



**Project under construction on West Forest Road near Gore Creek located upstream of the community's nearby waste water treatment plant.**

# *Letters to Vail*

**V a i l   H o m e o w n e r s   A s s o c i a t i o n**

**VHA Report:**

**Are New Developments Courting Dangers?**

**August 25, 2025**

## **Excavation on West Forest Road**

**Caution Urged:** What are the potential geologic hazards and risks when extensive hillside excavation takes place in close proximity to Gore Creek? The excavation on West Forest Road cuts into the foot of a steep slope. The excavation is for a project being built near the Waste Water Treatment Plant and not far from the proposed West Lionshead redevelopment. Of note, years ago a land collapse occurred during an aggressive hillside excavation for the construction of a residence on similar geologic terrain within a mile of the West Forest Road excavation. Questions:

- Could the diversion of surface runoff and groundwater compromise soil stability in the vicinity of this development?
- Are onsite and offsite precautions being taken to mitigate triggering a man-made hazard?
- Are there implications for neighboring properties?
- When, and to what extent, were hillside development regulations amended or interpreted to allow practices which were previously discouraged?



## **Apollo Park Redevelopment: Neighborhood Concerns.**



**Aerial rendering of proposed Apollo Park redevelopment looking southwest toward townhomes located on East Gore Creek Drive.**



**View of proposed Apollo Park project from the south bank of Gore Creek**

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### **Property owner letter to VHA:**

August 24, 2025

The Willards' and Concerned Neighbors at Vail Mountain View Residences (VMVR) on Gore Creek.

PO Box 2623

Vail, CO 81658

Dear Vail Neighbor: [.pdf Version of PEC application](#)

**We are writing to alert you to an upcoming zoning matter of concern in our area in Vail.** The Apollo Park redevelopment plan proposes a massive urban, big-box approach with two large buildings, which make a mockery of existing zoning laws. The two structures, each six generous stories high, would cover almost

every buildable inch of the 1.3-acre parcel, and requires a setback variance.

**The developer's plan will likely be considered by the Vail Planning and Environmental Commission (PEC) in September.** If the proposal is approved as discussed thus far, it could have a significant negative impact on the property values and overall experience of its neighbors, as well as diminish the Gore Creek pathway experience for Vail residents & visitors with its imposing walls and mass looming over neighbors, the Frontage Rd., and the green stream side path to the Parks District.

Our main concerns are the Apollo Park application seeks to:

- **Increase the HEIGHT from 40 feet to 66 feet** for the replacement Apollo Park building on Gore Creek. Significantly higher than the 48 foot limit in the Vail Zoning Code, it will tower over Gore Creek & the neighboring buildings. There was also mention of a grade increase. Vail Mountain View Residences was built to Code at a height of 48' with Code prescribed 20' setbacks to enable landscaping.
- **Build a second building called Lunar Vail North along the Frontage Road to a height of 78'.** The new building will exceed the 48' zoning limit by 63% and be 8' taller than the Altus Building next door.
- **Increase the GRFA (GROSS RESIDENTIAL FLOOR AREA or square footage) from 29,000 to 113,000.** Zoning Code allows 40,000. The Apollo Park proposal is seeking a variance that is 183% above the allowed GRFA.
- **Increase the NUMBER OF UNITS allowed on the site to 73 compared to 31 allowed under the current Zoning Code.** This represents a unit count that is 135% higher than allowed. The current 40 units are a blend of fractional and condominium ownership.
- **Place two levels of Parking Garage above grade which creates an unattractive façade** on the building at the street and sides.
- **Include very inadequate landscaping.** The buildings are overdeveloped to such an extent that there is not suitable open space nor adequate sun orientation to support greenery nor the landscaping requirements of the Zoning Code. In one area on Apollo Park's west end the setback requested drops from the code required 20' to 1'.

**The best way to impact the current plan proposed by developer, Ron Byrne & Associates, is to have strong community presence at the upcoming Vail PEC meeting to oppose the excesses and suggest improvements.**

We've been told that the Apollo Park Redevelopment Proposal will be addressed at the 9/8 Vail PEC meeting at 1:00PM in the conference room at the Town of Vail Building at 75 South Frontage Road Vail, CO 81657. The details of the 9/8 meeting should be confirmed when the meeting agenda and materials are shared online a couple of days prior to the meeting date. It's very easy to attend these meetings & comment during the meeting, either in person or via Zoom call, but pre-registration is required to participate via Zoom. [Link to the PEC website.](#)

**If you are willing to participate in the meeting and you send me an email, I will send you updates related to the meeting and new developments.** An effective way to register your opposition with Vail PEC is to send a letter in advance of the meeting explaining your concerns and requesting that they reject the proposal and also participating in the citizen comment section of the meeting.

**If you would like me to have a call with your neighbors or your Condo Association Board, please reach out to me.**

Sincerely yours,

Howard Willard and Your Concerned Neighbors at VMVR Mobile#: 804-310-0427

Email: [hawillard@aol.com](mailto:hawillard@aol.com)

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VHA [invites letters of interest](#) to assist in its membership and reader development efforts.

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VHA is a member and reader-supported non-profit funded by voluntary annual dues and contributions of its paid subscribers and readers. Many members are part-time resident property owners from Vail's founding generation, their children, and succeeding generations of first-time owners who have discovered the intangible qualities that Vail brings to their lives. As Vail grows, traditional assumptions of political activism have become more complicated and costly.

Memberships and contributions fuel the VHA Reports, Letters to Vail, and help VHA respond to important issues, expand its reach, and ensure transparency. VHA is thankful for the support and participation of the Vail community. We pledge to remain at the forefront of advocating for the mutual interests of full and part-time residents and property owners.

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