



Date: September 5, 2019
Re: Public Comment Summary Analysis for the Reserve at Hockett Gulch
From: Jessica Lake, Planning Technician

To date, staff has received 49 public comment letters, with generally 24 being in support and 25 in opposition. The concerns identified by the public include:

- Proposed open space is not adequate based on the density of the development. Additional open space improvements and/or improved access to public benefits could be considerations.
- Maintaining quality of life and preserving Eagle's character.
- Increased traffic, including the regional impacts and the lack of coordination between jurisdictions.
- The lack of available incentives to encourage nonresidential development to support the provision of affordable housing.
- The concessions requested by the developer specifically regarding tap fees and permit expenses that have not been granted to other developers/projects.
- A high-density development on a relatively small site, building height that doesn't conform to community standards, and reduced open space requirements is of little benefit to the Town.
- Parking is not adequate due to lack of transit options in rural areas. Parking standards should be reevaluated based on rural needs.
- This project should be re-evaluated to fit within the strictures of our Town Code. The number of variances requested does not fit with the Town's goals or future plans.

Public support was shown for:

- The provision of affordable housing. Housing shortages are perceived by the public. Businesses also noted that the lack of affordable housing has negative impacts on the retention and recruitment of employees. More affordable housing within the Town for people who work here could help to reduce traffic impacts. It will also allow us to retain people who want to be here and who make our community a better place for all of us to live.
- The proposed deed restrictions are significant and offer new housing options that aren't currently available in Eagle.
- Eagle needs to continue to grow in order to remain relevant, this project encourages growth in the area we most need it – workforce housing.
- Vibrancy would be added to the community by incorporating a missing population segment.



- More people currently commute into Eagle for work than commute out of Eagle, this project potentially offers an opportunity for those who commute in to have the ability to live and work in Eagle.
- Hockett Gulch could help Eagle to fill in the missing age gap of 20 to 30 year olds. Businesses need this generation to continue to be successful and the Town needs this generation to continue to grow the community.
- The open space requirements may be too onerous.
- The proposed density and needed infill development is exactly what this Town needs, and this is the ideal location for this to occur at.
- This is one of the best locations in Eagle to provide a height variance as the property is up against the hill, which will dwarf the buildings and there is no view corridor to block.
- There is an opportunity to evaluate water conservation measures and their implementation.
- We cannot build sustainable communities, with regard to viable local economies and climate change, through single family sprawl. Eagle needs a diversity of density and home types available for now and into the future.

List of Public Comments:

1. Letter from Asselin dated 4/5.
2. Letter from Beckum dated 9/3.
3. Letter from Bodenheimer dated 3/6.
4. Letter from Bodenheimer dated 3/23.
5. Letter from Burgard dated 8/25.
6. Letter from Color Coffee staff dated 1/24.
7. Letter from Daly dated 5/29.
8. Letter from Daly dated 8/20.
9. Letter from Daly dated 8/20.
10. Letter from Davis dated 8/27.
11. Letter from de la Cruz dated 2/1.
12. Letter from Egan dated 3/26.
13. Letter from Egan dated 6/10.
14. Letter from Gundlach, Charlie dated 2/1.
15. Letter from Gundlach, Clark dated 1/24.
16. Letter from Hagedorn dated 3/25.
17. Letter from Hershman dated 1/30.
18. Letter from Hower dated 4/9.



19. Letter from Kassmel dated 3/27.
20. Letter from Kennedy dated 3/27.
21. Letter from Kensigner dated 2/3.
22. Letter from Kensinger dated 3/7.
23. Letter from Klesner dated 2/6.
24. Letter from Klesner dated 3/11.
25. Letter from Klesner, Klesner, Bozich, Bozich, Kadrmas, Kadrmas, Powell, Pier and Skov dated 3/10.
26. Letter from Kinney dated 8/26.
27. Letter from Kostick dated 2/1.
28. Letter from Local Restaurant Staff dated May 7, 2019.
29. Letter from Mattingly dated 5/20.
30. Letter from McDonald dated 8/27.
31. Letter from Moe's Original BBQ staff dated 3/27.
32. Letter from Musser dated 5/9.
33. Letter from Musser dated 8/19.
34. Letter from Norring dated 2/5.
35. Letter from Palmer dated 5/13.
36. Letter from Powell dated 3/27.
37. Letter from Powell dated 7/11.
38. Letter from Powell dated 8/19.
39. Letter from Romer dated 1/21.
40. Letter from Romer dated 8/2.
41. Letter from Rozga dated 3/27.
42. Letter from Rush dated 8/28.
43. Letter from Scanlon dated 2/6.
44. Letter from Scanlon dated 3/9.
45. Letter from Scanlon dated 8/26.
46. Letter from Schwartz dated 3/27.
47. Letter from Stavney dated 8/27.
48. Letter from Tvarkunas dated 3/11.
49. Letter from Williams dated 8/9.

From: Nicole Asselin <asselifamily@me.com>

Sent: Friday, April 5, 2019 4:59 PM

To: All Trustees <alltrustees@townofeagle.org>

Subject: Alternate solution for consideration regarding proposed variance on the Municipal Park Land Dedication

Town Board of Trustees,

As an alternate solution to the proposed variance on the Municipal Park Land Dedication Versus Open Space requirement please consider leveraging this opportunity to encourage the developer to purchase the Fitzsimmon's property.

In the Mauriello Land Planning variance request cited below,** proposed improvements A-F to offset the need for the park land dedication aren't an equitable compromise for the Town of Eagle unless the developer provides access to the BLM through the Fitzsimmon's property.

So what's in it for the developer?

- Create an A+ development with access to 100+ miles of trails with increased demand and potential revenue
- Benefit from a tax write off from a land trust donation as this land protects scenic vistas and landscapes, and has excellent access to public lands and dispersed recreation opportunities
- Improved density that will foster goodwill with our community because they are adding another ~30-40 acres of developable land
- Decrease marketing expenditures

I believe the developer fundamentally understands the economics of parks and open space. I also believe they have the experts on their team to quantify these benefits to

improve their bottom line, offset the additional investment, and still develop the needed attainable housing so that it pencils out. Let's leverage our negotiating power and ask the developer to explore this development scenario.

Thank you for your consideration and all that you do for our town.

Nicky Asselin

127 Callie Clark Court

****D) Municipal Park Land Dedication.** The Town's regulations also require a Park Land Dedication, or a payment-in-lieu. Based on the code, the Reserve at Hockett Gulch would require a land dedication of 15 acres total or just over 50% of the entire property. Clearly this requirement does not provide any incentive for higher density, more compact, smart growth types of strategies which provide workforce housing and is unreasonable in its application. It should be noted that at the time of application and as of January 11, 2019, the Town has not established land dedication fee. Of the required 15 acres, the regulation does allow for 50% discount in the land dedication requirement "in exchange for provision of private recreation facilities that provide for the recreational needs of the residents of the proposed development." We believe the PUD allows for adequate recreational opportunities meeting the needs of the residents and therefore would permit a reduction in the requirement to 7.5 acres. As mentioned, we believe that the calculation of the Town's Municipal Park Land Dedication disincentivizes higher density, more compact, smart growth such as the Reserve at Hockett Gulch's PUD application proposes. Additionally, the applicant is proposing improvements to offset the need for the park land dedication of 7.5 acres as follows:

A. Dedication of OS-1 (3.5 acres total, 0.556 acres less than 10% slope) which contains the trail connection to future offsite access; B. Dedication of an easement on OS-2 (2.12 acres total, 0.6176 acres less than 10% slope) which contains a soft path connection to the Town's trail system and a stormwater management area; C. Construction of a public soft path within OS-1 that connects the Town's recreation path system with a potential future access to Hockett Gulch. This path also connects the project with the Town's trail system. This improvement shall be included in plans for the first Development Permit for the PUD; 5 D. Construction of a 5' wide soft path loop generally around the perimeter of the PUD that connects to the Town's established recreation path system. The path is accessible by the general public. This improvement shall be included in plans for the first Development Permit for the PUD; E. Construction of a paved trailhead parking area for up to 14 parking spaces within the Town's

open space located along Sylvan Lake Road and accessed directly from Sylvan Lake Road. This is solely a public benefit to the community as the residents within the PUD already have onsite parking provided. This improvement shall be included in plans for the first Development Permit for the PUD; F. Construction of a waterless vault toilet within the Town's open space located along Sylvan Lake Road. This improvement shall be included in plans for the first Development Permit for the PUD; G. Installation of a solar powered pedestrian crosswalk warning light system located to the north of the vehicular access to the PUD from Sylvan Lake Road. This improvement shall be included in plans for the first Development Permit for the PUD; H. Development of recreation areas within the PUD consisting of playgrounds with playground equipment, play fields, basketball courts, sand volleyball courts, or similar types of improvements; and I. A payment in lieu of Park Land Dedication, which is reflective of the additional recreational improvements being provided and the extent of commitment to workforce housing development, of \$50,000.

For these reasons, we believe a variation is necessary and appropriate. We believe the commitment of 9.22 acres of open space, with 4.77 acres of that being usable open space, is a sufficient commitment on the part of the applicant, especially when coupled with the exceedance of the Minimum Open Space and Minimum Usable Open Space as outlined in sections A-B above and the list of additional proposed improvements and a cash payment. • Impact to the Town: While on its face the Town loses the opportunity for an additional park area within the Town, the Town gains the opportunity for housing the community's workforce, a greater need than reserving additional park and open space within the Town. The Town obtains land suitable for a coveted trail connection potentially providing access for many within the Town to federal lands beyond, including a new trailhead and waterless vault toilet. The Town potentially saves revenue by not taking on an additional park space to own and maintain. This variation will produce a public benefit over strict application of the regulation, is not detrimental to the public good, and does not impair the intent and purposes of the code by recognizing the extensive amount of open space and recreation areas being provided within the PUD and allowing a project to be developed at higher densities, achieve smart growth principles, and ultimately address community needs in a different way.

Letter: No to Hockett Gulch

Opinion | September 3, 2019

The developers for the massive Hockett Gulch project submitted their plans to the Eagle Town Board of Trustees on August 27.

The proponents of the 500-unit monstrosity would like us to believe this is an altruistic project that will provide “affordable housing” for employees that work in the town of Eagle. Several local business owners (restaurants, bars and retail) came out in support of the project claiming they are unable to maintain a workforce because prospective employees can’t find housing.

At the current average county wage for retail and food and beverage sitting at \$13 an hour, the proposed \$1,425 monthly rent for a one-bedroom apartment is not very affordable and practically out of reach. That would force this employee to find another job (probably upvalley) and possibly a roommate or three, rendering the proposed 1.75 parking spots/unit inadequate.

It’s probably a safe guess that the idea of an additional 600-1,000 potential customers to visit their establishments is certainly a stronger motivator to get behind this project than workforce housing. Local businesses that are forced to close their doors generally do so because of exorbitant rents or poor business plans, not a lack of employee housing.

A proponent of the 500-unit/30-acre project addressed the board citing these statistics: 4,000 Eagle residents commute upvalley and 1,500 people commute to Eagle for employment each day. Not sure of the relevance of these statistics without some context. Of the 1,500 individuals that commute to Eagle daily, what percentage of those people do so by choice (they choose to live in Vail, Avon, Edwards or Gypsum).

As for the statistic citing 4,000 or so individuals that commute upvalley, they certainly don’t need housing, and this project will on exacerbate that situation. Instead of 4,000 people/cars trying to access three and four roundabouts between 7 and 8 a.m., it will soon become 6,000 to 8,000, vehicles taking into account Haymeadow — the other large development project now underway.

Traffic concerns for both the Haymeadow project and now the Hockett proposal have not been adequately addressed. These two projects combined could ultimately add 2,000 to 3,000 additional cars to the town’s streets and highway access points.

To get a feel for what high-density development looks like, drive to Edwards via Highway 6 and view the 6 West project that is near completion.

This project is not smart development, not good development and certainly not altruistic development — this is just development. Referendum!

Todd Beckum

Eagle

Town of Eagle Board of Trustees
CC: Morgan Landers, Town Planner

March 6, 2019

Dear Town Board of Trustees,

The Reserve at Hockett Gulch PUD application is in Violation of Eagle, Colorado- Code of Ordinances/ Title 4 Land Use and Development Code/ Chapter 4.11- Planned Unit Development.

Violation #1- HD/PUD Density Designation

Violation #2- HD/PUD Use Designation.

Violation #2- Timing of Impact Fee Payments

Violation #3- Multiple Family Parking Requirements

Violation #4- Municipal Park Land Dedication Versus Open Space.

Violation #6- Building Height for Multiple Family Structures.

The Town of Eagle is also aware of these request of variances per the letter from the Developer's Planning Group, Mauriello Planning Group dated January 15th, 2019.

As a resident of the Town of Eagle I strongly oppose allowing these variances or alternative interpretations of our governing documents to the Developer. This is in strict violation of the Eagle, Colorado- Code of Ordinances/ Title 4 Land Use and Development Code/ Chapter 4.11- Planned Unit Development.

Section 4.11.030. - Standards and requirements.

Every PUD shall be in conformance with this Code and the Town's ordinances, goals, policies and plans. The standards and requirements of this section shall apply to all PUDs and shall take precedence over other standards and requirements. In a PUD, zone district regulations, as set forth in [Chapter 4.04](#), and design standards, as set forth in [Chapter 4.07](#), may be varied where the Planning Commission and Town Board find that such variation will produce a public benefit over strict application of the regulation varied from, and that such variation is not detrimental to the public good and does not impair the intent and purposes of this chapter.

I urge the Board of Trustees to delay or reject this annexation slated for vote tomorrow March 12, 2019 until the Reserve at Hockett Gulch PUD conforms to the Code of Ordinances/ Title 4 Land Use and Development Code/ Chapter 4.11- Planned Unit Development.

Ellen Bodenheimier
2341 Eagle Ranch Rd
Eagle, Colorado 81631

March 23, 2019

Dear Eagle Town Board of Trustees:

I attended the March 12th Town Board of Trustees meeting to gain insight into the Reserve at Hockett Gulch Development. While it is indisputable Eagle County needs more rental inventory, I have major concerns that the size of this rental apartment project is not correctly suited to be placed in the town of Eagle.

Compounding my concerns is the long list of variances from our Land Use and Development code and EQR fee structure the Developer has requested to make this project financially profitable for the Developer and able to obtain financing. Of greatest concern is the height variance they are requesting, which would make these apartment buildings permanent eyesores in this area of our community where all other buildings have conformed to the height restrictions.

While the lure of balancing Eagle's population with 25-40 year olds, employee housing for the couple of small businesses in attendance and adding to the rental base in Eagle County the overall size of this project is not responsible growth on the part of the Eagle Town Board of Trustees if approved. Approving the Reserve at Hockett Gulch would increase the population of the Town of Eagle by 12% by adding 900 residents to a population of 6,508. Nor is it fiscally responsible to approve a development that would burden the town by increasing the use of Highway 6 ahead of its redevelopment with only \$366,000.00 in impact fees to the Developer. As Scott Turnipseed said, "\$366,000.00 to deal with their impact to Highway 6- that is a little light".

Dominic Mauriello referenced a similarly sized real estate development that Lauren Brockman is currently developing in Durango. Please note Durango's population is three times that of Eagle. I was not able to find any information on this development. I suggest the Town staff complete some due diligence on completed projects and the quality and economic outcome for a comparable town to the size of Eagle by Lauren and Convergence Real Estate. I found his vague experience in Downtown Denver, but no proven track record of a project similar to scope in a small town brought to fruition with a positive impact for the town.

