totally changes the analysis of the potential harm to the sheep.

Contrary to Triumph's claims, the area from which the sheep would be displaced is 80 acres or more. Triumph has been trying to gloss over the full extent of the loss of range for the sheep. These reports, however, make clear that the sheep will be displaced from far more than just the 5 acres of the project and the 2 acres between the project and Frontage Road. According to CPW and all three experts, the impact of indirect or offsite habitat loss from human disturbances at the site would be much greater than the direct loss of the site itself. As explained by Rick Kahn, a bighorn sheep expert with over 40 years' experience, bighorn sheep are very susceptible to human disturbances, and sheep can be impacted up to ¼ mile (440 yards) away, meaning that the loss of habitat from this development extends outward all around the project site, displacing the sheep from upwards of 80 acres. That means the sheep will lose over 50% of their range which will be devastating. This is a point that VHA has been making from the beginning, although VHA's estimates didn't capture the full extent of that loss.

Those impacts will be even greater during construction of a project of this size when heavy equipment, compressors, nail guns, power tools and other construction equipment are in constant use and banging and hammering is always going on somewhere.

Triumph originally tried to gloss over these facts and the absence of any mitigation plan to address them by claiming that the sheep would return at night to forage under the cover of darkness. When Triumph's biologist finally had to admit that he was wrong about that (see next point below), he touted out a new "theory"-- that the sheep will become habituated to the project and, therefore, will not be harmed by it. We urge the PEC to ask the independent experts what they think about that theory.

Triumph's EIR and mitigation plan are based on pseudo-science. Rick Kahn also examined the so-called '17-'18 winter sheep study done by Triumph's biologist which formed the basis for Triumph's EIR and mitigation plan. He found that the study was not adequate in design or results; it was "highly speculative" due to its short duration (7 months), and its recommendations "should be considered speculative." As he noted, professionals use spatial collars, not trail cameras, to collect information and studies should be over much longer durations for data to be reliable.

More pseudo-science is the persistent claim by Triumph's biologist that the sheep will forage at night. He used that claim to dismiss off-site displacement of the sheep due to construction and/or resident activities. It was not until confronted with the reports from both Rick Kahn and another of the experts, Gene Byrne, a wildlife biologist with 30 years' experience, that he recanted and acknowledge what VHA has been repeatedly saying, that bighorn sheep are not nocturnal animals. So that claim can no longer be used as a justification for inadequate mitigation plans.

Triumph's plans to mitigate 14.6 acres in the NAP parcel will not help the sheep. The CPW and all three experts also agreed that, while Triumph's proposed mitigation plan might benefit elk and deer, it will not benefit the sheep. As Gene Byrne explained, the area Triumph plans to mitigate is too far from the sheep's escape cover for the sheep to take advantage of it. And as Rick Kahn noted, ewes and lambs have "very high site fidelity," making it pure speculation to think that they will move to the NAP area, and he concluded that the proposed mitigation could result "in further loss and potential extirpation" of the herd. Gene Byrne's conclusion was that the actual winter range "is probably the most critical factor for the herd's long-term vitality and this area must be protected." And the third expert, Melanie Woolever, a wildlife biologist with over 30 years' experience, over 20 years of which was in bighorn sheep conservation, found the scale and approach to habitat improvement was "inadequate and will not ensure persistence" of the herd.

Obviously, there is a direct conflict on this point. Ordinarily that would tip in favor of the independent experts who have no axe to grind. Also telling is that Triumph's biologist did not take issue with any of the reasons offered by CPW and independent experts' as to why the planned mitigation in the NAP parcel would not benefit the sheep or offset the loss of habitat that will be caused by the project. And if Triumph's plan was the be-all and end-all it makes it out to

be, it could have already done the mitigation, and if it worked, it wouldn't have to play coy about when it was going to do that work (see below). After all, Triumph earlier said that since the NAP property was privately owned, they did not have to get any permissions to do that work. The fact that it has not speaks volumes.

Real mitigation requires habitat restoration in the areas north and west of the project site.

What is really needed according to CPW is large-scale mitigation to the north and west of the project and that should take place as soon as possible which is another point that VHA has repeatedly made. That land is owned by the TOV and the USFS, and, so far, nothing has been done by either. The TOV, apparently, does not have any current plans to treat its land, although it may have been waiting on the USFS plans. According to a recent report to the Town Council, the USFS is now moving forward with the planning process to clean and treat its land, but due to wilderness regulations and budgetary and manpower limitations, no actual work can take place until FY 20/21 at the earliest or even perhaps later. That means, under a best case scenario, work cannot begin until the fall of 2020. Since improved areas need a year of growth to yield results, as a practical matter, that means that winter habitat on USFS land (and perhaps the TOV land) will not see any improvement until the winter of 21/22. If construction were authorized before then at the East Vail site, the implications for bighorn sheep are huge.

Any delays caused by this schedule is a self-created problem. Vail Resorts and Triumph have had two years to initiate action to get this process underway and yet have done nothing. Of course, Triumph can now try to speed up that schedule if it so desires, but no construction should take place until mitigation has been completed (see next point).

Mitigation needs to take place before any construction. Triumph's plan was to start construction and mitigation at the same time. The CPW recommended that mitigation work should take place before any construction, so it can be evaluated before proceeding further. As stated by Melanie Woolever, habitat improvement needs to be completed before any construction and demonstrated effective before it can be said that losses due to the project have been mitigated. Faced with those reports, Triumph refused to do the mitigation first, playing coy by only offering that it hoped to start mitigation before any construction. What that meant was unclear—did it mean before excavation or only before building work? In either event, it would be too late to provide any meaningful relief to the sheep, especially since Triumph only plans to mitigate an area that is of no benefit to the sheep.

There should be no construction during winter months. With the sole exception of clearing and excavation, Triumph planned to build year-round. The CPW and all three experts concurred that there should be no construction during the winter months; construction should be limited to the summer and fall (a “July 31st to a November 15th time frame”) because there is no meaningful way to minimize construction impacts on the sheep.

There should be no site access from the west end of the project. Triumph plans to locate the main access to the project—a road, pedestrian walkway, bus tops and a bus shelter—at its western end. Because of the proximity of prime grazing land to the immediate west of the project and also between the project site and Frontage Road, the CPW and all three experts

recommended that all access to the project be from only the eastern end and that the proposed driveway, pedestrian access and bus stops at the western end of the project be eliminated. The same is true for sidewalks; the experts recommended no sidewalks along Frontage Road. Faced with these recommendations, at the last hearing Triumph brought up the possibility of eliminating the bus stops and moving the pedestrian access to a mid-point in the project, but it was unclear whether those changes would actually be made; Triumph was clear, however, that it would not move the driveway access.

At the last hearing, Triumph also floated a bus turn-around plan from Vail Public Works that had not been seen by CPW or the independent experts. Nonetheless, it seemed clear from their reports that they would all oppose that plan since it would encroach even more on prime grazing areas.

There should be no dogs at the project. Contrary to what Triumph has planned—to only prohibit dogs in the apartment units--the experts agreed with the Vail Community Development Department’s recommendation that there should be no dogs allowed in any part of the project. Triumph refused to accede to that recommendation.

There should be funding for on-going mitigation maintenance. In earlier iterations of this project, there were provisions for some on-going mitigation funding; Triumph dropped that in the current version. The CPW noted that mitigation is not a “one-and-done” proposition and that it requires continual maintenance. In that regard, CPW recommended that there be annual funding for mitigation. Triumph has declined to provide any funding.

Triumph has complained about these reports, but it has no one to blame but itself. If it had produced a sound and responsible environmental protection plan there would have been no need for independent expert reviews. Likewise, if Triumph had followed the recommendations of CPW there would have been no reason for CPW to further comment. But Triumph did not, and its complaints now only underscore the importance of these reports.

The PEC has the authority and responsibility to determine the parameters of this project; that doesn’t mean an all or nothing result but rather finding a middle ground. It should do so in a manner that balances the use of the parcel with the preservation of the surrounding environment. VHA urges that in carrying out those duties, the PEC should:

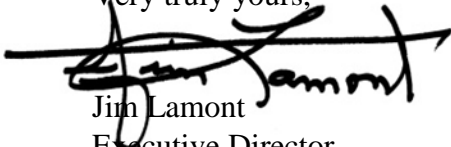
1. Reject the current EIR and mitigation plan. A project EIR and any mitigation plans must accurately identify all environmental impacts and offer plans to mitigate their impact. One thing that the CPW and independent experts’ reports make clear is that Triumph’s EIR does not accurately describe the dangers for the bighorn sheep, nor does it present a mitigation plan that will not offset those dangers. If and when a new EIR and mitigation plan are submitted, they should be immediately reviewed by independent experts.
2. Direct staff to utilize the independent experts and the CPW to determine what is an appropriate carrying capacity for the parcel that is concomitant with the surrounding environment.
3. Reject any plan that exceeds the carrying capacity of the parcel. Triumph is trying to squeeze as many residents as possible on the site, resulting in massive apartment

buildings with four story elements facing Frontage Road (the apartment units alone would house 168 to 234 residents). The PEC should not simply go along with that approach to this project. In particular, no building should exceed three stories in height and the overall population should be significantly reduced so that it does not exceed the carrying capacity of the property. A reduction in size would have the salutary effects of protecting the environment and also keeping the project compatible with the East Vail community and eliminating the visual pollution of massive box-like apartment buildings looming over Frontage Road and I-70.

4. As a part of any approval of a revised project:
 - a. Reject plans for access to the project from its west end. That would include rejection of the bus turn-around if it is actually proposed.
 - b. Require the full number of parking spaces (two per unit) for any apartment buildings. A reduction in the size of the project will allow the accommodation of more parking.
 - c. Require screening landscaping of the project to block views from the east, west and south.
 - d. Require mitigation be completed and demonstrated effective before any construction, including clearing and excavation, can commence.
 - e. Require that no outside construction take place during winter months when bighorn sheep are within ¼ mile of the project.
 - f. Require on-going funding for mitigation. In that regard, the PEC should direct staff to consult with the independent experts to develop a realistic mechanism and an appropriate amount (not the paltry \$5,000 per year that Triumph earlier proposed).
5. And, finally reject the project as proposed if Triumph does not agree to make the necessary changes to provide real mitigation for the sheep and reduce the scale and mass of the project to fit its carrying capacity.

We hope these comments are helpful and will provide a way to move this project forward in a responsible and appropriate way.

Very truly yours,



Jim Lamont
Executive Director

Vail Homeowners Association

Planning and Environmental Commission
75 S. Frontage Road
Vail, Colorado 81657

Dear Commissioners:

Per your request at the last meeting and because I am out of town at this time, I am putting my concerns about the Triumph project and the Big Horn sheep on record.

As I said at the last meeting, we labored over the words on the council chamber walls. In fact, it was tedious and sometimes painful to sit through all of the discussions of the correct wording and even where the commas should be. But there was a motive. Because the whole purpose of the exercise was to provide the very words that would guide all future decision making.

In the case of the project under discussion, clearly the mission statement to “preserve our surrounding natural environment” and the vision statement of “environmental stewardship” should provide enough guidance. But I have an additional take on the subject.

We have been led to believe that affordable housing is such a severe crisis that we should throw all other considerations to the wind in the pursuit of its solution. And perhaps I, too, would fall into that trap if it weren't for my long history of support of affordable housing. Because unfortunately, I remember the squander of possibilities on the first phase of Timber Ridge. And while we are on Timber Ridge, would it not make sense to complete that fiasco before disturbing the last refuge in Vail for these the sheep?

I also find it difficult to work up a lather over this when our last big project was for subsidized housing of high end units sold to people who arguably could have afforded places to live without being underwritten by the Vail taxpayers- but of course, I just a regressed.

Perhaps more to the point, however, is the fact that this project is being spurred by Vail Resorts and their sudden urgency to solve the housing crisis. So, I must ask, if the crisis is so severe as to finally bring them to the table, why not develop property for which they have already received the green light, for which no one will challenge, in fact for which most will applaud- namely Ever Vail. Tell them to go for it- knock themselves out. And leave the big horn sheep to fight another day.

My personal opinion is that this property should only be under consideration when we have exhausted all other options. Disturbing the natural environment and endangering these beautiful creatures is a decision that should only be made when there is no possibility of solving the problem in another way. Fortunately for us, we have other choices and I hope you have the common sense to acknowledge that fact and act appropriately.

Unlike many people who spoke at the last meeting, I do not think you have a difficult decision. It is as clear as the writing on the council chambers wall and should be apparent to anyone who reads it, understands its original intent and is committed enough to act accordingly.

Kaye Ferry
1007 Eagles Nest Circle
Vail, Colorado 81657

TO: Town of Vail PEC and Town of Vail Council
FROM: Craig and Kyle Denton

RE: Support of the “Booth Heights Neighborhood”

To Whom It May Concern:

We are local Vail Valley residents that have been in the valley since 1976, and support the “Booth Heights Neighborhood” project for the following reasons:

1. This valley continues to struggle with affordable “for-rent” and “for-sale” residential units. We need to continue to work towards providing our local workforce with affordable options to live here in the valley
 - a. Especially up-valley where people actually work. This helps benefit the entire community by reducing traffic on the roads, less car-emission and noise pollution, and alleviating overcrowded parking in the Village core.
 - b. We work in Vail Village and see “first-hand” and every-day the struggles that we and other business face with the lack of affordable up-valley housing options. We ourselves face the same challenges when we are trying to find good quality workers who would benefit greatly from living in the Town of Vail
 - c. As a real-estate-agent working with young families, there is a definitely a need for the mix of units that is being proposed in East Vail. The supply of affordable up-valley options continues to decline inevitably forcing families further and further down-valley

2. Environment Concerns
 - a. To our knowledge, the developers have put forth and are proposing a substantial Wildlife Mitigation Plan that goes above and beyond what has been required in the past of other developments. Having a viable Mitigation Plan makes sense given the sensitive environmental situation. Get this plan right. But the nearby sensitive environment has never stopped development before and should not stop this one.

