



Via Hand Delivery and Email: Sid.Rivers@summitcountyco.gov

Sid Rivers, Senior Planner
Summit County Planning Department
0037 Peak One Drive
Frisco, CO 80443

Re: Minor PUD Amendment – Tenderfoot Employee Housing

Dear Ms. Rivers

On behalf of the Applicant, Vail Summit Resorts, Inc., the following is submitted as a request for a minor PUD amendment to modify certain definitions of the PUD to permit the addition of 100 beds in Tenderfoot and permit occupancy of those beds by employees within Summit County.

We are all very aware that Summit County and other mountain localities are in the midst of a severe housing crisis. With the rise in short term rentals, relocations with remote work arrangements and desire for second homes, the pressures in our community are tight. As a partner in the community, we have identified that Keystone Resort is uniquely situated to immediately bring additional housing stock to the market, ready for the peak ski season this year. Bringing effectively new housing stock online quickly will help alleviate the housing pressure throughout the community.

In the way of background, in 2016, the County temporarily approved a PUD amendment to permit installation of additional beds within the Tenderfoot Housing at Keystone Resort. At the time, this was seen as a creative opportunity to add new beds to the supply. When able to provide additional supply for our employees, pressure is relieved within the entire community. After several successful seasons of the additional beds, the County denied an extension and the additional beds were removed in 2018.

Given the severity of the housing crisis that we are all facing, we are again requesting approval to install additional beds within Tenderfoot Housing. By allowing four residents per unit, an additional 100 beds can be added amongst the three Tenderfoot buildings, implemented as early as this ski season. Due to furniture supply challenges, the additional beds would be installed as furniture was procured with the intent of having all additional beds in place by the start of the 2022/2023 ski season. At the request of staff, these permissions are proposed to be temporary for a period of no less than three years (expiring after the 2023/2024 ski season). As we did in 2016, we believe that these permissions are a good solution for the community and, in the short term and long term, can increase the number of beds serving all employees in Summit County. The additional beds will be distributed as follows across the three Tenderfoot buildings.

Building	Current Occupancy	Increased Occupancy
Tenderfoot 1	120	124
Tenderfoot 2	120	168
Tenderfoot 3	120	168
Total	360	460

Note: Tenderfoot 1 was constructed under an earlier version of the building code, which results in a lower permitted occupancy in that building.

In line with the prior approval, we are proposing to open the number of incremental beds (100 beds total) to any employee of Vail Resorts who is employed in Summit County, including employees of Keystone Resort, Breckenridge Resort and Epic Mountain Express. In addition to Vail Resorts employees, we have agreements with Arapahoe Basin and the Summit County Sheriff’s Office for occupancy in Tenderfoot. We are offering to reconfigure the units used by other key businesses in the community to capture additional beds for those businesses, extending the benefit of this approval beyond Vail Resorts.

With these extended occupancy permissions, as we did with prior approvals, we will maintain a maximum of 20 percent of the beds located in Tenderfoot II and Tenderfoot III for non-PUD employees, as required under the PUD. The remainder of the additional beds for non-PUD employees will be located in Tenderfoot I, which does not have specific limitations in the PUD. The number of non-PUD employees in Tenderfoot I would not exceed 50 percent of the available beds in that building. The maximum number of non-PUD employees for each building would be distributed as follows.

Building	Increased Occupancy	Percent Permitted	Potential Non-PUD Occupants
Tenderfoot 1	124	50%	62
Tenderfoot 2	336	20%	67
Tenderfoot 3			
Total Potential			129
Total Proposed			100

Of these 100 beds, a total of 9 beds will be offered to Arapahoe Basin (bringing their available beds to 36) and one will be offered to the Summit County sheriff’s office (bringing their available beds to four), leaving the remainder (90 beds) that could be available for Vail Resorts employees outside of the PUD but within Summit County.

It is important to note that the parking at Tenderfoot is compliant with the requirements of the PUD. The PUD requires 0.33 spaces per bed. With the additional beds, the resulting ratio will be 0.41 spaces per bed, still exceeding PUD requirements. However, we are also proposing to continue parking management measures required with the prior approvals. These measures include a requirement for residents with vehicles to purchase parking passes for a fee and limitation of passes to equal the number of spaces available in the Tenderfoot housing lots. We have also identified an offsite parking location at the Nordic center that can accommodate resident parking. We will continue to promote use of transit, providing information to residents at hiring and upon arrival, promoting bus routes in the area.

Criteria for Decision

As required by Section 12203.02 of the Development Code, the following criteria for decision have been met by this request.

- A. The proposed PUD modification is consistent with the efficient development and preservation of the entire PUD.
 - The request does not change the boundaries of the PUD;
 - The request does not impact the purpose and intent of the PUD;
 - The request does not impact key provisions of the PUD; and

- The request will provide efficient use of existing resources to alleviate housing pressures within the entire community.
- B. The proposed PUD modification does not affect, in a substantially adverse manner, either the enjoyment of land abutting upon or across a street from the PUD or the public interest.
- The request is minor in nature and only impacts the Tenderfoot buildings; and
 - The request furthers the public interest in its community benefit of providing more housing.
- C. The proposed PUD modification is not granted solely to confer a special benefit upon any person.
- The request is a community benefit by adding housing to the community during a time of extreme housing pressures, which, in turn, will free up other housing in the community.
- D. The proposed PUD modification is in general conformance with the goals, policies/actions and provisions of the Summit County Countywide Comprehensive Plan and any applicable basin or subbasin master plans.
- The request is furthering goals in the Comprehensive Plan and Subbasin Plan by providing additional housing at a time to extreme housing crisis in the community.
- E. The proposed PUD modification is consistent with the purpose and intent of the County's Zoning Regulations and Rezoning Policies.
- The request is consistent with the purpose and intent, includes mitigation for previous parking concerns and extends the community benefits beyond the boundaries of the PUD by providing housing for more than just Keystone employees thereby easing the pressures on housing throughout the community; and
 - The request does not include any new density and the modifications proposed will not affect other PUD provisions.
- F. The proposed PUD modification is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.
- The request promotes efficient use of land and resources by responding to a community crisis within the existing built environment. By utilizing existing buildings, we are able to deliver additional housing stock immediately, without having to wait for construction, to immediately address the housing crisis in the County; and
 - The request includes provision of additional housing for employees within Summit County, which enhances the public health, safety and welfare of residents and employees.
- G. The proposed PUD modification amendment is not substantial and conforms to the intent and integrity of the original PUD and the PUD modification has been determined to be a minor amendment in accordance with Section 12202.04.
- The request is not substantial and maintains the integrity of the original PUD.
 - The request does not increase the total number of units or floor area;
 - The request does not include new uses or conversion of uses; and
 - The request does not include any change to open space.

