

WHETSTONE COMMUNITY HOUSING

Design Charrette Input
August 2021



Charrette Attendees

- **30-35 people** over the two days from **diverse** groups:
 - Diversity, equity, and inclusion specialists;
 - Architects and landscape architects;
 - Affordable and market-rate housing developers;
 - Local government planners and executives;
 - Local business owners;
 - Whetstone neighbors; and
 - Non-profit and community members and advocates.



Photos: Eric Phillips



Charrette Roll Out

1. **Site Visit**
2. Presentation: Project **Parameters**
3. **Site Plan** Design Sessions #1 & #2
(3 Groups)
4. **Section** Design Session #3:
 - Hw 135 Frontage
 - Outer Areas
 - Middle Section
5. **Programming** Session:
 - Amenities
 - Access & Roads
 - Architectural Character
 - Developer Forum



Site Walk





Presentation & Discussion



HOUSING & SUPPORTING NEEDS (CONT.)

- ↳ Heavy equipment support
- * Diverse housing types → # parcels / lots
 - ↳ more than 1 developer? (subdivide for diff. targets)
- * Collaboration w/ existing industrial (Riverland 100% occupied)
- ↳ Workspace below residential → live-work
 - ↳ reduce commuting
- ↳ Housing w/ services - rely less on cars/parking
 - ↳ public transport / multi-modality
- * this site doesn't have to solve all problems
- * focus on constructability / financiality
- * pre-ready or pre-sell units specifically for employees
- * dead-restricted, larger units? ↳ what does it mean to live here?
- * co-housing / dorm style? ↳ assess adaptability for residential buildings at this site

HOUSING & SUPPORTING NEEDS

- ↳ MARKET ABSORPTION → CAN'T BUILD FAST ENOUGH
 - ⇒ INCREDIBLE DEMAND
- * Mobility & flexibility for life phases → changes in household composition - "Next Generation" → graduated way to live
- * Asset in County performance based approach → Awesome
- * Cross subsidy w/ mini storage (hide)
- ↳ Storage is a big need (gear) → next to road? Garages?
- * Support seasonal workforce & long-term residents → year round employees
- * Huge gap between \$50k & \$1.5M

COUNTY PRIORITY:

- * BUILD OUT → ENGAGE COMMUNITY
 - ⇒ SUBSTANTIAL PROJECT THAT IS A GREAT NEIGHBORHOOD (COMM. BUT NOT)
- * SUSTAINABILITY
- * PERMANENT AFFORDABILITY

PROCESS

- ↳ SKETCH PLAN BY END OF 2021
- ↳ COMPETITIVE RFP EARLY 2022

ADDITIONAL TOPICS

- * County sustainability goals / energy efficiency
- * County's priorities on needs in terms of housing types
- * What comes with growth?
- * Importance of 135 & future connections
- * Parking requirements & needs
- * Snow removal & storage
- * Access & equity / wheelchair accessibility / Disability
- * Connection with north valley in public transport
- * More creativity

ADDITIONAL TOPICS (CONT.)

- * 2 scales: regional & micro.
- * Continuous community engagement
- * Factor in what needs current projects fulfill
- * In-state authorship Local labor
- * Bigger picture: compromise, trade off for the greater good
- * Prioritize needs / problems to solve.
- * encourage community input throughout
- * think beyond the site
- * Location drive
- * Consensus

Input Gathered:

- What **community needs** to fulfill at Whetstone
- How a **site plan** could function on the parcel
- How to create a neighborhood that allows to put down roots & have **long-term stability** for a **diversity of local residents**
- What is **financially sustainable**

