



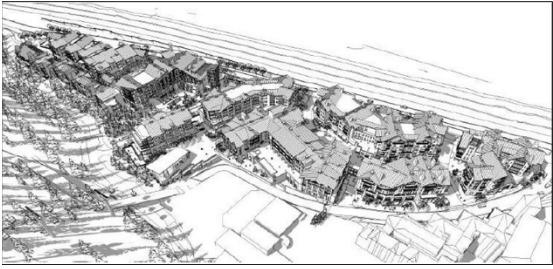
Left to right, top to bottom: Redevelopment Plan for West Vail Commercial Center; Central Vail – Dobson Arena, Evergreen Hotel, Vail Municipal Building site, Middle Creek developments and the recently expanded Vail Health Hospital and outpatient clinic ; Legacy at Vail in Lionshead, a residential/commercial high-rise; West Middle Creek is proposed as a mixed free market ownership with subsidized residential housing; West Timber Ridge subsidize residential housing; Cornerstone, the first in series of changes being considered for Cascade Village.

VHA Report: December 11, 2024

What's Next: Development Projects Underway: Part Two

Vail has the wherewithal to adjust its future growth by adhering to its planning and development principles. These development principles have yielded a half century of success by overcoming obstacles. They are central to its ongoing success as a leading international resort and transformative recreational life-style community.

The following is an overview of commercial and government development projects currently under consideration for implementation as conditions warrant.



West Lionshead Redevelopment: The area located west of the Lionshead commercial center is the service and distribution hub for the resort and the community. It contains the Vail Resorts (VR) maintenance yard, offices, employee parking and the primary sewer treatment plant for the Vail Town Center and East Vail. It is the last remaining large tract of land available for redevelopment in the Town Center.

Over the decades there have been multiple redevelopment proposals for the area, including a convention center. A proposal, announced as part of the bighorn sheep agreement, for the redevelopment of a 5th lift portal onto Vail Mountain is to be pursued. The 5th portal concept was initially adopted in 2017, known then as Ever Vail. The plan included parking, transportation, service and distribution functions within its confines.

The intent was to establish a major transportation terminal and parking structure to accommodate day-skiers. Also intended was the building of a workforce housing complex with support facilities. Financing and development for the project was to be modeled on the commercial town center redevelopment success of central Lionshead. The project was stillborn. It languished for 20 years, failing to attract financial and developer backing.

The missing ingredient in the redevelopment effort was an experienced mountain resort development and real estate marketing company. Shortly after the 2017 plan was announced, VR disbanded its in-house development and real estate divisions. These divisions, since the company's inception, had been an essential ingredient in leading the development of the Vail community and mountain.

The recent settlement of the TOV's acquisition of the bighorn sheep habitat restored the missing ingredient by bring in a highly experience development and real estate developer to fill the void left by the disbandment. It now enables the West Lionshead redevelopment to proceed. To what extent the 2017 plan is to be reconfigured will come to light in the coming months as public hearings on the project proceed.



Central Vail: The central district lies at the geographic center of the Vail community midway between Vail Village, Lionshead, East and West Vail. To date, planning of intended uses and sites indicate movement towards accomplishing long-held aspirations to achieve balanced growth at the heart of the community.

The area is bounded on the west by the Lionshead Transportation center, on the east by the Vail Health Hospital, on the south by Gore Creek and the north, across I-70, the Middle Creek workforce residential housing developments. Within its confines are the TOV municipal complex, Dobson arena, public library, Vail International condominiums and Evergreen Hotel. There are and have been multiple plans to redevelop or newly construct several properties in the area, most notable is the Vail Health Hospital, Dobson Arena, the municipal complex and the Evergreen Hotel. In addition, a major mix of private and publicly owned residential housing is being proposed across I-70 on the West Middle Creek site.



The West Vail Master Plan: The plan was adopted by the Vail Town Council in August 2021. This plan aims to guide the development and growth of West Vail. West Vail is an area west of the Vail Post Office and

Cascade Village to Dowd Junction. The center piece of the plan is the redevelopment of the West Vail commercial center and surrounding neighborhoods. New height and density standards have been set by the six story West Timber Ridge workforce housing project now under construction. The commercial center is to be a mix of residential and commercial uses on a scale similar to West Timber Ridge. Density increases are programmed to occur in many other existing West Vail residential neighborhoods.



Lionshead Redevelopment: The Lionshead Master Plan adopted in the 1990's remains in operation. The first redevelopment in the Lionshead urban renewal district in several years is planned for the Lazier Building. To be named the "Legacy at Vail Square", it is a luxury residential development. It has TOV approval with two live-in residential apartments for on-site workers, an issue with workforce housing advocates. There are fewer buildings, aside from West Lionshead, remaining to be rehabilitated in central Lionshead. The termination deadline for special tax related urban renewal financing of public projects reliant upon the redevelopment of private properties in Lionshead is reaching an end, a potential problem of the TOV if the taxing authority is not allowed to be renewed.



Cascade Village: The Cornerstone development proposal is a mixed-use project located adjacent to the Cascade Village ski lift. The project, it is reported, remains under discussion. It is in the opinion of some that the proposal is a potential springboard to a more intensive development of Cascade Village.

The proposed Cornerstone development is zoned as a Special Development district (SDD), as is much of Cascade Village. The nature of the TOV's Special Development zoning district gives the Town Council wide latitude to negotiate restitution for the impact that the development imposes upon the Town's services and facilities.

There is ongoing interest in the community for acquiring land at the east end of Donovan Park, owned by major Cascade Village development interests. The site, if it were acquired by the TOV, is suitable for some form of community recreation and daycare center. If acquired, there is the opportunity to bridge I70 with a pedestrian bridge connecting Timber Ridge community housing with Donovan Park.

Interconnecting high density workforce housing with a recreation and day care center would be an effective and safe means of knitting together residential neighborhoods that now are segregated on opposite sides of the interstate highway. There may also be design options to include a separate crossing for migrating wildlife.

The Donovan Park/Timber Ridge I70 crossing, whether pedestrian or wildlife, is potentially feasible. It would be a prudent action to set aside open space and right-of-way that can be used for an overpass bridge. The Town's, pre-development engineering is traditionally prepared with shovel ready projects that qualify for State, Federal and institutional funding.

The joining together of residential neighborhoods now separated by Interstate 70 would yield a more unified community. Vail's Lionshead to Sandstone I70 pedestrian bridge is a 50-year success story. This solution can be replicated at other key locations throughout the length of the community. Isolating neighborhoods complicates harmony among peoples and wildlife.

A reader confides, "I'm writing to say that I hope the VHA continues to serve its very important role as a watchdog and advocate. VHA's efforts have been invaluable at keeping folks "honest" and letting local government and officials know that someone is watching. The bigger Vail gets, the more the VHA is needed."

VHA, is funded by voluntary dues pledged annually from condominium associations and individual property owners. Members are primarily the part-time resident property owners from Vail's founding generations. As Vail grows, traditional assumptions of political activism have also become more complicated and costly.

VHA is a member and reader-supported non-profit. Memberships and contributions fuel the VHA reports, *Letters to Vail* and help VHA respond to important issues, expand our reach and ensure transparency and coverage. VHA is thankful for support and participation from the Vail community. We are pledged to remain at the forefront of advocating on behalf of the mutual interests of full and part-time residents and property owners.

vailhomeownersassoc@gmail.com

Post Office Box 238 Vail, Colorado 81658

Telephone: (970) 331-2099 Email: vha@vail.net Website: www.vailhomeowners.com