

Vail Homeowners Association:

Vail Town Council Candidate Forum: 100523

Brian Sipes:

From: Brian <sipesforvail@gmail.com>
Sent: Thursday, October 5, 2023 8:27 AM
To: Jim Lamont - VHA <vha@vail.net>
Subject: VHA LTV 10/05/23 Part :3 Community Design and Planning

The VVP asked a question related to this on their candidate questionnaire last month. Here is their question and my response:

Do you support the fast-tracking of new developments that are focused on workforce/attainable/affordable housing that would ensure timely review by town council and an expedited or fast-tracked process through DRB & PEC?

“Fast-tracking” implies that our regulations are the problem or are unnecessary, which I do not believe to be true. Our regulations and codes are the first line of defense to state and preserve the type of community we want to be. So, I would rather allow the processes to take place or streamline them for everyone if there are, in fact, outdated ideas to eliminate.

Participation in the project should then come at the end as an incentive to the developer to engage through the whole process and deliver what is good for the community. It is the carrot at the end and should be clear so the developer knows there is reward if they stick it out. We could then waive review fees and/or just straight invest in the project to make it financially viable. Then we are investing in a proven project. I think this would eliminate some of the challenges of the past.

Since the vote Tuesday night, I would add we too often give up a lot with only the hope that a project will deliver results. I spoke to this at the work session Tuesday and it relates also to the West Vail Overlay Zone. Booth Heights should never have been rezoned without iron clad agreements about the benefits to the town. By adding the value there through rezoning, we set up the ultimate win-win for VR (make money through condemnation or make it because of the market rate included in the development plan they got approved). The fight was inevitable.

I also agree with your point about the trend toward more massive, bulky, uninteresting buildings. Design should not have to suffer because it is too expensive - that is a canard. All are just ways to preserve the profit margin and until the town figures that out and calls it out and is willing to buy out the profit or the risk, but still demand good design, we will continue getting more and more of the same...

Brian
