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Organization: Ophir Mountain village HOA

Title: President

Comments: Regarding trailhead parking at the miners Creek location.

This location is immediately adjacent to two residential areas. Any proposal to expand existing parking must include sufficient screening to limit impacts of noise and headlights to nearby homes. Current observations of this area indicate a maximum of 18 to 20 cars during peak periods, other than during events. It appears that most summer users are mountain biking or walking. Little to no road bike access has been observed from this parking area.

Option one - it is recommended that the south end of that parking area be defined by the existing forest service gate. That a maximum of 30 spaces be implemented initially. An allowance to expand an additional 17 spaces as future needs dictate could then be possible.

Handicap spaces and a hammerhead turnaround for larger vehicles could be provided at the southern end of the parking lot.

Relocating the lot further north would allow for existing footprint to be better utilized. It would also take advantage of existing berming and vegetation to help screen Ophir Mountain village.

It should also be noted that Xcel energy has previously expressed a willingness to consider accessing their gas shack from the county Commons side, abandoning the access through the trailhead parking area.

Screening would be required on the North edge of the lot to mitigate impacts of noise and headlights to homes in Ophir Mountain village. Screening would be required on the western boundary of the parking area to mitigate impacts to homes in the bills ranch neighborhood.

Option 2

Is strongly discouraged. This option increases traffic past residential areas. It represents LeapFrog development. The proposed area is high value vegetation containing Mariposa Lily, sagebrush buttercup, Pasque flowers, Mountain bluebells, blue flax, Columbine, larkspur, varieties of buckwheat, phlox, and other diverse Flora.

It would push the start of the recreation experience further south, especially for regional local users arriving without vehicles.. It would require greater screening due to its greater line of sight noise and light orientation to neighboring residential areas. It is inevitable that the area surrounding the parking will be negatively impacted by foot traffic randomly walking adjacent to the parking area, dog waste, and trash. It would inevitably become an attractive nuisance for overnight parking, no matter how heavily signed.

If the goal is to reduce traffic crossing the bike path or vehicles parking along miners Creek road, a better approach would be to just leave the lower gate closed and de-motorize miners Creek road altogether. A permit system for vehicles traveling on miners Creek road could be another possibility. This could preserve access to the upper reaches for camping and reducing approach distances for larger hikes.

A recommended alternative to option two would be to implement parking at the East end of the medical office building parking lot. This option would utilize the existing traffic light to help facilitate ingress and egress. There is the reasonable amount of space in this area to expand some parking without impacting the county MOB parking lot. This area would also make better sense for any type of shuttle vehicle usage. Note that the summit stage currently services a stop nearby.

Immediate access to both paved rec path and soft surface trails exist at this location

Utilizing soft surface trail, the foot traffic distance to rainbow lake, a popular destination, is only minimally farther from this location versus the option one location.

For all proposed parking areas, including Zack stop, off location variable message status boards or other type of app notification to discourage unnecessary traffic when lots are full is highly desirable and recommended. A circulator shuttle bus connecting the frisco lodging base to trailhead access during peak periods would be highly

desirable.

Another means of regulating traffic flow could be a reservation system. Paid parking is not necessarily recommended. Simply a reservation system, such as initially utilized by Arapahoe basin ski area in response to hazardous overflow parking on highway 6, to minimize unnecessary traffic.

I invite anyone who agrees with these points to to leave a separate comment indicating you agree with the letter from Ophir Mountain village HOA dated April 9th, 2025

Thank you.