



**West Timber Ridge - The first of seven residential apartment buildings under construction in West Vail.**

# *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: draft 072625900a**

**2025 VHA Annual Membership Meeting**

**1-3 pm, Wednesday, July 30, 2025**

**Vail Public Library – Community Room**

**Whitepaper Report – Vail Looking Forward**

**Residential Market Conditions and Strategic Concerns**

**July 30, 2025**

[Real estate and construction markets are softening](#) in some categories of residential property in Eagle County and other Colorado mountain communities. To offset misgivings, Vail property owners, need assurance that steps are being taken by authorities to make adjustments that respond to market conditions. Momentum is hindered by attempts to replicate or repeat past practices and strategies. There are those asking if Vail intends to grow itself to death.

There are several policy changes needing adjustment. Prioritization is advised. A dose of realism is required. What are the actions that will have the most favorable outcomes for the Vail resort and community well into the future?



**West Middle Creek Subsidized Housing under construction.**

**Residential Housing:** A TOV unpublished housing occupancy study was recently completed. According to TOV sources, the study found that 75% of workers who have resort jobs in Vail live in the Town’s subsidized housing. The TOV financing of the West Timber Ridge and West Middle Creek residential housing projects may have attained the Town’s long sought goal of providing a sufficient amount of subsidized housing for those employed as resort workers within the Town and on the mountain. Much of the subsidized housing is for transient resort workers. Transient workers typically remain in the community for less than two years. Many Vail workers it is said prefer living down Valley or in nearby communities. Their preference opens the opportunity to allocate subsidized units in Vail for essential shift workers and assisted living accommodations for retired Vail workers.

There are major development projects waiting in the wings. The Evergreen Hotel, West Lionshead, Cascade Village, and the West Vail commercial center. West Timber Ridge and West Middle Creek subsidized housing projects are under construction.

- Modifications to the approved plans for the redevelopment of the Evergreen Hotel are under ongoing consideration by the Town of Vail
- The concept for West Lionshead may be more modest than conceived in earlier plans. It is an important location for a transportation and maintenance hub to assist in the distribution of workers, recreationalist and supplies throughout Vail Mountain. A thousand or more public parking spaces will not be included. Instead, access via bus transit will be emphasized. It may be wishful thinking on the part of planners that people can be coaxed from their private cars onto public buses. It remains to be seen whether the company’s local operational offices will be included. It should not be expected that the additional hub at

West Lionshead will significantly reduce congestion at Golden Peak and Vail Village. A start date for the development of West Lionshead has yet to be announced.

- Proposed developments at Cascade Village have not resolved truck delivery and drop-off/pick-up traffic congestion issues that affect current residential owners. Efforts to require an enclosed loading and delivery terminal within the core area of the Cascade complex could relieve the congestion. Replacement of abandoned community cultural, educational and athletic amenities is a topic of concern that has not yet been favorably resolved. A solution is possible on a site at Donovan Park.
- Critics believe a proposed large residential housing block in the West Vail Commercial Center is not compatible with the West Vail master plan. The developer is proposing to replace the Vail Das Schone (Ace Hardware) building with a six story modular housing residential block.



**The redevelopment of Dobson Arena is an example of steps taken to restore and expand amenities.**

There is a lengthening list of unfunded must-do projects related to keeping pace with population growth. A possible theme in the upcoming Town Council election is the enactment of legislation to create the City and County of Vail. Proponents believe Eagle County does not return a fair share of tax revenues generated in Vail to Vail.

Embedded in community lore is the view, once lost, Vail cannot recapture success through taxation or excessive debt. Once lost, success is difficult and expensive to regain. As an antidote the TOV is to maintain a conservative approach to the management of public finances. Financial resources are to be retained sufficient to operate the community during no snow episodes or other catastrophic events, like a succession of seasonal shutdowns caused by wildfire, as happened in California at the North Star Ski resort.

The Vail community finds itself facing the challenge of financing improvements to replace and enhance aging infrastructure. Amenities and services perpetuate Vail’s economic and social vitality. An estimated one billion dollars was spent on a comprehensive makeover of Vail Village and Lionshead in the 2000s. The breadth of today’s needed infusion of funding could also exceed a billion or more dollars.

In recent years, millions of investment dollars have been channeled in to housing the resort workforce. The Vail Town Council recently issued \$300 million in municipal bonds to finance the large work force housing projects at West Middle Creek in Vail and Timber Ridge in West Vail. There remains \$200 million unspent, before the TOV is required to obtain voter approval for more bonding. Financing costs increase as the TOV approaches bonding limits. Some believe it has already reached the limit.



**Increase in Lift Ticket Tax under consideration.**

There are calls to increase the tax on Lift Tickets sales. Accounting for lift ticket sales is complicated. Cell phone tracking technology has made it less so. The money necessary to expand the Vail Village TRC and other transit hubs may warrant an increase in the lift ticket tax.

The purpose of the lift ticket tax is to fund public transportation in Vail. Over the next decade Eagle County’s (CORE) mass transit service schedules will be 30 minutes service. The schedule aligns with resort commuters and workers. The TOV is evolving bus ridership service within the Town to match the needs of commuting workers, residents and visitors.

The design for the redevelopment of transit hubs at Vail Village and West Lionshead is underway. The 50 year old Vail Village bus terminal and parking structure (TRC) is being repurposed to become the central mass transit terminal for Vail. At the same time, planning is underway for the development of West Lionshead that may include a major transit hub serving the needs of the on-mountain resort workers and commuters. There are those advocating that revenues from the Lift Ticket Tax could be used for these projects.

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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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