

OPEN LANDS PLAN UPDATE, COMMUNITY RESPONSES: USE OF TOWN LANDS

DECEMBER 28, 2016

PROMPT 1:

The Town has used its land to develop a variety of public facilities such as the town hall, library, visitor and transportation centers, parking structures, community rooms, parks, the gymnastic center, the golf course, and a number of housing developments.

- a. How do you feel about the town's existing facilities?
- b. Are there new facilities that you think could be beneficial to the community?
- c. How important is it for the Town to reserve land for future, unforeseen uses or needs?

Responses

1. "I am satisfied with the Town's existing facilities. I do not think additional parking should be considered. The Town should work with the county to develop creative solutions to increased public transportation options and decrease cost to down valley residents don't need to drive into Vail."
2. "The Town needs an overall master plan that it works against and the other plans support. Each facility needs to be regularly evaluated based on its profit and loss statement. As an example with all of the golf courses in the valley, does the Vail City course provide enough return to be considered a valuable revenue stream?"
3. "a.) Pretty good. b.) Recreation center? c.) Very."
4. "a.) Good. b.) Housing. c.) Very."
5. "a.) OK. b.) Not that I can think of with the exception of employee housing. c.) It extremely important that the Town preserve all open space and parks. Even acquire more!"
6. "Yes, a small performing arts facility. Consider the new facility nearing completion in Silverthorn – The Dillon Theater Co."
7. "I use most of the public facilities and enjoy them very much – Donovan, library, parking structures, and parks. I would love a place for gathering to do yoga and meditation. Maybe like the music park in Moab, Utah. It could be a part of an existing park."
8. "No more housing developments!"
9. "a.) Existing facilities, good. b.) Community wellness center... for free and for all, with musical instruments similar to in Moab, Utah, meditation hall, place for yoga. A

community place for all, regardless of race or wealth. c.) Very important who knows what unforeseen thing may happen in the future.”

10. “a.) Great. b.) Swimming pool. c.) The established parks must stay as parks.”
11. “I think it is important for the Town of Vail to preserve land for open space. The valley is extremely dense as it is and will become more so through unavoidable development. Having open spaces gives Vail residents and visitors beautiful vistas and parks/park-like areas to enjoy.”
12. “The existing city hall and planning offices should be demolished and a multi-level parking garage built on the space with Town of Vail offices built on top of the multi-level parking garage.”
13. “Undeveloped land creates visual pleasure for visitors and Town of Vail homeowners. The Village itself boast the charm of a European Village and that theme needs to remain. Parking is a huge issue.”
14. “a.) Fine. b.) No. c.) Keep Vail Valley looking like a valley not a busy city.”
15. “a.) Always high quality. c.) Very important.”
16. No response.
17. No response.
18. No response sheet.
19. No response sheet.
20. No response sheet.
21. No response sheet.
22. No response sheet.
23. No response sheet.
24. No response sheet.
25. No response sheet.
26. No response sheet.

27. "a.) I like several of the existing Facilities, Donovan Park Pavilion! Yes have not made it out to the new Golf Course clubhouse. b.) I think a public shower facility would be beneficial to visitors who are camping / hunting etc. c.) 'They are not building any more land' so preserving what we can ASAP is crucial!"
28. "a.) GREAT! b.) Arts and Music Center building near the 'Cascade Hotel' would be perfect to develop – already a theater. c.) Land use is in our town an esthetic question and if you use it you will loose it!"
29. "a.) Golf clubhouse and Nordic center – great success. b.) Sleeping slope – where? c.) Most important to safeguard open land."
30. "a.) Great, well maintained. b.) Performing Arts Center for the amateurs, not the \$\$\$ Villar! (see Dillon Theatre in Silverhorn) c.) Vital."
31. "Pump track, convention center, new town offices, additional overflow parking."
32. "The gold course / Nordic center could get more winter use with addition of ice skating (again) and biking. Lighted athletic facilities for shoulder seasons / winter."
33. "a.) Excellent. b.) Conference center would benefit commerce. c.) The Town is pretty built out at this point. Most new projects will need to be redevelopment of existing parcels."
34. "Very. 28 years to build this West Vail Fire Station after annexation. Good use of location. But slow in coming."
35. "a.) Newer existing facilities are very good. b.) No idea. c.) Yes."
36. "a.) Most facilities serve public needs. Donovan Park is nice, Donovan Pavilion is really a private money making operation due to costs and constraints. Eagle Vail Pavilion is much more accessible to the community. b.) I think the number one priority would be building a recreation center. Private clubs are cost prohibitive for many families."
37. "a.) Adequate."
38. "a.) Fine. b.) No. c.) Important to keep the open space in Town of Vail. No on wants Vail to be densly populated or filled with buildings. We didn't move here to live in a city."
39. "a.) Our facilities are adequate and well maintained. b.) At this time, no. c.) Acquiring land for open space remains critical. And open space does not have to include buildings, facilities or trails – just simply an untouched buffer. We are all too busy 'doing' instead of 'being.'"