Further adding to the argument that the proposed size of the Reserve at Hockett Gulch is not suitable in size to a town the size of Eagle is the burden it would place on Town Staff, which is further stressed due to the time of transition we are facing with the Town Planner. I second Willy Powell's remarks from the meeting that the town must begin to consider long range planning in its decisions, begin to connect information and simply pause before approving more development.

Per the outcome of the meeting it was agreed upon the Developer would meet with the Town to further negotiate on the EQR table. I was pleased to get the impression that some members will refuse to back down from negotiating these

fees and as discussions move behind closed doors encourage that stance to remain. As stated by Matt Solomon a discount on these fees would set a precedent for future development and open up liabilities to the Town for already approved, but not constructed pending Development.

I am in support of suitably sized rental unit developments being approved in the Town of Eagle. Broadway Station- a properly sized rental apartment building with 22 units, constructed and managed by a resident of the town of Eagle which brings a new restaurant and a new space into downtown Eagle for an existing downtown business owner is a perfect example.

I encourage the Town Board of Trustees to engage in long range planning and preserve the small town feel, encourage affordable housing through code alignment which would produce true "affordable housing" developments and contract possible outside Consultants with proven experience such as Clark Anderson of Community Builders. We as a community have established a desirable town and have limited development parcels remaining. Although the Developer would like the Town to believe this offer is too good to refuse I believe a 45 foot tall, 400 rental apartment complex with only 30% of it's inventory guaranteed as affordable is not in alignment of Eagle's character or vision and the Town Board of Trustees should NOT approve The Reserve at Hockett Gulch current Land Use Application.

Thank you for your consideration and time serving our Town,
Ellen Bodenhemier
2341 Eagle Ranch Road

Sarah Metcalf Burgard
1279 Brush Creek Rd x 2142
Eagle, CO 81631
605-380-0254
Smetcalf12@gmail.com
08/25/2019

Eagle Town Board of Trustees,
Planning and Zoning and Whom it May Concern,
Re: Reserve at Hockett Gulch
File Number: AN18-01 & PUD18-02

I am writing to express my concerns over the proposed development, The Reserve at Hockett Gulch. This is a very large development compared to the size of our town. The number of units combined with all of the other proposed and approved developments has many residents becoming concerned that profit is becoming more important than quality of life in our town.

As the mother of a recent High School graduate I understand the need for affordable housing in the area and I do support the smart development of such. However, this development at \$300k for a 2 bedroom apartment in a high density development will not help my son stay and work in the area, it is market value at best. I think that there are several additional issues with this development.

Traffic is already backed up on every access onto Hwy 6 morning and evening. Resident traffic along with the traffic coming from Gypsum makes it extremely difficult to even access HWY 6 during high commute times. Infrastructure needs to be dealt with before all these new people move to town and more large development is approved. The traffic assessment leaves many questions and areas "to be monitored". What is the town's plan to accommodate this additional traffic specifically as most of these residents will be joining the morning and evening commute out of town for work? What is the plan to deal with all the traffic coming in from Gypsum and development occurring along Hwy 6? Are there provisions with these new developments to support the very much needed access to I70 in the future? Or, are we going to continue to send everyone through town in one direction? I understand there is money for road development but stamped concrete cross walks are not going to solve the problem of traffic backing up on Capital, to get on or off Hwy 6. The Brush Creek extension will also not alleviate the traffic flow on Hwy 6, it is still everyone headed out of town, or into at one time in one direction.

Wildlife movement is also one of my major concerns. The variances requested related to building height and open space codes will have significant impact on the well being of our local deer and elk populations. The development area is not critical habitat, however, it is a major corridor for wildlife moving through the open space that has already been dedicated to them. The open space my

family has dedicated to wildlife habitat along Brush Creek adjoins The Eagle Ranch and The Town of Eagle Open Space, it is heavily utilized as winter habitat for elk and throughout the year by deer and other wildlife, the area also serves as a migration corridor through the valley. This development will create a major blockade at the end of the open space already dedicated to them along Brush Creek, which already comes to a bottleneck of development as it nears Hwy 6. Currently, Hockett Gulch serves as relief to that bottleneck and is a major corridor connecting critical habitat for our local herds. With the loss of any corridor between critical areas the animals relying on them will die, they cannot simply move to another area, as any suitable habitat is already being utilized by other populations. The location of this development is going to create a major blockade in the Hockett Gulch corridor, it is critical that open space is preserved to allow for wildlife to move through as well as for the public to also access public lands without affecting wildlife movement. The size of this development and open space variance should be re-considered.

My final concern is over the requests related to water. Our water is a precious resource that we all share, I don't think this development or any other should be allowed to seek variances to water rights or pay cut rates.

As a concerned citizen of this community I hope that you will take a serious look at this development and consider the overall impact it will have on the quality of life in this area. Again, I am in support of figuring out housing issues in this town. Development must take place but it can happen in a logical sustainable way, so as not to sacrifice all that makes this town a wonderful place to live. This proposal is over built for this community and will put a strain on a town already at capacity. Traffic is terrible, the Post Office is out of boxes, we are becoming just a bedroom community that is hardly affordable for our teachers, firemen and other service workers. I am interested in hearing more about how the Town plans in absorb this number of people into our community along with the other developments such as Hay Meadow. Also, I truly hope that the Town will look at the reality of how this development will impact the movement of our wildlife and natural resources and take steps to protect them.

Thank you for your time.

Sincerely,

Sarah Metcalf Burgard

PREMIUM ROASTERS

COLOR

COLORADO USA

Dear Town of Eagle Board of Trustees,

As staff at a local business, we are asking for your support on the local housing apartments at Hockett Gulch. It's so hard to find a nice place to live in Eagle, especially if you're not in the market to buy a house. Eagle is such a great place to work and play, but finding housing is too hard. Many of us end up leaving town because we can't find a decent place to live. That's hard on us, and hard on the businesses we work for. Please keep us in mind when you vote on the Reserve at Hockett Gulch and please vote yes!

Thank you,

I'm Holly, an employee at Color and registered voter living in Eagle. I am looking to move out of a lockoff and it's very hard to find affordable housing here. Eagle needs the Reserve at Hockett Gulch; I'd live there!
-Holly Charles



This project would mean a lot for our community and my business. More housing would be critical to our growth!
-Charlie Gundlach

Eagle needs projects like this. Vote yes on affordable housing for our community.
-Marshall Kells

My husband & I have both lived & worked in the valley for years. As newlyweds we would love to settle down, but it's almost impossible to find anything affordable. I work as a barista & he is a firefighter. We love Eagle & want to be able to live here & continue to be a part of the community! Best Regards,
Aurora Cherry

My wife and I would love to find a place we can live in and enjoy. We would especially like to be out of her parents' home. We might have to move if we can't find anything.
James Davidson



Anne McKibbin <anne@metcalfarchaeology.com>

Affordable Housing as a key Climate Action Strategy and the power of Strong Advocacy

1 message

Mick Daly <mick@dalys.com>

Wed, May 29, 2019 at 12:00 PM

To: Anne McKibbin <anne@metcalfarchaeology.com>, Andy Jessen <andy.jessen@townofeagle.org>, Scott Turnipseed <scott@sstaia.com>, Pappy Kerst <mikelkerst@yahoo.com>, Kevin Brubeck <kevin.brubeck@edwardjones.com>, Matt Solomon <solomonh2o@gmail.com>, Paul Witt <pwitt@vail.net>

Cc: Brandy Reitter <brandy.reitter@townofeagle.org>, Bill Shrum <bill.shrum@townofeagle.org>

Trustees,

At your next TBoT meeting two major projects will be considered: Red Mountain Ranch and Reserve at Hockett Gulch.

These are very different projects, but both are important for our future, contributing to the HEALTHY, purposeful growth of our town.

My support is already on record; I hope I don't need to repeat myself. However, as you work through the issues surrounding these and come to a final vote, I ask you to consider Clark Anderson's thoughtful article: <https://communitybuilders.org/what-we-think/blog/want-to-advocate-for-climate-action-on-earth-day-get-yimby-for-affordable-h>

Clark is known and respected in Eagle for his contribution to our River Corridor Master Plan and other work. Please consider these keys points from Clark:

"Anything that makes it harder to build affordable workforce housing near jobs is likely a net negative when it comes to tackling climate change. When a community lacks housing that its workforce can afford, those folks move to places they *can* afford and they commute to work. This results in more and longer car trips, which means more climate changing emissions." In our case, we also have too few people living AND working in Eagle.

"It's important to advocate for quality development in our communities. Sometimes that means opposing projects that are not a good fit (wrong place, poor design, inherently unaffordable), but it also means being *in support* of good projects. That type of support is pretty rare, while opposition—even to really good projects—is increasingly just a part of the process. The power of that opposition is immense. In addition to quashing individual development proposals, it stifles the political will needed to create policies that encourage good projects in good places."

Healthy growth in Eagle will consistently be supported by strong advocacy. Know that we support these 'good projects in good places' in our great town. I will see you on the 11th.

Regards,

Mick | www.eaglechamber.co
(970) 948-5950



Date: Apr, 22 2019

Want to Advocate for Climate Action on Earth Day? Get YIMBY for Affordable Housing!

By Clark Anderson

For reasons I can't completely explain, even to myself, I like to read the opinion pages in local newspapers. Last week, a letter in our local paper called for regulations requiring all new residential development to have [solar panels](#) as a means of addressing climate change.

The author referred to recently completed teacher housing as an example of a missed opportunity to slap some solar onto a new residential project. They went on to suggest that concerns about cost implications of requiring solar on affordable housing were unfounded. To the writer, it boiled down to a basic tension between "a desire to add housing and a desire to be climate conscious."

Ok, let's take a look at this. Those issues—climate change and housing affordability—are connected. However, it's not the case that solving one comes at the expense of the other. In fact, it's just the opposite: addressing housing affordability is a critical—though generally overlooked—strategy for combatting climate change.

Before we dive into why, let me say this: I support solar. It's important and we need more of it. Heck, I've got it on my own house. Solar, good. Also, it's good to see citizens demand action on climate change. This is needed.

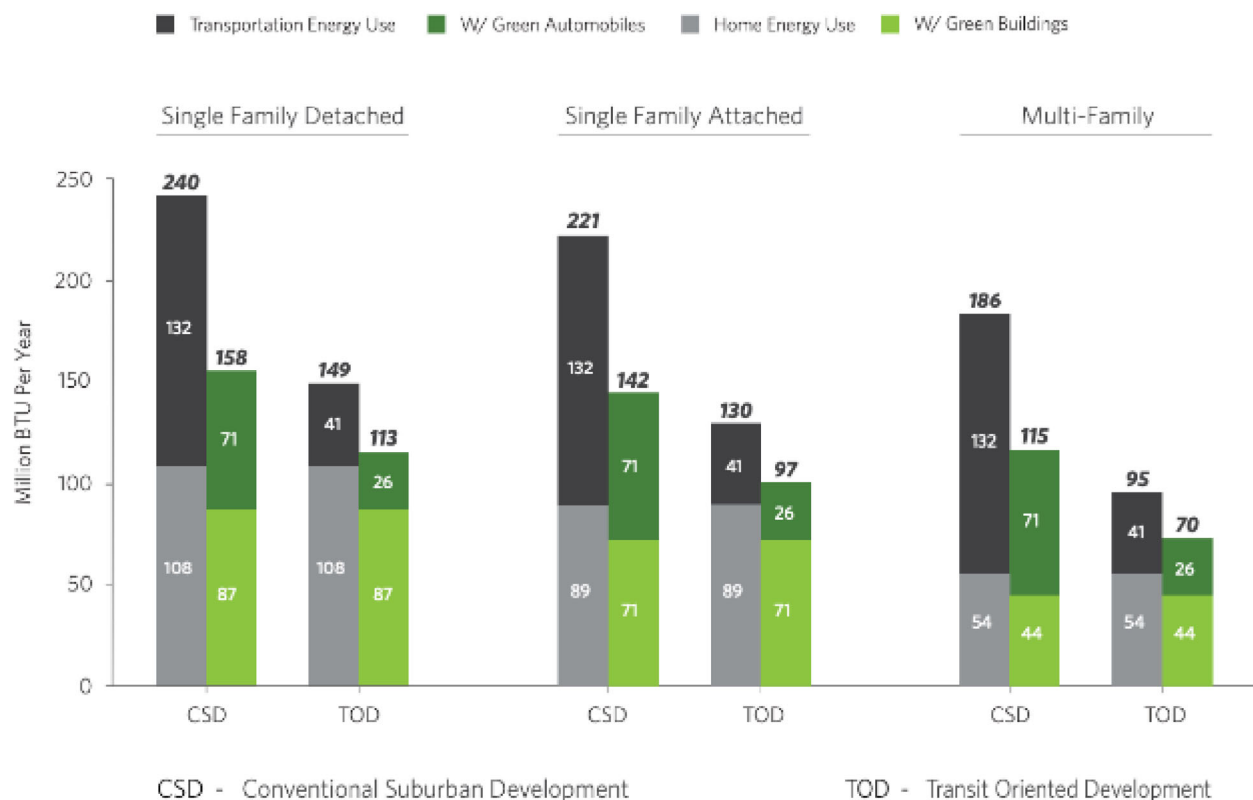
Ok, with that said, real progress combatting climate change relies on a clear-eyed view of the problem and potential solutions. Being a climate advocate is about more than just rooting for solar and EVs. We need systemic approaches that are mutually supportive. If a strategy helps in one arena (say, expanding renewables), but hurts in another (making people drive more), then we're treading water.

[Case](#) in point: anything that makes it harder to build affordable workforce housing near jobs is likely a net negative when it comes to tackling climate change. Yeah, I know, most people don't think of building affordable housing as a climate change strategy. It is. Here's why.

When a community lacks housing that its workforce can afford, those folks move to places they *can* afford and they commute to work. This results in more and longer car trips, which means more climate changing emissions. Those emissions—often called greenhouse gasses or GHGs—are what we need to make less of.

This should be a red flag for anyone concerned with climate change. Nationally, the transportation sector accounts for around a third of climate changing GHG emissions and has overtaken power generation as the largest and fastest growing source of emissions.

While cleaner fuels and more efficient vehicles are helping, those gains are not keeping pace with growth in vehicle miles traveled (VMT), which is a wonky measure of how much and how far we drive. [To tackle climate change, we have to bring down VMT.](#) That's hard to do in places where a lack of housing near job centers forces more and more people to drive farther and farther.



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To get control of burgeoning emissions from the transportation sector, we need to drive less. That means designing neighborhoods and communities that make it easier for people to walk, bike, use transit, and drive less (fewer and shorter trips). To do that, we can do three things.

First, we can encourage more housing that is affordable to the local workforce within and around job centers. Yes, that means new workforce housing—and of a higher density—in areas that are likely to be more affluent. And yes, this is politically difficult. We'll come back that.

Second, we need to make it easier to build walkable neighborhoods in centrally-located areas. In addition to offering convenience and sense of place, these neighborhoods make it easier to walk or bike, and car trips tend to be fewer and shorter, which means people who live in these areas drive less.

Third, we need to invest in great streets and quality transit systems that connect neighborhoods, communities and regions. These feed off each other: if we build walkable neighborhoods with diverse housing around transit hubs, both the transit system and the neighborhood work better.

