



**Booth Heights  
Open Space**

Why is open space being pitted against residential housing? Their success is interdependent.

# *Letters to Vail*

**VAIL HOMEOWNERS ASSOCIATION**

**Resource Management  
Residential Housing and Open Space Preservation:  
December 9, 2023**

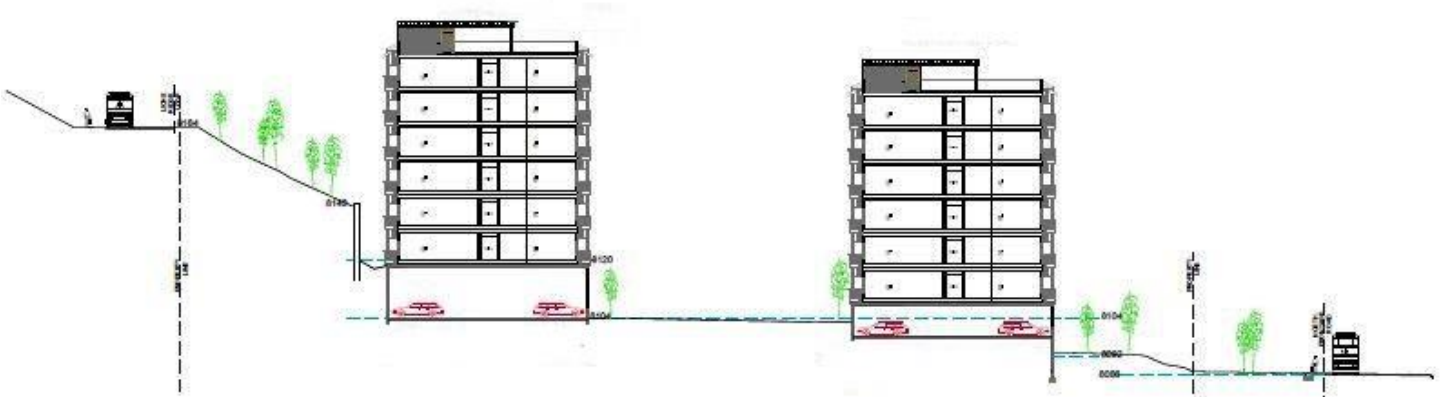
In general, the Vail community supports preserving the environment, wildlife and pioneering heritage. Local work-force housing is being pitted against the preservation of public and private open spaces seemingly in an attempt to break this community bond. A 'housing at any cost' attitude appears to care nothing about the preservation of wildlife habitat or public recreational use. Leveraging important issues against each other is pointless; successful resolution of each is dependent upon the other.

Work to complete the designation of Vail's environmentally sensitive and recreational open space lands as permanently preserved is unfinished. There remains the need to give protected status to the Donovan Park meadow lands, the North Trail wildlife preserve including privately owned covenant protected wildlife and recreational open space tracts, not to mention the effort to place a permanent conservation easement on the East Vail bighorn sheep habitat, (Booth Heights).

In resort communities debates surrounding open space preservation, residential, work-force and tourism housing are illustrative of the broader social and environmental conflict that pervades climatological change. The evolving

nature of work and work place are in flux. These are important issues, which if left as open wounds will fester and debilitate. Vail stands to lose resources if it does not address both issues on equal terms.

VHA has voiced opposition to a proposed zoning change that remove zoning controls and would potentially allow construction of residential and workforce housing high-rises throughout the community, irrespective of compatibility with the neighborhood. High-rise human warehouses that isolate their occupants from the community are not the answer.



**Proposed Timber Ridge Workforce High-rises (above). Residences at Main Vail Workforce High-rise (below).**



Work-force housing, as it comes available, should be rented to workers who are employed in the Town or on Vail Mountain. Housing subsidy should be available solely to those who actually work in Vail. A ‘Vail First’ position is the only way the TOV can solve its housing problem. Once Vail’s housing problem is solved, the TOV, Eagle County and its communities can negotiate a more equitable formula for cost sharing in the development of additional resident housing.

For quicker results, a dynamic marketing approach motivating owners of residential units to rent to locals, could yield the most immediate, direct, and least disruptive results. Ongoing redevelopment of properties, that conform

to the long-standing intent of Vail land use and zoning regulation, could continue to add more units of residential housing to be occupied by those living and working in Vail.

Integrating housing throughout all neighborhoods keeps workers and residents invested in the community. Living and working in Vail could lessen the need for parking and reduce the cost and time spent commuting between home and work. There is no need for local housing to be out-of-character with established neighborhoods.

\*\*\*\*\*

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](mailto:vailhomeownersassoc@gmail.com)

Post Office Box 238 Vail, Colorado 81658

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

Copyright: 2023