40. No response sheet.

41. No response sheet.

42. No response sheet.

77. "a.) The existing facilities are in place and benefit the residents and visitors. c.) The 1994 plan set aside open space and I believe it is even more crucial presently when even less space is available."

JANUARY 19, 2017

43. "a.) Town has excellent facilities. b.) Expanded parking or bus routes. c.) Very important to plan for future."

44. "No soon all land gone."

45. "b.) Would love to see a disc golf course in East Vail!"

46. "a.) I think the town has some wonderful facilities. I do think the town needs to invest in upkeep of the facilities to keep them up to Vail standards (Dobson for example). b.) I think a rec center would be great."

47. No response.

48. No response.

49. "a.) The town has good existing facilities, b.) but could improve by adding a disc golf course. East Vail has land that would be a good fit. It has low impact and is an inexpensive activity for locals and tourists."

50. "b.) Install a permanent disc golf course."

51. "a.) GREAT! b.) A center for performing arts. c.) Very important as times change and needs change."

52. "b.) It is my belief that the town should add a facility or in better words a place in the community for a disc golf course. I also think the town need a community indoor pool."

53. "b.) All existing and new trails should provide parking conveniently and safely near trails."

54. "b.) More parking is a plan for the future. We have close to enough improvement and we Town of Vail need to keep up with whatever we have, before borrowing more money."

55. "c.) Very!"
56. "a.) We use all the public facilities – they are great – very well done. New visitor center is beautiful. b.) No. c.) Very important.
57. "a.) I feel the towns existing facilities bring a neighborhood feel to what most consider a 'tourist trap' however I do feel the town has fell short in supplying affordable housing and rental places for people that actually live here. b.) I think the community would greatly benefit a disc golf course. It is a wonderful activity for all ages that promotes healthy active living for people of all ages. Also it would be a draw for people looking for an affordable activity in town, plus draw people to come in off the highway for an afternoon and support our restaurants and businesses. c.) It is very important to me to reserve some land."
58. "b.) I think the facilities could use more recreation. I would love to see a permanent disc golf course make way into the town. c.) Somewhat important."
59. "b.) Recreation needs improvement in the way of weekenders. Disc golf course!! – Gives opportunities for our lodge and hotel guests to enjoy the beauty of the valley without paying for every step."
60. "* This conversation is not appropriate within an Open Lands Plan – it is not a vacant lands plan. a.) Fine. b.) Can not afford. c.) We have more amenities / facilities than we can afford to maintain at the levels we must. Open Space is not Vacant Lands for development. Chamonix was the only parcel we had saved for land banking. It was not maximized. Nor was Timbers Ridge maximized. The next phase must be."
61. No response.
62. "b.) The town should consider adding public restrooms at key trailhead areas in East Vail. Public gathering spaces in the Village should be acquired but not at the expense of open space."
81. "a.) Positive. b.) Existing exercise and play areas for children under age of 5 years old should be improved. c.) Most important to reserve areas for designated open space. Citizens owning homes have invested large sums of money for homes in Vail because of open space; clean air, water and to see wildlife in natural habitat."

WEB SURVEY RESPONSES

63. "a.) Existing facilities are excellent. b.) New town hall facilities currently planned are needed and fine. c.) Do not see need to "reserve land" Good to limit Town size by have existing boundaries. Avoid urban sprawl!"
64. "a.) Good b.) No c.) Very"