The good news? When we do these things, we not only expand housing affordability, but we offer people more and easier ways to get around. We build healthy neighborhoods and authentic downtowns. We build stronger communities and economies. And yes, we meaningfully reduce climate emissions and also minimize impacts on our land and water.

Here's more good news: the types of communities and neighborhoods we need to build are what more and more people want. Demand for living in centrally located, walkable neighborhoods—places that offer convenience, sense of community, and access to daily needs—has been on the rise for well over a decade. The problem is that most markets lack the housing needed to meet that demand.

So that's the good news, now here's the bad news.

The politics around this are intense. The reason we don't build housing that working families need near their [jobs](#) is not because it's technically or financially infeasible, or that those families don't want to live there. It's due to opposition from people who already live in those areas.

I get it. It's hard to see our communities change. But here's the reality—the American West is, and has been, one of the fastest growing parts of the nation for some time. That growth is going to continue. All of us who care about how our communities grow must get real about that. Pretending that not growing is an option encourages status-quo growth in bad locations and makes it harder to build good projects that make our communities more sustainable and affordable.

Let's get back to the letter, which suggested that new teacher housing, sans solar, was part of the problem. In this valley, 26,000 people, or over half of the employed population (around 50,000 people), commute daily between the community they live in and the one where they work. And for many, it's not a short trip. The lack of workforce housing creates an enormous commuter-shed extending from Aspen to Parachute, an 83-mile commute (one way).

That's a lot of people driving a long way. Housing affordability—the lack of it—is the primary driver of these commuting patterns.

These [numbers](#) pale in comparison to larger metros that struggle with the same dynamics. In some of the higher cost markets, average commute times of an hour are normal, and hundreds of thousands commute well over two hours between work and places they can afford to live.

The impacts on carbon emissions can't be overstated. Anyone who truly cares about addressing climate change needs to understand that we can't tackle transportation—the largest and fastest growing source of emissions—without addressing housing affordability.

Solar and other green additions are important too, but if we're just adding those things to otherwise unsustainable patterns of development, it's not really "green." Moreover, those types of additions really do impact the financial feasibility of building more affordable homes. We should encourage greener homes and buildings, but not at the expense of creating affordable housing in good locations.

It's important to advocate for quality development in our communities. Sometimes that means opposing projects that are not a good fit (wrong place, poor design, inherently unaffordable), but it also means being *in support* of good projects. That type of support is pretty rare, while opposition—even to really good projects—is increasingly just a part of the process.

The power of that opposition is immense. In addition to quashing individual development proposals, it stifles the political will needed to create policies that encourage good projects in good places.

So, for anyone who is interested in the impacts of local development on the environment, it's as simple as this: unchecked NIMBYISM is not only making our communities less affordable and less equitable, it's driving up climate emissions and hurting the environment.

If we want to encourage environmentally sustainable development, we should advocate for affordable housing near job centers, creating walkable neighborhoods within our communities, and connecting those with modern multi-modal transportation systems. Write letters. Attend meetings. Advocate.

This Earth Day, if you want to [take action](#) on climate change, get YIMBY—"Yes, In My Back Yard"—for action on housing in your community, because solving the climate crisis relies on solving the affordability crisis.

Eagle's Economy, Lifestyle and Traffic

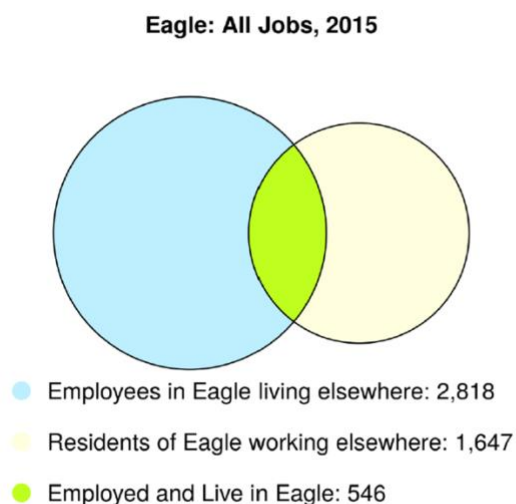
Perception vs Reality. As humans our perception IS our (chosen) reality, until we allow logic to regulate emotion. Let me be clear, I don't like being held up in traffic (although living in the Rockies is so different from commuting into London 30 years ago!) When I can't park in front of my destination business, I accept it, hopefully with good grace! However ...

"Traffic will destroy our town!" When I hear this apocalyptic message in letters to the editor and from objectors at Town Board and P&Z hearings in Eagle, I wonder. Will growth in traffic and less-than-convenient parking patterns really ruin our beloved town and its wonderful lifestyle?

Let me provide some context, logic and, I hope, a more realistic and promising prediction. Looking to the future, we're in pretty good shape:

- Eby Creek roundabouts were designed to accommodate 3 times the current traffic.
- Sylvan Lake Road was designed to accommodate the full build out of Haymeadow and Frost Creek.
- Haymeadow will be required to build the Brush Creek Road extension when they start their 4th phase of development. They just started Phase 1.
- The town plans a Hwy 6 Corridor Study which will assess traffic, future road configuration and anticipated zoning/development from Eby Creek to Gypsum.

What causes rush-hour traffic? Commuting is a big factor. We tend to think of Eagle as a bedroom community with most folks commuting up-valley for work, causing hold-ups at peak traffic times. However, the U.S. Census Bureau statistics say otherwise. The diagram below identifies three groups of people: those who work in Eagle, but live elsewhere; those who live in Eagle, but work elsewhere; those who live and work in Eagle. Today's numbers shouldn't be very different from 2015.



Source: U.S. Census Bureau On the Map, Print Date: 05/01/2019

Surprisingly, almost twice as many people commute into Eagle to work as leave Eagle for their jobs. A total of 4,465 people commute, whereas only 546 Eagle residents work here.

The Town of Eagle and the Eagle Chamber of Commerce share the same vision and goal: a future where people love to live and play in Eagle and (if they choose) can work here as well. In our ideal future, most of our residents will not need to commute. In fact, many will prefer to ride bikes or walk to work – a strong trend among millennials.

In that future, “rush hour traffic” may be less of a perceived problem than it is now.

What will get us to that glorious future? Healthy growth; Eagle becoming a Home Rule town will also help.

Healthy growth will provide critical mass. A population of 10,000 will support our town like never before, bringing and starting new businesses and providing jobs for locals.

Healthy growth provides attainable housing (including substantially more rental property) that attracts and sustains the younger generation who will generate that job growth.

Healthy growth will encourage us to put Local First: “keep your money where your home is”. Our dollars circulating here are an investment in local job creation and preserving a healthy, diverse and prosperous community. A critical mass population will spend more of their dollars here, supporting a vibrant economy.

I hope my friends who fear traffic and parking problems will take solace from our compelling vision and join us in supporting the healthy growth that promises a bright future for all.

Mick Daly
President, Eagle Chamber of Commerce

Letter in Support of the Reserve at Hockett Gulch

To: The Town of Eagle Board of Trustees

The Missing Generation

We have plenty of Baby Boomers and Generation X in our town. They, like our sons 20 years ago, scrambled to gain a foothold, starting in rental housing, eventually buying a property and are now thriving in Eagle. The opportunity afforded to them is now a rarity.

Our Millennials, 20- and 30-somethings, cannot gain a foot- or even a hand-hold. WHY?

1. Our Economy is weak – most business owners and employers are only just surviving. They cannot pay their young employees enough to offset the cost of living. So many up and leave.
2. Housing Costs – there is a dearth of rental property, with the result that what is available is not affordable. So, many give up and leave.
3. Because of 1 and 2 our population growth has stagnated (no significant growth in 10 years), there isn't the local foot traffic or customer support needed for our existing businesses, let alone to attract more retail businesses to our town.

As a result, The Town still doesn't have enough tax revenue to stimulate the economy back to healthy growth.

This project addresses all these points.

Rental costs will remain exorbitant until supply equals demand. Then normalization will happen. Hockett Gulch will bring 800+ young people to live here. Initially most will have to travel up-valley for work, but over time their presence will stimulate our economy and our businesses. Some of them will prove to be successful entrepreneurs, who will further stimulate our economy.

Millennials living and working in Eagle in future will also contribute to minimizing the impact of increased traffic and parking. I am attaching my letter to the Vail Daily on this subject.

This Missing Generation IS our future – let's approve Hockett Gulch and give them the foothold they and we need.

Sincerely,

Mick Daly, President, Eagle Chamber of Commerce

From: [Jenny Rakow](#)
To: [McCool Development Solutions](#); [April Kroner](#); [Dawn Koenig](#); [Jessica Lake](#)
Cc: [Anne McKibbin](#)
Subject: FW: NO to The Reserve at Hockett Gulch
Date: Tuesday, August 27, 2019 5:15:40 PM

Copying to you for file.

Jenny Rakow, CMC

Town Clerk & Municipal Court Supervisor - **TOWN OF EAGLE**

P | 970-328-9623 e | jenny.rakow@townofeagle.org

From: t d <TMarieD@hotmail.com>
Sent: Tuesday, August 27, 2019 5:12 PM
To: All Trustees <alltrustees@townofeagle.org>
Subject: NO to The Reserve at Hockett Gulch

Hello Eagle Town Board of Trustees,

I'm not in favor of the annexation of The Reserve at Hockett Gulch or the variances to the town code. I do not think this project is consistent with the Eagle Area Community Plan objective "To make Eagle a desirable place to live". For one, I live on Prince Alley and I'm not keen on the idea of adding 1,200 - 1,500 people near that area. Has a traffic study been done? It's already hard enough to leave my neighborhood at peak times in the morning (when I and everyone else really need to get to work) and you can forget about going west on HWY 6 from my neighborhood at peak times in the evening.

I'd like to see more affordable housing in Eagle with caps on rent and income limits like Miller Ranch. This project offers nothing to working professionals like teachers and families (*who can't afford the current \$639,070 median housing price in Eagle County nor exorbitant rents*) that are the heart our community. As a professional with a young family, I was drawn to Eagle for it's small mountain community feel and this project is the opposite of that. Eagle is already expanding into some enjoyable neighborhoods. I'm not against development. I'm against the annexation of The Reserve at Hockett Gulch and the variances to the town code the developer is asking for.

I hope you take my thoughts into consideration tonight before you vote. I can not attend the meeting as I'm working.

Sincerely,

Tegan Davis

701 Prince Alley
Eagle, CO 81631

Colton Berck

From: lizabeth de la Cruz <drdelacruz@eagleortho.com>
Sent: Friday, February 1, 2019 10:37 AM
To: All Trustees; Planning and Zoning
Subject: Reserve at Hockett Gulch Project

February1, 2019

Planning and Zoning Commission
Town of Eagle
PO Box 609
Eagle CO 81631

Dear Commission members,

I've recently been made aware of the proposed development project in Eagle Colorado, the Reserve at Hockett Gulch. As a local business owner, I write you this letter in support of this proposed housing project.

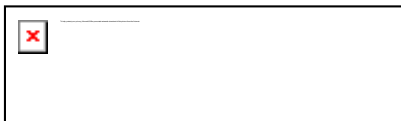
My family owns Eagle Orthodontics in Eagle. We employ six local staff persons in our office, several of them currently looking and have been looking for months for affordable housing. I can tell you that one of our greatest challenges as a local small business is recruiting and retaining staff. Young people are ready to relocate to Eagle and work for us, but accessibility and affordability in our local rental housing market are preventing them from making the commitment to Eagle and to Eagle Orthodontics. In fact, all of the dental business owners in Eagle and the Valley are short staffed for all the these same reasons.

The proposed Reserve at Hockett Gulch can be, and will be, a possible solution to the housing shortages faced in our community. Eagle is a growing and vibrant mountain community with access to everything Colorado has to offer. People want to be here - Eagle has been "discovered".

We support your effort to bring this much-needed housing community to Eagle.

Thank you so much for you time and consideration,

Lizabeth de la Cruz, DDS
Owner-Dentist @ Eagle Orthodontics
setdds@gmail.com
drdelacruz@gmail.com
O: [970.328.1075](tel:970.328.1075)
C: [512.923.7347](tel:512.923.7347)
011 Eagle Park Dr. Eagle, CO 81631



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From: Ann Egan <anniesue@centurytel.net>

Sent: Tuesday, March 26, 2019 10:40 AM

To: Anne McKibbin <anne.mckibbin@townofeagle.org>; Kevin Brubeck <kevin.brubeck@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Paul Witt <paul.witt@townofeagle.org>; Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>

Cc: All Trustees <alltrustees@townofeagle.org>

Subject: Oooooops, from Annie again

A couple of other things.

I think it would be helpful to figuring out how large our town can manage, if Eagle and Gypsum did a more comprehensive, independent traffic study then just counting the trip numbers.

Idea: see if the developers can get some of the valley's larger businesses (VR, East West, etc) to buy a quantity of the "affordable" units at a slightly reduced price for a lump sum for purchasing all of them at once!

Annie

From: Ann Egan <anniesue@centurytel.net>

Sent: Tuesday, March 26, 2019 9:28 AM

To: 'anne.mckibbin@townofeagle.org' <anne.mckibbin@townofeagle.org>; 'kevin.brubeck@townofeagle.org' <kevin.brubeck@townofeagle.org>; 'pappy.kerst@townofeagle.org' <pappy.kerst@townofeagle.org>; 'matt.solomon@townofeagle.org' <matt.solomon@townofeagle.org>; 'paul.witt@townofeagle.org' <paul.witt@townofeagle.org>; 'scott.turnipseed@townofeagle.org' <scott.turnipseed@townofeagle.org>; 'andy.jessen@townofeagle.org' <andy.jessen@townofeagle.org>

Cc: 'alltrustees' <alltrustees@townofeagle.org>

Subject: Red Mt. Ranch

I want to start out by saying, I am NOT AGAINST DEVELOPMENT. At this point in our towns progress, that would be stupid. What I am about is maintaining QUALITY OF LIFE. Also, as it states in all the home rule information, I too find it important to preserve "Eagle's Character." In doing that, we can also consult the Eagle Area Community Plan (EACP.) in the section on "Vision." The Vision states, "Eagle will continue to be a high quality livable community." That

is why my biggest fear in developments, both approved and not approved, is **traffic**. What this boils down to is the numbers in some of the developments. At RMR (Red Mt. Ranch) the number of 97 units in the first planning area is way too large. At Hockett Gulch, the number of 500 units is way too large. The town board needs to start thinking about the existing towns people and their quality of life, **not** what the developer says, they need to make it work. If you want to maintain **“a high quality, livable community,”** you’ve got to make some tough decisions on the numbers and keep the traffic “livable!”

Traffic: No matter how many roundabouts you put in, no matter how many new bypasses, and interchanges you put in **we cannot expand our roundabouts** to deal with all the ensuing traffic generated from 2,100 more units in Eagle PLUS 400 more units to be built at Buckhorn Valley and 581 units going in at Sienna Lake behind Costco **AND** all the airport traffic. Coming right off of the towns website regarding Hockett Gulch alone, it states, “The site is anticipated to generate a total of 5,190vpd (vehicles per day)!” This is during the week.

Affordable Housing: I acknowledge the fact that the whole valley needs affordable house, **but** Eagle cannot carry the brunt of all that housing because we do not have the roads to warrant that. The Eagle County Housing Needs Assessment prepared in 2018 recognizes a significant housing problem in Eagle County, identifying a need of 2,780 housing units in 2018 and projecting a total of 7,970 housing units needed by 2030. The problem is when “affordable housing is built, the price point for sale (and rentals) **is usually not affordable, really.** The costs to the town for infrastructure and maintaining roads etc will be monumental, too! It is a well-known fact, **residential development does not pay its own way** – the town of Eagle will.

