



The large building (circled in red), proposed in a Special Development District at the West Vail Commercial Center is out of keeping with the intent of the TOV's 2021 Master Development Plan. The proposed building, is shown on the developer's illustration appears out of scale and incompatible with its surroundings, (shown in blue), as indicated in the TOV Master Development Plan.

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

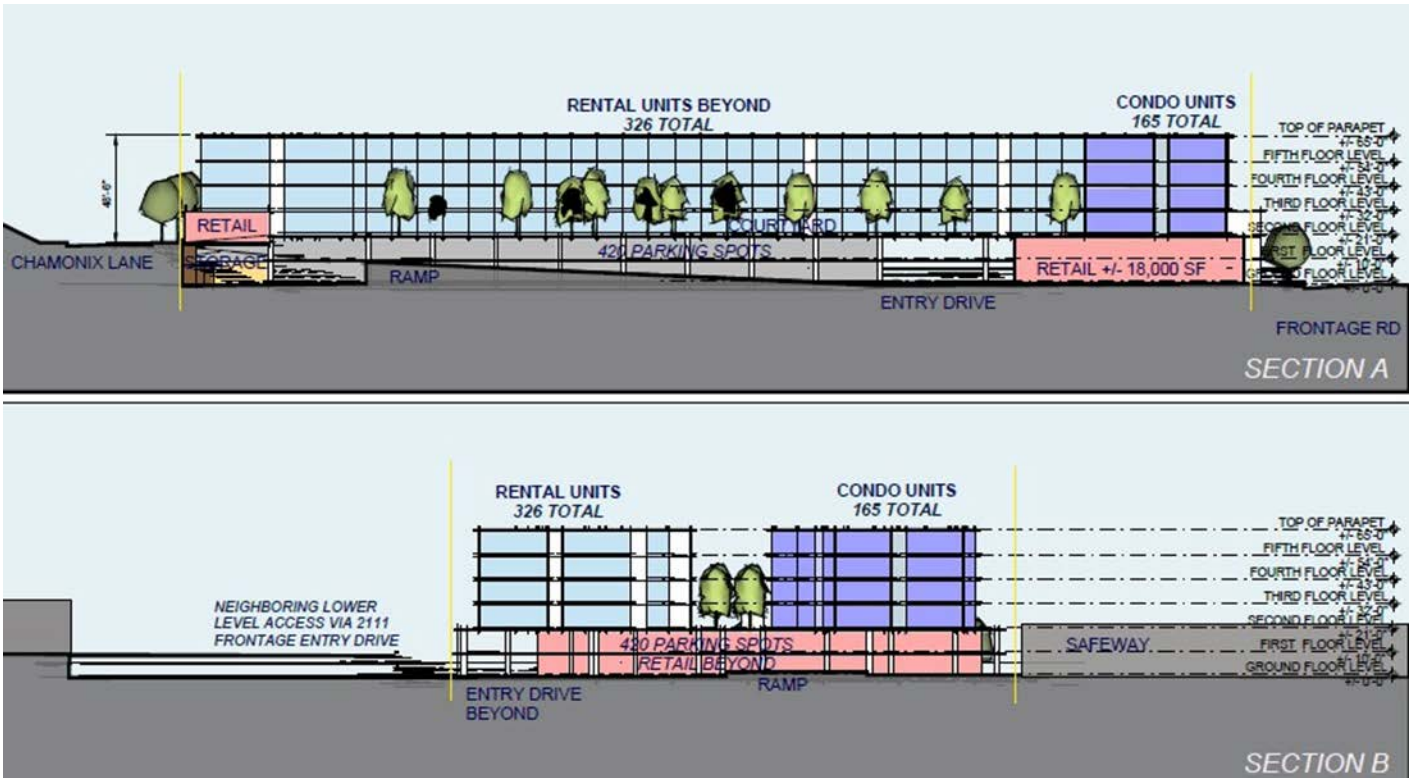
West Vail Commercial Center SDD Redevelopment Proposal

March 21, 2025

A Special Development District (SDD) [application](#) was recently submitted to redevelop the Vail Des Schone shopping and housing complex at 2111 North Frontage Road. The application seeks to resurrect a SDD the TOV mothballed in the 1990s due to community opposition. The Vail Des Schone application appears to ignore some of the planning concepts included in the 2021 West Vail Master Development Plan. The Plan is intended as a guide for redevelopment of the West Vail Commercial Center, including the Vail Des Schone site. The application reveals inconsistencies within the TOV master planning and zoning processes.

The application reflects the TOV's consideration of a proposal to utilize private ownership within a residential condominium complex to finance a comparable number of workforce housing apartments. The concept is similar to that being considered for the West Middle Creek workforce housing project in the Middle Creek neighborhood near the Main Vail roundabout on the North Frontage Road.

The Middle Creek neighborhood already consists of three large workforce housing projects (Residences at Main Vail, Middle Creek Apartments and Solar Vail), and lacks a master development plan that would include the West Middle Creek proposal. Inconsistency between Master Development Plans for West Vail and none for Middle Creek, which may be the result of a strategy to mediate social equity housing disparities within the community's resident population is not appropriate. Turning a blind eye to inconsistencies for whatever reason does not build public trust in the fairness and adequacy of the TOV planning procedures. VHA urges TOV to be consistent in its master planning processes by providing a Master Development Plan for Middle Creek neighborhood prior to the final approval of the West Middle Creek project.



The illustration shows the allocation between condominiums (purple) to rental units (light blue), of the Vail Des Schone SDD proposal.

The TOV Planning and Environmental Commission’s (PEC) deliberation on the proposed SDD for 2111 North Frontage Road followed the required review procedures. The PEC identified the inconsistencies between the intent of the 2021 Master Redevelopment Plan and the SDD application for the redevelopment of the Vail Des Schone site. The PEC recommended that the applicant reconsider the proposal before proceeding further in the review process.

VHA applauds the [action taken by the PEC](#) on the West Vail SDD application. It urges the Town Council to follow suit in its efforts to bring social equity to residential housing and to maintain consistent enforcement and fairness in its master development and redevelopment planning and zoning policies.

VHA [invites letters of interest](#) to assist 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 its reach, and ensure transparency. VHA is thankful for the support and participation of the Vail community. We pledge to remain at the forefront of advocating for the mutual interests of full and part-time residents and property owners.

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