



**Virtual Open House**

**September 2020**



# The West Vail Master Plan

- **Project Purpose**
  - The purpose of the West Vail Master Plan is to create a community-driven blueprint for environmentally and economically sustainable land use, zoning and development decisions in the West Vail Neighborhood.
- **Project Goals**
  - To thoroughly engage the community to understand their ideas, goals and opinions for West Vail
  - To establish a framework for implementation of environmentally sustainable best practices for future development
  - To identify opportunities to better utilize land in West Vail including options for future housing sites
  - To foster economic development and create a more vibrant, aesthetically enhanced residential and commercial area to meet community expectations





Appendix B1 - 3

Vail Ski Resort

White River NF

WEST VAIL

White River NF

CASCADE VILLAGE

TH

TH

70

70

NVT

North Trail - Buffehr Creek

North Trail (West)

North Trail

North Vail Trail (West)

Davos Trail

Davos Trail

NVT

CORTINA LN  
DAVOS TR  
AROSA DR

GARMISCH DR

CHAMONIX LN  
CHAMONIX RD

ELLIOT RD  
SERONTAGE RD W

VERMONT RD  
VERMONT CT

ZERMATTEN

70

70

SEQUOIA DR

TAHOE DR

Matterhorn (down hill)

PLACID DR

W GORE CREEK DR

SIERRA TR

ALPINE DR

GENEVA DR

UPPER MATTERHORN CIR

MATTERHORN CIR

N FRONTAGE RD W

S FRONTAGE RD W

MORaine DR

LIONS RIDGE LOOP

BUFFEHR CREEK RD

Donovan Park

Buffehr Park

GREENHILL CT

WESTHAVEN DR

WESTHAVEN CIR

WESTHAVEN DR

WESTHAVEN CIR





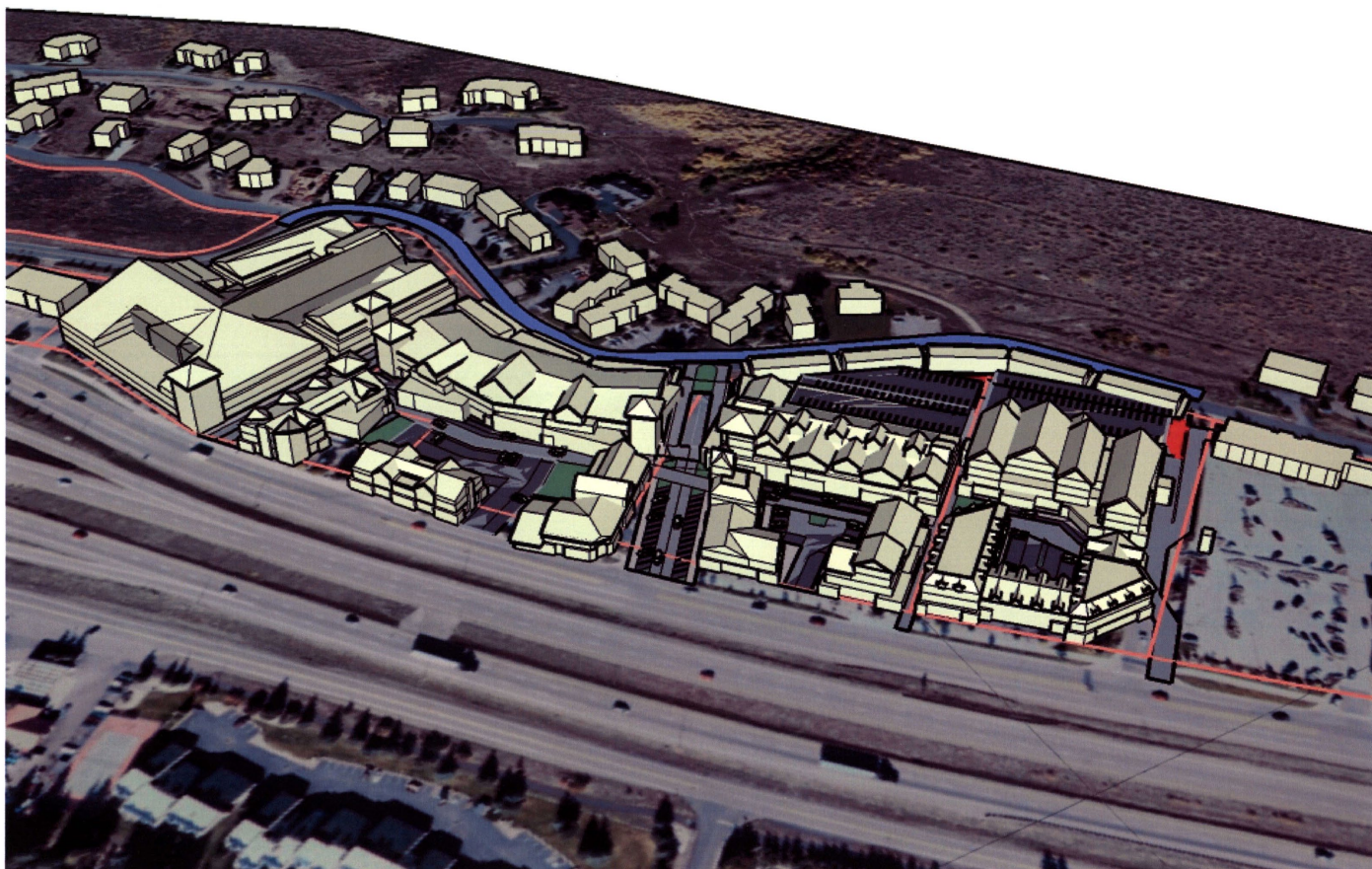
# The West Vail Master Plan

- Intent of the Plan:
  - Re-envision planning, zoning, and community character
  - Re-think transportation infrastructure
  - Re-consider economic development and business needs

Help us think through this, starting with a visioning process! Background info, then polling, then open Q&A.