I have talked with many people throughout the community regarding my concerns with the exponential increase in traffic that would result from all the development projects that are in progress and that are before P & Z and the TB. Everyone is very concerned that too much development is going to be approved and that traffic is going to greatly impact the quality of life here in Eagle. I understand there is a new independent traffic study that was just recently brought to the town and has not yet been reviewed. I would request that the P & Z AND especially, the town board, not approve any more development projects until your engineers have had plenty of time to review the recent traffic study.

Please, think about the citizens of Eagle!

Annie Egan

From: Ann Egan <anniesue@centurytel.net>

Sent: Monday, June 10, 2019 2:59 PM

To: Anne McKibbin <anne.mckibbin@townofeagle.org>; Kevin Brubeck <kevin.brubeck@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Paul Witt <paul.witt@townofeagle.org>; Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>

Subject: Traffic & quality of life issues

Hi, this is Annie Egan. I have lived in Eagle for 26 years. Because of this I know a lot of people as friends, clients, and lots of acquaintances. Virtually all of the people I talk with have serious concerns for the quality of their life in this wonderful town we call home. The number 1 concern they all mention is the problem with the existing traffic and their fears of adding another 2,100 more units to our community, resulting in even greater gridlock at 8am in the morning and 5 in the afternoon. As Patrick Tvarkunas stated in his LTE on April 4th, this year, "Don't we choose to live here to avoid big city problems? Indeed it is the hallmark of "smart" growth to avoid these pitfalls by being prepare for the problems that growth creates. If public officials ignore the clear indicators of where we are heading (rush hour), then they are not looking out for the long-term health and prosperity of the people who sacrifice to call this amazing place home."

No matter how many roundabouts or bypasses you put in we still have a bottleneck at highway 6 and the Eby Creek RB. Can we expand our RB's to deal with all the ensuing traffic generated from 2,100 more units in Eagle PLUS 400 more units to be built at Buckhorn Valley and 581 units going in at Sienna Lake behind Costco **AND** all the airport traffic, **I doubt it!** Coming right off of the towns website regarding

Hockett Gulch alone, it states, "The site is anticipated to generate a total of 5,190 vehicles per day!" And, that's only 500 units!

I am begging you, the Eagle Town Bd to step back, take a few big breathes and do not approve any more development **until** you have a complete, independent traffic study done so you can fully understand the impacts of this much development, both approved and not approved, to the Town of Eagle. It's just the right thing to do! And, besides, lets not forget that residential does not pay its own way.

Annie Egan
215 Howard St
Eagle, CO

February 1, 2019

To: Town of Eagle Planning and Zoning
From: Charlie Gundlach
Color Coffee Roasters
Re: Reserve at Hockett Gulch

Dear Planning Commission members:

Hope you're having a great start to the new year!

I wanted to write to you regarding the Reserve at Hockett Gulch. As a young business owner, I would love to see this project come to fruition. I think it would be a great addition to the community.

It is well known problem in Eagle that businesses have a hard time finding and retaining staff. This problem is true for Color Coffee Roasters as well. In addition to this though, I can offer a different perspective.

When I started Color Coffee, I had the benefit of having family to stay with during the critical first 2 years of operating. Had I not had this, I would not have been able to make it work and Color would not be in Eagle. We'd be in Longmont, Ft Collins, or Grand Junction. I was not in a position to buy a home and could not find rental options that fit my budget. With more supply on the market in Eagle, prices might have been lower and options greater.

If Eagle wants to attract entrepreneurs and new businesses like Color, we need a variety of housing options, in all sizes and price ranges - especially for rent, not just for sale.

Thank you for considering my story, and others, when deciding to approve the Reserve at Hockett Gulch. Cheers to a prosperous and beautiful future for all of us in Eagle.

Best,

Charlie Gundlach



January 24, 2019

Planning and Zoning Commission
Town of Eagle
PO Box 609
Eagle CO 81631

Dear Commission members,

I've recently been made aware of the proposed development project in Eagle Colorado, the Reserve at Hockett Gulch. As a local business owner and board member of the Eagle Chamber of Commerce, I write you this letter in support of this proposed housing project.

My family owns Color Coffee Roasters in Eagle. We employ fourteen local staff persons in our cafe and wholesale production businesses. I can tell you that one of our greatest challenges as a local small business is recruiting and retaining staff. Young people are ready to re-locate to Eagle and work for us, but accessibility and affordability in our local rental housing market are preventing them from making the commitment to Eagle and to Color Roasters.

These local housing challenges coupled with our need to recruit and retain quality staff has forced me to offer the lower level of my home for temporary staff housing. I currently have two full-time employees living with us, and we very much look forward to the day when we'll find an affordable and livable housing alternative for both.

The proposed Reserve at Hockett Gulch can be, and will be, a possible solution to the housing shortages faced in our community. Eagle is a growing and vibrant mountain community with access to everything Colorado has to offer. People want to be here - Eagle has been "discovered".

We support your effort to bring this much-needed housing community to Eagle.

Best regards,

Clark Gundlach
Owner, Color Coffee Roasters

From: Bruce Hagedorn <bruce.r.hagedorn@gmail.com>

Date: Monday, March 25, 2019 at 9:51 AM

To: Carrie McCool <carrie.mccool@townofeagle.org>

Cc: Brad Hagedorn <brad@arcwestproperties.com>, Jesse Hagedorn <jesse.hags@gmail.com>

Subject: Fwd: New eagle project requested concessions. Rough draft.

Morgan,

Hope this finds you well. We have made significant progress on Eagle Landing to date, the first thirteen units are almost totally complete. Excavation on the Phase II foundations started this past week.

I wanted to reach out regarding the Reserve at Hockett Gulch project, after reading about its progress in the Vail Daily and Brad attending the initial P&Z meeting. We would like to voice concerns regarding concessions they have requested on impact fees, specifically around water and sewer fees. As you are aware, we requested similar concessions regarding tap fees and permit expenses during our DIA process. But it was stated that these were non-negotiable, and none were granted.

If it turns out that concessions are granted to this development, we will be coming back to the Town asking for refunds and concessions on the remaining units. All we want is an even fair playing field. To enhance another development's ability to artificially compete in the market is discriminatory. Especially as when we proposed our development, all agreed we were targeting a market that Eagle desperately needed. We have had to operate with limited margins to continue to provide the price point that we set out to meet.

I understand that staff opposed the concessions in impact fees during the P&Z meeting. So I know that it is not staff pushing this. But I wanted to voice my concern, and let you know that if concessions are granted for the new development, we would ask for an abatement in order to keep things equal for all.

Bruce Hagedorn

Gold Dust Capital Partners, LLC



January 30, 2019

Town of Eagle
Attn: Planning & Zoning Commission
CC: Town Trustees

Dear Planning Commission members,

Wanderlust Dog Ranch writes in strong support of the new Reserve at Hockett Gulch project. We have operated out of Eagle, Colorado for the last six years and have regularly dealt with the struggle to recruit and maintain quality staff due to limited housing availability, which is why your support of this project is encouraged.

The community is in need of housing specifically for those looking to root down and create a life in our vibrant mountain town. We currently employ seven local employees, however, staffing remains our biggest challenge. We have met with countless qualified candidates who are ready to make the move to Eagle but the opportunity to find an affordable place to live is not available.

It is vital to Wanderlust Dog Ranch to remain competitive and support our local community with the absolute best standard of dog care. This project is the solution to a very common problem among Eagle business owners and those wanting to move to our community. The support of this effort will minimize housing challenges and encourage continued growth among the town of Eagle.

We believe that approval of this project is critical to long-term sustainment of the local economy. It is for these reasons that we respectfully ask for your full and fair consideration of the new Reserve at Hockett Gulch project.

Best regards,

Jason Hershman
Owner, Wanderlust Dog Ranch

From: Heather Hower <hbhower@gmail.com>

Sent: Tuesday, April 9, 2019 5:24 PM

To: Andy Jessen <andy.jessen@townofeagle.org>; Anne McKibbin <anne.mckibbin@townofeagle.org>; Brandy Reitter <brandy.reitter@townofeagle.org>; Jenny Rakow <jenny.rakow@townofeagle.org>; Kevin Brubeck <kevin.brubeck@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Paul Witt <paul.witt@townofeagle.org>; Scott Turnipseed <scott.turnipseed@townofeagle.org>

Subject: Hockett Gulch

Dear Trustees,

Thank you for the time and effort you continually give to the town. Please do not approve the Hockett Gulch project, it is wrong in size and scale for the town and compromises the Eagle Area Community Plan's vision which states, "Eagle will continue to be a high-quality livable community." The many variances from Eagle's Land Use and Development code and EQR fee structure do not make this a good deal for Eagle. Forty-five-foot tall apartment buildings, 10 feet over the allowed height, and the lack of required open space will make these apartment buildings permanent eyesores in this area of our community where all others have adhered to the codes, while the millions of dollars in discounts requested would make this a liability on the town.

The Reserve at Hockett Gulch is not responsible growth. It would increase the population of Eagle by 12 percent. It isn't fiscally responsible to approve a development that would burden the town by increasing the use of Highway 6 ahead of its redevelopment with only \$366,000 in impact fees to the developer.

The Reserve at Hockett Gulch would place a considerable amount of additional hours on town staff, which is already compromised as we search for a new town planner/community developer. I second Willy Powell's remarks from the March 12 board of trustees meeting that the town must begin to consider long-range planning in its decisions, begin to connect information and simply pause before approving more development.

I support suitably sized rental unit developments in the town of Eagle. A perfect example is the Broadway Station with 22 units, constructed and managed by an Eagle resident.

I encourage the town's board of trustees to engage in long-range planning and preserve the small-town feel and character we all love here in Eagle. As a community, we have set goals and priorities to keep this town a place where we want to live, stay and play. I believe a 45-

foot tall, 400 rental apartment complex with only 30 percent guaranteed as affordable, and the requested concessions to reduce required open space and parking spaces is not in alignment of Eagle's character or vision. Please, reject the Reserve at Hockett Gulch's current land use application and work to come up with a more viable alternative.

Heather Hower

Brush Creek Terrace

Eagle

Town of Eagle
Planning & Zoning Commission

Dear Town of Eagle Planning & Zoning Commission members:

I have had my dental practice in Eagle since 2004. As owner of Castle Peak Dental on Market Street, we employ 21 dentists, hygienists and professional support staff. Finding suitable housing has always been a challenge for our staff, and it seems to be getting more difficult each year. Retaining quality staff and providing them with the means to enjoy the Eagle valley lifestyle is a top priority for me.

I am aware of the Reserve at Hockett Gulch project that is seeking to be annexed into the Town and is currently going through the approval process. I urge the planning and zoning commission to look favorably on this project as a means to provide high quality, attainable and very livable rental housing for employees of businesses like mine. Many of our staff are just starting their careers and are not ready to own a home. Rental properties in Eagle – especially those that allow pets and offer amenities like those proposed at the Reserve – simply don't exist.

The residents of the Reserve at Hockett Gulch will be valuable members of our community. They seek the same things we all do – the ability to live, work and contribute to a wonderful community like Eagle. While we hope these residents will be our potential customers, they'll definitely be customers of our coffee shops, breweries, restaurants, shops, movie theater, climbing gym and more.

Let's make it easier for our businesses to hire and retain quality staff, and for our valuable employees to call Eagle home.

Thank you,

A handwritten signature in black ink, appearing to read 'Summer Kassmel', written in a cursive style.

Summer Kassmel, DDS
Castle Peak Dental
56 Market Street, Suite 5
Eagle, CO 81631

To: Town of Eagle Planning and Zoning

From: Jeff Kennedy/ Moe's Original Bar-B-Que

We all know that housing has become a huge obstacle for all businesses in our valley. We live in a service oriented community, but service employees can no longer afford to live here. This, I believe, has begun to impact the quality of life available for our entry level employees. At Moe's Orig, we want the younger generation of the Vail Valley to love and appreciate this valley like we did when we were fortunate enough to move here. This is difficult to do these days, with rent easily gobbling up half of a month's pay. We have recently raised our prices and are passing the increase through 100% to our employees. This effort helps, but we need multiple solutions to the problem.

I think that the proposed Reserve at Hockett Gulch is a synergetic piece of the puzzle. It brings not only reasonable priced housing, but a super cool HOME for these employees to feel like they are part of a community. And the Eagle community is as good as it gets. The amenities of RHG are perfectly aligned with what we want our employees and families to experience in this community. I am open to be involved with any discussion moving forward because I truly believe that we need this type of development in town.

Can I get on the Lottery for RHG?

Thanks for your time.

Jeff Kennedy

Colton Berck

From: Stan Kensinger <StanK@oliverreg.com>
Sent: Sunday, February 3, 2019 2:34 PM
To: Planning and Zoning
Subject: Reserve at Hockett Gulch ("RHG")

Hi Planning and Zoning Commission,

This memo is being provided to you prior to your meeting on Tuesday, where The Reserve at Hockett Gulch project will be presented.

Both the Business Advocacy Council and I, personally, are in favor of approving this project when it comes before you. The reasons for our support are numerous and I believe compelling.

They are listed below:

1. The construction of up to 500 apartment units are very much needed for Eagle's workforce and families in need of housing. As you know, the west end of the Eagle Valley is sorely lacking for attainable housing as evidenced by projects recently completed in Gypsum and the Amerclnn/The House project in Eagle. With 30% of these units deeded to local workforce and all units offered first to town, county, fire, police, and school employees, this project will provide housing opportunities for critical/very important workforce employees. Although these units are not considered affordable, they are considered attainable and whether prospective tenants rent these units directly or other tenants rent the units that are vacated by the new tenants at "RHG", there will be 500 additional units in Eagle for residents.
2. As you know, all of Eagle's single family lots and single family housing opportunities have already been spoken for with Eagle Ranch and Haymeadow and I believe that our town's opportunity to have increased economic vitality is to have multi family in infill locations. This project provides just that opportunity.
3. 500 new units in Eagle will allow 500-1000 people to live, play and thrive in our community.
4. The inherent makeup of the tenancy for this project will, without a doubt, be young families and couples. Most or all of them live in Eagle in order to embrace our active and healthy lifestyle. They will be bikers, skiers, hikers, rock climbers, golfers, etc. They workout, eat and drink etc. and this additional density will embrace the retail, merchants and restaurants both our Downtown core and Eagle Ranch. More than likely they will walk, bike, etc. to these venues. These are the kind of people who deserve to live in Eagle.
What a Great opportunity for our town!!!!!!!!!!!!!!!!!!!!!!!!!!!!
5. The town will receive approx.. \$8,300,000 in one time fees and receive approx. \$1.2 in annual taxes and other revenues.
6. Upon completion of the project, the resident's of this project will contribute more than \$450,000 in sales tax revenues annually.
7. This is a quality development done by a quality developer who is very experienced and they have the financial wherewithal and strength of ownership to complete a quality project.
8. Approval of this project will help repair Eagle's image as a "Development Unfriendly" community and hopefully this approval will inspire others to consider similar in fill projects.

As you know, my philosophy is that if there is a GREAT Project that is GREAT for our town, then we all need to find a way to support the approval and success of a project like this.

This project fits this philosophy perfectly.

