



TOWN OF VAIL

Our Vision

To be the PREMIER international mountain resort community in the world.

Our Purpose

To provide excellent public services to our residents and guests.

Our Why

What we do makes a difference every day to the individuals in our community!



TOWN COUNCIL PRIORITIES 2025-2029

1. Create a strong community and create affordable housing opportunities

- 1000 new homes by 2027
- Continuum of home types

2. Support our Workforce

- Leadership Programs
- Childcare, Behavioral Health Access

3. Provide an Authentic Vail Experience

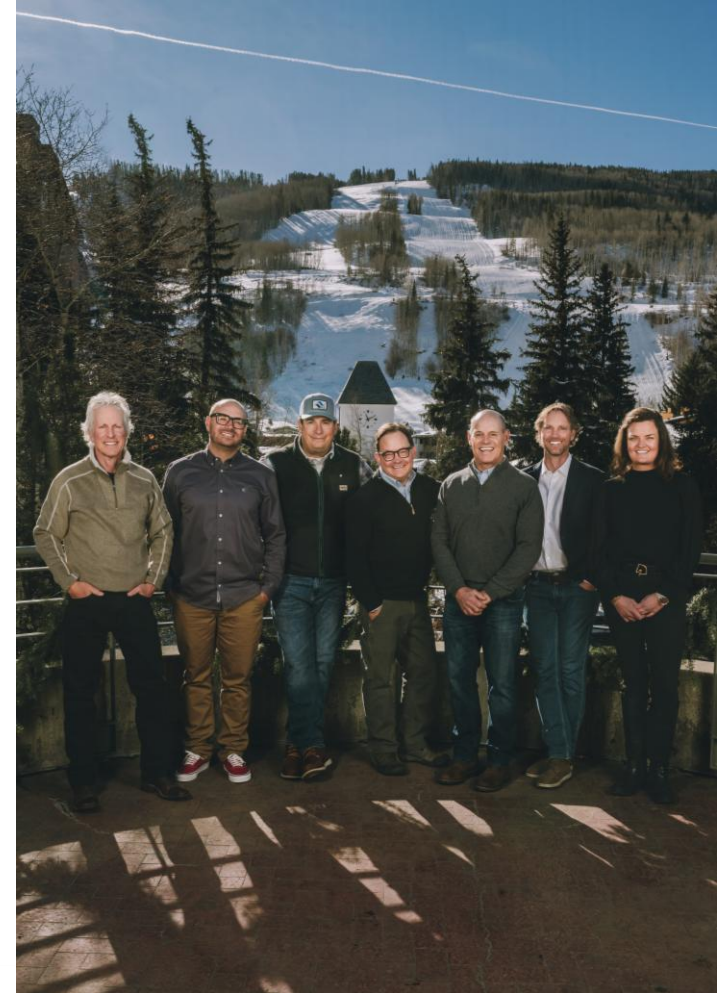
- Goals and metric for excellent service
- Unique events
- Inviting for all ages

4. Transportation

- Encourage the use of transit

5. Environmental Sustainability

- Gore Creek no longer listed as impaired
- Complete a Wildlife Management Plan
- Carbon emission reductions by 25, 30, & 50



10 YEAR REGIONAL GROSS NEED

- Total 10-year need is:
 - ~40% existing shortages
 - ~60% projected housing needs (e.g. job growth)
- Largest sources of need are employment growth, retirees, and in-commuters

Components of Regional Housing Need

Description	Total	% of Total
Existing Housing Shortage		
Overcrowding	686	10.8%
Temporary Housing	195	3.1%
Commuting	1,160	18.2%
Unfilled Jobs	598	9.4%
Total Existing Housing Shortage	2,638	41.4%
Projected Housing Need		
Employment Growth 2025-2035	2,090	32.8%
Retirees 2025-2035	1,646	25.8%
Total Projected Housing Need	3,736	58.6%
Total Units Needed through 2035	6,375	100.0%

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, JobsEQ, Economic & Planning Systems