3. We are proponents of personal property rights.
 - a. To our knowledge, the developer is asking for No Variances and everything that they have proposed is in accordance with the current allowed uses of the land. We believe this land was actually “Down-Zoned” from what it was once was in order to create the housing that our community needs.
 - b. The development review process for this new neighborhood should not be any more or less difficult than any other plan, and not allowing owners to develop/build on land that has legal zoning and allowable uses is unprecedented.

Sincerely,

Craig and Kyle Denton

Larry S. Stewart
5146 Gore Circle
Vail, CO

LSSewart@stfblaw.com

July 17, 2019

Town of Vail
Planning and Environmental Commission
75 South Frontage Road
Vail, CO 81657

RE: Booth Heights proposed development

Dear Chairman and Commission Members:

Unfortunately I will be out of town next Monday, July 22nd, and therefore cannot attend the meeting on the proposed Booth Heights housing project. I feel very bad about that since I have been one of the proponents of allowing more time for public comment. However, since I cannot be at the meeting, I am sending this letter in substitute for the remarks I would have made had I been able to be present.

Because this site is "H" zoning, the PEC has the authority and responsibility to decide whether the size and mass of a proposed project is compatible with the surrounding neighborhood and whether the environmental impacts caused by the project have been mitigated. In that regard, the overwhelming evidence now shows that this proposed development is wrong for this site and is being proposed at the wrong time

It is wrong for the site because the mass and size of the project is incompatible with East Vail. East Vail is a residential neighborhood with no multi-hundred resident projects and no buildings in excess of three stories. This project is slated to have 270 to 350 residents (168 to 254 in three large apartment buildings and 102 more in the town homes) and the three large box-like apartment buildings are planned to have four story elements fronting on Frontage Road and I-70. The landscape plans have no screening for those buildings, nor for the rest of the project, (there is only a single tree on the south side) so the project will stand out like a sore thumb in an otherwise natural landscape. And, that situation cannot be corrected because the proximity of the project to the roadways and the steep slopes involved will not accommodate any meaningful landscape screening. There needs to be substantial down-sizing before any project is considered.

The project is also wrong for the site because of the irreversible environmental harm it will cause, primarily to the resident bighorn sheep herd. Much has already been said about this subject. The loss of habitat for the sheep would be much worse than Triumph will acknowledge and Triumph's efforts to gloss over that harm with the now discredited NAP parcel mitigation plan and the equally discredited claim that the sheep would forage in affected areas "under cover of darkness" have failed. The independent wildlife experts' reports and the report of the CPW make it clear that the proposed mitigation of 14.6 acres on the NAP parcel to the east of the project will not benefit the sheep and Triumph's biologist finally had to admit that the "uncover of darkness" claim was scientifically wrong. Most recently, Triumph's biologist claimed that the

PEC should "trust us" because the sheep will habituate to the project. If that were so, one would have expected it to have been put forth at the outset, not brought up as a last gasp claim. More important, that claim is undermined by the independent experts who explained that sheep are very susceptible to human disturbance and human impacts during the winter grazing time, when the sheep are most vulnerable, can be devastating. Before this or any other project can be considered, there needs to be a new EIR which realistically sets forth the potential harm to the sheep and other wildlife and which proposes sound and science-based mitigation.

The project is also being proposed at the wrong time because the environmental harm of this or any other project in this environmentally sensitive area needs to be mitigated and demonstrated effective before any construction is permitted to occur. Only mitigation on the lands to the north and west of the project can improve sheep habitat. That land is owned by the TOV and the USFS. While the TOV has begun some mitigation on its land, it is nowhere near complete and the USFS is still only in the planning stages of any mitigation on its land (under a best case scenario it would not be complete until the '21/'22 winter season).

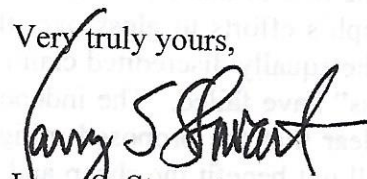
Triumph and/or the owner of the land, Vail Resorts, could have taken steps to engage both the TOV and the USFS at any time over the past two years (VR was already working with the USFS on the Golden Peak expansion). In particular, funding (which will be wasted on the NAP parcel) could have been provided to the USFS to start mitigation on its land to the north of the project. That they didn't so act and instead hired a biologist to come up with a junk science mitigation plan has created a situation where the PEC is being asked to take it on faith that the sheep will not be harmed by this project. But the PEC does not have to act on blind faith and should not be put in that position. No project approvals should be considered until real mitigation has been completed and demonstrated effective.

Nor should the PEC be swayed by Triumph's complaints made at the end of the last meeting about the fact that independent experts had been retained to review the project. Triumph has no one to blame but itself. Had Triumph presented a plan based on real science that provided for meaningful environmental mitigation there would have been no need for independent experts or for the CPW to weigh in. That Triumph is now complaining about those reports only underscores their importance.

For those reasons, I urge the PEC to vote "no" on the approval of this project. This is not to say that no project could ever be built on this site. If there were a project that was of an appropriate size and scale and the environmental harm had been mitigated, it would be possible to proceed. That is not this project.

Thank you for considering my comments.

Very truly yours,



Larry S. Stewart

Danielle Couch

From: pamelas <pamelas@vail.net>
Sent: Thursday, July 18, 2019 10:09 AM
To: PEC
Cc: Chris Neubecker; Matt Gennett
Subject: Questions about proposed East Vail housing

Dear Chairman Stockmar and Commissioners,

While there are many questions about so many aspects of the Triumph proposal for housing on the East Vail parcel, I will only address a few of them here.

First, while this might be considered history as it relates to this project, it is my understanding that the developer is responsible for selecting which neighborhoods or households receive notice about a proposed development. Accordingly, as I have been told, Triumph selected the neighborhood to the east and a neighborhood across I-70 but not the homes just to the west on the north side of the Frontage Road. The homes to the west will be within clear view of the massive development. People in the Lupine neighborhood across the Interstate may have to drive past the East Vail project but probably won't experience as significant impact as homes to the west of the site.

-Shouldn't neighbors who will suffer the effects of this development every day into the future have been notified at the onset?

-Should the PEC have insisted that notice be sent to a broader reach in fairness to nearby neighbors?

Next, we have seen sketches of the development that clearly show three hulking boxes situated right on the Frontage Road. One of the PEC design criteria is that a new development fits within the neighborhood. Triumph has conveniently pointed out that there aren't neighbors right next door. That said, what is being proposed is not consistent with housing in East Vail, along the Frontage Road to the west or anywhere in the Town of Vail, for that matter. Proposing to build three massive boxes that have no character or redeeming architectural features and are clad with cheap looking materials should be an embarrassment to the developer and to Vail Resorts. The design of the apartments and townhouses is better suited for the Denver Stapleton neighborhood than is for Vail. The often maligned Middle Creek Housing has varied rooflines and building heights; it is a far better example of architecture that meets the needs of workforce housing while not being a blight on the landscape. Can the Developer and PEC learn from this example?

Some commissioners have asked for visuals that will show the true layout and effect of this project - after the entire hillside has been bulldozed and a massive berm constructed. To have to be asked for detailed visuals hints that Triumph was hoping not to be questioned on the mass and impact the proposed project will have until it was too late to make appropriate adjustments. Will the developer be required to present visuals, possibly models and video, that will adequately show what citizens will see coming down Vail Pass and along the Frontage Road into the future? Visuals should be easily understood by all members of the PEC and the public, not just those who are adept at interpreting plot and architectural drawings. Citizens have to live with these developments into the future and deserve to be able to visualize what they will see whenever they come west on Vail Pass or travel along the Frontage Road.

Triumph frequently references comparable properties including Timber Ridge, Lion's Ridge, Middle Creek. There is very little these lodgings have in common with the East Vail site aside from being designated for employee housing; each of the 'comparable' properties actually are within reasonable walking distance to

jobs in the Town or Lionshead and to the post office, real grocery stores, other shopping and restaurants. Listing Simms Market as a reasonable option for grocery shopping is a stretch. All the 'comparables' actually are a short bus ride to jobs and all of the aforementioned services and shopping. Residents of the East Vail site will either have to drive or take two busses each way to get to the post office, shopping and services. Considering that many employees in this community have two or more jobs, when are they going to be able to take half a day off to ride two busses each way to do shopping or run essential errands?

Regarding parking, while many believe that the parking plan is inadequate, I don't have a problem with it. Perhaps Triumph's calculations of parking use will ring true. And if the developer or future managers find that parking is a problem, it is THEIR problem to deal with. Not increasing masses of asphalt for parking is potentially good as it could modestly limit additional damage to habitat and the hillside.

Considering transit, Mr. Kassmel briefly presented a proposal for a bus turn-around, bus stops, sidewalks and pedestrian access. Presumably he had not had the opportunity to review the reports of independent wildlife biologists that came in on Friday July 5, during a Holiday weekend, prior to the PEC meeting on July 8. Hopefully the PEC will direct Triumph and Mr. Kassmel to consider the biologist's reports and make adjustments to the recommendations. Per the biologist's reports, eliminating all bus, pedestrian and vehicle access from the west end of the proposed development is essential to preserving wildlife habitat.

Vail Resorts has touted this development as workforce housing, yet the developer is considering short term rentals in some of the townhouse units. Is it or isn't it workforce housing? If this is truly workforce housing no short term rentals should be allowed at any time. If Vail Resorts, VVP and others want to celebrate this property as workforce housing it needs to be exactly that, not just more units that become AirB&B or other short term rental properties.

Finally, NO dogs should be allowed anywhere on the site. It is not a 'right' to have a dog anywhere, it is a privilege that carries responsibility, not just to the dog but to neighbors and the environment. Wildlife biologists have unanimously stated that dogs should be excluded. When the developer says they will 'control dogs', how do they propose to do that on a 24/7/365 basis? Consider the fact that for \$45 nearly anyone can get a certificate stating their dog is an 'Emotional Support Animal'. The developer or it's management company should first disallow dogs on the property and be called to task to verify that any animals claimed to be Service or ESA truly qualify and are not being presented as such by owners who don't actually have needs. I support Service and legitimate ESA animals but find fault with the owners who abuse the system through online services that erode trust in the Service and Emotional Support programs. If this project is approved, the PEC must require that strong management procedures be written into covenants and association documents to protect those who truly need a support animal and not allow fake certification and dogs who don't qualify. If it isn't addressed at the outset rampant abuse will be the result.

Thank you for considering my concerns. Your request that interested parties submit letters so you can read and digest content is undoubtedly a daunting task.

Regards,

Pam Stenmark

Pamela Stenmark
pamelas@vail.net

(c) 970-376-1124

Danielle Couch

From: pamelas <pamelas@vail.net>
Sent: Monday, July 8, 2019 8:32 AM
To: PEC
Cc: Chris Neubecker; Matt Gennett; Council Dist List; Kristen Bertuglia
Subject: Urgent Request to PEC - Timely Response Requested

Follow Up Flag: Follow up
Flag Status: Completed

TO: Planning and Environmental Commission

The PEC meeting on July 8 is a significant one for the future of Vail, its brand, image and direction into the future.

Triumph Development has submitted their development plan and essentially has unlimited time to present their story. On the other hand, citizens with legitimate questions, concerns and ideas have been limited to three minutes per person to present information, ask questions, request information or voice opinions. This seems unbalanced and unfair.

Today's hearing will address the critical environmental issues. We do not believe that they can be intelligently or adequately addressed in just three minutes time. We are requesting that the Commission allow a group of us, who will be in attendance at the meeting, to cede our three minutes to a single presenter. We feel this would offer an organized, concise, cohesive and very understandable response. It is estimated that this presentation will take less than 20 minutes and will be much more efficient than people speaking in disjointed three minute intervals.

We respectfully request a response not later than 11:00 AM on Monday, July 8 so we might be adequately prepared.

Regards,

Pamela Stenmark

cc/ Chris Neubecker
Matt Gennett
Vail Town Council
Kristen Bertuglia

Pamela Stenmark
pamelas@vail.net
(c) 970-376-1124

Danielle Couch

From: Pete Feistmann <feistmann@earthlink.net>
Sent: Thursday, July 18, 2019 7:55 AM
To: PEC
Subject: No response

Hello to all of you,

I think you should know that I have not received an answer to the email below, with the June 22 meeting fast approaching.

I hope you agree that this is unfortunate at best, unprofessional at worst, and will understand that it undermines my faith in the process.

Pete

From: [Pete Feistmann](#)
Sent: Friday, July 12, 2019 2:25 PM
To: [Chris Neubecker](#)
Subject: Re: Booth Heights info web page

Hi Chris,

Has the applicant been required to prepare a complete visual presentation of the project, in a format that allows community members who are not versed in reading plans, to understand what the project will look like, including its visual impact when descending Vail Pass westbound on I-70? It's my understanding that with current technology this can be done in a video format.

Given the uproar the project has created in the community, I believe the staff and/or the PEC has a moral obligation to require this before a final vote is taken.