Thank you for your positive consideration of this project,
Thank you
Stan

Stanton Kensinger
Chairman

Business Advocacy Council
Eagle, Colorado

EAGLE, COLORADO ---- Where we are "OPEN FOR BUSINESS"



Eagle Chamber of Commerce

Business Advocacy Council

Working for Existing and New Businesses in Eagle

Stanton T. Kensinger
Principal/Co-Founder
Olive Real Estate Group, Inc.
PO Box 5020
Eagle, Colorado 81631
719-330-6009

From: [Jenny Rakow](#)
To: [Morgan Landers](#)
Subject: FW: Reserve at Hockett Gulch ("RHG")
Date: Thursday, March 7, 2019 10:33:21 AM

FYI

Jenny Rakow, CMC

Town Clerk - TOWN OF EAGLE

P | 970-328-9623 e | jenny.rakow@townofeagle.org

From: Stan Kensinger <StanK@oliverreg.com>
Sent: Thursday, March 7, 2019 10:30 AM
To: All Trustees <alltrustees@townofeagle.org>
Cc: Brandy Reitter <brandy.reitter@townofeagle.org>; Bill Shrum <bill.shrum@townofeagle.org>
Subject: FW: Reserve at Hockett Gulch ("RHG")

Hi Town Board Members,

This email is being provided to you prior to your meeting on Tuesday, where The "Reserve at Hockett Gulch" (RHG) project will be presented.

Unfortunately, I will be out of town on Tuesday .

Both the Business Advocacy Council and me personally, are in favor of approving this project when it comes before you.

The reasons for our support are numerous and I believe compelling.

They are listed below:

1. The construction of up to 400 apartment units, with additional units in the 2nd phase, are very much needed for Eagle's workforce and young families in need of housing. As you know, the west end of the Eagle Valley is sorely lacking for attainable housing as evidenced by successful projects recently completed in Gypsum and the AmercInn/The House project in Eagle. All units will be offered first to town, county, school ,fire, and police. This project will provide housing opportunities for critical/very important workforce employees.
Although these units are not considered affordable, they are considered attainable and whether prospective tenants rent these units directly or other tenants rent the units that are vacated by the new tenants at "RHG", there will be up to 500 additional units in Eagle for residents. This is up to 500 units that do not currently exist in our town. That means that there will up to 800-1000 people who can live, play and spend their money in Eagle.
2. As you know, all of Eagle's single family lots and single family housing opportunities have already been spoken for, with Eagle Ranch and Haymeadow and I believe that our town's opportunity to have increased economic vitality is to have multi family in infill locations. This project provides just that opportunity.
3. The inherent makeup of the tenancy for this project will, without a doubt, be YOUNG couples and families. Most or all of them want to live in Eagle in order to embrace our active and healthy lifestyle. They will be bikers, skiers, hikers, rock climbers, golfers, etc. They all

workout, eat and drink etc. They will embrace the retail and restaurants both our Downtown core and Eagle Ranch. More than likely they will walk, bike, etc. to these venues. These are the kind of YOUNG people who we want in Eagle and who deserve to live in Eagle. We need an influx of YOUNG people here in our town.

What a Great opportunity for our town!!!!!!!!!!!!!!!!!!!!!!

4. The town will receive approx.. \$8,300,000 in one time fees and receive approx. \$1.2 in annual taxes and other revenues, upon full buildout.

5. Water:

I feel that the Town has the opportunity to balance the need for water conservation while making sure that a development project pays for all of the water that it will use. RHG's plan to use raw water irrigation and install water reducing measures is what we need in Eagle. I believe that they are guaranteeing their projected use with a significant penalty if they are wrong. Seems like a no risk proposition for the town.

We can't saddle quality projects like this with fees that don't reflect their true impacts.

I was surprised to find out that a similar project in Edwards and/or Vail would be \$2,000,000 less in water and tap sewer fees than Eagle.

Eagle needs to be competitive with the balance of the Eagle Valley.

6. Approval of this project could will help repair Eagle's image as a "Development Unfriendly" community and hopefully approval of this project will inspire others to consider similar in fill projects.

7. This is a quality development done by a quality developer who is very experienced in multifamily development. They have the financial wherewithal and strength of ownership to complete a quality project.

As you know, my philosophy is that if there is a GREAT Project, that is GREAT for our town, then we all need to find a way to support the approval and success of a project like this.

This project fits this philosophy perfectly.

Thank you for your positive consideration of this project,
Stan

EAGLE, COLORADO....WHERE WE CAN LIVE, WORK AND PLAY.....WITHOUT
DRIVING UP VALLEY!!

Stanton Kensinger
Chairman
Business Advocacy Council
Eagle, Colorado

EAGLE, COLORADO ---- Where we are "OPEN FOR BUSINESS"



Eagle Chamber of Commerce

Business Advocacy Council

Working for Existing and New Businesses in Eagle

From: Kraige Kinney <fireladdy@gmail.com>
Sent: Monday, August 26, 2019 8:56 PM
To: All Trustees <alltrustees@townofeagle.org>
Subject: Reserve at Hockett Gulch

Reserve at Hockett Gulch.

The Eagle Area Community Plan is designed as a document that assists the Town Board in land use planning. It supposedly, "reflects the vision, concerns, ideas, and desires of local residents...."

Throughout the document, the citizens of Eagle wanted to maintain the small-town character and "sense of community and the quality and character of surrounding rural lands."

The Reserve at Hockett Gulch is a high-density development which would be more typically and appropriately be found in high population urban areas such as Denver, Aurora, and Colorado Springs. According to the developer at build-out, the project will house 900 people which equates to 1.8 people per dwelling unit. That is significantly lower than what our current residential density is per dwelling unit which is 2.93 people per unit. (Town of Eagle website). Based on the developer's numbers this one project has the potential to increase the population of the Town of Eagle by 13%. Now if their numbers are incorrect and the density is similar to our current density this project has the potential to increase the population by 21.7%. Neither one of those would fit into what is considered small-town character.

Tom G, our former town engineer provided me with traffic standards from the Institute of Transportation Engineers (ITE) related to different development types. Apartments/Condos/Townhouses (per unit): 7 trips per day. This project will generate about 3500 trips per day. According to the ITE, the daily capacity of a two-lane road (HWY 6) IS 18,500 cars per day. Traffic studies run by the Town of Eagle indicate that HWY 6 is currently experiencing over 17,000 car trips per day. This project, if approved, will necessitate improvements to HWY 6 including expanding to 4 lanes.

I am also opposed to the concessions requested by the developer. I believe if the development was scaled down to a more appropriate size for our community the developer could meet the parking, height, open space, etc. requirements that exist in our Town codes.

A couple of further considerations. My understanding is that over the last five years we have approved close to 2000 additional housing units without any substantial increase in commercial and retail space. Now that Hay Meadow has started their infrastructure it may be a good time to see what the demand and impacts of those already approved developments are before approving such a high-density project. As you are all aware several developers have expressed interest in the former Eagle River Station land for residential development.

Thank you for your consideration,

Kraige Kinney

Town of Eagle Board of Trustees

CC: Morgan Lander, Director of Community Planning

Subject: Concerns on the Reserve at Hocket Gulch

We have reviewed the application for the Reserve at Hocket Gulch and have many concerns on fit with the character of our town. Addressing a housing shortage in Eagle County is a concern of ours and the broader valley however the Town of Eagle should not allow a high-density development without partnership and community benefit. We are especially concerned that over a small parcel of under 30 acres, high density development is being considered including waiving town height building restrictions and town open space rules. This proposal gives away our small-town character with little in return.

Traffic –The proposed development relies a traffic study from more than 3 years ago and does not integrate with regional transportation planning. By 2040 traffic in the Sylvan Lake roundabout will be Level F, consistent with urban traffic jams according to the dated traffic study. Use of a 3-year old study is not consistent with industry practice and does not factor in the significant growth in the Lower Eagle River valley in recent years. Lack of integration with ECO Transit and regional mass transit plans will mean these 1200 residents will add to congestion and perpetuate the need of resident to commute in vehicles. At present this development is not addressing a major quality of life issue.

Height Waiver and Open Space Waivers – The 12 apartment buildings over 13 acres of HD/PUD-2 would be the tallest, most dense structures Eagle with the least open space. The Eagle community plan and overwhelming majority of residents do not want an urban mountain community of this density.

Community Paths – Eagle residents love their town trails but a soft path around the perimeter of the development is of limited use during a significant part of the year and is not well integrated into other paths. Integration with ECO Trails appears non-existent.


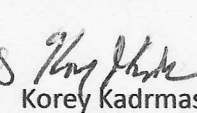
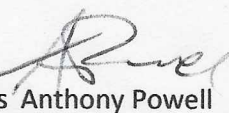
Fitzsimons property - The proposed development does not address nearby property of Corky Fitzsimons and adjacent BLM trails. This is a potential open space preservation opportunity and trail access to BLM trails network to the south. The development team could work to integrate the development with this access corridor but under the current development plan, no improvement will occur and access to the BLM trails will remain cut off from West Eagle.

Commercial corridor – The town should promote the traditional downtown commercial, Chambers Ave and the Eagle Ranch cores. Large scale commercial zoning outside of these underutilized areas risks further decentralized development.

This development is good start to helping with housing however this Annexation and PUD proposal place a heavy burden on the town residents. Business owners are understandably supportive of this development for both more customers and workers but to what end for residents. **Recommendation – delay or vote down this measure until revised with broader Eagle Board of Trustee and community input.**

 Keith Klesner
 Justin Bozich
 Kam Rope-Bozich

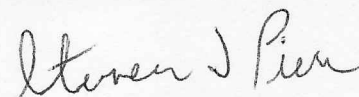
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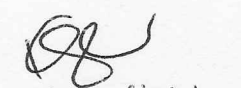
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 Korey Kadrmas
 Anthony Powell

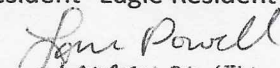
Eagle Resident Eagle Resident Eagle Resident

 Katie Klesner

Eagle Resident

 Steve Pier
 Steve Pier
 Eagle Resident

 Kelli Skov
 Kelli Skov
 Eagle Resident

 Lauren Powell
 LAUREN POWELL
 Eagle Resident

Colton Berck

From: Keith Klesner <keith.klesner@googlemail.com>
Sent: Wednesday, February 6, 2019 3:10 PM
To: Colton Berck; Morgan Landers
Subject: Reserve at Gulch Development Comments

Greetings,

I understand this project is up for planning and town board of trustees review. I am an Eagle Ranch homeowner at 110 Ewing St.

Density of 500 units is significant. I would prefer lower density but if more affordable housing can be realized in the project it is understandable so I ask the developer be pushed to offer affordable designated units.

EV infrastructure should be part of this large development to reduce carbon footprint of residents' transit. The biggest impediment to people buying plug-in vehicles is lack of public charging infrastructure. To enable residents to own EVs, chargers are needed where they live. For such a large development many parking spaces should have a charger installed and infrastructure installed for further building out. This should be a demand of the town for all new developments and encouragement to retrofit current condo and apartment residences. See this article.

[Condo-apartment-charging-moving-the-ev-revolution-forward](#)

Trail connection of Hocket Gulch to Hardscrabble trails is important however this should be non-motorized access as dirt bikes are loud and intrusive users. This is acute as the topography will bounce any noise right back into the development and residents/town should not be subject to motorized noise climbing out of this area. Additionally emissions from motorized users adjacent to this dense development is ill advised. Motorized access from more remote locations to the West near EGE airport are more appropriate.

Thank you for considering this input. Please share as appropriate within the town as these are important issues for such a large development.

Thank you,
Keith Klesner
303-253-1403

From: [Keith Klesner](#)
To: [All Trustees](#)
Cc: [Morgan Landers](#); [Brandi Resa](#)
Subject: Resident Concerns - Hocket Gulch Proposal
Date: Monday, March 11, 2019 11:19:01 AM
Attachments: [Concerned Residents Letter - Hocket Gulch.pdf](#)

Greetings,

I and several residents have just had a chance to review the 250+ page Hocket Gulch proposal.

The developer has put together a good package outlining the project and gathered business owners to speak positively on the project however **little to no resident input has been received or solicited. For an annexation adding 1200 residents and high density zoning/open space which is not consistent with the Eagle Area Community plan this is moving alarmingly fast.**

We agree housing in town and countywide is needed but annexations and PUDs must reflect the character of our small town and involve the community in such a large project.

I have outlined our concerns in the attached memo which in less than 24 hours garnered ten residents' signatures and highlights just some of the concerns with this project.

I urge the Board of Trustees to delay or reject this annexation until this project addresses these issues.

Please add the attached letter signed by these 10 residents to the 12 March BOT package.

Thank you,
Keith Klesner
110 Ewing St, Eagle, CO 81631

Dear Eagle Board of Trustees

As a concerned Eagle resident I have spoken with dozens of residents in the last 4 months regarding the Reserve at Hocket Gulch. Almost every resident I speak with are concerned that the developer is proposing a front range style, 500-unit, high density development with waivers to Eagle code including building height, open space and reduction in water rights payments. Specifically, the developer has negotiated \$1M less in water rights payment than previously calculated by an Eagle contracted water engineer. This requires current Eagle residents and ratepayers to subsidize this development.

As a member of Eagle Citizens for Smart Growth with more than 100 Eagle residents, we strongly believe the Hocket Gulch project is not consistent with the Eagle Area Community Plan objective "To make Eagle a desirable place to live" and the BoT should vote down this request.

Eagle is on our third community planner in 12 months, this turnover and lack of continuity has allowed this project to land to the BoT with many variances to our town code without scrutiny of, or partnering from, the developer. Effectively the developer gets all their variances and a subsidy and residents get traffic, less open space, a new commercial area when we cannot fill our downtown and 400 market rate rental units on a very small parcel. Lets be clear, these rental units are not affordable housing with caps on rent and income limits. The community benefit is housing stock but the developer will pocket handsome returns with a water subsidy and stick Eagle residents with the bill. There are several projects under construction in Eagle that fit our zoning and do not ask for waiving water costs.

Smart growth incorporates all community members input and partners with stakeholders. This development as proposed will add 1200-1500 people to our town. The developer has not reached out broadly to community members or much less held a community forum. How will they integrate with existing ECO transit, community recreation and support existing commercial centers in town? We do not know and that coordination has not been done. The developer has got the Eagle Chamber and VVP to lineup behind this project but not the community. What business owner doesn't want more residents and consumers? Sadly, this development has completely failed in community outreach and consensus building of such an impactful annexation.

Eagle is going thru rapid change with Haymeadow and many announced developments in town. These received great scrutiny and were determined to provide benefit to the community as a whole and meet our zoning rules. Eagle Citizens for Smart Growth urge the BoT vote down this annexation as it gives away too much of what makes Eagle great.

I am unfortunately unable to attend the BoT meeting on 8/27 and share this email instead.

Thank you,

Keith Klesner,

110 Ewing St

Eagle CO

February 1, 2019

Planning & Zoning Commission
Board of Trustees
Town of Eagle
PO Box 609
Eagle, CO 81631

Dear P&Z Commission members and Trustees:

I recently met with the team working on the Reserve at Hockett Gulch, and my first question was, "When do you break ground?" A project of this size and quality, in this location, is just what Eagle needs. The residents at the Reserve at Hockett Gulch will not only be our employees, they'll be our customers, friends and neighbors. I strongly support approval of this project.

I encourage the P&Z members, staff and town trustees to find creative ways to get to "yes" on this quality project.

