Attachment 1 North Village Development and Reservoir

Preferred Plan – Residential/Commercial Development

Background

2005 – 2007 Planning Process for Proposed Development North Village Plan. In 2004 Crested Butte Mountain Resort was purchased by Tim and Diane Mueller of Triple Peaks Resorts; the sale included various developed and undeveloped parcels within the Town boundaries of Mt. Crested Butte. The Muellers also own and operate Okemo Ski Area in Vermont and manage Mount Sunapee in New Hampshire. An internal design team consisting of CBMR management and owners convened in 2005 to discuss the goals and vision of formulating a new North Village plan that would meet the current and future needs of a maturing mountain resort. EDAW Design Group was retained as the land planner to facilitate master planning and external meetings with the Town staff, Planning Commissioners and Town Councilpersons, as well as other key stakeholders in the community.

Key issues which continually emerged during the preliminary discussions included:

- The need for a community center/village in the Town that would include a Post Office (currently residents must pick up mail in Crested Butte), a Community multi-functional building that could replace the Town's current building, which is undersized and unable to accommodate large Town Hall meetings and a growing Town staff.

- Provide other general local amenities; currently residents must make a three to four mile drive to Crested Butte to attain such basis goods as groceries, coffee, breakfast or dinning choices.

- Create a mixed-used commercial core with enough flexibility to accommodate future trends in office and residential options due to the expanding potential for more professionals to choose where they can work and live; remote locations with high speed internet and other advanced technologies are becoming more popular in resort communities.

- Provide a wide variety of housing choices for full-time residents, second homeowners and summer/winter guests. Offer a multiple of choices; small hotels and condominiums, employee seasonal housing, apartments/flats, townhomes, multi-family, duplex and single-family residences for a diverse

community. Intermix free market and deed restricted affordable housing throughout the entire development. Offer smaller lots with a maximum home size of 2,800 ft², apply Traditional Neighborhood Design elements to create a vibrant community for people who are looking for an active, community oriented lifestyle in the Colorado Rocky Mountains.

- Integrate development with recreational opportunities and trail connections. North Village is surrounded by a multitude of recreation options; downhill skiing connection to Crested Butte Ski Area via a gondola, hiking and single-track mountain biking trails, nordic trails, potential summer recreation on the proposed Reservoir, and civic and other public events in plaza areas, recreation fields, and a future amphitheater.

The North Village planning team and key stakeholders met many times over a period of four months to discuss how to accomplish these goals. The light bulb went off when a special guest speaker was invited to give a presentation on a new subdivision that was being planned in Buena Vista, Colorado. Jed Selby and his sister are the primary developers for South Main in Buena Vista, a Traditional Neighborhood Design (TND) located a few blocks south of the old downtown and next to the Arkansas River. South Main development has caught national attention for its planning, but also for creating a whitewater park that is open to the public, mostly because Jed and his team are world class kayakers.

In the spring of 2006, Wolff-Lyon Architects (WLA) from Boulder, Colorado was retained to develop a unique mountain community based upon TND and Smart Growth principles. WLA has worked on many Colorado developments such as Stapleton, Carbondale and Wellington in Breckenridge. Additional goals for Smart Growth include: community and stakeholder collaboration, provide mixed land uses, incorporate compact building design, create walkable neighborhoods, provide a variety of transportation alternatives, provide a range of housing options, preserve open space, create a strong sense of place, and strengthen and enhance the existing community.

During the summer of 2006, CBMR hosted two open house meetings where the community had a chance to hear ideas on the new proposed North Village development. Over 250 people attended and a smart growth questionnaire was provide to all attendees to rate how they felt the plan met those goals. The range varied in each category from a 72% to 95% approval, with five categories in the 90 percentile. It appeared that most residents felt this is what Mt. Crested Butte needed for the future as compared to “just another condo development” in a ski area town.

The new North Village plan incorporated Smart Growth principles and the outcome was the following:

- Public meetings and work sessions with elected officials, Town staff, key stakeholders. Other groups present included the U.S. Forest Service, Office for Resource Efficiency (ORE), Gunnison County Trails Commission, Crested Butte Mountain Biking Association, and Crested Butte Nordic Council.

