



One Proposal for a New Town Center – Civic Hub Plan

VAIL HOMEOWNERS ASSOCIATION

VHA Background Report

Is Another Renaissance In the Offing?

November 18, 2022

With a number of projects beginning to move forward, could a second Renaissance be in Vail's future? And, if it is, are the right questions being asked? In this report, VHA explores the reasons why a boom in development might be around the corner and the implications for the TOV if it is.

Ordinarily, in times of economic downturn, major redevelopment would not be expected. But there is good reason to believe that conventional thought might not be the case for Vail at this time. For one, there is a limited amount of land. The Town is virtually built out but demand has not materially lessened. And the Vail brand remains attractive. Second, there are signs that inflation might be slowing and investors are chomping at the bit to dive back into an economic recovery. For Vail that could mean significant capital could be looking for a home in Vail. Third, there is a significant backlog of developable projects waiting in the wings. Some are already teeing up to get started. Others, particularly some of the TOV projects, are underway. And, finally, the TOV is completing a sustainability study which many think will clear the way for more growth.

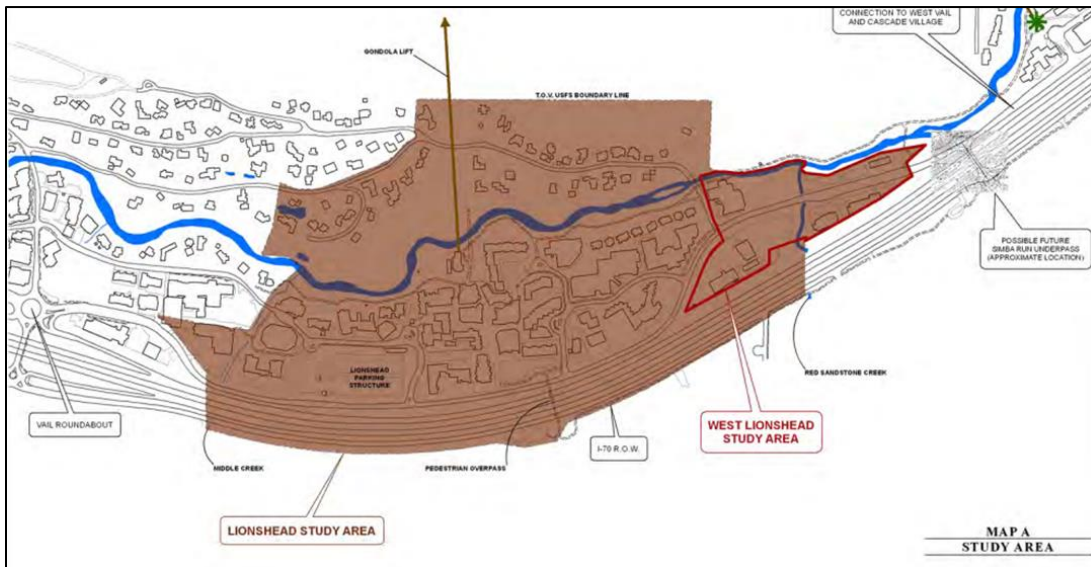
In terms of the right questions, there is an emerging consensus that Vail, the community, is separate from Vail the resort. While the two will be forever linked, recent events are making it clear that the TOV has to look after the community's interest and that interest may not necessarily coincide with VR's interest. As VR has moved to an increasing bottom line focus, the economic success of VR can create problems for the Vail community. And while VR has tried to position itself as an environmental protector—something that would be closely aligned with

the goals of the Vail community—its stewardship of the environment has come into question. That has created conflict with the TOV which, consistent with community values, has a strong commitment to proper environment stewardship,

With these thoughts in mind, here is an overview of what lies ahead.

