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# Shaping our Future

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Welcome to Eagle County *2036*

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**Confluence Redevelopment at  
Beaver Creek 2036**



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**Vail Pass: August 11, 2036**



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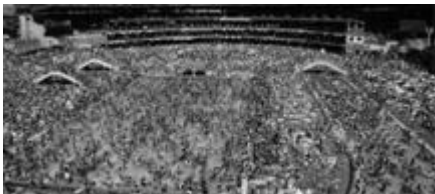
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**Eagle Recreation Center 2036**



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# Crazy?

*but look how far we've come. . .*

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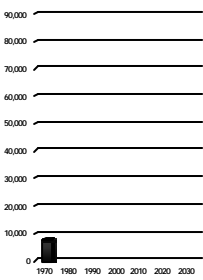
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## 1970

Population 7,498



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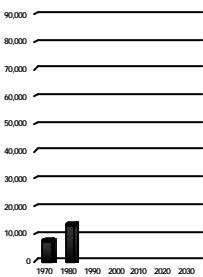
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## 1980

Population 13,320



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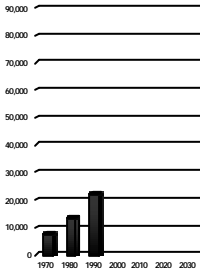
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# 1990

Population 21,928



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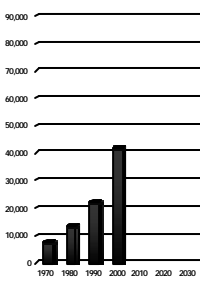
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# Today

Population 43,000+



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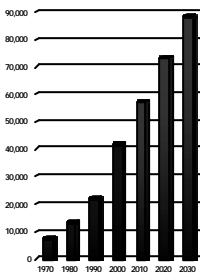
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# Tomorrow



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## Some truths

- ◆ Growth is a part of our future
- ◆ 50 years of growth has created many economic and social benefits
- ◆ Community interests and tastes are evolving
- ◆ What's worked in the past may not be appropriate for the future

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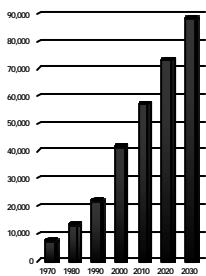
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## Questions Behind the Stats



- ◆ Who are these people?
- ◆ Are they hourly? Professional? Retirees?
- ◆ Where will they live?
- ◆ What services will they demand and require?

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## Beyond Our Control: Population Trends

Historical westward migration



Immigration pressure

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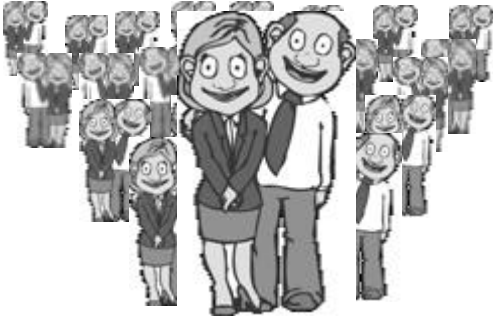
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## Beyond Our Control: The Baby Boomers




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## Beyond Our Control: Generational Wealth Transfer




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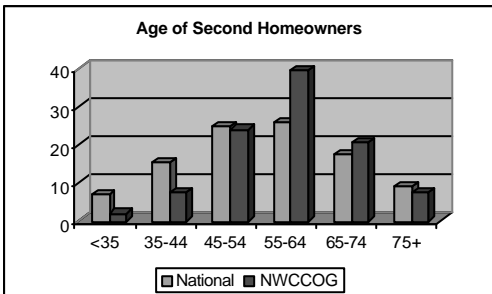
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## Comparative Data




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## Second Homeowners Exert Strong Economic Influence

- ◆ 3X Travel
- ◆ 4X Churches and charities
- ◆ 5X Home care services

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## Supply v. Demand

- ◆ Show: only so much available land
- ◆ Show: group of people

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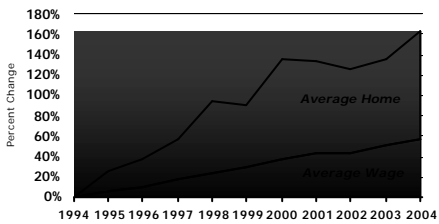
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## Through the roof

Cumulative Percentage Increase in Eagle County Wages and Housing Prices



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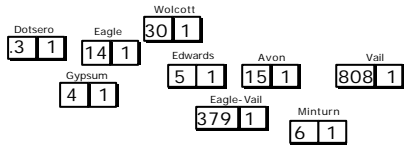
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## Close to Work?



Ratio of average wage jobs to affordable housing

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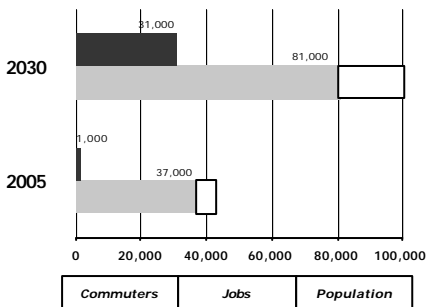
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## A County of Commuters?




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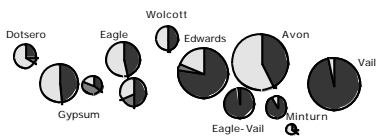
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## Dwelling Units




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## The Bottom Line

- ◆ We believe it's the role of local and county governments to make sure we're prepared for growth.
- ◆ Thoughtful use of our developable lands needs to respect both free market opportunity while protecting community quality.
- ◆ Eagle County wants to work closely with you in sharing information and helping coordinate wise land use policies.

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## The Toolbox

Open space requirements  
In-basin water augmentation  
Wildlife Regs 1041  
Restore transfer tax  
Limit # of permits per year



Revenue Sharing  
Riparian Regulations  
Downzoning  
Impact Fees  
Ridgeline Regs  
Transfer of development rights TDR  
Urban growth boundaries

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## We Can Be Kingdoms Apart

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**Or a United Kingdom**

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