



Planning for an extensive upgrade to the Vail Village Parking Structure - Transportation Center (gold) is underway. The upgrade anticipates an increase in tourism in Vail Village and at Golden Peak because of a planned increase in zoned density and up-mountain lift capacity. The primary destinations (orange) are linked by routes for pedestrians (green), private vehicles (purple) and Town shuttle buses (chartreuse). Visitor drop-off/pick-up loading areas (blue) provide for close-in access to primary destinations. There is limited access to some residential neighborhoods (rust). During peak demand periods, congestion is most likely to occur on routes where visitor, resident and pedestrian traffic intermingle (white).

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

Who is paying the price for increasing development and tourism?

March 7, 2025

The cost of building public parking structures in Vail has become prohibitive. Town Council has been informed that the TOV does not have the financial wherewithal to replace its two public parking structures. The 2,500 public parking spaces within the structures are the backbone of the community's livelihood. Replacement cost would be between 200 and 300 million dollars. The cost factor has prompted the TOV to shift strategy toward greater reliance upon mass transit.

Some developers are also objecting to meeting the TOV on-site parking requirements for redevelopment projects. There are projects served by mass transit have requested and received reductions in on-site parking requirements. Over time, expectations are that ridership will increase and create a greater demand for public transit, which will increase the operational cost of the TOV, Eagle County and State-run bus systems.

The TOV has launched a design process for expansion of the Transportation Center at the Vail Village Parking Structure. The design anticipates a shift toward increased bus ridership. As parking in Vail becomes more difficult, authorities are sending a message that changes in commuter behavior are inevitable.

VR's planned expansion of its mountain lift capacity compounds the complexity of planning efforts in Vail Village and at the other mountain base areas. As yet, VR has not given any indication of timing or financing of the lift expansions.



2012 Traffic Congestion on Blue Cow Chute and Vail Valley Drive at the Vorlaufer bridge/pedestrian crossing from the Covered Bridge to Ford Park pedestrian/bike path .

Increasing population density, through the TOV's master planning, adds to the intricacy of the project. Transportation design will be driven by the traffic congestion caused by population increases from tourism and residents. Traffic congestion in the Vail Valley Drive residential neighborhoods has periodically been a problem for years.

The Vail Police Department has altered traffic patterns and installed pedestrian crossings which have relieved congestion and improved safety conditions. However, these fixes could become obsolete as VR increases lift capacity and private properties are redeveloped throughout the surrounding neighborhoods.

The TOV master plan allows for increased building sizes, which could significantly increase the area's full and part-time resident population. Pedestrian and vehicle traffic increases will follow, compounded by bike and other recreational conveyances. In anticipation of redevelopment, planners are proposing shunting Vail Valley Drive traffic onto South Frontage Road to a roundabout on Ford Park, similar to the roundabout recently completed for the Vail Medical Center.

Bike/pedestrian lanes already created in some residential neighborhoods affect traffic lanes accessing residential homes. Adding bike/pedestrian lanes to the busier portions of Vail Valley Drive could add to congestion and become a greater safety issue. If tourism traffic is not reduced, restricted or redirected away from the area, it could mean that Vail Valley Drive will eventually become one-way which is abhorrent to property owners in the affected residential neighborhoods.

VHA [invites letters of interest](#) to provide assistance in its membership and reader development efforts.

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 our reach and ensure transparency. VHA is thankful for support and participation from the Vail community. We pledge to remain at the forefront of advocating on behalf of the mutual interests of full and part-time residents and property owners.

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