Thanks,

Pete

Danielle Couch

From: Peter Casabonne <casaent@vail.net>
Sent: Thursday, July 18, 2019 1:27 PM
To: PEC
Subject: FW: Booth Heights

From: Peter Casabonne [<mailto:casaent@vail.net>]
Sent: Thursday, July 18, 2019 12:18 PM
To: 'pec@vail.gov' <pec@vail.gov>
Subject: Booth Heights

PEC,

Regarding the Bighorn Sheep and other resident wildlife :

After reviewing the recommendations by CPW and 4 wildlife professionals including Rick Thompson and Bill Andre, one point is clear to me. Not one of these experts will tell you that the proposed mitigation and habitat enhancements will ensure the survival of this herd of Bighorn Sheep. I think reasonable solutions can be found to the other challenges to this development, **EXCEPT** for the threat to these resident animals. Are you, the PEC, willing to take that risk ? If not "NO" on this proposal due to environmental factors, then no to what ? This really is the last stand for wildlife in this valley. Housing..... yes, very important, but not as important as making sure our land use decisions do not cause the loss of these animals. At what point does this place we call home become the place our paying guests are escaping from ?

Consider this part of the Town's Mission Statement :

" Grow a vibrant, diverse economy and community and preserve our surrounding natural environment

Respectfully,
Peter Casabonne
West Vail



Virus-free. www.avast.com

Chris Neubecker

From: Peter Suneson <p.suneson@gmail.com>
Sent: Tuesday, July 9, 2019 5:07 PM
To: PEC
Subject: Sheep and Homes

Good evening Vail PEC,

My name is Peter Suneson and I live in deed-restricted housing and I'd like to take just a minute of your time to share with you the story of my first 5 years in the valley.

I was hired directly out of graduate school to start a dream job in my chosen career field. I walked across the lawn in Missoula on a Saturday, and on Tuesday I was at work in Avon. Finishing up school didn't allow much time for house hunting, and needless to say I totally underestimated the situation as we charged towards winter 2015 (remember that!?). Fortunately, my employer had an innovative partnership with a local business (Vail Resorts) that allowed me to spend my first summer in lofty housing, rent free. I was able to save a few pennies.

My second residence, just a little further west down highway 6 (this will be a theme), was also the result of an innovative and dynamic relationship. As we hurtled towards the 2015's I spent the entire summer on craigslist looking for a home until stumbling across a very affordable "roommate needed" situation. Lo and behold, the woman looking for a roommate was ski buddies with a friend of mine from my undergrad, 10 years ago in far away in New York. The affordability came about as Kelly was an employee of the ERWSD and was living in district-owned housing. Thus, I was back in an affordable housing situation, brought to me by an innovative program from a thoughtful municipality. Again, I saved a few pennies.

Just a little further west down highway 6 I moved into my third residence in 2 years. As luck would have it, I had found a partner who was willing to live with me forever and also help provide the stability necessary to venture into the open market. Our landlord was one of the good ones, a part/time resident who bought during the recession and kept rent reasonable and didn't bother us. The place hasn't been listed publicly for years since we all have friends who need a place to live. Great for a certain lucky few, but not so great for anyone new moving into town. Again, this time very fortunately, I was able to save a few pennies

Our savings on rent in Sunridge, Liftview, and Rivers Edge allowed us the means necessary to buy a condo in Miller Ranch this past October, hopefully the destination of our journey down highway 6! Purchasing a home not only comes with the tangible benefits of space, clean carpets, and a carport(!), but the intangible benefits of stability, sustainability, and the feeling of being part of a community (not to mention the huge convenience of the ECO bus stop at Freedom Park). All these things would not have been possible for us without innovative partnerships, deed-restrictions, and foresight from leaders in our dynamic valley.

With that said, it's worth noting that I spent my first five years in the valley educating locals and visitors alike on the ecology, natural beauty, and wildlife of Eagle County. It seems I did not do my job well enough because the argument being put forth by a select few seems to be wildlife vs. housing. Although I assume we all agree this is not the case, I think the vitriol coming from the detractors of affordable housing has empowered me, and many of my peers, to believe their argument is not in fact wildlife vs. housing, but rather the choice between wildlife or ME, my peers, and other young professionals looking to call the Eagle Valley home.

I urge the PEC to continue be leaders in our communities' quest for affordable housing, continue to be

innovative when it comes to deed-restricted housing options, and to continue to do what it can to ensure a diverse and equitable community.

Sincerely,

Peter Suneson

Danielle Couch

From: Suzanne Silverthorn
Sent: Monday, July 8, 2019 10:04 AM
To: PEC; Council Dist List
Subject: Fwd: East Vail Booth Heights proposal

FYI

Suzanne Silverthorn, APR
Director of Communications
Town of Vail
970-479-2115
970-471-1361 (cell)

Begin forwarded message:

From: Amanda Zinn <AZinn@vailgov.com>
Date: July 8, 2019 at 10:01:14 AM MDT
To: Suzanne Silverthorn <SSilverthorn@vailgov.com>
Subject: FW: East Vail Booth Heights proposal

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

From: info@vailgov.com [<mailto:info@vailgov.com>]
Sent: Monday, July 8, 2019 9:56 AM
To: Info
Subject: East Vail Booth Heights proposal

Dear Mayor Chapin,

It seems like you may be casting the deciding vote on the Booth Heights development. I know you love the open space in Vail and will work to preserve it. The respect that we show for the bighorn sheep reflects who we are in Vail. Let's not send the wrong message. We care. Those of us who are lucky enough to live in Vail are trying to help preserve the environment for our future generations. I hope that you will do the right thing and vote against the proposal.

Sincerely,
Sharon Smith
Vail, CO

Submitted By:
Name:: Sharon Smith
Telephone:: 9706880136
Email:: liebchen1@hotmail.com

Submitted From:
<https://www.vailgov.com/contact>

Chris Neubecker

From: Susan Bristol <susan.bristol@gmail.com>
Sent: Wednesday, July 10, 2019 8:19 PM
To: rkatz@vailresorts.com
Cc: PEC; Dave Chapin
Subject: Letter to Rob Katz

Follow Up Flag: Follow up
Flag Status: Completed

Rob Katz
CEO and Chairman of the Board
Vail Resorts
390 Interlocken Crescent
Broomfield, CO 80021
rkatz@vailresorts.com

Dear Mr. Katz,

Your establishment of Vail's mission "Experience of a Lifetime" with its "Great Outdoors" ethic has in a relatively short time encompassed both U.S. and international Vail Resorts properties. As a Vail resident since 1970, former stockholder before the company went private years ago, and Game Creek Club member, I am one of the many people who treasure Vail for its many natural outdoor opportunities, its community and our wonderful mountain.

Your farsighted role in the Camp Hale Preservation and your position as a "Global Game Changer" indicate that you have acute concern both for history and for our environment. I know Vail Resorts together with entities such as the Vail Valley Partnership and the housing department at the Town of Vail are anxious to find workforce housing in the Vail area, both for your employees and those of the town. When Vail Resorts discovered in 2016-17 that it owned a tract of land previously thought to be Open Space for the payment of a portion of back taxes, it must have seemed the perfect site to solve the housing challenge. Offering a contract for development to Triumph, riding high on its success with the Chamonix deed-restricted housing, was an obvious choice.

And yet, there is the issue of historical land use. I'm certain you are aware of the community's widespread concern for Vail's single legacy Bighorn Sheep herd that resides on the Booth Creek site and adjacent hillside. It has been proven that "mitigation" of natural environment is the beginning of herd death within a few years' time. This is tantamount to killing the Goose That Laid the Golden Egg.

These two challenges to Vail – housing working people and protection of the natural environment which makes Vail what it is – need not be placed in such conflict. With the many public and private resources that could be drawn upon to contribute to a solution, it would be a public relations coup for Vail Resorts to take a broad look at these two issues and be the one to lead in solving both challenges.

Enable Vail Resorts to work with the Town of Vail with its RETT funds and entities such as the Eagle Valley Land Trust, Colorado Open Lands, Great Outdoors Colorado and private donors to re-place the East Vail parcel in its original designation as Natural Area Preservation District. Enable Triumph to make its profit via for sale, workforce and deed-restricted housing on a site such as the following: land set aside within the seemingly

moribund EverVail development, the old Roost site, or looking toward the future, the Vail Municipal area site as envisioned by the proposed Civic Area Plan. Looking far to the future, air rights above I-70, as Boston has developed, would solve our noise issues and open a tremendous amount of developable land. Unlike the Booth Creek site in East Vail, all the above are within easy walking distance of jobs in Vail/LionsHead.

With Vail Resorts' far reach and resources, it has the opportunity to champion both development and conservation. It would seem that Vail Resorts investors would be proud to have ownership in a corporation dedicated to sustainability of existing land and environmental resources promising continuing income generation, as well as farsighted care for the workforce upon which that sustainable success depends.

I look forward to your timely consideration and reply, as this contentious issue insistently troubles and divides the Vail community, long-time residents and workers alike.

Respectfully,

Susan Bristol, Hon. AIA
Box 431 – Vail, CO 81658
970-476-2608
susan.bristol@gmail.com

cc: Brian Stockmar, Chair, PEC Vail – pec@vailgov.com
Dave Chapin, Vail Mayor and Town Council Chair – dchapin@vailgov.com

Chris Neubecker

From: Shelley Bellm
Sent: Tuesday, July 9, 2019 11:38 AM
To: PEC
Subject: FW: housing

From: RMR Vail Shop [<mailto:vail@rockrepro.com>]
Sent: Monday, July 8, 2019 4:51 PM
To: CommDev
Cc: Council Dist List
Subject: housing

To the Town of Vail Council,

My name is Tom Towey and my wife Polly and I are the owners of Rocky Mountain Reprographics here in Vail. We do support the housing development in East Vail. We know that developments like this can be controversial, but this is about more than whose backyard it is in. People need to be able to live near where they work. We currently have a home in Glenwood Springs and have considered moving to the Vail area, but we have found that we cannot afford anything in Vail. We might be able to find something as close as Eagle or Gypsum. This housing project would not help my wife and I get a home in Vail, but maybe a future employee could have a home there.

Sincerely,
Tom Towey
Rocky Mountain Reprographics
Vail, Colorado

Danielle Couch

From: Suzanne Silverthorn
Sent: Monday, July 8, 2019 10:04 AM
To: PEC; Council Dist List
Subject: Fwd: East Vail Booth Heights proposal

FYI

Suzanne Silverthorn, APR
Director of Communications
Town of Vail
970-479-2115
970-471-1361 (cell)

Begin forwarded message:

From: Amanda Zinn <AZinn@vailgov.com>
Date: July 8, 2019 at 10:01:14 AM MDT
To: Suzanne Silverthorn <SSilverthorn@vailgov.com>
Subject: FW: East Vail Booth Heights proposal

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

From: info@vailgov.com [<mailto:info@vailgov.com>]
Sent: Monday, July 8, 2019 9:56 AM
To: Info
Subject: East Vail Booth Heights proposal

Dear Mayor Chapin,

It seems like you may be casting the deciding vote on the Booth Heights development. I know you love the open space in Vail and will work to preserve it. The respect that we show for the bighorn sheep reflects who we are in Vail. Let's not send the wrong message. We care. Those of us who are lucky enough to live in Vail are trying to help preserve the environment for our future generations. I hope that you will do the right thing and vote against the proposal.

Sincerely,
Sharon Smith
Vail, CO

Submitted By:
Name:: Sharon Smith
Telephone:: 9706880136
Email:: liebchen1@hotmail.com

Submitted From:
<https://www.vailgov.com/contact>

Chris Neubecker

From: Susan Bristol <susan.bristol@gmail.com>
Sent: Wednesday, July 10, 2019 8:19 PM
To: rkatz@vailresorts.com
Cc: PEC; Dave Chapin
Subject: Letter to Rob Katz

Follow Up Flag: Follow up
Flag Status: Completed

Rob Katz
CEO and Chairman of the Board
Vail Resorts
390 Interlocken Crescent
Broomfield, CO 80021
rkatz@vailresorts.com

Dear Mr. Katz,

Your establishment of Vail's mission "Experience of a Lifetime" with its "Great Outdoors" ethic has in a relatively short time encompassed both U.S. and international Vail Resorts properties. As a Vail resident since 1970, former stockholder before the company went private years ago, and Game Creek Club member, I am one of the many people who treasure Vail for its many natural outdoor opportunities, its community and our wonderful mountain.

Your farsighted role in the Camp Hale Preservation and your position as a "Global Game Changer" indicate that you have acute concern both for history and for our environment. I know Vail Resorts together with entities such as the Vail Valley Partnership and the housing department at the Town of Vail are anxious to find workforce housing in the Vail area, both for your employees and those of the town. When Vail Resorts discovered in 2016-17 that it owned a tract of land previously thought to be Open Space for the payment of a portion of back taxes, it must have seemed the perfect site to solve the housing challenge. Offering a contract for development to Triumph, riding high on its success with the Chamonix deed-restricted housing, was an obvious choice.

And yet, there is the issue of historical land use. I'm certain you are aware of the community's widespread concern for Vail's single legacy Bighorn Sheep herd that resides on the Booth Creek site and adjacent hillside. It has been proven that "mitigation" of natural environment is the beginning of herd death within a few years' time. This is tantamount to killing the Goose That Laid the Golden Egg.

These two challenges to Vail – housing working people and protection of the natural environment which makes Vail what it is – need not be placed in such conflict. With the many public and private resources that could be drawn upon to contribute to a solution, it would be a public relations coup for Vail Resorts to take a broad look at these two issues and be the one to lead in solving both challenges.

Enable Vail Resorts to work with the Town of Vail with its RETT funds and entities such as the Eagle Valley Land Trust, Colorado Open Lands, Great Outdoors Colorado and private donors to re-place the East Vail parcel in its original designation as Natural Area Preservation District. Enable Triumph to make its profit via for sale, workforce and deed-restricted housing on a site such as the following: land set aside within the seemingly

moribund EverVail development, the old Roost site, or looking toward the future, the Vail Municipal area site as envisioned by the proposed Civic Area Plan. Looking far to the future, air rights above I-70, as Boston has developed, would solve our noise issues and open a tremendous amount of developable land. Unlike the Booth Creek site in East Vail, all the above are within easy walking distance of jobs in Vail/LionsHead.

