

	Town Built Housing	Outside Mt. CB	Homestead	STRs	Commerical Core	Policies	Partner Coordination
1	Have the Town serve as developer for Town projects	As stated in your Master Plan, traffic and environmental sustainability on the mountain are big concerns. It seems wiser to locate community housing in Gunnison and improve transportation to the mountain. Gunnison is equipped with the infrastructure including roads, fire and police and EMT services not to mention a beautiful community with parks, shops, and grocery stores.	The audacity of MT CB to ask about community housing is laughable. Your failure in Prospect is criminal. The occupied buildings are failing. The foundations are sinking because they were built in wetlands, the building codes were ignored, the residents are paying for the failures of MT CB to follow building codes. The unfinished buildings are a health and safety hazard, and the residents have not received any response from anyone at the town on how their wellbeing is considered. YOU SHOULD BE ASHAMED OF YOURSELVES!!!!!!	Limit STRs, build deed-restricted, local employee housing	Some places are difficult logistically and generally expensive to build additional community housing. Mt. Crested Butte is one of them. At the very least try to make long-term rentals available in the commercial core and other high density residential areas through incentives.	Find more ways to use tax money to fund future affordable housing projects. Somehow get Vail to commit to helping with local and workforce housing. Community involvement in helping to get land or money to build affordable housing. Designate as much area as possible in the North Village to affordable housing.	I would suggest completion of projects already on the books before taking on new ones. Also Vail and CBMR should provide studio hotel living for seasonal employees.
2	Build new units on town owned lots	Look for options to build a community neighborhood off Slate river road or by Peanut Lake	I think it is important that Mt CB stops giving option of cash in lieu of and if a project is built at least 15% should be deed restricted. The Marcellina apartments were built with HUD money specifically for locals rental housing and yet the town council we had at the time, let it go to the "pubic market" and it is now called The Timbers. A small part of the complex is deed restricted. Mt CB should have specific duty for one of the employees to check to see if deed restricted units actually have locals in them as I know some are short term rented so I think more review would help the community housing stay as it was intended. I think that only local builders should build locals units so we don't have the legal battle that is now taking place for the 22 units at the entry to Prospect. Those 22 locals should have their housing.	Start by placing a moratorium on issuing new short term rental permits and begin the process of limiting the number of active permits. Do what you can to incentivize property owners to rent long term. Purchase existing properties/land and convert to deed restricted housing.	I would find a way to acquire part of the giant dirt parking lot at the base area and build there. With the loss of surface parking, this would require construction of a parking garage as well. I do not think we should build or allow multi-family in areas of existing single family homes.	Does "community" housing mean full time residents? If so, then the first step is the purchase of land for that need (or through partnerships with developers ie the North Village).	By working with Vail and CBMR to create more employee housing from already existing structures or homes.

How would you increse community housing within Mt. Crested Butte and througout the Gunnison Valley?

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3	Limit STRs, build deed-restricted, local employee housing	Do not raise my property taxes for affordable housing options. I'd like to see real numbers on REQUIRED capacity verse this "build and they will come" attitude. Finish Homestead housing. Build a Complex for short term seasonal workers housing like Micro apartments. Gold link ski lift area by Prospect would be a good choice for this. Team up again CBMR & Gunnison County to get Brush Creek housing developed.	<p>It would help to not have a current affordable house development become defunct and unusable.</p> <p>I do believe there is a development happening at the base of Snodgrass, is there no community housing being planned in this area? If not, then there should be.</p> <p>I also heard the land at the top of painter boy/gold link was sold. I would hope some planning in this new development will have some community parcels available, along with mandatory bike trail reroutes.</p> <p>For sure the answer is not to rezone single family home parcels into larger multifamily buildings, which is unfair and inconsiderate to those of us who invested in our single family neighborhoods.</p>	<p>Meaningfully regulate the number of short term rental permits. Make it attractive for property owners to rent long term.</p>	<p>Perhaps some of the older buildings at the base like Whetstone could be redeveloped into higher density housing to make better use of those areas.</p>	<p>I would suggest helping establish some CB housing along the highway much like Aspen and Snowmass have done from Glenwood Springs... Has worked because the cities have assisted with infrastructure. Suggest tax breaks for bonding</p>	<p>Coordination with all three cities (Gunnison, Crested Butte, Mt Crested Butte) to identify large scale apartment/condo developments is required.</p>

How would you increase community housing within Mt. Crested Butte and throughout the Gunnison Valley?

	Town Built Housing	Outside Mt. CB	Homestead	STRs	Commerical Core	Policies	Partner Coordination
4	Does "community" housing mean full time residents? If so, then the first step is the purchase of land for that need (or through partnerships with developers ie the North Village).	I would suggest helping establish some CB housing along the highway much like Aspen and Snowmass have done from Glenwood Springs... Has worked because the cities have assisted with infrastructure. Suggest tax breaks for bonding	Finish some of the projects already started and/or approved and see how far this goes to remedy the ever changing housing dynamics as it's going to be a 2-5/10 year window of progress then reassess the needs	By supporting housing density, creating a meaningful balance between STRs and LTRs through STR restrictions, and building/dedicating additional deed restricted and rent-capped units.	I would focus on existing areas that are currently higher density and under utilized. For example the base area where the put put / ski storage is located. There is undeveloped land around the commercial core as well. I would use the excise tax money to create more deed restricted housing and incentives for major employers like Vail to build more workforce housing.	The best way to increase housing, especially affordable housing is with density. Density is the best bang for your buck in terms of housing. It is the most affordable for the town/county and for the potential worker who needs it. The North Village is an incredible opportunity for Mt CB to do their part to help with the employee housing crisis. Having a high density north village sets Mt. CB up for future success in terms of housing. If we go low or even medium density there it just buys a little time but does not answer the problem and higher density will be needed in the future. We need the density and affordability now if we want a vibrant base area to say afloat with workers/ community members.	I would love to see planning for more density, employee housing options for those working at CBMR, and incentives for homeowners to rent long term instead of doing STIs. I would like to see more affordable and deed restricted housing options in EXISTING condo/apartment buildings. I would co-locate affordable housing and transit and jobs, so that people aren't having to drive to work and park.

How would you increse community housing within Mt. Crested Butte and througout the Gunnison Valley?

	Town Built Housing	Outside Mt. CB	Homestead	STRs	Commerical Core	Policies	Partner Coordination
5	<p>I understand the need, but having our streets with single family standalone homes mixed with multifamily buildings is a NO GO for all of us who own these homes. Zoning us as MDR will do nothing but reduce our home values. That is NOT okay for all of us who have worked so hard for our homes. Put the multifamily units in areas that make sense, like the Mt CB owned land. Beyond me why this town is so against all of us who own our stand alone homes here on the mountain.</p>	<p>Look for opportunities in Gunnison. Take opportunities like Brush Creek when they come. Baxter Gulch solar farm is a waste and could have provided much needed housing. Instead it will be a foolishly placed solar farm costing tax payers money.</p>	<p>Highest priority should be getting Homestead finished. This is a serious eye sore and reputation damager for Town of Mt. CB. Getting that completed and restoring taxpayer trust is essential. Next, make a plan for deploying the workforce housing tax funds, and start to show progress. Invest those dollars in a way that has tangible impact, either on new construction or acquisition of existing units.</p>	<p>Through STR regulations, homeowner initiatives, community partnerships and new construction.</p>	<p>More affordable units in Gunnison, with better public transportation. More HD units in the base area and over the hideous half built parking structure in the parking lot.</p>	<p>Start by placing a moratorium on issuing new short term rental permits and begin the process of limiting the number of active permits. Do what you can to incentivize property owners to rent long term. Purchase existing properties/land and convert to deed restricted housing.</p>	<p>Tough question! It will take a variety of creative partnerships and approaches. We know the different "categories" of housing from owner-occupied to rental, single-family to condos. As a region, can we identify where higher-density makes the most sense and where single-family homes are the only sensible option. From there, we can take a look at where we have flexibility with a variety of options depending on needs.</p> <p>It also seems that creativity is required for "workforce housing." We don't want all homes tied to jobs. How can employers share responsibility for housing to strengthen their businesses and secure more housing for more workforce?</p>

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6	<p>Highest priority should be getting Homestead finished. This is a serious eye sore and reputation damager for Town of Mt. CB. Getting that completed and restoring taxpayer trust is essential. Next, make a plan for deploying the workforce housing tax funds, and start to show progress. Invest those dollars in a way that has tangible impact, either on new construction or acquisition of existing units.</p>	<p>1) There would be hundreds of people living at the corner of HWY 135 and Brush Creek right now if not for all the posturing and demands for reduced density.</p> <p>2) I am very concerned about the thought of rezoning of majority of Mt. CB where there are single family homes - to change housing types to include Medium Density Residential (MDR) MDR defined to include low-to-mid-rise multifamily buildings and townhomes and duplexes.</p> <p>This is a radical departure from the neighborhood character that has endured since 1975 when the first houses were built here... and there are areas like Homestead in Prospect, and parcels in Mt. Crested Butte - owned by Mt. Crested Butte that should be used for apartments and low-income housing. Also: - North Village - There appears to be a good plan to have apartments and low-income housing available here. - "Upper Prospect" development -</p>	<p>Finish the projects that you have started. Your work on construction projects is criminal. Your failed building projects throughout the Mt. CB are a testament to the incompetence of the mayor, town council, and in particular the staff. How is the town staff still employed given their repeated colossal failures in building.</p>		<p>Re-develop the existing dirt parking area and Emmons Road with mixed density housing, retail and parking.</p>	<p>Coordination with all three cities (Gunnison, Crested Butte, Mt Crested Butte) to identify large scale apartment/condo developments is required.</p>	<p>I think it's important that we embrace density as we work on community housing. Increasing density lowers individual home costs and infrastructure costs. It also decreases the cost to the environment by reducing sprawl into our open spaces. It increases the walkability and bike-ability of neighborhoods. It creates vibrant neighborhoods where people can be connected with each other. In my opinion, smart planning would include dense neighborhoods with mixed housing (apartments, duplexes, townhomes, and single-family homes), as well as adequate parking, snow storage, and park spaces. I've been wondering if we could build neighborhoods with community parking/storage areas that are concentrated so not every home has to have as much of it. Additionally, the way community housing is funded needs to be revisited. Tying all housing to 80%-120% AMI leaves out a huge portion of working people from housing. It also disincentives people working hard to improve their situation if they lose their</p>
7	<p>Use empty City owned land to build apartment/duplex housing. Base hotels should also provide some employee housing...even dorm style housing for seasonal workers.</p>	<p>build dorm-like buildings in Riverland</p>	<p>Mt CB should prioritize and fast track the Homestead of Prospect housing solution. Continue to work with the valley to determine the few remaining places that are suitable for larger housing developments.</p>		<p>Use empty City owned land to build apartment/duplex housing. Base hotels should also provide some employee housing...even dorm style housing for seasonal workers.</p>	<p>I would love to see planning for more density, employee housing options for those working at CBMR, and incentives for homeowners to rent long term instead of doing STIs. I would like to see more affordable and deed restricted housing options in EXISTING condo/apartment buildings. I would co-locate affordable housing and transit and jobs, so that people aren't having to drive to work and park.</p>	<p>I first came to CB in 1968. This has been an issue for decades. It would help if city/town and county governances could work with private developers to create a solution. There have been numerous attempts but so far to no avail. Some authority structure needs to be established that can over rule local officials to MAKE it happen. Otherwise it will be a perpetual game of kick the can!</p>

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8	I'm not sure what you define as community housing, but I do see the need for affordable housing throughout the valley. I believe the biggest need is affordable, multifamily/condo units that are rentals. I realize that the town, or the county, might not want to manage properties, but that might be the only way to control the cost of rental units.	Any solution should use space not currently in residential areas to avoid expensive litigation over eminent domain related litigation and strong arguments that interspersing community housing will substantially lower property values and cause a decrease in revenue. There are much less expensive alternatives and I know , for example, that the owners of Almont Resort are currently working on placing a large number of units in that property.	As a member of the Board at Wildhorse, and an abutter of Homestead, the first thing we'd do is to fix that broken stalled project. As the recent CB News asked, "What About Homestead" is very much on our minds primarily because it represents a significant 'miss' on the part of governance. This in turn raises the concern about the MT. CB's ability to govern and manage anything else that is in the current plan. The plan itself looks sound and directionally correct IF it can be effectively managed. This is our singular piece of input to this survey at this time.		The plan has a lot of "carrots" which is good only to the extent that they are things so attractive that even people of wealth can't afford to pass on them. For instance, provide zoning options for ADU's and then some DEEP tax incentives or bonuses to create them as well as make it easy for people who need them to find them. I feel that we shouldn't be afraid to put in "sticks" too, though: for instance, consequences if people choose to not do an ADU - a significantly higher (emphasis on "significantly") tax rate, etc. Significantly greater density in parts of town where part-timers only live for a few weeks of the year (eg the mountain area). Tiny house villages aimed at seasonal workers and year-round service workers.	Relax ADU regulations in SFR zones. Provide meaningful incentives for long term rentals without crippling short term rentals. Transform under utilized hotel spaces into low income housing.	I would focus on existing areas that are currently higher density and under utilized. For example the base area where the put put / ski storage is located. There is undeveloped land around the commercial core as well. I would use the excise tax money to create more deed restricted housing and incentives for major employers like Vail to build more workforce housing.

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9		Since Snodgrass was killed that offered massive affordable housing and CBMR sold off employee housing to what is now the Timbers, down valley is the only sizable option.	This needs to be a high priority and must be done with intention. I see the current version of the plan attempting to address the issue by changing the zoning in large sections of the town to allow for higher density housing. I do not believe that will adequately address the affordable housing issue, because it does nothing to directly ensure that the change in zoning will result in construction of affordable units. The town must consciously focus on bringing affordable housing projects to fruition. A good place to start would be resolving the current legal issues that have shut down work on the Homestead affordable housing project.			<p>Tough question! It will take a variety of creative partnerships and approaches. We know the different "categories" of housing from owner-occupied to rental, single-family to condos. As a region, can we identify where higher-density makes the most sense and where single-family homes are the only sensible option. From there, we can take a look at where we have flexibility with a variety of options depending on needs.</p> <p>It also seems that creativity is required for "workforce housing." We don't want all homes tied to jobs. How can employers share responsibility for housing to strengthen their businesses and secure more housing for more workforce?</p>	There are areas that could be utilized without changing the current SFR zoning in the existing neighborhoods. For example, the area at the base of the Gold Link Lift. Yes, that is Resort property, but let them participate in a solution. The Horse Ranch at the north end of Gothic, should it be developed in any way, would also be an appropriate location. These are just two possible sites.

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10		<p>1. In Mt. CB the available land in the proposed North Village should include enough community housing to support the entire town. Since this community has not yet been built whereas most of Mt. CB is already built out, it makes more sense to build community housing in an undeveloped project than to try to rezone existing property. 2. For the Gunnison Valley it makes sense to find undeveloped property between Gunnison and Crested Butte to build affordable community housing.</p>	<p>Do not raise my property taxes for affordable housing options. I'd like to see real numbers on REQUIRED capacity verse this "build and they will come" attitude. Finish Homestead housing. Build a Complex for short term seasonal workers housing like Micro apartments. Gold link ski lift area by Prospect would be a good choice for this. Team up again CBMR & Gunnison County to get Brush Creek housing developed.</p>			<p>I think it's important that we embrace density as we work on community housing. Increasing density lowers individual home costs and infrastructure costs. It also decreases the cost to the environment by reducing sprawl into our open spaces. It increases the walkability and bike-ability of neighborhoods. It creates vibrant neighborhoods where people can be connected with each other. In my opinion, smart planning would include dense neighborhoods with mixed housing (apartments, duplexes, townhomes, and single-family homes), as well as adequate parking, snow storage, and park spaces. I've been wondering if we could build neighborhoods with community parking/storage areas that are concentrated so not every home has to have as much of it. Additionally, the way community housing is funded needs to be revisited. Tying all housing to 80% - 120% AMI leaves out a huge portion of working people from housing. It also disincentives people working hard to improve their situation if they lose their</p>	<p>Use empty City owned land to build apartment/duplex housing. Base hotels should also provide some employee housing...even dorm style housing for seasonal workers.</p>

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11		More affordable units in Gunnison, with better public transportation. More HD units in the base area and over the hideous half built parking structure in the parking lot.	Find more ways to use tax money to fund future affordable housing projects. Somehow get Vail to commit to helping with local and workforce housing. Community involvement in helping to get land or money to build affordable housing. Designate as much area as possible in the North Village to affordable housing.			<p>1) there would be hundreds of people living at the corner of HWY 135 and Brush Creek right now if not for all the posturing and demands for reduced density.</p> <p>2) I am very concerned about the thought of rezoning of majority of Mt. CB where there are single family homes - to change housing types to include Medium Density Residential (MDR) MDR defined to include low-to-mid-rise multifamily buildings and townhomes and duplexes.</p> <p>This is a radical departure from the neighborhood character that has endured since 1975 when the first houses were built here... and there are areas like Homestead in Prospect, and parcels in Mt. Crested Butte - owned by Mt. Crested Butte that should be used for apartments and low-income housing.</p> <p>Also: - North Village - There appears to be a good plan to have apartments and low-income housing available here. - "Upper Prospect" development -</p>	<p>Allow for more creative options. Allow zoning for tiny home lots/communities, think outside the box and partner with companies like Nomadic to do what Nomadic is doing in Canada around fast affordable housing solutions. There is far too much emphasis on the "old way" of building housing that there hasn't been a lot of movement on some different options like fold flat homes, 3d printed housing, modular multi family designs etc. Outside of that, there is emphasis on wants vs needs when discussing housing in the valley. Hearing things like 2-3 parking spaces "needed" for 1 bedroom apartments for multiple vehicles/toys etc is not something that is a need. If you have a 1 bedroom (affordable living) apartment in a city, you get 1 parking space and have to pay extra for another spot, or need to find an alternate location and pay for storage for your toys, why is that different here when housing is discussed? I think needs vs wants need to be determined and given more thought especially</p>
12		I understand the need for affordable housing; however, most of the established neighborhoods in Mt. CB are fairly built out. For the sake of the infrastructure, preserving nature, animal habitats, etc. I believe that housing should be considered more in the areas of Riverland and CB south	Does "community" housing mean full time residents? If so, then the first step is the purchase of land for that need (or through partnerships with developers ie the North Village).			By building more HD housing in areas where it already exists. Not by taking over areas that are single family residences now.	Through STR regulations, homeowner initiatives, community partnerships and new construction.

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13		<p>First utilize the Town's co-owned property at Brush Creek, then increase requirements for developments to provide meaningful quantities of units, not payments in-lieu.</p>	<p>1) There would be hundreds of people living at the corner of HWY 135 and Brush Creek right now if not for all the posturing and demands for reduced density.</p> <p>2) I am very concerned about the thought of rezoning of majority of Mt. CB where there are single family homes - to change housing types to include Medium Density Residential (MDR) MDR defined to include low-to-mid-rise multifamily buildings and townhomes and duplexes.</p> <p>This is a radical departure from the neighborhood character that has endured since 1975 when the first houses were built here... and there are areas like Homestead in Prospect, and parcels in Mt. Crested Butte - owned by Mt. Crested Butte that should be used for apartments and low-income housing.</p> <p>Also: - North Village - There appears to be a good plan to have apartments and low-income housing available here. - "Upper Prospect" development -</p>			<p>I support high efficiency, community apartment buildings (workforce rental units) being integrated into North Village tracts.</p> <p>I also support Town reevaluating regulations to promote ADU'S & Micro-units being built on currently developed lots to increase density in housing stock.</p> <p>Also, explore opportunities to partner and support the continued work of Gunnison Valley - Habitat for Humanity chapter.</p>	<p>Mt CB should prioritize and fast track the Homestead of Prospect housing solution. Continue to work with the valley to determine the few remaining places that are suitable for larger housing developments.</p>

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14			<p>I support high efficiency, community apartment buildings (workforce rental units) being integrated into North Village tracts.</p> <p>I also support Town reevaluating regulations to promote ADU'S & Micro-units being built on currently developed lots to increase density in housing stock.</p> <p>Also, explore opportunities to partner and support the continued work of Gunnison Valley - Habitat for Humanity chapter.</p>			<p>Medium Density zoning definitely helps increase community housing, and in all cases where I have been involved, it has lowered the stress placed on the rest of the community.</p>	
15			<p>1. In Mt. CB the available land in the proposed North Village should include enough community housing to support the entire town. Since this community has not yet been built whereas most of Mt. CB is already built out, it makes more sense to build community housing in an undeveloped project than to try to rezone existing property. 2. For the Gunnison Valley it makes sense to find undeveloped property between Gunnison and Crested Butte to build affordable community housing.</p>			<p>I understand the need, but having our streets with single family standalone homes mixed with multifamily buildings is a NO GO for all of us who own these homes. Zoning us as MDR will do nothing but reduce our home values. That is NOT okay for all of us who have worked so hard for our homes. Put the multifamily units in areas that make sense, like the Mt CB owned land. Beyond me why this town is so against all of us who own our stand alone homes here on the mountain.</p>	

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16			<p>It would help to not have a current affordable house development become defunct and unusable.</p> <p>I do believe there is a development happening at the base of Snodgrass, is there no community housing being planned in this area? If not, then there should be.</p> <p>I also heard the land at the top of painter boy/gold link was sold. I would hope some planning in this new development will have some community parcels available, along with mandatory bike trail reroutes.</p> <p>For sure the answer is not to rezone single family home parcels into larger multifamily buildings, which is unfair and inconsiderate to those of us who invested in our single family neighborhoods.</p>			<p>Any solution should use space not currently in residential areas to avoid expensive litigation over eminent domain related litigation and strong arguments that interspersing community housing will substantially lower property values and cause a decrease in revenue. There are much less expensive alternatives and I know , for example, that the owners of Almont Resort are currently working on placing a large number of units in that property.</p>	
17			<p>There are areas that could be utilized without changing the current SFR zoning in the existing neighborhoods. For example, the area at the base of the Gold Link Lift. Yes, that is Resort property, but let them participate in a solution. The Horse Ranch at the north end of Gothic, should it be developed in any way, would also be an appropriate location. These are just two possible sites.</p>			<p>Apartments. Most workers are looking for an affordable rental option.</p>	
18			<p>Incentivize HDR around the core base and new Village development areas.</p>			<p>Affordable housing</p>	

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19			Convert the vacant buildings to housing; provide incentives to building owners to convert vacant buildings to housing; put the North Valley development on a fast track; require all new build residential homes to have an accessory dwelling unit - ensure enough storage is also built to give ADU residents a place to store all their snow toys, etc.			Medium density of actual local housing. Not mixed long term/ short term high density units.	
20			The North Village Project is great for this. Community Housing that is more than single family is not appropriate in the existing residential neighborhoods. The infrastructure is not adequate in the existing residential street- Anthracite, Winterset, Ruby, Belleview, Cinnamon Mountain, Whetstone, etc... The needed infrastructure can be built in to the North Village project and build community housing there.			I think it is important that Mt CB stops giving option of cash in lieu of and if a project is built at least 15% should be deed restricted. The Marcellina apartments were built with HUD money specifically for locals rental housing and yet the town council we had at the time, let it go to the "pubic market" and it is now called The Timbers. A small part of the complex is deed restricted. Mt CB should have specific duty for one of the employees to check to see if deed restricted units actually have locals in them as I know some are short term rented so I think more review would help the community housing stay as it was intended. I think that only local builders should build locals units so we don't have the legal battle that is now taking place for the 22 units at the entry to Prospect. Those 22 locals should have their housing.	

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21						I would focus on existing areas that are currently higher density and under utilized. For example the base area where the put put / ski storage is located. There is undeveloped land around the commercial core as well. I would use the excise tax money to create more deed restricted housing and incentives for major employers like Vail to build more workforce housing.	
22						Build in a already zoned area.	
23						<p>It would help to not have a current affordable house development become defunct and unusable.</p> <p>I do believe there is a development happening at the base of Snodgrass, is there no community housing being planned in this area? If not, then there should be.</p> <p>I also heard the land at the top of painter boy/gold link was sold. I would hope some planning in this new development will have some community parcels available, along with mandatory bike trail reroutes.</p> <p>For sure the answer is not to rezone single family home parcels into larger multifamily buildings, which is unfair and inconsiderate to those of us who invested in our single family neighborhoods.</p>	
24						Build more affordable housing in areas where it already exists. Absolutely not in existing residential areas.	

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25						Develop new areas for multi-family or areas adjacent to current multi-family areas.	
26						Higher density housing should be considered in areas where a master planned community can address support infrastucture such as proper parking, roads, retail and restaurant services.	
27						Finish some of the projects already started and/or approved and see how far this goes to remedy the ever changing housing dynamics as it's going to be a 2-5/10 year window of progress then reassess the needs	
28						By supporting housing density, creating a meaningful balance between STRs and LTRs through STR restrictions, and building/dedicating additional deed restricted and rent-capped units.	
29						I am concerned about the rezoning of majority of Mt. Crested Butte where there are single family homes - to change housing types to include Medium Density Residential (MDR) MDR defined to include low-to-mid-rise multifamily buildings and townhomes and duplexes. Keep this zoning where it makes sense not in neighborhoods that have been SFR since the 70's	

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30						Convert the vacant buildings to housing; provide incentives to building owners to convert vacant buildings to housing; put the North Valley development on a fast track; require all new build residential homes to have an accessory dwelling unit - ensure enough storage is also built to give ADU residents a place to store all their snow toys, etc.	
31						Mixed use spaces offer good opportunities for increasing Housing while expanding Commercial opportunities	
32						The plan has a lot of "carrots" which is good only to the extent that they are things so attractive that even people of wealth can't afford to pass on them. For instance, provide zoning options for ADU's and then some DEEP tax incentives or bonuses to create them as well as make it easy for people who need them to find them. I feel that we shouldn't be afraid to put in "sticks" too, though: for instance, consequences if people choose to not do an ADU - a significantly higher (emphasis on "significantly") tax rate, etc. Significantly greater density in parts of town where part-timers only live for a few weeks of the year (eg the mountain area). Tiny house villages aimed at seasonal workers and year-round service workers.	

