

“HOME DELIVERY”
Ensuring homes for both people and wildlife
A 5-YEAR STRATEGIC ACTION PLAN

June 2, 2020

A draft 5-Year Strategic Action Plan has been prepared recommending a series of actions the Town can take to realize a net increase of more than 450 new deed restrictions acquired in the Town of Vail by the year 2025 while pursuing wildfire fuels reduction and bighorn sheep habitat improvements in East Vail. This draft strategic action plan relies upon public/private partnerships and focuses primarily on 8 sites which include:

- Vail Gymnastics Facility (545 North Frontage Road W)
- Children’s Garden of Learning (129 N Frontage Rd W)
- Middle Creek at Vail (145 N Frontage Rd W)
- Timber Ridge Village Apartments (1281 N Frontage Rd W)
- CDoT East Vail Parcel (4313 Spruce Way)
- Booth Height Approved Development (3700 N Frontage Rd E)
- West Middle Creek Parcel (*unassigned; between 165 and 501 N Frontage Rd W*)
- Middle Bench (*unassigned; between 1543 and 1593 Upper Matterhorn Circle*)

Each of the sites listed above serves a critical role towards successfully realizing several adopted community goals and objectives. These goal areas, including:

- housing,
- environmental sustainability,
- community sustainability, and
- economic development

are vital to the long-term health and vibrancy of the community and the viability of this plan. To that end, no single goal is greater than the any other. Instead, the sum of the goals is greater than each of its parts and must be approached accordingly. This plan only succeeds with a holistic approach.

The list of sites highlighted above is not to be considered all-inclusive. There are additional sites and a far greater number of opportunities to be considered and evaluated over time. Many of the additional sites and opportunities exist either down valley or as smaller one-off types of developments. A more comprehensive list of sites, actions and opportunities should be generated and will be required to achieve the goal of acquiring 1,000 net new deed restrictions by the year 2027.

The list of sites above and the corresponding 7-step implementation process outlined below provides an immediate term response to an opportunity presently afforded the Town of Vail. Each of the 7-steps outlined are focused on a 5-year timeframe beginning on or about May 1, 2020 and extending out to May 1, 2025. Once implemented, and as proposed, the Town will have acquired as many as 735 of the total 1,000 new deed restrictions desired. This projection does not account for any additional deed restrictions acquired through other programs and initiatives such as Vail InDEED or impacts of development mitigation.

The 7-step process of the Vail Housing 5-Year Strategic Plan are outlined below:

STEP #1 -BIGHORN SHEEP HABITAT RESTORATION

- **Phase 1 & 2** - Finalize National Environmental Policy Act (NEPA), Environmental Assessment contract with SE Group, USFS and GIS/Mapping– (1 month - May 2020)
- **Phase 3**- Technical Reporting – Field assessments, desk assessments, study, (3 months - June 2020 - August 2020)
 - Wildlife/Vegetation/Wetlands
 - Silviculture/Fuels for proposed action
 - Hydrology
 - Cultural
 - Scenery
 - Recreation
 - Traffic
 - Air Quality
- **Phase 4**: Scoping – Develop the Proposed Action and Analysis Area – (30 day posting requirement) Prepare the EA over late fall through end of 2020, release document full EA draft decision document, public comment period (8 months - September 2020 - April 2021)
- **Phase 5**: EA and Draft Decision Document Preparation (1 month - April 2021)
- **Phase 6**: Objection Period and Final Decision Document Preparation (3 months - July 2021 – September 2021)
- **Phase 7: Implementation**
 - USFS permitting, planning, staffing for prescribed fire, mechanical treatment, (6 months – October 2020 – March 2021)
 - Communications, public outreach/open house – (2 months – January 2021 – February 2021)
 - Large-scale prescribed fire (helicopter) over 2 days and/or mechanical treatment (dependent upon outcome of Environmental Assessment) – (2 months April 2022 – May 2022)

Note – The Vail Fire Department will continue mechanical treatment (above Bald Mountain Townhomes to Booth Creek) and prescribed fire on town-owned land and CDOT property as conditions allow (2 months - April 2021 - May 2021)

STEP #2 - MIDDLE CREEK at VAIL LAND LEASE

Middle Creek at Vail amended land lease negotiations – (three objectives):

- 1) to allow for long-term (> 12 months) master leasing
- 2) to allow for future vehicular access to West Middle Creek parcel.
- 3) remove Children’s Garden of Learning site from leasehold area.