65. "Disc golf course"
66. "Disc golf course"
67. "A disc golf course somewhere in town. The disc course on Vail is awesome but not accessible for some people. It's a growing sport and many people in the valley are avid disc golfers. There is a disc golf club in the valley (FEDS) and they could help design and install a course. As well as organize efforts to keep the area clean and functioning. Steve Klehfoth is the president of the club and an outstanding person. He lives and breathes disc golf! He has a whole club full of disc fanatics behind him and is the best man to help make this happen. It would benefit Vail and its residents by further adding to the many amazing activities there are to experience in Vail."
68. No response.
69. "They are all good and beneficial"
70. No response.
71. "Def would help to be ready for new plans in the future"
72. "a.) I think the town has great facilities. Many towns would love to have the quantity as well as quality of facilities that Vail has, especially given its size. b.) I think an outdoor swimming pool for use in the summer could be a nice addition."
73. "The town's existing facilities are very nice!"
74. "Disc golf please"
75. "Look to the future of the environment, now that the valley is so densely developed."
76. "None of these facilities are surprising. All could have been foreseen back then. It is ok to reserve out some land for future unforeseen uses, but not rely much on this technique. Most of the land should be conserved permanently as open lands."
78. "The town's existing facilities are appropriate, as are the recreational facilities. I do NOT want to see a disc golf course developed on any open space land. A multi-functional arts center or VLI building would enhance Vail's culture."
79. No response.
80. "a.) Failure to secure adequate parking is now causing serious damage to Vail's reputation and the quality of the visitor & also resident experience. Vail has a tendency to choose revenue-producing purposes, both for commercial interests & the Town itself, over public needs. The result is diminishing the resort quality as indicated in ratings over recent years."

I think this tendency to seek profit has developed due to conflict between profit and vision. Or is it just lack of vision?"

PROMPT 2:

Creating, providing and retaining high quality, affordable, and diverse housing opportunities for Vail residents is one of the Town's major goals and regularly tops the list of priorities in the Community Survey. The 1994 Open Lands Plan advocated the use of town land and the acquisition of new lands to be used for housing."

- a. Should housing initiatives be addressed in the updated Open Lands Plan and if so, how?

Responses

1. "I think housing should be considered in Vail's use of open lands. More dense housing units for year round employees should be considered."
2. "Housing is separate from Open Lands. They can be related but must be managed as a separate initiative."
3. "No open lands will not be open if you build housing on all of it."
4. "Yes, acquire as much land as possible – highest priority."
5. "Housing should be discussed but the location should not be on any open space or parks. There seems to be plenty of other areas."
6. "Not now. You have just started a buy deed restriction 10 year program. Go for it! Give it a 'catchy name' and the money will flow!"
7. "Affordable housing in Vail is important. I don't know where is best handled."
8. "No more housing developments!"
9. "Yes. Affordable housing is always an issue in resort communities. Vail is no exception."
10. "Why?"
11. "I do not think open space land should be considered for housing. For the reasons stated above and because there are other places for affordable housing that do not involve open space, _____ very expensive land. Even if you try to deed housing as Vail residents only– how will you enforce it? What if the person gets a job down valley? Do they have to sell? "Affordable" housing means below market rate which means neighboring properties would suffer in value. That is unfair to the homeowners who bought many years ago with the promise _ _____ top be developed _____ from the Town of Vail."

12. "Housing for seasonal employees and subsidized housing should be constructed on ground near I-70 and or adjoining commercial properties. The open space in Donovan Parks, both upper and lower should not be touched. Middle Donovan should be utilized for soccer fields."
13. "Housing should be addressed. See last question."
14. No response.
15. "Yes, in the context of the overall zoning plan. Changing the zoning from zoned agricultural and open space district to high density housing would destroy the Matterhorn neighborhood."
16. "No use of Town of Vail funds for housing or RETF. Each private development ca pay toward a fund for affordable/workforce housing."
17. No response.
18. No response sheet.
19. No response sheet.
20. No response sheet.
21. No response sheet.
22. No response sheet.
23. No response sheet.
24. No response sheet.
25. No response sheet.
26. No response sheet.

JANUARY 4, 2017

27. "Sooner or later any open lands that can be bought will be by someone / town. What than happens, what will we do with RETT? It is fast approaching the time to re-think RETT and use it to buy housing for deed restrictions for employee housing."