Timber Ridge Village



TOWN OF VAIL

Timber Ridge Village



Timber Ridge Village



TOWN OF VAIL

Timber Ridge Village



TOWN OF VAIL

Timber Ridge Village



TOWN OF VAIL

Timber Ridge Village





WEST MIDDLE CREEK UPDATE

West Middle Creek



West Middle Creek



WEST
MIDDLE
CREEK



West Middle Creek



West Middle Creek

LEVEL 1 AMENITIES



Level 1 Amenity Plan
Not to Scale



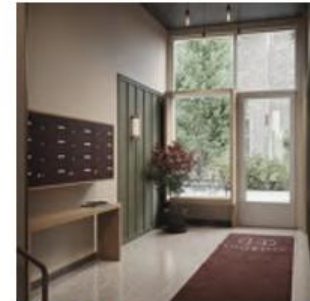
EXAMPLE IMAGES



Lobby Lounge



Leasing Office



Entry Lobbies



Package Room

AMENITIES

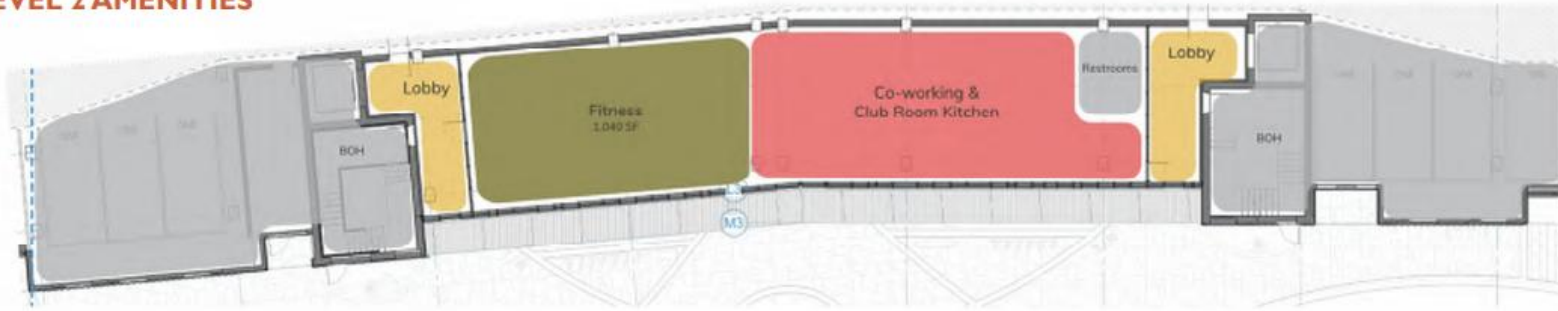


WEST
MIDDLE
CREEK



West Middle Creek

LEVEL 2 AMENITIES



Level 2 Amenity Plan
Not to Scale

EXAMPLE IMAGES



Fitness



Club Room



Co-Working

AMENITIES



WEST
MIDDLE
CREEK



Policy Innovation for Employee Housing: Community Housing Zone Districts

Purpose + Background

- In 2024 Vail Town Council created three new community housing zone districts.
- The new districts are intended to encourage employee housing projects by establishing a set of standardized development metrics and outlining a clear, efficient, and cost-effective entitlement process.
- The districts allow the “flexibility to provide for the critical need for housing to serve local citizens and businesses, and to provide for the public welfare” and are “intended to ensure that employee housing is appropriately located and designed to meet the needs of residents of the Town, to harmonize with surrounding uses, and to ensure adequate light, air, open spaces and other amenities appropriate to the allowed types of uses.”

Policy Innovation for Employee Housing: Community Housing Zone Districts

District	Land Use Context	Setback			Site Coverage	Landscaping + Site Development	Lot Area	Height	Density
		Front	Side	Rear					
CH-1		20 ft	15 ft	15 ft	55% total site area*	At least 25% of total site area	Min. 10,000 sq ft	35 ft (Flat or Mansard) 43 ft (Sloping)	No limit
CH-2	Low- to medium-density residential units.	20 ft	15 ft	15 ft	55% total site area*	At least 25% of total site area	Min. 10,000 sq ft	45 ft (Flat or Mansard) 53 ft (Sloping)	No limit
CH-3	High-density residential or mixed-use areas.	20 ft	15 ft	15 ft	55% total site area*	At least 25% of total site area	Min. 10,000 sq ft	70 ft (Flat or Mansard) 82.5 ft (Sloping)	No limit

**Site coverage may be increased to 65% if at least 75% of parking spaces are underground/enclosed.*

Policy Innovation for Employee Housing: Community Housing Zone Districts

What does it do differently from before?

- Focuses on employee housing
- Provides project flexibility within a basic set of development standards
- Adds procedural clarity and certainty that reduces risk for project proponents
- No limitations on density, unit count, or gross residential floor area
- Streamlines the review (if project meets basic zoning standards, only goes through a 1-month review vs. 3-4-month review)