



Memorandum

To: Vail Town Council

From: George Ruther, Housing Director

Date: May 19, 2020

Subject: Update on Vail Town Council Initiative to Explore Alternate Path to Achieving the Housing and Environmental Stewardship Goals

I. PURPOSE

The purpose of this is to provide an update on the progress of the Vail Town Council's initiative to explore an alternate path to achieving the adopted housing and environmental stewardship goals. Since announcing their intent to explore alternate paths forward following the approval of the Booth Heights development in East Vail, the Vail Town Council has met regularly in executive session to instruct negotiators on potential alternatives. This memorandum identifies potential options, and outlines possible next steps forward.

II. BACKGROUND

On January 16, 2020, Vail Mayor Dave Chapin announced that the Town of Vail had approached representatives from Vail Resorts and Triumph Development with the objective of exploring an alternate approach to the Booth Heights development approved for East Vail. In doing so, it was acknowledged that the desire of the Town was to pursue a win-win outcome that achieved a balance between the adopted housing and environmental stewardship goals. Since that time, primary focus of the Town's efforts has been to focus on town-owned properties where additional housing could be developed in the near term while ensuring adequate time to implement habitat enhancements on town-owned and USFS-owned lands over the long term.

The Town has adopted goals and policies for maintaining and sustaining community in Vail through the acquisition of new deed restrictions for housing and for wildlife habitat protection and environmental stewardship. By design, the adopted goals and policies are intended to be complimentary and supportive of one another. While priorities may differ from time to time, no one single set of goals or policies is more important than another. A healthy balance amongst all the Town's goals needs to be maintained.

The Town's goals are adopted with achievement in mind. For that reason, when goals are adopted, quantifiable measurements are established to track progress towards achieving the goal. In the instance of housing in Vail, the Vail Town Council and Vail Local Housing Authority have established a measurable goal of acquiring 1,000 new deed restrictions by the year 2027. As it pertains to wildlife habitat protection and environmental stewardship, a measurable goal of ensuring that habitat is maintained to current or improved levels of biological health as measured by indicator species and land use has been adopted. Presently, implementation

actions are in place which are advancing the Town towards achieving both its housing and environmental stewardship goals.

III. POTENTIAL OPTIONS IDENTIFIED

Multiple town-owned properties were identified as viable alternate housing sites that would provide an equitable outcome for Vail Resorts, Triumph Development and the Town. Of importance to Vail Resorts and Triumph Development is the realization of an alternate site which results in an equal or greater number of deed-restricted homes, of substantially the same total floor area, with the ability to provide housing for a minimum of 144 people, as has been approved for the Booth Heights development. Of importance to the Town has been to acquire additional open space lands and gain the additional time required to implement much needed habitat enhancements and achieve its adopted housing goal of acquiring 1,000 new deed restrictions by the year 2027.

The Town identified several potentially viable sites for additional housing development. In order to have the greatest influence on the development of additional housing, the town focused its efforts on town-owned properties as these properties are in the Town's control. Potential sites identified include:

- Public Works Maintenance and Administration Facility site
- West Middle Creek Parcel
- Redevelopment of the Timber Ridge Village Apartments
- Middle Bench of Donovan Park
- Middle Creek Lot 3 (Children's Garden of Learning site)
- Town-owned municipal site (West Building)
- Vail Gymnastics Center

The Town also proactively pursued partnership opportunities with existing private landowners in the Town of Vail. While not currently owned by the town, the town sought either an opportunity to potentially acquire certain sites through purchase or enter into some form of public/private partnership with the intent of producing additional housing. Examples of those partnership opportunities include:

- Former Roost Lodge site
- Former Park Meadows Lodge site
- CDoT-owned Parcel in East Vail
- Cascade Tennis Court site

To aid in evaluating the potential options identified, a site selection matrix was generated. The site selection matrix evaluates each of the sites based upon a set of criteria. A copy of a site selection matrix has been attached for reference.

In the end, several potential options rose to the top as viable options, while several of the options came off the list due to political, logistical, practical, financial, timing, or ownership concerns. For example, Lot 3, Middle Creek and Timber Ridge Village Apartments each rose to the top as each is owned by the Town and each site is presently underutilized with opportunities to improve the use of each site respectively. Conversely, the former sites of the Roost Lodge and Park Meadows Lodge each have fallen off the list as the owners are pursuing alternate development plans.