How would you increse community housing within Mt. Crested Butte and througout the Gunnison Valley?

	Town Built Housing	Outside Mt. CB	Homestead	STRs	Commerical Core	Policies	Partner Coordination
33						Highest priority should be getting Homestead finished. This is a serious eye sore and reputation damager for Town of Mt. CB. Getting that completed and restoring taxpayer trust is essential. Next, make a plan for deploying the workforce housing tax funds, and start to show progress. Invest those dollars in a way that has tangible impact, either on new construction or acquisition of existing units.	
34						I agree that it's time to update land uses and zoning, and this plan provides several opportunities that are consistent with industry approaches to increasing community housing such as up-zoning. This is essentially for planning for the future.	
35						I'm not sure what you define as community housing, but I do see the need for affordable housing throughout the valley. I believe the biggest need is affordable, multifamily/condo units that are rentals. I realize that the town, or the county, might not want to manage properties, but that might be the only way to control the cost of rental units.	
36						Place affordable housing in already dense areas. Tax incentives and other perks for current property owners to lease at a more affordable rate. Offer more seasonal housing opportunities with generous incentives for property owners to participate.	

How would you increse community housing within Mt. Crested Butte and througout the Gunnison Valley?

	Town Built Housing	Outside Mt. CB	Homestead	STRs	Commerical Core	Policies	Partner Coordination
37						I would personally support some form of higher tax increase or help subsidize affordable housing in existing space instead of increasing HDR and MDR in current LDR areas.	
38						<p>Allow for more creative options.</p> <p>Allow zoning for tiny home lots/communities, think outside the box and partner with companies like Nomodic to do what Nomodic is doing in Canada around fast affordable housing solutions. There is far too much emphasis on the "old way" of building housing that there hasn't been a lot of movement on some different options like fold flat homes, 3d printed housing, modular multi family designs etc. Outside of that, there is emphasis on wants vs needs when discussing housing in the valley. Hearing things like 2-3 parking spaces "needed" for 1 bedroom apartments for multiple vehicles/toys etc is not something that is a need. If you have a 1 bedroom (affordable living) apartment in a city, you get 1 parking space and have to pay extra for another spot, or need to find an alternate location and pay for storage for your toys, why is that different here when housing is discussed? I think needs vs wants need to be determined and given more thought especially</p>	
39						I would like to see many more rental units in the affordable housing inventory	

How would you increse community housing within Mt. Crested Butte and througout the Gunnison Valley?

	Town Built Housing	Outside Mt. CB	Homestead	STRs	Commerical Core	Policies	Partner Coordination
40						<p>Make it far easier to get approval for an ADU from an approval perspective and in terms of rules associated with it - maybe subsidize homeowners that allow for this via slightly lower mill rate offset by those that do not offer it with a slightly higher rate.</p> <p>Remove local neighborhood ability to axe a project just because there will lots of younger poorer people living there.</p> <p>Remove property tax for community housing</p>	
41						<p>I would ask the developers of these new projects more then what we are currently asking. A good example would be Upper Prospect. This project is getting developed by a multi national corporation from Japan who stands to make \$10's of millions just off this first vacant land sale on top of Prospect, and the only locals housing subsidy were getting from this project as far as I know is when the owners of the residential lots finally build. Seems ridiculous. Not only should be asking for a lot in the subdivisions for a deplux we should demand that they build it. If we set these demands on the front end, communicate them so there are no surprises, they are still going to go along with it cause they are set to make millions of these projects.</p>	
42						<p>Through STR regulations, homeowner initiatives, community partnerships and new construction.</p>	

How would you increse community housing within Mt. Crested Butte and througout the Gunnison Valley?

	Town Built Housing	Outside Mt. CB	Homestead	STRs	Commerical Core	Policies	Partner Coordination
43						I wouldn't - in fact I am opposed to further development in Mt CB. If additional housing is needed, then I would recommend continuing to develop units that are already established & investing in those existing units.	
44						Agree with intentional higher density housing focus in the next 5 years, focused on secure housing for families and for town workers.	
45						As a member of the Board at Wildhorse, and an abutter of Homestead, the first thing we'd do is to fix that broken stalled project. As the recent CB News asked, "What About Homestead" is very much on our minds primarily because it represents a significant 'miss' on the part of governance. This in turn raises the concern about the MT. CB's ability to govern and manage anything else that is in the current plan. The plan itself looks sound and directionally correct IF it can be effectively managed. This is our singular piece of input to this survey at this time.	
46						The North Village Project is great for this. Community Housing that is more than single family is not appropriate in the existing residential neighborhoods. The infrastructure is not adequate in the existing residential street- Anthracite, Winterset, Ruby, Belleview, Cinnamon Mountain, Whetstone, etc... The needed infrastructure can be built in to the North Village project and build community housing there.	

How would you increse community housing within Mt. Crested Butte and througout the Gunnison Valley?

	Town Built Housing	Outside Mt. CB	Homestead	STRs	Commerical Core	Policies	Partner Coordination
47						This needs to be a high priority and must be done with intention. I see the current version of the plan attempting to address the issue by changing the zoning in large sections of the town to allow for higher density housing. I do not believe that will adequately address the affordable housing issue, because it does nothing to directly ensure that the change in zoning will result in construction of affordable units. The town must consciously focus on bringing affordable housing projects to fruition. A good place to start would be resolving the current legal issues that have shut down work on the Homestead affordable housing project.	
48						First utilize the Town's co-owned property at Brush Creek, then increase requirements for developments to provide meaningful quantities of units, not payments in-lieu.	
49						Build subsidized and affordable housing for individuals and families in areas that support easy access to transportation, grocery, health care, schools, and work. Increase housing options that are deed restricted for workers and families.	
50						I believe the valley will become unsustainable with additional growth.	

How would you increse community housing within Mt. Crested Butte and througout the Gunnison Valley?

	Town Built Housing	Outside Mt. CB	Homestead	STRs	Commerical Core	Policies	Partner Coordination
51						Do not raise my property taxes for affordable housing options. I'd like to see real numbers on REQUIRED capacity verse this "build and they will come" attitude. Finish Homestead housing. Build a Complex for short term seasonal workers housing like Micro apartments. Gold link ski lift area by Prospect would be a good choice for this. Team up again CBMR & Gunnison County to get Brush Creek housing developed.	
52						This is an extremely complex question because anyone providing community housing wants to make a profit and the cost of land, infrastructure, permits, inspections and construction financially prohibits most community housing. Any new "for profit" construction should include a certain percentage of community housing.	

How would you increse community housing within Mt. Crested Butte and througout the Gunnison Valley?

	Town Built Housing	Outside Mt. CB	Homestead	STRs	Commerical Core	Policies	Partner Coordination
53						<p>I think it's important that we embrace density as we work on community housing. Increasing density lowers individual home costs and infrastructure costs. It also decreases the cost to the environment by reducing sprawl into our open spaces. It increases the walkability and bike-ability of neighborhoods. It creates vibrant neighborhoods where people can be connected with each other. In my opinion, smart planning would include dense neighborhoods with mixed housing (apartments, duplexes, townhomes, and single-family homes), as well as adequate parking, snow storage, and park spaces. I've been wondering if we could build neighborhoods with community parking/storage areas that are concentrated so not every home has to have as much of it. Additionally, the way community housing is funded needs to be revisited. Tying all housing to 80% - 120% AMI leaves out a huge portion of working people from housing. It also disincentives people working hard to improve their situation if they lose their</p>	
54						<p>Start by placing a moratorium on issuing new short term rental permits and begin the process of limiting the number of active permits. Do what you can to incentivize property owners to rent long term. Purchase existing properties/land and convert to deed restricted housing.</p>	

How would you increse community housing within Mt. Crested Butte and througout the Gunnison Valley?

	Town Built Housing	Outside Mt. CB	Homestead	STRs	Commerical Core	Policies	Partner Coordination
55						I would love to see planning for more density, employee housing options for those working at CBMR, and incentives for homeowners to rent long term instead of doing STIs. I would like to see more affordable and deed restricted housing options in EXISTING condo/apartment buildings. I would co-locate affordable housing and transit and jobs, so that people aren't having to drive to work and park.	
56						Relax ADU regulations in SFR zones. Provide meaningful incentives for long term rentals without crippling short term rentals. Transform under utilized hotel spaces into low income housing.	
57						Highest priority should be getting Homestead finished. This is a serious eye sore and reputation damager for Town of Mt. CB. Getting that completed and restoring taxpayer trust is essential. Next, make a plan for deploying the workforce housing tax funds, and start to show progress. Invest those dollars in a way that has tangible impact, either on new construction or acquisition of existing units.	
58						I wouldn't - in fact I am opposed to further development in Mt CB. If additional housing is needed, then I would recommend continuing to develop units that are already established & investing in those existing units.	

How would you increse community housing within Mt. Crested Butte and througout the Gunnison Valley?

	Gothic Road Improvements	Frequency/Service Improvements	Microtransit	Parking	Bike/Ped Infrastructure	Incentives/Education/Sustainability	Other
1	Take care of current neighborhood first. Improve Whetstone Rd by adding a sidewalk/walking path from Columbine to Gothic/Rec Patch NOW. Add more digital traffic signs (like the ones on Prospect) to Whetstone and Belleview Dr. Gothic Road - plan NOW to expand. Add stop lights or other traffic control like circles. It is already too busy. Hoping that people will take the bus or not drive is NOT a fix.	Promote all of the options including schedules.	Due to the steep topography and the fact that Gothic Road is the only in-and-out access to Mt CB, we need more public parking and local bus and/or van options.	Due to the steep topography and the fact that Gothic Road is the only in-and-out access to Mt CB, we need more public parking and local bus and/or van options.	improve safety on Gothic Road for bikes and pedestrians by creating a parallel trail	Bike sharing, more bus service during peak times. Try to encourage bus usage	I think the public transportation is fantastic as is.
2	Continued expansion of bike paths and widen roads that need to be shared between cars and bicyclists.	Bike sharing, more bus service during peak times. Try to encourage bus usage	1. Add small (less than 20 passengers) electric buses that run only within the town of Mt. CB. 2. Add more pedestrian and bike paths within the commercial district of Mt. CB	Making more parking lots in MTCB is Not the answer. Presently there is no bike path option connecting towns in the winter. Perhaps A continuous multi-use "path" connecting Mt-CB to CB south. Gothic road noise is already awful ... perhaps E-Buses.	Provide another direct link into town with a dirt trail between peanut lake to Slate River road to Washington Gulch to Pitchfork neighborhood	I think the bus system works pretty good! Would be nice to have bikers etc USE the concrete path CB to Mt. CB instead of causing traffic and safety issues trying to ride up Gothic to Mt. CB.	None of this matters. Your failures at Prospect are criminal. Without fixing those you cannot be seriously considering that anyone has the capacity to actual plan a town. YOU ARE A JOKE.
3		Have a bus that runs to/from the mountain until 2:30 am, more bus stops for the town shuttle	Providing a dial pick up shuttle service for the upper Mt. Crested Butte developments. It will be a smaller size shuttle to handle the curves and turns of this area. Maybe call times for this shuttle service is every 1/2 hour. This will help with congestion at the base area and our one and only main road.		Connect main bike trail with new separate trails in neighborhoods through green spaces	Every road needs a form of sidewalk; I feel that is needed now with the current level of traffic. Higher density is really going to need more traffic and safety measures such as a sidewalk or rec path. Give people somewhere safe to walk/bike; away from cars. The rec path is heavily used and is a great example. Make it easy to bike / ebike year round. The ebikes seem to be taking off and they will need somewhere to park and maybe charge. They take up very little space compared to a car and current models can move a whole family. Encourage this with a prime parking location and the transition from cars will occur very organically. Ebikes are already being adopted quickly. It is important to get in front of that growth and encourage it in a way that will solve multiple problems with little or no cost to Mt. Crested Butte.	Tap in to the vast CB tourist population and patrons for funding and development ideals
4		Create paths in utility easements (where possible) to connect streets. Try to access easements to create a trail system throughout Mt. CB. Expand bus service to other streets not currently on the bus route.	Good to see the rec path complete and getting used. Better upper mt bus service, use even smaller buses/vehicles to safely access the twisty roads. Only bus, bike/ebike or limited vehicle permit to drive out to gothic. Earlier Gold link lift access to help out base area/parking congestion.		Bike sharing, more bus service during peak times. Try to encourage bus usage	Making more parking lots in MTCB is Not the answer. Presently there is no bike path option connecting towns in the winter. Perhaps A continuous multi-use "path" connecting Mt-CB to CB south. Gothic road noise is already awful ... perhaps E-Buses.	I believe current options are adequate

How would you improve multimodal (bike, pedestrian, bus) options in Mt. CB?

	Gothic Road Improvements	Frequency/Service Improvements	Microtransit	Parking	Bike/Ped Infrastructure	Incentives/Education/Sustainability	Other
5		Reduce and enforce residential speed limits to encourage pedestrian traffic on roads that do not have sidewalks. Put planter boxes/traffic furniture to slow people down in residential neighborhoods. Expand existing bus service (particularly for people traveling north/uphill) from the base area. Consider expanding bus routes to neighborhood that do not have a bus route (ex: Anthracite Drive).					
					Making more parking lots in MTCB is Not the answer. Presently there is no bike path option connecting towns in the winter. Perhaps A continuous multi-use "path" connecting Mt-CB to CB south. Gothic road noise is already awful ... perhaps E-Buses.	More bike racks and covered bike racks at bus stops, more EV charging infrastructure, and most importantly, running the busses to Mt CB later in the evening.	I like the new Rec path and side walk improvements. Nothing new at this time.
6					Take care of current neighborhood first. Improve Whetstone Rd by adding a sidewalk/walking path from Columbine to Gothic/Rec Patch NOW. Add more digital traffic signs (like the ones on Prospect) to Whetstone and Belleview Dr. Gothic Road - plan NOW to expand. Add stop lights or other traffic control like circles. It is already too busy. Hoping that people will take the bus or not drive is NOT a fix.		
		More bike racks and covered bike racks at bus stops, more EV charging infrastructure, and most importantly, running the busses to Mt CB later in the evening.					The system currently in place is a very functional one and I wouldn't change anything.
7							
		Put in more bus routes.			Create paths in utility easements (where possible) to connect streets. Try to access easements to create a trail system throughout Mt. CB. Expand bus service to other streets not currently on the bus route.		I would like to see more frequent RTA service to Mt. CB. It has been difficult me to get a regular, working schedule to align with the current bus routes. I think a satellite parking lot in CB would help reduce vehicle traffic on Gothic Road. Consider walking and biking every time we build something new! When we build whole new neighborhoods--what kind of trails and sidewalks can we include?
8		Community bicycles. Increased bus cadence.			Better signage for the Recreation path, especially as it starts heading up the hill (allow access via Moon Ridge Dr), and again when it enters Mt CB. Signage should include mileage.		Partner with school district on employee housing.... We must get the school bus system back into sustainable operation by providing inducements to being full-time school bus drivers.

How would you improve multimodal (bike, pedestrian, bus) options in Mt. CB?

	Gothic Road Improvements	Frequency/Service Improvements	Microtransit	Parking	Bike/Ped Infrastructure	incentives/Education/Sustainability	Other
9		<p>The rec path is great and I use it frequently when I am in town. If there was a way to make it such that you didn't have to cross the road twice, that would be ideal. Not sure how to improve the bus. I live up at the end of Belleview and would love it if the condo bus came all the way up my street but that wouldn't be very efficient. It is just too long of a walk carrying ski gear for me to consider using it in the winter and I don't have a need for it in the summer. I just drive down and park in the free lot. Would love to have the Gothic bus back.</p>			<p>Having bike lanes be built into existing roadways along Mt. Cb and even walking paths connecting the different neighborhoods.</p>		<p>The proposals in the plan are good.</p>
10		<p>I would like to see more frequent RTA service to Mt. CB. It has been difficult me to get a regular, working schedule to align with the current bus routes. I think a satellite parking lot in CB would help reduce vehicle traffic on Gothic Road. Consider walking and biking every time we build something new! When we build whole new neighborhoods--what kind of trails and sidewalks can we include?</p>			<p>Reduce and enforce residential speed limits to encourage pedestrian traffic on roads that do not have sidewalks. Put planter boxes/traffic furniture to slow people down in residential neighborhoods. Expand existing bus service (particularly for people traveling north/uphill) from the base area. Consider expanding bus routes to neighborhood that do not have a bus route (ex: Anthracite Drive).</p>		<p>How about build a road that doesn't fail in the first year? The amount of money spent on failed infrastructure is mind boggling. The Gothic Road project had water flowing out of the middle of it before the project was even finished. Again, does the government and staff of Mt. CB do anything? The incompetence is staggering.</p>

How would you improve multimodal (bike, pedestrian, bus) options in Mt. CB?

	Gothic Road Improvements	Frequency/Service Improvements	Microtransit	Parking	Bike/Ped Infrastructure	Incentives/Education/Sustainability	Other
11		Figure out how to get RTA bus to pick-up passengers at the airport with luggage. Must be the only public transportation system in the world that does not have a stop at the airport and ability to accommodate luggage.			More bike racks and covered bike racks at bus stops, more EV charging infrastructure, and most importantly, running the busses to Mt CB later in the evening.		Currently I think it is OK but long term we are going to have a mess on our hands unless we bring the few new development partners we have in town to the table. At full build out we are looking at 4 commercial development areas, current base, North Village, and base and top of prospect. Not sure how we are going to sustain these areas considering we can't sustain just the base at the moment. However, long term we really need to look at alternative modes of transportation from the base to prospect, etc. Long term I would imagine Vail will need another lift leaving the base area as currently it's already a mess on busy weekends. I would suggest getting Vail, the new prospect owners, and the North Village associates to the table and telling them they need to help offset the mess of traffic that is surely heading our way. We need to be out in front of this. We only need to look at any other Vail held resort for a precursor of what's to come - no matter what all these self funded traffic studies tell us. Even if the roads "can handle the traffic" doesn't mean we should flood the streets with cars.
12		By putting in sidewalks and bike lanes on side streets that would tie into the Gothic Rd. rec path. Also by increasing Mountain Express to running 15-20 minutes year round and increasing the routes in Mt. CB.			Community bicycles. Increased bus cadence.		No comments - bus options are beyond exceptional for transportation throughout CB & the valley.
13		Increase bus service. Send routes deeper into residential neighborhoods... An example would be Anthracite Drive.			The rec path is great and I use it frequently when I am in town. If there was a way to make it such that you didn't have to cross the road twice, that would be ideal. Not sure how to improve the bus. I live up at the end of Belleview and would love it if the condo bus came all the way up my street but that wouldn't be very efficient. It is just too long of a walk carrying ski gear for me to consider using it in the winter and I don't have a need for it in the summer. I just drive down and park in the free lot. Would love to have the Gothic bus back.		

How would you improve multimodal (bike, pedestrian, bus) options in Mt. CB?

	Gothic Road Improvements	Frequency/Service Improvements	Microtransit	Parking	Bike/Ped Infrastructure	Incentives/Education/Sustainability	Other
14		I think the city has done a pretty good job of doing so already, but creased bus coverage of certain higher density areas would help.			I would like to see more frequent RTA service to Mt. CB. It has been difficult me to get a regular, working schedule to align with the current bus routes. I think a satellite parking lot in CB would help reduce vehicle traffic on Gothic Road. Consider walking and biking every time we build something new! When we build whole new neighborhoods--what kind of trails and sidewalks can we include?		
15		Bike and pedestrian don't need improvement. Buss schedule should be adjusted to run more busses at busy times of the year.			By putting in sidewalks and bike lanes on side streets that would tie into the Gothic Rd. rec path. Also by increasing Mountain Express to running 15-20 minutes year round and increasing the routes in Mt. CB.		
16		more buses running more frequently from gunnison, cb south, and cb			The cross over from Gothic to the rec path is currently on a curve. I often worry when my family or others try to cross as the visibility to drivers is not ideal.		
17		Expand the bus service into the subdivisions not just along Gothic Road. The new sidewalk out to Snodgrass Trail head has been a great addition to our community.			the pathway is great. seems like everyone had enough bike paths, but we support more.		
18		If the money is there I think only small tweaks need to be made in schedules and frequency of routes. Overall I think it's a great system and use it frequently.			1. Add small (less than 20 passengers) electric buses that run only within the town of Mt. CB. 2. Add more pedestrian and bike paths within the commercial district of Mt. CB		
19		Greater bike carrying capacity on the busses. Have a once-an-hour bus up Cinnamon, across Anthracite, and down Winterset.			I would lower the speed limits through the side streets of Mt. CB. It would encourage a more pedestrian friendly atmosphere in some of the more curved roads in town. I live on a blind corner with children and the speed limit is too fast to be considered safe at all. The bus system is great. With the rec path, bikes and pedestrians have a safe passageway on busy Gothic.		
20		Dedicated bike lanes and walking lanes. Increased bus routes (including supporting the school bus system!)			I lived abroad for 20 years. Seven of those years was in Switzerland. Many of the mountain resort town were pedestrian only, no vehicles. It seemed to work.		

How would you improve multimodal (bike, pedestrian, bus) options in Mt. CB?

	Gothic Road Improvements	Frequency/Service Improvements	Microtransit	Parking	Bike/Ped Infrastructure	Incentives/Education/Sustainability	Other
21		<p>Good to see the rec path complete and getting used. Better upper mt bus service, use even smaller buses/vehicles to safely access the twisty roads. Only bus, bike/ebike or limited vehicle permit to drive out to gothic. Earlier Gold link lift access to help out base area/parking congestion.</p>			<p>I think Mt CB should actively work with CB and CBS to get a recreational path that goes all the way to CBS. I think the "rec path" to CB should be maintained all winter for pedestrian use. Maybe there is some land trust land that could be used as a walking/hiking path so looking at the open space map for county would be a start to see if any lands could be accessed. I think we have enough bike trails.</p>		
22		<p>Offer bus routes to outlying trailheads, Irwin, Washington gulch, slate river.</p>			<p>Every road needs a form of sidewalk; I feel that is needed now with the current level of traffic. Higher density is really going to need more traffic and safety measures such as a sidewalk or rec path. Give people somewhere safe to walk/bike; away from cars. The rec path is heavily used and is a great example.</p> <p>Make it easy to bike / ebike year round. The ebikes seem to be taking off and they will need somewhere to park and maybe charge. They take up very little space compared to a car and current models can move a whole family. Encourage this with a prime parking location and the transition from cars will occur very organically. Ebikes are already being adopted quickly. It is important to get in front of that growth and encourage it in a way that will solve multiple problems with little or no cost to Mt. Crested Butte.</p>		

How would you improve multimodal (bike, pedestrian, bus) options in Mt. CB?

Gothic Road Improvements	Frequency/Service Improvements	Microtransit	Parking	Bike/Ped Infrastructure	incentives/Education/Sustainability	Other
23	<p>Realistically, the large hill between CB and Mt CB makes ped/bike travel unrealistic for most people most months of the year. Mtn Express can move people conveniently with upgrades to services. With increased funding for Mountain Express, bus routes could move more people at more frequent times, and be easier to navigate.</p> <p>The condo loops are inconvenient and confusing. In the winter, the Town bus drives directly past the full time population hub at Crystal/Pitchfork in both directions, which is a missed opportunity. If someone wants to take the bus from Pitchfork into CB for dinner or errands in the winter, it will take over 30 minutes utilizing the existing system, but it takes 3 minutes to drive a car. Most people to choose the car.</p> <p>Also, the overcrowded Snodgrass parking could be solved with better options. People go there to snowshoe and ski in the winter, but the condo bus only arrives every hour. If it's 10 degrees and dark, no one will stand around for 45 mins</p>			Connect all paths and continue to add more.		
24	<p>I'd like to suggest a bike specific lane that is NOT part of the rec path. It would be nice to continue to see e-bikes used over vehicles, as we have seen in the past few years. However, I think a designated lane is needed from a safety standpoint. The rec path isn't great because they are moving quickly and riding with car traffic isn't great either. I'm just worried that there is going to be a tragic accident if something isn't done to make it safer for that kind of transportation. I would also love to see bike racks at the bus stops. The condo buses are great but if there were bike racks at the bus stop it might make it more convenient for folks to get those places to then get the bus into town.</p>			Continued expansion of bike paths and widen roads that need to be shared between cars and bicyclists.		

How would you improve multimodal (bike, pedestrian, bus) options in Mt. CB?

	Gothic Road Improvements	Frequency/Service Improvements	Microtransit	Parking	Bike/Ped Infrastructure	Incentives/Education/Sustainability	Other
25		Increase bus schedule times to better service the community. It would be helpful to have Mountain Express coordinate with RTA so the bus service could be seamless to get people where they need to be without having to wait 30-minutes for the next bus.			Reduce or eliminate road crossings at dangerous points by providing under/over pass or stop signs/stop lights.		
26		More bus routes seems like the only way to improve here.			Greater bike carrying capacity on the busses. Have a once-an-hour bus up Cinnamon, across Anthracite, and down Winterset.		
27		I've loved the bus. Perhaps building on success by increasing frequency/number of stops/etc as a start?			Dedicated bike lanes and walking lanes. Increased bus routes (including supporting the school bus system!)		
28		Extend the route of the town shuttle to the Snodgrass trailhead year-round			Good to see the rec path complete and getting used. Better upper mt bus service, use even smaller buses/vehicles to safely access the twisty roads. Only bus, bike/ebike or limited vehicle permit to drive out to gothic. Earlier Gold link lift access to help out base area/parking congestion.		
29		Develop trails and sidewalks throughout Mt. CB, connecting streets that traverse the hillsides with shorter, safer walking and biking routes between one another and to the Rec Path. Bus options are adequate but the buses themselves are not suited for their uses, i.e., with bikes and ski gear, and are a major source of noise on Gothic Rd.			Add paths/sidewalks for bikes and pedestrians. Due to increased traffic at excessive speeds, walking on the streets has become dangerous. Additional paths and sidewalks on the busier streets, besides Gothic, would be an improvement. I think the bus is good.		
30					Would love to see easier/more clear bike access to the base area from upper loop and the condo neighborhoods just south of the base. Also, a blue trail to get from the top of RLE to the base... bottom half of the mountain is only black or green, creating user conflicts.		
31					All residential streets should have one side with a bike/pedestrian lane. The streets are not wide enough as is and the streets are very dangerous. Increasing bus/car traffic in these neighborhoods will be more dangerous.		