As with the temporary approvals in 2016, staff has identified several technical changes to the PUD were required in order to implement these additional beds, including one definition in Exhibit C and adding language to Section 6.A. to clarify permissions as they relate to beds being occupied by Vail Resorts employees employed within all of Summit County and not just limited to employees employed within the Keystone PUD boundaries. Enclosed for your reference is the specific language that is being proposed as part of this amendment.

We appreciate the County's consideration of this unique opportunity for Vail Resorts to bring new housing online immediately, in the midst of our community's housing crisis. Time is critical to every business and employee within Summit County and we respectfully request prompt review and consideration of this request.

If you have any questions regarding this information or need any additional information, please contact Kara Bowyer, Director of Land Use and Community Development at 202.215.3330 or kbowyer@vailresorts.com.

Sincerely,

Chris Sorensen

Chris Sorensen

Vice President and General Manager – Keystone Resort

cc: Kara Bowyer, Director of Land Use and Community Development
Jim Curnutte, Planning Director

PROPOSED SECTION 6 EDITS

Updated October 25, 2021

6. Employee Housing

- A. Employee Housing. The Owner/Developer shall be responsible for providing or arranging Employee Housing in accordance with the terms of this Section 6. Employee Housing shall consist of the following types of dwelling units: Existing Employee Housing Units, Seasonal Housing Units, Long Term Rental Units, Employee-Owned Restricted Units, and Wintergreen Employee Housing.

As used herein, the term "Employee Housing" means any dwelling unit, whether owned, leased or otherwise provided or arranged by either Owner/Developer or "Keystone Resorts, Inc." (KRI) or any third-party developer, as contemplated under subsection D of this Section 6, (an "Employee Housing Unit"), that meets one of the following criteria:

- (i) located in an Existing Employee Housing Project;
- (ii) encumbered by an Employee Use Restriction that:
 - (a) restricts the use of such unit from November 1 of one calendar year through April 30 of the next calendar year (or any longer period of each year that includes the period from November 1 through April 30) to use as housing for Employees and Temporary Employees; but
 - (b) permits the use of such unit from the period from May 1 through October 31 (or any shorter period thereof) of each calendar year by persons who are not Employees or Temporary Employees, on the condition that adequate parking is provided, and that the use complies with all other applicable county codes; or
 - (c) with respect to Employee Housing Units located in Tenderfoot II and III and other projects receiving a certificate of occupancy after January 1, 2001, permits the use of Employee Housing Units from the period from November 1 of one calendar year through April 30 of the next calendar year (or any longer period of each year that includes the period from November 1 through April 30) by ~~persons who are not Employees or Temporary Employees but who are employed by a business operating within the County,~~ Countywide Employees on the condition that the number of beds allocated to such Countywide ~~e~~Employees does not exceed twenty percent of the total beds located in Tenderfoot II and III; or
 - (d) With respect to Employee Housing Units located in Tenderfoot I, use of Employee Housing Units from the period from November 1 of one calendar year through April 30 of the next calendar year (or any longer period of each year that includes the period from November 1 through April 30) may be occupied by ~~persons who are not Employees or Temporary Employees but who are employed by a business operating within the County,~~ Countywide Employees on the condition that the number of beds allocated to such ~~County wide employees~~ Countywide Employees does not exceed fifty percent of the total number of beds located in Tenderfoot I. This permission shall remain in effect for the 2021/2022 through 2023/2024 Peak Seasons ~~This permission shall remain in effect for the 2015/2016, 2016/2017 and 2017/2018 Peak Seasons.~~
 - (e) ~~As soon as reasonably possible after the close of the 2016-2017 season, the BOCC may, at a work session, comprehensively review the impacts of the changes implemented as a result of Resolution 2016-50, approving PLN16-029. As part of the work session, or subsequent thereto, so long as it is sufficiently in advance of the 2017-2018 season to allow implementation, the BOCC may impose additional conditions on the use of such beds for the 2017-2018 season to mitigate any unanticipated impacts from the 2016-2017~~

~~season or may terminate the allowance for additional beds if there the unanticipated impacts significantly affect the public health, safety, and welfare and cannot be mitigated through additional conditions.~~

(iii) encumbered by an Employee Use Restriction in the form attached hereto as Exhibit P-1 or Exhibit P-2 or such other form as may be approved by the Planning Department.

(iii) located in the Wintergreen Employee Housing. Wintergreen Employee Housing includes housing constructed on Wintergreen Parcel A which shall include Wintergreen Long-term Rental Units, Wintergreen Low Income Rental Units and Wintergreen Seasonal Units, as defined in this section.

(a) Wintergreen Employee Housing Requirements.

- (1) Parcel A of the Wintergreen Neighborhood shall be restricted by a covenant with language and in a form that is acceptable to the County and the Owner/Developer and substantially similar to Exhibit P-4 of the PUD. To the extent the provisions of the covenant conflict with any provisions in the PUD, the provisions of the covenant shall govern.
- (2) Wintergreen Long-term Rental Units will be initially offered at a maximum of an average rental rate set at the 2017 100% AMI level (or 100% AMI level for the year the units are offered for rent, whichever is greater). In years where AMI is flat or declines, rents may increase annually by the percentage change in the Denver/Boulder CPI and will be capped at an average of 120% AMI. As a matter of practice, the rent levels on the Long-term Rental Units will not have to be reduced if AMI or CPI declines.
- (3) If rents are projected to increase as a result of flat or declining AMI's or if they are projected to increase by more than 4%, the developer of Wintergreen Parcel A (or its successor) will provide 30 days' notice to the County of the increase along with financial materials supporting the need for the increase. During said 30 day period, Summit County or any Employer may enter into a contract with the developer of Wintergreen Parcel A (or its successor) to maintain current rental levels or reduce the increase by subsidizing the difference between the then-current rent level and the increased rent level up to 120% AMI for a number of units to be determined by Summit County or any Employer.
- (4) Wintergreen Long-term Rental Units shall be subject to the Priority Leasing Process, which shall mean: Wintergreen Long-term Rental Units will be initially offered for 10 days to only Employees, Employers and employees of Adjacent Resort Operations. After 10 days, the units may be offered to any Keystone Valley employee or employers working/operating between Swan Mountain Road and the Summit of Loveland Pass and shall include employees working in Summit Cove or at Arapahoe Basin (see map contained in Exhibit P-4). After the 20-day Priority Leasing Period, the units may be offered to any Countywide Employee or Countywide Employer.
- (5) In the event that (a) the Wintergreen Low Income Rental Units are not constructed consistent with Low Income Housing Tax Credit (LIHTC) program guidelines and/or are not offered at or below 60% of AMI or (b) the Wintergreen Seasonal Units are not subject to a master lease or other guarantee by an Employer, the units described in (a) and/or (b) may be converted to Wintergreen Long-term Rental Units, which will be required to be offered at the then current AMI affordability targets being offered for the