As someone who has stood (or sat) on both sides of the podium, I would like to thank you for your service. Thank you for your time and your dedication to our great community.

Best regards,

Yuri Kostick

To: Town of Eagle Board of Trustees

Re: Reserve at Hockett Gulch

Hockett Gulch looks like a great project for Eagle! Having more rental apartments in Eagle will make it possible for people who work in Eagle to live here. This project brings new apartments with local-friendly amenities to a location close to Grand Ave, downtown Eagle, Eagle Ranch and our trails. I support this project and think it's a good deal for Eagle.

Thanks for your time and consideration,

I think this is a great idea!
When my lease is up, I want to stay
in Eagle because I love it here but
finding affordable housing is difficult, this
would be awesome. - *Janni J. Janni*

As a new Eagle resident, I love this, and
would be excited about a place like this!
Cynthia Foster

Mayor
Town Council
Town of Eagle, Colorado

Dear Mayor and Council Members:

I don't live in Eagle, but I've become a frequent visitor. I recently chose to move to Denver after graduating from college. I happen to live in a community built by the same developer who is planning to build the Reserve at Hockett Gulch.

I wanted to address some comments I heard about the type of people who might live at Hockett Gulch because I am one of them. I graduated with honors from college as a fulltime college athlete. I moved to Colorado from New Jersey to pursue a career while enjoying an active lifestyle and incredible quality of life. I've never skied before and this past season I got in over 40 days while working for Vail Resorts in Broomfield. I am now an assistant golf pro at a prestigious country club in the front range. I come to Eagle to ride bikes with friends, and the trails are awesome but to be honest, the choice of places to go for food and drinks becomes repetitive.

I mentioned that I live in a community built by Mr. Lauren Brockman with Convergence Multifamily Real Estate Group. My place is spectacular. I have a really large 2-bedroom apartment that I share with one roommate. We live right at the edge of downtown Denver, and can walk or ride our bikes everywhere. The elegant appliances and amenities made my move across country encouraging to meet others in my building. The community is incredible. We have four outdoor pools, tons of indoor and outdoor entertaining space, a 2-story gym with floor-to-ceiling windows overlooking downtown Denver, secure entry, garage parking and so much more. So far everyone I've met living here is friendly and respectful of each other and the building is really well managed. And yes, as a 23-year-old recent college graduate, I can afford it.

My roommate and I often host holiday dinners for our families and friends. We couldn't be prouder of our place and love showing it off.

Please give people like me a chance to live in a great town like Eagle by voting to approve the Reserve at Hockett Gulch. We are the future and are going to keep the economy moving in the right direction.

Sincerely,
Bryan Mattingly

From: [Jenny Rakow](#)
To: [McCool Development Solutions](#); [April Kroner](#); [Jessica Lake](#)
Subject: FW: Hackett and
Date: Tuesday, August 27, 2019 6:20:39 PM

From: David McDonald <eioenterprises@yahoo.com>
Sent: Tuesday, August 27, 2019 6:07 PM
To: All Trustees <alltrustees@townofeagle.org>
Subject: Hackett and

Please do not continue to add massive developments to our Town and concede to developers. This Hockett Gulch development is not congruent with what our Town is about and nor why we moved here from up valley in 2003. For that matter, neither is the Haymaker development. We have the power in our hands to negotiate and get what is right for our town. There is no need to provide any developer with concessions. Waiving water tap fees, building heights, open space etc is not what we want and is a quick way to get you voted out of where you many of you have been sitting for way too long. You increased our water fees to add a new water treatment plant and think it's ok to let a developer slide. We obviously have a leadership problem. Don't make our Town into your City.

Regards,

*David McDonald
PO Box 3943 Eagle, CO 81631
970-390-3697*

Hello Town of Eagle Trustees,

Please approve Reserve at Hockett Gulch! Eagle needs more rental apartments like this. These apartments are geared toward people like me who work in Eagle and would like to be able to live in a nice place that's close to work. I like that it's near trails and open space, and close to the new river park. It's also walking and biking distance to Moe's and other businesses on Grand Avenue, in Eagle Ranch and downtown.

Having more apartments gives people like me – who work here and want to call Eagle home – more options and more security. It's important to me that the town board considers local employees when you vote on this project.

Please vote yes!

Signed,
Moe's Original Bar B Que staff

1. Business Owner in Eagle.
Lived in Eagle for 8 years.
Need employee housing – Registered Voter
JEFF KENNEDY

2. Part of Community, Lived here for 20 years – Catronia College
3. CAN'T AFFORD MUCH IN THE VALLEY WITHOUT IT BEING
UNREASONABLY EXPENSIVE, SOME LEVEL OF WORKER
HOUSING WOULD BE NICE. – JACOB THOMPSON

4. HOMES THAT ARE ATTRACTIVE AND
AFFORDABLE ~~AND~~ BRING DESIRABLE
EMPLOYEES TO THE VALLEY FOR LONGER
MOST STABLE JOBS OPPORTUNITIES.
VOTER HOME
OWNER
Jennifer Campbell

5. Shift Manager Moe's Original BBQ, lived in the Vail Valley for a year. As a resident to the state of Colorado and specifically Vail I know just how dire the living situation can be, its the driving factor as to why so many decide to move away. — Michael Campbell

6. lived in the valley since 2002.

Moved down valley (Eagle) in 2016, but housing continues to be a thorn in my side. More worker housing can attract more labor & families. Registered voter.

— Jeff Athey

To: Town of Eagle Board of Trustees
From: Al Musser
2315 Eagle Ranch Rd
Re: Hockett Gulch Multi Family Development
May 9, 2019

Good afternoon all,

I would like to share some thoughts with you regarding the Hockett Gulch development.

- 1) I believe we can all stipulate that there is significant shortage of rental housing, at reasonable prices in Eagle County.
- 2) The Town of Eagle has an opportunity to provide a solution to the shortage that exists.
- 3) Providing the solution is entirely consistent with the Town of Eagle Strategic Plan, Objective #8, as adopted in September 2017.
- 4) This is the kind of project that the new LBWTP was designed to support. I remember the discussions we had about the LBWTP and the supporting rationale from the town was always based on the need to have additional supplies to support the development that had already been, or would soon be, approved for the TOE. To not proceed with this project, after of course meeting the relevant planning and development guidelines, would be to make a mockery of the approval process for the LBWTP.
- 5) This project will generate significant amounts of Tap Fees. I believe the number is in the range of \$8 million dollars. While my recollection is that these fees cannot be used to pay down the loan, at least for the first 5 years, they can be held in reserve and used after that time to provide an early payoff of the loan after that time which would benefit the ratepayers of the town. Again, as I recall from the LBWTP approval process, the Town could not build a budget based on the inclusion of Tap Fees, because they are so unpredictable, so this windfall is a substantial plus to the Town and its overall operation.
- 6) As you make the decision on this project, you should ask yourselves what will happen if the decision is made not to go forward. Will there be another project? Can the cost numbers work out for a subsequent developer? How will the Town ever grow its business base and sales tax receipts? How will the loss of tap fees be made up? How will the town explain to citizens that the LBWTP that they approved will be underutilized because a positive development was not approved.
- 7) The TOE has the opportunity at this point to shed its anti-development persona and commit to the visions outlined in the TOE Strategic plan. It is long past time for the TOE to cease chasing business to Gypsum, taking with it the tax base, and the people.

- 8) I understand, sadly, that opponents of this project, have referred to the future residents as Icky People. There is no place in Eagle for that kind of cultural and economic xenophobia. I would remind all of us, that if apartment dwellers are Icky People, we were all Icky people at one time.

I would like to end with this thought, which mirrors the points made in Objective 8 of the Strategic Plan. We live in one of the most beautiful places in the country, and we need to be able to provide housing stock for people who provide the services that make the community work.

Leadership is hard, but the reward for strong leadership is seeing the right things done for the right reason. I ask you to stay the course you set in the Strategic Plan, set aside the naysayers and make the decision to move this town and its people forward into a bright future.

Thank you for all the work you put into the great town we live in.

Al Musser

Board of Trustees

Letter in Support of the Reserve at Hockett Gulch

First of all, thank you for your service to this Town and for all the hours and study you put into your jobs.

I am sorry that I am unable to attend this meeting on 8.27 regarding the approval of the Reserve at Hockett Gulch. We are out of Town and are unable to return for the meeting.

That said, I want to share some final thoughts, which are shared by many old and new members of this great Eagle community who I have spoken to, as the Town reaches the conclusion of the long approval process for this project.

Eagle has a choice, to grow and prosper for all citizens, new and old, or to stagnate, forgo opportunity and become a second tier town in a valley which is growing and developing. My lifelong experience has shown, time and again, that if a business, organization, or a community is not growing it will eventually die. To think that life can be made to stand still is a dangerous fallacy. An example to ponder, only 60 of The Fortune 500 companies in 1955 are still in the Fortune 500 in 2017. In 1955, I would bet that none of the 440 companies that went away thought they were at risk, but life waits for no one and they were left on the roadside while better prepared companies prospered.

As noted in the 2017 Long Range Plan, you were elected to serve as the leaders of the Town, and to develop strategies that would help the Town grow and fulfill its potential. I don't believe you were elected to manage the decline of the Town, which is where we could be headed if the Town turns down The Reserve at Hockett Gulch. We need you to break with past Town leadership, look forward, grow, serve a diverse population, increase tax revenues, provide a broader base of services, add restaurants and business, and revitalize the Broadway core. That means we stop sending tax revenue, development, and most all, people to other Towns up and down the valley

We are a strong community and we should always welcome people who will be a positive addition to our Community and those are exactly the people who will move to the Reserve at Hockett Gulch when it is completed.

I would also ask that you carefully consider the flawed thinking of the traffic argument against Hocket Gulch. I am certain that you have heard these arguments against growth for years. We need people to help this community grow including teachers, medical professionals, and public and private sector employees. Of course, that will bring more traffic, but the Town's job is to design a traffic system that moves vehicles efficiently. Remember, all residents, old and new, have cars. So, whose car is the problem? Is it yours, mine, or theirs?

Opportunity is an infrequent visitor, we need not to close the door to this great opportunity. Costs to design, build, and to develop will continue to increase. It is just a fact of life. So, if people think the rental costs are high in this project, and I don't happen to be one of those people, costs in the future will only be higher.

It is time to Do The Right Thing, approve The Reserve at Hockett Gulch project, set the Town on solid footing and make a difference in people's lives.

Thank you for considering these arguments in favor of The Reserve at Hocket Gulch.

Sincerely,

Alan Musser
2315 Eagle Ranch Rd
Eagle, Colorado

From: [Bruce Norring](#)
To: [Morgan Landers](#); [Jason Cowles](#); [Charlie Perkins](#); [Kyle Hoiland](#); [Jesse Gregg](#); [Stephen Richards](#); [Brent McFall](#); [Bill Nutkins](#); [Matthew Hood](#)
Subject: Hockett Gulch /Reserve at Hockett Gulch
Date: Tuesday, February 5, 2019 5:14:06 AM

Planning Commision

I'd like to go on record regarding the Reserve at Hockett Gulch project.

I, in general feel a project like this is much needed in the community. My primary concern, if built, is exterior lighting. Although this may be early in the process to address this I don't want it to be overlooked in the end. The exterior lighting needs to be minimized as much as possible so we don't end up with the massive light trespass issue that exists at the Eagle Health Care Center. (it looks like a used car lot at night.)

Thanks in advance for your attention to this matter.

Bruce Norring
702 Prince Alley



Town of Eagle
200 Broadway
Eagle, CO 81631

May 13, 2019

Town of Eagle Trustees,

I'm writing on behalf of Hardscrabble Trails Coalition (HTC) regarding the proposed Reserve at Hockett Gulch multi-family housing development project. HTC is a non-profit 501-c-3 non-motorized trail advocacy and volunteer work group focused on improving and maintaining high quality trail experiences on public lands surrounding Eagle and Gypsum, Colorado.

The Reserve at Hockett Gulch project proposes to provide needed workforce housing close to downtown, and the extent of density proposed and its impacts should be effectively mitigated. It is our understanding that the applicant is requesting a variance from Town of Eagle open space requirements, and is offering a public path and trail head parking area as mitigation.

While these amenities would provide public benefit, we don't believe they are adequate in relation to the additional density proposed for the development. Moreover, such amenities could exacerbate trespassing issues across the adjacent property to the south of the proposed development owned by Corky Fitzsimmons, where historically persons have been known to illegally cross this private property to access BLM lands and the Hardscrabble Recreation Management Area beyond.

We humbly request that the Town Trustees *not* approve the open space variance request as currently proposed from the applicant, and recommend consideration of additional open space improvements and/or access public benefits, which could include, among other alternatives, negotiation along with other community stakeholders to gain public access through the Fitzsimmons property and Hockett Gulch itself.

Having this project in its location with inclusion of a potential trail head to access BLM property immediately adjacent to it could be a great model of development which may provide adequate mitigation of open space requirements on the property as part of the applicant's variance request.

The fact that we have a development interest, along with an open space variance request, along with the adjacent Fitzsimmons property owner willing to sell which could provide for this access point is a great opportunity we should leverage our community partnerships to fully explore. Not only could the Fitzsimmons property potentially allow for improved access to BLM land, the 70 +/- acre itself would provide for an amazing scenic hiking loop which excellent high quality views of the Brush Creek valley, Castle Peak, and the beautiful Town of Eagle for generations to come --- all within minutes of Eagle Ranch or downtown.

To the contrary, not having this access point, by adding hundreds of households to the immediate area, may further create a trespassing situation difficult to manage and enforce. Also, a project named the *Reserve at Hockett Gulch* without access to its namesake could present an irony representative of a missed opportunity.

To potentially remedy this, HTC would be happy to work with the applicant and potentially other stakeholders to identify other open space public benefit options for consideration, including negotiation of purchase and/or access through the Fitzsimmons property.

Again our request to the Trustees is to *not* grant the current open space variance as currently proposed, and suggest to the applicant that additional open space mitigation options be considered as part of its request.

Thank you for all that you do for our amazing community and supporting the unique recreation resources surrounding our Town.

Sincerely,



Adam Palmer
President
Hardscrabble Trails Coalition
www.hardscrabbletrailscoalition.org

HARDSCRABBLE TRAILS COALITION

EAGLE, COLORADO | HARDSCRABBLETRAILSCOALITION.ORG | FACEBOOK: HARDSCRABBLE TRAILS COALITION

From: Willy Powell <powell.willy@gmail.com>

Sent: Thursday, July 11, 2019 3:23 PM

To: Carrie McCool

Cc: Bryon McGinnis; Deron Dirksen

Subject: Hockett parking

Carrie,

I just reviewed the one page parking report for Hockett Gulch PUD, opining the nationwide parking requirement should be between 1.0 to 1.37 spaces per unit. However this is a nationwide study and I think many of these projects have better public transit. Living in the mountains requires most people to own a car and given the rent schedule proposed we will probably see two adults in many units.

The largest apartment project in Eagle is Eagle Villas where they met the town code for parking. However the parking at the complex always spills over to Nogal Rd. So the existing parking code is not even sufficient for that complex. Eagle County has several apartment complexes where I believe they required a full code parking requirement. I'm especially referencing the Lake Creek Village in Edwards. I recommend contacting the County to see what the parking requirement is at the complex and how it is working. Or require the applicant to do a local study.

I discussed the parking with Bryon McGinnis and Deron Derksen today and they both agree with me the town parking requirements should not be waived.