The Town Center:

Main Vail is comprised of Vail Village and Lionshead town centers, both were originally planned and developed during the 1960s and 70s. In the 1980's, a decision was made that both areas were in need of a substantial makeover. Master plans were prepared and zoning densities increased for [Vail Village](#) and [Lionshead](#). The master plans and zoning changes anticipated that both areas would continue to be a mix of residential and resort tourism use. Construction began in the 1990's. Since then, it is estimated that the redevelopment of Vail Village is 50% complete while Lionshead is less than 30%.

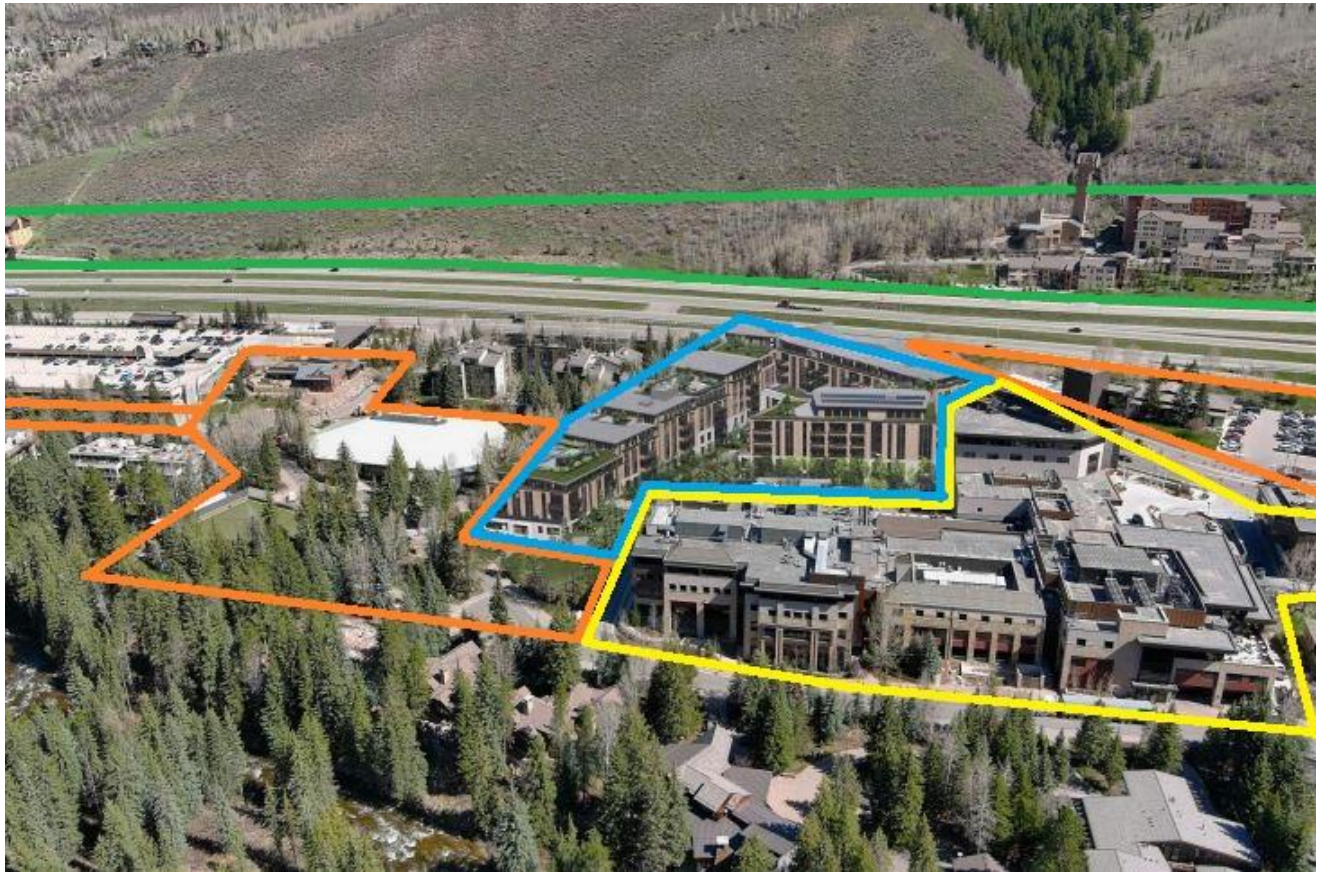


The highlighted areas are the boundaries of the 1995 amended 2017 Lionshead Development Master Plan in an area south of I-70 that stretches from the Evergreen Hotel on the east to the Simba Run Underpass west of Lionshead.