- The North Village development plan proposes to create five compact, mixed-density, mixed-income neighborhoods (Figure 6). Each of these neighborhoods is defined by the natural elements of the site, the connected street and path system, and the location of community parks and open space. The density is focused on the Village Core area where mixed-use residential and commercial use take place which gently decreases as the development moves outward toward open space. The diversity of housing options will be distributed within a range of building types, including single-family residential, duplexes, row houses, small multi-family units and apartments, along with a concentration of condominium "hot beds" in the Village Core. Larger buildings cannot be more than 16,000 square feet without a connector or break in the mass, most buildings in the Village Core are 3½ stories or less in height. **Single-family homes cannot exceed 2,800 square feet, thus encouraging a compact and energy efficient design. Affordable or Community housing for the local workforce and retention of full-time residents where they work is a huge component of the North Village Plan.**

- North Village will provide a wide variety of transportation options. The Village Core is connected to the main ski mountain of Crested Butte via a gondola/chairlift, thus allowing residents to take the gondola and then walk to the slopes. A transit center and bus stops are located along the main circulation system and will provide service to the base area of Mt. Crested Butte and then to the Town of Crested Butte. A four-season pedestrian walkway circumnavigates the North Village perimeter with many connector paths into the development. This system is also designed to tie into existing mountain biking and walking trails to Snodgrass and the surrounding areas. Opportunities for neighborly interaction and casual encounters are encouraged wherever possible by creating a streetscape that is comfortable to pedestrians.

- North Village provides an excellent opportunity for alternative energy sources and passive solar. **The PUD Guide will layout the framework for the development in the years to come and includes standards for requiring energy efficiency and green building to reduce carbon emissions as the development progresses.**

CBMR believes that North Village can create a mountain community unlike any other that has been developed in the past 50 years. Most classic ski towns such as Crested Butte, Aspen, Park City or Telluride were old mining towns based on a grid and compact development and eventually evolved into ski towns. Through the overall master planning and site organization, there are certain impacts to wetland areas for roads and more specifically recreation open space. CBMR believes that given the quality of some of these wetland areas, **the overall development is enhanced by providing access and centrally locating these public features and amenities where it is the most benefit to the public.** Therefore we are requesting that the U.S. Army Corps of Engineers and other review agencies understand the community concept when reviewing these impacts.

Details

As illustrated by Figure 5, the Town of Mount Crested Butte owns 17.38 acres of the approximate 150.37 acre North Village project site. The land was conveyed to the Town for development of two ballfields. However, this land parcel is not suitable for recreation facilities. The Central Drainage extends across the site and it slopes steeply (15%) to this drainage. That portion of the Town property south of the Central Drainage extends from a high of 9,530 feet along Gothic Road to a low of 9,400 feet along the Central Drainage. The slope of this parcel ranges from 8% to 30% and the vertical relief is 130 feet. Substantial grading, filling and a retaining wall would be required to create a landscape suitable for recreation facilities. Location of the recreational amenities and the Post Office, Town Hall, and affordable housing in the Village Core would be most beneficial to the local residents of the Village. Therefore, the Town has conceptually agreed to exchange this land parcel to CMBR for space for a Post Office, Community Multifunctional Building (Town Hall), community housing lots, and open space areas for a ballfield, amphitheater, and a multiple use recreation area. See Figures 7 and 8.

This Section of the Report addresses the Residential and Commercial Development parts of the Plan. Section 5.0 addresses the Snowmaking Reservoir.

Residential Lots

North Village will have five compact, distinct, mixed-density, mixed-income neighborhood developments (Figure 6). Each neighborhood will have its own identity with a network of traditional pedestrian-oriented streets and small parks. Neighborhood size varies from approximately 100 units to as many as 450 units in the Village Core. The Hillside Neighborhood on the north side of the town will have approximately 100 dwelling units, primarily single family detached houses. The Crescent Neighborhood, located further down the hill, will have a mixed-density of approximately 200 homes, including row houses, apartment buildings, duplexes, and single family homes. The Plateau Neighborhood, located south of the Village Core, will have approximately 100 mixed-density dwelling units, including row houses and small apartment buildings. The Upper Terrace Neighborhood, located south of the Reservoir, will contain approximately 100 residences including row houses, duplexes and single family homes. Figure 6 illustrates the 188 single family units, 74 family duplex units, 123 row house units, and 220 multi-family units. The total number of residential units is 605.

