



Does the Town of Vail Land Use Map reflect the past, present and future aspirations of the Vail Community?

Letters to Vail

VAIL HOMEOWNERS ASSOCIATION

Resource Management

Community Assets: (revised)

December 12, 2023

Management of community assets, which was the topic of discussion at VHA's Annual Membership meeting in July, formed the basis for a series of VHA Letters appearing in conjunction with a Vail Town Council election. The VHA [Letters to Vail](#) series is intended to assist in shaping VHA's agenda within the boundaries laid out in the TOV's adoption of the Destination Stewardship Roadmap.

In the upcoming legislative session the State of Colorado is to adopting a rule that defines residential property which is rented for less than 30 consecutive days for 90 days of the year as commercial property. This could have substantive tax and fee implications for resort residential property owners. [The proposal follows a failed attempt in the last session to remove protections that prohibit the addition of accessory dwelling units on Single-Family and Duplex zoned properties.](#)

Both legislative initiatives are aimed at lowering the price and increasing the supply of lower- and middle-income residential housing. [Other related activity are occurring in related court proceedings seeking to prevent government from practicing preferential intrusion in the occupancy of residential dwellings.](#) Debate about removing certain rights of self-determination from local government is part of the discussion.

On the local level governmental codes are being studied to regulate short- and long-term occupancy including defining the qualifications of its occupants. The Vail community is preparing to defend its land use and zoning practices against attempts of adverse intrusion by the State. Home Rule communities such as Vail should be left to define their own path to deal with social and tourism issues.

West Vail contains areas where increases in workforce housing and essential services can occur. Housing Policy changes need to be given higher degree of consideration. They may include providing inclusive residential housing that has family, child and elder facilities available on-site. [There is no reason why employee housing should not be located throughout the community, on top of schools, grocery stores, hotels, etc.](#) Competitive

grocery stores and the availability of essential subsistence services should be easily accessible throughout the community.

West Vail and Donovan Park: Expanding the residential population of West Vail will require the expansion of amenities to support new populations. Donovan Park meadow lands remain a controversial target for workforce housing or a base area for Vail Mountain. Expanding recreational and day care facilities on the eastern portion of the lower bench of the park is possible and will require assistance from Cascade Village. Discussion continues for TOV or other appropriate parties to acquire the former CMC building in Cascade Village and its supporting parking structure as a cultural center.

Central Vail: A master plan for Central Vail has become necessary to define compatible linkages among institutional, commercial and residential uses on both sides of Interstate 70. Heightened consideration should be given to improving essential public and private services in the heart of the community. Hardening the community's emergency support system requires a soup to nuts list of improvements necessary to sustain the operation of the community when under duress.

HUB Sites: The TOV has initiated design studies for the [renovation and restoration of Dobson Arena](#) as an event center. Modification of the arena's expansive roof is a complicating factor. Taxation and urban renewal related financing are required. Planning of access and circulation routes to serve future development should be reconciled with demand for public transit and private conveyances.

EverVail: TOV master planning control of Ever Vail remains in place, and the original plan can be modified to account for changing conditions and priorities. The master plan contains provisions for essential workforce housing and community services. The project remains dormant due to the lack of interest by Vail Resorts, the land owner, to pursue redevelopment.

Community Relations: [When cooperation occurs between the TOV and VHA the community has benefited.](#) For example, the implementation of a long-standing desire for an electric delivery cart system to service Vail Village and Lionshead is being accomplished. This occurred after the completion of decades of private redevelopment improvements throughout the community advocated by VHA.

VHA strives to provide clear and concise discussions of matters affecting the Vail community in the belief that an informed citizenry will be an engaged citizenry. Our intent is to promote more citizen involvement and community discussions of issues facing the Town. If these are issues that concerns you, please make your views known to candidates and [town officials](#). By joining with VHA, as a member, paid-subscriber or reader, you can add your voice to sustain what is good about our community and to shine a spotlight on important issues. See back editions of VHA communications on the Association's website.

To receive VHA letters and reports as a Reader, Paid-Subscriber or Member.

Contact:

vailhomeownersassoc@gmail.com

Post Office Box 238 Vail, Colorado 81658

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

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