Capital investment events are taking place that require refinements of Vail's master plans. The amending of the master plans needs to take into account maintaining the historical character of the Vail Town Centers. More detail information is required to integrate traffic and transportation systems into new developments. Demographic and commercial factors are in need of consideration.

HUB Site Master Plan: Within Main Vail, midway between Vail Village and Lionshead, is the civic hub that was planned in the 1970s to be the location of strategic community services and amenities. With 90% completion of the redevelopment of the Vail Health campus, 70% of the civic hub area remains to be redeveloped. [The plan for the redevelopment of Evergreen Hotel site is under consideration by the TOV.](#) The [Civic HUB concept Plan](#) is a refinement of the Hub Site Master Plan. The Civic Hub Plan included a concept design for a Cultural Arts and Conference Center.

The current 1970's hotel is within the Lionshead Redevelopment Master Plan (LHMP) as are portions of the TOV HUB site plan. Both proposals are subject to the LHMP design guidelines; the subjective and indiscriminate compliance with the TOV guidelines are a concern of neighboring residential owners.



**TOV Civic Hub (orange); proposed Evergreen Hotel (blue); Vail Health medical center(yellow);
Middle Creek Open Space/Workforce Housing (Green)**

Vail Village alpine architectural antecedents are to be applied to buildings within the LHMP area which include steeply pitched roofs, significant offsetting and modifying the uniform appearance of lengthy sections of building facades. The “Mountain Modern” architectural style being considered for the HUB and Evergreen building is not consistent with the historical alpine references of Vail Village as prescribed in the LHMP nor are these buildings eligible for the latitude granted to Vail Health to comply with overriding essential medical service.



Design concept for TOV Civic Hub sites that include the Lionshead Parking Structure, Dobson Arena, Vail Public Library and the Town of Vail municipal complex.

The neighborhood has concerns about the hazardous conditions on West Meadow Drive from the unregulated mixing of passenger cars and trucks traffic with expanding bus, pedestrian foot and evolving forms of wheeled transport. Vail Health passenger car and truck traffic has been diminished but only to be replaced by the other forms of street traffic generated by increased occupancy of tourism facilities in Vail Village and Lionshead. Vail Health's Meadow Drive traffic was reduced through extensive improvements to the South Frontage Road. Similar traffic calming improvements are required for West Meadow Drive. The TOV has the ability to impose impact fees for development related expenses. These amounts are outdated and in need of adjustment.

Donovan and Ford Park Master Plans: There are competing of community factions that support a variety of community amenities. After years of debate, there is gridlock in decision making. The amenities include conference, banquet and entertainment venues. There are recreational needs to be addressed e.g., a second sheet of ice, enclosed ball courts and an aquatics therapy center. Currently, they are being eyed for the HUB site or Ford Park.



