



Vail Stage, Colorado Classic Pro Cycling Tour - [Hours long traffic closures](#) attracted fewer spectators to the race.

VAIL HOMEOWNERS ASSOCIATION

VHA Report Part 1 – Vail’s Racing to Where?

October 14, 2018

Respondents to the Town of Vail’s [2018 Community Survey](#) placed marginal interest in approving new taxes for affordable housing or special events. The Town Council, none the less, adopted an [action plan](#) for the next two to three years which puts on the “to do” list bringing before voters dedicated tax funding proposals for affordable housing and special events.

Since 2007, the Town has been spending liberally on both affordable housing and marketing/special events. Much of the Council’s politics is driven by special interests that have benefited from the largess derived from the Council’s control over millions of dollars in discretionary spending within the Town’s \$23 million annual budget.

During the past decade, [revenues have remained relatively flat](#), for the most part, keeping pace with the rate of inflation. The [drought of the 2017-2018 winter season](#) brought heightened caution to the Town’s budgeting for 2019. The Council is projecting a conservative 2% increase in revenues which lags behind the current rate of inflation. The Town has always maintained a sizable cash reserve because weather dependent tourism is not recession proof.

The push for tax increases to fund public investments in affordable housing and special events is an indication that the Town Council is questioning the sustainability of some of the spending practices of recent years. The seriousness of the situation can be seen in budget cuts to community [summer marketing efforts which, while highly successful](#) ingenerating over 20% increases in sale and lodging taxes, have resulted in stretching many support services to near capacity. Labor force housing cannot keep pace with the degree of economic expansionism that is being promoted by marketing initiatives.

Civic Center: The Council is moving forward with planning to do [another Civic Center Area plan](#) that would be a makeover of the Dobson Arena and the surrounding area. Request for proposals are being distributed through the office of the Town Manager. Likely, one of the plan’s purposes is to define an indoor event space, in addition to the existing

Dodson Arena, for entertainment and meeting venues. This same concept, in varying forms, appears regularly on the public agenda every 5 to 8 years beginning when the community came into being in the late 1960's. It has been consistently found, even after 8 to 10 other serious attempts over the years, to be economically infeasible. Concerns are that the Town would use its eminent domain powers to include neighboring residential properties under an urban renewal authority that has the power to condemn private property on behalf of 3rd party developesr for the purpose of redevelopment, a power that the Town pledged never to use when it created its first and only ad urban renewal authority for Lionshead.

Wildlife Preservation: The demand for affordable housing and backcountry tourism are taking a toll on wildlife habitat. Highly valued natural assets, which are essential to sustaining a recreational economy, are suffering from the pressures of urbanism. State wildlife officials have dubbed Vail's and Eagle County's attempts, over the past decades, to mitigate the urban impact upon wildlife habitat as "dismal failures." Over the last decade, Elk herds have declined by 50%, and other species are under stress. [Wildlife biologists have found](#) that herd decline is due to traditional migration ranges are being severed through increasing human occupation, more so than through the conservation hunting practices overseen by wildlife officials.

In Vail, the public have voiced a strong desire to protect open spaces and bio-diverse wildlife habitat. [Their well-expressed outspokenness](#) is [frustrating efforts to convert open lands to urban development and more intensive outdoor recreational uses](#). [Trade-offs are beginning to emerge](#) that put greater emphasis on preserving open lands with higher biodiversity characteristics than those sites that were set aside to preclude lesser economic purposes.

Such is the situation with efforts to exchange [affordable housing development rights located on a highly sensitive bio-diverse site north of the East Vail I-70 Interchange](#), known for its herd of mountain sheep, with a less sensitive impacted site located west of the Middle Creek affordable housing project near the main Vail I-70 interchange.



The [West Middle Creek open space \(above\)](#), with marginal biodiversity, is a potential trade parcel to transfer affordable housing development rights from a privately owned site, having maximum biodiversity, located north of the East Vail I-70 Interchange (below). The 22 acre site contains a well-established herd of mountain sheep and was to be included in a wildlife migratory corridor established in the early 1970's by the Town of Vail on the Katsos Ranch to mitigate urbanization that was occurring east of the Vail Golf Course. Changes to the open space status of the West Middle Creek site will require voter approval.