How would you improve multimodal (bike, pedestrian, bus) options in Mt. CB?

	Gothic Road Improvements	Frequency/Service Improvements	Microtransit	Parking	Bike/Ped Infrastructure	Incentives/Education/Sustainability	Other
32					I'd like to suggest a bike specific lane that is NOT part of the rec path. It would be nice to continue to see e-bikes used over vehicles, as we have seen in the past few years. However, I think a designated lane is needed from a safety standpoint. The rec path isn't great because they are moving quickly and riding with car traffic isn't great either. I'm just worried that there is going to be a tragic accident if something isn't done to make it safer for that kind of transportation. I would also love to see bike racks at the bus stops. The condo buses are great but if there were bike racks at the bus stop it might make it more convenient for folks to get those places to then get the bus into town.		
33					Add blinking lights where pedestrians cross for safety.		
34					Extend the bus lines into the upper mountain neighborhoods to alleviate the desire to drive because people don't want to walk to a bus pickup on the main road. The bike wash and repair station was a huge improvement this year. Another one would be great further up the mountain near Snodgrass or the town hall/park area if possible.		
35					Adding a bike lane on gothic road for e bikes		
36					I would encourage the town to consider adding a bike lane on Gothic Road from the town of CB to Snodgrass. The amount of eBikes using the recreation path is only increasing and there should be another option to maintain the safety of pedestrians and other users on the rec path.		
37					A dedicated path is all that is required - maybe put some tools along the way for repairs that cannot be stolen		

How would you improve multimodal (bike, pedestrian, bus) options in Mt. CB?

	Gothic Road Improvements	Frequency/Service Improvements	Microtransit	Parking	Bike/Ped Infrastructure	Incentives/Education/Sustainability	Other
38					YES PLEASE! Side walk up Hunter Hill would be amazing! Such a popular biking route all summer, such a gem of a walk in mud season, such a common walk to skiing for residents and visitors. Getting feet and bikes off the road would be incredible, at least to Upper. Suggest the path could be added along the East side of the road as it's all multi family on the east side and seems feasible to add.		
39					I ride my bike frequently in the town and I find the current infrastructure, with the multi-use path, to be conducive to such a mode of transportation. For increased safety, I'd suggest adding a flashing light that pedestrians and bikers can activate when they cross Gothic Road at the south end of town. Because of the curve in the road, it is hard for drivers to see bikers and pedestrians soon enough, making the crossing hazardous.		
40					Develop trails and sidewalks throughout Mt. CB, connecting streets that traverse the hillsides with shorter, safer walking and biking routes between one another and to the Rec Path. Bus options are adequate but the buses themselves are not suited for their uses, i.e., with bikes and ski gear, and are a major source of noise on Gothic Rd.		
41					Increase areas with sidewalks, separated bike lanes. Reduce/eliminate cross over on roads along Gothic road by providing over/under passes.		

How would you improve multimodal (bike, pedestrian, bus) options in Mt. CB?

	Residential + Community Housing	Restaurants/Bars	Events + Amenities	Retail	Parking	Other
1	Base area activation becomes a chicken and egg discussion. Businesses are attracted when they see business opportunity, but customers aren't attracted until they see business (shopping) opportunity. The other factor is providing housing for people who work in local businesses.	Add more restaurants and shops and a park setting for concerts and community events	Add more restaurants and shops and a park setting for concerts and community events	Add more restaurants and shops and a park setting for concerts and community events	More parking	Base area activation becomes a chicken and egg discussion. Businesses are attracted when they see business opportunity, but customers aren't attracted until they see business (shopping) opportunity. The other factor is providing housing for people who work in local businesses.
2	Do not dilute commercial to North village/Gold Link. There are plenty of existing spaces/lots in the CC. Create a "main street" with retail at ground-level and residential on upper floors that gives more options for food and beverage and retail in a relatively limited, walking friendly space.	Encourage more good restaurants, bake shops, bars, coffee shops etc to establish operations by giving them financial incentives	Seems like Vail should be mostly involved in that aspect. Use the parking lots to create under ground parking and commercial/residential units. Somehow (seems almost impossible at the point) attract businesses, restaurants, bars, etc. to the base area and try to create a village that can compete with the town of CB, or at least supplement the town of CB. Build a base lodge at the base of the mountain. Build a rec center and ice rink or other amenities. Figure out a way to lower rents or supplement commercial rents to get businesses and families to move to MT. CB.	Better and more restaurants, retail places. More nightlife	Seems like Vail should be mostly involved in that aspect. Use the parking lots to create under ground parking and commercial/residential units. Somehow (seems almost impossible at the point) attract businesses, restaurants, bars, etc. to the base area and try to create a village that can compete with the town of CB, or at least supplement the town of CB. Build a base lodge at the base of the mountain. Build a rec center and ice rink or other amenities. Figure out a way to lower rents or supplement commercial rents to get businesses and families to move to MT. CB.	Happy with the commercial space at base area. The base area should build out whatever is sustainable. It's a seasonal community and will always will be.

How would you improve the Commercial Core/Base Area?

	Residential + Community Housing	Restaurants/Bars	Events + Amenities	Retail	Parking	Other
3	<p>COMMERCIAL/CORE areas should all be zoned for high density. No more non-profits bldgs. at the base area. Should be reserved for tax revenue producing businesses, restaurants, shopping, hotels etc. Do put high density housing in existing residential areas like Whetstone/Belleview.</p>	<p>Additional small bar options with nightlife - something outside of the hotel bars.</p>	<p>Affordable and locally owned restaurants and vendors, not Vail's shipped-in food. Tables, chairs, and umbrellas out year around to encourage guests and visitors to pack a meal and enjoy outside. Build a day lodge!! Bring back The Pub. Get rid of the Club.</p>	<p>COMMERCIAL/CORE areas should all be zoned for high density. No more non-profits bldgs. at the base area. Should be reserved for tax revenue producing businesses, restaurants, shopping, hotels etc. Do put high density housing in existing residential areas like Whetstone/Belleview.</p>	<p>Please use the big open parking lot more efficiently. When land is at a premium, this seems like such a waste of space. Put in a multi-level parking garage that allows for cars; cover it with solar panels to produce electricity; then use the remaining open space for community needs. There are a wide variety of things that could go here: community housing, a community rec center, first floor retail/cafe space and second floor apartments, and more. Beyond that, do the same kind of revitalization of the base area. Do more for signage and other placemaking so people know where they are and where they're going. Bring in more businesses. Incentivize community housing so that there are customers for those businesses year-round.</p>	<p>Do not dilute commercial to North village/Gold Link. There are plenty of existing spaces/lots in the CC. Create a "main street" with retail at ground-level and residential on upper floors that gives more options for food and beverage and retail in a relatively limited, walking friendly space.</p>

How would you improve the Commercial Core/Base Area?

	Residential + Community Housing	Restaurants/Bars	Events + Amenities	Retail	Parking	Other
4	Seems like Vail should be mostly involved in that aspect. Use the parking lots to create under ground parking and commercial/residential units. Somehow (seems almost impossible at the point) attract businesses, restaurants, bars, etc. to the base area and try to create a village that can compete with the town of CB, or at least supplement the town of CB. Build a base lodge at the base of the mountain. Build a rec center and ice rink or other amenities. Figure out a way to lower rents or supplement commercial rents to get businesses and families to move to MT. CB.	Better and more restaurants, retail places. More nightlife	We need activities for kids in the summer and more full time restaurants.	Seems like Vail should be mostly involved in that aspect. Use the parking lots to create under ground parking and commercial/residential units. Somehow (seems almost impossible at the point) attract businesses, restaurants, bars, etc. to the base area and try to create a village that can compete with the town of CB, or at least supplement the town of CB. Build a base lodge at the base of the mountain. Build a rec center and ice rink or other amenities. Figure out a way to lower rents or supplement commercial rents to get businesses and families to move to MT. CB.	Have area with more parking adjacent to the shopping.	Same answer - Bonding and tax incentives... It works everywhere needed if locally supported
5	More full time housing, more bars that are open during off season.	More restaurants and bars	By improving kid activities at the base area similar to Vail, add shopping, restaurants and events. Bring back fireworks for the 4th of July and new years. The laser show was terrible and will not be an attraction.	The addition of more good restaurants and retail. Jose's seem to be drawing a decent crowd and I've enjoyed being able to bike to dinner.	See first answer: to elaborate, there is an opportunity to recreate a "main street" in the central core area with shops, underground parking, and mixed housing options for residents, workers, etc.	Redevelopment of the base area should incentivize more food service businesses to take root. A small grocery store would be welcomed. Indoor cultural event / community meeting space should also be a priority. I already see a "co-working" type of shared office space in high demand among both full-time residents and the visitor community.

How would you improve the Commercial Core/Base Area?

	Residential + Community Housing	Restaurants/Bars	Events + Amenities	Retail	Parking	Other
6	Put in more housing. There is still much that can be done in the base area which is where the focus should stay. There is no reason to move MDR into well established neighborhoods when areas around the resort are not fully developed.	Do not dilute commercial to North village/Gold Link. There are plenty of existing spaces/lots in the CC. Create a "main street" with retail at ground-level and residential on upper floors that gives more options for food and beverage and retail in a relatively limited, walking friendly space.	Add visual appeal and restaurants, bars, shops. Try to be more like Elk ave.	By improving kid activities at the base area similar to Vail, add shopping, restaurants and events. Bring back fireworks for the 4th of July and new years. The laser show was terrible and will not be an attraction.	The first priority should be to renovate the main dirt parking lot. An underground lot with shops and an ice rink (like Beaver Creek) would be ideal. The development would then ensue around this structure and Crested Butte ski resort would gain an upscale feel, as opposed to the feel that you get driving into a dirt lot that is frequently muddy.	Stop taxing base area businesses, lodging and restaurants to death and you will have more of them. Incentivize not punish businesses that produce town revenue.
7	Please use the big open parking lot more efficiently. When land is at a premium, this seems like such a waste of space. Put in a multi-level parking garage that allows for cars; cover it with solar panels to produce electricity; then use the remaining open space for community needs. There are a wide variety of things that could go here: community housing, a community rec center, first floor retail/cafe space and second floor apartments, and more. Beyond that, do the same kind of revitalization of the base area. Do more for signage and other placemaking so people know where they are and where they're going. Bring in more businesses. Incentivize community housing so that there are customers for those businesses year-round.	COMMERCIAL/CORE areas should all be zoned for high density. No more non-profits bldgs. at the base area. Should be reserved for tax revenue producing businesses, restaurants, shopping, hotels etc. Do put high density housing in existing residential areas like Whetstone/Belleview.	I would excavate the trampoline/ski storage area and put it on the same level as the main walkway through the base area. I would get rid of the mini golf and the covered pavilion. It really crowds the base area and hardly gets used and ruins the sight lines. This could be a great area for some food trucks and an outdoor bar area. I would also try to rework the area around the Silver Queen lift entrance. I see so many people struggle to get up the little incline when they are skiing over from the Red Lady base area, or they ski too fast through that congested area so they won't have to push. It would also be really cool to rope off a small sledding area.	Add visual appeal and restaurants, bars, shops. Try to be more like Elk ave.	Grocery store and restaurants, free parking so folks can access the bus into town. Yes, it's great to have the condo loop buses but it's not always running (off-seasons) or not always convenient to get it then bus into town. If there were more options to park and ride, maybe more people would take the bus into town. Or maybe a bus that runs up and down Gothic from CB to MT CB rather than transfer from the condo loop bus to the town bus.	This is actually where a master plan with some forethought could be used. There is a bunch of poorly utilized space at the base area.

How would you improve the Commercial Core/Base Area?

	Residential + Community Housing	Restaurants/Bars	Events + Amenities	Retail	Parking	Other
8	Adding a bit more High Density in the Core/Base Area.	The addition of more good restaurants and retail. Jose's seem to be drawing a decent crowd and I've enjoyed being able to bike to dinner.	The base is sorely lacking family-friendly places. A cafeteria for skiing that could be well-used for similar or different purposes during summer would help keep families on the mountain longer.	Please use the big open parking lot more efficiently. When land is at a premium, this seems like such a waste of space. Put in a multi-level parking garage that allows for cars; cover it with solar panels to produce electricity; then use the remaining open space for community needs. There are a wide variety of things that could go here: community housing, a community rec center, first floor retail/cafe space and second floor apartments, and more. Beyond that, do the same kind of revitalization of the base area. Do more for signage and other placemaking so people know where they are and where they're going. Bring in more businesses. Incentivize community housing so that there are customers for those businesses year-round.	Every aspect of the base area is a joke. From lack of parking and traffic flow to pedestrian access. Again, the remodeling of the base years ago was completely botched.	Utilize the roadways between the Grand Lodge and Mountaineer Square as pedestrian-only areas by rerouting the buses
9	I believe supporting the quality shops, restaurants, bars we have would go a long way. New quality restaurants, indoor kids area or both combined would be great. There is always a line out the door at the burger company and tin cup when its open. Give incentives to those businesses to help them out; I'm sure staffing is a big struggle. More housing nearby in the core area would be a good start. Include deed restricted units for the community or partnership / pre construction pricing options for community and business owners to add housing?	Affordable and locally owned restaurants and vendors, not Vail's shipped-in food. Tables, chairs, and umbrellas out year around to encourage guests and visitors to pack a meal and enjoy outside. Build a day lodge!! Bring back The Pub. Get rid of the Club.	Please use the big open parking lot more efficiently. When land is at a premium, this seems like such a waste of space. Put in a multi-level parking garage that allows for cars; cover it with solar panels to produce electricity; then use the remaining open space for community needs. There are a wide variety of things that could go here: community housing, a community rec center, first floor retail/cafe space and second floor apartments, and more. Beyond that, do the same kind of revitalization of the base area. Do more for signage and other placemaking so people know where they are and where they're going. Bring in more businesses. Incentivize community housing so that there are customers for those businesses year-round.	Seems like a slow decline for years in businesses that can survive at the base area. Figure out why there were more people and businesses that were at the base area in the 1980s and 1990s than there are now...? Help promote businesses / more events at the base area.	adding a bigger grocery and more restaurants. I would also like to see the development of the core to include buildings on top of the ski area parking lot with some retail areas along the ground floor. The more dense that area is the more like a town center it will feel instead of pushing the density out to the areas designated as High Density in the current plan	More restaurants that are open year round. Most of the time, we as locals have to go town to go out to eat. There should be a park or community gathering space of some kind. A small downtown, not a ghost town. Maybe offer incentives. There is such a limited option for people to eat and places to be a community. Where are the skate parks and playgrounds and horseshoe pits?

How would you improve the Commercial Core/Base Area?

	Residential + Community Housing	Restaurants/Bars	Events + Amenities	Retail	Parking	Other
10	<p>Creating a higher density housing plan near the MT. CB ski base area is a win win situation. It creates housing opportunities for CBMR employees, creates housing pool for tourists, and creates short term rental opportunities.</p> <p>Increased density in this area would help support the retail and restaurant businesses around the base area which would increase the economic viability of the small owner/non vail owned retail businesses at the base area.</p> <p>Having eating and shopping places to go on the mountain for long term residents and second homeowners at the CBMR base would increase the sense of community for MT. CB.</p>	<p>More restaurant options that are not owned by vail resorts. There is a severe shortage of restaurants in the upper valley. Adding more food options will bring more vibrancy to the base area.</p>	<p>Seems like a slow decline for years in businesses that can survive at the base area. Figure out why there were more people and businesses that were at the base area in the 1980s and 1990s than there are now...? Help promote businesses / more events at the base area.</p>	<p>By improving the restaurant, bar, and shop offerings. It's a shame they took the mini golf away as it was a popular activity.</p>	<p>Improve the main parking area .Spruce up the facades of the buildings</p>	<p>I think the Community Vision plan on the table addresses this well, if there is the will to do it!</p>
11	<p>See first answer: to elaborate, there is an opportunity to recreate a "main street" in the central core area with shops, underground parking, and mixed housing options for residents, workers, etc.</p>	<p>"Year round" restaurants and businesses that will attract people to come up/stay at the base area after recreating.</p>	<p>By improving the restaurant, bar, and shop offerings. It's a shame they took the mini golf away as it was a popular activity.</p>	<p>Redevelopment of the base area should incentivize more food service businesses to take root. A small grocery store would be welcomed.</p> <p>Indoor cultural event / community meeting space should also be a priority.</p> <p>I already see a "co-working" type of shared office space in high demand among both full-time residents and the visitor community.</p>	<p>Develop more pedestrian-only zones, more year-round services such as restaurants, and improved parking.</p>	<p>Restaurants that could be owned by private individuals would be helpful as then the food would be good. If there is space a recreation center would be nice. I have looked at the North Village Plan which wants to compete with the Base Area which I do not feel is good because most of the areas close to the base are able to be accessed by the locals and we can walk there year round. I certainly will not be driving to North Village for anything</p>
12	<p>Housing enough workers and full time residents to keep businesses and restaurants at the base area staffed while also supporting and building the full-time workforce to become a community of their own.</p>	<p>We need activities for kids in the summer and more full time restaurants.</p>	<p>Redevelopment of the base area should incentivize more food service businesses to take root. A small grocery store would be welcomed.</p> <p>Indoor cultural event / community meeting space should also be a priority.</p> <p>I already see a "co-working" type of shared office space in high demand among both full-time residents and the visitor community.</p>	<p>The base area feels very small and cramped. With the closure of Avalanche restaurant, perhaps something could be done with that area and the current building where ski lockers and Route 66 seems as though it could be reconfigured for a better use of space. More restaurants or shops would be a huge improvement. We would love to be able to spend more time in Mt. CB than having to go into CB to do any non-skiing activities. It would also be wonderful to have a sledding hill at the base area.</p>	<p>Create a walkable/rideable main street along Treasury/Emmons. Add mixed retail, grocery, healthcare, affordable/worker housing, and 2 stories of underground parking in the current parking area Treasury/Emmons/Gothic. Build out that space so it is effectively utilized.</p>	<p>Build uphill from the base area if possible, scrape the elevation hotel and build something more contemporary, take Vail Resorts out of the food business and make it possible for local business to prosper in the commerical district.</p>

How would you improve the Commercial Core/Base Area?

	Residential + Community Housing	Restaurants/Bars	Events + Amenities	Retail	Parking	Other
13	adding a bigger grocery and more restaurants. I would also like to see the development of the core to include buildings on top of the ski area parking lot with some retail areas along the ground floor. The more dense that area is the more like a town center it will feel instead of pushing the density out to the areas designated as High Density in the current plan	By improving kid activities at the base area similar to Vail, add shopping, restaurants and events. Bring back fireworks for the 4th of July and new years. The laser show was terrible and will not be an attraction.	The base area feels very small and cramped. With the closure of Avalanche restaurant, perhaps something could be done with that area and the current building where ski lockers and Route 66 seems as though it could be reconfigured for a better use of space. More restaurants or shops would be a huge improvement. We would love to be able to spend more time in Mt. CB than having to go into CB to do any non-skiing activities. It would also be wonderful to have a sledding hill at the base area.	Stop taxing base area businesses, lodging and restaurants to death and you will have more of them. Incentivize not punish businesses that produce town revenue.		Post Office, better food, year round music venue. More up to date activities (better climbing wall). Better wedding garden venue, our current one is very outdated, lacks function for the elderly and handicap. No lights along the steep stairs to the upper parking lot and to the back dirt lot.
14	Create a walkable/rideable main street along Treasury/Emmons. Add mixed retail, grocery, healthcare, affordable/worker housing, and 2 stories of underground parking in the current parking area Treasury/Emmons/Gothic. Build out that space so it is effectively utilized.	More full time housing, more bars that are open during off season.	More restaurants that are open year round. Most of the time, we as locals have to go town to go out to eat. There should be a park or community gathering space of some kind. A small downtown, not a ghost town. Maybe offer incentives. There is such a limited option for people to eat and places to be a community. Where are the skate parks and playgrounds and horseshoe pits?	More restaurants that are open year round. Most of the time, we as locals have to go town to go out to eat. There should be a park or community gathering space of some kind. A small downtown, not a ghost town. Maybe offer incentives. There is such a limited option for people to eat and places to be a community. Where are the skate parks and playgrounds and horseshoe pits?		See first answer: to elaborate, there is an opportunity to recreate a "main street" in the central core area with shops, underground parking, and mixed housing options for residents, workers, etc.
15		Add visual appeal and restaurants, bars, shops. Try to be more like Elk ave.	Restaurants that could be owned by private individuals would be helpful as then the food would be good. If there is space a recreation center would be nice. I have looked at the North Village Plan which wants to compete with the Base Area which I do not feel is good because most of the areas close to the base are able to be accessed by the locals and we can walk there year round. I certainly will not be driving to North Village for anything	I believe supporting the quality shops, restaurants, bars we have would go a long way. New quality restaurants, indoor kids area or both combined would be great. There is always a line out the door at the burger company and tin cup when its open. Give incentives to those businesses to help them out; I'm sure staffing is a big struggle. More housing nearby in the core area would be a good start. Include deed restricted units for the community or partnership / pre construction pricing options for community and business owners to add housing?		Unfortunately in my opinion with the buildout of the large buildings around the core area that were put in a number of years ago, the appeal of the base area was lost. Prior to these structures one could enjoy an evening with setting sun and views . The area now feels like a cold and dark maze so it will be a challenge to entice businesses to locate there. I don't have any immediate suggestions or answers to this issue unfortunately..

How would you improve the Commercial Core/Base Area?

	Residential + Community Housing	Restaurants/Bars	Events + Amenities	Retail	Parking	Other
16		I would excavate the trampoline/ski storage area and put it on the same level as the main walkway through the base area. I would get rid of the mini golf and the covered pavilion. It really crowds the base area and hardly gets used and ruins the sight lines. This could be a great area for some food trucks and an outdoor bar area. I would also try to rework the area around the Silver Queen lift entrance. I see so many people struggle to get up the little incline when they are skiing over from the Red Lady base area, or they ski too fast through that congested area so they won't have to push. It would also be really cool to rope off a small sledding area.	I believe supporting the quality shops, restaurants, bars we have would go a long way. New quality restaurants, indoor kids area or both combined would be great. There is always a line out the door at the burger company and tin cup when its open. Give incentives to those businesses to help them out; I'm sure staffing is a big struggle. More housing nearby in the core area would be a good start. Include deed restricted units for the community or partnership / pre construction pricing options for community and business owners to add housing?	Have area with more parking adjacent to the shopping.		Better flow or mix of pedestrian drop off and Bus use
17		The base is sorely lacking family-friendly places. A cafeteria for skiing that could be well-used for similar or different purposes during summer would help keep families on the mountain longer.	Post Office, better food, year round music venue. More up to date activities (better climbing wall). Better wedding garden venue, our current one is very outdated, lacks function for the elderly and handicap. No lights along the steep stairs to the upper parking lot and to the back dirt lot.	Have more activities and store and restaurant options for people.		Rooftops for year round residents to enable critical mass for businesses to exist.
18		Please use the big open parking lot more efficiently. When land is at a premium, this seems like such a waste of space. Put in a multi-level parking garage that allows for cars; cover it with solar panels to produce electricity; then use the remaining open space for community needs. There are a wide variety of things that could go here: community housing, a community rec center, first floor retail/cafe space and second floor apartments, and more. Beyond that, do the same kind of revitalization of the base area. Do more for signage and other placemaking so people know where they are and where they're going. Bring in more businesses. Incentivize community housing so that there are customers for those businesses year-round.	Have more activities and store and restaurant options for people.	Creating a higher density housing plan near the MT. CB ski base area is a win win situation. It creates housing opportunities for CBMR employees, creates housing pool for tourists, and creates short term rental opportunities. Increased density in this area would help support the retail and restaurant businesses around the base area which would increase the economic viability of the small owner/non vail owned retail businesses at the base area. Having eating and shopping places to go on the mountain for long term residents and second homeowners at the CBMR base would increase the sense of community for MT. CB.		This master plan captures what should happen regarding improved amenities, facilities, and business opportunities.

How would you improve the Commercial Core/Base Area?

	Residential + Community Housing	Restaurants/Bars	Events + Amenities	Retail	Parking	Other
19		Seems like a slow decline for years in businesses that can survive at the base area. Figure out why there were more people and businesses that were at the base area in the 1980s and 1990s than there are now...? Help promote businesses / more events at the base area.	Have Vail or another operator invest in better restaurant and casual dining options. Maybe a common area with tables to eat and enjoy the sun and food	See first answer: to elaborate, there is an opportunity to recreate a "main street" in the central core area with shops, underground parking, and mixed housing options for residents, workers, etc.		Grocery store and restaurants, free parking so folks can access the bus into town. Yes, it's great to have the condo loop buses but it's not always running (off-seasons) or not always convenient to get it then bus into town. If there were more options to park and ride, maybe more people would take the bus into town. Or maybe a bus that runs up and down Gothic from CB to MT CB rather than transfer from the condo loop bus to the town bus.
20		By improving the restaurant, bar, and shop offerings. It's a shame they took the mini golf away as it was a popular activity.	The first priority should be to renovate the main dirt parking lot. An underground lot with shops and an ice rink (like Beaver Creek) would be ideal. The development would then ensue around this structure and Crested Butte ski resort would gain an upscale feel, as opposed to the feel that you get driving into a dirt lot that is frequently muddy.	The first priority should be to renovate the main dirt parking lot. An underground lot with shops and an ice rink (like Beaver Creek) would be ideal. The development would then ensue around this structure and Crested Butte ski resort would gain an upscale feel, as opposed to the feel that you get driving into a dirt lot that is frequently muddy.		Every aspect of the base area is a joke. From lack of parking and traffic flow to pedestrian access. Again, the remodeling of the base years ago was completely botched.