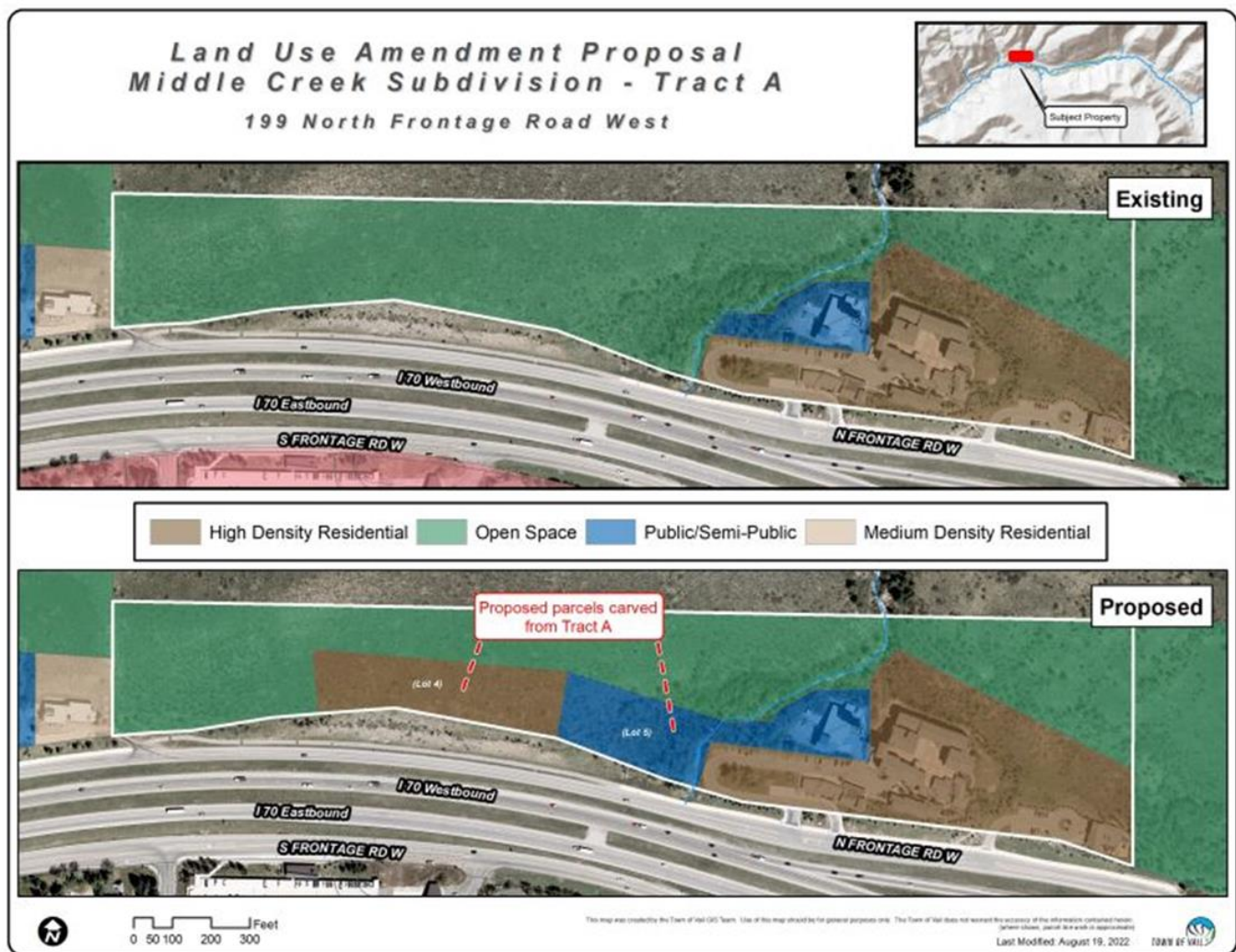
Donovan Park Master Plan intended the lower bench to be developed for community uses and the remainder of the site to remain as protected native landscape areas similar to the same intentions for Ford Park.

Population estimates indicate additional recreation amenities are needed in West Vail. These amenities can be located on the lower bench of Donovan Park. The recreation facilities are to be accessible from the park's existing public parking area. On the Park's eastern edge, there is private lands which can be combined with private property to become a location for athletic activities.

Care must be taken that these facilities are compatible with current neighborhood demographics and care taken to preserve the site's native landscape. Acquisition of private land for the purposes described should be taken up with the property owners. If the recreation center project and other similarly situated projects are pursued then the park's meadow lands should become Designated Open Space (DOS). The DOS designation places the meadow land in a special category; any change of use within DOS lands is to be approved by Vail's registered voters.

