

Why “Spot Urbanization” Threatens Cattle Creek

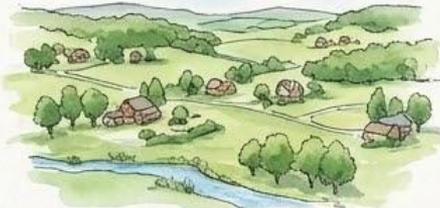
Presented by the Great Smoky Mountains Association



The Scale of the Proposal

The Pitch

A “conservation community”
for the workforce.



Low Density

The Reality

A high-density city dropped
into a rural buffer.



High Density

By the Numbers:



1,500 Residential Units
+ 120-Key Hotel



Density:
9 units per acre



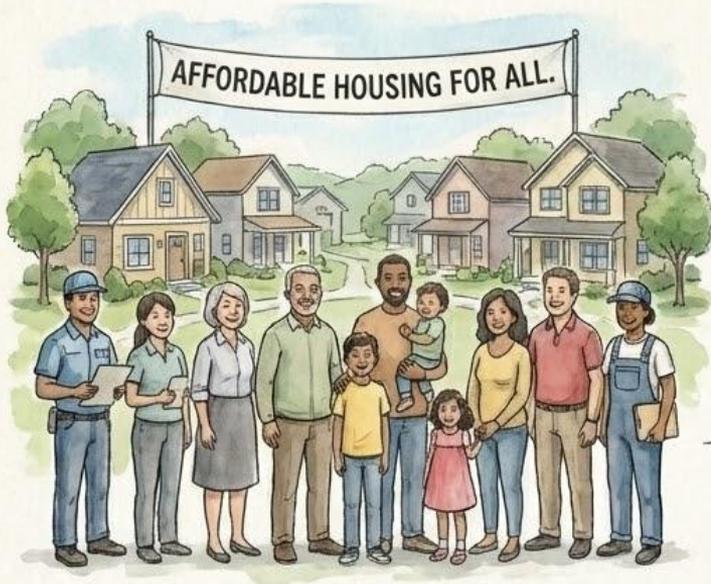
Comparison: Nearby Aspen Glen
is only 1 unit per 1.45 acres

Impact: This constitutes “**spot urbanization**” that violates the rural character defined in the County Comprehensive Plan.



The “Affordability” Gap

The Promise



Solving the housing crisis.

THE GAP



The Fine Print & The Risk



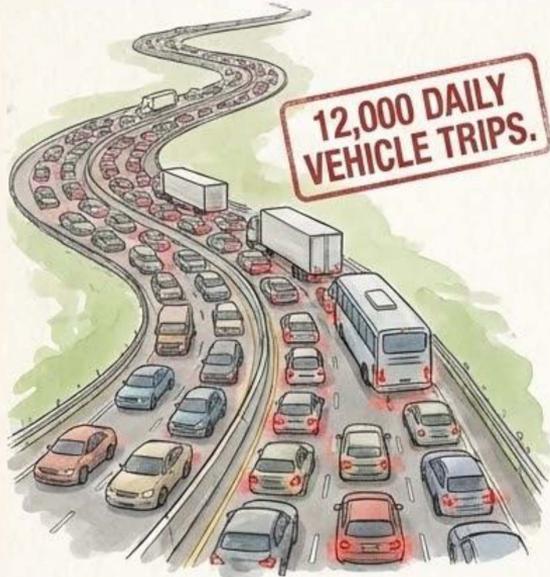
Workforce Occupied (Tier 2)



Restricted only by employment, not income.
Likely sold to high-earners, failing to serve intended service workers.