Have you made a list of all the variances from code requirements the applicants are trying to achieve so they can place up to 500 units. I understand many people support this project because we need more apartment housing and I agree. However everyone I talk to says 500 is too many and should be lowered to around 300. What density could they achieve without sliding on the town requirements.

Willy Powell

powell.willy@gmail.com

970-471-0748

To: Eagle Board of Trustee
C/O Morgan Landers
Fr: Willy Powell

RE: Reserve at Hockett Gulch
Recommendations for an Improved Project

I have studied the application and offer the following recommendations for an improved Hockett Gulch Project. While this ambitious project brings needed employee housing to the town, it wrongfully evades some of the town's well-meaning regulations and needs further scrutiny in certain areas. Below are my recommendations and observations.

Public Transit

I have discussed this project with Chris Lubbers, ECO Transit Director. Because of the nature and intensity of the project both Chris and I recommend a transit stop along Highway 6 with a divider lane and a modest parking area. Additionally Chris has told me that dedicated parking for ride sharing should be incorporated into the project. ECO Transit has not been contacted by the town or the applicant and the agency should be involved. The existing transit stop near the Sylvan Lake Roundabout is not convenient and could impose safety concerns for those walking to the stop.

Parking

Three parking spaces at the Leasing Center and pool seem inadequate and should be fully justified. The PUD Guide also does not include the town's well intended multi-family additional parking for guests and overflow. Adequacy of parking should be evaluated after the first phase and adjusted accordingly.

Improvements to Highway 6 and Sylvan Lake Road

Has the Annexation/Development Agreement spelled out the timing of completion of the improvements?

Commercial Zoning

Should Area 3 be allowed for town-wide commercial? The town needs more affordable housing, not another commercial zone in addition to the existing underutilized zones now in existence. Small scale commercial intended principally for the on-site population may be good, but limitation on the total commercial area and maximum size of stores should be incorporated into the plan.

Domestic Water

Has the town decided the project can come on line before the Lower Basin Water Treatment Plant is completed, or is it the intent that project occupancy be timed with opening of the plant? If before, has the town concluded the Upper Basin Plant has sufficient capacity.

Exterior Path System

The current plan for the exterior trails calls for soft paths. Would the project be better served if the paths be hard surfaced and maintained for year round use?

Fitzsimmons Property

Corky Fitzsimmons has related to me that neither the town nor applicant has approached him for access to the Hockett Gulch soft paths. Lack of access could lead to the creation of an attractive nuisance with law enforcement consequences. Should a monetary fund be created between the applicant and town to pay for the needed easement? For example, should the applicant be required to contribute a fee for each unit created and to be matched in some proportion with town open space funding.

Recreation

While the project incorporates small pocket parks throughout, it is questionable if the totality of the recreation proposal is adequate. Would the project be well served by incorporating a playing field, like all other subdivisions in Eagle of this size.

Conclusion

The project is well intended and brings needed housing to the town. Certain refinements to the project should be further studied and incorporated into the project.

Jessica Lake

Subject: FW: Hockett Gulch public hearing

From: Willy Powell <powell.willy@gmail.com>

Sent: Monday, August 19, 2019 2:48 PM

To: Carrie McCool <carrie.mccool@townofeagle.org>

Cc: April Kroner <april.kroner@townofeagle.org>; Jessica Lake <jessica.lake@townofeagle.org>

Subject: Hockett Gulch public hearing

Carrie,

The Hockett Gulch public hearing on August 27 will bring many citizens to voice their concerns. I hope your staff report will contain many items to improve the project, and I recommend the public hearing is continued. I recommend a continuation for several reasons as follows.

- the public hearing will have many comments.
- Is the parking adequate? I earlier sent an email to ask the town study other multi-family projects in Eagle County to evaluate their individual parking standards and judge if it is adequate. Has the study occurred?
- I recently met with the town's development team. At the meeting I suggested the town have a delegation visit a project of the apartment developer, and I believe all agreed. The team should evaluate the quality of construction and management of the project.
- While I believe most citizens support the project for needed rental housing, the majority believe the project is too dense. One of my recommendations is there should be a playing field incorporated in the project, which could lower the density. I opine the project application is highly deficient for recreation. Another of my recommendations for recreation is to have the circular path be paved and maintained for year-round use.
- Has ECO Transit been involved?
- In my earlier email, I floated the idea of having a fee for each unit dedicated to assist in purchasing the Fitzsimmons property. Lack of access to Hockett Gulch for recreation portends to have a cross jurisdictional law enforcement attractive nuisance problem.

Thanks for reviewing my concerns, Willy Powell

powell.willy@gmail.com

970-471-0748



January 21, 2019

Town of Eagle
Attn: Planning & Zoning Commission
CC: Town Trustees
Sent via email

Dear Planning Commission members,

Vail Valley Partnership is the regional chamber of commerce, with over 850 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.

The Partnership board of governors supports the Reserve at Hockett Gulch project proposed in Eagle and believes it is a good project, in a good location, that helps meet our community housing needs. We encourage your support of the project.

As locals know, Eagle County's cost of living is higher than many other places. To no one's surprise, housing is the key element pushing Eagle County's overall cost of living above the U.S. average. The Council for Community and Economic Research produces an annual County Cost of Living Index (CCLI) that serves as a measure of relative cost of living between different locations across the county.

Eagle County's cost of living indexes at 176.30 against a nationwide average of 100. In the CCLI, a number above 100 is more expensive than the U.S. average, and a number below 100 is less expensive than the U.S. average. Housing costs in Eagle County, however, are indexed at 340, while most other consumer goods and services in the county fall slightly above or below the U.S. average, making housing the primary driver elevating local living expenses.

Eagle County faces a gap in the availability of ownership and rental housing that is affordable for local residents. Residents are burdened by high housing payments. Employees are forced to commute long distances. According to the annual workforce survey, employers believe that the availability of workforce housing is a critical or major problem in Eagle County. The Eagle County Housing Assessment shows a shortfall of 4,500 units to meet current needs.

Workforce and affordable housing has long been an issue in Eagle County. The difference today is the demographic data clearly shows an increased need for more affordable housing options for the current and future Eagle County workforce. Addressing our affordable housing issue is essential to the continued success and growth of our business community across industry sectors.



When we look at the current affordability gap we see a \$234,310 gap for that 100% AMI family, and even at 140% AMI, there is still a \$97,600 gap. These new affordability gap numbers point to the increased need for more affordable housing options for the current and future Eagle County workforce.

Currently and anecdotally, units that have been long-term workforce rentals are being removed from that market as they are converted into short-term rentals. This has the potential to grow both catch-up and keep-up needs for workforce housing.

The Partnership recently hosted the inaugural US Mountain Community Housing Summit, with over 100 attendees ranging from investors to developers, municipal planners to community stakeholders. Three themes came out of the housing summit that are relevant to The Reserve at Hockett Gulch:

1. Communities such as ours are finding ways to get to yes and to provide efficient entitlement processes.
2. Housing needs also fall in the middle, not just at the low end of the spectrum.
3. Will take all kinds of projects, and all kinds of public-private partnerships and compromises, to solve our needs.

We want to ensure our community can remain competitive to keep locals local and to support our business community. We encourage local governments and boards to approve appropriate in-fill projects such as the Reserve at Hockett Gulch, and to be open-minded and flexible to grant appropriate variances to local code to facilitate the development of these projects.

Sincerely,

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

Chris Romer
President & CEO
Vail Valley Partnership



Town of Eagle
Attn: Town Trustees
Sent via email

Dear Town of Eagle Trustees,

“There goes our small town...” It’s a yarn that has been spun for years in towns across America and is currently percolating (again) in Eagle County. Consider:

- Highway engineer Charles Vail routed Highway 6 through the Eagle Valley over what is now Vail Pass in 1940. Inhabitants at the time surely cried “there goes our small town.”
- Pete Siebert and Earl Eaton, along with others from the 10th Mountain Division, returned to Colorado after World War II and bought the ranch that existed at what is now the base of Vail Mountain. They opened Vail Mountain in December 1962. Valley residents and other ranchers at the time surely felt as if their small-town life was threatened.
- Vail Village quickly grew and housing expanded to East Vail and West Vail; lodging and base operations spread into Lionshead Village. By the late 60’s and early 70’s, Vail was the most popular ski resort in Colorado. Also by this point in time, some who had been here from the beginning surely felt their small town life was over.
- In November 1972, the state’s voters weighed in on whether they would authorize a \$5 million bond issue to help finance the Olympic Games. Residents at the time overwhelmingly rejected this by a 60-40 margin, in fear that hosting the Olympics would surely lead to growth and crowds, and citizens around the state celebrated that they most certainly did their part to save small town life in rustic Colorado.
- Beaver Creek Resort opened for business in 1981 and purchased neighboring Arrowhead four years later. Critics claimed that Colorado and Eagle County didn’t need another ski resort; what might this unfettered growth do to our small-town lifestyle?
- The World Alpine Ski Championships were recruited to Eagle County and hosted in 1989, as Vail and Beaver Creek were squarely on the world map and among the most popular and recognized ski resorts in the world. This event – hosted again in 1999 and 2015 – surely led to nostalgia among those who missed small town life that existed earlier.
- Eagle County Regional Airport began receiving mainline jet service by early 1994 with service from American, Delta, Northwest, and United Airlines from cities around the country. 36 jet flights a week being operated by these airlines into the airport during the winter ski season early in 1994. Air service into Eagle County led some residents to decry the noise from planes and feeling as though our small-town life would never be the same.



- In 1999, the Eagle Ranch development was approved and in 2009 Town of Eagle added roundabouts to help with traffic mitigation. Neighbors and residents wondered what would happen to their small town with this unfettered growth; in reality, both have been additive to the Town of Eagle.

Yet thanks to the foresight and leadership of our community leaders throughout the years, Eagle County has grown into a modern, successful community. We enjoy access to Denver via I-70, powder days on Vail and Beaver Creek mountains, mountain resort villages that are vibrant and lively, world-class events throughout the summer and winter seasons, air service from 15 markets, a vibrant college system, and medical facilities that are best in class for any community our size.

We never did land the Olympic Games, but that hasn't stopped Colorado from growing into a cosmopolitan state with a vibrant mix of communities.

We've come a long way, yet at each step there are those who mourned the death of our small-town lifestyle. Today, opposition to housing projects such as Reserve at Hockett Gulch in Eagle (and Booth Heights in East Vail) is led by voices claiming that we are losing our small-town charm.

To that we say nonsense. Our small-town charm isn't based on building heights, in-fill density, or allowable zoning use on private lands. Our small-town charm is based on friendly people enjoying our recreational amenities and lifestyle; it is based on locals taking care of each other; it is based on community. It certainly isn't based on having workforce housing at the entry to the community (Beaver Creek and Aspen both have large scale workforce and employee housing at their entry points which are additive to their communities). Community is driven by the sense of belonging.

What is "killing" our small-town atmosphere and our community is the inability to retain those who want to stay in this place. Providing housing for those who desire to make a life here supports our small-town atmosphere and is additive to our community. You have the data and the facts; you know the allowable zoning; we encourage you to support Hockett Gulch to help maintain Eagle and Eagle County's small-town charm by investing in Eagle's people.

Sincerely,

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

Chris Romer
President & CEO
Vail Valley Partnership

Town of Eagle Board of Trustees

CC: Town of Eagle Planning Staff

Re: Application for the Reserve at Hockett Gulch

Trustee's,

I am writing this letter as a resident of Eagle in support of the Hockett Gulch project. I have been following the application process for the Reserve at Hockett Gulch; I have attended an informational presentation by the applicant, the P&Z presentation, and read a number of online comments and letters regarding the project. As is common with development applications, it seems that the opponents of the projects have the loudest voice and I am concerned that the Trustees may take this to mean that there is not public support for this project. I speak with a broad range of residents, and assure you that there is support for this project. Below are some counter-points to the arguments that I have read in various posts and letters.

- A consistent comment from the opposition is that attainable housing is badly needed in our community...just not here, and not now. It seems that we can all agree on the first point, but I would ask where and when is a better time? It is extremely difficult to find a parcel of land large enough to build the number of units necessary to make an impact in our housing shortage that is also in close enough proximate to transportation, commercial centers, schools, police and fire protection, and existing parks. I can't think of many in Eagle. This location is likely the least burdensome, and most beneficial for the Town of Eagle in terms of incremental infrastructure and services. Imagine the cost to provide these same services to a parcel up Brush Creek, or further east down Highway 6.
- I'm not sure I understand why density is a bad word. Or why folks that want to see "Smart Growth" aren't asking for more density. It is density that allows us to preserve excess land for open space. If you put 500 units on individual .5 acre parcels, then there won't be any open space left to preserve. Density also allows us to consolidate services and infrastructure, making these things more affordable for the current residents. It seems odd to me that in the same argument, someone can object to the density, but then request more open space dedication, or fees for services.
- I also understand that the applicant is asking for a break from the open space/recreation dedication. It seems in the history of Eagle, now is a good time that we might consider relaxing this requirement for the sake of our workforce. We need a place for our workforce to live, we need it to be walking distance to amenities and transportation. I think what we need a little less of, at this moment in time is another couple of pocket parks. This development literally backs up to almost endless BLM and then National Forest. It is a quick stroll to a dozen parks, on a creek with a couple of miles of public fishing access, and a short walk across a bridge to a multi-million dollar river park that we are in the process of constructing (and they will help service the debt with every dollar they spend in town). Let's not push out badly needed homes, for a bit more recreational facilities.
- I have heard from opponents that only business owners are supporting this project. Yes, business owners do appreciate more potential customers so their businesses can survive, and they may be able to pay their employees a more livable wage. But I argue that we should too, as existing residents. These new residents may provide the critical mass necessary to help attract certain

services that are not currently located in Eagle due to the smaller population or support the business that struggle to make it in our commercial cores. We will also experience a new diversity in restaurants, clothing stores, etc with additional patrons that could support new choices to existing residents.

Thanks for your consideration,

Levi Rozga

From: Jay Rush <j.rush22@gmail.com>

Sent: Wednesday, August 28, 2019 2:05 PM

To: npeterson@vaildaily.com

Cc: Anne McKibbin <anne.mckibbin@townofeagle.org>; Kevin Brubeck <kevin.brubeck@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Paul Witt <paul.witt@townofeagle.org>; Scott Turnipseed <scott.turnipseed@townofeagle.org>; andy.jessen@townofeagle.com; All Trustees <alltrustees@townofeagle.org>

Subject: The Hockett Gulch Development

The Town of Eagle board of trustees wrapped up another public comment meeting on Wednesday, August 27. I was able to watch the videotaped minutes and several items struck me as salient concerns with regards to quality of life and impact on residents stemming from the Hockett Gulch development.

First, let me state that yes, affordable housing is necessary throughout the valley from Vail to Gypsum. It's an oft-lamented fact of living here, that rentals and mortgages are sky high and the slow growth of inventory rarely mitigates that pressure. It's also an old saw used to rally desperate merchants with very little appetite for nuance into supporting anything a developer throws at us. Based on the most recent numbers, can you, barista/lift operator/dental hygienist/framer/Eagle resident, afford \$1450 a month for a 1 bedroom apartment? That's the slated cost of these new affordable units. Can you, Town of Eagle, invest the exorbitant infrastructure costs necessary to expand Sylvan Lake Road, mitigate congestion in a timely manner, and address wildlife and environmental impact concerns with something resembling due diligence? Thus far I've witnessed only a shy ambivalence to the question from our elected reps. Personally, I'm overloaded with taxes and mill levies. Finally, can you hold the developer accountable for paying into the infrastructure according to the adopted fees, rules and regulations of the town and followed by every project up to this point?