Middle Creek Open Space Parcel Rezoning: North of civic hub, on the opposite side of Interstate 70, is the Middle Creek open space site. Half of the land has been transformed into sites for residential workforce housing. The housing was conceived of as supporting the redevelopment of Vail Village and Lionshead. Sixty percent of the area set aside for housing is developed.

RETT Effect on Middle Creek: The TOV acquired the Middle Creek Site from Vail Associates (Vail Resorts). The land was formerly known as the Mountain Bell site. It was purchased using funds from taxes gathered under the legislation establishing the Real Estate Transfer Tax (RETT). If the collectability of the tax is to remain secure, the TOV is obligated to replace the open space areas rezoned for development with a proportional amount of additional designated open space elsewhere in the community.



When first acquired, the parcel was open space with the exception of a microwave communication center (smaller blue). Subsequent rezoning of portions of the Middle Creek open space changed to allow for housing and other uses (brown and larger blue).



Residences at Main Vail is under construction on the rezoned eastern portion of the Middle Creek open space parcel. The building is a prototype of a design intended to be repeated in locations along the length of the North Frontage Road from Main Vail through West Vail. The building's size is being contemplated for several new residential buildings to be constructed on the rezoned western third of the Middle Creek open space parcel and further west along the North Frontage Road on the western half of Timber Ridge parcel in West Vail.

EverVail Town Center: The EverVail town center was included in a 2017 amendment to the Lionshead redevelopment master plan. EverVail is to include workforce and tourism housing, including other essential transportation, commercial services and amenities to infill those function that were found lacking in the redevelopment master plans for Main Vail. The EverVail plan remains dormant with only 5% completed.

Soon after the 2017 EverVail master plan was adopted, Vail Resorts disbanded its development division, leaving the future of the project in limbo. The absence of Vail Resorts development division or a similar internationally recognized private investment authority is complicating the coordination, prioritization and placement of investment capital.

Recent reports indicate that there may be a desire to modify the plan so that it is responsive to evolving economic and technological conditions. However, should changes be considered, the need remains for the plan to include

essential services to assist in maintaining the Vail Town Center and Vail Mountain under normal and calamitous operational conditions.



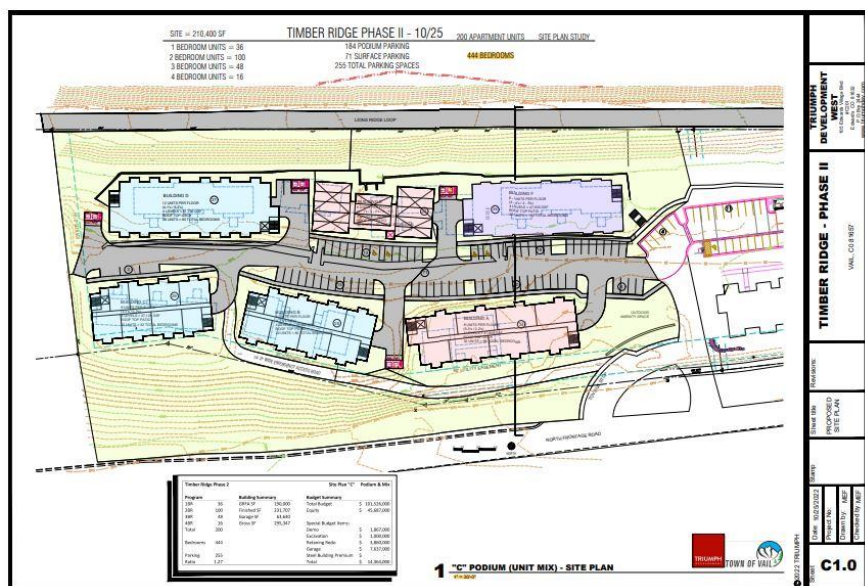
The EverVail Town Center went dormant after Vail Resort, the owner of the site, made the decision to no longer engage in development. The site was master planned to infill essential transportation and lifestyle services, including a neighborhood for workforce housing (red).