28. "Why do we need to provide housing at all? Where there is all of Eagle County – we are just a ___ scenic mountain valley. If you use it, you will loose it forever."
29. "Yes, purchase land from Forest Service for housing."
30. "This is double talk... how can land be open and developed at the same time?"
31. "Yes, identify possible lands that are low to no impact and research feasibility of building affordable housing."
32. "Yes, identify potential swaps, etc."
33. "Look at lands in Dowd Junction – Forest Service compound and lands at very north end of Minturn. Annex this land run town bus service."
34. "Town of Vail has produced lots of housing. Ideally the private business provide housing for their employees, if they feel they have the need. The businesses and homes have to be taxed for the Town to buy the land in the first place. There is no overall economic benefit to the private providers."
35. "Vail is a resort town. The concept of adding affordable housing should be outside of Vail proper."
36. "The Chamonix project is enough at this time. Housing needs in town should be inexpensive, high density rentals, not subsidizing 2,000 ft. units for lucky lottery-winning locals."
37. "Why supply expensive land for public or employee housing when cheaper land is available in Eagle Vail and west?"
38. "Affordable housing within the present Town of Vail boundaries should be addressed as a possibility BUT acquiring more forest land to use for housing is wrong. More housing can be created down valley \$500,000 - \$700,000 is not affordable. Not everyone can live in Vail!"
39. "No. We have waited too long and now it has become financially unfeasible. And it seems unwise to build employee housing in Vail for non Vail workers. Public / private ventures seem to be the way to go. The Marriott project is huge but at least we are addressing the issue."
40. No response sheet.

41. No response sheet.

42. No response sheet.

77. "This question is difficult. I have lived here since 1972 and without family help for a down payment could not afford to rent here now. We have lost many valuable residents because of housing challenges."

JANUARY 19, 2017

43. "Open lands are important for wildlife and peace of mind for humans. Housing should also be at top of priorities. Workers need a place to live and families but not at expense of open lands."

44. No response.

45. No response.

46. "Yes, but I don't know how. Building affordable, sustainable housing for local workers is very important."

47. "No, once you start it's a 'slippery slope,' just like the 'mission creep' with using RETT funds, as you stop buying land."

48. "Lands bought with RETT funds should stay restricted to the uses in the ordinance. To put housing on them is a betrayal of those uses and real estate values – no guarantee that your view, park, open space will stay the same. Changing those uses of park, open space and recreation shows lack of integrity."

49. "Yes, I Have lived in Vail 17 years and consider myself part of the workforce. As a landscape business owner and a Vail ski patroller I find it difficult to ever own a place in this valley. More affordable housing on new land areas would help keep the workforce in the valley."

50. "Housing would be nice. Just NOT dictated by Vail Mountain Corp."

51. "I'm sorry but housing is a COUNTY WIDE problem – Vail is a very narrow vail with limited land and our first priority's to maintain the esthetic beauty of place. People can and do live down valley – more space!!"

52. "I moved to Eagle County in 1984. Affordable housing was a concern of my then and it still is. If the town can come up with reasonable ways to do that I'm for it. So my answer to this question is yes."

53. "Yes, but the town needs to make studies on parcels that can provide housing at reasonable rates. Vail Resorts should create employee housing and not expect the Town of Vail to do it!"
54. "Employee housing has been on the Town of Vail agenda for the last 40 years+. Employers have the responsibility to hire and provide for their employees. Town of Vail and taxpayers should not provide for tax supported employee housing."
55. "Yes. Address them out of the old!"
56. "Housing is a big issue – we need to work to find a solution. Our town depends on its workforce. I am not sure what the solution is. It's possible that open lands plan is the right place to look for a solution. As long as it is approached in a balanced way."
57. "Yes. I'm not sure how. I'm an executive chef in Vail and have a hard time finding affordable living. I have rented in Vail for 10 years and would to buy but the cost is insane 350,000 for a 600 square foot place is not a option for people like myself, and I consider myself a successful person and a working member of the community."
58. "No."
59. "Yes, contact Magnus Lindholm and get points across that it is hard as a business owner to employ quality employees (year to year) when no one can afford to be here year round. He is sitting on land as a 25 year resident that I have not seen utilized."
60. "Absolutely no. Dishonest, misleading paragraph. Open Land Plan does not advocate 'housing on Open Lands.' Housing is the opposite of Open Space. * 'Public Use' meant none specific recreation and open space in an 'active' way by the public. Open Space has always been a top priority and goal in every public discussion and survey."
61. "No more housing! The Marriott is enough! It's too big, but I understand Vail working people want to be near their jobs and the mountain. But Vail is a resort – a famous one and land and house values are high. Open lands should be open – not for housing, offices."
62. "Open space should not be used for housing. Redevelopment of existing building should be a higher priority. Open space will become increasingly invaluable as Vail's density continues to increase. People and wildlife need open space as a buffer and respite."
81. "Housing is not a Town of Vail issue to be subsidized!! Private business has purchased land to be developed for employee housing. The property on the North Frontage Road has been expensive and not eliminated this issue. Eagle County has land within its boundaries could be developed in areas such as Avon private owned investments."