With Vail Resorts' far reach and resources, it has the opportunity to champion both development and conservation. It would seem that Vail Resorts investors would be proud to have ownership in a corporation dedicated to sustainability of existing land and environmental resources promising continuing income generation, as well as farsighted care for the workforce upon which that sustainable success depends.

I look forward to your timely consideration and reply, as this contentious issue insistently troubles and divides the Vail community, long-time residents and workers alike.

Respectfully,

Susan Bristol, Hon. AIA
Box 431 – Vail, CO 81658
970-476-2608
susan.bristol@gmail.com

cc: Brian Stockmar, Chair, PEC Vail – pec@vailgov.com
Dave Chapin, Vail Mayor and Town Council Chair – dchapin@vailgov.com

Chris Neubecker

From: Shelley Bellm
Sent: Tuesday, July 9, 2019 11:38 AM
To: PEC
Subject: FW: housing

From: RMR Vail Shop [<mailto:vail@rockrepro.com>]
Sent: Monday, July 8, 2019 4:51 PM
To: CommDev
Cc: Council Dist List
Subject: housing

To the Town of Vail Council,

My name is Tom Towey and my wife Polly and I are the owners of Rocky Mountain Reprographics here in Vail. We do support the housing development in East Vail. We know that developments like this can be controversial, but this is about more than whose backyard it is in. People need to be able to live near where they work. We currently have a home in Glenwood Springs and have considered moving to the Vail area, but we have found that we cannot afford anything in Vail. We might be able to find something as close as Eagle or Gypsum. This housing project would not help my wife and I get a home in Vail, but maybe a future employee could have a home there.

Sincerely,
Tom Towey
Rocky Mountain Reprographics
Vail, Colorado

TO: Planning & Environmental Commissioners, Town Council

From: Anne Esson

Re: Additional Comments, July 22nd Meeting

IF...

...despite Town Mission Statement on wall of Council Chambers and Priority Statements in TOV 2019 Annual Report to the Community, you should cynically vote to approve Triumph's project at the East Vail site proposed,

DO...

Prohibit dog ownership or harboring to all renters and owners as urged by at least two biologists surveyed. Dogs are Predators to wild sheep, like Wolves!

Prohibit short term rental to all owners whether in Town-subsidized or free market-purchased housing. Enforcement of Rules & Regulations for living in Bighorn Sheep habitat is difficult enough for owner-residents and tenants. It is naïve to expect compliance from short term renters.

Mitigate critical loss of winter forage habitat first, BEFORE any site preparation or construction begins.

Prohibit any and all site preparation or construction in winter months when sheep are present, and any blasting before end of July for other wildlife likely present.

Chris Neubecker

From: Lindsay Reimers <lreimers@rhip.com>
Sent: Sunday, July 21, 2019 4:16 PM
To: cneubecker@vail.gov.com; PEC; Jen Mason; Dave Chapin; Jenn Bruno; Travis Coggin; Kevin Foley; Kim Langmaid
Subject: Booth Heights Development Application

To TOV PEC and Council members,

We are writing as concerned citizens regarding TOV's review process for the proposed Booth Heights Development Application. The website states that the Planning and Environmental Commission (PEC) 'volunteer board is responsible for recommendations to the Town Council ...on master planning documents'... For the proposed project, it is then PEC's duty to be thorough and balanced in order that Triumph and Vail Co (the proposed project is *for them*) can satisfy all requirements. We believe neither Triumph nor Vail Corp have provided sufficient evidence and due diligence for PEC and the public re safety/traffic, wildlife, geological impact, visual impact or real world enforcement to reach a solid conclusion.

Safety/Traffic Impact: First, the mandatory traffic report was completed during a Vail Mountain School December holiday recess and does not adequately reflect the project's traffic impact on the Frontage Road. Therefore, the submission cannot be accurate. We are sure PEC will require an updated traffic impact study of a typical, busy school time that real world reflects the frontage road impact.

Second, the frontage road is not safely walkable at night. This was sadly proven when a person was struck by an auto and killed after the last scheduled East Vail bus.

Third, the traffic report also does not address the adverse foot and bike traffic dangers resulting from increased use of the I-70 underpass. With increased foot and bike traffic to Sims, liquor store, and conservation path, with poor bike and car visibility and with increased I-70 ramp use, there will be accidents: driving speed and risky crossings under the bridge will increase as a result of this housing development. Please walk this area, as per bike extension project. Mitigation for adverse underpass traffic has not contemplated yet. And will be expensive.

Wildlife Impact: First, the future of the East Vail herd of bighorn sheep is critically important to many in our community. The herd is iconic and representative of Vail Corp's broad mission of environmental sustainability. Second, while the herd has shrunk in size, it uses the proposed project land for grazing during high snow years and annual migration. According to experts, big horn sheep do not 'pioneer' well. Losing the herd is irreversible. How will we feel if we kill the herd for coming generations? Third, Vail town claims through Public Golf Course signage that Vail is Big Horn Sheep territory. Fourth, conserving and enjoying nature is confirmed by science to be strongly correlated to creativity and stress relief. The sheep and wilderness are good for us.

Finally, as the proposed project will reside in a wildlife refuge, project dwellers cannot have dogs. This is obvious if the herd is to survive unstressed. How can this possibly be enforced?

Geological Impact: What is the geological impact of building into this steep terrain, amid old avalanche shutes? There does not seem to be any material impact research to date.

Visual Impact: First, when traveling west over Vail pass, the downhill entrance into the Vail Valley is beautiful. The mountains and trees are an important welcome to travelers and tourists. The proposed development does not include preservation and natural enhancement to the proposed site. The East Vail exit, with the current refurbishments, ensures a natural composition of our lands. And, with the additional benefit of our valley's herd of big horn sheep, a stunning welcome to the resort.

Second, a large structure with parking lot mass and bus stops is not in keeping with the surrounding neighborhood of single story homes along Gore Creek. Wouldn't this type of housing structure for seasonal workers be better among existing city structures, where bus, walking, parking opportunities may be shared?

Again, as with the bike extension review, in order to best envision any adverse impact on the valley topography, please together view the proposed project area from the summit and walk the area.

Vail's Commitment to Impact Environmental Sustainability: As home owners for over 20 years, we are committed to keeping our properties to a high standard of environmental excellence. Vail Corp has recently been recognized for taking up the mantle. However, the proposed project flagrantly dismisses the resort's promises to conserve the environment. Has the Commission requested any Vail Corp inhouse employee housing cost/benefit analysis? Please help the community hold the corporation to its environmental mission and promise.

Architectural Rendering: How did this approval process get this far without a rendering for the public? This is insulting to the PEC and public. How could the developer and Vail Resorts have so little regard for the community that critical environmental considerations have been downplayed or ignored? What is the character and scale of the units and parking lots? How many trees/Aspens will be saved or planted (cannot use steep upslope)? with four stories planned? A good archectectural rendering will help visualize the impact on visibility and environment.

TOV Council and PEC Meeting Requirements: First the entire Town Council should attend this Monday and all further project discussions. This meeting is critical to and representative of the employee housing crisis. Rather than read a report or be briefed afterward, TOV Council needs to hear *HOW* and *WHY* the community is disappointed with the proposed project. Council observance can hopefully safeguard against development bias.

Second, online posting of required, helpful documents must be complete to assure the best decision. For instance, there was no posting of a critical staff report from the PEC. In addition, at the last meeting, insufficient agenda time was slated for the community. We hope there is a good faith, equitable plan for Monday, July 22.

Third, we understand that short term rentals of the proposed project are under discussion??? Unenforced short term rentals, like at Sandstone, make this NOT employee housing but investment housing. Project parking allotments are based on employee housing; rentals will require more spaces. Enforcement will be a major problem. And, as history has shown, employee rental options contribute to housing shortage, not relieve it.

To summarize the above, 1) if this were the only option for employee housing then the tradeoffs might be *fairly* mitigated. However, the proposed Booth Heights Development is not the only option; 2) there are many built in reasons, including enormous mitigation and safety costs, to not approve this development as is; 3) the development has been allowed to steamroll PEC's evaluative process for expediency sake. Solving Vail Resorts problem but alarming Vail residents and contributing to long term environmental risks; and 4) mitigation studies of the proposed project's adverse environmental impact critically require further, third party, impartial evidence from issue experts.

As a result, we urge you ***not*** to approve this proposed project as is. The project as presented is dangerous to wildlife, project and local resident safety and, most importantly, community trust. Only short term economic interest, not long term environmental sustainability, has driven this process. We can do better.

Respectively,
Art and Lindsay Reimers
3090 Booth Creek Drive

--
Lindsay Reimers

Chris Neubecker

From: Bill Andree <801andree@gmail.com>
Sent: Friday, July 19, 2019 1:08 PM
To: PEC
Subject: Booth Heights

To: Vail Planning and Environmental Commission

July 18, 2019

From: Bill Andree

Re: Booth Heights development

As you may know I was the District Wildlife Manager for the Colorado Division of Wildlife for the Gore Valley and the Upper Eagle River Valley from 1981 to 2018. During this period, I monitored and studied the sheep in the Gore Range including trapping, tagging and radio collaring (1989-1992) the sheep. In these 37 years I conducted over 20 aerial survey and classification of the sheep along with ground observations three times a month during winter and countless days during the summer in the Gore Range. The Division of Wildlife has records on this herd going back into the 1940's. If you consider that from 1940 to today is a 79-year period, I have collected the data for just under half of that period. There is nobody with more first-hand knowledge of this herd.

Winter Range:

There has been much discussion on the winter range for this herd. What has not been pointed out is that 60-70% of the mapped winter range is based on ram use. Rams are willing to venture further from escape cover than ewes and lambs. The ram winter range has very limited escape cover and that is on the western edge. The majority of the winter range for the ewes and lambs is concentrated from Booth Creek to approximately Pitkin Creek. Winter range mapping is not based on one year of data, the standard is "where 90% of the individuals are located during average five winters out of ten". There does not have to be a specific set of dates "from the first heavy snowfall to spring green-up or during a site-specific period of winter as defined for each DAU".

The importance of the Booth Creek winter range has been noted by all the biologists and can't be emphasized enough. The key to this location is the high-quality escape cover afforded by the cliffs. As was pointed out in the CPW letter "the most consistently available and suitable winter range is predominantly restricted to the development site and the area below the Booth Creek cliff band. This area encompasses less than 150 acres, which does not include the winter range of the ram group that winter farther to the west". This has not changed in the 37 years I have studied the sheep and is why the area is listed as winter concentration and severe winter range.

Sheep are not good at pioneering into new habitat even when those new habitats are nearby occupied habitats. The reason for this lacking of adjustment is not understood.

At the 7/8 meeting Rick Thompson presented information showing that snow readings from a location on Vail Mtn showed it was a heavy snow winter and used this information to conclude it was a hard winter for the sheep. The Vail Daily reported on 6/23/19 that "Vail closed on April 21 after a total of 281 inches recorded, well shy of the mountain average of 350 inches". It is all but impossible to

correlate the snow conditions north slope to correlate the snow conditions/depth on a south facing slope. The factors looked at for a hard winter on wildlife go beyond just inches of snowfall, the timing of the snowfall, timing of melting, below zero temperatures, and crusting of the snow.

Habituation:

Habituation to human by wildlife is not something that is well understood. The real question on wildlife habituation is, At what cost to wildlife. The first thing most developments will claim is the animals will habituate to the development. The Gore and Eagle Valleys are excellent examples showing that is not the case, population levels for most ungulates in the valley have or are declining. The impacts to wildlife from even limited habituation can be fatal. Studies done on species living in close proximity to human have shown that rather than a benefit to wildlife the individual can have increased mortality rates and decrease recruitment from human interaction (roadkills, human conflicts). Some studies point to areas with wildlife living in close association with humans as population sinks. Many people feel that if the animal does not run off there was no impact, that is incorrect. Studies on the physiological impacts to wildlife have shown increased heart rate, respiration, and cortisol (stress) levels in animals that have not run off.

What may seem to be simple impacts such as reduced time spent feeding or resting and increase period of alertness all have a compounding impact to energy output by wildlife. Even a mild winter is a time of starvation for wildlife. One-way wildlife conserves calories is by resting. Some studies suggest that wildlife may spend up to 90% of their time resting. Daily & Hobbs (1989) estimated that the energetic cost to bighorn sheep moving through snow increased exponentially as snow depth increased, doubling at 60% of chest height (about 31 cm for males, 26 cm for females), and quadrupling at two times chest height. If you consider that just making an animal stand up can increase energy output by 25% and this may happen several times a day you understand the need for wildlife to have solitude and avoid human disturbance.

A study done in Wyoming on the sheep in the Tetons showed that when disturbed by winter backcountry recreation sheep would leave even areas of high quality habitat. Previous studies have found that ungulates do not habituate to this type of off-trail recreation and may instead become increasingly sensitized (Foster & Rahe 1983, Côté 1996, Enggist-Dublin & Ingold 2003). Sheep are very susceptible to disease and the more they are stressed the more they are susceptible to disease.

It is not possible to compare wildlife use near a single-family home to a 73 unit development. The level of disturbances from a 73 unit development with upwards of 150 + residents is at a completely different level. It has been shown in the Eagle Valley that there is a breaking point in when wildlife will just no longer occupy areas with intense human disturbance.

In a study done by Johnson [et.al](#), looked at impacts from increases in residential and energy development as they relate to recruitment in large ungulates. The study showed that, residential housing has two times the magnitude of any other factor investigated and energy development had an effect size similar to key weather variables known to be important to ungulates dynamics. Once a house has people living in it, it is no longer inanimate object and it clearly has significant impacts on wildlife.