balance of the Wintergreen Long-term Rental Units. Further, in such event, the Owner/Developer and/or developer of Wintergreen Parcel A (or its successor) shall be responsible for transferring Equivalent Units to the property proportional to the number of units in each building type being converted, in a ratio of one (1) Equivalent Units per four (4) units prior to occupancy any converted units described in this paragraph as Wintergreen Long-term Rental Units.

(b) Wintergreen Employee Housing Definitions. The following definitions shall apply only to Wintergreen Employee Housing.

- (1) **Countywide Employee** shall mean: a person who is employed by any individual or business located within Summit County, Colorado, who works at least an average of 30 hours per week on an annual basis. The employee must work a significant percentage of his/her time providing goods and/or services locally in or to Summit County and its residents, whether or not for profit. For individuals claiming self-employment, their business must be based and registered in Summit County, and also a significant and primary percentage of their service or product is provided locally in or to Summit County and its residents.
- (2) **Countywide Employer** shall mean: A person or entity whose principle place of business is located within Summit County, Colorado, provides a significant and primary percentage of their goods and/or services locally in or to Summit County and its residents, whether or not for profit, or a person or entity who employs a Countywide Employee.
- (3) **Wintergreen Low Income Rental Unit** shall mean: A dwelling unit located within Parcel A of the Wintergreen Neighborhood that complies with Low Income Housing Tax Credit (LIHTC) program guidelines and may be leased to a Countywide Employee or other tenant as complies with the LIHTC program. Such unit shall consist of a kitchen, bath, living room and bedrooms and contain a minimum of 250 square feet of living space per bedroom. The unit may be a studio, one, two or three bedroom configuration.
- (4) **Wintergreen Long-term Rental Unit** shall mean: A dwelling located within Parcel A of the Wintergreen Neighborhood and may be leased to a Countywide Employee or Countywide Employer subject to the priority leasing process defined above. Such unit shall consist of a kitchen, bath, living room and bedrooms and contain a minimum of 250 square feet of living space per bedroom. The unit may be a studio, one, two or three bedroom configuration.
- (5) **Wintergreen Seasonal Housing Unit** shall mean: A dwelling unit located within Parcel A of the Wintergreen Neighborhood and may be leased to a Countywide Employee. Such unit shall consist of a kitchen, bathroom, living room and one or more bedrooms. One bedroom may contain up to two (2) occupants and two (2) bedrooms shall contain no more than (1) occupant. Such unit shall contain a minimum of 200 square feet of living space per occupant intended primarily for Seasonal Employees. For any units that contain double occupancy bedrooms, a secure location shall be provided in the units for individual residents residing in double occupancy bedrooms to have the opportunity to secure their valuables.

(c) Following CO of the first long-term rental building, Developer of Wintergreen shall collect data regarding occupancy and employment of occupants via tenant survey at

the end of the peak season and via tenant certification at the time of lease or lease renewal. Subsequent to the close of the third peak season following CO of the first long-term rental building, Owner/Developer, Developer, and County shall conduct a thorough review of the data collected in order to determine if the intent of the employee housing requirements is being fulfilled. If it is not, the parties will be obligated to modify the FTE Employee and/or occupancy count methodology.

B. Employee Housing Requirement.

- (i) With respect to any Peak Season, the Owner/Developer and/or KRI shall provide or arrange for Employee Housing for forty percent (40%) of the Peak Season, FTE Employees (the "Employee Housing Requirement") based on a comparison of the number of FTE Employees and the number of Employee Housing Unit Credits allocated to existing Employee Housing Units.
- (ii) As a part of the Employee Housing Requirement and not in addition to it, for each Peak Season, the Owner/Developer and/or KRI shall provide Employee Housing Units to 60% of the Seasonal Employees on the conditions that:
 - (a) all of the Employee Housing used to satisfy the 60% requirement must be located within the Keystone Resort Area; and
 - (b) if Owner/Developer and/or KRI provide or arrange for Employee Housing for more than 60% of the Seasonal Employees, the excess may be located anywhere within the County.
- (iii) The Owner/Developer or KRI shall arrange for Employee Housing Units to be located within the Keystone Resort Area for at least seventy-five percent (75%) of the Employee Housing Requirement. Up to twenty-five percent (25%) of the Employee Housing Requirement may be provided by Employee Housing Units located outside of the Keystone Resort Area but within the County. All Employee Housing Units outside the PUD shall meet the spatial requirements of the zoning district, as dictated by the Development Code, in which such units are located.
- (iv) To the extent that Owner/Developer or KRI desire to provide or arrange for Employee Housing by creating a new employee housing partnership, joint venture, limited liability company or other entity to develop and/or own such Employee Housing, Owner/Developer or KRI, as applicable, shall consult with one or more Employers of civil servants (including without limitation the County, towns, metropolitan and special districts, and housing authorities) to determine if such Employers desire and are legally permitted to participate in such Employee Housing. If an Employer of civil servants desires and is legally permitted to so participate, Owner Developer or KRI, as appropriate, shall negotiate in good faith to structure an arrangement acceptable to both parties that will allow that Employer to participate. Notwithstanding the foregoing, in no event shall either Owner/Developer or KRI be obligated to allow any such Employer to participate.
- (v) As part of the Employee Housing Requirement the Developer of Ski Tip Parcel C and River Run Parcel C shall provide Employee Housing Units as follows:
 - (a) Six (6) Employee Housing Units on River Run Parcel C or another parcel where employee housing is a permitted use within the PUD to be sold at affordable levels as set forth in this PUD and the Summit County Development Code. The units shall be sold at an initial sales price at an average annual median income level of 100%. These units shall be available for occupancy and offered for sale prior to Developer receiving a certificate of occupancy for the 6th market rate unit on said Parcel C.
 - (b) Prior to site plan approval for any development on River Run Parcel C, Developer shall

propose and enter into a development agreement for a collaborative employee housing project with Summit County within the Snake River Basin, either within the PUD area or outside the PUD area, for no less than 19 units of Employee Housing.