West Vail Shopping Center Area: Master planning and rezoning of West Vail is in process. One of the scenarios for the redevelopment would transform the existing commercial shopping center into an auto accessible residential and commercial Town Center rivaling portions of Main Vail. Ten percent of the commercial center has been redeveloped. Multi-family neighborhoods adjacent to the center are to be zoned for higher densities. A substantial percentage of the planned redevelopment is to be allocated for workforce housing.

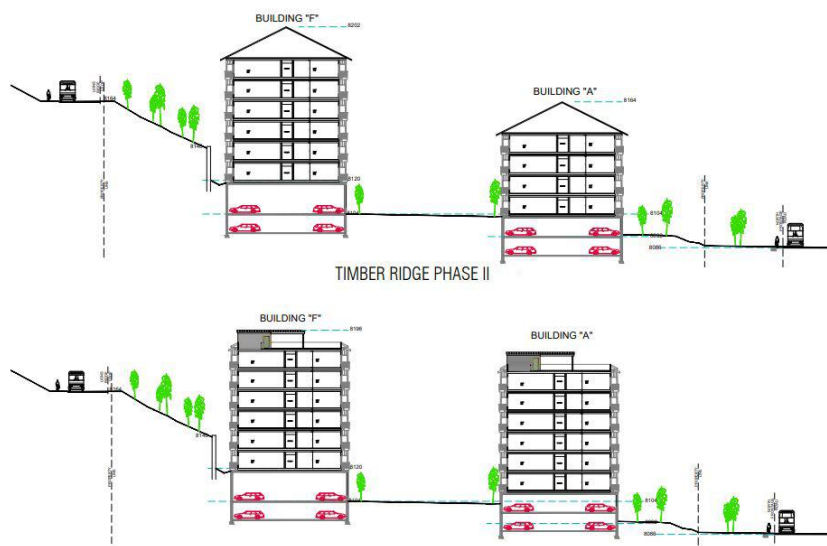


Master planned concept for West Vail shopping center. The area is intended to be transformed into a mixed use residential and commercial Town center similar in design concept to Vail Village and Lionshead. A substantial amount of workforce residential housing is to be included in the redevelopment.

Timber Ridge Redevelopment: The redevelopment of existing workforce housing at Timber Ridge, built in the 1970s, is being planned to double in size. The eastern half of the total Timber Ridge site has been redeveloped at one third the density of that being considered for the western portion of the site. The TOV has yet to give consideration to the housing and care for the community's elderly workers.



The redevelopment of the western portion of the Timber Ridge workforce housing site is being consider to include buildings similar in size and design to that of the Residences at Main Vail, doubling the size of the existing 1970's. complex project.



Community wide duplex and single family residential zoned areas allow increased zoning density: The allowable size of single and duplex residences has been increased, contributing to the steady upgrading or replacement of 20 percent of the residences throughout the community. The effect has been to accelerate the transition of ownership from permanent to part-time residents.

What are the Implications? This level of redevelopment is going to result in significant increases in Vail residents and businesses. Just like performance venues, conference spaces and exhibition facilities require operational outlays, population increase require infrastructure improvements. While it is not possible to forecast

realistic numbers at this stage, it seems clear that there could be thousands of new residents and workers. That will require infrastructure upgrades, both physical and human. On the physical side, there is going to have to be improvements in roadways, transportation, parking, street lighting, communications, energy sources and water availability to support the new residents and workers. On the human side, there will need to be increases in services ranging from medical, to food, to other forms of community support. The TOV staff will have to increase. The police and fire departments will need additional personnel, and guest services will have to increase. Yet, so far, no one is asking the questions about how this will be accomplished, and who will pay for it, much less making any plans for it to happen.

VHA provides clear and concise discussions of matters affecting the Vail community in the belief that an informed citizenry will be an engaged citizenry. We intend to promote more citizen involvement and community discussions of issues facing the Town. If these are issues that concern you, please make your views known to [town officials](#). Public discussion of current issues by concerned citizens creates an environment to further community initiatives. We heartily encourage your input in shaping the road ahead.

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

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