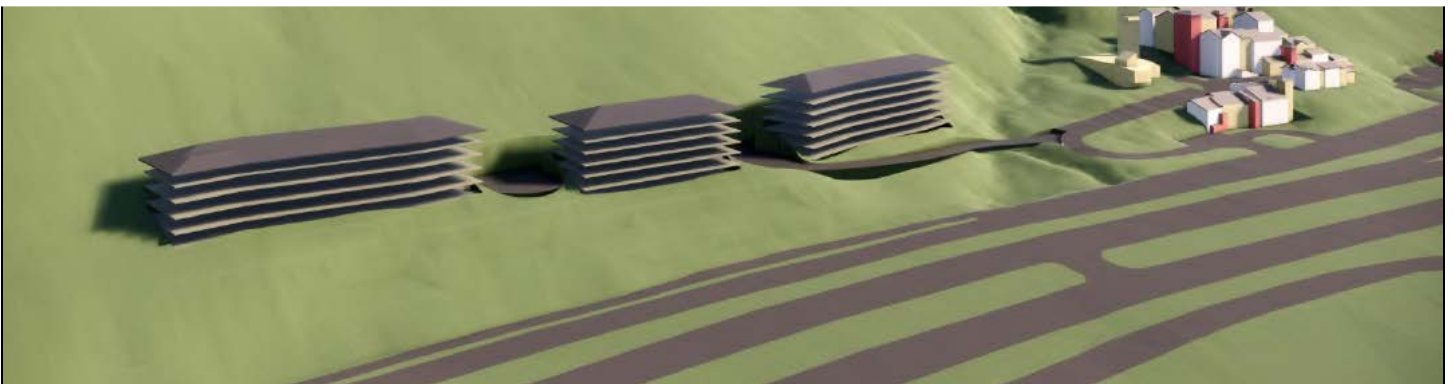
West Middle Creek Site



East Vail Interchange – North Katsos Site



The North Katsos site contains high biodiversity sustaining wildlife migratory range, and a mountain sheep herd. In 2017, the Town hastily increased zoning density on the site to accommodate affordable housing without thoroughly addressing the completeness and objectivity of environmental studies provided by the landowner, Vail Resort, Inc. These studies remain to be independently authenticated and/or completed prior to approval of any development of the site.



Concept proposal for affordable housing on West Middle Creek Site.

[The Town's rewrite of its Open Lands Plan](#) has refueled an ongoing debate that puts the sustainability of Vail's extraordinary natural surroundings as its central focus. The emergence of a younger generation of environmentally conscientious leaders is placing greater reliance upon sustaining the community's natural assets in the consideration of important decisions.

There is concern that the community's infrastructure and service levels are being adversely impacted by overcrowding. The community survey indicates that there is a preference for "managed" solutions to parking shortage. The least favored managed solution is building costly structured parking. The TOV increased bus service with the town netting a drop in demand for parking spaces in its two parking structures. The Town Council has imposed an "overnight parking fee" to

eliminate vehicles being stored long term in the Vail Village and Lionshead parking structures, making more spaces available to the public over the summer months. However, hazardous overflow parking on the Frontage Roads continues unabated.

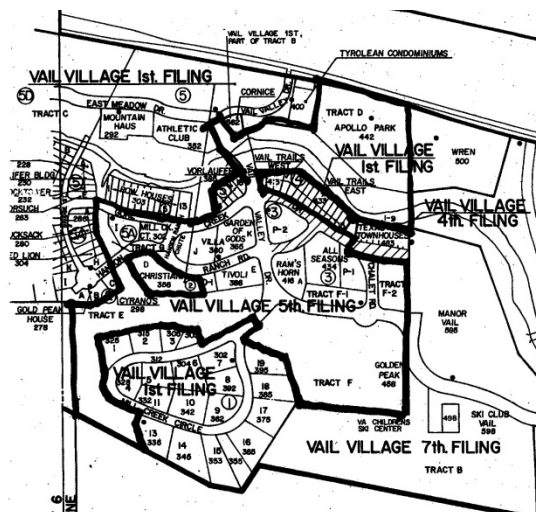
The Homeowners Association continues its position that uses that increase traffic volumes should not be approved, like the expansion of the Golden Peak racing terrain, until enforceable commitments are forthcoming that resolve outstanding urbanization issues, such as parking. These include increasing the availability of public parking and eliminating related public safety hazards resulting from parking on the Frontage Roads.



Behind this wrongly erected fence are two swatches of public accessible open space

Tract E – Developer Seeking to Gain Support from the surrounding 5th Filing neighborhood. Efforts are underway to mollify owners of 75% of the property in the Vail Village 5th Filing subdivision, an area located east of Mill Creek to the western boundary of Manor Vail, bounded on the north by the South Frontage Road, and on the south by Vail Valley Drive to the western Manor Vail boundary. The developer seeks to change a portion of the 5th Filing Open Space Protected land so that encroachments into the open space could be used for a private lodge, contrary to long standing covenants. Such a decision would be precedent setting, with the unintended consequences of opening a rash of attempted encroachments, a process that once begun will, could over time, nibble away at covenant protected open spaces in the Town of Vail. VHA opposes any such changes..

Parking Ordinance Changes: In an attempt to free up additional parking, the Town is taking steps to permit the renting of underutilized private parking spaces required by the Town for the operation of residential and commercial functions within a building. The Homeowners Association



5th Filing Boundaries outlined in thick black

has advocated for an internet based parking reservation system beginning with the redevelopment of the Golden Peak Ski Base in the 1990's. The concept, seemingly simple in concept, belies the complexity of associated management and enforcement issues. As technological advancements take place, the Town should franchise for these services to multiple providers. The first steps should be carefully measured for any unintended consequences that begin to appear.

Short Term Rentals: The Town's recently adopted regulation of [Short Term rentals](#) seems to be having its own unintended consequences.. The implications of the regulations for rental management firms is proving more complicated than anticipated, causing the Town to consider changes for its legislation that is little more than a year old.

VHA [Membership:](#)

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Community Links:

Town of Vail Meeting agendas and materials can be accessed prior to meeting day on the Town of Vail website www.vailgov.com. All town council meetings will be streamed live by High Five Access Media and available for public viewing as the meeting is happening. The meeting videos are also posted to High Five Access Media website the week following meeting day, www.highfivemedia.org.