- (c) If after August 1, 2016, no such mutual development agreement is entered into as contemplated in part (B)(v)(b) above, Developer may meet its obligation with respect to Employee Housing with a fee in lieu dedication for all market rate units to be built on River Run Parcel C equal to \$8.99 per square foot of the residences built. Developer may post a bond for the full value of the fee-in-lieu to be generated at buildout of River Run Parcel C, which may be reduced as units are built and the fee-in-lieu is paid for each unit.
- (d) All Employee Housing provided under this subsection (B)(v) shall be restricted by a covenant that is acceptable to the County, taking into account the current market conditions and needs for such housing.
- (f) All Employee Housing Units provided under this subsection (B)(v) shall be of a type and quality that is a) consistent with Developer's proposal dated January 8, 2016 in conjunction with Planning Case #PLN16-005; and b) in accordance with the Summit Combined Housing Authority standards current at the time of site plan review.

C. Annual Report.

- (i) On or before September 30 of each year, the Owner/Developer and KRI shall prepare and deliver to the Planning Department a report setting forth the following information (the "Annual Report"):
 - (a) The average number of Peak Season Full Time Employees, Part Time Employees and Seasonal Employees employed by each of Owner/Developer, The Keystone Neighborhood Company (KNC) and KRI from the previous Peak Season; 2. The average number of FTE Employees for such Employers from the previous Peak Season, and; 3. An estimate of the total number of FTE Employees for such Employers for the upcoming Peak Season. Such averages shall be calculated by averaging the number of Employees employed for all complete pay periods within the Peak Season;
 - (b) The number of Peak Season Full Time Employees, Part Time Employees and Seasonal Employees employed by Employers other than Owner/Developer, KRI and KNC. KRI shall make its best effort to obtain actual employee numbers from such Employers. To accomplish this, KRI shall submit surveys to each Employer and follow up with additional communication to those Employers annually. However, where such Employers do not or cannot submit actual employee numbers, the number of employees associated in operating multi-family, hotel/lodge, retail, food and beverage establishments shall be calculated in accordance with the Employee Generation Rates from the previous Peak Season (no Employees shall be assigned to multi-family, hotel/lodge, retail, food and beverage spaces that are vacant the entire Peak Season); and 2. The total number of FTE Employees for such Employers for the upcoming Peak Season, all as calculated in accordance with the Employee Generation Rates
 - (c) A description of the Employee Housing provided by Owner/Developer and/or KRI during that calendar year, including the locations of buildings, types of Employee Housing, i.e., Existing Employee Housing Units, Seasonal Housing Units, Long Term Rental Units or Employee-Owned Restricted Unit, and any other information necessary to identify each Employee Housing Unit being provided;
 - (d) The number of Employee Housing Unit Credits allocated to Employee Housing within the Keystone Resort Area;

- (e) The number of Employee Housing Unit Credits allocated to Employee Housing outside the Keystone Resort Area but within the County, along with the square footage of the units associated with these credits; and
- (f) An inventory of Employee-Owned Non-Restricted Units, together with the employment status of all owners and all occupants thereof that are Employees.
- (g) An accounting of the Development Credits in the Credit Bank as defined and described in Section B.6.D.
- (h) Third-party developers shall not be subject to Annual Report requirements upon successfully fulfilling the employee housing obligation identified in the project approval.

Within thirty days following request by the County, the Owner/Developer will provide copies of any and all applicable leases affecting Employee Housing Units, to the extent such leases have not previously been provided to the Planning Dept.

- (ii) Credit for Employee Housing Units ("Employee Housing Unit Credits" or "EHC") shall be calculated as follows, on the condition that such units are occupied or available for occupancy by Employees, Qualified Occupants, or employees of Adjacent Resorts Operations as provided herein:
 - (a) Sagebrush and Sunrise I and III: 1 bedroom = 2 EHC;
 - (b) Tenderfoot I, II and III: 1 bedroom = 1 EHC;
 - (c) Sunrise II
 - 1 & 2 bedroom units = 1.5 EHC per bedroom
 - 3 bedroom unit = 3 EHC;
 - (d) Hidden River Lodge: 16 units = 30 EHC;
 - (e) Wintergreen Employee Housing (EHC are counted only if units in Wintergreen Low Income Units or Wintergreen Long-term Rental Units or beds in Wintergreen Seasonal Housing are occupied by PUD employees)
 - Wintergreen Low Income Units
 - 1 & 2 bedroom units = 1.5 EHC per bedroom
 - 3 bedroom units = 3 EHC
 - Wintergreen Long-term Rental Units
 - 1 & 2 bedroom units = 1.5 EHC per bedroom
 - 3 bedroom units = 3 EHC
 - Wintergreen Seasonal Housing Units
 - 1 bed = 1 EHC
 - (f) Seasonal Housing Units built or provided for by Owner/Developer or KRI within the PUD after March 27, 1995: 1 bedroom = 1 EHC;
 - (g) Long Term Rental Units built or provided for by Owner/Developer or KRI within the PUD after March 27, 1995:
 - 1 & 2 bedroom units = 1.5 EHC per bedroom
 - 3 bedroom unit = 3 EHC;

- (h) Any other Seasonal Housing Units or Long Term Rental Units built, acquired, leased or otherwise arranged for by Owner/Developer or KRI within the County: 1 bed = 1 EHC; and
 - (i) Employed-Owned Restricted Units (other than Hidden River)
 - 1 & 2 bedroom units = 1.5 EHC per bedroom
 - 3 bedroom unit = 3 EHC
- (iii) Owner/Developer, KRI and the County have conducted a survey of businesses within the PUD (the "Study of Employee Generation Rates") to determine two classifications of employee generation rates for hotel/lodge, multi-family dwellings, retail establishments, and food and beverage establishments:
- a. one classification for calculating the number of Peak Season Full Time Employees, Part Time Employees and Seasonal Employees employed by Employers other than Owner/Developer, KNC and KRI in accordance with Subsection 6.C.(i)(b) above, and;
 - b. the second classification for projecting the number of FTE Employees generated by future projects for purposes of Subsection 6.D. below.
 - c. The Owner/Developer and KRI shall update the Study of Employee Generation Rates every three years until build-out of Owner/Developer's property within the PUD. Updates shall be conducted by an independent consultant, using the same methodology of the initial Study of Employee Generation Rates, and updates of the generation rates shall be made to the Keystone PUD using a minor PUD amendment process.
 - d. The Owner/Developer and KRI agree to provide the required update to the Study of Employee Generation Rates no later than August 31, 2017. The Planning Director has the authority to administratively extend this deadline up to an additional six (6) months, provided the Owner/Developer and/or KRI has submitted an application for a Major PUD Amendment, which includes, among other things, a revision related to the timing of the Study of Employee Generation Rates, and such application has been deemed complete by August 31, 2017.
 - e. The term "Employee Generation Rates" means:

(1) Classification One

<u>Land Use</u>	<u>Unit</u>	<u>Employees</u>
Hotel/Lodge	Room	.23
Multi-family dwelling	Unit	.20
Retail Establishments	1,000 sq. ft.	2.58
Food/Bev. Establishments	1,000 sq. ft.	4.77
Single-family	Less than 2,000 sq. ft.	.08
	2,000 to 3,999 sq. ft.	.15
	4,000 to 5,999 sq. ft.	.32
	More than 6,000 sq. ft.	.47

Seasonal Employees shall be calculated at 30.7% of the totals from the generation rates listed above.

(2) Classification Two

<u>Land Use</u>	<u>Unit</u>	<u>Employees</u>
Hotel/Lodge	Room	.23
Multi-family dwelling	Unit	.20

Retail/F&B Establishments	1,000 sq. ft.	3.61
Single-family	Less than 2,000 sq. ft.	.08
	2,000 to 3,999 sq. ft.	.15
	4,000 to 5,999 sq. ft.	.32
	More than 6,000 sq. ft.	.47

- (3) Employee Generation Rates may be changed, by a minor amendment of this PUD, based on the required updates of the Study of Employee Generation Rates, as provided for this Subsection 6.C.(iii).

(iv) Compliance of Annual Report

- a. The Annual Report described herein shall show that an adequate number of EHC's are provided to accommodate 40% of Employees and 60% of Seasonal Employees, as required herein (the "40%/60% Requirement"). The following process shall be used to determine compliance of the Annual Report.
- (1) If EHC's reported in the Annual Report for the current reporting year are greater than or equal to the 40%/60% Requirement, the Annual Report is in compliance.
 - (2) If the EHC's reported in the Annual Report for the current reporting year are less than the 40%/60% Requirement, the average of the EHC's over the immediately preceding five (5) year period (the "Five Year Average") shall be calculated.
 - (3) If the Five Year Average is greater than or equal to the 40%/60% Requirement, the Annual Report is in compliance.
 - (4) If the Five Year Average is less than the 40%/60% Requirement, an analysis of demand for employee housing in the PUD (the "Demand Test") shall be conducted. The Demand Test shall include a determination of (a) whether there are any vacant beds in the Existing Employee Housing, Wintergreen Seasonal Housing or Wintergreen Long-term Rental Units and (b) whether there is a waiting list for the Wintergreen Long-term Rental Units.
 - (5) If the Demand Test shows that there are vacant beds in the Existing Employee Housing, Wintergreen Seasonal Housing or Wintergreen Long-term Rental Units and that there is no waiting list for the Wintergreen Long-term Rental Units, the Annual Report is in compliance.
 - (6) If the Demand Test shows that there are not vacant beds in Existing Employee Housing, Wintergreen Seasonal Housing or Wintergreen Long-term Rental Units and/or there is a waiting list for the Wintergreen Long-term Rental Units, the Annual Report shall be deemed not in compliance.
 - (7) The Owner/Developer shall have three (3) years to cure non-compliance for the Annual Report (the "Cure Period"). Concurrent with submission of the Annual Report that shows non-compliance, the Owner/Developer shall submit a plan, with the Annual Report, outlining steps that the Owner/Developer will take to cure the non-compliance. The plan shall include year-by-year actions that will be taken to increase the EHC's during the Cure Period. The actions to be taken shall be determined at the Owner/Developer's discretion and may include (but are not limited to or required to include) the following:
 - i. Increase PUD occupancy in the Wintergreen Long-term Rental Units; or

- ii. Increase PUD occupancy in Existing Employee Housing and/or Wintergreen Seasonal Housing; or
- iii. Other means to produce additional EHCs as described in this Section B.6 of the PUD.

(8) Compliance of the Annual Report shall be evaluated each year during the Cure Period with the submission of the Annual Report. Once the Annual Report is deemed in compliance, the Cure Period shall end and any non-compliance under this Section 6.C shall be deemed to be cured.

(9) In the event that the non-compliance is not cured within the first two (2) years of the Cure Period, the Owner/Developer shall meet with County Planning Staff to discuss measures to bring the Annual Report into compliance by the end of the Cure Period.

(10) During the Cure Period, the Owner/Developer shall not be determined in Breach of the Provisions of the PUD Designation, as described in Section D.2 of the PUD and the County may not withhold approval of any site plans or plat maps or the issuance of any grading, building or occupancy permits for non-compliance under this Section 6.C. of the PUD.

(11) If, at the end of the Cure Period, the Annual Report is still not in compliance, it shall be determined to be a Breach of the Provisions of the PUD Designation, as described in Section D.2 of the PUD and the actions outlined in Section D.2 of the PUD shall apply.

- v. The County may conduct an audit of the Annual Report. The purpose of the audit is to verify that the process for compiling and reporting the information in the Annual Report by the Owner/Developer is compliant with the provisions set forth herein and the information provided to the Owner/Developer by third parties is accurate. The audit will be conducted by an independent, third party auditor. The County shall be solely responsible for any and all costs associated with the audit. The Owner/Developer shall incur no costs associated with the audit but shall cooperate with the auditor and provide information as is permitted under law. Such audit may occur at the County's discretion but no more frequently than once every three (3) years. Any discrepancies identified in such audit shall be reflected in a revised Annual Report.

D. Certificate of Occupancy for New Developments.

- (i) **Credit Bank.** Upon issuance of Certificate of Occupancy for each building of the Wintergreen Long-term Rental Units, the Owner/Developer shall be credited the number of credits generated by that particular building of Wintergreen Long-term Rental Units, as detailed in Section 6.C.(ii) above. Such credits shall be transferred into a bank created herein (the "Credit Bank") used to track credits available for new real estate development (the "Development Credits") and shall be available for the Owner/Developer to use at its sole discretion so long as there is no Breach of the Provisions of the PUD Designation, as described in Section D.2 by the Owner/Developer. Owner/Developer may increase the Development Credits in the Credit Bank by guaranteeing additional occupancy for Employees in Wintergreen Seasonal Units or other methods mutually agreed upon between the Owner/Developer and the County.