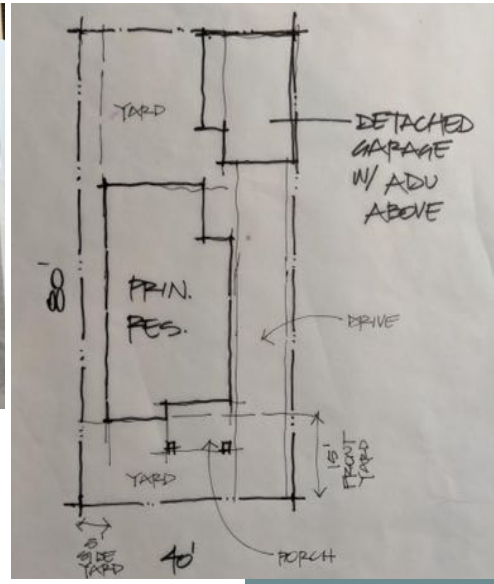


Photos: Eric Phillips

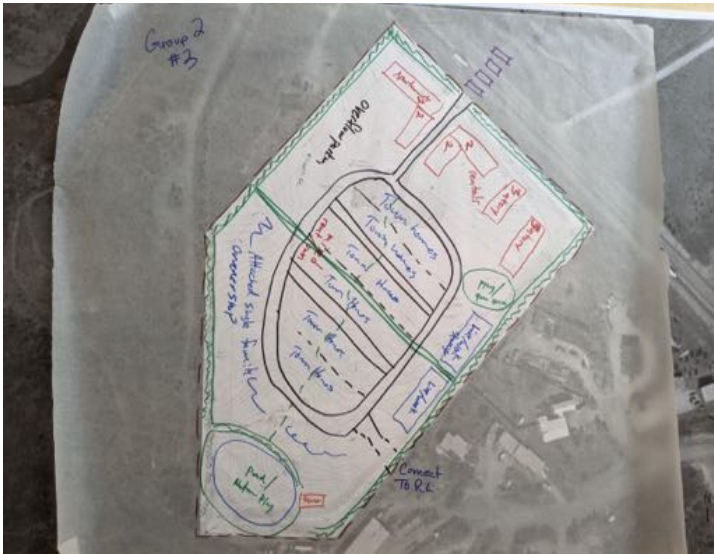
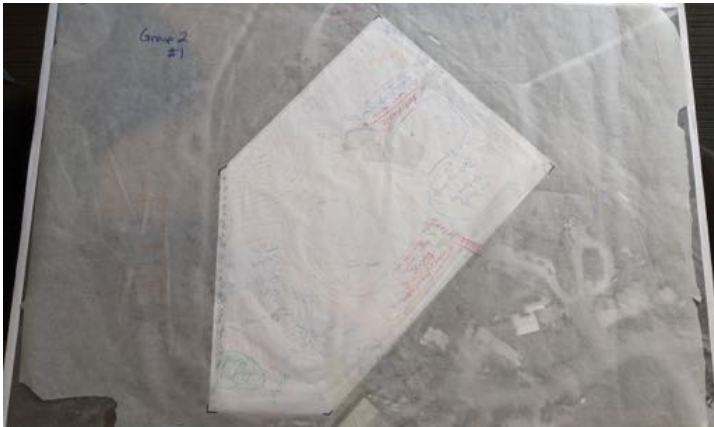
Site Plan Design Sessions



Group 1



Group 2





Group 3

Common Themes

- Park / open space / detention to the south
- Circular roads through site
- Pedestrian / bike connections along the edge and throughout the site
- Mix of density



