

UPDATE ON POSSIBLE REDEVELOPMENT

August 19, 2025

Dear Apollo Park at Vail owners,

When our landlord, Lunar Vail Land Investments LLC, approached us with an exploration of redevelopment of the Apollo Park at Vail site, we provided three clear requirements. Any new Apollo Park building must:

1. Be on the creek facing Vail Mountain

Not all of our existing units have their main view to the mountain.

2. Every unit has a large deck or patio

Half of our existing units do not have large decks or patios.

3. Own the Land under a new building

Our existing buildings are on a restrictive land lease.

After several years of discussion, we have reached our **first milestone**; Apollo Park and Lunar Vail have submitted an application to the Town of Vail to request that the Town begin formal consideration of a potential redevelopment of the site, including a new Apollo Park building on the creek, a new parking garage, new amenities, and a new for-sale building for the developer. This request does not create an obligation other than a good faith dialogue.

The journey to an eventual vote of the homeowners depends upon the Town's approval. The first step is review by the Planning and Environmental Commission (PEC). To move forward, the Town would need to create a Special Development District and approve detailed plans. Reviews will involve public hearings with the PEC, Town Council, Design Review Board, Planning and Permitting, Vail Fire Department, and the Chief Building Official. This process will take many months, likely years.

The first scheduled public hearing is September 8 with the PEC. The PEC will review the developer's proposal (the package will become available on the Town's website) for bulk and mass, heights, zoning, setbacks, type of use, site engineering, etc. The PEC is not tasked with reviewing floor plans and ownership, and the floor plans included in the package are not approved.

If we reach a point where a proposal is ready for owners to consider, you will receive details and have the opportunity to vote. We encourage all owners to continue using and enjoying their units.

The Apollo Park at Vail Board of Directors