IV. **NEXT STEPS FORWARD**

A possible alternate site option has been presented to Vail Resorts and Triumph Development for their consideration. The alternate site option presented has the unanimous support of the Vail Town Council addresses the most important needs of Vail Resorts, Triumph Development, as well as the Town of Vail. In sum, the option achieves a win-win outcome that is equal to, or greater than, the entitlements approved for the Booth Heights development.

The next steps in moving forward with the option would include:

1. Continue progress with the approval and permitting processes for implementing wildfire fuels reduction and wildlife habitat enhancements in East Vail.
2. Amend the land lease agreements and complete a minor subdivision of the town-owned land at Middle Creek at Vail Apartments.
3. Seek additional opportunities to create new housing in Vail through changes in zoning.
4. Evaluate the feasibility of renovating the Vail Gymnastics Center to include a new early childhood education center.
5. Develop additional deed-restricted homes adjacent to the Middle Creek at Vail Apartments.
6. Pursue the redevelopment of the Timber Ridge Village Apartments ensuring an increase in density.

| Parcel Opportunity | Legal Description/ Address | Size (acres) | Zone District | Town - Owned | Land Use Designation | Geological Hazards | Environmentally Sensitive | Complexity | Proximity to Public Transit | Temporary or Permanent | Existing Facility |
|--|-------------------------------|--------------|--------------------------------|--------------|----------------------|--|---------------------------|-------------|-----------------------------|------------------------|-------------------|
| Vail Gymnastics Center | 545 North Frontage Road West | 0.58 | General Use (GU) | Yes | Public/Semi Public | Med. Severity Rockfall | Low/No | Medium | 0 miles | Potential for both | Yes |
| Municipal Site | 75 S. Frontage Rd. W | 1.92 | General Use (GU) | Yes | Public/Semi Public | N/A | Low/No | Medium/High | 0 miles | Potential for both | Yes |
| CommDev Building | 111 S. Frontage Rd. W | 0.134 | General Use (GU) | Yes | Public/Semi Public | N/A | Low/No | Medium/High | 0 miles | Potential for both | Yes |
| Billy's Island Grill | 610 W. Lionshead Circle | | LMU-1 | No | LRMP | N/A | Low/No | High | 0 miles | Temporary | Yes |
| Red Sandstone Garage | 545 North Frontage Road West | 0.58 | General Use (GU) | Yes | Public/Semi Public | Med. Severity Rockfall Eastern Portion | Low/No | Medium | 0 miles | Potential for both | Yes |
| Cascade Village Tennis Courts | 1494 South Frontage Road West | 3 | Agricultural & Open Space (AO) | No | Park | N/A | Low/No | Medium/High | 0.1 miles | Potential for both | No |
| Ford Park Parking Lot | 720 South Frontage Road East | 37 | General Use (GU) | Yes | Park | N/A | Low/No | Medium | .1 miles | Temporary | No |
| Donovan Park Parking Lot | 1600 South Frontage Road West | 2.25 | General Use (GU) | Yes | Designated Park | N/A | Low/No | Medium | .1 miles | Temporary | No |
| Cascade Crossing Office Space | 1301 South Frontage Road West | 0.9 | Arterial Business (AB) | Yes | LRMP | N/A | Low/No | Low/Medium | .1 miles | Temporary | Yes |
| Booth Heights Parcel | 3700 North Frontage Road West | 5.4 | Housing (H) | No | Open Space | Rockfall | High | Medium/High | .2 miles | Permanent | Yes |
| Golden Peak Children's Ski School Area | 460 Vail Valley Drive | 1.78 | Ski Base Recreation | No | Ski Base | N/A | Low/No | Medium/High | .1 miles | Temporary | Yes |
| Office Depot in Avon | | | | | | | | High | Unkown | Temporary | Yes |
| New top floor of library | 292 West Meadow | | General Use (GU) | Yes | LRMP | N/A | Low/No | Medium/High | 0 miles | Potential for both | No |
| Vail Professional Building | 953 South Frontage Road West | 0.8 | Arterial Business (AB) | No | LRMP | N/A | Low/No | Low/Medium | .1 miles | Temporary | Yes |
| Town Managers Residence | 2507 Arosa | 0.334 | Primary Secondary (P/S) | Yes | LDR | High Hazard Debris Flow | Low/No | High | 0.5 | Permanent | No |