63. "I am opposed to using Open Lands money for housing. Any Town subsidized housing should be affordable (the Chamonix \$400K - \$700K is NOT affordable for the demographic that needs assistance. Do NOT use tax money to subsidize housing that requires purchaser's incomes in the range of \$86K-\$130K as is the case with Chamonix."
64. "No"
65. "Yes, affordable housing is very important for the Vail area."
66. No response.
67. No response.
68. No response.
69. "I think housing should be more addressed in already developed areas, rather than creating new ones"
70. No response.
71. "Yea and supply affordable housing"
72. "Yes, I think housing initiatives should continue to be addressed. This will likely always be something that the town will have to address. If suitable land and buildings become available (e.g., Timber Ridge) I would advocate for the development of employee housing unless a public private partnership can be established like the Marriott Residence Project."
73. "Yes! Vail needs to act NOW on housing. We are already losing many great workers because there is no affordable housing. Vails becoming a retirement community for wealthy people, and it is evident that the residents of Vail do not want working locals living in Vail."
74. "Yes"
75. "Note the 1994 wording re housing. How can Vail Resorts provide funding and solutions for the problems that are to a great extent their own creation with their mountain expansion? In considering employee housing, consider the impacts of increased density on neighborhoods, traffic and social impacts."
76. "Both housing and open lands are important and can be done collaboratively. The open lands should tie into housing, but the open lands funds should not be used directly for housing."
78. "Not extensively, perhaps identifying private, already developed land for purchase in the future."

79. No response.

80. "Yes, a classic example of profit motives taking precedence over public needs. VRI has been a major under-achiever also in this resolving housing for our workforce. Wages are also part of the problem historically, profit rather than justice."

PROMPT 3:

Over the past few years the Town has implemented significant measures to improve the aquatic health of Gore Creek. Should the Open Lands Plan target the acquisition of land or easements specifically for the purpose of enhancing the health of Gore Creek?

- a. Are there specific measures in this regard you would support?
- b. What's important to you?

Responses

1. "Gore Creek health should be a priority for the Town of Vail and their open space plan. A healthy creek is critical to Vail being a desirable destination for residents and visitors alike."
2. "The Town should enforce regulations about the introduction of lawn chemicals into the watershed. The large amount of green lawns represents a poor use of resources and the chemical enhancement of these lawns pollutes the watershed and streams."
3. "Yes."
4. "Stream walk through Vail Village."
5. "Yes since Gore Creeks runs thru the Town improvements are great."
6. No response.
7. "Gore Creek is beautiful and fun for recreation. I support whatever it takes to keep it healthy."
8. No response.
9. "Yes! I would support and all measures protecting Gore Creek."
10. "Yes but not for housing – now or in the future."

11. "I don't know enough about the land adjacent to Gore Cree to be either for or against acquisition. I certainly support the health of Gore Creek."
12. "Control waste discharge and chemical uses adjoining the stream."
13. "Support of Gore Creek, natural easement next to river."
14. No response.
15. No response.
16. No response.
17. No response.
18. No response sheet.
19. No response sheet.
20. No response sheet.
21. No response sheet.
22. No response sheet.
23. No response sheet.
24. No response sheet.
25. No response sheet.
26. No response sheet.

JANUARY 4, 2017

27. "Yes to Restore the Gore! Measures to be taken is to monitor the creek to ensure that landowners are being respectful of the creek and doing what is needed to ensure the creek's survival."
28. "a.) Yes – private property owners bothering the river must be responsible and not pollute. Fines should be set if owners do not comply – there is no excuse! b.) clear water, fish, lower algae count."
29. "How to return the bank of Gore Creek to natural vegetation. Continue to wide the buffer edge along the golf course."

- 30. No response.
- 31. "Yes, it is very important to improve and maintain Gore Creek."
- 32. "Yes, preserve and acquire riparian boundaries for preservation wherever possible. Homeowners are not good at protecting."
- 33. "Keep the creek clean but continue to give public access for recreation and enjoyment."
- 34. No response.
- 35. "Yes. Gore Creek is a vital cherished asset."
- 36. "Yes, river health is extremely important, and conservation easements on corridors should be considered to protect wildlife. River access for fishing and boating must be maintained."
- 37. "Consult Trout Unlimited. Gore Creek."
- 38. "Yes. ?"
- 39. "We need more information on the role the OLP would play but it appears to make sense. I believe public / private partnerships with existing property owners make a great deal of sense with this mitigation. Pool resources and launch collaborative efforts. The Town of Vail has done a good job with spearheading education."
- 40. No response sheet.
- 41. No response sheet.
- 42. No response sheet.
- 77. "It is important to me that acquisitions, etc. to support the health of Gore Creek are implemented."

