



All shaded areas (green, yellow and orange) compose Tract E owned by Vail Resorts.

VAIL HOMEOWNERS ASSOCIATION

Preservation of privately owned open spaces.

July 12, 2024

The Town of Vail (TOV) is piloting a plan to eliminate overflow parking during the summer months. The article below is the first indication of a move to control parking on the Frontage Road in concert with VHA recommendations. If this trial is successful, additional parking restrictions may occur piecemeal over time. The Frontage Road restrictions are similar to relocating hotel van drop-off and pick-up functions away from Hanson Ranch Road to the Golden Peak ski base area. Hotel van drop-off/pick-up functions were designed to occur at Golden Peak, but have since been frustrated by mixing public and valet parking drop-off and pick-up in the same location.

There is concern that this could be a tactic to relocate traffic functions onto portions of Tract E under the guise of the 1965 VV 5th Filing covenant, which is counter to the VR/TOV amendment of that covenant in 1971 and inconsistent with TOV zoning to maintain the tract as open space. Tract E is privately owned by VR. The validity of the covenant is being contested by an adjacent property owner. If the challenge is successful the fate, as intended by the 1971 amendment of Tract E as open space, could be compromised. The TOV has yet to place Tract E under permanent open space protection. The TOV has entertained and agreed to conversion of other open space tracts for development purposes.

There are other associated concerns with maintaining public right-of-way access for residential property owners, which could lead to relocating conflicting drop-off/pick-up functions from neighborhoods accessed by Vail Valley Drive.

Meeting Notice:
Vail Homeowners Annual Membership Meetings
1:30 pm-3:00 pm
Vail Public Library – Community Room
July 24, 2024: State of the Vail Community.
July 25, 2024: Wedding Vail Mountain and Town of Vail Master Development Plans.
July 26, 2024: Preservation of Recreational and Native Habitat Open Space.
Prior registration is required
Registration: vailhomeownersassoc@gmail.com
Zoom access available.

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Vail eliminates some overflow frontage road parking during summer

Town rolls out trial no-overflow parking zone between Main Vail Roundabout and Vail Valley Drive on the South Frontage Road

News [NEWS](#) | Jun 6, 2024 alongwell@vaildaily.com

As part of its summer parking operations, the town of Vail is trialing a no-parking zone along one section of the South Frontage Road that is used during high-traffic events when its parking structures fill. Town of Vail/Courtesy Photo

The annual GoPro Mountain Games held in Vail during the first weekend of June is typically one of the town's busiest weekends for parking throughout the summer.

During this year's festivities, residents and guests may notice a few small changes to parking – most significantly, a change in where they can park should the parking structures fill.

This summer, the town will be rolling out a no-parking zone in one of the more congested frontage road areas: on the South Frontage Road between the Main Vail Roundabout and Vail Valley Drive (the stretch outside of the Vail Village Parking structure).

The section – in comparison to sections of the frontage road out toward Ford Park – does not have a sidewalk. That means pedestrians parking outside of the structure are “just running across the road,” said Greg Hall, the town's public works director, at the April 16 Town Council meeting.

The shift is “intended to provide a safer experience for drivers and pedestrians during overflow days as well as a clear shoulder for bike traffic,” according to a town summer parking info sheet.

Council member Reid Phillips remarked in April that it feels “incredibly lucky that we haven't had an accident there” considering the amount of traffic “dumping into that area.”

While Mayor Travis Coggin warned against a “sky is falling narrative” about “wild safety issues,” he agreed that eliminating the frontage road parking in this location would likely increase safety.

“There is a lot that's happening there and I think this just takes one less thing out of there,” Coggin added.

The new no-parking zone eliminates around 75 available spots along the South Frontage Road.

“When both the Vail Village and Lionshead parking structures are full, overflow parking will be allowed on the South Frontage Road as signs indicate. In general, the parking is available east of Vail Valley Drive, west of the Lionshead Parking structure to the area near the Ritz, and in front of the Cascade lift,” said Steph Kashiwa, the town's parking operations manager.

“Additional bus service will be available at the emergency bus stops east of the Ford bus stop when overflow parking is allowed. These stops have been restriped with a waiting area for pedestrians and to allow the bus to pull out of the drive lane,” Kashiwa added.

Parking in the Vail Village and Lionshead structures remains free throughout the summer months. There is a \$35 per night charge for overnight parking in both Vail Village and Lionshead parking structures and a \$15 per night charge for overnight parking in Red Sandstone.

“For those with trailers, RVs, etc., West Vail on the North Frontage Road will be the only option while overflow is not in effect. There is frequent bus service from this area,” Kashiwa said.

Frontage road parking in Vail is allowed via a lease with the Colorado Department of Transportation. Per the lease, the town can only utilize the spaces for 60 days during the year.

Most of these overflow days occur during the winter months, however, a few busy summer weekends lead to the use as well. In 2022, the town utilized this parking for 10 days during the summer. In 2023, the town had [six days of overflow](#), with an average of 210 cars parking on the road those days. This included two days during the 2023 GoPro Mountain Games in June, two days over the Fourth of July weekend and a Saturday in September.

In addition to following the terms of the lease, the town has long tried to reduce the overflow days due to safety concerns. Both reasons were the impetus for the town piloting this no-parking zone from the Main Vail Roundabout and Vail Valley Drive.

The pilot was one of the [recommendations made this](#) spring to the Town Council by its Parking and Mobility Task Force. The remainder of the changes recommended by the task force were around ways to encourage guests and residents to ditch single-occupancy vehicles in favor of alternative modes of transportation, like buses and bikes.

Should the pilot prove successful, the group recommended the town continue the trial into the 2024-25 winter season.

To learn more about the town's summer parking operations, visit [Vail.Gov/Parking](#).