How would you improve the Commercial Core/Base Area?

	Residential + Community Housing	Restaurants/Bars	Events + Amenities	Retail	Parking	Other
21		<p>Redevelopment of the base area should incentivize more food service businesses to take root. A small grocery store would be welcomed.</p> <p>Indoor cultural event / community meeting space should also be a priority.</p> <p>I already see a "co-working" type of shared office space in high demand among both full-time residents and the visitor community.</p>	<p>There is a lot of work to be done here! we need to maintain some regular businesses to get some energy going throughout the year i.e. restaurants, retail outside of Vail etc... Year round music venue, post office returns! Food truck court is way overdue along with more entertainment.</p>	<p>More quality and some higher end food options, restaurants, spa services, kids activities, more retail, more nightlife. Concerts more often year round.</p>		<p>Have it mirror a smaller "Elk Ave" feel with historic looking facades and make it more inviting by encouraging people to gather and spend time and attract new restaurants and more diverse businesses. Cater to the Crested Butte mining heritage and put some design guidelines around new buildings etc. to make it have a more authentic Crested Butte feeling. Beyond that, make it an entertainment district. Not movie theaters etc, but an outdoor lover's gathering place. Allow for drinks to be had and carried through the base area. Incorporate fireplaces and seating areas to be a place to gather and congregate without the feel of cattle being herded to a lift. Include info on local wildlife, flowers etc to bring attention to what makes this place great every day of the year. Have a place for live music during the high seasons (winter included, I'm thinking indoor stage with an option to open it up as outdoor for summer season) and make it a place people want to be.</p>
22		<p>The base area feels very small and cramped. With the closure of Avalanche restaurant, perhaps something could be done with that area and the current building where ski lockers and Route 66 seems as though it could be reconfigured for a better use of space. More restaurants or shops would be a huge improvement. We would love to be able to spend more time in Mt. CB than having to go into CB to do any non-skiing activities. It would also be wonderful to have a sledding hill at the base area.</p>	<p>Restaurants, bars, etc that are open through the evening hours. This summer when Jose's opened it was packed, there is such demand for a place to eat/drink before and after concerts, etc. Add an outdoor area with tables and chairs, and "games" - corn hole, etc. Provide incentives for popular restaurants in CB to add a second location - Secret Stash, Ryce, Pita's, etc. Or Food Trucks/food carts. Outdoor music - make it fun to go and just hang out.</p>	<p>Grocery store and restaurants, free parking so folks can access the bus into town. Yes, it's great to have the condo loop buses but it's not always running (off-seasons) or not always convenient to get it then bus into town. If there were more options to park and ride, maybe more people would take the bus into town. Or maybe a bus that runs up and down Gothic from CB to MT CB rather than transfer from the condo loop bus to the town bus.</p>		<p>Improve the main parking area .Spruce up the facades of the buildings</p>

How would you improve the Commercial Core/Base Area?

	Residential + Community Housing	Restaurants/Bars	Events + Amenities	Retail	Parking	Other
23		open up the Avalanche and get some other restaurants open	More quality and some higher end food options, restaurants, spa services, kids activities, more retail, more nightlife. Concerts more often year round.	More concerts and activities to entice folks up the mountain. Fun restaurants! Seasonal, pop-up opportunities.		To stop people from going into town, a real grocery store is required along with post office and half a dozen restaurants that cater to dinners - not just ski crowd. If the grocery store was more like a mini king soopers in Gunny and better than clarks it would pull town people in as well. Need an area that looks more conducive as well -- more like Vail in that regard - on a much smaller scale
24		Encourage restaurants, bars and bakeries to be open and available for service. Have a good a la carte style place for skiers/visitors to take their families (something similar to the old Rafters building). Town can't handle the amount of dining customers with the number of seating they have available... find a way to capture that market and bring them to Mt. CB.	Grocery store and restaurants, free parking so folks can access the bus into town. Yes, it's great to have the condo loop buses but it's not always running (off-seasons) or not always convenient to get it then bus into town. If there were more options to park and ride, maybe more people would take the bus into town. Or maybe a bus that runs up and down Gothic from CB to MT CB rather than transfer from the condo loop bus to the town bus.	Have it mirror a smaller "Elk Ave" feel with historic looking facades and make it more inviting by encouraging people to gather and spend time and attract new restaurants and more diverse businesses. Cater to the Crested Butte mining heritage and put some design guidelines around new buildings etc. to make it have a more authentic Crested Butte feeling. Beyond that, make it an entertainment district. Not movie theaters etc, but an outdoor lover's gathering place. Allow for drinks to be had and carried through the base area. Incorporate fireplaces and seating areas to be a place to gather and congregate without the feel of cattle being herded to a lift. Include info on local wildlife, flowers etc to bring attention to what makes this place great every day of the year. Have a place for live music during the high seasons (winter included, I'm thinking indoor stage with an option to open it up as outdoor for summer season) and make it a place people want to be.		A straight up lodge right where mini golf was, that is ski in and ski out, like all other ski areas in the world have. Seems like duplicate efforts to make an entire new base area when one already exists. Also restaurants. It's been fun to try Jose's!

How would you improve the Commercial Core/Base Area?

	Residential + Community Housing	Restaurants/Bars	Events + Amenities	Retail	Parking	Other
25		<p>More restaurant options are needed, particularly in high season. The long low season is the problem.</p>	<p>More concerts and activities to entice folks up the mountain. Fun restaurants! Seasonal, pop-up opportunities.</p>	<p>adding a bigger grocery and more restaurants. I would also like to see the development of the core to include buildings on top of the ski area parking lot with some retail areas along the ground floor. The more dense that area is the more like a town center it will feel instead of pushing the density out to the areas designated as High Density in the current plan</p>		<p>I would stop funding Tapp as that is also an outdated system. Summer is off the hook and it's not worth giving them stacks of money to get a few gravel bikers here. Instagram does plenty of summer advertising for us and Vail has winter covered. I would channel those funds to local business grants to create more business in the base area. How about creating a grant for some restaurants? We're losing out on talented locals creating great spaces to gather since commercial rents are no doubt soaring and cost of entry is massive these days. Seems like there are plenty of funds to help someone who's daunted by the prospect of opening a bar or space to hang. Channel those marketing dollars directly into our Icao community. If you have the locals spending time in the base area the tourists are sure to follow. It's always been that way, we can't just rely on the tourist season if you want to make meaningful and lasting progress in the commercial core.</p>

How would you improve the Commercial Core/Base Area?

	Residential + Community Housing	Restaurants/Bars	Events + Amenities	Retail	Parking	Other
26		Stop taxing base area businesses, lodging and restaurants to death and you will have more of them. Incentivize not punish businesses that produce town revenue.	Have it mirror a smaller "Elk Ave" feel with historic looking facades and make it more inviting by encouraging people to gather and spend time and attract new restaurants and more diverse businesses. Cater to the Crested Butte mining heritage and put some design guidelines around new buildings etc. to make it have a more authentic Crested Butte feeling. Beyond that, make it an entertainment district. Not movie theaters etc, but an outdoor lover's gathering place. Allow for drinks to be had and carried through the base area. Incorporate fireplaces and seating areas to be a place to gather and congregate without the feel of cattle being herded to a lift. Include info on local wildlife, flowers etc to bring attention to what makes this place great every day of the year. Have a place for live music during the high seasons (winter included, I'm thinking indoor stage with an option to open it up as outdoor for summer season) and make it a place people want to be.	I would stop funding Tapp as that is also an outdated system. Summer is off the hook and it's not worth giving them stacks of money to get a few gravel bikers here. Instagram does plenty of summer advertising for us and Vail has winter covered. I would channel those funds to local business grants to create more business in the base area. How about creating a grant for some restaurants? We're losing out on talented locals creating great spaces to gather since commercial rents are no doubt soaring and cost of entry is massive these days. Seems like there are plenty of funds to help someone who's daunted by the prospect of opening a bar or space to hang. Channel those marketing dollars directly into our lcao community. If you have the locals spending time in the base area the tourists are sure to follow. It's always been that way, we can't just rely on the tourist season if you want to make meaningful and lasting progress in the commercial core.		I think the plan does a great job of outlining plans & ideas for the base area.
27		More restaurants that are open year round. Most of the time, we as locals have to go town to go out to eat. There should be a park or community gathering space of some kind. A small downtown, not a ghost town. Maybe offer incentives. There is such a limited option for people to eat and places to be a community. Where are the skate parks and playgrounds and horseshoe pits?	adding a bigger grocery and more restaurants. I would also like to see the development of the core to include buildings on top of the ski area parking lot with some retail areas along the ground floor. The more dense that area is the more like a town center it will feel instead of pushing the density out to the areas designated as High Density in the current plan	Provide additional tax incentives for small businesses to open/lease space in the base area.		Provide additional tax incentives for small businesses to open/lease space in the base area.

How would you improve the Commercial Core/Base Area?

	Residential + Community Housing	Restaurants/Bars	Events + Amenities	Retail	Parking	Other
28		Restaurants that could be owned by private individuals would be helpful as then the food would be good. If there is space a recreation center would be nice. I have looked at the North Village Plan which wants to compete with the Base Area which I do not feel is good because most of the areas close to the base are able to be accessed by the locals and we can walk there year round. I certainly will not be driving to North Village for anything	A straight up lodge right where mini golf was, that is ski in and ski out, like all other ski areas in the world have. Seems like duplicate efforts to make an entire new base area when one already exists. Also restaurants. It's been fun to try Jose's!	It would be good to increase the number of restaurants and shops in the base area to encourage visitors to linger. The activities that the town organizes in the base area do a good job of promoting such longer stays, but more destinations to visit would augment the draw of those activities.		Work with property owners to incentivize and redevelop existing structures pro-development policy.
29		I believe supporting the quality shops, restaurants, bars we have would go a long way. New quality restaurants, indoor kids area or both combined would be great. There is always a line out the door at the burger company and tin cup when its open. Give incentives to those businesses to help them out; I'm sure staffing is a big struggle. More housing nearby in the core area would be a good start. Include deed restricted units for the community or partnership / pre construction pricing options for community and business owners to add housing?	The new owner of Elevation and his plans are a great start. Need more restaurants and summer activities geared to families.	Increase the number of shops and restaurants in the core area - especially ones that are open year round		Develop more pedestrian-only zones, more year-round services such as restaurants, and improved parking.
30		Build uphill from the base area if possible, scrape the elevation hotel and build something more contemporary, take Vail Resorts out of the food business and make it possible for local business to prosper in the commerical district.	It would be good to increase the number of restaurants and shops in the base area to encourage visitors to linger. The activities that the town organizes in the base area do a good job of promoting such longer stays, but more destinations to visit would augment the draw of those activities.	Create a walkable/rideable main street along Treasury/Emmons. Add mixed retail, grocery, healthcare, affordable/worker housing, and 2 stories of underground parking in the current parking area Treasury/Emmons/Gothic. Build out that space so it is effectively utilized.		Create a walkable/rideable main street along Treasury/Emmons. Add mixed retail, grocery, healthcare, affordable/worker housing, and 2 stories of underground parking in the current parking area Treasury/Emmons/Gothic. Build out that space so it is effectively utilized.
31		Post Office, better food, year round music venue. More up to date activities (better climbing wall. Better wedding garden venue, our current one is very outdated, lacks function for the elderly and handicap. No lights along the steep stairs to the upper parking lot and to the back dirt lot.	Create a walkable/rideable main street along Treasury/Emmons. Add mixed retail, grocery, healthcare, affordable/worker housing, and 2 stories of underground parking in the current parking area Treasury/Emmons/Gothic. Build out that space so it is effectively utilized.			
32		Have more activities and store and restaurant options for people.				

How would you improve the Commercial Core/Base Area?

	Residential + Community Housing	Restaurants/Bars	Events + Amenities	Retail	Parking	Other
33		<p>Creating a higher density housing plan near the MT. CB ski base area is a win win situation. It creates housing opportunities for CBMR employees, creates housing pool for tourists, and creates short term rental opportunities. Increased density in this area would help support the retail and restaurant businesses around the base area which would increase the economic viability of the small owner/non vail owned retail businesses at the base area. Having eating and shopping places to go on the mountain for long term residents and second homeowners at the CBMR base would increase the sense of community for MT. CB.</p>				
34		<p>Have Vail or another operator invest in better restaurant and casual dining options. Maybe a common area with tables to eat and enjoy the sun and food</p>				
35		<p>The various governmental bodies in the north end of the valley have a reputation for being difficult to do business with (anti-business). Make an effort to streamline the process and motivate retail and food and beverage operators to want to do business on the mountain.</p>				
36		<p>Housing enough workers and full time residents to keep businesses and restaurants at the base area staffed while also supporting and building the full-time workforce to become a community of their own.</p>				
37		<p>There is a lot of work to be done here! we need to maintain some regular businesses to get some energy going throughout the year i.e. restaurants, retail outside of Vail etc... Year round music venue, post office returns! Food truck court is way overdue along with more entertainment.</p>				

How would you improve the Commercial Core/Base Area?

	Residential + Community Housing	Restaurants/Bars	Events + Amenities	Retail	Parking	Other
38		Restaurants, bars, etc that are open through the evening hours. This summer when Jose's opened it was packed, there is such demand for a place to eat/drink before and after concerts, etc. Add an outdoor area with tables and chairs, and "games" - corn hole, etc. Provide incentives for popular restaurants in CB to add a second location - Secret Stash, Ryce, Pita's, etc. Or Food Trucks/food carts. Outdoor music - make it fun to go and just hang out.				
39		More quality and some higher end food options, restaurants, spa services, kids activities, more retail, more nightlife. Concerts more often year round.				
40		Grocery store and restaurants, free parking so folks can access the bus into town. Yes, it's great to have the condo loop buses but it's not always running (off-seasons) or not always convenient to get it then bus into town. If there were more options to park and ride, maybe more people would take the bus into town. Or maybe a bus that runs up and down Gothic from CB to MT CB rather than transfer from the condo loop bus to the town bus.				
41		More concerts and activities to entice folks up the mountain. Fun restaurants! Seasonal, pop-up opportunities.				

How would you improve the Commercial Core/Base Area?

	Residential + Community Housing	Restaurants/Bars	Events + Amenities	Retail	Parking	Other
42		<p>Have it mirror a smaller "Elk Ave" feel with historic looking facades and make it more inviting by encouraging people to gather and spend time and attract new restaurants and more diverse businesses. Cater to the Crested Butte mining heritage and put some design guidelines around new buildings etc. to make it have a more authentic Crested Butte feeling. Beyond that, make it an entertainment district. Not movie theaters etc, but an outdoor lover's gathering place. Allow for drinks to be had and carried through the base area. Incorporate fireplaces and seating areas to be a place to gather and congregate without the feel of cattle being herded to a lift. Include info on local wildlife, flowers etc to bring attention to what makes this place great every day of the year. Have a place for live music during the high seasons (winter included, I'm thinking indoor stage with an option to open it up as outdoor for summer season) and make it a place people want to be.</p>				
43		<p>adding a bigger grocery and more restaurants. I would also like to see the development of the core to include buildings on top of the ski area parking lot with some retail areas along the ground floor. The more dense that area is the more like a town center it will feel instead of pushing the density out to the areas designated as High Density in the current plan</p>				
44		<p>The base area needs to have a diverse array of dining options in order to be a viable community where tourists and locals spend time and money.</p>				
45		<p>To stop people from going into town, a real grocery store is required along with post office and half a dozen restaurants that cater to dinners - not just ski crowd. If the grocery store was more like a mini king soopers in Gunny and better than clarks it would pull town people in as well. Need an area that looks more conducive as well -- more like Vail in that regard - on a much smaller scale</p>				

How would you improve the Commercial Core/Base Area?

	Residential + Community Housing	Restaurants/Bars	Events + Amenities	Retail	Parking	Other
46		I would stop funding Tapp as that is also an outdated system. Summer is off the hook and it's not worth giving them stacks of money to get a few gravel bikers here. Instagram does plenty of summer advertising for us and Vail has winter covered. I would channel those funds to local business grants to create more business in the base area. How about creating a grant for some restaurants? We're losing out on talented locals creating great spaces to gather since commercial rents are no doubt soaring and cost of entry is massive these days. Seems like there are plenty of funds to help someone who's daunted by the prospect of opening a bar or space to hang. Channel those marketing dollars directly into our lcao community. If you have the locals spending time in the base area the tourists are sure to follow. It's always been that way, we can't just rely on the tourist season if you want to make meaningful and lasting progress in the commercial core.				
47		Provide additional tax incentives for small businesses to open/lease space in the base area.				
48		Like others, I think walkable eating options would be appreciated. Takeout for family type meals (rather than just coffee and bars with food) would be great.				
49		The new owner of Elevation and his plans are a great start. Need more restaurants and summer activities geared to families.				
50		It would be good to increase the number of restaurants and shops in the base area to encourage visitors to linger. The activities that the town organizes in the base area do a good job of promoting such longer stays, but more destinations to visit would augment the draw of those activities.				
51		Increase the number of shops and restaurants in the core area - especially ones that are open year round				
52		Develop more pedestrian-only zones, more year-round services such as restaurants, and improved parking.				

How would you improve the Commercial Core/Base Area?

	Land Use/Policy	STR	Amentities	Events	Other
1	DO not Upzone single family & LD multi-family neighborhoods. Find a way to have long-term rental options instead of the relentless AirB&B one-night stands... this is a place where people live and work not just an amusement park.	Limit STRs, there is no sense of community or a neighborhood when all of your surrounding neighbors are Airbnb guests that constantly change. I chose to stop living in Mt. CB because it has a city feel with the number of tourists and lack of true neighbors. Now I rent out my place as long-term housing.	by adding a park and more community events at the Mountain base	Events like the Town Picnic help. We need to decide on who comprises the community.	Events like the Town Picnic help. We need to decide on who comprises the community.
2	Keep the single family neighborhoods, single family. There are lots of areas in MT. CB that have a great local community feel.	DO not Upzone single family & LD multi-family neighborhoods. Find a way to have long-term rental options instead of the relentless AirB&B one-night stands... this is a place where people live and work not just an amusement park.	Neighborhood parks	by adding a park and more community events at the Mountain base	It seems we have a mix of visitors, worker bees and a lot of very affluent part-time residents and full-time residents. These 4 don't mix well as a community - especially in a ski area.
3	I believe my neighborhood has a nice sense of community. It is a nice mix of full time residents, 2nd homeowners, and STRs. Anything that helps keep people here (low turnover of properties) helps you to get know you're neighbors and build a community.	Fewer short term rentals. Fewer STR licenses should be issued and incentives for those who long term rent their properties.	A sense of community comes from people actually living in neighborhoods. I would like to see Mt. CB enact policies that make it possible for people to live there. They need to put some kind of cap on Short Term Rentals: decide where STRs make sense, and where having residents live in neighborhoods makes sense. If STRs are totally unchecked, you will eventually have no residents to create a community, work in the businesses, or run for Town Council. Again, to beat this tired horse, I'd like to see Mt. CB invest in community housing that works for the community (see my comments above). I think a vibrant commercial scene, ideally at the base area, would also help. I'm certainly open to other commercial areas, too. Give people community gathering places, whether that's parks, shops, cafes, libraries, or other amenities. Give those of us that live in Mt. CB a reason to stay in Mt. CB to spend time with our friends and families.	Yard contest? Snow man contest? Best Christmas decorations? Community beautification days? Set up your own wildflower hikes open only to Mt. CB residents?	I think we have a wonderful sense of community.

How would you create a stronger sense of community in Mt. CB neighborhoods?

	Land Use/Policy	STR	Amentities	Events	Other
4	Tie the community together through involvement.... I've noticed other communities such as Aspen. Telluride etc. allow its residents to leave their Christmas/Hoilday lights lite year round. Makes for a festive and cohesive Community. Nothing sets the atmosphere like holiday cheer.	By regulating the amount of STR licenses and focusing on how to get more full time occupancy in each of the neighborhoods.	A community post office bank of boxes. Everyone gathers there.	Incentivize walking and biking, possibly to third spaces where people want to congregate, or at the very least, will encounter each other in passing. The City of Gunnison has offered small micro-grants for community-building, and a few of the neighborhood block parties that have resulted have been fantastic community-building events.	How about you respond to the homeowners who have been living in a dangerous construction zone for 3 YEARS! Why won't you respond to repeated requests for information from the residents or the individuals that were promised housing and have been homeless for over 3 years. The elected officials and staff are despicable. The giant diesel motor for the water plant across the street of affordable housing exemplifies your blatant disregard for the health and safety of the residents. The MT CB has systematically eroded any sense of community for decades. It is unlikely that the current regime would be able to repair this damage.
5	By regulating the amount of STR licenses and focusing on how to get more full time occupancy in each of the neighborhoods.	Limit STRs.	Picnic pavilion, similar to Rainbow Park pavilion located near to Snodgrass trailhead. Another idea for creating a venue for community engagement might be to integrate a 'alpine botanical garden' (similar to Betty Ford gardens in Vail), to be a demonstration site for permaculture principals and native alpine species conservation/education.	I live on Castle Road and many of us know each other. The locals on our Road know each other and many 2nd homeowners have been living here for 20+ years so we feel a sense of community. I think it would be helpful if we had a mailing list of our neighbors and didn't have to make our own by going to the County Assessor List. Make it easy! We used to have block parties from 2000- 2012 that I organized, but I know so many, I haven't done that for a while. I guess a "play book" for organizing a block party and "how to". I could help with that.W	Better communication methods from the MT CB government - emails, Weekly Newsletters, postcards, and other social media tools. Get the USPS situation fixed.
6	Keep it single family. Work on the community spaces , focusing on kids and recreation. Put a rec center in the N Village. And do not allow MDR into existing neighborhoods.	I think having a community center (recreation center) and more of a central "town" feeling would improve the sense of community through the neighborhoods. Also, filling neighborhoods with FULL TIME RESIDENTS. Currently, in my townhome on castle road where I have lived for 3.5 years, I have no full time neighbors in my building or in the one directly next to me. Having only tourists really hurts my sense of community.	A park within walking distance of the main housing core where the community would gather. All the amenities that Crested Butte/Gunnison offers. Post office, parks, and dare I say rec center?	Picnics and email communication about community happenings. I personally don't think you can create a sense of community . People have to want it. Being a resort community with a lot of visitors, vrbos, second home owners and residents makes it difficult. We are fortunate to have great neighbors on my street but we also have several VRBO homes that turn over several times a week.	I believe my neighborhood has a nice sense of community. It is a nice mix of full time residents, 2nd homeowners, and STRs. Anything that helps keep people here (low turnover of properties) helps you to get know you're neighbors and build a community.

How would you create a stronger sense of community in Mt. CB neighborhoods?

	Land Use/Policy	STR	Amentities	Events	Other
7	<p>A sense of community comes from people actually living in neighborhoods. I would like to see Mt. CB enact policies that make it possible for people to live there. They need to put some kind of cap on Short Term Rentals: decide where STRs make sense, and where having residents live in neighborhoods makes sense. If STRs are totally unchecked, you will eventually have no residents to create a community, work in the businesses, or run for Town Council. Again, to beat this tired horse, I'd like to see Mt. CB invest in community housing that works for the community (see my comments above). I think a vibrant commercial scene, ideally at the base area, would also help. I'm certainly open to other commercial areas, too. Give people community gathering places, whether that's parks, shops, cafes, libraries, or other amenities. Give those of us that live in Mt. CB a reason to stay in Mt. CB to spend time with our friends and families.</p>	<p>A sense of community comes from people actually living in neighborhoods. I would like to see Mt. CB enact policies that make it possible for people to live there. They need to put some kind of cap on Short Term Rentals: decide where STRs make sense, and where having residents live in neighborhoods makes sense. If STRs are totally unchecked, you will eventually have no residents to create a community, work in the businesses, or run for Town Council. Again, to beat this tired horse, I'd like to see Mt. CB invest in community housing that works for the community (see my comments above). I think a vibrant commercial scene, ideally at the base area, would also help. I'm certainly open to other commercial areas, too. Give people community gathering places, whether that's parks, shops, cafes, libraries, or other amenities. Give those of us that live in Mt. CB a reason to stay in Mt. CB to spend time with our friends and families.</p>	<p>put a small base area at the bottom of gold link, with a bar/restaurant owned and operated by a local business person that operates summer and winter. Stronger bike trails connecting the mountain trails to the neighborhoods and to town. A gondola that runs from town to the base area connect by trails as well.</p>	<p>Provide all types of residents with opportunities to learn, engage, and participate in Mt. CB events. This would also include permanent access to virtual town meetings and forums.</p>	<p>Incentivize walking and biking, possibly to third spaces where people want to congregate, or at the very least, will encounter each other in passing. The City of Gunnison has offered small micro-grants for community-building, and a few of the neighborhood block parties that have resulted have been fantastic community-building events.</p>
8	<p>By trying to limit the STRs in the single family residence areas. To offer incentives to owners in those areas to long term lease.</p>	<p>By trying to limit the STRs in the single family residence areas. To offer incentives to owners in those areas to long term lease.</p>	<p>Parks improved.</p>	<p>Consider something like the City of Gunnison's microgrant program by which neighborhoods can get a reimbursable \$400 grant to do something to "build community" whether via a block party, purchase of shared equipment, or etc.</p>	<p>I think having a community center (recreation center) and more of a central "town" feeling would improve the sense of community through the neighborhoods. Also, filling neighborhoods with FULL TIME RESIDENTS. Currently, in my townhome on castle road where I have lived for 3.5 years, I have no full time neighbors in my building or in the one directly next to me. Having only tourists really hurts my sense of community.</p>
9	<p>Density always creates a stronger sense of community in any environment, and especially in a Ski Resort Environment.</p>	<p>Town should not feel like they need to take care of how each neighborhood feels, but town could start by limiting the maximum amount of days homes can be rented short term.</p>	<p>The Town of Mt CB should buy some of the vacant lots that have been identified and make neighborhood parks.</p>	<p>Neighborhood directory would be helpful. One more event besides the picnic.</p>	<p>Keep it single family. Work on the community spaces, focusing on kids and recreation. Put a rec center in the N Village. And do not allow MDR into existing neighborhoods.</p>

How would you create a stronger sense of community in Mt. CB neighborhoods?