Sections Design Session



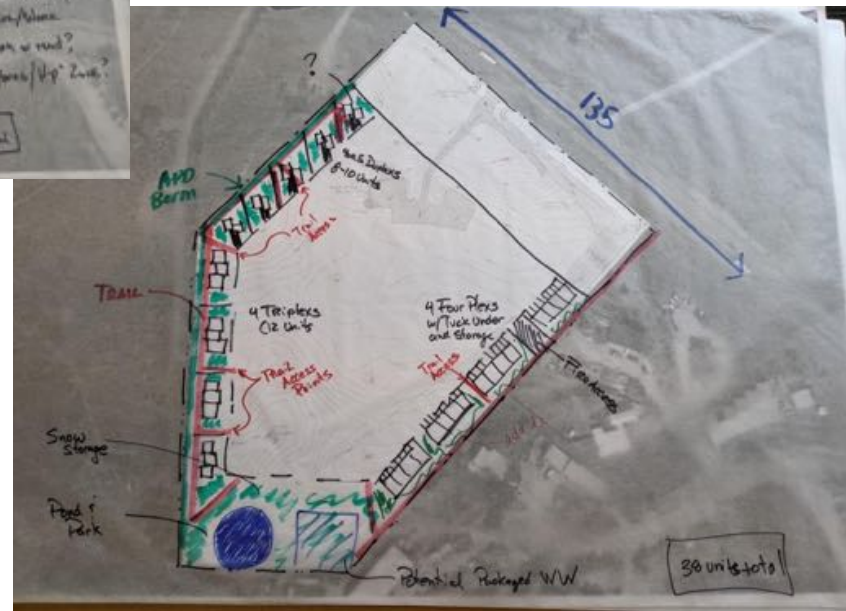
HW 135 Frontage



Middle Section



Outer Edge



Programming Design Session



Amenities

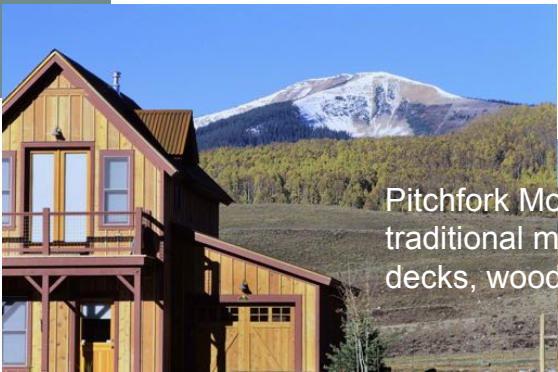


Goals

- Variety of architecture and materials
- Tie into Gunnison Valley style
- Some relationship to Riverland's industrial characteristics
- Break down larger masses
- Smart snow management
- Orientation for solar access
- Decks and small private outdoor spaces
- Transition from more traditional architecture to the west to more modern industrial to the east



Lower density: duplexes, triplexes



Pitchfork Mount CB: small buildings, traditional mountain architecture, decks, wood, rusty metal



Duplexes: single pitch, great opportunity for solar & snow management, carports



Deck, single pitched roof, large windows with a view (especially for east side)



Traditional Gunnison Valley



Higher density & commercial

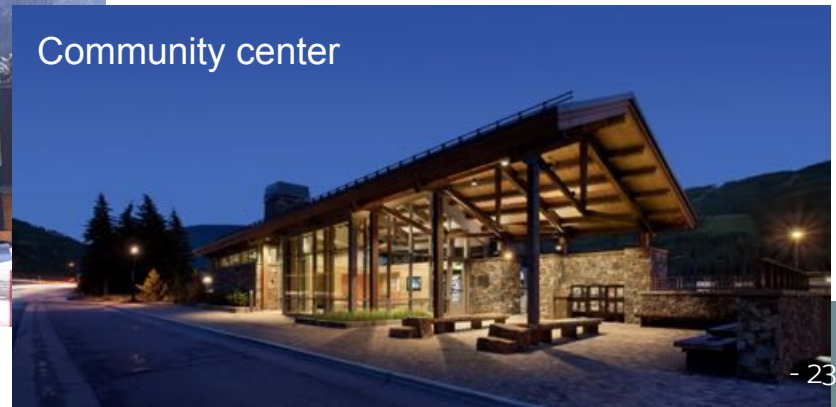
Buried architecture for bigger buildings



Traditional mountain feel architecture on west side (less density), increase density towards Riverland and move towards more industrial/modern style.