JANUARY 19, 2017

- 43. "Gore Creek is life running through town. It's health is critical to energy of town. OK to spend money for this on land and mitigation."
- 44. No response.
- 45. "Fishing is a major part of this valley. If a river isn't healthy, neither are the fish."

46. "Yes."
47. No response.
48. No response.
49. "I agree with the easements and pulling properties away from the Gore, but they need to be maintained. I watched the development of this from Lionshead to the library and now see noxious weeds and it has become an eye sore."
50. "I am an avid fisherman. I would go to great lengths to improve the local stream quality."
51. "a.) Yes – environmental setbacks all along the stream to protect it from runoffs and other pollutant situations. b.) The beauty of the stream as it runs through our town should not be compromised."
52. "Yes, I think it is important to preserve and protect Gore Creek."
53. "To have clear, clean running water."
54. "Gore Creek is our spinal cord. Keep it beautiful and clean."
55. "I like the current efforts to reduce pollution of Gore Creek. Just don't go as far as Aspen requiring all runoff to be filtered – that would require more land for wetland filtering."
56. "Yes. The health of Gore Creek is extremely important."
57. "Gore Creek is very important to me and its health and future are also very important to me."
58. No response.
59. "Housing in Avon between Wal-Mart and Chapel Square (if room in Vail there is significant reason to decrease demand and lower prices for year-round housing."
60. "I addressed on Land Acquisition sheet. Immediate stronger enforcement of existing environmental protections. Get rid of curbs wherever possible especially low traffic areas so runoff goes into aquifer. Don't increase densities by granting variances. Get rid of SDD's that increase all impacts."
61. "A community that doesn't take care of its most important natural feature, the Gore Creek, is not being responsible to the ideal of a clean, flowing creek. It would be like letting your home fall apart."

62. "Yes, the town should acquire new open space to ensure the long-term viability of Gore Creek and also wildlife. A wildlife crossing should be built to avoid increasing collisions on I-70 with moose and deer coming out of the Davos and Sandstone drainages."
81. "a.) Yes – no chemical dumping. b.) Integrity of the water, its health must be improved as impact of development could create negative issues for fish, land owners and tourist business. Future of Vail is dependent on Gore Creek."

WEB SURVEY RESPONSES

63. "Yes."
64. "Yes Less Mag. Chloride, Better Dog Waste Ordinance"
65. "Yes, it is important to protect our local waters."
66. No response.
67. No response.
68. No response.
69. "yes"
70. No response.
71. "Yes more river clean up"
72. "Yes, I would support the acquisition of open space to enhance the health of the Gore Creek."
73. "Yes, please guard the health of the river."
74. "yes"
75. "Yes! And care better for the health of existing Town easements and land bordering the creek and tributaries!!!"
76. "Yes, absolutely. The health of the Gore will ensure the health of the surrounding land and the community. If the Gore is not protected, we'll see a continual decline in the well being of our community."
78. "Yes definitely. Riparian habitat is critical."
79. No response.

80. "Yes, watershed health is impaired by many sources and Vail has been taken major steps to resolve this. If land purchases can assist this purpose, as stated above, it should be done. Again increased crowds, dog waste, vehicles parked along streamside roads, contribute to unsustainability of Gore Creek & in our Valley."

PROMPT 4:

The development of Town land for housing or other public uses and the preservation of Town land for open space preservation can at times be conflicting goals and may lead to competing land use decisions.

- a. What are the trade-offs for how the Open Lands Plan addresses these types of consideration?
- b. Can the Open Land Plan find a balance between these potentially competing objectives?

Responses

1. "It's a tough nut to crack."
2. "This needs to be openly discussed in the Town Council meetings. It seems that lately the Council tries to do these things behind closed doors with minimal resident feedback."
3. No response.
4. "Yes, housing is priority."
5. "Open space and parks were purchased in many cases using money from the Real Estate Tax and should not be changed. Open space and the parks are essential to the quality of life in the Town of Vail. Monies from Real Estate should be used only for open space."
6. "The original reason for purchasing/acquiring plus the ideals for open space overall need to be like a constitution – set in stone. Else, once you start changing it's a slippery slope and endless debate!"
7. No response.
8. "There are no good trade-offs to acquire USFS lands!"
9. "This is the question of all questions, and cannot be answered in a few lines."
10. "Yes – the zoning of existing built properties could be rezoned to densify the area."