A key Project Purpose is to provide high-quality affordable housing units that are integrated into the overall community. Approximately 15% of the dwelling units will be deed-restricted with another 10% committed to various forms of local housing, and will be included within the Mount Crested Butte Community Housing Program. Approximately 18% of the low density building types with single family detached houses and duplexes will be made available to qualifying families. The overall goal is to spread the affordable housing units out over the full range of housing opportunities.

Commercial and Civic Uses - Village Core

The Village Core will contain non-residential and civic uses in close proximity to the Village Green. There are approximately 450 residences, with most being hospitality units with one bedroom condominiums and adjacent studio suites. Up to 56,000 ft^2 of non-residential use for restaurant, neighborhood oriented personal services, small retail, and office use will be located in mixed-use buildings or in small single use buildings in the Village Core. An additional 12,000 ft^2 will be for civic uses, including the new Mt. Crested Butte Town Hall, Post Office, community and recreational buildings, churches, and schools. There would be 63,000 ft^2 of commercial space for retail space, offices, and restaurants.

Access & Roads

The new Town would have four access points (Figure 7). The southern most entrance, Equinox Sheet 8 of 8), would be aligned with Winterset Drive, the access

to the Gold Link Development. This road would provide access to the southern most residential neighborhood, Upper Terrance, then cross the top of the dam and extend through the Plateau Neighborhood to the Village Core. Further north, Crescent (Sheet 6 of 8), another access road, forms a right angle intersection with Gothic Road. The northernmost intersection on Gothic Road, Lickskillet (Sheet 6 of 8), is aligned with Prospect Drive, the entrance to the Prospect Development. The residential units along the northern boundary would be accessed from Promontory Drive in the Promontory Development (Sheet 2 of 8). Promontory Drive, when constructed, will extend east to Gothic Road.

The southern most access, Equinox, the Village Center, and Village Center Loop will have a 66 foot right-of-way (ROW) with 36 feet of pavement to allow for on-street parking, and with six inch raised concrete curbs. Other roads within the development will have ROW's which vary from 40, 48 to 50 feet and have 28 feet of pavement with three foot wide concrete pans. Equinox would have a culvert where it crosses the South Drainage.

Utilities

Gunnison County Electric Association (GCEA) will provide electricity to the development and Altas Energy will provide gas. Qwest will provide telephone service and Time Warner will provide cable TV. For the most part, all of these utilities will be located underground and within the road system.

Mount Crested Butte Water & Sanitation District (District) will provide both sewer and water. The existing sewer system was recently enlarged and is capable of handling the sewage from the proposed North Village Development. The proposed North Village development would require an estimated 382,265 gallons of water per day. Water for the North Village development will be provided by existing water rights and Plan for Augmentation as decreed by the District. To the extent that future water rights are necessary over and above those currently decreed, they will be developed and provided for by the District.

Stormwater Detention

The preferred option for stormwater treatment is to construct about 4-5 stormwater chambers to remove sediment and trash from stormwater runoff before it flows into the Reservoir.

Parking

The Village Core is designed to minimize the impacts of parking lots by placing a significant number of parking spaces underground beneath buildings and by providing additional convenient on-street parking. There will be very few at-grade parking lots.

Transportation Options

North Village will provide transportation alternatives to reduce automobile traffic and conserve energy. North Village would be connected to the ski area by an eight passenger gondola, which would extend from the Village Core to the Gold Link ski lift, a distance of approximately 2,750 feet (Figure 9). The gondola will move 2,800 people per hour at a rate of 1,000 feet per minute to reduce the number of car trips and the need for large surface parking lots to accommodate skiers. North Village will also have a bus transit center which will provide bus service to the ski resort, the Town, and Crested Butte as well. Hiking is discussed in Section 4.2.9.

