

Maloit Park Questions and Answers

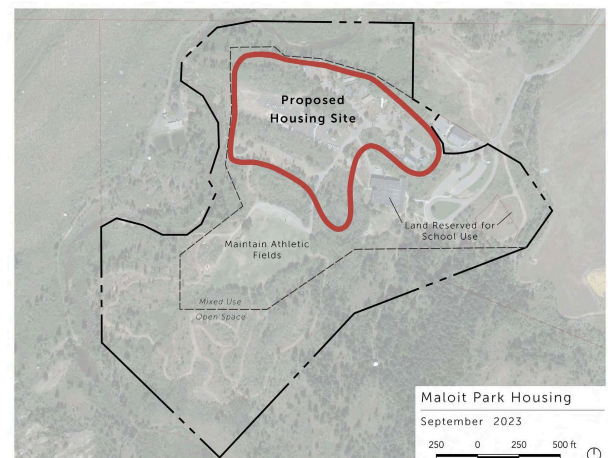
In 2011, the Town of Minturn entered into an annexation agreement with Eagle County School District that created the opportunity to develop 120 additional homes at Maloit Park. At this same time, the town also zoned approximately 45 acres of Maloit Park to allow for this level of development. Infrastructure improvements, including road and utility work, are slated for 2026, with vertical construction slated to begin in 2027. With this development comes concerns, questions, and ideas from the community about Maloit Park and the project. The purpose of this document is to respond to community input.

1. Is ECSD following the recommendations of Colorado Parks and Wildlife?

Wildlife has been a consideration in the planning of Maloit Park since the 2011 zoning. The District owns +/-86 acres at Maloit Park. The zoning approved in 2011 zoned just over 41 acres as Open Space. This open space zoning includes the Cross Creek corridor and largely undisturbed lands south of the ballfield and Vail Ski and Snowboard Academy. This open space zoning was established with consideration given to wildlife and existing habitats, migration corridors, and riparian systems.

During the zoning process, Eagle County School District also agreed to increase setbacks from Cross Creek from 30' to 50'.

The proposed housing project is located on portions of Maloit Park that have already been disturbed by prior development, which minimizes impacts on other undisturbed portions of Maloit Park. ECSD is currently working with Colorado Parks and Wildlife on a wildlife mitigation plan.



2. Will there be public parking by the park?

Yes, Eagle County School District will maintain public parking on one of the development sites. Public parking for park users is currently where the community fund building previously stood. Parcel G, located in the eastern end of the development (see attached concept plan), will have the capacity to provide a small parking lot (+/-20 cars) at the eastern end of Planning Parcel G (see attached concept plan).

3. Is Maloit Park Road adequate for additional development?

Yes, the Maloit Park Road is adequate for providing access to the additional housing development as proposed by Eagle County School District. Our analysis indicates the road has only very minor deviations from typical road design standards. The Town's review of the project has not identified issues with the adequacy of Maloit Park Road.



4. Is there adequate water for the proposed housing?

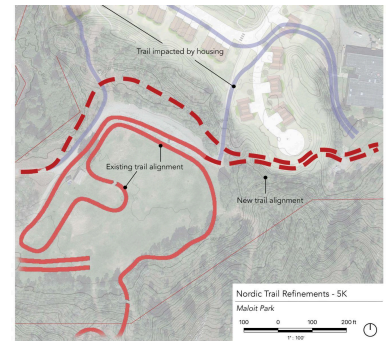
Yes, the Town of Minturn has 120 water taps set aside to serve this project. As a part of improvements made by the project, the District will be installing a new water pumping system tied into the Town's new water tank.

5. Is there adequate sewage infrastructure?

Yes, Eagle River Water & Sanitation District has provided an "ability to serve" letter stating they have the capacity to manage sewage from this development.

