



A conceptual rendering of the proposed Concert Hall Plaza redevelopment in Lionshead. Two projects that could dramatically change the look of Lionshead were discussed at a Vail Planning and Environmental Commission meeting on Monday, August 25<sup>th</sup> and are expected to return to the commission on Sept. 8.

# 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:  
2025 Development Rush in Process  
September 3, 2025



The existing Concert Hall Plaza Building is compatible with its neighbor the Landmark Condominiums.

Recently, it feels like VHA is focused on the small issue, or effect, rather than the important ones - the cause. Two new major redevelopments in Lionshead were featured in a [recent Vail Daily article](#). The apparent disregard for existing zoning and regulations is very concerning. Every developer who comes in looks at what the last guy received relating to deviations and variances to zoning regs, and then asks for greater variances. Developers seek Special Development Districts, sometimes in an effort to circumvent Master Plans and zoning, and then submit proposals that stretch the limits still farther. [See PEC Agenda August 25, 2025](#)

The PEC, DRB, and Council should be asked to go back to basics, to understand why zoning regs were established, and, with every new submission, to go back to the beginning and not just start where the last developer’s variances left off. The clause requiring compatibility with the surrounding neighborhood has been obscured or forgotten in recent years; at one time, neighborhood compatibility was at the forefront of zoning and development guidelines. Given the scope and consequences of recent proposals and approvals it is time for it to be reinstated.

It's not just in Vail; the Edwards area may soon suffer from massive development where numerous variances were approved. The County has accepted many variances to “make it easier on developers” because they were “adequate”. The TOV doesn’t need to “make it easier on developers”, and “adequate” should never be acceptable. The TOV doesn’t need to set up roadblocks or become adversarial to developers, but it needs to preserve the integrity of the existing community. The Town is in need of better development, not more development. There are very few developable sites, and some existing buildings can be redeveloped, but the existing neighborhoods and open spaces must be protected.

VHA tends to generally be reactive. Zoning, design review, and regulation are areas where VHA can be proactive. It doesn’t directly alienate anyone- except developers who become overly aggressive and want to exploit a weakened system. And it could help maintain some integrity for the community.



**Location of the proposed Lionshead Circle Residences. The proposed building has compatibility issues with its neighbors.**



The highest point of neighboring Vantage Point Condominiums can be seen in the above illustration. Sunlight, mountain views, and other attributes will no longer be available from most floors of Vantage Point. A similar effect upon the Landmark Condominium building will occur if the redevelopment of the Concert Hall Plaza Building proceeds as proposed. The effects could become a determining factor in the value of those properties.



**Site and design of proposed Lionshead Circle Residences**



A public hearing by the Vail Planning and Environmental Commission (PEC) for these and other large projects will be held on September 8<sup>th</sup>. The projects are reported to be included on the agenda: Apollo Park (Vail Mountain View Residences), Lionshead Circle Residences and Redevelopment of Concert Hall Plaza.

[PEC Agenda is available online.](#) Letters to the Vail PEC about the development project should be sent prior to the meeting to [cdev@vail.gov](mailto:cdev@vail.gov). [Register to attend the PEC meeting by Zoom.](#)

Effectuated property owners are urged to express their concerns by attending the PEC meeting and [sending letters of concern to the Town of Vail Town Council.](#)

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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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