11. "Open space is open space. It should be left as such. There are areas down valley – Eagle-Vail, Avon between Wal-Mart and City Market, Edwards between the river and I-70 that are HUGE parcels of land with no adjacent homeowners to affect. A comprehensive plan could be put together in those areas that could address housing needs. It would be very convenient to the entire valley. I am not convinced the Town of Vail needs to be in the affordable housing business. It seems there are many ____ needs for Town of Vail resources such as parking which affects everyone."
12. "If employee housing or subsidized housing is required funds should be utilized for areas in Eagle County that are not as valuable as the limited open ground in Vail."
13. "The development of open land needs to acknowledge and mitigate any potential decrease in property values for those individuals who have already purchased properties with view, etc. Well designed structures that maintain or increase values of current homeowners needs to be privatized to avoid litigation."
14. "How can the Town of Vail use RETT dollars, that was designated for open space, to create employee housing? Employee housing should be spread out in small communities. To build large employee housing units, you are creating a college dorm setting, with wild, drunk parties. Where is the concern for property value of a homeowner close to your proposed housing?"
15. "When open space is acquired using RETT funds, how in the world can it be converted to high density housing? If that is the plan for Donovan Middle Bench, prepare for a lengthy and expensive class action suit involving every person/entity that has paid RETT taxes over the last 36+ years. If you crack the door on this the future of open spaces in the Vail Valley is doomed."
16. No response.
17. "Hopefully, need a disc golf course somewhere in town."
18. No response sheet.
19. No response sheet.
20. No response sheet.
21. No response sheet.
22. No response sheet.
23. No response sheet.
24. No response sheet.

25. No response sheet.

26. No response sheet.

JANUARY 4, 2017

27. "We ultimately will have plenty of parks, we will never have enough employee housing. With the County killing the tax for employee housing, the towns need to come together to look at areas for employee housing. The space in Avon between City Market and Wal-Mart is a prime space for employee housing!"
28. "Yes we can now – its not too late preservation of the esthetic values of 'our town' should be #1. If you destroy vistas – you can never get them back."
29. "To listen to the concerned citizen as you are doing. Thank you for all you do."
30. "a.) None – can it be open and developed. b.) If 'these' refers to housing and other public uses, they are too different to be lumped together. Public uses such as performing arts center, fire, police, and 'public works' continue at 100% effectiveness. While housing as a solution to a problem deteriorates as folks retire, empty nesters, etc."
31. "I think a compromise / balance can be found. A new development = fee for new trails or open to be preserved. This for that, as long as it makes sense on both ends."
32. "Don't use open lands to benefit just a few mansion owners – if we have amenities, it should be open to all."
33. "Not all land must be open space for the sake of open space. Some land has great public value by being put into use for important projects like housing."
34. "Open lands are valued by locals and guests. No point in putting housing on the public parcels."
35. "Development of open spaces should not be done. We have very little open space left. Employee housing should be solved with BUSES TO EAGLE."
36. "Open space is more important than housing. High density development destroys the reason many people live here."
37. "Why devote Town land to costly public housing use Town land for open space and conservation."
38. "The Town of Vail should not be in charge of creating affordable housing for all of Eagle County – once all the adjacent forest land is acquired and turned into housing – what's left?? Let the rest of Eagle County figure it out."

39. "The first step is to clearly define 'open space.' Presently it means many different things to many people. A loose interpretation is a breeding ground for conflict. I feel as though we are strangling the life out of this narrow valley as we continue to pave, dig, uproot and replace. And it is all packaged in a monetary gain parcel.
40. No response sheet.
41. No response sheet.
42. No response sheet.
77. "Open land not developed for housing is important to me and essential to the quality of life here. It is important to me that I don't drive to go for a walk. It is part of stewardship and respect for this environment."

JANUARY 19, 2017

43. "This is heart of problem. Keep an eye towards responsible development and sustainable growth. Include voices and wisdom from an environmental perspective."
44. "Hard to do."
45. No response.
46. "Prioritize recreation and affordable housing."
47. "Housing and 'other public uses' (for example, a fire station or water tank) are two very different things. Housing suffers from 'diminishing objectives' for a variety of reasons, while most 'other' stay to do what was expected!"
48. "With the Marriott – Roost Development, there doesn't seem to be a shortage of land to put housing on."
49. No response.
50. No response.
51. "I do not feel it appropriate to sacrifice open lands to housing – see above."
52. "Due to the fact that our area is surrounded by an enormous amount of Federal Public Land I think it would be in our communities best interest to get what public lands we can to enhance our community. We need more affordable housing. We need more town park lands."

