



TOV Civic HUB site (orange); proposed Evergreen Hotel (blue); Vail Health medical campus (yellow); Middle Creek Open Space/Workforce Housing (Green).

VAIL HOMEOWNERS ASSOCIATION

Board of Directors:

**Judy Berkowitz - Gail Ellis - Mike Galvin - Mary Hillard
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Town of Vail
Mayor and Town Council
75 South Frontage Road
Vail, CO 81657

Date: 12/6/2022

Dear Madam Mayor Langmaid and Town Council:

The VHA Board of Directors urges that the Vail Town Council give a more detailed review of the Planning and Environmental Commission recommendations for the redevelopment of the Evergreen Hotel site.

We are concerned with issues raised by residential property owners in the immediate vicinity of the proposed redevelopment. These concerns address neighborhood compatibility, compliance

and change of condition matters. There is evidence sufficient to warrant the timely consideration of amending applicable conditions of approval, development standards and land use regulations.

We urge that sufficient time be set aside for detailed consideration of the issues and changes in circumstances that have occurred as a result of the recently modified HUB site master plan, the completion of the Vail Health medical campus and the criteria set forth in the Lionshead Master Plan.

It is our view that affiliated matters have not been given sufficient consideration in assessing the cumulative effect of redevelopment upon the adjacent residential neighborhood.

On behalf of the VHA Board of Directors, thank you for your consideration.

Sincerely,
James F. Lamont
Executive Director

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