- (ii) **Timing Requirements for New Development.**

- a. With each project development proposal for hotel/lodge, multi-family, retail, food and beverage or mixed-use development, the applicant shall submit (1) an estimate of the number of FTE Employees generated by such project based on the second classification of the Employee Generation Rates (2) the total number of EHC's required to satisfy the Employee

Housing for 40% of the employees generated by the development project (the "Project Requirement") and (3) a plan to satisfy the Project Requirement.

- b. No final site plan approval for such a development project shall be issued until the Board of County Commissioners approves the applicant's plan to satisfy the Project Requirement.
 - c. Unless the final site plan approval for such a development project provides otherwise, no certificate of occupancy for such development project shall be issued until the necessary credits have been provided, which for construction of new housing units would occur at issuance of certificate of occupancy for such Employee Housing.
- (iii) **Use of the Credit Bank.** Prior to issuance of a certificate of occupancy for a development project, the Project Requirement shall be compared to the Development Credits available in the Credit Bank at that time. If there are sufficient Development Credits in the Credit Bank to provide for the Project Requirement and the Owner/Developer has granted permission for their use, the number of credits needed to fulfill Project Requirement shall be deducted from the Credit Bank. If there are not sufficient Development Credits in the Credit Bank to provide for the Project Requirement, the developer/applicant of such development project shall be required to fulfill its Project Requirement through other means described in this Section 6 of the PUD (e.g., master lease of units, construction of new units, etc.), prior to receiving a certificate of occupancy for the development.
- (iv) **Third Party Development.** Neither Owner/Developer nor KRI shall be responsible for Employee Housing required to house Employees generated by third-party development projects or projects where the developer/applicant does not have an agreement to use the Credit Bank.

E. Employee-Owned Units

- (i) A dwelling unit that is owned by an Employee or Qualified Occupant but that is not restricted by an Employee Use Restriction (an "Employee- Owned Non-Restricted Unit") shall not be considered an "Employee Housing Unit." Each Employee owning an Employee-Owned Non-Restricted Unit and each Employee living therein shall not be considered an "Employee" for purposes of calculating the number of Peak Season FTE Employees for which Owner/Developer is required to arrange housing pursuant to this Section.
- (ii) A dwelling unit that is owned by an Employee or a Qualified Occupant and that is restricted by an Employee Use Restriction (an "Employee- Owned Restricted Unit") shall be considered an "Employee Housing Unit." Each Employee owning an Employee-Owned Restricted Unit and each Employee living therein shall be considered an "Employee" for purposes of calculating the number of Peak Season FTE Employees for which Owner/Developer is required to arrange housing pursuant to this Section.
- (iii) In no event shall the initial sales price for an Employee-Owned Restricted Unit developed and sold by Owner/Developer, KRI or any third-party developer exceed affordability at one hundred twenty five percent (125%) of the median household income for Summit County, Colorado, as determined from time to time by United States Department of Housing and Urban Development ("HUD"). In addition, Owner/Developer, KRI and each third-party developer that develops and sells Employee-Owned Restricted Units shall use its best efforts to sell at least 80 percent of any Employee-Owned Restricted Units that it develops and sells to Employees.

F. Employee Housing Review Board

Keystone Employee Housing Review Board, Inc.: This entity was registered with the Secretary of State of Colorado as a non-profit board on September 29, 1995. Its duties are to oversee and enforce the covenants and restrictions placed on the employee housing units within the Keystone PUD. The review board consists of at least one representative of the Owner/Developer, one representative of KRI, one employee representative and one representative appointed by the Summit County Board

of County Commissioners. The goal of the Board is to oversee the successful development, management and operation of the employee housing within the PUD.

EXHIBIT C

**Keystone Resort
Planned Unit Development
Definitions**

Adjacent Resort Operations: This means operations conducted by Employees of KRI or Owner/Developer at (i) property owned by the United States Forest Service and within the permit boundary for the Keystone Resort Area, (ii) property subject to the Keystone Ranch PUD, (iii) the Inn at Keystone, (iv) condominiums located outside of the PUD, but within the Keystone Resort Area, and specifically including Key Condo, Chateaux d' Mont, Slopeside and Gateway, but only so long as KRI Employees conducts operations at these condominiums, and (v) any other Employees not in one of the four previous categories, who are on the payroll of either KRI or Owner/Developer, and whose primary place of employment is within the Keystone Resort Area but outside the boundary of the PUD.

Busy Day: This term shall mean any day cars are directed into the Parcel H Parking Lot by Keystone personnel.

Commercial Floor Area: One equivalent unit of commercial floor area shall be equal to 1,000 square feet of gross leasable area (GLA).

Community Association: The community association created in connection with the Large Planned Community.

Dwelling Unit: A dwelling unit is any building or portion of a building which contains living or sleeping facilities. Dwelling units can consist of singly family, multi-family, townhouse lodge or hotel units. For density calculation purposed, equivalent dwelling units shall be utilized, whereby a single family unit shall be 2.5 equivalent units, a multi-family or townhouse unit shall be one equivalent unit and a lodge or hotel unit shall be 1/3 of an equivalent unit. The equivalent floor area of a residential dwelling unit shall be 1,400 square feet of living space and 467 square feet of living space for lodge units.

Developable Land: For the purpose of calculating density, developable land shall consist of the total land area of a tract, parcel, project or neighborhood excluding (i) road and street easements or rights of way, and (ii) wetland areas, regulatory floodway areas, and slopes in excess of thirty percent, incapable of, or for which the owner/developer does not desire to apply mitigation measures.

Employee: a Part Time Employee, Full Time Employee or Seasonal Employee, but excludes a Temporary Employee.

Employee Generation Rates: This shall have the meaning ascribed to such term in Subsection 6 C.(iii).

Employee Housing Requirement: This shall have the meaning ascribed to such term in Subsection 6 B.(i).

Employee Housing Unit: This shall have the meaning ascribed to such term in Subsection 6 A.

Employee-Owned Non-Restricted Unit: This shall have the meaning ascribed to such term in Subsection 6 E.(i).

Employee-Owned Restricted Unit: This shall have the meaning ascribed to such term in Subsection 6 E.(ii).

Employee Use Restriction: This means a lease provision, recorded covenant, deed restriction, or other restriction that substantially meets the standards in the form of Exhibit P-1 for Seasonal Housing Units and Long Term Housing Units and Exhibit P-2 for Employee-Owned Restricted Units, which restricts the use of a dwelling unit to employee housing in accordance with Section 6 or any other lease provision, recorded covenant, deed restriction, or other restriction approved by the Planning Department.

