From: crista seier
To: Hillary Seminick
Subject: Re: Town of Mt. CB Draft Master Plan
Date: Thursday, September 15, 2022 1:06:59 PM

[*** This email originated from outside The Town of Mt. Crested Butte - PLEASE USE CAUTION OPENING LINKS, ATTACHMENTS OR REPLYING ***]

Hi Hillary,

Thanks so much for the conversation and the email. I've had a few days to read through and digest the information and wanted to comment via email.

First, I do understand that the the proposed "land use map" is a recommendation. But, as the plan notes, it is of great priority with this Master Plan to have the ideas implemented. In the past 10 years, I have lived in Pitchfork, on Paradise Road, Belleview Drive, and Cockleburr Circle (and before that in Chadlington and Wood Creek Condos). Belleview, Whetstone, and Paradise roads are the proposed areas of rezoning to High Density. I am strongly opposed to this plan for several reasons. Paradise, Belleview (and Whetstone), and Cockleburr are all roads with a high degree of full time residents and are owner occupied. This is already a vibrant local neighborhood, filled with kids and families that regularly see and talk to each other. When we spoke, you mentioned that Mt Crested Butte was seeking to create a more dynamic local culture. This neighborhood already has that.

Onto another consideration: the traffic impact of creating a high density area. Gothic Road is already a busy road (especially in the summer). When I lived on Paradise Road, we lived right next to Gothic and watched the traffic increase exponentially over the course of 5 or so years. During busy weeks—Christmas, Spring Break, etc,—trying to get through the ski area and up to the turn offs to Whetstone/Paradise is a practice in patience. If these are rezoned to high density, the traffic will back up into the ski area, creating even more traffic issues….especially for the buses trying to leave the base area. I feel strongly that the Master Plan needs to consider at the very least better signage for tourists, and a possible alternate route into the base area. Gothic Road will not be able to sustain the continued growth as outlined in the land use map.

As far as considerations go for lack of land in Mt. Crested Butte, we have the entire North Village which hasn't been developed yet. And, rezoning to high density doesn't necessarily allow for locals to get into housing in Mt. CB. In our phone conversation you asked if I had any ideas on how locals would be able to move to Mt. CB when there is little land left to develop and property values continue to go up. I want to point out that high density zoning only means that a lot of units can be built in an area, not necessarily that they will be affordable units. For evidence of this, simply look at the Lodge at Mountaineer Square or the West Wall Lodge. These are high density very expensive homes. Does the commercial core area allow for housing units to be built upon commercial spaces? What about underground parking where the main parking lot is now with housing/commercial space above?

As to the vibrancy of our community and the need for restaurants and businesses to survive up here, there needs to be a draw other than the ski area (especially in off season or down weeks). As a parent of a young child, I have often had tourists ask me what they can do to keep their little ones busy on non ski/bike days. There is of course the outdoor options of sledding and

shopping, but if you're vacationing in a week with really cold weather, wouldn't it be amazing for families to have a rec center to go to (instead of driving 45 minutes to Gunnison)? This would be a draw for locals in CB South and town as well as tourists, and create another reason for people to explore the mountain. If there is more happening on the mountain for tourists, the restaurants and businesses can survive.

Thanks for reading through this email and for your consideration of what I've written. Please feel free to call me (303-917-4567) or email me anytime.

Crista Seier

On Sep 6, 2022, at 1:57 PM, Hillary Seminick <hseminick@mtcb.colorado.gov> wrote:

Hi Krista (I hope I spelled that right!),

Thank you for reaching out today regarding the draft plan. I will be mentioning your/your neighbors concerns during tonight's worksession. You may find the packet and link here (it's on the first page of the agenda).
https://mtcrestedbuttecolorado.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=295

The main plan page is here, and you will be able to find all documents that have been created so far as part of this effort.
https://mtcb.colorado.gov/projects-initiatives/master-plan

A link to the google form, please use this to submit comment or send an email to me.
https://docs.google.com/forms/d/e/1FAIpQLSe8H2IketjhiU7tZ6msEcCyWGl0RWHBBmXKSD-bNjWGY3HGdQ/viewform

And a direct link to the master plan draft:
https://mtcb.colorado.gov/sites/mtcb/files/220819-MtCB-Master-Plan-Draft-for-Public-Comment.pdf

Thank you again for your interest in the policies and recommendations in the plan. The plan doesn't create an entitlement, rather, is a policy document. No area within town limits would be rezoned – nor legally could be rezoned - by this plan. As noted on the phone, the current adopted 2007 master plan also has recommendations for increased density, compact neighborhoods, smaller lots, and to increase the number of year-round residents to promote vitality within our town.

Please feel free to reach out with any questions or comments, I really enjoy connecting with my neighbors and discussing our community.

All the best
Hillary

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