As pointed out in the CPW letter on the peregrine falcon issue because an individual chose to adapt to an ongoing disturbance does not mean the next level of disturbance will be tolerated.

Mitigation measures:

Although I have included comments on mitigation measures it bears repeating that mitigations measures for other development have for the most part been unsuccessful. Even mitigation plans agreed to by all party have failed. Following the same plan put forth by those projects will not result in success at this project. If there is any hope of the mitigation for this project to be successful long term it will require thinking outside the box and the complete dedication of the developer and the town to follow thru on all of the issues.

As other have pointed out there is no guarantee that sheep will even utilize the areas with habitat improvement projects. Habitat projects for elk are relative straight forward but that is not the case with sheep, due to their fidelity to existing winter range. Just as important is understanding that if the habitat improvement projects attract elk, that the elk will out compete the sheep for the forage.

Any mitigation measures for habitat projects require the following:

Funding in perpetuity

Flexibility to adjust the mitigation if the current plan is not working

Suitable location for projects (public and private lands)

Protection of the project from human disturbance

Enforcement of the protection

Although I agree with the independent biologists that habitat projects need to be completed and demonstrate utilization by the sheep before construction brings. Once construction or occupancy of the project, the use patterns by wildlife may change due to human disturbance and require additional mitigation measures.

I agree with the location shown for the fencing, south of the rock berm. Using signs to redirect people from sensitive/closure areas has not been successful on areas trails. Fencing is much more effective at redirecting human use, plus since the fencing is to redirect human use it may only need to be six feet tall rather than the wildlife fence at eight tall.

Education as part of the mitigation is always a lofty goal. Education has failed in most other developments (bear and lion issues, seasonal closures, etc) without significant enforcement in addition to education it will not work. The education must go beyond the residents of the development. The TOV needs to close the town properties in the area to all winter uses. The TOV needs to work with the USFS to close the surrounding USFS lands to all winter uses

Enforcement by HOA's has not proven to be successful. The valley is full of mitigation measures that were agreed to by developers and those measures were outlined in the HOA documents. However, the ability and willingness of HOA 's to enforce those rules is lacking. Mitigation measures to protect wildlife should be part of the town's responsibility with funding for the enforcement coming from the developer.

A conservation easement should be placed on any open space areas or areas with habitat improvement projects that occur on private lands. The easement should clearly spell out the restrictions on all uses and the requirements for ongoing mitigation efforts.

I agree with the discussion of no dogs and no short-term rentals; no winter construction and no blasting until the peregrines have fledged.

Cumulative impacts:

The PEC should not be reviewing this project in a vacuum. The town has already started moving forward on the development of the town shop area for solar panels and future employee housing. Adding additional human disturbance on the western end of the winter range could result in the rams moving east into the Booth Creek winter range.

The impact from increased recreation due to increase development in the area of the Pitkin and Booth Creek trailheads (both winter and summer) needs to be addressed.

How will the addition of 2 lanes on I-70 at the East Vail exit impact noise level, traffic speed and volume.

Incorrect statement:

Triumph made a statement that 12 sheep were killed in one accident in the Glenwood Canyon. In checking with CPW there is no record of such an incident. From 12/2016 to 11/2017 there were 9 hits (8 confirmed dead) on I-70, not in one accident; plus 1 more road killed on Hwy 6.

I do want to commend the town for reaching out to get independent opinions from other biologists on the impacts to the sheep from this development.

In closing I would like to remind the commission that there is only one known peregrine falcon nest and only one herd of bighorn sheep in the Gore Valley. You only get one shot at doing this right. The decline of wildlife is not something that happens all at once, many of the impacts take time to show the effects. You have heard from 5 different wildlife biologist and all have noted the importance of the Booth Creek cliffs for winter range and escape cover, there is no other place for them to go. Please consider your decision carefully and weigh the risks, if this sheep herd collapses there is very little chance there will ever be another bighorn sheep herd in the Gore Valley.

Thank you for your time and efforts in reviewing this letter and considering the fate of the wildlife in the Gore Valley.

Bill Andree
Retired District Wildlife Manager-Vail

Chris Neubecker

From: Christie HochtI <chochtl@mountainmax.net>
Sent: Monday, July 22, 2019 10:13 AM
To: PEC; Council Dist List; mgennett@vailgove.com; Chris Neubecker
Subject: Right for Bighorn Sheep, wrong for housing

Please, please, please reconsider the location for employee housing and save the Bighorn Sheep habitat. We have other locations for housing but the sheep have occupied this area for millennia. Mitigation for the habitat has been proven NOT to work!

Has anyone tallied the number of housing units soon to be available in Edwards and Eagle and proposed in Avon? When do we have enough housing??? One issue with housing that needs to be addressed is a living wage. Without a decent salary these units will be empty!

Thank you,
Christie and Karl HochtI and the entire family

Danielle Couch

From: Dale Bugby <DBugby@VailResortRentals.Com>
Sent: Friday, July 19, 2019 11:39 AM
To: PEC
Subject: East Vail Housing

Dear Members of the PEC,

The concern over big horn sheep habitat should be a major concern of the planning ENVIRONMENTAL commission. Public input always has a certain number of people opposed to any development. This situation is different. The sheep can't speak up and they have no idea what is being planned. If there is any ENVIRONMENTAL in your commission you cannot honestly support this location. We need you to veto this project before it goes any further.

You may also want to ask the applicant if they have paid the property taxes on this land they suddenly located in their portfolio. If this rumor is true it is outrageous. They may owe decades of back taxes, look in to it please.

Purchase the land as open space. We have a real estate transfer tax to protect open land. Surely this is an appropriate location.

Develop the west end of Valley High to a mid-rise building before you proceed on any further new developments. Build on top of the transportation centers. Build on top of the TOV bus maintenance facility. Build on top of a new municipal building.

DON'T BUILD ON TOP OF THE BIGHORN SHEEP.

Dale Bugby
Vail Resort Rentals, Inc.
970-476-0900
www.vailresortrentals.com
Vistar Real Estate, Inc.
970-476-6223
www.vistarrealestate.com

Chris Neubecker

From: Tammy Nagel
Sent: Monday, July 22, 2019 10:25 AM
To: Matt Gennett; Chris Neubecker
Subject: FW: East Vail?

Tammy Nagel
Town Clerk
Town Clerk's Office



970.479.2136
970.479.2157 fax
vailgov.com



From: Daniel j Frederick [<mailto:djfrederick@gmail.com>]
Sent: Monday, July 22, 2019 10:22 AM
To: Council Dist List
Subject: Fwd: East Vail?

----- Forwarded message -----

From: Daniel j Frederick <djfrederick@gmail.com>
Date: Mon, Jul 22, 2019 at 10:19 AM
Subject: East Vail?
To: pec@vailgov.com <pec@vailgov.com>

Esteemed Council, please offer the community a reason why the thought of using RETT funds is not part of your conversation. Your chamber will be filled with people who care deeply about this issue... 98 to 2 your fellow residents want this one parcel to be saved for this critical situation!! You are the Environmental Commission!!!!

This coming out of thin air for this who have lived here and loved knowing those animals were never going to be disturbed now having to accept this horrible reality. Do the right thing and table this for a vote of the citizens to resolve both housing and wildlife conflicts. Think long term please please please!!

Daniel Frederick, Vail

July 22, 2019

PEC, council & staff -
RE: E Vail housing project

I served on town boards for over 24 years - a decade plus on PEC. It is my informed observation that our adopted goals, guidelines and laws are being ignored or reinterpreted. Our inexperienced Com Dev staff seems to think their job is to fulfill the wishes of developers forgetting, or not understanding, their primary job is to serve/protect the people of Vail while balancing the needs of the resort - our life blood.

Staff pushed this E Vail parcel into the hands of Vail Resorts at lightning speed - had it rezoned without any wildlife investigation even though, at the same time, the Open Lands Plan was buried in wildlife issues & the threat to our large wildlife in particular.

This proposal is an abomination. It meets no criteria regarding appropriate employee housing locations: closeness to essential employee needs like jobs, groceries, post office. The only thing this location is near is high horn sheep, landslides, rockfalls & transportation provided by the taxpayer - not the developer.

I hope PEC knows they have the right & responsibility to say this project sucks - ~~but~~ ^{both} environmentally & visually. It is one of the worse projects I have ever seen come before PEC. Why is the staff not correcting misinformation presented by the applicant & his consultants, why is the applicant

allowed hours to present & private citizens with
now expertise allowed 3 min?

The false premise that a 30 hour work week qualifies
people for employee housing is not only a farce
but doubles the "need". And it is easily abused.

The recent negative twist is that council-
which may be the final decision maker on this -
are being advised or told (I am unable to get
a legal answer from anyone) not to attend
PEC hearings for the purpose of getting
information first hand. They are also not
allowed to discuss projects once they are
submitted. So how are they able to become
truly informed for good decision making?
I always found discrepancies between what
staff reported and what I heard in person.
This is another fatal flaw for Vail's future!

There is something dreadfully wrong here.
The proum on this & other huge projects in
town, need to wait (be tabled) until we have
an experienced town manager to oversee
and manage these processes. He also keeps
personal agendas in check - part of a managers
expertise. PEC & council members do
not have the level of expertise that is so
badly needed now. The town will be greatly
diminished if we allow Vail altering projects
to continue without the professional guidance
that is now missing

Diana Donovan

Still at the ranch without electronic conveniences
and too many chores to leave for home.

FREDERICK WYMAN II
30776 Triple Farm Road
Easton, MD 21601
(914) 980-5791
fredwyman@gmail.com

BY Hand
Please read into the record.

July 8, 2019

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

RE: Lot 1, 366 Hanson Ranch Road Subdivision

Dear Chairman & Commission Members:

My family has been enjoying Vail since our first visit skiing the back bowls before any lifts were built and have owned a condo at All Seasons since 1963.

We bought our property because of its location to the Town of Vail as well as its proximity to the mountain and have enjoyed for many decades, comforted by the protective covenants that we relied upon insuring the open space. We have watched with awe the growth of Vail into a world class ski resort as well as a year-round vacation destination.

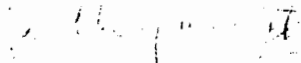
We are concerned at the continual institutionalized encroachment on open space by Vail Resorts aided and abetted by the Town of Vail as they attempt to monetize valuable public covenant protected open spaces for the benefit of private property owners as well as the misguided belief that creating fees to support bloated municipal departments as well as ever increasing property assessment values to finance questionable political agendas.

The proposed matter is the most recent unconscionable assault on covenants that have for decades protected the open spaces that have made Vail such a unique destination. The long history of the nefarious activities that resulted in an influential businessman who then became the Mayor of Vail being allowed to erect a fence on covenant protected property resulting in the eventual court awarded quiet title suit by adverse possession is astounding. The only thing that is more galling than this transgression is the apparent actions of the Town of Vail Community Development Department staff to justify and rationalize the breaking of legal covenants to allow a private individual to profit at the expense of the community and in particular those people who relied in good faith on the perpetual legal covenants restricting the use of this property.

Rest assured that the community will eventually rise up and challenge this egregious abuse of power and the extraordinary corruption between the Town of Vail and Vail Resorts in order to maintain the character of the community that we know and love.

Regrettably the property owners in Vail are not allowed to vote because be assured that if I could, I would vote against all council members who support the breaking of covenants, the construction and development of so called affordable housing in environmentally sensitive areas that destroy the historical range of the Big Horn Sheep and further to hopefully stop the stillborn consideration of more development adjacent to the golf course requiring the reconfiguration of the course. Shame on you.

Sincerely,



Frederick Wyman II

P.S. I understand that one is only allowed to address the Board for three minutes, which in principle is objectionable, otherwise this missive would have been longer and recounted to you the generational efforts of the Wyman Family to protect Tract E of the Vail Village Fifth filing by halting the encroachment of Los Amigos' planned expansion into the Base Area of the mountain as well as the Tap Room's deck which was determined by court after building permits supported by Vail Resorts had been issued by the Town of Vail to be an illegal encroachment on the covenanted area. I am proud to say my Father led the legal challenge to the Los Amigos disposition and I was the named complainant in the Tap Room matter.

From: Joe McHugh mjoemchugh@comcast.net
Subject: The East Vail - Booth Heights Project
Date: July 16, 2019 at 9:27 AM
To: letters@vaildaily.com



Editor:

Despite the overwhelming arguments against the proposed East Vail employee housing project - environmental, economic and geographic - the Town of Vail and the Planning and Environmental Commission (the PEC) seem determined to approve the project in pursuit of the "holy grail" of workforce housing. Commission member Lockman telegraphed the Commission's ultimate, evidently pre-negotiated, decision in his comment, published in the July 10, 2019 issue of the Vail Daily, that "The developer has done a good job and put good faith in the process. The more we can decrease (wildlife) impact, the better." In other words, "It's a done deal, but we need to put more lipstick on the pig." Interestingly, the proposed project has already been given a name - Booth Heights - only very recently disclosed to the public.

Ginny Culp's arguments, also published in the July 10 issue, reiterated many of the arguments against the project, including the virtually ignored costs to the Town of Vail in meeting the transportation demands of the proposed project. Now that the Town has expended millions of dollars on the completely unnecessary "beautification" of the East Vail / I-70 interchange so as to enhance the appearance of Vail to arriving visitors from the East, it plans to blot out that beautification with a clear view of an ugly multi-family apartment project. Brilliant.