Employer: This means any person or entity whose principle place of business is located within the PUD and who employs an Employee.

Existing Employee Housing Project: This means any of Sagebrush, Tenderfoot I, II and III, Sunrise I, II and III, and Hidden River Lodge.

Full Time Employee: This means a person who: either (a) is employed within the PUD by an Employer and actually works within the boundary of the PUD an average of more than 20 hours per week for more than six months per year, or (b) is employed within the Adjacent Resort Operations and actually works within the boundary of the Adjacent Resort Operations an average of more than 20 hours per week for more than six months per year.

FTE Employees: (i.e., full time equivalent employees) shall be calculated as follows:

1.0 Full Time Employee=	1.0 FTE Employee
1.0 Part Time Employee=	0.5 FTE Employee
1.0 Seasonal Employee =	1.0 FTE Employee

Gross Density: Gross density shall be the number of equivalent units in a tract, parcel, project or neighborhood divided by the total land area (developable and un-developable) in that tract, parcel, project or neighborhood. Employee housing and equivalent commercial units are excluded from density calculations.

Keystone Employee Housing Review Board, Inc.: This entity was registered with the Secretary of State of Colorado as a non-profit board on September 29, 1995. Its duties are to oversee and enforce the covenants and restrictions placed on the employee housing units within the Keystone PUD. The review board consists of at least one representative of the Owner/Developer, one representative of KRI, one employee representative and one representative appointed by the Summit County Board of County Commissioners. The goal of the Board is to oversee the successful development, management and operation of the employee housing within the PUD.

KNC: This means the Keystone Neighborhood Company, Inc., a Colorado nonprofit corporation.

Keystone Resort Area: This means the following neighborhoods as identified in the Snake River Basin Master Plan adopted on October 21, 1994: River Run, Ski Tip/Jones Gulch, North Fork, Base II, Aspen Ridge, Mountain House, Lakeside, Soda Ridge, Wintergreen, Old Keystone and Keystone Ranch.

KRI: This means Vail Summit Resorts, Inc., a Colorado corporation, doing business as Keystone Resort, Inc., and its successors and assigns as the operator of the Keystone Ski Area.

Large Planned Community: The large planned community to be formed pursuant to C.R.S. 38-33.3-101 et seq. In the River Run, Mountain House and Ski Tip Neighborhoods, and in such other areas which may be included through voluntary association by individual homeowner associations pursuant to the majority approval of the individual homeowners of each association.

Living Space: For purposes of calculating residential living space for a multi-family unit, measurements within a unit shall be interior wall to interior wall and stairwells within a unit shall be counted only once. Linen closets, storage rooms, offices, hallways, lobbies, other common areas and stairwells outside units shall be excluded from the calculation. All garage space and mechanical & fire control rooms shall be excluded from the calculation. For townhomes, only garage space shall be deducted from the calculation, unless a room is for the common infrastructure (fire control rooms, common storage area...) for use of all homeowners.

Long Term Rental Unit: This means a dwelling unit leased to an Employee or a Qualified Occupant consisting of kitchen, bath, living and sleeping rooms and containing a minimum of 250 square feet of living space per sleeping room. The unit may be studio, one, two or three bedroom configuration. Priority shall be given to Full Time Employees. This definition shall only apply to employee housing built by the Owner/Developer within the PUD after March 27, 1995. The spatial requirements outlined above apply only to units within the PUD. All Long Term Rental Units outside the PUD shall meet the spatial requirements of the zoning district in which such units are located.

Multi-Purpose Recreational and Training Facility: This is a Community Support Facility (as defined in the last paragraph of Section 7 of the Keystone PUD) that provides Keystone's guests and the local community a place for training, studying and enjoying numerous different recreational activities. These include without limitation freestyle skiing and snowboarding, tennis, volleyball, basketball, street hockey, skateboarding, in-line skating, BMX/freestyle biking, climbing wall, training trampolines and any other similar activities. Activities and sports pursued here shall not be allowed to recreate and/or train on motorized vehicles, bikes, and/or other similar conveyances. Any retail shop operated in conjunction with this facility shall be considered commercial space, and commercial density shall be required to cover such an operation. In addition, these facilities may be used from time to time as a venue for conference business activities, and various types of entertainment, including but not limited to concerts, movies, athletic performances and competitive events.

Net Density: Net Density shall be the number of equivalent units in a tract, parcel, project or neighborhood divided by the total developable land area in that tract, parcel, project or neighborhood. Employee housing and equivalent commercial units are excluded from density calculations.

Parking Lot: shall mean a Parking Lot or parking garage (provided applicable provisions of this PUD are met) available to day visitors to the Property (including, without limitation, skiers, customers and other users of facilities and businesses within the Resort), employees and volunteers in the Property. The uses for the Parcel H parking lot in the Ski Tip Neighborhood are different than this definition, and are described in Section A, Permitted Uses and Development Plan, under the Parcel H description of the Ski Tip Neighborhood.

Part Time Employee: This means a person who: either (a) is employed within the PUD by an Employer and actually works within the boundary of the PUD an average of 20 or less hours per week for more than thirty days per year, or (b) is employed within the Adjacent Resort Operations by KRI and actually works within the boundary of the Adjacent Resort Operations an average of 20 or less hours per week for more than thirty days per year.

Peak Season: This means the period from November 1 of one calendar year through April 30 of the next calendar year.

Qualified Occupant: (i) with respect to Seasonal Housing Units and Long Term Rental Units, means an Employee, a Temporary Employee, an Employer and their respective spouses, domestic partners and dependents, and (ii) with respect to Employee-Owned Restricted Units, has the meaning given the term in Exhibit P-2 to this PUD.

Resort Support: Resort Support are non-commercial facilities that are provided as amenities or operational facilities required to create a destination resort. Resort support includes facilities provided for skier services, conference, cultural activities, maintenance, lodge lobbies, service spaces, administrative offices, meeting rooms, transit facilities, parking lots, resort operations, or other similar uses. The floor area of the resort support uses shall not count against zoning nor density, so long as the resort support uses do not exceed 10% of the equivalent units within a given neighborhood (which requirement may be waived by the Board of County Commissioners if it is deemed appropriate to concentrate resort support facilities with in one neighborhood area) to provide incentives for creation of operational facilities and amenities. Resort support facilities are subject to the same site plan review as any other project.