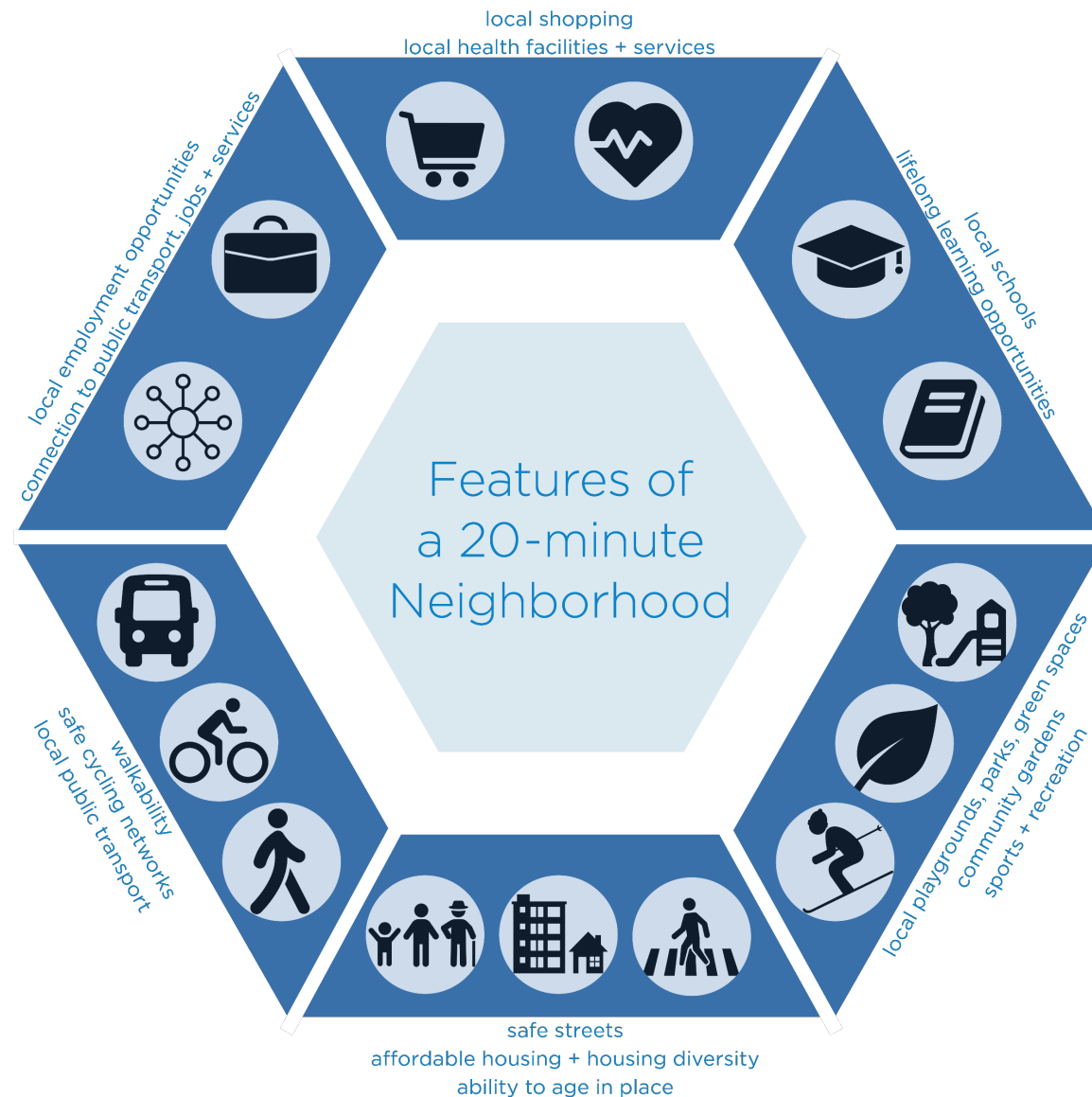
# Previous Planning

WV

WEST VAIL  
MASTER PLAN

- 2004/2005
  - Master Plan developed for the commercial area
  - Mixed-use development in commercial area
  - Recession hit, ideas shelved
  - Build off this work but expanded to the whole West Vail area and more topic areas.

# 20-Minute Neighborhood Concept







# Topic Areas

Land Use & Design

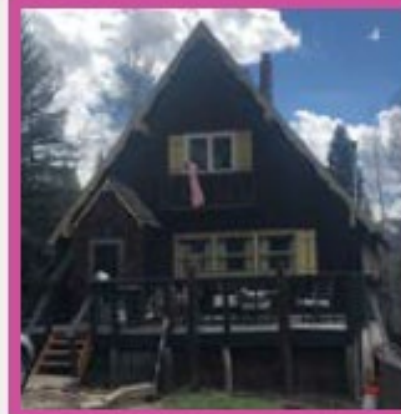
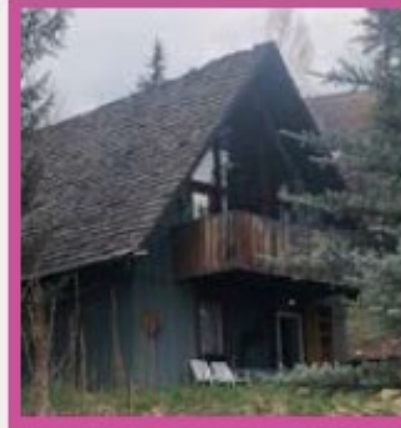
Economic  
Development &  
Housing

Mobility &  
Transportation





# Single and Two Family - East





# West Vail Center: Connectivity



- » Connectivity between commercial buildings is moderate, with sidewalks supporting walking from building to building.
- » Only one of the crossings of parking lots/internal roadways has a crosswalk.
- » There are no sidewalks connecting the North Recreation Path to the commercial buildings and sidewalks.



# Land Use & Design

- Key takeaways:
  - The zoning for the commercial area produces what is there: strip commercial development
  - Many residential lots do not conform to current zoning. Many have more density than would be allowed otherwise.
  - Character of housing is varied and dates back to the earliest days of Vail. Need to explore how much to “preserve” this character versus allow different and new types of character.