	Land Use/Policy	STR	Amentities	Events	Other
10	I live on Ruby Drive and our street / neighborhood is very strong and engaged. I am pretty sure you will see this neighborhood get very strong if a Medium Density Residential zoning is proposed!!	Picnics and email communication about community happenings. I personally don't think you can create a sense of community . People have to want it. Being a resort community with a lot of visitors, vrbos, second home owners and residents makes it difficult. We are fortunate to have great neighbors on my street but we also have several VRBO homes that turn over several times a week.	bring back a post office and incentives/support for restaurants to get started & sustain. Stop the short term rental influx, we have no neighbors anymore as they are all VRBOs. Better wedding garden town park.	Similar to the village idea, encourage block parties, incorporate more parks in the neighborhoods and gathering areas/benches.	Incentivize walking and biking, possibly to third spaces where people want to congregate, or at the very least, will encounter each other in passing. The City of Gunnison has offered small micro-grants for community-building, and a few of the neighborhood block parties that have resulted have been fantastic community-building events.
11	By not rezoning low-density areas to high density	bring back a post office and incentives/support for restaurants to get started & sustain. Stop the short term rental influx, we have no neighbors anymore as they are all VRBOs. Better wedding garden town park.	If you improve the base area and give a place to gather, like you mention in your plan, then it will happen organically	In building plans, community space (small parks, small gathering spaces in community housing perhaps),might foster more natural day to day gathering: walking dogs, small music events (?some for kids), etc. In recent years, we have attended events like CFGV talks, which were thought-provoking, fun, and conversation-inspiring. Could something happen outdoors next year like that to specifically engage Mt CB community members?	I am a resident in Mt. Crested Butte - I do not see this as a problem or a priority.
12	Create enough housing for the local workforce so that actual lived-in neighborhoods exist, people know their neighbors, and restaurants/events exist for the benefit of more than just tourists.	Include gathering spaces and sidewalks in new neighborhoods/developments. The Rec Path is a huge amenity for Mt CB! Treat STRs like businesses and zone accordingly, requiring the same public process or impact review that a business would have to follow.	Providing Mt. CB with the amenities of CB	The town does a good job of organizing activities that encourage the development of community. The fact that so many people are part-time residents (including me) presents a special challenge to the development of community. Nevertheless, I've found the town's residents to be friendly and have visited with many neighbors on walks around the town. You can't force a sense of community onto people, so I'd keep organizing events that will appeal to different interests and publicizing them widely.	Stop having the town and the permanent residents treat second homeowners poorly. We have owned a home there for 28 years and rent out a 800 sq foot apartment to a local for a 1/3 of the market rent. we pay the same taxes as permanent residents and every year I feel less welcomed

How would you create a stronger sense of community in Mt. CB neighborhoods?

	Land Use/Policy	STR	Amentities	Events	Other
13	Don't rezone existing single family lots as cited below.	more year round residents-less vacation rentals.	Include gathering spaces and sidewalks in new neighborhoods/developments. The Rec Path is a huge amenity for Mt CB! Treat STRs like businesses and zone accordingly, requiring the same public process or impact review that a business would have to follow.	Continue to organize events that appeal to a wide variety of participants, including over holiday weekends when many second-home owners are in town	As a permanent resident, I feel like there is a great sense of local community in my immediate neighborhood. I don't want that to change.
14	We live in a great neighborhood on Hunter Hill. I dislike that the future land use shows our single family strip trying to pivot to High Density Residential. 19 Hunter Hill to the end on the West are all single family, and people are actually living in them!!!! YEAR ROUND. It's amazing access to CBMR for a family. I would vote against changing that lot zoning. It would be an island in a solid strip of single family.	Limit short term rentals so local, year-round residents are living among second-home owners, even if they are only renting.	More parks around the town.		Personally, we have a strong sense of community already. As second homeowners we regularly get together for dinner, pickelball and hikes with all of our neighbors that live here full time.

How would you create a stronger sense of community in Mt. CB neighborhoods?

	Land Use/Policy	STR	Amentities	Events	Other
15	<p>Start to look at limiting STR's outside of the commercial core/DDA. Our homes are the one place we go to escape the madness and when there are no restrictions in residentially zoned areas the madness follows and you can never escape. STR's are commercial use and should be limited as such. Limiting percentages of STR's to FT residents within a given area, limiting ownership of single family residence from investment groups, having a 1 year waiting period after a sale before renting as an STR. All simple but effective steps meant to promote community. Taking steps in this direction will allow promote the commercial core which we seem to be struggling sustaining. I would also suggest having locals housing integrated throughout the town vs having it all in one place. Doing land swaps with N. Village, asking for some land from the Upper Prospect folks. Having locals housing with the lights on year will create more of a sense of community with full time residents spread throughout the town. Similar steps happened in the Verzus annexation in town and it has been met with success.</p>	<p>Start to look at limiting STR's outside of the commercial core/DDA. Our homes are the one place we go to escape the madness and when there are no restrictions in residentially zoned areas the madness follows and you can never escape. STR's are commercial use and should be limited as such. Limiting percentages of STR's to FT residents within a given area, limiting ownership of single family residence from investment groups, having a 1 year waiting period after a sale before renting as an STR. All simple but effective steps meant to promote community. Taking steps in this direction will allow promote the commercial core which we seem to be struggling sustaining. I would also suggest having locals housing integrated throughout the town vs having it all in one place. Doing land swaps with N. Village, asking for some land from the Upper Prospect folks. Having locals housing with the lights on year will create more of a sense of community with full time residents spread throughout the town. Similar steps happened in the Verzus annexation in town and it has been met with success.</p>	<p>Similar to the village idea, encourage block parties, incorporate more parks in the neighborhoods and gathering areas/benches.</p>		<p>Continue to allow off leash dogs! one of the best things Mt. CB currently allows</p>
16	<p>Support full time residents affordable options for owning and renting in Mt. CB.</p>	<p>I think we should start to focus on the commercial core district as the commercial core district and consider only allowing STR's within the DDA boundary to help keep residential areas residential. I also think increasing placemaking and different community gathering spaces within MTCB town limits should be a priority. Right now there is not a place for locals to the MTCB area to "hang" other than the coffee lab (which is great).</p>	<p>I think we should start to focus on the commercial core district as the commercial core district and consider only allowing STR's within the DDA boundary to help keep residential areas residential. I also think increasing placemaking and different community gathering spaces within MTCB town limits should be a priority. Right now there is not a place for locals to the MTCB area to "hang" other than the coffee lab (which is great).</p>		<p>I live on Castle Road and many of us know each other. The locals on our Road know each other and many 2nd homeowners have been living here for 20+ years so we feel a sense of community. I think it would be helpful if we had a mailing list of our neighbors and didn't have to make our own by going to the County Assessor List. Make it easy! We used to have block parties from 2000- 2012 that I organized, but I know so many, I haven't done that for a while. I guess a "play book" for organizing a block party and "how to". I could help with that.W</p>

How would you create a stronger sense of community in Mt. CB neighborhoods?

	Land Use/Policy	STR	Amentities	Events	Other
17		Create safer walking and biking along streets to encourage more interaction, eliminate short-term rentals.	Pocket parks on town property? Don't think we can add sidewalks everywhere. A more vibrant base area would also help.		Picnics and email communication about community happenings. I personally don't think you can create a sense of community . People have to want it. Being a resort community with a lot of visitors, vrbos, second home owners and residents makes it difficult. We are fortunate to have great neighbors on my street but we also have several VRBO homes that turn over several times a week.
18			In building plans, community space (small parks, small gathering spaces in community housing perhaps),might foster more natural day to day gathering: walking dogs, small music events (?some for kids), etc. In recent years, we have attended events like CFGV talks, which were thought-provoking, fun, and conversation-inspiring. Could something happen outdoors next year like that to specifically engage Mt CB community members?		Provide all types of residents with opportunities to learn, engage, and participate in Mt. CB events. This would also include permanent access to virtual town meetings and forums.
19			Create safer walking and biking along streets to encourage more interaction, eliminate short-term rentals.		Consider something like the City of Gunnison's microgrant program by which neighborhoods can get a reimbursable \$400 grant to do something to "build community" whether via a block party, purchase of shared equipment, or etc.
20					More year round locals
21					Neighborhood directory would be helpful. One more event besides the picnic.
22					How about you finish the construction projects that were started years ago? How about you communicate with the residents of the town of Mt. CB. This survey is a prime example. You have only sought out 2nd home owners and non-residents. The Town of Mt. CB. is an abomination.
23					No comment - the current size of the town & Mt. CB already provide a strong sense of community.

How would you create a stronger sense of community in Mt. CB neighborhoods?

	Land Use/Policy	STR	Amentities	Events	Other
24					Pocket parks on town property? Don't think we can add sidewalks everywhere. A more vibrant base area would also help.

How would you create a stronger sense of community in Mt. CB neighborhoods?

	I liked this part of the vision	I would change this part of the vision	Neutral	Other
4	<p>I think it is a good start but I disagree with the change in zoning to HDR for the pocket on and near Whetstone Rd.</p>	<p>RE: Transportation - One of those good/bad things about "the end of the road". One thing for sure, increasing road (Gothic) capacity has never reduced traffic ... name one example. AND for sure Gothic is already at capacity for much of the summer. We need to face this intrinsic problem and stop trying to fill every space with "more".</p> <p>Pg 10 ". A commitment to recreational access also means ensuring access to housing". This is NOT correct ... "more" (not just housing), means we are heading in the direction of advanced reservations for parking/shuttle to hike an over crowded area (Indian Peaks wilderness Front Range, Crater Lake, Aspen) ... my friends and I said this would never happen at those places growing up in CO but here we are ... don't make the same mistakes.</p> <p>I understand this is not easy, but I have never ever heard a year-around local say they wish the off-season was shorter. The "vibe" described in the intro is the vibe we get in off-season.</p>		<p>Good, though we just approved a low density multi family development in a single family residential neighborhood. The lot is located in the DDA yet access is from single family with no access to the DDA/Commercial core. This is a great example of not supporting your goals through development. I would also apply this to Hunter Ridge - does that project as laid out by Jaime support the goals of this document??</p>

How well does the Community Vision (Chapter 2) reflect your values and the spirit of Mt. CB?

	I liked this part of the vision	I would change this part of the vision	Neutral	Other
5	It does a good job of reflecting the values and spirit of Mt. CB but it needs to come with BOLD action to protect these values of spirit of community.	I didn't like the document - too chirpy. Survey method was a joke		The Community Vision portion of the MP does reflect my values. However, the numerous projects planned for development (N. Village, Prospect, etc) seem inconsistent with the Vision and certainly with the values I expressed in the survey I took earlier. Despite what has been said at some meetings, I do not believe there is enough water to sustain this kind of huge growth in Mt. CB along with explosive growth down the valley. Our natural resources are going to be found to be finite, not to mention the adverse environmental impact on wildlife and their habitats. We need to be more responsible and be willing to say no. Real estate people can't be the drivers of everything.
6	It is satisfactory	I think it is a good start but I disagree with the change in zoning to HDR for the pocket on and near Whetstone Rd.		
7	Pretty well	Too much high density property.		
8	Overall, the values resonate. I think one thing that was missed is in approachability. That value seems to focus on the visitor, and I think our workforce that lives at the South end of the Valley need to also feel welcome in the community. Otherwise, they perceive themselves as simply a cog in the wheel, and having buy-in to the community and feeling a part of it will naturally lead to a healthier relationship with folks who live on and visit Mt. CB.	The spirit of Mt CB is not high density housing. It is high dollar homes, both primary and secondary, that add value to this community. If you start adding more condos, people planning to build multi million dollar homes will go elsewhere and those families will spend their money elsewhere.		
9	I think the Community Vision succeeds on a lot of levels. Most importantly, I am happy to see that Town of CB leadership is committed to responsible growth. This quoted statement is highly encouraging to see in the plan - "Town should encourage more compact development and seek ways to encourage shared use of space that offers multiple functions across seasons . Land needs to be developed in an efficient manner that maximizes housing units, protects resources, provides an appropriate amount of parking, and enables year-round activities." I'm also happy to see the focus on "Placemaking + Vibrancy". In my opinion, The "Town" of Mt. CB is indistinct, lacking an authentic character. Conditions to promote more organic vibrancy and the effects on a 'sense of place' should be considered in all aspects of future development.	I think there needs to be a better emphasis on housing DENSITY. I also need to have climate action and equity added to reflect the values of our community.		

How well does the Community Vision (Chapter 2) reflect your values and the spirit of Mt. CB?

	I liked this part of the vision	I would change this part of the vision	Neutral	Other
10	I'm satisfied with it.	C- It does not reflect my values and why I moved my family into this neighborhood. It seems to me a reflection of the terrible job Crested Butte has done to plan for their own growth. Now they would like Mt CB to bail them out. I'm not in support		
11	I could not have covered the Community Vision better, well done.	I don't necessarily feel that growth should be a goal. Sometimes the status quo is what most people want.		
12	I just don't think people who are vacationing care about being neighborly. I am strongly opposed to the rezoning of my residential neighborhood. I have been here for 30 years and have never thought twice about going to CB to get my mail and go to the store. It would be great to have those conveniences !	Overall, the values resonate. I think one thing that was missed is in approachability. That value seems to focus on the visitor, and I think our workforce that lives at the South end of the Valley need to also feel welcome in the community. Otherwise, they perceive themselves as simply a cog in the wheel, and having buy-in to the community and feeling a part of it will naturally lead to a healthier relationship with folks who live on and visit Mt. CB.		
13	These are all great values as long as housing takes priority. Without adequate community housing we will never achieve a vibrant base area or our environmental goals. We have enough sprawling and empty housing already. Please support housing density.	"Small town with a soul" seems incredibly optimistic. I would LIKE to see Mt. CB have a soul. There are pockets that feel soulful--like the Pitchfork neighborhood or my own condo building. But mostly it feels like people just "pass through" Mt. CB. Folks physically pass through on their way to the mountains or town of CB, visitors pass through when they are here for a week, and even residents are often just "passing through" until they can find a better housing situation in CB or CB South. I do agree that the access to recreation and the laid-back vibe are strong assets of Mt. CB. "Welcoming" and "approachable" seem wonderfully optimistic, but right now it feels like people retreat into their condo or their home and shut the door. I don't see a lot of community interaction outside of specific pockets. The base area often feels cold and forlorn, not welcoming. I think there is a lot of potential for Mt. CB to be a vibrant community if we can do more to support people living in the community, spending more time there, building business there, etc.		
14	Its a great start and Mt CB is very special. You cant please everyone, but we can preserve so everyone can enjoy this amazing place for decades to come! More does not mean better.	Not well. I was a second homeowner for 10 years prior to becoming a permanent resident - you left out the Second Homeowners who have been a part of the Mt. Crested Butte community for decades and make a significant contribution to our overall community. 93% of the funds raised for the Center for the Arts facility (and both the title named donors for the Biery-Witt Center are second-homeowners). We are a resort town - our community is made up of visiting tourists, renters, second homeowners, remote workers and permanent residents (and all need cell service that works and internet service that works).		
15	The vision section is good.	Not very well. I don't care to see much growth beyond what will happen in the Village and the base area. There will be some natural growth as current vacant lots are built on. I really disagree with the Future Land Use map.		
16	I align with what you have written	Chapter 2 reads like a PR person is trying to please everyone. I'm not sure everyone will be pleased with this Master Plan.		
17	very much	Not Well. The idea of trying to pack more people into Mt. CB and reducing setbacks are bad ideas.		
18	Nice job.	According to your Community vision, high density neighborhoods do not reflect the values and spirit of Mt CB. The local community does not want to be crammed into tight spaces, they want to live in a place with enough space to breath. If places such as Pitchfork and Prospect are considered medium density, then that is the maximum density that reflects the community vision.		

How well does the Community Vision (Chapter 2) reflect your values and the spirit of Mt. CB?

	I liked this part of the vision	I would change this part of the vision	Neutral	Other
19	<p>The Community Vision aligns well with my values and the spirit of Mt CB.</p>	<p>Mt CB was originally designed as a rental area for the ski area. In the ensuing years, many locals have made it home as they wanted to walk to work at the base or be able to ride the bus to town and Mt CB had a more reasonable housing price point. The businesses that are here including the ski area (largest employer) should have the responsibility for dorm style housing for their seasonal workers. There is very little open year round at the base so seasonal rentals for employees should be the goal. Crested Butte and Gunnison County are building a lot of locals housing. I worked 3 jobs for the 1st 20 years I was here and found the transportation to be reliable and easy to use. Pitchfork was originally designed to be family friendly and a space was set aside for a daycare and one of the town councils let the developer turn that lot into several open market units. The Council should not let rules be changed if you want a real "community". There was a space set aside for a recreation center and one of the Town Councils decided to change the designation after many of us worked on that plan for several years. So I guess if people want a community with children and neighborhoods, then the people themselves have to keep like-minded people on the council. We cannot just decide that everyone who wants to live in a certain area and can't afford it can make it home. Whether you live in Gunnison County or New York or Miami, people have to commute and don't always get to live in the exact place they want. I couldn't afford Crested Butte in 1993 and still can't. My feeling is that if we need seasonal workers, then we should have seasonal rentals provided by the employers. There should be some accountability that if a company wants to make a profit, then they should figure out how to pay for the employees. Because we are a valley-wide community, we do need to prepare for housing for nurses, teachers, plumbers, electricians etc. Many of the deed restrictions will not accommodate a higher income so we need to look at those issues. Get the units built that were set aside at the base of Prospect. Make North Village have more small affordable places for community members.</p>		
20	<p>I think the Community Vision does reflect my values on many levels. I'm worried that with all the changes that have happened in the past couple/few years that a lot of our shared love of the out-of-doors is becoming loved to death.</p> <p>At this rapid growth rate, the lift lines are so long and the slopes so crowded, many people are not skiing any longer. The more hotels we build, the more people will fill those rooms and create longer lift lines. Is that improving our quality of life? I know growth is the inevitable, but it should be well thought out.</p> <p>And in the summer...trails close to MT. CB are packed. Snodgrass is a perfect example. There is only one trail that connects all of MT CB to the trails that are out in the Brush Creek area-Upper Loop- with two way traffic is becoming a bit unsafe. Should we consider adding a trail around the North side of MT Crested Butte that would ease a little traffic on the Upper Loop? Also, the amount of traffic going into the Gothic Valley is also becoming unsafe for bikers to reach 401 and Deer Creek. Maybe it's time to get those bikers off the road and onto trails to make it a safe and enjoyable experience.</p> <p>We are a community that loves to be out-of-doors, but we aren't adding more ski lifts, more ski runs, more hiking/biking trails to keep up with the rapid growth.</p>	<p>I don't feel that people that enjoy the rural nature of this place are represented. The focus is on large developments in pristine land ie North Village. The projects that are supposed to help locals and are managed by the town are a junk show (ie the development by the new town water building). Bringing in unproved out of town developers to dominate the land of our town seems like a horrible plan. Changing a rural neighborhood into medium density designation, and putting parking lots and apartment buildings on anthracite and through the heart of our town with street lights and urban sidewalks? This is the last small ski town in America! Protect it!!</p>		
21	<p>In general I agree with this vision. When I read this vision I would think this would not align with the development of north village as it is creating a separate concentrated area. If we want mt cb to feel more like a town, we need to focus on growth near the base area.</p>	<p>Not at all. Would you want to live next-door to an apartment complex and the type of person that's going to live next to you. I've been here for 18 years and we bought this house because it's a quiet street and there are three lots that surround my house that would qualify in this plan.</p>		

How well does the Community Vision (Chapter 2) reflect your values and the spirit of Mt. CB?

	I liked this part of the vision	I would change this part of the vision	Neutral	Other
22	OMG LOVE LOVE LOVE IT! Yes. I think it would be rad to have a gondola to town. Reduce driving, reduce buses, reduce traffic, reduce parking, and add something FUN and scenic. Sure sounds wild, but look at Breckenridge and other areas. It's not that crazy.	I just don't think people who are vacationing care about being neighborly. I am strongly opposed to the rezoning of my residential neighborhood. I have been here for 30 years and have never thought twice about going to CB to get my mail and go to the store. It would be great to have those conveniences !		
23	Good, though we just approved a low density multi family development in a single family residential neighborhood. The lot is located in the DDA yet access is from single family with no access to the DDA/Commercial core. This is a great example of not supporting your goals through development. I would also apply this to Hunter Ridge - does that project as laid out by Jaime support the goals of this document??	Its a great start and Mt CB is very special. You cant please everyone, but we can preserve so everyone can enjoy this amazing place for decades to come! More does not mean better.		
24	Well. Focus on stewardship combined with supporting people (housing, etc) aligns well with our hopes for the community.	It seems to be focused on making the status quo better, rather than recognizing and addressing the consequences of what people SAY they want. It sort of reads like you want the same "kind" of people there, just with better options for those who serve them...which isn't my idea of a "community." The draft SAYS you want more of a year-round community, which means more families with kids for instance, but I don't see anything about making early childcare a public priority. The draft SAYS you want it to be vibrant, and associates "vibrancy" with cool public spaces but isn't proactive about describing these as spaces that attract and encourage interaction among different kinds of people. I leave the plan feeling that the "problems to be solved" are those that will make keeping the status quo more manageable/attractive, not addressing the implications of changing the mix of people and their needs in order to make it a more year-round and vibrant community.		
25	The Community Vision portion of the MP does reflect my values. However, the numerous projects planned for development (N. Village, Prospect, etc) seem inconsistent with the Vision and certainly with the values I expressed in the survey I took earlier. Despite what has been said at some meetings, I do not believe there is enough water to sustain this kind of huge growth in Mt. CB along with explosive growth down the valley. Our natural resources are going to be found to be finite, not to mention the adverse environmental impact on wildlife and their habitats. We need to be more responsible and be willing to say no. Real estate people can't be the drivers of everything.	I do not agree with selectively choosing to pick certain streets or sides of street to determine who can have their lot rezoned. It is inequitable that one neighbor can have a house rezoned multi and another gets to keep their lot single. Why would you choose to pick part of our street and not the whole street? I do not want a duplex or triplex next to my residential home as it increases the lack of serenity and value as multi housing units bring a lot of stuff with the, Outside storage of multi units is often a pile of personal items, bikes, excess cars, trash and off leash pets all over the place. I would not appreciate having to look at this from my personal home. We spend a great deal of time and effort and dollars on our our properties to keep them pristine and abide by all the codes. Multi units never look pristine.		
26	I share the community values articulated in the vision statement	ZERO		
27	well	In general I agree with this vision. When I read this vision I would think this would not align with the development of north village as it is creating a separate concentrated area. If we want mt cb to feel more like a town, we need to focus on growth near the base area.		
28		I believe the values are mis-aligned to the vision - if we acknowledge that "the importance of stewardship" then the first value of "Access" already is at odds with our stewardship. Although providing housing is a necessity, would further development to "ensur[e] access to housing" demonstrate being a good "steward" of the land in Mt. CB? I believe Stewardship should be a top priority and housing should be removed from the values as it should be a more of a "nice to have" than a necessity.		
29		I disagree that the scarcity of developable land is the main challenge. You have land in the DDA that is available and you have not made the decision to demand that be developed into affordable housing for how long? The north village sounds like it is going to add housing. Will it be affordable? I would also say that second homeowners are part of your community and we want to be included. The resort, surrounding mountains, will always be the draw for visitors, second home owners, and permanent residents.		

How well does the Community Vision (Chapter 2) reflect your values and the spirit of Mt. CB?

