From: matthew.pierson@yahoo.com
To: Carlos Velado; Hillary Seminick; Todd Carroll; Leah Desposato
Subject: Draft Master Plan Public Comments - To the Town of Mt B
Date: Saturday, September 17, 2022 10:10:12 AM

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

I am writing regarding the Mt CB Draft Master Plan and would like to submit the following comments. I have also responded via the Google Draft Master Plan Public Comment Form.

GENERAL COMMENTS

I found the Plan to be clear, easy to follow, and generally well done. I do feel however that the entire premise of the Plan is flawed - that all the Mt CB property owners / residents want to live in a high-density urban zone, that is simply wrong. If you were to ask the existing property owners directly probably 95% would disagree with the rezoning proposals. I completely disagree with the proposal to rezone existing single-family lots.

Like most other Mt CB property owners, we moved here to leave behind the urban density, traffic, noise, pollution, etc. We love the way Mt CB is now – quiet; 1/2 acre lots; great outdoor access; decent mix of single-family homes and base area condos / hotels. If the town staff, government, planning commission or any other residents feel they want or need to live in a high-density area then they should move to downtown Denver or NYC. I don't want any rezoning, up zoning, co-housing, condos, or micro units in my neighborhood - period.

It is inevitable that the proposed increased density would degrade the quality of life for every resident. It will mean more traffic, noise, pollution, conflicts, crime, dog poop, etc. These are common attributes for just about any high-density area around the world. It is like the Plan has its head in the sand.

Mt CB is already 60% multi-family (versus 6% in CB), is this not enough? The town should focus on acquiring some of the existing multi-family housing stock to be used for affordable housing. Also, most of the land is down valley (i.e., Brush Creek parcel; the large parcel across the road the county just bought; Buckhorn Ranch). Instead of trying to make Mt CB overly dense it makes more sense to focus on parcels like these. The valley has great public transportation, and these parcels are a short beautiful free 10-minute ride to Mt CB.

The Plan does not even discuss the Village at Mt CB, hard to believe. This area will be the Elk Avenue of Mt CB, a 2nd Core Commercial area probably bigger than the existing base area – the new Town Center. Would you not want to put high-density at the new Town Center? It's still a clean slate and an opportunity for substantial affordable housing. Also, not sure why the Future Land Use Map shows the entire area as Medium-Density Residential, are there not plans for a Hotel and RMBL

dormitories? Maybe run a gondola from the new Town Center to the base of Gold Link where there is also ample resort land to develop.

The Survey is flawed, heavy on the Farmer's Market, Concert Series, and visitors (who may only visit her once). Appears the town tried at community engagement but apparently the engagement did not, to a large degree, include existing property owners. Not one of my neighbors that I talked to was aware of the proposed plan to substantially rezone the town. For every lot that the plan is proposing to rezone, the property owner (and the adjacent impacted property owners) should be contacted directly from the Town to let them know and provide them an opportunity to respond. I think the public comment period should be extended by at least a few months.

QUESTIONS/COMMENTS ON THE FUTURE LAND USE MAP / ZONING

*The only proposed rezoning of lots to HDR north of the base area are along Whetstone Rd up to Belleview Dr and then the first two lots on Belleview. This is completely incompatible with the existing neighborhood, plus the lots are on the hill where tall buildings would be extremely visible and block views. Selection of these lots for HDR seems arbitrary.

*Treasury Rd all the way up into the cul-de-sac are the closest walkable lots to the Core Business Area. Why would these lots not be shown as being HDR? Plus, the block is low in elevation and tall buildings would not be as visible. Might someone on the Mt CB Planning Commission possibly live on this block, you got to wonder!

*Why would the entire Paradise Rd not be shown as being HDR? These are close to the Core Business Area and some of the most walkable.

*Why is the Town's own Homestead affordable housing project zoned LDR? This area is already at least MDR, and if there were to be an area that should be zoned HDR this would be it, to maximize housing opportunities for locals! Plus, this area will be the closest to the new Town Center and bus stops.

*As mentioned above the Village at Mt CB zoning seems wrong.

* How can the Three Seasons, Ski Jump, Outrun, Chateaux condo area not be HDR? Isn't this area already HDR?

Seems that the entire proposed zoning was not thought out and needs to be revisited.

The timeline for rezoning is shown as 'Immediate'. Is it the Town's plan to try and slam this thru before most of the property owners are even aware of it and it's too late to do anything about it? If so, you are going to have many incredibly angry citizens and potentially a number of lawsuits.

QUESTIONS/COMMENTS ON THE CORE BUSINESS AREA

*I do like most of what the plan is proposing for the base Core Business Area, this just makes sense.

*I do have concerns about where the heck all the skiers are supposed to park their cars if this area gets developed unless the plan were to include some type of mega underground parking garage. Don't think the Front Range skiers will want to visit if they get here and there is nowhere to park.

* I don't think there is enough real estate in the Core Business Area to create a significant meaningful number of decent jobs that would pay a livable wage. Visitors don't need to work while they are here, all the retired people that own properties don't need to work when they are here, a lot of residents are now working in virtual jobs, and this will become increasing more common in the future. People that work from their houses don't need or want to commute to the Core Business Area and pay high rent for an office.

QUESTIONS/COMMENTS ON THE PARKS, OPEN SPACE, TRANSPORTATION

*Yes, more parks and open space the better. Make the Town camping space a giant park like the Rainbow Park in CB, with a nice, covered pavilion and some ball fields for the kids!

*The free public buses are great, no real issues here.

*Getting around town on a bike if the roads are not icy is easy, just takes a couple minutes to get anywhere.

*Walking in summer is not much of an issue, it would be nice to have some east to west connectors.

*Walking in the winter when the ground can be covered in snow for 7 months of the year is the biggest issue. Any new sidewalks/paths would have to be a plowable surface. If you are not on the Rec Path, walking in winter can be dangerous, it be nice to at least have some connector sidewalks along the main roads (Cinnamon Mnt, Paradise, Whetstone, etc.) to get to the Rec Path.

In summary,

*Completely rework the zoning proposals / future land use

*Integrate the Village at Mt CB into the Plan, no brainer

*Extend the public comment period

* For every lot that the plan is proposing to rezone, the property owner should be directly contacted by the Town to let them know and provide them an opportunity to respond

Thank you for considering my comments.

Sincerely,

Matthew Pierson (Mt CB Full-time Resident of over 20 years)

23 Belleview Dr

Mt Crested Butte