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Organization:

Title:

Comments: We are property owners and full time residents in the affected neighborhood near the Hilltop Site. We would like to voice our concern with the size and scope of this project and would like to work with the Forest Service to address our concerns and the concerns of our neighbors and community.

1) Impact to wildlife: this project will significantly affect wildlife that utilize this plot of land as a corridor- this includes but is not limited to bears, foxes, and moose that we often see grazing and transiting on this land. Without this open space, these animals will have no safe way to traverse the area. For this reason, we believe this land should remain open space or at the very least an administrative building with less impact to local wildlife.

2) Height variance will be required for this project. The height variance and requirements issued by the City Council were made for good reason and we do not believe that exceptions should be made for projects of this impact and size- why have a height restriction at all if it is continuously waived, particularly impacting existing property owners but additionally the entire community as sight lines from 40 and the Core Trail will be significantly impacted.

3) Majority of this proposed housing will not be affordable to the average citizens of Steamboat. The majority of this proposed construction will be "market rate" housing that the average citizens of Steamboat working in the hospital, fire and police departments, and schools will not be able to afford. It's great to see that some of the units will be made available to Forest Service employees, but we do not agree with the proposal to build so many units where the vast majority will not be attainable for those who need it the most in Steamboat.

4) Disrupts character of the neighborhood. The size and scope of this property will significantly impact the character of the neighborhood where only duplex-style housing exists with 2 units per building rather than the proposed apartment-building style construction with an incredibly large parking lot. We should retain the character of the neighborhood by constructing duplex style housing rather than large apartment blocks.

5) Strays from the original intent of this property. We do not agree with the plan to construct housing on a site that has always been intended to be an administrative facility rather than housing. As mentioned in #1, the impact to wildlife can be reduced by retaining this land for administrative purposes. In addition, construction of an administrative building would reduce the cost of leasing the existing Forest Service building in Steamboat for US taxpayers. The forest service should be taking a leadership role in land management by preserving these lands rather than the federal government establishing new precedents for leasing lands to municipalities.

In summary, we would like to join our community in voicing opposition to the proposed project.