

Catherine Trotter

From: Deborah Shulman <drd.bodyscience@gmail.com>
Sent: Tuesday, October 19, 2021 1:25 PM
To: Kaydee Fisher; Philip Vandernail; Eileen Waldow; Brian Cerkvenik; Andy Miller; Parnell Quinn; Katie Soles; Catherine Trotter
Subject: Willow Creek Apartments and affordable housing

To all,

I ask that the Town Planner, Catherine Trotter, include this letter in the packet for the Planning Commission meeting scheduled for October 27.

I write in response to the certified mail regarding the proposed Willows Apartments in the Grand Park development area. My residence is at 192 Mountain Willow Drive. I cannot be there for the meeting and ask that you accept this email as proxy.

Unequivocally, this project should not happen as proposed by the Developer. I urge the Town of Fraser to exert our right to determine development impacts on the Town, residents and environment and approve this development only with more natural area, full fees, no subsidies, no impact to legally designated open space and at a considerably smaller scale.

Completion of the Shops on Highway 40 and other projects within Grand Park should precede any further grant of development. Grand Park owns land within the Town of Fraser and Grand County and therefore is subject to development, infrastructure, zoning, contract and natural area criterium.

I urge the Town of Fraser to take a step back and pause from this unbridled, over-heated growth and identify first how we will grow, the desired character and environment of the town, how fast we grow, what our infrastructure can take and plan for the future.

The Developer of Grand Park has been dictating to the Town, builds on an ever increasing scale of grandiosity, blocks the viewshed, asks for breaks and advantages (taxpayer subsidies) and has not followed through with agreements with the Town.

Germane to this issue is the Cozen's Meadow Open Space that was designated future Conservation Easement Open Space in the annexation agreement between the owners of Grand Park, the Developer and the Town that the Developer is now fighting in court. The Willows Apartments development encroaches on that open space and is a way for the Developer to keep chipping into it from all sides until it is gone.

In the application, plats show little to no natural area within the Willow Apartments campus. It consists of big buildings with extensive parking areas. The Developer plans to pave over the paradise that is the current environment there. Every piece of land development should have at least 40% as natural area to be conserved. Let's not lose what grandeur we have here on the large to the lot level.

Moreover, the Developer asserted a need for long term rentals in a great spot. In other words, long term ski and play rentals generating great profit!! This is not the affordable housing we need.

In conclusion, please reject this application. Focus as priority on affordable housing. Collaborate with towns, county, businesses and resorts to identify housing needs for seasonal, essential and long term County residents. Acquire the land. Hire developers with experience and a good track record in affordable housing. Let's get the profit motive out of affordable housing.

Thank you for listening,

Deborah Shulman

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