	Base Area + Commercial Core	Transportation + Parking	Community Housing	Parks, Open Space, Recreation	Community Character/Quality of Life/STR/Water+San	North Village + Homestead	Government + Policy
1	Bring more restaurants and shops to the mountain.	Pedestrian Tunnel at south end of Town, Town Hall design and bidding,	determination of community housing projects so we can start determining bonding need.	Trails,	Enforced noise ordinances after 10 pm -- Airbnb guests are always loud,	Shaping the North Village development to reflect the needs of our community.	
2	To revitalize the commercial core	Parking and transportation alternatives	community housing	Rec Center,	Safety of existing neighborhoods. See Whetstone recommendation above.	the owners of the Village of Mt. CB to reach agreement with the Planning Commission and Town Council	. Add some "teeth" to the noxious weed enforcement policy. Figure out ways to reduce property taxes and MTCB dependency on them. Make sure the Town is running efficiently with Lean staff. Watch how you are hiring consultants & their huge costs.
3	No MDR rezoning of our existing single family neighborhoods. Focus development of these in the resort area.	transportation	Affordable Housing,	Using existing resources (housing, open space) efficiently.	No MDR rezoning of our existing single family neighborhoods. Focus development of these in the resort area.	Steer the North Village project in a direction that reflects our community's values.	So many projects need to be finished before starting new ones. Post office, fire station, local housing.
4	Transportation incl. prioritizing multi-modal access; Vibrant base area. See above comments.	More public transit to get people on the slopes to reduce parking requirements and congestion	and to continue efforts for housing for full time residents.	protecting and enhancing trails/open space.	Controlled growth. Growth happens but poor planing could ruin all of the things that all of us love about Mt CB. I live here because I don't want to live in the confusion of town. All of us made a choice to live in Mt CB and now people are considering changing us to be more like the town of Crested Butte. NO THANKS.	try to influence the North Village developers to build enough affordable housing to support the entire town of Mt. CB	Staff is probably best to make that recommendation!
5	Would encourage commercial development for Mt.CB to have services/eateries that draws from CB and other cities. NOT JUST SKIING, HIKING, or BIKING!	If we really intend to reach full build out (North Village, Goldlink ...) then we have to first solve the transportation & water issues before growth.	Affordable housing.	Oh yes and within the next 10 years an indoor rec center with a pool would complete the quiver.	Preserving the wildlife, wilderness, and small town nature of Mt. CB should be our top priority. Trying to build our way out of the problems we face as a community is not a solution. Our town planners need to travel to summit county, Steamboat, Aspen, Vail, Tahoe, or almost every other town that has tried to grow to solve their problems. There is a reason we live here. It is remote and small. I don't need a market in CB, or a medical center. I moved here because this is the last place like it in America. STOP BUILDING on undeveloped land. North Village is right in the biggest view shed in our town and you want to wall off the town from nature? Building a campus for RMBL in undeveloped land? That is hypocrisy!	Continue to take steps with the N. Village folks and procure the tract they are offering for the civic space. It would be great to build a permanent stage there and have a location that is not managed by vail to host events, concerts, even ticketed concerts. Ridgway town park is a great example of what we could build as a community in that area. Check it out....	Focus on things YOU can MEASURE - NOT global warming.
6	By encouraging the base area owners to improve things,	Transportation incl. prioritizing multi-modal access; Vibrant base area. See above comments.	High Density affordable housing. Preventing/reducing density will mean: less vibrancy more environmental impacts, more traffic, more sprawl, less affordability, etc. If Mt. CB is to be part of the saluting to housing we need density in its future housing options and plans.	Hopefully we get a school bus driver soon! We love Mt. CB and prefer to be up on the mountain and don't love going to town for all things. Also maintaining parking access at the top of prospect. Such a rad kid mountain bike ride up there, and great hiking and even running. I don't know what that all looks like when built out but ACCESS IS VITAL.	The current residents investments and quality of our lives.	Repair the damage that you created. The existing buildings in Prospect are sinking into the ground. THERE SHOULD BE NO OTHER PRIORITY THAN TO FIX THE DISASTER YOU CREATED.	Following on the resolution adopted by the Town of CB, The Town of Mt. CB should similarly mandate future development be build fully electric. TMCB should additionally adopt "above code" standards to current building codes, to attain greater energy efficiency in building designs.
7	building up the base area	Mountain Express to increase their service,	Using existing resources (housing, open space) efficiently.	Continue to take steps with the N. Village folks and procure the tract they are offering for the civic space. It would be great to build a permanent stage there and have a location that is not managed by vail to host events, concerts, even ticketed concerts. Ridgway town park is a great example of what we could build as a community in that area. Check it out....	Hopefully we get a school bus driver soon! We love Mt. CB and prefer to be up on the mountain and don't love going to town for all things. Also maintaining parking access at the top of prospect. Such a rad kid mountain bike ride up there, and great hiking and even running. I don't know what that all looks like when built out but ACCESS IS VITAL.	Getting the affordable housing project in Prospect finished.	Don't waste time get the plan accepted, with a few tweaks if need be, and then implement asap.

What goals, policies, or recommendations should the Town prioritize in 2023?

	Base Area + Commercial Core	Transportation + Parking	Community Housing	Parks, Open Space, Recreation	Community Character/Quality of Life/STR/Water+San	North Village + Homestead	Government + Policy
8	We need more reasonable places to eat in Mt. Crested Butte.	Figuring out how our one road is going to handle increase traffic.	So many projects need to be finished before starting new ones. Post office, fire station, local housing.	The town should prioritize maintaining the current open space & protecting that space. What makes Mt. CB are the mountain vistas, the quick access to Snodgrass, going for a quick loop around the mountain - all of these would be at risk by allowing further development.	Housing and placemaking for the community that extends beyond the base area and into other town owned property	Finalizing the law suit for the locals who have been waiting for one of the 22 units	Stop taxing and start incentivizing!
9	Develop the base area and give people a reason to stay up here or come up here.	More shuttle service to upper Mt. Crested Butte homes.	2.) AFFORDABLE HOUSING: a. planning for density and not continuing urban sprawl into our beautiful valley up and down Gothic Road. b. Leveraging existing housing stock to accommodate full time residents.		Priority should be securing funding to build out the Commercial Core/Base Area as described above. The town does not need to do it all. Work with CB/CB South and Gunnison to achieve community goals, schools, medical facilities, housing. Do not prioritize only adding housing and reducing barriers to add more housing. That is only going to lead to affluent developers building more and the end housing product is going to be purchased by the highest bidder. The focus needs to be affordable housing, deed restriction, etc. I would add that much of what the town has set forth in current community development efforts is ambitious and needs to be completed. In other words, focus on the base area and north village. I've been coming to CB since the early 80's and the base parking area has not changed. The founders had vision and built what is here. They built neighborhoods with density appropriate for the area and time. Much of what is in place should be retained and does not need radical transformation.	FINISH THE BOTCHED CONSTRUCTION!!!	Preserving the wildlife, wilderness, and small town nature of Mt. CB should be our top priority. Trying to build our way out of the problems we face as a community is not a solution. Our town planners need to travel to summit county, Steamboat, Aspen, Vail, Tahoe, or almost every other town that has tried to grow to solve their problems. There is a reason we live here. It is remote and small. I don't need a market in CB, or a medical center. I moved here because this is the last place like it in America. STOP BUILDING on undeveloped land. North Village is right in the biggest view shed in our town and you want to wall off the town from nature? Building a campus for RMBL in undeveloped land? That is hypocrisy!
10	Rebuilding the base area back to a place that's inviting and fun and bus service .	Rebuilding the base area back to a place that's inviting and fun and bus service .	Incentivize ADU construction.		Get after Century Link to update their equipment for higher internet capacity. Current Box at Gothic & Treasury has not been updated for 20+ years. Get WIFI redundancy fully functional in MTCB. Better cell phone coverage. Add a tower to provide better coverage up Prospect area. Get after Gunnison County to get more cell phone towers between MTCB and Gunnison	Can we please finish the Homestead project? Additional steps to create quality locals housing dispersed throughout the town rather than centered in one area.	Public / Private partnerships to build *apartments* - the Marcellina apartment building had 44 units that got converted to Condos. The town could have purchased it - and the adjacent parcel... what have you done to create partnership/incentives with any developer to build long-term rental apartments for workers?? Do that! Focus.
11	Revitalizing the base area	Public transportation to reduce vehicle traffic	Finding a way to chip away at the affordable housing problem.		limit growth.		Open look at space utilization and how each part can fit into the community

What goals, policies, or recommendations should the Town prioritize in 2023?

	Base Area + Commercial Core	Transportation + Parking	Community Housing	Parks, Open Space, Recreation	Community Character/Quality of Life/STR/Water+San	North Village + Homestead	Government + Policy
12	Base area needs improved immediately. The base should be the first priority!	The amount of traffic to and from town is of major concern. With the build out of the existing parcels of property, the new "North Village" and the top of Prospect the amount of traffic is going to continue to be a BIG issue. How are we all going to get through the 4way without a line of traffic reaching beyond the Base Area? Maybe a bi-pass, somehow, somewhere?	Community Housing;		Also ... the real reason we're all here ... the amazing public lands ... we must invest in preserving & protecting this over-arching resource which means limiting growth.		Unafraid to balance sticks with carrots - not only "encourage" but have consequences for people who choose not to do [whatever]
13	Revitalizing the base area. It has become stagnant and we lose a lot of foot traffic to town because there aren't many attractive options in the base area for food, apres, late night dining/entertainment or shopping outside of ski/board shops. A small grocery store/market (more than the corner store) could go a long way as well.	trying to improve transit ridership and lower building emissions by requiring more efficient buildings. If people can afford to build second homes and vacation rentals they should also have the ability to build very efficient buildings. This should be above code minimum.	Public / Private partnerships to build *apartments* - the Marcellina apartment building had 44 units that got converted to Condos. The town could have purchased it - and the adjacent parcel... what have you done to create partnership/incentives with any developer to build long-term rental apartments for workers?? Do that! Focus.		LIMIT STRs		trying to improve transit ridership and lower building emissions by requiring more efficient buildings. If people can afford to build second homes and vacation rentals they should also have the ability to build very efficient buildings. This should be above code minimum.
14	I would prefer to not have to leave Mt. CB to do basic errands.	Better expand main road to two lanes on both sides plus bike path - you are talking about a doubling or more of homes - people - at least once you hit MT CB - or consider two bike paths - one for electric one for regular (helps in summer - tough still in winter)	Limiting some short term housing and/or incentives to create more long term seasonal availability		, and Town Council to reevaluate where STRs are allowed.		I also think we should have a moratorium on new development and density unless it's for additional local housing. Hunter ridge is a ridiculous plan that won't even work on that hillside. Maybe in 20 years if things are checking out, we can guarantee we'll have enough water, and our roads aren't grid lock, only then should we even consider additional density anywhere on the mountain. CB has always been behind other major resort towns in terms of build out and development. There are so many lessons to be learned from other communities and where we can avoid mistakes. let's take a look at what is out there and not repeat the same mistakes. There is still time though the pressure is mountain.

What goals, policies, or recommendations should the Town prioritize in 2023?

	Base Area + Commercial Core	Transportation + Parking	Community Housing	Parks, Open Space, Recreation	Community Character/Quality of Life/STR/Water+San	North Village + Homestead	Government + Policy
15	Working through friendly policy to revitalize the base area. It's the quietest it's been in a long time and there's no reason for that. Promote business, don't make it harder and more expensive for them to operate.	Begin working with our new investment neighbors on a traffic plan for the future. Really going to need a third lift out of the base so let's make that a gondi that runs similar to Mountain Village in T-ride. This should not be the municipalities expense to build, run and maintain sure, but not build.	Increase rent capped units for the resort workforce. Build additional deed restricted units. SUPPORT HOUSING DENSITY as the only way we will actually achieve adequate housing to support our tourist base.		Limiting how many days homes can be rented short term, maybe this will make it more desirable to rent homes full term instead.		1.) CLIMATE ACTION: a. doing a greenhouse gas emissions inventory to inform targeted climate action, (in particular, aligning climate goals with Vail's commitment to Zero, the Town of CB's climate goals, and/or Gunnison County's climate goals).(https://www.gunnisoncounty.org/949/Sustainability) b. Pushing our electric utility GCEA to purchase more renewable energy c. Planning for increased presence of EV cars and using increased charging capabilities as an incentive for tourists. d. There should be more money accessible to full time residents (rent or own) to do home efficiency updates through programs like GVHEAT. (https://vhfund.org/gv-heat/)
16	Support local business' efforts through a fund rather than more marketing. We need more amenities before we try to get more people up here.	Gothic Rd. traffic and noise impacts,	and housing for workers.		Limiting some short term housing and/or incentives to create more long term seasonal availability		Sustainability, water preservation, energy efficient construction,
17	Priority should be securing funding to build out the Commercial Core/Base Area as described above. The town does not need to do it all. Work with CB/CB South and Gunnison to achieve community goals, schools, medical facilities, housing. Do not prioritize only adding housing and reducing barriers to add more housing. That is only going to lead to affluent developers building more and the end housing product is going to be purchased by the highest bidder. The focus needs to be affordable housing, deed restriction, etc. I would add that much of what the town has set forth in current community development efforts is ambitious and needs to be completed. In other words, focus on the base area and north village. I've been coming to CB since the early 80's and the base parking area has not changed. The founders had vision and built what is here. They built neighborhoods with density appropriate for the area and time. Much of what is in place should be retained and does not need radical transformation.	Free parking.	Housing implementation.		Set a cap to STR licenses.		Following on the resolution adopted by the Town of CB, The Town of Mt. CB should similarly mandate future development be build fully electric. TMCB should additionally adopt "above code" standards to current building codes, to attain greater energy efficiency in building designs.

What goals, policies, or recommendations should the Town prioritize in 2023?

	Base Area + Commercial Core	Transportation + Parking	Community Housing	Parks, Open Space, Recreation	Community Character/Quality of Life/STR/Water+San	North Village + Homestead	Government + Policy
18	A post office bank of PO Boxes. You can put a key in someone's box to let them know they have package and that person can get their own packages. No need for full time post office just a satellite location.	Hopefully we get a school bus driver soon! We love Mt. CB and prefer to be up on the mountain and don't love going to town for all things. Also maintaining parking access at the top of prospect. Such a rad kid mountain bike ride up there, and great hiking and even running. I don't know what that all looks like when built out but ACCESS IS VITAL.	Community housing, up-zoning, and planning effectively for STRs to not become 90% of the town.		Community housing, up-zoning, and planning effectively for STRs to not become 90% of the town.		Explore 'district heading' infrastructure where ever feasible. Interesting possibilities may include thermal energy storage through 'sand battery' technology - https://www.youtube.com/watch?v=sol9FOaKTr0
19	So many projects need to be finished before starting new ones. Post office, fire station, local housing.		Can we please finish the Homestead project? Additional steps to create quality locals housing dispersed throughout the town rather than centered in one area.		Protect resources,		This technology is being employed to heat buildings in Finland, this may work very well in our environment too... https://polarnightenergy.fi/
20	Post office or Box location up here.		I also think we should have a moratorium on new development and density unless it's for additional local housing. Hunter ridge is a ridiculous plan that won't even work on that hillside. Maybe in 20 years if things are checking out, we can guarantee we'll have enough water, and our roads aren't grid lock, only then should we even consider additional density anywhere on the mountain. CB has always been behind other major resort towns in terms of build out and development. There are so many lessons to be learned from other communities and where we can avoid mistakes. let's take a look at what is out there and not repeat the same mistakes. There is still time though the pressure is mountain.		if we really intend to reach full build out (North Village, Goldlink ...) then we have to first solve the transportation & water issues before growth. Water (both the input and output side). Should we consider incorporating the Water district into the town or at least have better coordination.		Water and the environment is the number 1 priority. Mt CB does not have senior water rights or if they do it is very small. Just look at the Colorado River issues (google it!) Any projects should have a water study.
21	A POST OFFICE, pretty please!!!		Housing and placemaking for the community that extends beyond the base area and into other town owned property		The sewer system is well overloaded. More people means more sewage. I can smell this issue. I realize this is a separate entity, but the I hear the infrastructure is deteriorating (shitting the bed). Welcome to Mt. Crested Butte, where the first thing that hits you is the smell as you come up mountain.		Preserving the wildlife, wilderness, and small town nature of Mt. CB should be our top priority. Trying to build our way out of the problems we face as a community is not a solution. Our town planners need to travel to summit county, Steamboat, Aspen, Vail, Tahoe, or almost every other town that has tried to grow to solve their problems. There is a reason we live here. It is remote and small. I don't need a market in CB, or a medical center. I moved here because this is the last place like it in America. STOP BUILDING on undeveloped land. North Village is right in the biggest view shed in our town and you want to wall off the town from nature? Building a campus for RMBL in undeveloped land? That is hypocrisy!

What goals, policies, or recommendations should the Town prioritize in 2023?

	Base Area + Commercial Core	Transportation + Parking	Community Housing	Parks, Open Space, Recreation	Community Character/Quality of Life/STR/Water+San	North Village + Homestead	Government + Policy
22			Goal of concretely advancing housing relief.		Water and the environment is the number 1 priority. Mt CB does not have senior water rights or if they do it is very small. Just look at the Colorado River issues (google it!) Any projects should have a water study.		trying to improve transit ridership and lower building emissions by requiring more efficient buildings. If people can afford to build second homes and vacation rentals they should also have the ability to build very efficient buildings. This should be above code minimum.
23			I agree with the priorities listed in the master plan: affordable housing, ensuring sustainability, and preserving the natural environment.				Our desire is for the town not to be pressured to follow Crested Butte policies, which we believe are not always in the best interest of the community but reflect the goals of an activist mindset. For instance, their recent mandate to go all electric is one policy that is purely virtue signaling and does nothing other than make future construction more expensive, add significant risk to the power grid, and take away the freedom to choose from residents. Please give the residents of Mt. CB the freedom to make their own choices when it comes to things like this. There is probably no going back in the participation of the GV Climate Action plan, but please don't make it a priority and driver of policy. I am a scientist who knows more than most about climate science and I assure you nothing a small place like our valley does is going to make one iota of difference to mitigate climate change. It is all a grand waste of money that could be better used to make the lives of residents better. Be pragmatic and wise with our funds.
24			Priority should be securing funding to build out the Commercial Core/Base Area as described above. The town does not need to do it all. Work with CB/CB South and Gunnison to achieve community goals, schools, medical facilities, housing. Do not prioritize only adding housing and reducing barriers to add more housing. That is only going to lead to affluent developers building more and the end housing product is going to be purchased by the highest bidder. The focus needs to be affordable housing, deed restriction, etc. I would add that much of what the town has set forth in current community development efforts is ambitious and needs to be completed. In other words, focus on the base area and north village. I've been coming to CB since the early 80's and the base parking area has not changed. The founders had vision and built what is here. They built neighborhoods with density appropriate for the area and time. Much of what is in place should be retained and does not need radical transformation.				I agree with the priorities listed in the master plan: affordable housing, ensuring sustainability, and preserving the natural environment.
25							sustainability and preserving the natural environment
26							3.) COMMITMENT TO DEI a. I would like to see a formal commitment to diversity, equity and inclusion stated for the town of Mt CB AND that statement being held up through actions at all levels through the town.

What goals, policies, or recommendations should the Town prioritize in 2023?

	Land Use + Housing	Placemaking + Vibrancy/Quality of Life	Transportation	Other
1	I think the plan is good overall. I just don't see how we can add a significant amount of high density housing without creating a massive traffic jam, which would make Mt CB a very undesirable place to live and/or visit.	No tax dollars used for attracting businesses. Be frugal in expenditures. We have a nice thing here, don't turn us into Breckinridge.	The Master Plan is very ambitious and Gothic Road and the current parking and transportation alternatives will not support it.	Well
2	I would like to see more limits no STRs -- limited dogs allowed, more owner responsibility	I think the plan is good overall. I just don't see how we can add a significant amount of high density housing without creating a massive traffic jam, which would make Mt CB a very undesirable place to live and/or visit.	Generally do not like the idea of paid parking lots. Worried about verbiage suggesting limiting STR licenses - this could make sense in condos and areas that are otherwise relatively affordable for long term housing, however, many visitors do value private STR options outside of hotels.	There is NOTHING of value in this plan.
3	I do not agree with some of the recommendations particularly future Land Use, see general comments	The only things I agree with are getting the base owners to improve the base area and getting Mountain Express to improve their service. I realize that we would need to offer more funding for Mountain Express.	Increased density through re-zoning of existing neighborhoods does not align with the direction of maintaining community as it brings with it negative impacts, such as increased traffic and noise, that many of us came to Mt. CB to escape. Recommendations for further traffic studies specific to proposed changes in zoning and areas of development.	Take care of your current locals FIRST. Safety, Infrastructure - WIFI, CELL, New parks, new hiking trails should be upfront and not long term.

How well do the Plan's recommendations align with the direction you would like to see for our community? Are there any recommendations you would like to see revisited?

	Land Use + Housing	Placemaking + Vibrancy/Quality of Life	Transportation	Other
4	The Future Land Use Map. (email sent)	<p>I think it's a great document. I think we need to plan and approve projects that support this mission and put pressure on developers to take a harder look at plans/developments rather than just approve them because it's a standing approval or that what was good 20 years ago. Needs and pressure's have changed and we need to support those needs through the development and approval of projects. From what I've seen most developers are open to making changes to support our requests to let's start asking for more.</p> <p>We must support the local population and local business owners. If that is a success our town will be a success.</p>		Mixed.
5	The HDR zoning for the properties on and around Whetstone Rd	Overall, I think think the DMP is well executed and covers a lot of important topics that need to be addressed. One thing I would like the plan to mention or perhaps clarify is if we can revise language around where placemaking and vibrancy occur as I'd like to see similar things outside of the "Core/Base Area". This would give more freedom and flexibility for the town to align similar goals on the property they own, rather than focusing on areas in which they have no control over because they do not own the land.		I value sustainability, climate action, equity for all who live and work in the Gunnison Valley.

How well do the Plan's recommendations align with the direction you would like to see for our community? Are there any recommendations you would like to see revisited?

	Land Use + Housing	Placemaking + Vibrancy/Quality of Life	Transportation	Other
6	We need BOLD action on affordable, higher density housing. Please revisit your density options laid out. We are shooting ourselves in the foot for trying to build affordable units without high density.	Similar to my answer above, if we're not intentional in including lower income workforce in "community," we risk leaving out an important piece of the whole.		I think the draft plan is a vary good start, but I'd like to see future plans incorporate dedicated action plans focusing on sustainability.
7	I would like to revisit the Future Land Use Map and the suggestion to re-zone/up-zone various neighborhoods. Residents are not in favor of this idea and a significant number of us will actively oppose this recommendation.	We really don't need parks - we have 2 million acres of Federal Land right out our back doors... use the space for gathering venues ...		No matter what plan is presented, some people in the community will find fault, because everyone has a different opinion. I my humble opinion I think the draft plan is perfect!!
8	I believe you have moved too much High Density Residential mapping into areas that are vibrant neighborhoods of residents and part time residents. High density creates more issues and short term rentals and adds to issues does not solve problems when placed in the wrong areas.	see my replies above. Anything we can do to start erasing the gaps among those who recreate and those who serve ... to address the needs that "year round people" require ...to attract a diversity of people at a diversity of income levels and to create settings in which they interact ... will be important and I'd love to see the plan reviewed with these ideas in mind.		With the exception of my concern over zoning changes, I am onboard with everything else.
9	There are already too many vacant condos on the mountain. Adding the potential for more is absurd. Adding high density housing does not create a community feel that anyone would want to be a part of.			If you can make it happen even close to the proposed vision, it will be incredible. Devil is in the details!
10	No rezoning of existing single family neighborhoods.			I am unable to open the documents. Please extend the review period. I have two different computers, browsers and internet providers. Neither allowed access to the Master Plan document today, 9/23/22.
11	Generally do not like the idea of paid parking lots. Worried about verbiage suggesting limiting STR licenses - this could make sense in condos and areas that are otherwise relatively affordable for long term housing, however, many visitors do value private STR options outside of hotels.			They align well with our thoughts
12	I think introducing multi-family (MDR) into existing areas of single family homes is a terrible idea and will create conflict where none exists today. People buy houses on quiet streets with little traffic because they like quiet streets with little traffic. Changing zoning to MDR in existing LDR areas is a terrible idea and should not be considered.			ZERO

How well do the Plan's recommendations align with the direction you would like to see for our community? Are there any recommendations you would like to see revisited?

	Land Use + Housing	Placemaking + Vibrancy/Quality of Life	Transportation	Other
13	Can we please have mixed density neighborhoods so we don't segment our population too much and increase inter-mixing of people? I think the principles as outlined are spot-on. As I've identified here, I think the priorities identified in the plan are aligned with what I think they should be.			Again, well. I know the challenges here are faced by many small mountain towns in Colorado, but it does seem that the capacity for progress and problem solving higher due to the unique attributes of Mt CB, CB, the Gunnison Valley, Western, and RUMBL...
14	I am quite upset and concerned to see that the town is hoping to re-zone existing single family home neighborhoods into medium density residential areas. While I understand and agree with the need for affordable housing for workers, I do not believe that changing the type of housing allowed in an already well established single family home neighborhood. It seems as though a change like that could create quite a sense of bad will between homeowners and town. I also find it concerning that the less expensive neighborhoods have been identified as possible MDR, but the higher value and newer areas have not been affected by possible re-zoning.			Water cannot be made. We need to see how many people Mt Crested Butte can support. Changing the zoning so that people can build 4 plexes on single family lots is wrong. Changing the zoning on Castle Road, which is narrow, to High density is really wrong as it is one of the few areas where locals live and 20+ year second home owners (who don't short term) live. We have a community; please don't ruin it. People buy in areas where they have looked at the zoning map. For this committee to suggest such a large change without letting people know is wrong. Many people would respond to the Master Plan if they knew this specific plan was in there. And Why?? is there a designation for Commercial Core in the space just north of Pitchfork subdivision. That is really confusing?

How well do the Plan's recommendations align with the direction you would like to see for our community? Are there any recommendations you would like to see revisited?