However, Kirsty Hintz's comments published in the July 12, 2019 issue of the Vail Daily were spot on. The whole process has been a fairly obvious sham. The entire East Vail employee housing project has emitted a decidedly bad odor from day one and the very carefully orchestrated public meeting agendas have been heavily skewed toward the pre-negotiated conclusion.

In a corrupt political environment one might assume that when a governmental entity ignores the overwhelming evidence against a proposed project there has been some form of undisclosed "quid pro quo". It would be extremely disappointing to find that such a quid pro quo influences the decisions of the Town of Vail.

Joe McHugh
4014 Bighorn Road
Vail

Danielle Couch

From: John <johnwaring@comcast.net>
Sent: Thursday, July 18, 2019 8:53 PM
To: PEC
Cc: Joanne Waring
Subject: E Vail Booth Heights housing project

Dear PEC,

I am writing to voice my disagreement with the proposed Booth Heights project. I believe that the findings of the independent experts clearly shows the negative and irreparable damage the project will cause to the site and wildlife.

I also have significant concern for safety in that area with the addition of so many new residents and vehicles being added to the area. Already there are multiple uses in that area including busses, cars, pedestrians, cyclists, pets, etc. I would recommend a thorough safety study be done by an independent company and review of their findings for all to see.

Thank you for your consideration,
John Waring
19 year property owner in E Vail

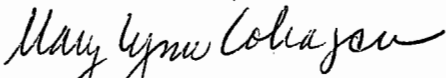
Sent from my iPad

July 13, 2019

To Vail PEC Members,

I am against the construction of new housing in the East Vail area. It is folly to think that humans and their pets can coexist in such a constricted space with wildlife. Vail already pushes the limits on density in this fragile valley, and now to propose building many condos in a very questionable area is not responsible, in my opinion.

Sincerely,

A handwritten signature in cursive script that reads "Mary Lynn Cohagan".

Mary Lynn Cohagan

Vail homeowner

Public Comment Received 5PM 7/18/19 thru 12PM 7/22/19

TO: Planning & Environmental Commissioners, Town Council

From: Anne Esson

Re: Additional Comments, July 22nd Meeting

IF...

...despite Town Mission Statement on wall of Council Chambers and Priority Statements in TOV 2019 Annual Report to the Community, you should cynically vote to approve Triumph's project at the East Vail site proposed,

DO...

Prohibit dog ownership or harboring to all renters and owners as urged by at least two biologists surveyed. Dogs are Predators to wild sheep, like Wolves!

Prohibit short term rental to all owners whether in Town-subsidized or free market-purchased housing. Enforcement of Rules & Regulations for living in Bighorn Sheep habitat is difficult enough for owner-residents and tenants. It is naïve to expect compliance from short term renters.

Mitigate critical loss of winter forage habitat first, BEFORE any site preparation or construction begins.

Prohibit any and all site preparation or construction in winter months when sheep are present, and any blasting before end of July for other wildlife likely present.

Chris Neubecker

From: Lindsay Reimers <lreimers@rhip.com>
Sent: Sunday, July 21, 2019 4:16 PM
To: cneubecker@vail.gov.com; PEC; Jen Mason; Dave Chapin; Jenn Bruno; Travis Coggin; Kevin Foley; Kim Langmaid
Subject: Booth Heights Development Application

To TOV PEC and Council members,

We are writing as concerned citizens regarding TOV's review process for the proposed Booth Heights Development Application. The website states that the Planning and Environmental Commission (PEC) 'volunteer board is responsible for recommendations to the Town Council ...on master planning documents'... For the proposed project, it is then PEC's duty to be thorough and balanced in order that Triumph and Vail Co (the proposed project is *for them*) can satisfy all requirements. We believe neither Triumph nor Vail Corp have provided sufficient evidence and due diligence for PEC and the public re safety/traffic, wildlife, geological impact, visual impact or real world enforcement to reach a solid conclusion.

Safety/Traffic Impact: First, the mandatory traffic report was completed during a Vail Mountain School December holiday recess and does not adequately reflect the project's traffic impact on the Frontage Road. Therefore, the submission cannot be accurate. We are sure PEC will require an updated traffic impact study of a typical, busy school time that real world reflects the frontage road impact.

Second, the frontage road is not safely walkable at night. This was sadly proven when a person was struck by an auto and killed after the last scheduled East Vail bus.

Third, the traffic report also does not address the adverse foot and bike traffic dangers resulting from increased use of the I-70 underpass. With increased foot and bike traffic to Sims, liquor store, and conservation path, with poor bike and car visibility and with increased I-70 ramp use, there will be accidents: driving speed and risky crossings under the bridge will increase as a result of this housing development. Please walk this area, as per bike extension project. Mitigation for adverse underpass traffic has not contemplated yet. And will be expensive.

Wildlife Impact: First, the future of the East Vail herd of bighorn sheep is critically important to many in our community. The herd is iconic and representative of Vail Corp's broad mission of environmental sustainability. Second, while the herd has shrunk in size, it uses the proposed project land for grazing during high snow years and annual migration. According to experts, big horn sheep do not 'pioneer' well. Losing the herd is irreversible. How will we feel if we kill the herd for coming generations? Third, Vail town claims through Public Golf Course signage that Vail is Big Horn Sheep territory. Fourth, conserving and enjoying nature is confirmed by science to be strongly correlated to creativity and stress relief. The sheep and wilderness are good for us.

Finally, as the proposed project will reside in a wildlife refuge, project dwellers cannot have dogs. This is obvious if the herd is to survive unstressed. How can this possibly be enforced?

Geological Impact: What is the geological impact of building into this steep terrain, amid old avalanche shutes? There does not seem to be any material impact research to date.

Visual Impact: First, when traveling west over Vail pass, the downhill entrance into the Vail Valley is beautiful. The mountains and trees are an important welcome to travelers and tourists. The proposed development does not include preservation and natural enhancement to the proposed site. The East Vail exit, with the current refurbishments, ensures a natural composition of our lands. And, with the additional benefit of our valley's herd of big horn sheep, a stunning welcome to the resort.

Second, a large structure with parking lot mass and bus stops is not in keeping with the surrounding neighborhood of single story homes along Gore Creek. Wouldn't this type of housing structure for seasonal workers be better among existing city structures, where bus, walking, parking opportunities may be shared?

Again, as with the bike extension review, in order to best envision any adverse impact on the valley topography, please together view the proposed project area from the summit and walk the area.

Vail's Commitment to Impact Environmental Sustainability: As home owners for over 20 years, we are committed to keeping our properties to a high standard of environmental excellence. Vail Corp has recently been recognized for taking up the mantle. However, the proposed project flagrantly dismisses the resort's promises to conserve the environment. Has the Commission requested any Vail Corp inhouse employee housing cost/benefit analysis? Please help the community hold the corporation to its environmental mission and promise.

Architectural Rendering: How did this approval process get this far without a rendering for the public? This is insulting to the PEC and public. How could the developer and Vail Resorts have so little regard for the community that critical environmental considerations have been downplayed or ignored? What is the character and scale of the units and parking lots? How many trees/Aspens will be saved or planted (cannot use steep upslope)? with four stories planned? A good archetectural rendering will help visualize the impact on visibility and environment.

TOV Council and PEC Meeting Requirements: First the entire Town Council should attend this Monday and all further project discussions. This meeting is critical to and representative of the employee housing crisis. Rather than read a report or be briefed afterward, TOV Council needs to hear *HOW* and *WHY* the community is disappointed with the proposed project. Council observance can hopefully safeguard against development bias.

Second, online posting of required, helpful documents must be complete to assure the best decision. For instance, there was no posting of a critical staff report from the PEC. In addition, at the last meeting, insufficient agenda time was slated for the community. We hope there is a good faith, equitable plan for Monday, July 22.

Third, we understand that short term rentals of the proposed project are under discussion??? Unenforced short term rentals, like at Sandstone, make this NOT employee housing but investment housing. Project parking allotments are based on employee housing; rentals will require more spaces. Enforcement will be a major problem. And, as history has shown, employee rental options contribute to housing shortage, not relieve it.

To summarize the above, 1) if this were the only option for employee housing then the tradeoffs might be *fairly* mitigated. However, the proposed Booth Heights Development is not the only option; 2) there are many built in reasons, including enormous mitigation and safety costs, to not approve this development as is; 3) the development has been allowed to steamroll PEC's evaluative process for expediency sake. Solving Vail Resorts problem but alarming Vail residents and contributing to long term environmental risks; and 4) mitigation studies of the proposed project's adverse environmental impact critically require further, third party, impartial evidence from issue experts.

As a result, we urge you ***not*** to approve this proposed project as is. The project as presented is dangerous to wildlife, project and local resident safety and, most importantly, community trust. Only short term economic interest, not long term environmental sustainability, has driven this process. We can do better.

Respectively,
Art and Lindsay Reimers
3090 Booth Creek Drive

--
Lindsay Reimers

Chris Neubecker

From: Bill Andree <801andree@gmail.com>
Sent: Friday, July 19, 2019 1:08 PM
To: PEC
Subject: Booth Heights

To: Vail Planning and Environmental Commission

July 18, 2019

From: Bill Andree

Re: Booth Heights development

As you may know I was the District Wildlife Manager for the Colorado Division of Wildlife for the Gore Valley and the Upper Eagle River Valley from 1981 to 2018. During this period, I monitored and studied the sheep in the Gore Range including trapping, tagging and radio collaring (1989-1992) the sheep. In these 37 years I conducted over 20 aerial survey and classification of the sheep along with ground observations three times a month during winter and countless days during the summer in the Gore Range. The Division of Wildlife has records on this herd going back into the 1940's. If you consider that from 1940 to today is a 79-year period, I have collected the data for just under half of that period. There is nobody with more first-hand knowledge of this herd.

Winter Range:

There has been much discussion on the winter range for this herd. What has not been pointed out is that 60-70% of the mapped winter range is based on ram use. Rams are willing to venture further from escape cover than ewes and lambs. The ram winter range has very limited escape cover and that is on the western edge. The majority of the winter range for the ewes and lambs is concentrated from Booth Creek to approximately Pitkin Creek. Winter range mapping is not based on one year of data, the standard is "where 90% of the individuals are located during average five winters out of ten". There does not have to be a specific set of dates "from the first heavy snowfall to spring green-up or during a site-specific period of winter as defined for each DAU".

The importance of the Booth Creek winter range has been noted by all the biologists and can't be emphasized enough. The key to this location is the high-quality escape cover afforded by the cliffs. As was pointed out in the CPW letter "the most consistently available and suitable winter range is predominantly restricted to the development site and the area below the Booth Creek cliff band. This area encompasses less than 150 acres, which does not include the winter range of the ram group that winter farther to the west". This has not changed in the 37 years I have studied the sheep and is why the area is listed as winter concentration and severe winter range.

Sheep are not good at pioneering into new habitat even when those new habitats are nearby occupied habitats. The reason for this lacking of adjustment is not understood.

At the 7/8 meeting Rick Thompson presented information showing that snow readings from a location on Vail Mtn showed it was a heavy snow winter and used this information to conclude it was a hard winter for the sheep. The Vail Daily reported on 6/23/19 that "Vail closed on April 21 after a total of 281 inches recorded, well shy of the mountain average of 350 inches". It is all but impossible to

correlate the snow conditions north slope to correlate the snow conditions/depth on a south facing slope. The factors looked at for a hard winter on wildlife go beyond just inches of snowfall, the timing of the snowfall, timing of melting, below zero temperatures, and crusting of the snow.

Habituation:

Habituation to human by wildlife is not something that is well understood. The real question on wildlife habituation is, At what cost to wildlife. The first thing most developments will claim is the animals will habituate to the development. The Gore and Eagle Valleys are excellent examples showing that is not the case, population levels for most ungulates in the valley have or are declining. The impacts to wildlife from even limited habituation can be fatal. Studies done on species living in close proximity to human have shown that rather than a benefit to wildlife the individual can have increased mortality rates and decrease recruitment from human interaction (roadkills, human conflicts). Some studies point to areas with wildlife living in close association with humans as population sinks. Many people feel that if the animal does not run off there was no impact, that is incorrect. Studies on the physiological impacts to wildlife have shown increased heart rate, respiration, and cortisol (stress) levels in animals that have not run off.

What may seem to be simple impacts such as reduced time spent feeding or resting and increase period of alertness all have a compounding impact to energy output by wildlife. Even a mild winter is a time of starvation for wildlife. One-way wildlife conserves calories is by resting. Some studies suggest that wildlife may spend up to 90% of their time resting. Daily & Hobbs (1989) estimated that the energetic cost to bighorn sheep moving through snow increased exponentially as snow depth increased, doubling at 60% of chest height (about 31 cm for males, 26 cm for females), and quadrupling at two times chest height. If you consider that just making an animal stand up can increase energy output by 25% and this may happen several times a day you understand the need for wildlife to have solitude and avoid human disturbance.

A study done in Wyoming on the sheep in the Tetons showed that when disturbed by winter backcountry recreation sheep would leave even areas of high quality habitat. Previous studies have found that ungulates do not habituate to this type of off-trail recreation and may instead become increasingly sensitized (Foster & Rahe 1983, Côté 1996, Enggist-Dublin & Ingold 2003). Sheep are very susceptible to disease and the more they are stressed the more they are susceptible to disease.

It is not possible to compare wildlife use near a single-family home to a 73 unit development. The level of disturbances from a 73 unit development with upwards of 150 + residents is at a completely different level. It has been shown in the Eagle Valley that there is a breaking point in when wildlife will just no longer occupy areas with intense human disturbance.

In a study done by Johnson [et.al](#), looked at impacts from increases in residential and energy development as they relate to recruitment in large ungulates. The study showed that, residential housing has two times the magnitude of any other factor investigated and energy development had an effect size similar to key weather variables known to be important to ungulates dynamics. Once a house has people living in it, it is no longer inanimate object and it clearly has significant impacts on wildlife.