6. How will this development impact the Nordic Trail?

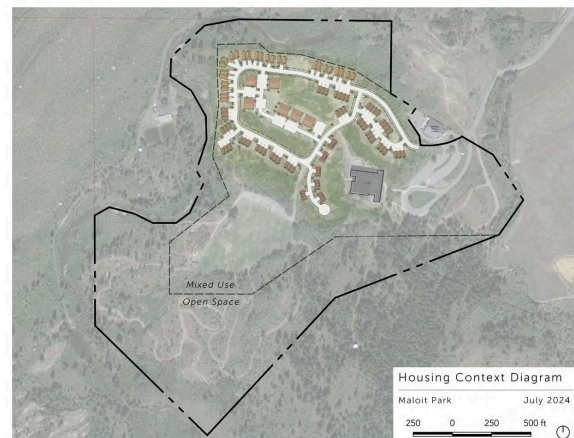
The district has been collaborating with SSCV on the nordic trails. Based on recommendations from SSCV, the District has prepared a new trail plan that includes slight alignment changes to the current trail. While the trail will change, the District's goal is to integrate the nordic trail system with the proposed housing project.



7. Is there enough demand to justify 120 new housing units for ECSD employees?

Yes, the District believes that there will be sufficient demand for 120 new homes in time. There is certainly immediate demand for homes built by Habitat for Humanity for staff to own.

Currently Maloit Park is the District's only viable development site on which to construct a significant housing project. Maloit Park is viewed as a long-term solution to the affordable housing challenge and is one of the last pieces of developable property owned by ECSD. It's anticipated that home construction at Maloit Park will be phased in response to demand, staff needs, and real estate market conditions.



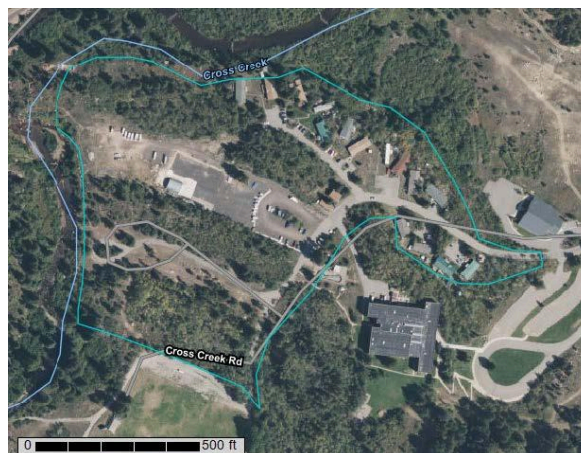
In Phase One of the project the only homes that will be built will be for-purchase through Habitat for Humanity, and they have extremely high demand for these properties. Staff will be surveyed in Fall 2026 to determine the demand for rentals at Maloit Park. Those survey results will inform the number of rentals to build in coming years.

8. Is this project moving too fast?

No. The District has been discussing the development of housing at Maloit Park since 1995 and has been working with the Town of Minturn on housing at Maloit Park since 2011. The application currently under review by the Town was submitted in November of 2023.

9. Does this project take current residents of Maloit Park into consideration?

Yes. The District has worked with current residents through all phases of the planning process and solicited their feedback. Residents recommended a phased approach to development, in essence asking the District to first develop portions of the project that would not impact their homes before doing development that would impact existing homes. This approach allows existing residents to remain in their homes for a longer period of time before being displaced.



Additionally, current residents will have top priority and be given the first opportunity to rent one of the new properties. The district will also compensate current residents for the value of their mobile home if the home cannot be moved.

10. Have eviction notices been issued?

Only one resident will be impacted by Phase I of the project. The district has been in contact with that resident consistently over the past year. No other residents will be impacted until such time Phase II is initiated.

11. Does the district plan to assign land at Maloit Park for “non-district” use?

No, the District’s intention is to develop housing at Maloit Park that will directly benefit District staff and further the goals of the 2020 Eagle County School District Employee Housing Plan. The District does not plan to sell land at Maloit Park to third parties for “non-district development,” as that would not be consistent with our Housing Plan.

12. Is Eagle County School District subsidizing associated infrastructure costs?

Battle North LLC, the adjacent landowner, has development plans that would utilize Maloit Park Road for access. The Town of Minturn has indicated that in the long-term improvements to the road may be necessary, and such improvements would benefit both Battle North LLC and the District. The District has notified Battle North LLC it is willing to discuss how future costs for road improvements can be shared.