Land Use + Housing	Placemaking + Vibrancy/Quality of Life	Transportation	Other
<p>As a property owner in Mt. CB for over 20 years, I applaud the town's initiative to formulate a plan that addresses the needs of its citizens over the next two decades. It is clear that maintaining a vibrant community in the face of rising costs, climate change, and a shifting socio-economic landscape in the North Valley presents a significant challenge for current and future town leadership, and this plan represents a great step forward in preparing for things to come.</p> <p>That said, I am particularly concerned about the Future Land Use Map included in the Plan and the implications it has for town zoning in areas that are already well established as single family homes (or, LDR in the Map parlance). While I understand that land use is a major consideration in creating adequate, affordable housing across the town's demographic, it seems premature to "immediately" rezone LDR areas to MDR given:</p> <p>(1)The Village at Mt CB appears close to becoming a reality, which would significantly shift the future housing density north of the base area and potentially mitigate the need for additional "upzoning" in existing neighborhoods. (2)The on-going initiatives throughout the valley tackling affordable housing, which have and will drive zoning decisions as they mature. (3)The general lack of visibility for owners and residents into zoning decisions when they are integrated into a 60 page document like the Master Plan.</p> <p>It is clear that the town will need to make zoning adjustments as circumstances require, but making a major restructure to zoning requirements across the board is a "build it and they will come" strategy that is inappropriate in an established community like Mt CB, particularly given the amount of time and energy that went into soliciting and incorporating owner, resident and visitor feedback for the Plan.</p> <p>15 My recommendations:</p> <ul style="list-style-type: none"> •Defer approval of the Plan until the Village at Mt CB has completed the planning process and its impact can be incorporated into the Future Land Use Map. •Revisit the need for the blanket rezoning proposed in the Plan and consider a more tactical approach dictated by a detailed affordable housing strategy. •Directly communicate proposed zoning changes to affected owners. A cursory review of the Plan by most people does not reveal the true potential impact to existing owners •Extend the Draft Plan comment period. A month may seem like plenty of time, but given that the town wants to take actions in the "short term" that may have huge implications for many owners and residents, a thorough and thoughtful review by all stakeholders is critical. <p>Thank you for your time in reviewing these comments. I can be reached via email or the number below if I can provide any additional information.</p> <p>Dave Tyler</p>			<p>We really don't need parks - we have 2 million acres of Federal Land right out our back doors... use the space for gathering venues ...</p>
<p>16 hard to tell, but we are strongly opposed to rezoning any area other than the base and West village for increased density. we live in a residential area, 13 Daisy Circle, and we do not want it or surrounding areas rezoned</p>			<p>I don't see open space as that important within town limits because we are surrounded by public lands.</p>
<p>17 Yes, while I support the efforts to improve the commercial core, I do not want or see reason to rezone current low density neighborhoods. I believe there are other options that better suit our community than rezoning. For example, add local housing in the North Village project and on the town property adjacent to the North Village.</p>			
<p>18 As a permanent resident of the neighborhood on Anthracite Dr with children growing up playing and biking on the street, I strongly object to rezoning to medium density along lower Anthracite Dr and north end of Gothic Rd. Increasing the traffic and changing the feel of our neighborhood by allowing larger "mid rise" builds squeezed in between the older homes on the street would be most disagreeable. There are still very nice view sheds for the homes on the street that would also be ruined by using the lots on Gothic road for this purpose.</p> <p>It seems as though the other areas of medium density are much more adjacent to the commercial core and the extrapolation up Anthracite and Gothic rd (except north village) seems unnecessary and inappropriate. There seem to be plenty of larger still undeveloped areas like North Village and the upper Prospect area that could easily incorporate medium density housing in a way that is cohesive and well thought out to maximize the integration of higher end homes and multi unit properties instead of slapping it in random vacant lots in an already established street of homes.</p>			
<p>19 With the exception of my concern over zoning changes, I am onboard with everything else.</p>			
<p>20 NO MEDIUM DENSITY RESIDENTIAL</p>			

How well do the Plan's recommendations align with the direction you would like to see for our community? Are there any recommendations you would like to see revisited?

	Land Use + Housing	Placemaking + Vibrancy/Quality of Life	Transportation	Other
21	Changing zoning in existing neighborhoods to higher density is not in my vision of the best future for Mt. CB			
22	I do not support turning the Whetstone corridor into a high density residential zone. I don't see a map of what this area currently is, but high density is not appropriate for this area. There are many full time, year round locals with families in this neighborhood and increasing that area to high density will not support your pedestrian friendly/ community oriented mentality. There is a blind corner that is already dangerous in the summer, worse in the winter. So many near miss accidents with people and pets on the streets. Turning this zone into high density will only increase the risk of serious accidents. Furthermore, if the plan says Pitchfork is medium density and they are already packed in like sardines with no snow storage, how will you provide parking and snow storage for a larger number of people in a smaller space? I fully support local housing in the form of duplexes in this corridor. Medium density populations seems more appropriate and in tune with the community of Whetstone/Belleview. There are already existing multi unit dwellings that fit it in well with the character of Whetstone/Belleview area. If there's a developer that is trying to make a large profit on a high density project, it is out of place for this street. It is not what this neighborhood currently is or wants to be.			
23	Water cannot be made. We need to see how many people Mt Crested Butte can support. Changing the zoning so that people can build 4 plexes on single family lots is wrong. Changing the zoning on Castle Road, which is narrow, to High density is really wrong as it is one of the few areas where locals live and 20+ year second home owners (who don't short term) live. We have a community; please don't ruin it. People buy in areas where they have looked at the zoning map. For this committee to suggest such a large change without letting people know is wrong. Many people would respond to the Master Plan if they knew this specific plan was in there. And Why?? is there a designation for Commercial Core in the space just north of Pitchfork subdivision. That is really confusing?			
24	I do not like the recommendations for future land use. Specifically the idea of re zoning single family neighborhoods to MDR or HDR. Crested Butte is a desirable place to live and increasing supply will not decrease price. You will never out build the desire to live here. This is a problem talked about in the "20 years ago" section of the news paper regularly and every resort town will be challenged by this in perpetuity. Real solutions in the form of deed restricted work force housing or employee housing need to be explored. Incentives through tax breaks, capital contribution from the housing authority and infrastructure grants need to be used to create truly affordable options. Otherwise if you just add unrestricted higher density they will come and you will be left with the same problem; just amplified. More of a population needing services and less of a community to help.			
25	The MDR north of the base area is my biggest concern. Full disclosure I live on Anthracite, and I worked for 30 years to be able to afford to live in a quiet neighborhood on a ski hill. I would be heartbroken to see this place turn into summit county. I have a VRBO and a long term rental in my house, and I feel that if we restricted VRBO's and adjusted building codes to help homeowners who live in Mt. CB to rent long term that would help the rental market. That would be a hit to my family, but it would be work not looking at the back of a 3 story apartment complex.			
26	I bought this house 18 years ago because it was on a quiet street and if you change the zoning rules it will change the whole view of the street. There are three lots around my house that would qualify for this type of use.			
27	Yes, the rezoning from single family to medium density residential. This does not align with creating a stronger community in our neighborhood. We are a single resident neighborhood and have a strong sense of community. Bringing in multi-family destroys that.			
28	I have been a second homeowner for 9 years. I have neighbors who are long term residents and others are second homeowners that have owned their properties for more than 20 years. When I stay in Mt. CB, my resident neighbors look forward to us arriving and we enjoy getting together socially. It is a great relationship between residents and 2nd homeowners. We are strongly opposed to rezoning of the single family neighborhoods to allow for Middle Density Zoning in our neighborhoods. Already, as more houses on our street are short term rented, this sense of community is diminished. If our neighborhood is rezoned after many many years of current zoning and multi units are allowed with more short term rentals and housing for seasonal employees, this will totally destroy the lifestyle of the community that currently owns the single family neighborhoods in Mount Crested Butte. On the other hand, creating these housing options in areas such as the base area of CBMR or masterplanning this higher density in new projects like North Village and Prospect where there is already plans that make sense, these communities can be developed with the correct infrastructure and community for this higher density.			
29	No to re zoning the area in and around chalet village and whetstone rd. Many other areas can be more suitable for high density housing initiatives that wouldn't ruin the older neighborhood that still has families living there.			
30	The rezoning of many of the neighborhoods from SFR to MDR is inappropriate. And your efforts to communicate these proposed changes with the homeowners have been laughable. Given the lack of communication with property owners, should the rezoning pass, you should be prepared for multiple law suites.			
31	I would like to see the plans revisited for housing density for our local workforce and community. Without this, none of the other goals are possible.			

How well do the Plan's recommendations align with the direction you would like to see for our community? Are there any recommendations you would like to see revisited?

	Land Use + Housing	Placemaking + Vibrancy/Quality of Life	Transportation	Other
32	I am concerned about the rezoning of majority of Mt. Crested Butte where there are single family homes - to change housing types to include Medium Density Residential (MDR) MDR defined to include low-to- mid-rise multifamily buildings and townhomes and duplexes.			
33	Assuming everything moves forward with the new Village at Mt. CB this will have a major impact on the town and needs to be well incorporated into the plan. If I understand correctly this development will have commercial property so it would only seem logical that this area would include some HDR areas around the commercial center which the plan does not show now.			
34	I am not in alignment with allowing multi-family structures to be built within the established neighborhood areas. Or with changing the zoning from Single Family Residents to Medium Density, allowing duplexes and townhomes among the established SFR. I believe that is not in the interest of the current home owners and is not a viable option for those seeking home ownership. I believe the North Valley is where this is best suited for the entire community. Increasing the density of the population in areas not developed and designed for that causes problems - traffic - we already deal with that and people driving too fast, no sidewalks for bikers or walkers, parking, etc. The North Village should take into account the density of the population and address these things that can't be addressed within the established neighborhoods.			
35	The neighborhood section does not align with the existing established neighborhood areas.			
36	I would like to see the proposed land use designation reconsidered. It seems to me that the proposed HDR isn't well thought out. It seems the area around and across Gothic Rd is the most appropriate area with HDR. However, that is not in the proposal. It seems to be further from the CC. The area around Whetstone and Belleview isn't contiguous to the other areas of either the CC or HDR. I would like for someone to explain why those areas are proposed for HDR. Thanks in advance. To me, for I live on Belleview, it seems Whetstone and Belleview are more aligned with the current designation. However, I'm sure I don't know all the reasons for wanting to change the designation.			
37	It seems to me the plan is just trying to add growth. I know that growth is inevitable but in terms of the ski area capacity I don't really see how it can tolerate more growth without some expansion. Lift lines are quite long already so if we add more people how does the ski area tolerate that?			
38	I would like to see the high density residential land use designation that is located adjacent to the Commercial Core to the North (near Whetstone Road) reconsidered. That area is mostly low density at this time and the addition of mid-to-high-rise condominiums and apartments seems unnecessary.			
39	I dislike that the future land use shows our single family strip trying to pivot to High Density Residential. 19 Hunter Hill to the end on the West are all single family, and people are actually living in them!!!! YEAR ROUND. It's amazing access to CBMR for a family. I would vote against changing that lot zoning. It would be an island in a solid strip of single family.			
40	I think it's a great document. I think we need to plan and approve projects that support this mission and put pressure on developers to take a harder look at plans/developments rather than just approve them because it's a standing approval or that what was good 20 years ago. Needs and pressure's have changed and we need to support those needs through the development and approval of projects. From what I've seen most developers are open to making changes to support our requests to let's start asking for more. We must support the local population and local business owners. If that is a success our town will be a success.			
41	I know that the zoning changes in the draft plan are not definitely and would have to be made in another way. However, we firmly oppose ANY change to the vast majority of Mt CB from single family/low density to moderate density. We recognize the need for more affordable housing but a (mostly) blanket zoning change is not the way to do it. The values of existing homes would be greatly diminished- as would the town's property tax basis. Such a zoning change would result in the need for vastly improved infrastructure to handle the traffic and other needs that would arise. It is short sighted and unnecessary.			

How well do the Plan's recommendations align with the direction you would like to see for our community? Are there any recommendations you would like to see revisited?

	Land Use + Housing	Placemaking + Vibrancy/Quality of Life	Transportation	Other
42	<p>After living here since 1995 full time I am having a hard time envisioning why you would want to change parts of Whetstone Road and Belleview Drive to High Density. This would adversely affect all the residents and the community that we enjoy here. There is a majority of full timers here many of which are raising families and all of which contribute to our community. I believe changing this area to HDR would ruin this neighborhood and would be ruining what I would think we should all consider important- community, space, safe streets for everyone to walk on and for children to play. I can appreciate that high density has its purpose but it is unfair to thrust high density upon those who chose not to live in that type of area. Please support your existing residents and take Whetstone Road and Belleview Drive out of the Draft Master plan AND keep our lots as single family residential (SFR), NOT Low Density Residential and certainly not MDR or HDR. There has to be a better way.</p> <p>Kelly Brutsch 26 Belleview Drive, Mt CB</p>			
43	<p>The medium density zoning boundaries don't seem logical to me. I don't think we want people buying single family homes on some of the quiet mountain streets and turning them into duplexes or triplexes. For one that would change the neighborhood dynamic of the street and also drastically increase stress on the small infrastructure. Those streets are where the majority of full time residents live in the first place so that would only push them out. In my opinion there is enough potential for that zoning around the base area corridor, the approved North Village parcel and future Prospect development.</p>			
44	<p>As mentioned above, I am opposed to anything other than single family residential on lots in the areas of Anthracite, Ruby, Winterset, Whetstone, Cinnamon Mountain, etc.... (example of streets and area)</p>			
45	<p>I am generally supportive of most of the plan's recommendations, but I do not think that recommendation R.1.1.1, to up-zone the majority of Mount Crested Butte, aligns well at all with the direction I'd like to see for our community. I would like to see this recommendation revisited.</p> <p>As noted in the previous comment, I find the explanation of how implementation of this recommendation will benefit the community to be essentially nonexistent. I would like to see a full exploration of the question of how this up-zoning will lead to more affordable housing in the absence of specific requirements for such housing to be built there. Where are the studies that document this approach having worked anywhere else?</p> <p>The master plan rightly places an emphasis on developing more affordable housing units in the town; I agree these units are desperately needed to maintain a thriving, diverse, community and sustain a vibrant economy. But I don't see a direct link between up-zoning and the creation of more affordable housing. I'm left with the impression that the idea is if most of the town is zoned for medium density residential, developers will automatically build affordable units in those up-zoned areas. I do not believe this assumed cause-effect relationship is robust. It is equally (or more) likely that developers will choose to maximize profits by building multiple luxury units on highly desirable parcels, thereby irrevocably altering the character of neighborhoods established over 50 years ago and resulting in zero increase in affordable housing units.</p> <p>Existing medium density neighborhoods, like Pitchfork, are lovely, and it is entirely appropriate for Mount Crested Butte to zone portions of new developments, such as the Village at Mount Crested Butte, as medium density. I would urge the town to specify that a given percentage of units in such new developments must be affordable. But I do not consider it appropriate to up-zone 50-year-old neighborhoods with the assumption that by doing so more affordable units will be built. The residents of those neighborhoods chose them because of their current character. To alter that character on a hope and a prayer that affordable housing will follow, which seems to be what the current master plan envisions, strikes me as unsound policy.</p> <p>Finally, I do not understand the rationale for the choices of which neighborhoods are up zoned and which are not. My own neighborhood is split, with one side of the street being slated for up zoning while the other side is left as low density residential. Why? How were the boundaries chosen? In the absence of further explanation, one is left with the impression that only the very wealthiest community members have the option to live in a low-density residential area. That might make practical sense, given that the goal seems to be to increase the number of affordable units, but it seems destined to prevent all but the ultra-wealthy from enjoying the tranquility that is a signature attribute of many of Mount Crested Butte's current neighborhoods.</p>			

How well do the Plan's recommendations align with the direction you would like to see for our community? Are there any recommendations you would like to see revisited?

	Land Use + Housing	Placemaking + Vibrancy/Quality of Life	Transportation	Other
46	<p>I don't think the recommendation to up zone the majority of Mount Crested Butte aligns well at all with the direction I'd like to see for our community. There's no explanation of this would benefit the community or how this would leave to additional affordable housing, especially without any specific requirements regarding that. What data show that this approach has worked elsewhere?</p> <p>While I agree that more affordable housing is needed to maintain a diverse community and strong local economy, there isn't a direct connection between up zoning and more affordable housing. It's much more likely that developers will maximize their profits by building multiple units on parcels that become available rather than building affordable units. This would destroy the neighborhood character that's been in place for more than 5 decades without creating more affordable housing.</p> <p>It's not appropriate to up zone current neighborhoods; the residents, including me, have chosen this area because of its character. In addition, there doesn't seem to be any rhyme or reason for which neighborhoods were selected to be upzoned. The only rule seems to be that the most expensive and exclusive neighborhoods were skipped. This is completely unfair to current residents of the areas that were selected.</p> <p>Last but not least, there are already restrictions on trash collection, and water is a concern. With the North Village planned to come online, it's already unclear how Mt CB will deal with these challenges. How will these services be provided after a large portion of the town is upzoned?</p>			
47	<p>Increased density through re-zoning of existing neighborhoods does not align with the direction of maintaining community as it brings with it negative impacts, such as increased traffic and noise, that many of us came to Mt. CB to escape.</p> <p>Recommendations for further traffic studies specific to proposed changes in zoning and areas of development.</p>			
48	<p>I think the plan loses its way from the vision, goals and policies to the recommendations in R.1.1.1 through R.1.2.3. I believe that many of the policy recommendations and focus on the up zoning and streamlined permitting options will be a developers dream and not lead to affordable housing. The policy changes will radically alter the character of the main neighborhoods along Gothic Road, Whetstone, Belleview, Anthracite, etc. I believe this will result in a hodgepodge of medium density (over built/over dense spaces) with single family home (holdouts). If these recommendations are moved further along, much of the character of Mt. CB will be lost. I believe these recommendations will end up creating battles with homeowners and developers with the town in the middle. A radical increase in development will also not be good for permanent residents as they will have to navigate construction traffic, noise, and construction for decades. This will not create community. I believe a more measured and strategic approach is to focus on small pockets within all of Mt. CB that may have areas where up zoning may lead to actual affordable housing options, not just more housing units and density.</p>			
49	<p>I would like you to revisit the idea of developing affordable housing within the town. I like the idea of creating space for affordable housing but think there are better locations for it</p>			
50	<p>We need BOLD action on affordable, higher density housing. Please revisit your density options laid out. We are shooting ourselves in the foot for trying to build affordable units without high density.</p>			
51	<p>Similar to my answer above, if we're not intentional in including lower income workforce in "community," we risk leaving out an important piece of the whole.</p>			
52	<p>Yes, while I support the efforts to improve the commercial core, I do not want or see reason to rezone current low density neighborhoods. I believe there are other options that better suit our community than rezoning. For example, add local housing in the North Village project and on the town property adjacent to the North Village.</p>			
53	<p>I do not like the recommendations for future land use. Specifically the idea of re zoning single family neighborhoods to MDR or HDR. Crested Butte is a desirable place to live and increasing supply will not decrease price. You will never out build the desire to live here. This is a problem talked about in the "20 years ago" section of the news paper regularly and every resort town will be challenged by this in perpetuity. Real solutions in the form of deed restricted work force housing or employee housing need to be explored. Incentives through tax breaks, capital contribution from the housing authority and infrastructure grants need to be used to create truly affordable options. Otherwise if you just add unrestricted higher density they will come and you will be left with the same problem; just amplified. More of a population needing services and less of a community to help.</p>			
54	<p>I would like to see the plans revisited for housing density for our local workforce and community. Without this, none of the other goals are possible.</p>			
55	<p>Well, although I think the Town needs to go further with their housing goals and strategies. The land use approach is only one aspect of the solution.</p>			

How well do the Plan's recommendations align with the direction you would like to see for our community? Are there any recommendations you would like to see revisited?

Are there any sections of text or graphics within the document that you found difficult to read or understand? Where would you like additional information or clarification?	
1	Currently no.
2	Draft Plan was very well put together, and very informative.
3	I am familiar with the land use map, but found it to be confusing for the novice. I think some verbiage is too long. I think that some of the polling questions were "tilted" to get the answer the committee wanted. I would like a breakdown of exactly how many full time locals answered the poll.
4	I am unable to open the documents. Please extend the review period. I have two different computers, browsers and internet providers. Neither allowed access to the Master Plan document today, 9/23/22.
5	I don't feel like I was given enough time to thoroughly read everything before having to comment.
6	I don't understand how the Future Land Use map was developed. I seriously doubt there are many fulltime or part time owners who want to see the proposed density. They do want to see more development in the base area.
7	I feel that the map that conveys parks and open spaces is deceiving to the public. They are open spaces, many of them without year round access. There is one park at the town hall. The most run down park with metal sticking out of the ground and not within walking distance to the majority of the population of locals on the mountain.
8	I like it.
9	I own a condo in Chateaux units, I notice that it is included in the Commercial Core section. What will that mean for private owners within the CC zone? Will we be required to "redevelop" the units or will they be taken over and converted in to commercial entities? The plan is not clear on how the redevelopment will take place.
10	I really like the maps!
11	I'd like more information about the plan to up-zone the majority of the town to medium density residential housing and how the selected zones were chosen
12	I'd like to see more appendixes showing data
13	Idk
14	Idk
15	It doesn't have the detailed Gothic road analysis in the document
16	It is a very long document to get through. Maybe some highlight would make it more approachable?
17	It is poorly organized and presented. It is as if it were designed to be overly burdensome and difficult to find desired information.
18	It's difficult to understand how you made a master plan that so blatantly omits the long time residents and their input. WHAT AN ABSOLUTE TRAVESTY.
19	It's fine.
20	Medium density (like Pitchfork) is pretty high density - need
21	More time needed to adequately respond.
22	NA. But I will say there is not enough awareness amongst homeowners about your plan. I've been reaching out to neighbors that do not reside full time. They are not aware. A letter should go out to every single homeowner regarding this matter; no exceptions.
23	No
24	no
25	No
26	No
27	No
28	no
29	No
30	No transit plan that I saw accessing top of prospect. That's a problem!!
31	No.
32	No.
33	On the map of housing densities, it was a little difficult to tell empty lots from houses
34	Planning is essential and I applaud the effort. That said more outreach to existing homeowners is needed. Any planned rezoning of existing single family properties should include a direct outreach to property owners clearly stating the proposed changes. Given the fact that we were notified by a concerned neighbor it seems appropriate that further communication be sent out and the public review and comment period be extended. Also as mentioned below the new Village development plans must be incorporated.
35	Please address how you plan to achieve a vibrant commercial core and community without adequate housing to support the workforce necessary to operate a resort.
36	Presentation is good.
37	see below
38	see my comments below

Are there any sections of text or graphics within the document that you found difficult to read or understand? Where would you like additional information or clarification?

Are there any sections of text or graphics within the document that you found difficult to read or understand? Where would you like additional information or clarification?	
39	The draft mentions economic & transportation studies in an Appendix pg 57 ... Not correct ... please include or at least give a URL to find it. If I didn't live here year around for many years I would not know how to assess the land use map on pg4 (i.e., what is the character of the existing neighborhoods)
40	The entire Mt CB staff needs to be replaced.
41	The Future Land Use map is not very accurate. Its depiction of my neighborhood, Gold Link, indicates a recommendation for medium density residential in 2/3 of the neighborhood and low density residential in the other 1/3; the common space, which we call the willows, appear to be recommended for development as well. I hope this merely an oversight and is not what the city really wants to do in the future. Our HOA covenants prohibit anything other than low density residential and no development in the common spaces.
42	The Land Use Goals and Policy Matrix
43	The maps are out of date and do not reflect the lots that actually have homes on them. The digital file also only allows us to view the even pages.
44	The maps were very difficult to read.
45	The most disturbing part was the zoning change or waiver that could disrupt the neighborhoods with the possibility that despite decades of a residential single family neighborhood the town could potentially buy up property next to you and build multi-family housing. I am unaware of any other town doing this and it would likely be extremely expensive and frankly not very cost effective considering all other options.
46	The presentation was fine. I certainly would like more information about the plan to up-zone the majority of the town to medium density residential (R.1.1.1). As I articulate in the next comment, I do not see this recommendation as being a healthy step for the community. The benefit of implementing this recommendation is not well explained or justified in the current draft of the master plan.
47	The process of having high density areas removed from the map and a side by side comparison of 2007 map vs 2022 map to compare zoning.
48	There needs to be more clarification about the potential rezoning. How was it zoned vs how will it be if this goes through. If more people understood that, more people would be against it.
49	to me the matrix pages have too much information for a typical community member to digest
50	We are looking into the planning and maps and having a hard time envisioning opportunities for growth
51	yes, I can't find a heading "Community Vision"
52	You plan to build apartments for long-term rental local workers. The business owners NEED you to prioritize this - the Visitors need service workers to help them rent skis, bikes, clean rooms, serve food and beverages, run lifts....

Are there any sections of text or graphics within the document that you found difficult to read or understand? Where would you like additional information or clarification?

General Comment	
1	<p>My parents (Jerry and Virginia Stone) purchased the property from Dick Eflin in 1988 and lived here for 24 years. My brother and I recently inherited the property, and my wife Becky and I just recently relocated here and are now living here full time. We received information regarding the plan through a neighbor that was going door to door this past week to inform people about the proposed rezoning that would include our property here at 13 Anthracite. The proposed rezoning of the area between upper Cinnamon and Anthracite to MDR does not at all fit with the long established and existing build out of this area on the mountain. A number of the existing houses are already used for short term rentals, which brings its own set of negative issues with building a sense of community. If the area was rezoned to MDR this would clearly greatly deteriorate the quality of the current neighborhood as most certainly investors would capitalize on building out townhomes/duplexes to further increase short term rental income bringing along with it more noise, traffic, etc. Just the opposite of what led us, as well as my parents before us to decide to move here. In summary I strongly disagree with any rezoning of the existing single family lots along Anthracite and the north side of Cinnamon.</p> <p>As we are rapidly getting up to speed with the Master plan as well as the proposed new Village at Mt CB which is not really talked about in the new plan, it appears to me that this development has the potential to drastically increase the overall number of multifamily properties within the town. The master plan must include more details on the latest insights on the new Village development.</p> <p>Thanks for your consideration.</p> <p>Gary Stone</p> <p>Feel free to reach out if there are any questions.</p>
2	Again, I am strongly opposed to the rezoning of any residential neighborhood to add low, medium or high density housing .
3	<p>Again, I am vehemently opposed to increasing density in our neighborhoods. This is not something that our residents support.</p> <p>The proposed Plan is relying on flawed and insufficient data. Informally talking to people at the local farmers market and town events is not a reliable way to gather information - certainly not information that is going to guide policy for decades to come. Less than half of the information gathered was from actual residents of Mt.CB.</p> <p>What evidence exists that changing zoning to increase density (in communities similar to ours, meaning not Metro-DC) will increase affordable community housing? There was not one single reference in the proposed Plan that cited published data on chaining zoning to increase housing availability.</p>
4	Also the Hunter Hill annex thing with Jamie Watt (sp?). I look at that slope and just think WOW, what a geological landslide zone complete with the mancos shale with aspen trees showing slope creep (bending trunks) all above a creek that is actively eroding the hillside. My perspective is just no. It's like the Ken Caryl subdivision in Denver where houses slide off their foundations when the smectite clay heaves. I can't even picture how the driveway with the proper grade/steepness even works coming off Hunter Hill... Just wow. Maybe it could be acquired and made a park or something for people to walk dogs at? It just seems like an inappropriate place to try to flex and shove a ton of housing on.
5	As a general statement, I can unequivocally say that what my family loves about CB (and others I know who choose CB over other popular CO towns) is its authenticity. A big part of that authenticity is the character of many of its older buildings. As someone who recently bought a condo in the 11 Emmons condo building, I've always loved the classic feel of Emmons, Axtel and the Treasury Buildings. I would hate to see that replaced with something new and generic. I happen to live in Dallas by two of the most successful retail centers in the US—Northpark Mall and Highland Park Village. There's a reason why those two properties continue to grow and thrive when malls and traditional retail across the US is suffering. They have remained true to their classic architecture and never been tempted to replace 60+ year old timeless structures with new glitzy ones. I reviewed the 2021 Master Plan draft (that was thankfully scrapped because it would have ruined the charm of MCB, not to mention demolished my investment), and I don't agree there needs to be some corridor view created or to craft a new identity. CB has an identity—the last, great AUTHENTIC ski town. Please, please preserve that authenticity and character that makes it so unique.
6	Characterization of the Paradise Road neighborhood as Medium Density Residential is inappropriate. That neighborhood continues its identification as a single family detached home area that is continuing to improve its housing stock. It should be designated as a low density residential area.
7	Climate change and equitable, affordable housing should be our #1 priority.
8	Community (employee) housing is a serious need in to the community which is necessary to increasing commercial activity.
9	Concerned about the increase in STR diminishing residences. The increase in traffic is real, most of it in the summer is to from Gothic/401. I really think its time to limit traffic in this pristine corridor. NFS should also make 401 ebike friendly to help with this.
10	Good luck! Lot's to tackle, hopefully we can preserve what we wall came in for in the first place while still welcoming the tourist economy.
11	I am not a fan of creating HDR in the area surrounding 15 Whetstone Rd. I would be ok with multifamily units in that area, but high rise apartment buildings seems like quite a jump from what is pretty low density housing at the moment.
12	I am not a fan of placing high rise apartment buildings (HDR) in the area surrounding 15 Whetstone Rd. This area today consists of a mix of single and multifamily homes on half acre parcels. To turn this into a collection of high rise apartment buildings goes against the spirit of the neighborhood, in my opinion.