Village Green

The open area east of the Village Core will have many public interest features, including a ballfield, a mini golf course, an outdoor amphitheater, an ice rink on the northern extension of the Reservoir in the winter, and a boat dock on the Reservoir. These facilities have been centrally located within walking distance to most Neighborhoods in order to enhance use, create a sense of community, provide for informal social activity, and eliminate the need for automobiles.

Parks, Open Space, and Trails

Public open spaces in the form of greens, small pocket parks, community gardens, and playgrounds will provide places for informal social activity and recreation. Figure 7 illustrates the location of these facilities. The development will have 70 acres of open space surrounding it to create a buffer between it and U.S. Forest Service lands. A trail will extend around the Reservoir, and trails will extend west to public lands on Snodgrass Mountain and south and east to the Prospect development, the ski resort, and U.S. Forest Service public land. Bridges mounted on helical screws will be used for all trail crossings of wetlands. The proposed trails have variable widths depending on their use. The network of four season trails would be 10 feet wide with paved concrete. The trails between streets would be about 6 feet wide and have crushed fines. Single track trails for bicyclists and hikers leading to U.S. Forest Service properties would be 18-24 inches wide.

Wetland Impacts

Permanent

As illustrated by Figure 7, the proposed North Village development would permanently impact 2.56 acres of jurisdictional wetlands and 0.02 acres of one non-jurisdictional wetland (Table 4). Impact features of the development include roads, single family lots, and fill for commercial areas and Village Core recreational facilities.

Roads impact wetlands in five areas (P1, P3, P4, P6, P10) to produce a total impact of 7,773 ft^2. Specifically, roads impact the small linear wetlands on the south-facing slope and where Equinox Road enters the development on the south. The road impact to wetlands was reduced by incorporating the un-impacted portion of the wetland crossed by the road into open space. Roads and single family lots impact wetlands in two areas (P5, P9) to produce an impact of 5,792 ft^2. It was difficult to avoid the irregular-shaped Wetland G (P5) and incorporate it into a linear hillside open space. Drainage Channel 6 (P9), a channel without wetlands, must be filled to create a developable space for a residence and a road. Lot grading for a cul-de-sac impacts (1,002 ft^2) of the non-jurisdictional Wetland D.

Fill for commercial areas in the development impact wetlands in one location (P8) to create an impact of 3,546 ft^2. There are no practicable alternatives for avoiding impacts to this wetland.

The recreational facilities for the new Town impact the Central Drainage Wetland in one place to create an impact of 94,326 ft^2, or 2.17 acres. Please note, this herbaceous wetland has been enlarged by water from the Malensek Ditch, the pre-sediment pond and the backwash facility. This wetland would be significantly smaller if these artificial water sources were eliminated. Locating the open space and recreational facilities in the center of the development is a critical part of the project design because the open space is adjacent to the proposed Reservoir, breaking up the developed area. There is no other practicable area in which to locate these facilities, as they need to be within walking distance to most of the Neighborhoods.

Temporary

As illustrated by Figure 7 (Sheet 1), there is one temporary wetland impact, T2 (71 ft^2). A utility crosses a drainage channel which has no wetlands in two places. The channel will be re-established after the utilities are installed.

Other Impacts

Recreation

The proposed development would increase the economic viability of the resort and allow it to remain competitive in the ski industry. Specifically, it would provide homes for local residents, many of whom work in the resort industry, provide additional quality space for winter and summer visitors to the resort, and provide year-round recreation options for residents and visitors.

Economic

The North Village development would:

- Increase the property tax base and generate more revenue for the Town;
- Enhance and diversify the local economy and create jobs;
- Provide office space for business development.

Traffic

The proposed development will increase traffic in the Town and the area. However, the gondola and bus system provide local travel options and will reduce the overall volume of traffic, and a network of four season trails will allow pedestrians and bicycles to commute safely to the South Village and Town of Crested Butte.

Vegetation & Wildlife

North Village would impact approximately 80 acres of undeveloped open space characterized by an upland meadow. North Village would displace wildlife, including songbirds and small mammals, but provide habitat for many species of urban adapted wildlife.

