



October 21, 2020

Board of Directors
Homestead HOA

Re: Mtn. Hive and Tract J, Edwards

Dear Directors:

I am reaching out to you regarding the revised applications for the Mtn. Hive project located south of Edwards Corner and a new proposal to transfer ownership of Tract J, of the Remonov Center Subdivision to the Homestead HOA.

The Mtn. Hive project has gone through dramatic changes over the last year and we would like to opportunity to meet with each of you individually to run through the plans and programming so that you are fully educated on the project. We have set up a COVID-19 friendly space at the Edwards Commercial Park at 210 Edwards Village Blvd where we can meet with you at your convenience. We think you will be impressed with the revised project and all of the benefits it offers to the Edwards community.

Secondly, the applicant also owns a 0.440 acre parcel of land know as Tract J (Parcel Number 210505411003) (see map below). The tract is located at the bottom of the hill and currently contains a walking trail from the other Homestead open space parcels. It is also adjacent, and to the east, of Tract L. Tract L abuts the Terrace Ridge at the Homestead community. While we understand that the trail currently being used on Tract J can potentially be relocated to Tract L at some point in the future, we believe there is value in allowing this trail to be maintained on Tract J for the benefit of Homestead residents. The Mtn. Hive applicant wants to offer this parcel to the Homestead HOA at no cost so that it can be owned and controlled by the HOA for public access and open space in perpetuity. We'd like to understand if that is something the HOA is interested in acquiring. We see this offer as an additional public benefit, contingent on the approval of the Mtn. Hive PUD, and given the ownership the adjacent parcels, we thought it made sense for Homestead to own this parcel versus another agency like the Eagle Valley Land Trust, Eagle County, or Mountain Recreation.

We look forward to discussing the Mtn. Hive project with you as well as the Tract J opportunity. Please feel free to give me a call (970-376-3318) or send me an email (dominic@mpgvail.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Mauriello'.

Dominic F. Mauriello, AICP
Principal



Tract
L

Edwards
Commercial Park

Tract
J

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