General Comment	
13	<p>I am strongly opposed to the rezoning of our neighborhood from single family resident to medium-density residential. We bought our home in this specific neighborhood nine years ago because it was single family. We looked in different areas but ultimately decided to buy here because of the sense of community afforded by having single family residents. Bringing in medium-density units would cause traffic and safety issues, and stress local wildlife habitat. Pedestrian safety and increased traffic are also key concerns. I have concerns about the increased infrastructure that would be needed to support medium density, especially given the current labor shortage. How would this be addressed?</p> <p>Although we are here part-time now, I am retiring June 30, 2023 and we plan to be here fulltime. Our plans were to enjoy our home and share it with our family and friends. Multi-family housing detracts from the ambience of the area - the quiet, family-oriented neighborhood.</p> <p>I am very disappointed in the Town Council for not being more transparent and forthcoming with this proposed change. This feels like the Town Council is trying to make a significant change without proper notification to current home owners. We certainly receive notifications on other things like utility bills and taxes, so we are easy to reach. The way in which this is being handled seems highly suspect.</p> <p>I will reiterate, I am strongly opposed to the rezoning of our neighborhood from single family to multi-family medium-density residential. This changes the makeup of our neighborhood in a negative way.</p>
14	I am unable to open the documents. Please extend the review period. I have two different computers, browsers and internet providers. Neither allowed access to the Master Plan document today, 9/23/22.
15	<p>I do not like the idea of up zoning in the Future Land Use Section; especially under the flag of affordable housing. HDR and MDR zoning in Vail, Telluride and Aspen only produced multi million dollar duplexes, triplexes and condos mainly for second homes or rental properties. Nothing is being said about how any of this will keep housing affordable. Increased supply in a resort town does not guarantee decreased price. We will always be in a situation of tight supply because this is a desirable place to live and play. Requiring residents to occupy a property half of the year or some form of deed restriction is an example of something that will make housing affordable.</p> <p>The up zoning of current single family home neighborhoods is going to change the neighborhood and hurt the families and home owners currently there. It will change the experience and the character of the neighborhoods making it more congested and less pedestrian friendly. There is still a lot that can be done in areas that are currently zoned medium or high density before current zoning needs to be sacrificed to make room for more high dollar condos, duplexes and triplexes.</p> <p>Lastly, I would like to see new areas with no existing housing like the new upper prospect location or the North Village location take on some higher density before we change areas with existing housing. Either way this is a very difficult task and there is probably no perfect solution. Thanks for getting the conversation going and listening to my opinions.</p>
16	<p>I do not want to see the residential neighborhoods upped to medium density housing.</p> <p>We live on anthracite and do not want condos there. Put them in the snodgrass development</p>
17	I had the opportunity to sit on the HOA for the Villas and was a planning commissioner in Mt. CB for years. I believe growth is inevitable. My primary concern is to respect those of us that have made the commitment to live here in Mt CB full time, like my family, and the second home owners. I am AGAINST MEDIUM DENSITY RESIDENTIAL being mixed in with the beautiful homes on this mountain. Sore Thumb is the analogy that comes to mind. SORE THUMB! I have been visiting with my neighbors and ALL OF THEM are against mixing in Medium Density Residential. So I'm not sure where this idea got started!! Beautiful Apartments!! Beautiful Condos!!! This is how you solve the workforce housing problem.
18	I have been a residential realtor for 30 years. I understand the impact of zoning. I am 100% against the rezoning of our neighborhood from SFR to MDR. When we purchased here, there were opportunities to buy in other parts of the upper valley, such as the Pitchfork neighborhood, the towns of CB and CB South, one of the many condo complexes, and other locations. We chose to purchase our property on Cinnamon Mt Road over the other locations for several reasons. At the top of the list of reasons are the relative quiet, the views, and the open space between us and our neighbors. With a zoning change to MDR, ALL of these features of the Chalet Village neighborhood will be in jeopardy for every homeowner. Not only would the currently vacant lots be available for MDR development, but any home for sale or a home destroyed would represent a potential lot for MDR development. I did not see where important issues such as height restrictions or total square footage were addressed. This proposal offers no protection to any of the current property owners. The home builders and developers in the valley have proven time and again that their primary concern is profit, not the well-being of the area or the residents. Additionally, you have identified several (all?) vacant lots in the town, I am curious to know why other areas such as around Hunter Hill Road, out Prospect Drive, and higher up on Anthracite are not included in the proposed zoning change. Lastly, it is sad that I had to hear about this proposed zoning change from a neighbor at the last hour.
19	I have prepared a letter coming from Marcus and Morgan Qualls of 27 Belleview Drive full time residents of Mt. CB. This letter is against the High Density Residential Mapping on Gothic frontage/Whetstone/Belleview.
20	I heard about the rezoning because a neighbor got a flyer on her car earlier this week and then i go online and see the deadline for comments is Friday. That is simply ridiculous
21	I like that our town is trying to find ways to improve. Sometimes people/companies/towns believe that you have to grow rapidly to be "successful". I think we are successful at our current rate of growth and don't need to make big changes for someone else's idea of success. Solving the housing issue is very important but angering the people who are here now is not the solution. Let's make better use of the existing high and medium density areas to do that, not rob Peter to pay Paul.
22	I personally think the Draft Master Plan is very good, and the planners were very thoughtful of the future, well done, now lets see it implemented asap, you have our vote. Again well done!
23	I support you putting in parks and medium density affordable housing. High density housing is not where I live. Thank you for your time and hard work on the Master Plan.

General Comment	
24	<p>I think that, when North Village is built, that at least 30% should have duplexes and triplexes that are affordable to people who make \$70K to 120K per year as this is the only large piece of land left. I think that North Village Plan of having a huge commercial district is absurd. I think if this committee and future people want workers to have housing, then make North Village a community of a lot of locals instead of just a new investment city with high rises and commercial area. I think the 17 locals units that are supposed to be set aside should be duplexes instead of single family. There is really no land that I know of for a school. I think a serious study needs to be done to decide how much water we have and how many people can Mt CB support. It seems the direction this study is taking is we need lots more people to move here and find them jobs and housing. I think we should decide first how will that work? The study was already done that determined a Dam for water cannot be built due to the soils; therefore that is not an option. If the community seriously wants housing for locals push North Village to be that place.</p> <p>Currently in the summer, I cannot access Gothic Road much of the time to turn left to go downtown, so we already have an overcrowding issue that we need to address. There is no way to put another road from CB to Mt CB. In the future will we have to have reservations for tourists? and a parking lot somewhere (like Breckenridge). I think we should try to figure out exactly how many people can we accommodate on the trails etc. With Climate Change and hotter weather, people will be coming to higher elevations. We need to prepare. Absolutely do not change the zoning to make it possible to put more units on each piece of property. Leave it the way it is currently. If someone wants a change, they can ask for a variance and provide reasons why a variance should be granted.</p>
25	I truly don't believe that owners want to see the expanse of growth that this plan proposes.
26	I was doing the math last week. I moved to Summit county in 1992 in my 1971 vw camper, I got a job as a ski patrol guy making 5 buck an hour. a house was 300g and rent was 500 dollars a month. I made 10g a year, so 30 years of pay= a house. Now you make 20 bucks an hour (at least) and a house in cb is about 1.2 million. It's 30 years of pay... It's the same math. The reality is the problem is the same, the solution is to be creative about how you make your money as a ski bum. You don't get to move into Crested Butte and buy a house. Summit county tried to build their way out of this problem, as did aspen, steamboat,vail, etc. all they did was turn it into a fucking suburb of denver. We need to help the rental market for our season people, and restrict VRBO and incentivize second home owners to rent long term.
27	I would oppose the changes in housing density along Whetstone, Belleview, Paradise, Cinnamon, Anthracite, and the Gold Link area. The housing density map in all current single-family residential areas should remain the status quo. Even if all current empty lots were built out to current zoning standards, we would face a significant increase in traffic and strain on infrastructure. I recommend leaving all proposed MDR and HDR areas along Gothic between the Core Commercial Zone and GoldLink as LDR. There are too many permanent residents around Whetstone and Belleview, especially, to tolerate any changes in population and housing density. The interference with wildlife, natural beauty, and peaceful residential character would be counter to the Crested Butte/ Mt. Crested Butte spirit.
28	I would oppose the changes in housing density along Whetstone, Belleview, Paradise, Cinnamon, Anthracite, and the Gold Link area. The housing density map in all current single-family residential areas should remain the status quo. Even if all current empty lots were built out to current zoning standards, we would face a significant increase in traffic and strain on infrastructure. I recommend leaving all proposed MDR and HDR areas along Gothic between the Core Commercial Zone and GoldLink as LDR. There are too many permanent residents around Whetstone and Belleview, especially, to tolerate any changes in population and housing density. The interference with wildlife, natural beauty, and peaceful residential character would be counter to the Crested Butte/ Mt. Crested Butte spirit.
29	If you change the zoning on the street it will change the whole environment. I moved up here because of the quiet street and this will change everything. It would diminish or destroy the value of our properties here. I cannot imagine any town Council that would approve such an invasion on our privacy.
30	I'm completely against the proposed up zoning of current, single-family home neighborhoods in Mt. CB. No evidence or policies have been offered that this will lead to additional affordable housing. It appears to be a policy designed to make a few builders rich at the cost of drastically changing the character of neighborhoods that have been there for half a century.

General Comment	
31	<p>In addition to my comments that follow I would like to say that I would be more than happy to engage with those interested in regards to the previous questions. For now, this is what is most important. Keep Whetstone and Belleview as Single Family Residential for the following reasons:</p> <p>First of all, I apologize if I left anyone out that should be reading this email! If so, please forward or let me know. Thanks. Secondly, I would like to really thank each of you for your dedication and energy in representing our town and its residents. I have lived here full time for the last 27 years and care deeply about our community and how it develops.</p> <p>Despite your efforts to communicate the Town's Draft Master Plan, I just learned of the proposed inclusion of part of Whetstone Rd. and Belleview Dr. in it. To say that I was shocked is an understatement. I do not plan to share with you my opinions on all aspects of the Draft Master Plan at this time as they would just be "opinions". What I do know for sure is the following:</p> <p>1- The proposed change to high density for parts of Whetstone and Belleview is inappropriate given that these streets are home to a real community of mostly full-time, owner-occupied, single-family residences that they have invested mightily in over many years. They chose to be in an area without the heavy traffic of high-density housing and to live where their kids/grand kids can ride their bikes and play safely without the worry of traffic. They did not sign up for what is being proposed!! I believe you want streets like these in our town. We're neighbors and friends and that creates "community".</p> <p>2- The potential negative aesthetics of having high density housing (and the parking necessary for them) sandwiched in between single-family homes would not only adversely affect the value of the homes of your existing citizens but the quality of life currently being enjoyed. I can assure you that many of the full-time residents that you very much want to be part of our community will relocate with the very real probability that they'll be replaced by "investors" that will not live here full time and will most likely want to do short term rentals. This will further diminish the quality of life for those that stay. That reduces community!</p> <p>3- Driving or walking thru high-density housing, with the increased traffic that comes with it, for residents to get to their homes is just a bad idea overall (e.g., kids walking home from their school bus to get home). The streets are narrow and have no shoulders. Not good!</p> <p>4- Town character is important. The plan to include high density housing between single family homes diminishes the character on what you already have on Whetstone and Belleview.</p> <p>5- There are more appropriate places to accommodate high density housing. Even if there wasn't, ruining what you have makes no sense and is unfair to those that live there already. In medicine the Hippocratic Oath stresses "abstain from doing harm". The Master Plan should also abstain from doing harm. It's one thing for someone to buy into an existing area of high traffic/density. It's a totally different thing to change what you have and make it into high density/traffic!</p> <p>Please consider what I know. Please support your existing citizens and remove Whetstone and Belleview from the town's Draft Master Plan now. Keep high density housing where there already is high-density housing. Build high density into the plans for the Village of Mt. CB or at the base. Please respect what you (and we) already have.</p> <p>Thanks for your consideration,</p>
32	<p>In addition to the above comments: We have already heard about the issue with too much trash in Mt. CB and not enough people to service it. We have water restrictions on the current number of people that are residing here. There is not a bus that services all the streets and that would be needed for multi housing units. Property values will decrease if you put multi units in next door to million dollar homes. Second homeowners make up the large majority of the tax base in Mt. CB. We do not have voting rights but should have a voice in how the city plans will affect our economic investments in this town. There is a lack of medical care and health services like an urgent care to handle the current residential base how will you service more people?</p>
33	<p>Is more always better? Even though we must see growth, do we have to realize it all at once?</p>
34	<p>More time is needed to allow further input on the draft and to address the concerns of residents, Planning Commission and Council.</p>
35	<p>Mt CB does not need high density housing on whetstone/gothic/Belleview. It's out of place in a family neighborhood. Mt CB needs more restaurants and activities (fireworks, putt putt golf, shopping) that draw people to the base area. Mt. CB needs a post office like skyland or CB South.</p>
36	<p>My family resides full time at 14 Whetstone Rd. We fell in love with this area and the sense that the neighbors here watched out for each other (and we do). The change to high density will not increase the "vitality" of the area but will detract from it. Additional traffic on a street without sidewalks is not a safe place for kids to ride bikes and scooters. The additional density will not create housing for our workforce. Properties will be sold to developers who want to capitalize on their investment and will build properties that will sell for top dollar. These properties will sit dark or will be STRs. Unfortunately, STRs do not add to a sense of community. Love or hate the STRs the renters are not here to be members of our community (they're not here long enough). Many are very respectful (but not all are). I understand that tourism is a major driving force in a resort community but if I had wanted to be surrounded by STRs and higher density I would have purchased in the commercial core. We moved here from Breckenridge and saw that community deteriorate. We never knew our neighbors (they changed constantly). Please don't change this slice of Paradise.</p>
37	<p>Not in favor of rezoning the area in and around whetstone and chalet village for high density housing options as this will ruin the historic and community nature of those houses that are not already short term rentals. It will not be a viable solution to the housing issues as it will be likely used for profit and secondary dwelling</p>
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39	<p>Not sure where/how this fits, but I think there is a need for more paid, developed camping in the Gunnison Valley. Maybe Mt. CB would like to consider this use? Additionally, I think we should consider, long-term, that the Gothic corridor may have restricted access in the future. Do you have a plan for infrastructure that might be necessary for limited vehicles/shuttles going out to Gothic?</p>

General Comment	
40	Nothing beyond what I've already said. Thanks for engaging the community in this important exercise.
41	<p>Page 4 Stakeholder list</p> <ul style="list-style-type: none"> •Misspelled Erica Sollberger, Leslie Nichols, Will Shoemaker •Should be CFGV (Community Foundation of the Gunnison Valley). It's listed incorrectly under Stakeholder Engagement but correctly under Regional Partners <p>Love the visuals coupled with detail of the Future Land Use Map and Housing Opportunity Map</p> <p>I think it's great that water is explicitly called out in the document. It's something that's too easy for our community to overlook and not take into consideration.</p>
42	Please consider getting more feedback from all permanent residents and property owners in Mt. Crested Butte, rather than informal interviews with visitors at the farmer's market... We are the people that will be impacted by these proposed changes for decades to come.
43	Please do not change the zoning for the single family neighborhoods in Mt. CB. Every neighbor I have talked to is opposed to this plan and this will have a significant impact on the community feel of these neighborhoods.
44	Please do not interfere with rezoning our single family neighborhoods. If town wants to create a stronger sense of community in the Mt. CB neighborhoods, then please do not change the zoning. you will take the community feel away from us. There are so many other creative ways to get low income, multi-faimily, and townhome spaces developed.
45	Please do value the voices of people who oppose housing density to maintain the value of their vacation homes over those of us working multiple jobs keeping this community functioning. Town staff and council have the opportunity to make a real impact in the future of our community. Please support housing for locals as your top priority.
46	Preventing/reducing density will mean: less vibrancy more environmental impacts, more traffic, more sprawl, less affordability, etc. If Mt. CB is to be part of the saluting to housing we need to focus on higher density housing units
47	<p>RE: Pg 14 & 15 Land Use</p> <p>The future land use plan does not make sense to me because the existing structures and zoning are not compatible with this plan. Just look at the current zoning district map. This plan seems to ignore the people that already live here. Mt CB has enough HDR capacity in the CC area including several open/undeveloped lots, so why more HDR in existing neighborhoods? There are finite resources and transportation issues, so why encourage expansive growth?</p> <p>I suggest a designation more compatible with what is already here and which is reflected by the current zoning. Bottom line, it is not correct to up-zone already established LDR/MDR neighborhoods when the CC is the obvious place for HDR</p> <p>For example:</p> <p>The area generally to the west of Gothic road and adjacent to the CC with bus service is shown as MDR. This area is effectively already HDR and is currently zoned as high density multi-family, for example: Cresthouse, Timbers, Eagles Nest, Sunrise, Outrun, Poplar, Snowfall, and Elk Ridge 2 condos. Pitchfork itself including Pitchfork Townhomes (6-plex), various four-plexes and lots of duplexes may include some single-family houses, but this is essentially HDR.</p> <p>The area east of Gothic and south of CC (CVA 3), however, is shown as HDR on the future land use map. This area includes Crystal Rd, Lower Hunter Hill, Castle Rd and includes existing structures/lots that are zoned single-family and low density multi-family. In fact, just along lower Hunter Hill there are seven single-family houses (5 of which house year-round residents) and one open single-family lot. On Castle Rd there are three open single-family lots, one LDMF lot, three single-family residences (all 3 are housing year-round residents) and 5 single-family townhomes. On Crystal there is one year round single-family residence. This area is NOT compatible with the HDR designation and should NOT be up-zoned.</p> <p>The area directly North of the CC and across from Paradise Rd is labeled HDR. The existing structures/lots are mixed single family & low density multi-family. This area is NOT compatible with the HDR designation and should Not be up-zoned.</p> <p>Again, plan to build out the CC not up-zone.</p>
48	Realize this is a hard process... appreciate all your efforts. Thank you for your service!
49	Recent Survey - why not mailing a post card to every MTCB household? What's the purpose of survey at the Farmer's market? Summer Concerts? Why should visitors or non-residents have more a say instead of property owners/residents on priorities? I should not have to read the CB News to find out about a survey request.
50	see above
51	Some really hard decisions will need to be made. I am concerned that if you wait for consensus on the various issues nothing will get done. So far the local entities have not been able to work together very well. Some authority structure needs to be put in place that can ram rod the decisions into reality. Otherwise it will be a glorious exercise in futility. Good luck!
52	Thank you for your time and consideration on ways to improve Mt. Crested Butte

General Comment

General Comment	
53	Thank you!
54	The document is written so broadly that it is hard to know what it really means - we need specifics which leads to contention but at least we would know what the plan means. There is nothing specific about transportation for example, but there is something specific about where development is going to occur and the density - tells me the developers are not paying for infrastructure improvements - a big problem
55	The focus on recommended policies to increase housing, increase housing density, and streamlined permitting are a dream for developers. The belief in this plan is that more housing will equal affordable housing. That is unproven and unlikely. Affordable housing development has to be the primary goal, e.g., subsidized, deed restricted. The proposed recommendations simply provide easier pathways to overbuild the area and for developers to take the money and run.
56	The north area labeled as HDR seems like an odd shape. If this area to to communicate with the core, it seems like the end of treasury road (both the lots in the culdesac and the lots to the east) should be included as well as the Ponderosa condo lot. This would allow for better walking access from the lots on whetstone. Also it seems like the lots to the west of the commercial core along marcellina would also be included in that density. The south area of HDR in my view is a mistake. Although many of us who live here are willing to walk a ways, it much further than most people are willing to walk. Yes the condo bus goes there but most people will drive before taking one bus to catch another bus. Maybe the solution is more than one bus route that goes to town? Or per my previous comment, put any new HDR right next to the core (or more preferred in the core). with the empty parking lot there is plenty of space for multiple dense buildings. The area south is quite dense and seems like MDR is a good fit. In truth to me there should be the core, then MDR with no additional HDR.
57	The only concern I have with your plan is the recommendation/consideration of changing zoning and density of the established neighborhoods, see above comments. I want housing for locals and workers, but do it the right way in the North Village and fast track that project. Thank you for all the work and effort. Mostly for allowing public comments.
58	The town council and staff of MT CB are ineffective and useless. They should all be ousted.
59	THE TOWN OF MT CB HAS BLATANTLY IGNORED THE COMMENTS OF THE RESIDENTS. THIS MASTER PLAN IS A JOKE.
60	This is an important process and I'm glad the Council is prioritizing a Master Plan. Often times Council decisions (especially in regards to development) are random and based on personal opinions rather than a true reflection of any short or long term plan. Decisions are consistently reactive, and this plan is a critical step toward being proactive and making decisions based on substance rather than emotions.
61	This master plan is pathetic. We are already on the road to ruin and this plan just accelerates things. The carpetbaggers make a quick buck and we're left with the mess. Great job guys. In 15 years, this place will be unrecognizable.
62	We are FIERCELY OPPOSED to the rezoning to MDR. This whole concept is a HUGE departure from the neighborhood/town we bought into. Put the multi-unit housing in one area, away from the streets throughout the hills of the mountain with private, single family unit homes.
63	We have owned a home at 21 Belleview since 1993. The primary appeal for us was the beautiful scenery and the quality of the neighborhood. The quiet, secure feel of the neighborhood with children playing in the streets and the access to the ski mountain were primary factors in purchasing our house. We are very concerned about the Master Plan's goal of "up zoning" lots along Whetstone and Belleveiw Drive. This increased density would dramatically change the character of our nieghborhood. Our neighborhood already is made up of a majority of full time residents creating the "community" the Master Plan purports it wants. The possibility of a substantial increase of traffic on the narrow streets of Whetstone and Belleview is not welcomed. Especially in winter the roads become very narrow and result in frequent accidents caused by sliding off the road. The vagueness of the definition of Multi-Family High-Density and Medium-Density is also alarming. Does High-Density mean a 5-story apartment building could be erected on any lot so zoned? This emphasis in the Master Plan on "up zoning" as a priority needs further debate.The Master Plan does not seem to address High-Density opportunities with the North village, the Brush Creek parcel, and vacant land near the Nordic Inn.As a priority the comment period should be extended well beyond Friday September 23.
64	We love Mt CB just as it is. Small, quirky, unpretentious. We respect the need for support of the ski area and affordable housing. We most enjoy the beauty of our surrounding naturals space and the easy trail and single track access from our doorstep.
65	We moved to this neighborhood with our family. We did so because it was quiet, family oriented and maintained the old spirit of Crested Butte. We have watched other families do the same. A major concern we have is that traffic has increased significantly with just more homes being built. If MDR zoning is passed this will have a lasting impact on traffic and we do not believe these neighborhoods were ever set up to support this. Beyond that, there is not a single Condo, townhome or duplex in our neighborhood. Almost all lots are developed and opening this designation up is inappropriate and disrespectful to every homeowner that has invested their livelihoods into building or beatifying single family home properties.
66	We need to understand better the potential for a commercial and residential growth opportunity. For instance, is the town willing to work to reappropriate and utilize their owned properties for business developments
67	What incentives would the town give single-family detached home owners for building an ADU on their property? Changing zoning in an attempt to grow the community is not a good idea.
68	When we first came to Crested Butte in 1992 we purchased a house on castle rd. It is on the front side of the mountain. We experienced all the things that you will draw with low income housing. Late night noise, trash, theft and undesirable neighbors. We decided to move to the backside of the mountain where it was residential and none of those late night things go on that would exist if you brought this type of housing into our neighborhood. We also have seven grandchildren that visit regularly and they are always out in our driveway and they utilize the street to ride bicycles and that would make it completely unsafe for them. This is not a positive move. You don't mix residential and any other density housing together without a negative result. You can't vote in this direction.
OB2	Would like to see resources used for the environment, sustainability, and outdoor access first and foremost. Otherwise meaningful financial incentives for ADUs in SFR zones could significantly help with housing supply.