Public Interest Features

North Village would have a significant number of Public Interest features, including:

- Affordable housing;
- Recreation alternatives, including mini golf, a ballfield, an ice skating pond, and boating on the Reservoir;
- A new Post Office and Town Hall;
- An amphitheater for outdoor events;
- Expanded biking, hiking and cross country trails, public open space and parks;

- Local services such as grocery stores and dining options;
- Retail and commercial space.

Conclusion

The Preferred Plan meets the Project Purpose and avoids and minimizes wetlands impacts to the extent practicable.

Preferred Plan – Snowmaking Reservoir

Background

Currently, CBMR annually diverts water from the East River (Figure 10) to make snow on up to 282 acres of ski runs beginning in November and extending into late December or January, depending on snowfall (Figure 11). Snowmaking allows the resort to open early as well as provide a reliable snow cover during dry years, and thus maintain a quality ski experience. Snowmaking also improves skier safely by providing an adequate snow depth over critical terrain. Opening early in the ski season and maintaining a skiable terrain during dry years is critical to the economic success and viability of a ski resort. Most ski resorts which compete with CBMR have the capability to make snow and open early, as well as provide snow coverage to critical areas during dry years.

The Problem

CBMR has a water right which allows for the diversion of 6 cfs of water from the East River to make snow at the ski resort. However, the East River has a minimum stream flow requirement of 7 cfs (6 cfs in December) as established by the U.S. Forest Service. The minimum flow requirement is a condition of CBMR's Special Use Permit with the U.S. Forest Service. Snowmaking generally begins in early November and continues through December. However, during this time period, the stream flows in the East River are generally low, and because of the minimum stream flow requirement, often CBMR can divert only a portion of their water right of 6 cfs, and in very dry years when the river is low they cannot divert any water. Thus, snowmaking on the mountain is restricted during such periods. Again, the lack of an adequate snow depth can exclude skiing and negatively impact the economics of the resort and the Town.

Also, CBMR wishes to extend snowmaking to an additional 50 acres of ski terrain which has never been covered. This expansion is not possible under present conditions, and cannot be until a Reservoir is built (Figure 11).

The Solution

A Reservoir, referred to as Crescent Lake, to store water for snowmaking on the ski resort would allow water to be diverted from the East River during the spring when runoff volumes are high in the East River. The Reservoir could be maintained at capacity through the summer and fall by diversion from the East River. When snowmaking begins in early November, water would be diverted directly from the East River and from Crescent Lake to create snow for critical ski runs. During wet falls, if the East River stream flows remain high, it is probable that the Reservoir would be refilled, in part, during the day when capacity exists in the pump and pipeline system and when the electrical demand and cost is lower. During dry years, it is probable that CBMR would utilize most, if not all, of the available water stored in the Lake for snowmaking.

Crescent Lake would improve skier safety by providing a more uniform and reliable snow depth over critical ski terrain during the early season, allow for a modest expansion of the existing snowmaking system, and provide a reliable early season opening date independent of the specific snow condition of that year and provide the flexibility to draw from both Crescent lake and the East River. This will have less impacts to the water levels on the East River. Again, the ability to consistently open a ski resort before the holiday season is necessary for staying competitive in the ski market; most Colorado ski resorts already have this ability.

Details

Location

Crescent Lake would be located on the Central Drainage on the North Village project site, south and east of the proposed Village Core (Figure 7). This drainage is incised and provides an excellent opportunity to store a large volume of water, with a small surface area of water, and impact a small acreage of landscape.

Dam Height, Length, and Width

The earthen dam would be 86 feet high, 520 feet long, and 45 feet wide on the top, and be used as an access road (Equinox), connecting Gothic Road to the Village Core. It would have a spillway on the north end of the dam to divert water to the Central Drainage.

Volume of Storage and Surface Area

Crescent Lake would store 158 AF of water and have a surface area of 8.7 acres. The maximum elevation of the stored water would be 9,470 feet.

Water Source & Rights

CBMR's water right allows them to divert 6 cfs of water from the East River, as long as 7 cfs remains in the river (6 cfs in December) to protect aquatic habitats. However, this is a direct flow and cannot be used to fill the Lake. CBMR has applied for surface and storage water rights to fill Crescent Lake in the spring when the East River has high flows. During the ski season when water from the Lake is used for snowmaking, it would be refilled depending on in-stream flow requirements. When Crescent Lake is constructed, the total annual snowmaking diversions are expected to be 350-400 AF per year.