As pointed out in the CPW letter on the peregrine falcon issue because an individual chose to adapt to an ongoing disturbance does not mean the next level of disturbance will be tolerated.

Mitigation measures:

Although I have included comments on mitigation measures it bears repeating that mitigations measures for other development have for the most part been unsuccessful. Even mitigation plans agreed to by all party have failed. Following the same plan put forth by those projects will not result in success at this project. If there is any hope of the mitigation for this project to be successful long term it will require thinking outside the box and the complete dedication of the developer and the town to follow thru on all of the issues.

As other have pointed out there is no guarantee that sheep will even utilize the areas with habitat improvement projects. Habitat projects for elk are relative straight forward but that is not the case with sheep, due to their fidelity to existing winter range. Just as important is understanding that if the habitat improvement projects attract elk, that the elk will out compete the sheep for the forage.

Any mitigation measures for habitat projects require the following:

Funding in perpetuity

Flexibility to adjust the mitigation if the current plan is not working

Suitable location for projects (public and private lands)

Protection of the project from human disturbance

Enforcement of the protection

Although I agree with the independent biologists that habitat projects need to be completed and demonstrate utilization by the sheep before construction brings. Once construction or occupancy of the project, the use patterns by wildlife may change due to human disturbance and require additional mitigation measures.

I agree with the location shown for the fencing, south of the rock berm. Using signs to redirect people from sensitive/closure areas has not been successful on areas trails. Fencing is much more effective at redirecting human use, plus since the fencing is to redirect human use it may only need to be six feet tall rather than the wildlife fence at eight tall.

Education as part of the mitigation is always a lofty goal. Education has failed in most other developments (bear and lion issues, seasonal closures, etc) without significant enforcement in addition to education it will not work. The education must go beyond the residents of the development. The TOV needs to close the town properties in the area to all winter uses. The TOV needs to work with the USFS to close the surrounding USFS lands to all winter uses

Enforcement by HOA's has not proven to be successful. The valley is full of mitigation measures that were agreed to by developers and those measures were outlined in the HOA documents. However, the ability and willingness of HOA 's to enforce those rules is lacking. Mitigation measures to protect wildlife should be part of the town's responsibility with funding for the enforcement coming from the developer.

A conservation easement should be placed on any open space areas or areas with habitat improvement projects that occur on private lands. The easement should clearly spell out the restrictions on all uses and the requirements for ongoing mitigation efforts.

I agree with the discussion of no dogs and no short-term rentals; no winter construction and no blasting until the peregrines have fledged.

Cumulative impacts:

The PEC should not be reviewing this project in a vacuum. The town has already started moving forward on the development of the town shop area for solar panels and future employee housing. Adding additional human disturbance on the western end of the winter range could result in the rams moving east into the Booth Creek winter range.

The impact from increased recreation due to increase development in the area of the Pitkin and Booth Creek trailheads (both winter and summer) needs to be addressed.

How will the addition of 2 lanes on I-70 at the East Vail exit impact noise level, traffic speed and volume.

Incorrect statement:

Triumph made a statement that 12 sheep were killed in one accident in the Glenwood Canyon. In checking with CPW there is no record of such an incident. From 12/2016 to 11/2017 there were 9 hits (8 confirmed dead) on I-70, not in one accident; plus 1 more road killed on Hwy 6.

I do want to commend the town for reaching out to get independent opinions from other biologists on the impacts to the sheep from this development.

In closing I would like to remind the commission that there is only one known peregrine falcon nest and only one herd of bighorn sheep in the Gore Valley. You only get one shot at doing this right. The decline of wildlife is not something that happens all at once, many of the impacts take time to show the effects. You have heard from 5 different wildlife biologist and all have noted the importance of the Booth Creek cliffs for winter range and escape cover, there is no other place for them to go. Please consider your decision carefully and weigh the risks, if this sheep herd collapses there is very little chance there will ever be another bighorn sheep herd in the Gore Valley.

Thank you for your time and efforts in reviewing this letter and considering the fate of the wildlife in the Gore Valley.

Bill Andree
Retired District Wildlife Manager-Vail

Chris Neubecker

From: Christie HochtI <chochtl@mountainmax.net>
Sent: Monday, July 22, 2019 10:13 AM
To: PEC; Council Dist List; mgennett@vailgove.com; Chris Neubecker
Subject: Right for Bighorn Sheep, wrong for housing

Please, please, please reconsider the location for employee housing and save the Bighorn Sheep habitat. We have other locations for housing but the sheep have occupied this area for millennia. Mitigation for the habitat has been proven NOT to work!

Has anyone tallied the number of housing units soon to be available in Edwards and Eagle and proposed in Avon? When do we have enough housing??? One issue with housing that needs to be addressed is a living wage. Without a decent salary these units will be empty!

Thank you,
Christie and Karl HochtI and the entire family

Danielle Couch

From: Dale Bugby <DBugby@VailResortRentals.Com>
Sent: Friday, July 19, 2019 11:39 AM
To: PEC
Subject: East Vail Housing

Dear Members of the PEC,

The concern over big horn sheep habitat should be a major concern of the planning ENVIRONMENTAL commission. Public input always has a certain number of people opposed to any development. This situation is different. The sheep can't speak up and they have no idea what is being planned. If there is any ENVIRONMENTAL in your commission you cannot honestly support this location. We need you to veto this project before it goes any further.

You may also want to ask the applicant if they have paid the property taxes on this land they suddenly located in their portfolio. If this rumor is true it is outrageous. They may owe decades of back taxes, look in to it please.

Purchase the land as open space. We have a real estate transfer tax to protect open land. Surely this is an appropriate location.

Develop the west end of Valley High to a mid-rise building before you proceed on any further new developments. Build on top of the transportation centers. Build on top of the TOV bus maintenance facility. Build on top of a new municipal building.

DON'T BUILD ON TOP OF THE BIGHORN SHEEP.

Dale Bugby
Vail Resort Rentals, Inc.
970-476-0900
www.vailresortrentals.com
Vistar Real Estate, Inc.
970-476-6223
www.vistarrealestate.com

Chris Neubecker

From: Tammy Nagel
Sent: Monday, July 22, 2019 10:25 AM
To: Matt Gennett; Chris Neubecker
Subject: FW: East Vail?

Tammy Nagel
Town Clerk
Town Clerk's Office



970.479.2136
970.479.2157 fax
vailgov.com



From: Daniel j Frederick [<mailto:djfrederick@gmail.com>]
Sent: Monday, July 22, 2019 10:22 AM
To: Council Dist List
Subject: Fwd: East Vail?

----- Forwarded message -----

From: Daniel j Frederick <djfrederick@gmail.com>
Date: Mon, Jul 22, 2019 at 10:19 AM
Subject: East Vail?
To: pec@vailgov.com <pec@vailgov.com>

Esteemed Council, please offer the community a reason why the thought of using RETT funds is not part of your conversation. Your chamber will be filled with people who care deeply about this issue... 98 to 2 your fellow residents want this one parcel to be saved for this critical situation!! You are the Environmental Commission!!!!

This coming out of thin air for this who have lived here and loved knowing those animals were never going to be disturbed now having to accept this horrible reality. Do the right thing and table this for a vote of the citizens to resolve both housing and wildlife conflicts. Think long term please please please!!

Daniel Frederick, Vail

July 22, 2019

PEC, council & staff -
RE: E Vail housing project

I served on town boards for over 24 years - a decade plus on PEC. It is my informed observation that our adopted goals, guidelines and laws are being ignored or reinterpreted. Our inexperienced Com Dev staff seems to think their job is to fulfill the wishes of developers forgetting, or not understanding, their primary job is to serve/protect the people of Vail while balancing the needs of the resort - our life blood.

Staff pushed this E Vail parcel into the hands of Vail Resorts at lightning speed - had it rezoned without any wildlife investigation even though, at the same time, the Open Lands Plan was buried in wildlife issues & the threat to our large wildlife in particular.

This proposal is an abomination. It meets no criteria regarding appropriate employee housing locations: closeness to essential employee needs like jobs, groceries, post office. The only thing this location is near is high horn sheep, landslides, rockfalls & transportation provided by the taxpayer - not the developer.

I hope PEC knows they have the right & responsibility to say this project sucks - ~~but~~ ^{both} environmentally & visually. It is one of the worse projects I have ever seen come before PEC. Why is the staff not correcting misinformation presented by the applicant & his consultants, why is the applicant

allowed hours to present & private citizens with
now expertise allowed 3 min?

The false premise that a 30 hour work week qualifies
people for employee housing is not only a farce
but doubles the "need". And it is easily abused.

The recent negative twist is that councils
which may be the final decision maker on this -
are being advised or told (I am unable to get
a legal answer from anyone) not to attend
PEC hearings for the purpose of getting
information first hand. They are also not
allowed to discuss projects once they are
submitted. So how are they able to become
truly informed for good decision making?
I always found discrepancies between what
staff reported and what I heard in person.
This is another fatal flaw for Vail's future!

There is something dreadfully wrong here.
The proum on this & other huge projects in
town, need to wait (be tabled) until we have
an experienced town manager to oversee
and manage these processes. He also keeps
personal agendas in check - part of a managers
expertise. PEC & council members do
not have the level of expertise that is so
badly needed now. The town will be greatly
diminished if we allow Vail altering projects
to continue without the professional guidance
that is now missing.

Diana Donovan

Still at the ranch without electronic conveniences
and too many chores to leave for home.

FREDERICK WYMAN II
30776 Triple Farm Road
Easton, MD 21601
(914) 980-5791
fredwyman@gmail.com

BY Hand
Please read into the record.

July 8, 2019

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

RE: Lot 1, 366 Hanson Ranch Road Subdivision

Dear Chairman & Commission Members:

My family has been enjoying Vail since our first visit skiing the back bowls before any lifts were built and have owned a condo at All Seasons since 1963.

We bought our property because of its location to the Town of Vail as well as its proximity to the mountain and have enjoyed for many decades, comforted by the protective covenants that we relied upon insuring the open space. We have watched with awe the growth of Vail into a world class ski resort as well as a year-round vacation destination.

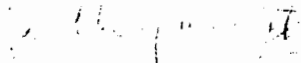
We are concerned at the continual institutionalized encroachment on open space by Vail Resorts aided and abetted by the Town of Vail as they attempt to monetize valuable public covenant protected open spaces for the benefit of private property owners as well as the misguided belief that creating fees to support bloated municipal departments as well as ever increasing property assessment values to finance questionable political agendas.

The proposed matter is the most recent unconscionable assault on covenants that have for decades protected the open spaces that have made Vail such a unique destination. The long history of the nefarious activities that resulted in an influential businessman who then became the Mayor of Vail being allowed to erect a fence on covenant protected property resulting in the eventual court awarded quiet title suit by adverse possession is astounding. The only thing that is more galling than this transgression is the apparent actions of the Town of Vail Community Development Department staff to justify and rationalize the breaking of legal covenants to allow a private individual to profit at the expense of the community and in particular those people who relied in good faith on the perpetual legal covenants restricting the use of this property.

Rest assured that the community will eventually rise up and challenge this egregious abuse of power and the extraordinary corruption between the Town of Vail and Vail Resorts in order to maintain the character of the community that we know and love.

Regrettably the property owners in Vail are not allowed to vote because be assured that if I could, I would vote against all council members who support the breaking of covenants, the construction and development of so called affordable housing in environmentally sensitive areas that destroy the historical range of the Big Horn Sheep and further to hopefully stop the stillborn consideration of more development adjacent to the golf course requiring the reconfiguration of the course. Shame on you.

Sincerely,



Frederick Wyman II

P.S. I understand that one is only allowed to address the Board for three minutes, which in principle is objectionable, otherwise this missive would have been longer and recounted to you the generational efforts of the Wyman Family to protect Tract E of the Vail Village Fifth filing by halting the encroachment of Los Amigos' planned expansion into the Base Area of the mountain as well as the Tap Room's deck which was determined by court after building permits supported by Vail Resorts had been issued by the Town of Vail to be an illegal encroachment on the covenanted area. I am proud to say my Father led the legal challenge to the Los Amigos disposition and I was the named complainant in the Tap Room matter.

From: Joe McHugh mjoemchugh@comcast.net
Subject: The East Vail - Booth Heights Project
Date: July 16, 2019 at 9:27 AM
To: letters@vaildaily.com



Editor:

Despite the overwhelming arguments against the proposed East Vail employee housing project - environmental, economic and geographic - the Town of Vail and the Planning and Environmental Commission (the PEC) seem determined to approve the project in pursuit of the "holy grail" of workforce housing. Commission member Lockman telegraphed the Commission's ultimate, evidently pre-negotiated, decision in his comment, published in the July 10, 2019 issue of the Vail Daily, that "The developer has done a good job and put good faith in the process. The more we can decrease (wildlife) impact, the better." In other words, "It's a done deal, but we need to put more lipstick on the pig." Interestingly, the proposed project has already been given a name - Booth Heights - only very recently disclosed to the public.

Ginny Culp's arguments, also published in the July 10 issue, reiterated many of the arguments against the project, including the virtually ignored costs to the Town of Vail in meeting the transportation demands of the proposed project. Now that the Town has expended millions of dollars on the completely unnecessary "beautification" of the East Vail / I-70 interchange so as to enhance the appearance of Vail to arriving visitors from the East, it plans to blot out that beautification with a clear view of an ugly multi-family apartment project. Brilliant.

However, Kirsty Hintz's comments published in the July 12, 2019 issue of the Vail Daily were spot on. The whole process has been a fairly obvious sham. The entire East Vail employee housing project has emitted a decidedly bad odor from day one and the very carefully orchestrated public meeting agendas have been heavily skewed toward the pre-negotiated conclusion.