53. "The town could always sell certain parcels of land to private developers who own businesses to provide employee housing. What does Vail Valley Medical Center do to provide housing?"
54. "Let private enterprise take care of employee housing, like the Marriot is proposing. Vail Resorts should provide many more employee housing units in or out of Town of Vail."
55. "a.) Put housing in the Vail Village to west Vail urban corridor, not near the golf course or Big Horn Park. b.) Not without controversy."
56. "It is critical that we don't over-build here. Vail's beauty depends on the fact that it's not over-built. A recent trip to Zermatt after fifteen years resulted in big disappointment. Their growth was nuts. Let's not make that mistake. For employee housing it might make sense to look for land down valley."
57. "I do not want to see an open lands being used to build more multi million dollar homes or hotels. Using open land to create recreation and other needed things for our communitie like affordable living is something I would support."
58. "a.) Tradeoffs include everyone getting their voice heard but some disappointed with the outcome. b.) Yes."
59. No response.
60. "Town land for open space preservation always should be the priority. Open Space has been a priority since the '70's. Longer buildings and increasing hard surface make Open Space ever more valuable. * When writing regulations and zoning and plans we always tried to make it clear that Open Spaces – different from Vacant Land – should be increased and preserved at all cost. To reinterpret those actions is short sighted and foolish.

Parcels purchased with RETT are limited by the uses stated at the time of purchase according to Bruce and ethics.

Donovan Park – all 3 benches were first purchases with RETT and all were purchased for open space / parks. I t was named Donovan Park to honor John F. Donovan for his work on RETT (an idea he brought to council) RETT failed at a public vote because housing was included. John made the motion at council to pass RETT following the public defeat which was against the housing part. It was also to honor him for his work on open space and recreation. Do not diminish that honor by putting housing on the middle bench which was always promised to be open space."

61. No response.
62. "Protection of existing wildlife populations should be the highest priority. It would be unethical to compromise the existing of populations of bighorn sheep, elk, goshawk and

other federally protected migratory birds, and one of the last populations of endangered boreal toads in Colorado.”

81. “Open space lands must not be developed for housing within existing neighborhoods. Lower Bench or the ‘Middle Bench’ on Matterhorn Circle should not be developed for housing or parking. Balance can only be maintained for wildlife; bears, fox, infrequent mountain lions, deer, moose, and those visitors and homeowners enjoying a peaceful neighborhood. The field is used for free cross country skiing, snowshoers, Frisbee for dogs and great family recreation.”

WEB SURVEY RESPONSES

63. “Use no Open Lands moneys for housing, period!”
64. “Loose of Community that moved here for that reason Not without voters approval”
65. No response.
66. No response.
67. No response.
68. No response.
69. No response.
70. No response.
71. No response.
72. “I think the Open Lands Plan needs to set aside areas that are well suited for development and which are not. This way, when a parcel becomes available the town can determine the appropriate uses for that particular site. This way we can have dense development where it makes sense and open space where it does not. This can lead us down the path of sustainable development which will not only allow the town to maintain the open space that makes Vail as great as it is but also allow the town to function smoothly (e.g. reducing parking issues, creating vibrant livable spaces, etc....).”
73. “For the VailTown Council and leaders to decide”
74. No response.
75. “Look to the wisdom if the past founders and their aspirations for Vail. Make sure that Town residents are on the same page with Council and Town departments regarding goals for quality of life. Balance those in proposals for seasonal housing. And continue to keep

open lines of communication as is being done so far in this process of reevaluation of needs and goals.”

76. “Vail is amazing because it feels relatively connected to the natural world, but it is losing this enchanting connection. I think the plan needs to favor conservation and connection to nature and redeveloping existing developed lots to meet community needs.”
78. “There are redevelopment opportunities for housing. You can't undo the development of open space, I am opposed to attempting to "balance" these issues.”
79. No response.
80. “These conflicts & my ideas included in earlier answers. PLease get a Bio-diversity Study done before undertaking more development for whatever purpose. We are losing our ability to achieve a Sustainable Community & Resort.”
