

UPDATE ON POSSIBLE REDEVELOPMENT

June 22, 2026

There currently is no redevelopment plan endorsed by the Apollo Park Board of Directors.

ACTION REQUESTED! See below.

We update our owners with accurate information as soon as we are aware. We have come full-circle since August 2021.

As noted in January, without Apollo Park's endorsement, Lunar Vail presented a plan to Vail's Town Council. Council, in a rare move, sent the proposal back to the PEC, which had already denied a plan that did meet our needs, 5-0.

Apollo has reached out to Lunar more than once a month, January through June, in good faith, to continue a dialogue about what would make a good proposal for Lunar, the Town, and the Apollo Park owners. While Lunar has repeatedly said that they intend to meet with us, to date, they have not made the time.

Lunar Vail has instead taken a proposal for a massive Lunar-only building to be built on Apollo's land to the PEC. The PEC has been receptive to this development that deletes all of our landscaping, fire pits, parking and pool.

Lunar has offered nothing to Apollo for this taking. They have not offered to delete the land lease and award property ownership to Apollo. They have not offered to refurbish the buildings, or add elevators or sprinklers. They are proposing to REDUCE the number of parking spaces to less than the current number of residences. This massive building provides inadequate access for the fire department, and severely restricts our ability to redevelop our own buildings.

Lunar has not indicated where our owners should park, grill, swim, or recreate during 3 years of Lunar construction.

Apollo Park has added to our Legal Team.

Our Attorney expressed Apollo Park's strong objection to Lunar's proposal to the Town Attorney and at the PEC's two meetings discussing this plan in 2026.

Understandably, we are perplexed. Apollo Park is a willing partner in some shape of redevelopment. We simply need a plan that works for the benefit of our owners, plus meets the needs of the developer and the Town of Vail.

We are also befuddled by the PEC's response. It was the Town of Vail that identified Apollo Park being in need of redevelopment. Yet this proposal for a massive parking lot building does nothing to "solve the Apollo Park puzzle" of the existing buildings. At two PEC meetings in 2025, and at one Town Council meeting in 2025, the Apollo Park Board made it clear that we wanted to avoid any "forced development" (including a developer taking all the land north of our buildings, or forcing Apollo away from the creek).

Ever optimistic, we continue on a multiple path:

- One: to strongly oppose Lunar's June 10, 2026 proposal. We are prepared to protect the rights of our owners.
- Two: to attempt to work in good faith toward an owner vote on redevelopment, whether via adequate land ownership or a holistic site redevelopment. We want to work with Ron Byrne, owner of Lunar Vail. We know Ron builds great projects. We believe this is the best option for all.
- WE NEED OUR OWNERS TO PROVIDE INPUT TO THE PEC (Planning and Environmental Commission) EITHER IN PERSON, OR ON-LINE, ON JULY 13, 2026. YOU MAY ALSO SUBMIT COMMENTS VIA EMAIL PRIOR TO THE MEETING. PLEASE EXPRESS YOUR OPPOSITION TO LUNAR'S PROPOSAL DATED JUNE 10, 2026.
- While any comments you make to the PEC and Town Council will be helpful, we suggest focusing on two items:
 - Apollo Park has not consented to the development. Lunar Vail is planning to build on our property and is proposing to eliminate part of Apollo, so why is the PEC considering this application without our consent at all?

- Lunar Vail is setting standards that will restrict what we can do with our own property and will limit our right to redevelop – and again we are being told that our views are irrelevant. This is wrong.

Vail.gov / boards / planning and environmental commission / PEC agendas.

- *The Apollo Park at Vail Board of Directors*

To see current known status, TYPE THIS address into your browser: apollopark.net/specs