In a corrupt political environment one might assume that when a governmental entity ignores the overwhelming evidence against a proposed project there has been some form of undisclosed "quid pro quo". It would be extremely disappointing to find that such a quid pro quo influences the decisions of the Town of Vail.

Joe McHugh
4014 Bighorn Road
Vail

Danielle Couch

From: John <johnwaring@comcast.net>
Sent: Thursday, July 18, 2019 8:53 PM
To: PEC
Cc: Joanne Waring
Subject: E Vail Booth Heights housing project

Dear PEC,

I am writing to voice my disagreement with the proposed Booth Heights project. I believe that the findings of the independent experts clearly shows the negative and irreparable damage the project will cause to the site and wildlife.

I also have significant concern for safety in that area with the addition of so many new residents and vehicles being added to the area. Already there are multiple uses in that area including busses, cars, pedestrians, cyclists, pets, etc. I would recommend a thorough safety study be done by an independent company and review of their findings for all to see.

Thank you for your consideration,
John Waring
19 year property owner in E Vail

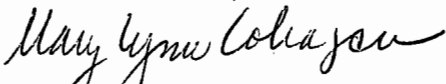
Sent from my iPad

July 13, 2019

To Vail PEC Members,

I am against the construction of new housing in the East Vail area. It is folly to think that humans and their pets can coexist in such a constricted space with wildlife. Vail already pushes the limits on density in this fragile valley, and now to propose building many condos in a very questionable area is not responsible, in my opinion.

Sincerely,

A handwritten signature in cursive script that reads "Mary Lynn Cohagan".

Mary Lynn Cohagan

Vail homeowner

Chris Neubecker

From: rolvail@aol.com
Sent: Saturday, July 20, 2019 2:29 PM
To: PEC; Chris Neubecker; Matt Gennett
Subject: East Vail Housing Parcel

Dear PEC,

I am writing to ease the process as per your request, and would like to bring the following concerns to your attention:

1. Seemingly overlooked at the last meeting were the reports by three long time (35-43 years experience) Bighorn sheep biologists stating their concerns for the sheep's survival and with Rick Thompson's brief and questionable research. This was amplified by Bill Andrade's comments; "the proposed mitigation efforts will not enhance the herd, and in fact could result in further damage and eventual loss". And "the 2017-18 study is not adequate in both design and results to make a decision; it was just a snapshot with many inherent biases". Also: "The sheep's migration is sudden and dramatic as this area is critical for their survival." Rick should have been encouraged to write a letter rather than ramble on.
2. The location appears to be in a landslide prone area, more likely to reoccur now with the heavier rainfalls due to global warming.
3. The traffic study is another of Triumph's outright misleading reports. With VMS closed, local passes restricted and the majority of Christmas guests flying in from elsewhere they picked one of the least traveled days of the year for this frontage road! VMS traffic is huge early morning and late afternoon.
4. Construction cannot occur during the winter without driving away the sheep. We all are aware of the constant stream of trucks, both moving and idling, at any project! The hospital had a line of half a dozen trucks lined up along the frontage road all last winter by the soccer field waiting for their loads.
5. Busses: If the E Vail busses are increased to every 10 min. peak times, that means one stopping either east or west bound every 5 min, just when the sheep are doing most of their grazing! And traffic stopping is just what the TOV is trying to discourage.
6. Dogs? Absolutely not!! Between the barking while occupants are away and people letting them out loose early morning before rushing off to work, the sheep will have no peace! Cars? Without mail, affordable groceries or entertainment every resident will need one. (And that is two folks per bedroom)
7. As a VR employee, Mr. Lockman must recuse himself! Those of us who have been in town a long time, and or have worked for the company, know very well that if you don't drink the company Koolaid you are history. Just witness the poor employees who dared post their plight on social media when the gondola went down all day recently; they are history! No longer employed. Mr. Lockman has no choice in how to vote on his company's project.
8. Vail Resorts: VR could do much to alleviate their housing desires. First would be to pay more. (As Neel Kaskari of the Minn. Fed said this week about businesses in general) Secondly, streamline operations! As an example, as Ludi is well aware, in Alberg (Austria) there is one person in the lift house at the top and another at the bottom. That's it! Not even ticket scanners! The two or three extra at each end of each lift here in Vail accounts for more than this housing project will accommodate. Vail can become more efficient.
9. Triumph: They still have not provided the requested elevation drawings, probably due to the shock this ugly duckling of a project would cause when viewed up on the hillside of such pristine open space. If housing must unfortunately be built, then at least make it something of which we can be proud!

The proposal is not appropriate for the location, nor resembles any recent construction in the vicinity, all of which have used timbers and stone a la VMS and homes to the southeast near the E Vail exit. It will be an eyesore, to guests and residents, as well as the sheep. This project is both poorly planned and environmentally unfriendly.

And finally, employees coming to Vail to work for a season would be much better served by living in a residential area with access to amenities commensurate with their expected lifestyle. Bus service, if necessary, should be provided by employers.

Best wishes in your decision making,

Rol Hamelin
5167 Gore Cir.

Vail, Co. 81657
970-390-5223

Chris Neubecker

From: w2horner@aol.com
Sent: Monday, July 22, 2019 7:45 AM
To: PEC
Subject: Booth Heights Visual Impact

July 22, 2019

Town of Vail Planning and Environmental Commission Board

Re: Booth Heights Project

Dear Board:

I am a retired landscape architect living in East Vail, where I have occupied my unit since 1980. I have also served on a planning and zoning before for several years. I am unable to attend your meetings today and on August 12 when I believe that Booth Heights is scheduled for discussion.

There are several points I would like to make about the Booth Heights project as it is currently proposed.

1. East Vail's Place in the Valley: East Vail is the only one of the three Vail I-70 interchanges that does not have a round-about. There is a reason for this. East Vail is less dense and set in a more natural environment than main Vail or West Vail. As such, it creates a low key impression on travelers to the Vail Valley and does not overwhelm them with dense or high (above two stories) human development right next to the highway, upon their arrival to the valley.
2. Impact on the Neighborhood: the proposed project is very dense compared to the rest of the neighborhood. If Booth Heights could be brought to the same density, height, and visual character as the employee housing at the Vail Mountain School, then this project would, indeed, work on this site. As it is proposed, the development does NOT blend with the character or density of the existing neighborhood. In addition to other environmental impacts, the visual impact on the East Vail neighborhood will be large and negative. If allowed, this project will set a building density precedent that will forever negatively change the environment of East Vail.
3. Impact on the Head of Vail Valley: this project impacts not just East Vail, but the entire visual environment of the head or start of the Vail Valley. It will be the first major complex seen as one enters the Vail Valley on I-70 and the last to be seen as one leaves the Vail Valley and begins the trek up Vail Pass. The proposed project is located very close to I-70 and will readily be seen by all who drive the highway. Its location next to I-70 will cause it to stand alone and huge and stick out like "a sore thumb". Driving from east to west in this valley, human density increases, but it starts out low key in East Vail, allowing main Vail and West Vail to create the urban setting of the ski resort. This project as proposed will destroy the natural look of the head Vail Valley.
4. Landscape: I am sure that the developer will attempt to persuade you that there will be lots of new trees and shrubs to help blend the taller buildings and parking lots into the natural scene. Please do not be fooled by this. As a professional and licensed landscape architect before my

retirement, I can assure you that there is no amount of landscaping that will hide or soften the magnitude of this development.

I understand the need for employee type housing, to which only about a third of this project will be devoted. Housing needs and costs will vacillate over time but this development, as proposed, is permanent on the valley. Please do not be known as the PEC that destroyed the visual environment of the head of the Vail Valley.

Sincerely,

Wesley W. Horner

Chris Neubecker

From: rolvail@aol.com
Sent: Saturday, July 20, 2019 2:29 PM
To: PEC; Chris Neubecker; Matt Gennett
Subject: East Vail Housing Parcel

Dear PEC,

I am writing to ease the process as per your request, and would like to bring the following concerns to your attention:

1. Seemingly overlooked at the last meeting were the reports by three long time (35-43 years experience) Bighorn sheep biologists stating their concerns for the sheep's survival and with Rick Thompson's brief and questionable research. This was amplified by Bill Andrade's comments; "the proposed mitigation efforts will not enhance the herd, and in fact could result in further damage and eventual loss". And "the 2017-18 study is not adequate in both design and results to make a decision; it was just a snapshot with many inherent biases". Also: "The sheep's migration is sudden and dramatic as this area is critical for their survival." Rick should have been encouraged to write a letter rather than ramble on.
2. The location appears to be in a landslide prone area, more likely to reoccur now with the heavier rainfalls due to global warming.
3. The traffic study is another of Triumph's outright misleading reports. With VMS closed, local passes restricted and the majority of Christmas guests flying in from elsewhere they picked one of the least traveled days of the year for this frontage road! VMS traffic is huge early morning and late afternoon.
4. Construction cannot occur during the winter without driving away the sheep. We all are aware of the constant stream of trucks, both moving and idling, at any project! The hospital had a line of half a dozen trucks lined up along the frontage road all last winter by the soccer field waiting for their loads.
5. Busses: If the E Vail busses are increased to every 10 min. peak times, that means one stopping either east or west bound every 5 min, just when the sheep are doing most of their grazing! And traffic stopping is just what the TOV is trying to discourage.
6. Dogs? Absolutely not!! Between the barking while occupants are away and people letting them out loose early morning before rushing off to work, the sheep will have no peace! Cars? Without mail, affordable groceries or entertainment every resident will need one. (And that is two folks per bedroom)
7. As a VR employee, Mr. Lockman must recuse himself! Those of us who have been in town a long time, and or have worked for the company, know very well that if you don't drink the company Koolaid you are history. Just witness the poor employees who dared post their plight on social media when the gondola went down all day recently; they are history! No longer employed. Mr. Lockman has no choice in how to vote on his company's project.
8. Vail Resorts: VR could do much to alleviate their housing desires. First would be to pay more. (As Neel Kaskari of the Minn. Fed said this week about businesses in general) Secondly, streamline operations! As an example, as Ludi is well aware, in Alberg (Austria) there is one person in the lift house at the top and another at the bottom. That's it! Not even ticket scanners! The two or three extra at each end of each lift here in Vail accounts for more than this housing project will accommodate. Vail can become more efficient.
9. Triumph: They still have not provided the requested elevation drawings, probably due to the shock this ugly duckling of a project would cause when viewed up on the hillside of such pristine open space. If housing must unfortunately be built, then at least make it something of which we can be proud!

The proposal is not appropriate for the location, nor resembles any recent construction in the vicinity, all of which have used timbers and stone a la VMS and homes to the southeast near the E Vail exit. It will be an eyesore, to guests and residents, as well as the sheep. This project is both poorly planned and environmentally unfriendly.

And finally, employees coming to Vail to work for a season would be much better served by living in a residential area with access to amenities commensurate with their expected lifestyle. Bus service, if necessary, should be provided by employers.

Best wishes in your decision making,

Rol Hamelin
5167 Gore Cir.

Vail, Co. 81657
970-390-5223

Chris Neubecker

From: w2horner@aol.com
Sent: Monday, July 22, 2019 7:45 AM
To: PEC
Subject: Booth Heights Visual Impact

July 22, 2019

Town of Vail Planning and Environmental Commission Board

Re: Booth Heights Project

Dear Board:

I am a retired landscape architect living in East Vail, where I have occupied my unit since 1980. I have also served on a planning and zoning before for several years. I am unable to attend your meetings today and on August 12 when I believe that Booth Heights is scheduled for discussion.

There are several points I would like to make about the Booth Heights project as it is currently proposed.

1. East Vail's Place in the Valley: East Vail is the only one of the three Vail I-70 interchanges that does not have a round-about. There is a reason for this. East Vail is less dense and set in a more natural environment than main Vail or West Vail. As such, it creates a low key impression on travelers to the Vail Valley and does not overwhelm them with dense or high (above two stories) human development right next to the highway, upon their arrival to the valley.
2. Impact on the Neighborhood: the proposed project is very dense compared to the rest of the neighborhood. If Booth Heights could be brought to the same density, height, and visual character as the employee housing at the Vail Mountain School, then this project would, indeed, work on this site. As it is proposed, the development does NOT blend with the character or density of the existing neighborhood. In addition to other environmental impacts, the visual impact on the East Vail neighborhood will be large and negative. If allowed, this project will set a building density precedent that will forever negatively change the environment of East Vail.
3. Impact on the Head of Vail Valley: this project impacts not just East Vail, but the entire visual environment of the head or start of the Vail Valley. It will be the first major complex seen as one enters the Vail Valley on I-70 and the last to be seen as one leaves the Vail Valley and begins the trek up Vail Pass. The proposed project is located very close to I-70 and will readily be seen by all who drive the highway. Its location next to I-70 will cause it to stand alone and huge and stick out like "a sore thumb". Driving from east to west in this valley, human density increases, but it starts out low key in East Vail, allowing main Vail and West Vail to create the urban setting of the ski resort. This project as proposed will destroy the natural look of the head Vail Valley.
4. Landscape: I am sure that the developer will attempt to persuade you that there will be lots of new trees and shrubs to help blend the taller buildings and parking lots into the natural scene. Please do not be fooled by this. As a professional and licensed landscape architect before my

retirement, I can assure you that there is no amount of landscaping that will hide or soften the magnitude of this development.

I understand the need for employee type housing, to which only about a third of this project will be devoted. Housing needs and costs will vacillate over time but this development, as proposed, is permanent on the valley. Please do not be known as the PEC that destroyed the visual environment of the head of the Vail Valley.

Sincerely,

Wesley W. Horner