Pipeline Route

An 8 inch pipe currently extends from the East River pump station west to the ski resort. Figure 10 illustrates the route of the water pipeline from the East River to Crescent Lake. A new pipe would extend west from the existing pipe just north of a small drainage which flows to the East River, and follow an existing dirt road as it crosses the drainage. The pipe would proceed to Gothic Road, extend south, and then proceed west to Crescent Lake. Water would be routed to the ski resort via a new 8 inch pipe from the Lake to the northwest corner of the ski resort.

Snowmaking Areas -Existing & Proposed

Figure 11 illustrates the location of the 282 acres of ski runs on which snowmaking can occur. The graphic also illustrates the location of 50 additional acres of ski runs proposed for snowmaking.

Water Use

Approximately 20 AF of water would be required to make snow on the additional 50 acres of ski terrain (USDA Forest Service 2008). Approximately 20% to 25% of the water diverted for snowmaking purposes is consumed through sublimation loss at the nozzles and subsequent watershed losses during the ensuing growing season. The remaining 75% to 80% of water returns to the river as snowmelt during the April through June period. Assuming a 25% consumptive use, and an additional 20 AF of snowmaking use as a result of Crescent Lake, the operation would result in an annual depletion of 5 AF (20 AF x 25%) (USDA Forest Service 2008). The snow would be made from water in Crescent Lake which was diverted from the East River in priority. Thus, this water use would not require an Augmentation Plan.

Wetland Impacts

As illustrated by Figure 7, the dam and Lake would permanently impact 1.38 acres of wetlands. Permanent wetland impacts occur to the Central Drainage Wetland as well as to the small adjacent Wetlands R, S and J. The water pipeline to Crescent Lake would temporarily impact (T1) 30 ft^2 of wetlands when the culvert in an existing road over a tributary to the East River is removed and the new pipeline is installed (Figure 10). Extension of the water pipeline to an additional 50 acres of new ski terrain would not have any wetland impact.

Other Impacts

Recreation & Economics

Crescent Lake would provide a reliable source of water for snowmaking, and thus snow could be made in late fall so that the resort could open for the holiday season. The ability to make snow during these critical periods of the ski season allows the resort to open early and be competitive in the ski industry. A competitive resort also positively impacts the economics of the Towns of Mount Crested Butte and Crested Butte, and the Gunnison Valley.

Aquatic Habitat

Storage of water in Crescent Lake for snowmaking would have less impact on the stream flow levels and the aquatic life in the East River than the current diversion system. Specifically, filling the Lake over a long period of time in the spring when runoff volumes are high would reduce the volume of snowmaking diversion in winter when the East River has a low flow volume. Thus, there would be less impact to the stream flow levels and fish spawning in the late fall and early winter, when water demand for snowmaking is greatest.

Vegetation

Crescent Lake would eliminate approximately seven acres of upland meadow which is used primarily to graze livestock. The Lake would be an aesthetic amenity for the Village as it will be full from spring runoff to late fall. It will also provide recreational opportunities, including boating, fishing and ice skating in the winter.

Federally Listed Species

The proposed project would not impact any federally listed species, including the yellow-billed cuckoo, Canada lynx and Uncompahgre fritillary butterfly. The U.S. Fish & Wildlife Service (USFWS) has determined that activities resulting in water

depletion in the Upper Colorado River Basin may jeopardize the continued existence of the four endangered fish (Colorado pikeminnow, humpback chub, bonytail, and razorback sucker). Section 7 mandates that actions authorized, funded, or implemented by a federal agency will not likely jeopardize the continued existence of a listed endangered or threatened species or result in the destruction or adverse modification of critical habitat (Section 7[a][2] of the ESA, Fed. Reg. 51:19926). Federal actions that would result in new depletions of water or degradation of water quality to tributaries of the Colorado River require consultation with the USFWS.

Conclusion

The Snowmaking Reservoir meets the Project Purpose and avoids and minimizes wetland impacts to the extent practicable.