Seasonal Employee: This means, with respect to any Peak Season, a person who: either (a) is employed within the PUD by an Employer and actually works within the boundary of the PUD an average of more than 20 hours per week for more than thirty days per year but not more than 6 months per year, or (b) is employed within the Adjacent Resort Operations by KRI and actually works within the boundary of the Adjacent Resort Operations an average of more than 20 hours per week for more than thirty days per year but not more than 6 months per year.

Seasonal Housing Unit: This means a dormitory-style building with a shared kitchen, bath and living room and up to four private bedrooms containing a minimum of 200 square feet of living space per bedroom intended primarily for occupancy by Seasonal Employees. This definition shall only apply to employee housing built by the Owner/Developer within the PUD after March 27, 1995. The spatial requirements outlined above apply only to units within the PUD. All Seasonal Housing Units outside the PUD shall meet the spatial requirements of the zoning district in which such units are located. Despite the foregoing, for the ~~2015/2016, 2016/2017, and 2017/2018~~ 2021/2022 through 2023/2024 Peak Seasons, up to (4) residents per unit are permitted in Tenderfoot, which results in ~~a maximum of 102 additional beds or~~ a total of 460 beds within the three Tenderfoot buildings.

Temporary Employee: This means a person who: either (a) is employed within the PUD by an Employer and actually works within the boundary of the PUD for less than thirty consecutive days in a calendar year, or (b) is employed within the Adjacent Resort Operations by KRI and actually works within the boundary of the Adjacent Resort Operations for less than thirty consecutive days in a calendar year.

Tramways: A generic term that includes the following types of people movers: gondolas, chair lifts, monorails, funiculars, trams, etc. These systems transport people up the mountain from base areas, or through the valley from neighborhood to neighborhood.

Attachment 3

PARKING MANAGEMENT PLAN

Tenderfoot Employee Housing

Updated October 25, 2021

Purpose

The purpose of this Parking Management Plan is to mitigate any potential spillover resident parking from Tenderfoot Employee Housing into day skier parking lots with the addition of 100 additional beds into Tenderfoot employee housing.

Background

The parking currently provided at Tenderfoot Employee Housing exceeds what is required under the PUD. There are currently 190 parking spaces located in the parking area immediately surrounding the Tenderfoot Employee Housing complex. The PUD requires one (1) space per unit for 3 or less bedrooms or approximately 0.33 spaces per bed. With the addition of the 100 beds, the resulting ratio will still exceed what is required at 0.41 spaces per bed. Despite having parking that is compliant, the Applicant has developed a series of operational measures to mitigate any potential additional parking demand created by the additional beds.

Proposed Actions

- Satellite Parking Permits – The Applicant has implemented a satellite parking program for residents of employee housing as an additional option to mitigate potential spillover parking. The prior approval for additional beds included permissions for employees residing at Tenderfoot to utilize the Tenderfoot (North Shuttle) day skier parking lot during off peak times. The Applicant is proposing the same arrangement at this time. These permits will permit residents to park in the Tenderfoot (North Shuttle) day skier lots for non-peak days/times and require these residents to move their vehicles to the Nordic Center parking area during peak/“Red Flag” days. Red Flag days are identified as all weekends and holiday periods. The Resort will offer shuttle service to/from the Nordic Center during designated times immediately prior and upon completion of Red Flag days.
- Distribution of Parking Passes – The number of parking passes available for employees at Tenderfoot will be capped at 190 spaces. The Applicant will limit distribution and track the permits that are issued to residents to insure that the number of permits allocated does not exceed 190 permits. Residents will be required to turn in permits in the event that they vacate employee housing during the course of the season.
- Implement Fee for Parking Passes – Employees who are allocated a parking pass will be charged a monthly fee. The Applicant has charged for permits in the past and it does help to limit the demand on parking in those locations.

- Enforcement of Parking in Tenderfoot Employee Housing Lots – The Applicant will post restrictions related to parking of vehicles in the Tenderfoot Employee Housing Lot without a permit, including directly informing employees in hiring and arrival materials. The Applicant will also monitor and ticket, boot and/or tow vehicles parked in Tenderfoot Employee Housing Lot without a permit.
- Enforcement in Tenderfoot Day Skier Lots – The Applicant will appropriately post restrictions related to overnight parking in the Tenderfoot (North Shuttle) day skier Lots, including directly informing employees in hiring and arrival materials. The Applicant will also monitor and ticket any vehicles parked in Tenderfoot Day Skier Lots overnight that do not contain a Satellite Parking Permit described below.
- Employee Shuttle – The Applicant will operate a shuttle for employees who reside in Tenderfoot but are employed in Breckenridge. The shuttle will operate multiple times in the morning and multiple times in the evenings. This will mitigate the need for employees who work in Breckenridge to need a car in order to get to and from work.
- Promotion of Bus Routes – There is currently a bus stop located within immediate proximity of the Tenderfoot Employee Housing complex. The Applicant will provide information to residents during the recruitment and hiring process, upon arrival at Keystone and through regular communications from the Applicant. This information will include specific information on routes to employment centers within Keystone, services in nearby Silverthorne and Dillon and options for mass transit to other mountain locations and the Front Range.
- Increased Information at Hiring – Employees who are allocated to employee housing will be informed at hiring the options relative to bringing a vehicle. This will include being informed as to the availability of a parking pass, lack of other parking alternatives in Keystone, enforcement of parking within Keystone and information and promotion of public transit options, including the Keystone bus system and Summit Stage.
- Arrival Information – Upon arrival to Keystone, employees will be provided information regarding transit options, parking regulations and restrictions and parking enforcement. This information will also be posted in the Tenderfoot buildings and provided to employees regularly in communications.

Attachment 4



1060 Bannock St Suite 305 • Denver, CO 80204

P: (303)887-2707

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REAL ESTATE DEVELOPMENT

MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

To: Board of County Commissioners, Summit County, Colorado
From: Kimball Crangle
Date: 10/13/2021
Subject: Tenderfoot Housing

Please accept this letter as support for Keystone Resort's Tenderfoot housing addition plans.

Dear Commissioners:

Keystone Resort is uniquely situated to bring immediate relief to the housing crisis in our community. By adding additional beds into their already existing housing at Tenderfoot, the County has the opportunity to add 100 beds to the County housing stock at no cost to the County or the community. Opening these beds to employees beyond just Keystone Resort shows that this is truly a community benefit for employees in Summit County. As our partner in the Wintergreen project, I can personally speak to the commitment that Keystone Resort provides its employees with safe and convenient housing.

Please reach out with any questions at kcrangle@gormanusa.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kimball Crangle", is written over a light blue horizontal line.

Kimball Crangle
Colorado Market President