Amended and restated land lease agreement and minor subdivision completed – (2 month – May 2020 to June 2020)

STEP #3 – HOUSING ZONE DISTRICT APPROVALS

Available land resources remain as a barrier to achieving the Town's adopted housing goal. For obvious reasons, infill development within existing neighborhoods is the preferred approach to increasing the supply of deed-restricted homes in the community. The Housing (H) District has proven to be the surest way to ensure the future development of deed-restricted homes. To that end, additional sites in Vail need to be zoned to the Housing (H) District to ensure future opportunities exist to acquire net new deed restrictions. Those sites include:

- CDoT East Vail Parcel – 20 to 30 new deed restrictions
- West Middle Creek – 125 to 175 new deed restrictions
- Middle Bench – 20 to 30 new deed restrictions

Initiate a rezoning application to rezone each of the parcels listed above to the Housing (H) District (3 months – June 2020 to August 2020)

STEP #4 - VAIL GYMNASTICS FACILITY SITE

Approve Vail Recreation District lease of Vail Gymnastics Facility (2 month - June 2020 to July 2020)

Design and entitlement process (*phased permits required*) to renovate Vail Gymnastics Facility into a new, multiple use facility including gymnastics and an early childhood education center - (6 months – June 2020 to December 2020)

Renovate Vail Gymnastics Facility into new multiple use facility - (12 months - October 2020 to October 2021)

Children's Garden of Learning permanently relocated to newly renovated multiple use building.

New Children's Garden of Learning completed and available for occupancy – (October 2021)

STEP #5 – LOT 3, MIDDLE CREEK SITE

Vacate Children's Garden of Learning building demolish to provide site for new +/- 150 home deed-restricted apartment building (+/- 60,000 sq. ft.)

Design and entitlement process to develop new apartment building (14 months – August 2020 to October 2021)

Begin construction on new apartment building – (October 2021)

New apartment building completed and available for occupancy – 14 months duration – (November 2022)

STEP #6 - TIMBER RIDGE VILLAGE APARTMENTS SITE

Timber Ridge Village Apartments redevelopment to include a minimum of 220 new deed-restricted homes and a new, 8,000 square feet multi-use community facility.

Negotiate Memorandum of Understanding/First Option – (2 months - July 2020 to August 2020)

Design and entitlement process to redevelop Timber Ridge Village Apartments and new multi-use community facility

Begin construction on redeveloped Timber Ridge Village Apartments – (May 2022)

New Timber Ridge Village Apartments completed and available for phased occupancy – 18 to 20 months duration (November 2023 – January 2024)

STEP #7 - BOOTH HEIGHTS DEVELOPMENT SITE

Title to Booth Heights Development site to remain with Vail Resorts/Triumph Development.

Approve development agreement extending entitlements until such time as habitat restoration is complete and 1,000 new deed restrictions goal is achieved – 3 months (June 2020 to August 2020)

BENEFITS OF THE DRAFT 5-YEAR STRATEGIC ACTION PLAN

There are many reasons to support the draft 5-year Strategic Action Plan. At the highest level it achieves the goals and objectives identified by the Vail Town Council when the Council unanimously determined to prepare and present Vail Resorts and Triumph Development with an alternate housing site plan proposal (April 29, 2020) to delay the immediate and imminent start of construction of the approved Booth Heights development plan. This plan is the culmination of the exploration of more than a dozen alternate site options and opportunities and nearly six months of discovery.

The benefits of the draft 5-Year Strategic Action Plan include:

- Articulates a series of actions which result in a win/win outcome for all parties
- Results in only a temporary disruption of recreational services and amenities, not the elimination of services or amenities
- Checks all the Children's Garden of Learning boxes
- Creates a "*bundle of strategic actions*" which advance the Town's housing and environmental stewardship goals
- The plan is both actionable and realistic and provides a defined strategic path forward
- Achieves multiple adopted town goals and objectives, including affording time for wildfire fuels reduction and wildlife habitat enhancement work to be completed
- Demonstrates a need for a dedicated source of funding for housing and prioritizes specific projects for future expenditures
- Focuses almost exclusively on infill and redevelopment opportunities
- Utilizes a holistic approach aimed at addressing several goal areas concurrently

- Sets a long-lasting Town Council legacy addressing two of the community's most critical issues – availability of housing and environmental sustainability
- Favorably supported by Vail Resorts and Triumph Development, per their response of May 15, 2020

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