The answer so far, on all points, is a feeble "No." The whispers wafting about town that the developer will pick up their carpet bag and roll out of Dodge if their demands aren't met is akin to hostage-taking, and frankly, there's the door. Someone will come along with the gumption and integrity to build a project subject to reasonable constraints on that lot, so why sweat it if our benefactor sheds their sheep's clothing and scurries off?

The tone of the public comment meeting struck me as... arbitrary. It's apparent that very little change is going to be demanded of the project as the Trustees seem confident in their superior knowledge and sanctified in their mission of representing the town's dearest needs. Those seem

conveniently aligned with the developer's bottom line, not the long-term, sustainable growth of our community.

Eagle needs more affordable housing. However, Eagle needs it to be developed in a thoughtful manner, considerate of all contexts. Hockett Gulch is one of several recent project approvals that pushes the existing code to its breaking point, and sweeps the problems that come part and parcel with large developments under the rug for a later date, a less familiar citizenry, and, one can only hope, a more diligent board of trustees.

Regards,

Jay Rush

www.jayrushphoto.com

www.alpinephotostudio.com

(c) 970 426 8842

PO Box 1292

Eagle, CO 81631

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Colton Berck

From: Gary Scanlon <gscan49@hotmail.com>
Sent: Wednesday, February 6, 2019 10:23 AM
To: Planning and Zoning
Cc: All Trustees; Morgan Landers
Subject: Hockett Gulch PUD public hearing

I was unable to attend last night's P&Z Commission meeting, but wish to offer the following concerns:

As an Eagle resident and a retired real estate development professional, I agree that the Hockett Gulch site should be developed as high density residential. However, I think that it is ridiculous to even consider that 500 dwelling units and possibly an additional 30,000 sf of commercial can be appropriate for this size site. I hope that you will thoroughly review the developer's plans and suggest that you require that a scale model be prepared so that you can fully understand the massing of the project and the negative impacts of such high density.

Even more important, It is time that the P&Z Commission and the Town Board of Trustees do something for the residents by requiring the Eagle Post Office to solve its problems. Cars were backed up on Chambers Ave every afternoon in December and many other days throughout the year because the Post Office does not have enough employees or adequate parking. There are no PO Boxes available to serve the Hockett Gulch project or any other future project, and the 30 parking spaces at the Post Office are grossly inadequate. Certainly the Town should be able to demand that the Post Office resolve these issues. I appreciate that the Town is planning for growth by investing in a new water treatment plant, but we also need a post office that can serve the existing population as well as future growth. It is time to stop forcing the town residents put up with the inconveniences of a totally inadequate and understaffed post office.

Thank you!

Gary Scanlon
937-673-4751

From: [Gary Scanlon](#)
To: [Anne McKibbin](#); alltrustees@townofeagle.com
Cc: [Morgan Landers](#); [Gary Scanlon](#)
Subject: RE: The Reserve at Hockett Gulch PUD
Date: Saturday, March 9, 2019 6:48:55 PM

To the Eagle Town Board of Trustees,

With respect to the proposed Reserve at Hockett Gulch development, I strongly agree that a project of this type is good for the community and appropriate for this particular site. Since this will be the premier development at the eastern gateway to the Town of Eagle, it is important that the Trustees and the residents and businesses of Eagle can be proud of this project. I understand and support the desire for additional affordable housing, but continue to question why the Town would allow 500 units to be crammed onto this site. Eagle prides itself as a healthy outdoor community. Would not an attractive and well planned development of 300 or 350 units provide a better quality of life for its residents?

Perhaps at the meeting you will give consideration to some of the following concerns:

- Are three story, 45 foot tall buildings and acres of asphalt desirable at the gateway to Eagle?
- Is adequate green space being provided on the site? Is the amount of green space sufficient for 1250 people and perhaps 500 dogs? Will the size of the playground be sufficient for perhaps 250 children? Or will the children have to play in the parking lots? Will the 45 foot tall buildings block the sunlight?
- Is the proposed number of parking spaces really adequate? I doubt that any additional spaces can be added in the future. What if a resident comes home from work late and all of the parking spaces are already taken? Will he or she be forced to park on the shoulder of Route 6 or Sylvan Lake Road?
- How will the additional traffic congestion on Route 6 be addressed and at whose expense? What will morning rush hour be like with potentially 1000 cars leaving Hockett Gulch to go to work every morning?

Let's approve a project we will be proud of!

Sincerely,

Gary Scanlon
937-673-4751

To: Town Of Eagle Board of Trustees

Subject: Reserve at Hockett Gulch, Aug 27th Public Hearing

I, along with many other Eagle residents, support the need for affordable apartments to ease the shortage of workforce housing in the Town of Eagle. But I, like many of the other supporters, desire to see the Trustees approve a project that complies with the Town's regulations without an unreasonable amount of variances.

The proposed Reserve at Hockett Gulch is severely short of the Town's requirement for open space. The developer uses some questionable calculations to claim that the proposal meets the minimum requirement for 20% open space in a PUD. He is requesting approval to provide 300 square feet of open space per dwelling unit. But his request fails to refer to the town's requirement of a minimum 1000 square feet of useable open space per dwelling unit in a high density apartment project. (Refer to section 4.04.080) Keep in mind that the PUD requirement is for a **minimum of 20%** and also applies to commercial and industrial PUDs. Certainly the Town expects more and should require more than the minimum in a residential PUD.

The proposed Reserve at Hockett Gulch is severely short of parking spaces. The Town regulations require significantly fewer spaces than the Eagle County regulations, but the developer hired a consultant who tries to tell you that the residents of this development will own significantly fewer cars than the typical Eagle County worker. And when the project is complete and there are not enough parking spaces, the residents will place the blame on the Town Trustees, not on the developer's paid consultant who will be long gone....

As residents of Eagle, the Town Trustees should all be acutely aware that the proposed garages will not be used for parking but will be used instead for storage of bikes, paddleboards, snow mobiles, and other apartment dwellers' possessions.

If you follow the Town Regulations and limit the developer to two-story buildings, the total number of units would drop to 333 units. At 333 units, each unit would have 600 square feet of open space (still short of 1000 square feet) and there might be a sufficient number of parking spaces. Even better, a one-story project of 167 units would provide 900 square feet of useable open space per unit.

Please follow the regulations and approve a project that provides a reasonably good workforce housing development on this site. If the Town truly needs 500 apartments for workers, then a larger site needs to be located.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Scanlon", with a long, sweeping horizontal line extending to the right.

Gary Scanlon

Eagle, CO

Dear Eagle Town Board of Trustees,

I am writing to you regarding the proposed Reserve at Hockett Gulch, as a Town of Eagle business owner, resident, and member of the Eagle Business Advisory Council.

As you may know, I recently expanded my yoga studio, Yoga Off Broadway, to include a second location at the new Eagle Climbing+Fitness facility. I am banking on Eagle's continued growth to support two locations, both with increased staff and new community members. I

n order for this growth to happen, I believe Eagle needs to support well-designed development, in in-fill locations, close to existing businesses. The Reserve at Hockett Gulch appears to be a good example of the type of project we should encourage to add to vibrancy to our community and encourage businesses like mine to grow.

I hope you will look favorably on the Reserve at Hockett Gulch's application as a positive project for Eagle.

Thank you!

Yvonne Schwartz

Owner, Yoga Off Broadway

8/27/2019

TO: Eagle Town Board and Staff
RE: Comments Reserve at Hockett Gulch File
Hand Delivered

I am a resident at 36 Red Haw Close in Eagle, residing in Eagle since 1997 who has been fortunate over time to serve as a trustee, a Mayor, county commissioner and as town manager. I testify today as a resident with those perspectives. In my current role representing 27 towns and counties across the mountain region I see good proposals that would address key community needs die because of neighbors fearful of change who overstate possible impacts. To some degree my testimony tonight comes from encouraging Chad Brue the day after closing Frost Creek when I was town manager to seek this JHY parcel for such an opportunity as this PUD.

Hockett Access: First comment, thank you for keeping a place holder in this design to fulfill the original promise of the Eagle Ranch trail access system for a future motorized access point to Hockett Gulch which was supposed to replace the Arroyo Gulch as the motorized trailer-to-trailhead location before it was legal for ATVs to drive on town streets. Motorized or not, to not plan for public access through this property to BLM in the future would be a mistake as it will be a major amenity for the development and the community. Thank you.

In Defense of Density: This is exactly one of the last, best places for density near the Eagle town center, and frankly a place that shows what a mistake towns "blanket" Open Space/parks requirement is. This PUD is effectively surrounded by OS, fairgrounds and public lands. As a current resident of Eagle who has 20 years of experience in the development of local land use public policy, the 1996 Eagle Area Master Plan has often been cited to prevent density (accurately) up Brush Creek and (erroneously) elsewhere. It has been misunderstood to be against density everywhere. In essence that guiding document states that town **grow from the inside out with more density closer to town**. There are few parcels remaining which can in-fill and provide the critical mass required for a vibrant, walkable community that Eagle has built the "good bones" over time to become, as well as housing units designed for the needs of a new generation which town should hope to attract.

Plans for a denser town center have passed public review, supporting greater densities in nearby West Eagle Plan and the nearby Eagle River Corridor Plan. Eagle Ranch exhibits this inside/out dynamic. Perhaps not enough though. In reflecting on Eagle Ranch PUD with Jen Wright of East West Partners whom we sat across the table from during negotiations, he has said his main regret as developer the Village Center was that there wasn't more residential density packed within the commercial core there. Even the density of Village Home neighborhoods does not quite support neighborhood retail. In all the years of strategizing on how to help various business districts thrive, the best solution I've encountered is to have more people living & working within walking distance to those places. Having more people "driving through" those locations is of much lesser benefit. Attracting and retaining retail remains a challenge in the CBD and in Eagle Ranch because of this lack of critical mass of a nearby population. This project would begin to change that.

Eagle hasn't had a large rental project built in over 25 years since the Villas. If Eagle is to stay relevant and attract tomorrow's residents. The Pew Research Center notes that more US households are renting now than at any point in the past 50 years. Those under 35 are most likely to rent, 32% "by choice" and 65% by "financial circumstance" which defines many renters across all age groups. Today's residents are more likely to rent for longer, less likely to purchase homes, less likely to purchase larger homes in the future, more likely to have pets than kids, want to be

closer to amenities, and vibrant business districts, more likely to walk to work, telecommute, less likely to commute, when they do more likely to use transit. There are places which suffer uncertain futures without the community ladder provided by a strong rental market to “seed” the neighborhoods—the most famous failure locally is Vail, but also Minturn, and Eagle-Vail.

Massing: If there were ever a place to go taller than three stories in Eagle, this is it. Backed by the hills, these buildings will appear small and not in any view corridor. If the development at the corner of Sylvan Lake Road has proven anything, it is that this is an unimpactful place to put lots of units. It is not a high rise in the valley floor. We don’t have many places so walkably close to two neighborhood retail centers along an existing transit corridor. This is a property if there ever were one to provide exceptions to the height limits in order to make a development more viable and affordable.

Traffic: This is an overblown fear given the location directly adjacent to Highway 6 for which Town recently spent \$25M to upgrade Eby Creek Road to address traffic for this future. Eagle didn’t spend all that money just to accommodate growth impacts from Gypsum. Compared with the traffic coming from the West, Hockett will be a minor contributor to traffic. Renters are on varied schedules. Eagle has ever only had an acute traffic issue for 30 min at either end of the business day. If not on a prime commercial corner at an I-70 interchange, which would displace key retail and be out of character, this is perhaps the only property along Highway 6 where Eagle can reap many of the benefit of large-scale, dense residential development rather than ceding that realm to other places. I would compare the density of this development to Nogal Road which does heavy lifting on density and affordability. Note how many residents there walk to the Eby Creek transit center.

YIMBY testimony: In my capacity as a Regional policy entity representing towns and counties, I see a lot of places say that affordable or workforce housing is their most important issue. Then, I’ve watched and I see that it is difficult for town councils who are often inundated by very concerned neighbors, those who want status quo, fear change, fear how a specific development will effect character. What often gets lost is the long view is the community interest. Too often we play a game of shaving units off a development to feel like ~~we~~ we’ve improved it when we have only made it less viable, less affordable.

State legislatures and the planning community across the West are coming to the realization that we cannot build sustainable communities—with regard to viable local economies, climate change or the environment-- through single family home development. It takes too much precious land. We cannot sprawl our way to a sustainable future. The Reserve at Hockett Gulch is something town has not seen since Nogal road developed (without any residential neighbors at the time), and can help Eagle rebalance the array of housing options and address the affordability gap for working residents for many years to come.

Thank you for your consideration of all the testimony and details of this proposal. My testimony only relates to it on the broadest of considerations and I respect your attention to the details. Thank you.

Jon Stavney

Jon.stavney@gmail.com

36 Red Haw Close, Eagle CO

From: [Jenny Rakow](#)
To: [Morgan Landers](#)
Subject: Fwd: NO to Hocket Gulch
Date: Monday, March 11, 2019 7:29:08 AM

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From: Lucila <lulicres@gmail.com>
Sent: Monday, March 11, 2019 7:19:29 AM
To: All Trustees
Subject: NO to Hocket Gulch

A new high density rental development at Hocket Gulch? We have concerns that 500 units on 30 acre is being considered including waiving town height building restrictions and town open space rules.

Please keep Eagle the way we love!

Lucila Tvarunas

Sent from my iPhone

Town of Eagle
Board of Trustees
P.O. Box 609
Eagle, CO 81631

Dear Trustees:

I'm writing to you regarding the proposed Reserve at Hockett Gulch PUD and annexation.

As a member of the Eagle County Housing Task Force and board member for Habitat for Humanity, I am personally and professionally a strong advocate for addressing the dire housing needs of our community, up and down the valley. While we're seeing some progress being made, much work still needs to be done. Our county has a shortage of housing in all price ranges and types, and adding inventory to the marketplace throughout the valley is the only way to address this.

As I'm sure you know, the greatest barriers to construction of workforce housing, not just in Eagle County but nationwide, include NIMBY-ism, land and construction costs (or lack of land), and communities with outdated codes and a reluctance to find creative solutions.

Local municipalities can make a meaningful impact by improving processes and amending codes, and by eliminating or reducing outdated requirements when appropriate, such as open space and parkland dedication, that compete directly with being able to address housing supply. Eagle County and the Town of Eagle are well positioned to address open space needs, with local and countywide funding mechanisms solidly in place. Workforce housing cannot compete on this level.

I'm very familiar with the Reserve at Hockett Gulch. It is a good project. It is in the right location for the density needed to ensure that a workforce housing development is realized. It will help to balance the housing options in the town of Eagle from an abundance of single family, for-sale units that leave a lot of potential residents out of the market. The proposed deed restrictions are significant and offer new options not currently existing in Eagle. It will bring a significant amount of revenue to the town, in both one-time fees and annual revenues. It will add vibrancy to the community with a missing population segment, not just as workforce, but as residents who will spend money in Eagle's shops and restaurants. And it will help to make a dent in our countywide housing shortage.

I urge you to vote favorably for the Reserve at Hockett Gulch as currently proposed. It is a step in the right direction for Eagle and Eagle County.

Thank you,

Kristin Kenney Williams
President, Commfluent Inc.
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