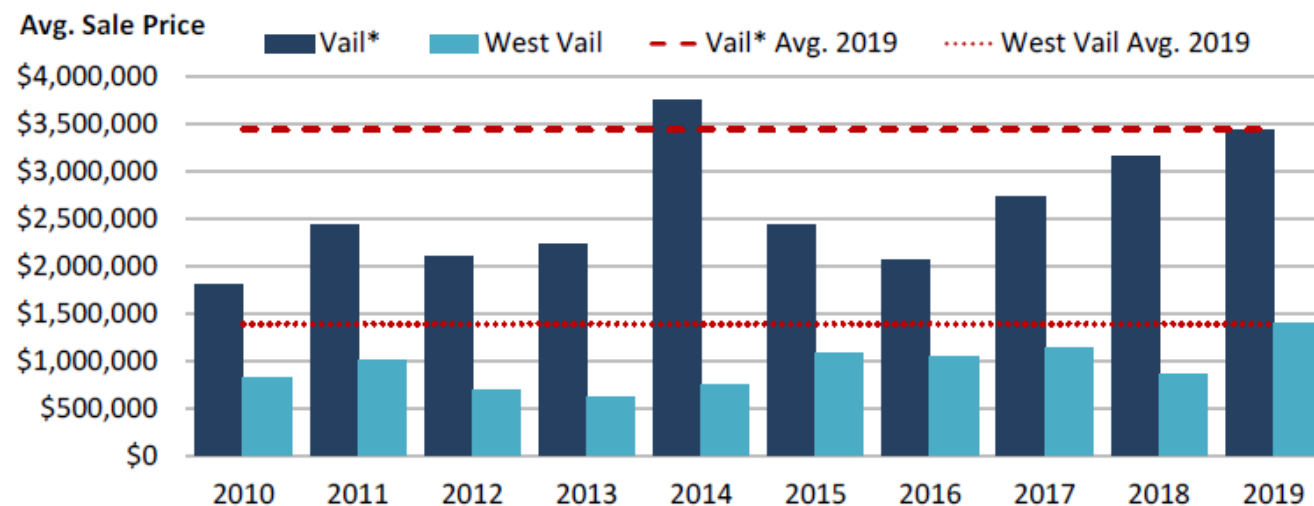


# Economic Development & Housing



## HOUSING MARKET

- Cheaper than the rest of Vail but still expensive
  - West Vail \$1.3M average
  - Rest of Vail \$3.4M average
- Homes are smaller than rest of Town
  - 2,200 sq. ft. West Vail
  - 3,100 sq. ft. rest of Vail
- More local buyers
  - 60% in West Vail
  - 24% rest of Vail



Source: Eagle County Assessor; Town of Vail; Economic & Planning Systems

\*Excludes West Vail

# Economic Development & Housing

## DEMOGRAPHICS

- West Vail resident population 1,300: 20% of Town
- 853 housing units: 10% of Town
- Second homes: less than half the concentration of Town
  - 28% of total in West Vail
  - 64% of total in all of Vail
  - (all vacant units)
- Demographics are similar to Town
  - Median age: 35–37
  - Median Income: \$70,000–\$75,000
  - Owner/Renter: 55%/45%

Description	West Vail	Vail	Eagle County
Population	1,293	6,168	59,307
Households	616	3,014	21,690
Avg. HH Size	2.10	2.05	2.73
Median Age	34.8	37.0	35.6
Median Income	\$74,727	\$69,685	\$78,095
Housing Units	853	7,478	32,844
Owner-Occupied Percent	332 54%	1,506 56%	14,181 70%
Renter-Occupied Percent	283 46%	1,172 44%	6,091 30%
Vacant Homes	237	4,800	12,572
% of Total	28%	64%	38%
Second Homes	201	4,168	10,308
As % of Vacant Units	85%	87%	82%
As % of all Units	24%	56%	31%

Source: ESRI; DOLA; Economic & Planning Systems

Z:\Shared\Projects\DEN203028-Vail West Master Plan\Data\COPY of West Vail Demographic Variables CB.xlsx\T-Comparison



# Mobility and Transportation





# Mobility and Transportation

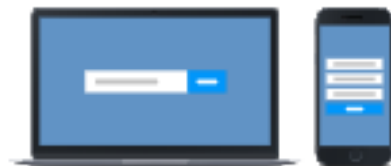
- Key findings:
  - Transit ridership in West Vail has declined.
  - Limited on-street bicycle facilities that are comfortable for recreational bicyclists. The presence of sidewalks is also limited.
  - Bicyclists can access destinations throughout West Vail on low-stress (easy, safe) travel facilities, pedestrian travel is more limited due to a lack of comfortable east-west travel options and high vehicle speeds.
  - There are north-south travel barriers due to limited opportunities for crossing I-70.





## How to join

### Web



- 1 Go to [PollEv.com](https://PollEv.com)
- 2 Enter WESTVAIL628

### Text



- 1 Text a CODE response to 22333

If you are doing this via text, text WESTVAIL628 to the number 22333 in order to join



**Questions? Comments?**