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First name: Peter

Last name: Monson

Organization:

Title:

Comments: Dear Sir or Madam:

My wife, Rebecca Lloyd, and I own a townhome (#13) in the Cedars at Breckenridge townhome complex, which is located at 505 Village Road, in Breckenridge. Our unit faces the Quicksilver lift, and the proposed alignment of the Peak 9 Gondola. We have owned our unit for 14 years, and purchased it for its views of Bald Mountain ("Baldy"), its relative privacy and quiet, and its convenience to skiing and the town. We use it as a second-home, which we occupy frequently, year-around. We do not rent it. Our other home is in Evergreen, CO.

As avid skiers who primarily use Peaks 9 & 10, we understand the need for the project and believe it to be a reasonable way to address the crowding at the Quicksilver lift. We have reviewed as much information as we could find about this proposed project and attended the Open House on May 22, 2024.

That said, we have significant concerns about the proposed gondola's potential impacts upon the Cedars Townhomes as a whole, and particularly upon the quiet peace and enjoyment of our townhome which we greatly value. We are primarily concerned about:

1. Noise, traffic, and dust during construction; and
2. Noise, loss of privacy, and impacts to our views of Baldy. See attached photo taken from our front door looking toward Baldy. The proposed gondola alignment will be very close to our unit, would block (completely or partially) our view of Baldy, and could result in a loss of privacy as gondola passengers could view into our property, our deck and even our master bedroom. We applaud locating the powerhouse for the gondola at the mid-way station, but remain concerned about noise and hope that these concerns can be addressed.
3. We also have questions about how the construction and operation of this project could impact access to popular public trails such as the Burro Trail and the Warrior's Mark Trail on the other side of the Quicksilver lift, access to which is already compromised, especially during the winter.

We ask that the Forest Service include conditions in the permit addressing these concerns, as follows:

1. That the alignment of the gondola, its towers and other infrastructure be located as far away from The Cedars property as possible; i.e., on the other side of the Quicksilver lift or as close to that lift and as far from Cedars as possible;
2. That the hours during which construction occurs be limited to a period between 8:00 am and 5:00 pm, so as not to cause noise, etc., during early morning, evening and nighttime hours;
3. That Vail Resorts, its affiliates and its contractors be required to use state-of-the-art efforts to mitigate dust and noise during construction so as to minimize those impacts upon neighboring properties such as The Cedars.
4. That Vail Resorts and its affiliates and contractors be precluded from operating the gondola outside of the winter ski season for Peak 9 other than for lift maintenance and testing activities. Such a condition would ameliorate our concerns about noise and privacy, at least outside of the ski season. At the Open House, representatives of Vail, its consultants and the U.S. Forest Service all stated that it would not be operated outside of the ski season, so they should be amenable to including such a condition in the terms of the permit.
5. That improvements be made for the public to access trails like Burro Trail and Warrior's Mark and TAJ trails to improve access year-around to these very popular public trails. It is very difficult to access them in the winter due to snowmaking and fencing that Vail Resorts has installed around the Quicksilver/Beaver Run area. The gondola should ease these problems to an extent by moving the learning areas up to the mid-mountain, but it would still be good to improve public access to these trails.

Thank you very much for your consideration of our concerns and our proposed permit conditions. We have signed up to receive updates and information about this project and look forward to following it closely. We appreciate all that the Forest Service does in the interest of both conservation and recreation while also being good neighbors.

Sincerely,

Peter Monson and Rebecca Lloyd (Owners, Cedars 13)
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