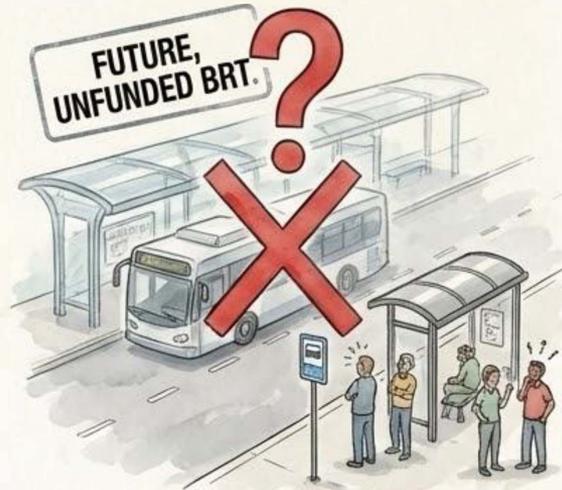
Traffic & Safety Nightmare

Gridlock



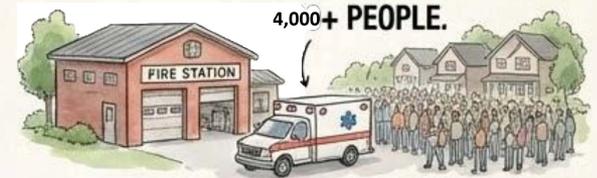
The project is estimated to add 12,000 daily vehicle trips to Highway 82.

Infrastructure Lag

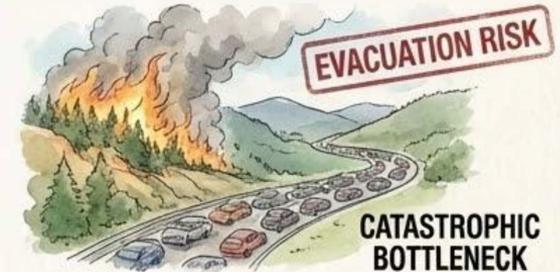


Relying on future, unfunded BRT stations to solve today's traffic problems is unrealistic.

Public Safety



Existing emergency services (Fire/EMS) are insufficient for a population increase of 4,000+ people.



During a wildfire, adding thousands of cars to a bottlenecked Highway 82 could be catastrophic.

Irreversible Environmental Loss

Location: The Confluence



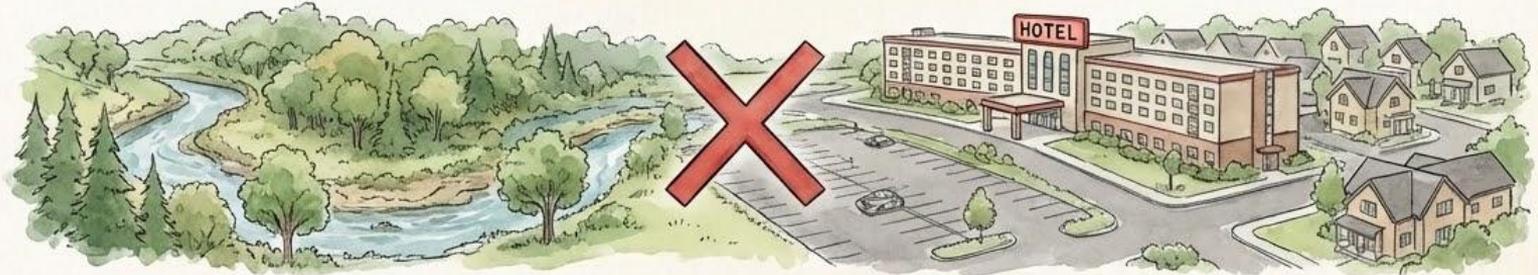
The confluence of Cattle Creek and the Roaring Fork River.

Wildlife Impact: Critical Winter Range



The site is critical Winter Range for elk. Development permanently displaces the herd; 'game fencing' simply excludes them from their historic habitat.

ECOLOGICAL TRUTH: Gone Forever



You cannot 'conserve' a riparian corridor by building a hotel and 1,500 homes on top of it. Once paved, the habitat is gone forever.

Conclusion & Call to Action

The Trade-Off



We are asked to sacrifice our rural environment and safety for a housing solution that is 90% market-rate.

Our Stance



This location is inappropriate for urban-scale density.

Action

FEB 25

Attend the Planning Commission Hearing (February 25, 2026).



Demand responsible land use, not unchecked sprawl.



Vote NO on the Harvest Roaring Fork PUD.