

# DRAFT

## Subtopic G4: Land Use and ROW

Eighteen public and agency comments were submitted on the subtopic of G4: Land Use and ROW. From those 18 comments, 7 common concern statements were developed. Themes for the G4: Land Use and ROW subtopic include:

- The loss of homes is a concern in the town of Silver Plume, where residents will be displaced and noise and automobile fumes will increase; Herman Gulch, where historic cabins will be at risk; the town of Georgetown, where private or town land may be condemned; and Genessee, where highway noise and fumes are already a problem.
- A social issue would be involved if properties are condemned and low-income residents are displaced, whereas travelers and owners of ski resorts and other recreational businesses will benefit.
- The PEIS should include more detailed information about how many homes, businesses, and private properties will need to be purchased, as well as the cost, per alternative.
- There is inaccurate and incomplete information in relation to Clear Creek County lands that are within the I-70 right-of-way.
- The Draft PEIS did not indicate possible conflicts of each alternative with local land use plans.

CCS No.	Community Values Common Concern Statements (CCSs)
<b>Subtopic G4: Land Use and ROW</b>	
G 4 - a	<b>Loss of Homes</b> Highway widening will cause many people to lose their homes.
G 4 - b	<b>Town of Georgetown</b> There is a concern as to whether or not CDOT will need to condemn any private or town of Georgetown land for any of the proposed alternatives. While the Toll House (Mine Manager's House) may need to be relocated to avoid conflicts, it is unclear whether CDOT's authority to condemn land extends to the town of Georgetown land inasmuch as it is a Territorial Charter Town incorporated in 1868 before Colorado became a state.
G 4 - c	<b>Herman Gulch</b> Highway widening to both the north and south sides of the highway in Herman Gulch brings traffic even closer to historic cabins.
G 4 - d	<b>Silver Plume</b> Highway widening in Silver Plume will displace residents and will increase noise and automobile fumes. Houses along the south side of Water and Madison Streets will be virtually uninhabitable because the highway will block sunlight, spew pollutants, and create a din far worse than at present. Highway widening also has the potential to cause limitation of Clear Creek flow, possibly causing flooding, by constraining a box culvert. The town of Silver Plume requests that no expansion beyond the highway footprint be undertaken inside the town limits.
G 4 - e	<b>Clear Creek County Lands</b> Clear Creek County owns numerous lands that were conveyed through the Clear Creek County, Colorado, Public Lands Transfer Act of 1993, from the US Bureau of Land Management within selected areas of the county. These properties, including tracts within the I-70 right-of-way, have been excluded from discussion of public lands, inaccurately described, and omitted from depiction on Map 3.10-1. This inaccurate and incomplete information contained in the Draft PEIS should be corrected.

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<b>CCS No.</b>	<b>Community Values Common Concern Statements (CCSs)</b>
<b>G 4-f</b>	<b>Documentation</b> The PEIS should include information on how many homes, businesses, and private properties would need to be purchased for each alternative, and these costs should be included in the study.
<b>G 4-g</b>	<b>Land Use Conflicts</b> Land use planning is not Corridor-wide but is relegated to local governing bodies as per state statutes. Without knowing the possible conflicts of each alternative with land use plans, one cannot discriminate between the alternatives and their potential for conformance or conflict with the Clear Creek County Master Plan and the Clear Creek Intercounty Non-motorized Routes Master Plan.