Community center



Live-work units

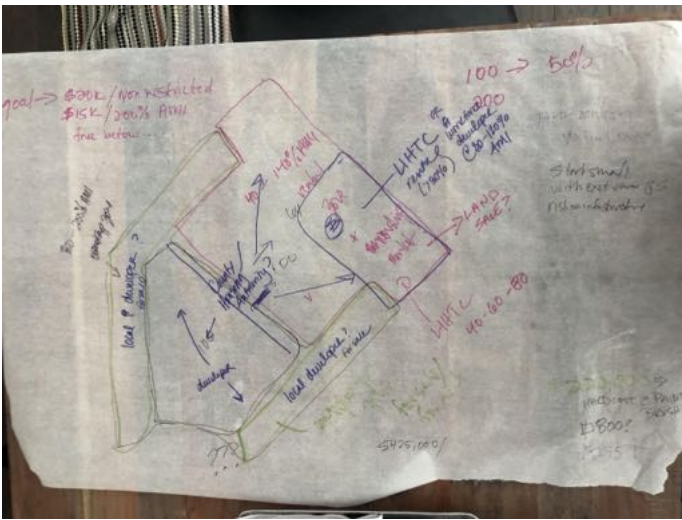


ADUs

Diversity in Materials



Developer Forum



2 bed @ 60%	3 bed @ 60%		
salary 1 pp \$44,000 2pp \$50,000 4pp \$63,000			
2 bed @ 80%	3 bed @ 80%	sales \$253,000	
		" \$277,000	
salary 1 pp \$44,000 2pp \$76,000 4pp \$92,000			
2 bed 120%	3 bed 120%	sales \$354,000	
		" \$420,000	
salary 1 pp \$29,000 2pp \$101,000 4pp \$126,000			
2 bed @ 160%	3 bed @ 160%	sales \$445,000	
		\$583,000	
salary 1 pp \$114,000 2pp \$126,000 4pp \$158,000			
2 bed @ 200%	3 bed @ 200%	sales \$626,000	
		\$746,000	

total units : 200

infrastructure : \$10MM

~~total~~ costs : \$200/SF

attached units : $\frac{240,000}{475,000}$ $\frac{46MM}{68MM}$

160 units $\frac{2,100 SF}{1200}$ $\frac{\$212,000/SF}{475,000}$

+ \$25,000 / 475,000

upts : \$17MM

40 units @ \$425,000/unit $\frac{17MM}{475,000}$

6.8MM \$85MM vert.

\$4MM \$40MM horiz.

\$95MM \$475,000

- Break site into sections for multiple dev
- County finance roads + inf.
- Land donation
- Shovel ready
- Metro district to pay finance debt
- ~\$6m infrastructure cost \$700k annual /10yr
- Permit fees
- Tap fees if connected to ER

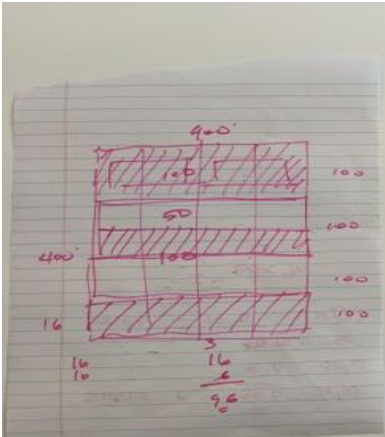
Day 2 Notes

NEEDS / PROBLEMS THAT NEED SOLVING

- Waste treatment plant / utilities
- County ownership: difficult to enforce
has to be the right price point
- Wildlife / seasonal: conflict with families?
would require manager on site?
- Single-family homes: townhouses / triplex / duplex
can be desirable and more efficient
- Square-footage
→ what would single-family attached look like?
→ communal vs individual open space
- I-35 entrance & Riverland connections
→ focus on what's realistic currently and what we can control
- \$ amount: rent level or home price
→ ownership / rental mix
→ lot of rental need
- Cost of management in neighborhood.

* Beyond the site: strategy to make
Highway 135 → "in character" (not biggy)
- otherwise → creates sprawl feel

- * Ped/bike → long term → ~~under~~ under 135
- * Phasing + financing → MF than SF? ^{lower density}
- * Accessibility → early design considerations
- * Secondary access to Riverland
- * Quality of life & ability to take a long walk
- * Over flow parking & funkiness → coffee court
- * Gateway → spreads quality of life & neighborhood expectations
- * Highway → character change Chazy
- * Town + Country → distinct towns w/green in between
- * West side - walking path → where does get built
road in car?



GOOD BAD
 BREAK UP ↔ LARGE APT.
 PHASE TAX CREDIT
 LOCAL WORKFORCE \$/sq ft AMI
 EMPLOYER OWNED
 80% AMI 120% AMI
 MIX FREE MARKET

SHALE # 85' D 30' W
 10' D 30' W
 40' D 30' W
 DUPLEX 75' D 1/2 (S)

BOX TO

TYPES

100' COMMERCIAL / MIXED
 80' MULTI FAMILY

100' SINGLE FAMILY
 LIGHT DENSITY

WORKS

STORAGE	17
OPEN SPACE	24
	41

CO WORK - CAPE
 CHRD CARR.

25 PER
 ACRE

75 UNITS

LOOP ROAD
 ACCESS POINT
 ACCESS TO RIVERLAND
 ROAD ON SET BACK
 36' DROP ON TURN
 4% GRADE
 NORTH WEST HEIGHTS
 50' x 70' TO 100'
 STEPPED TO TERRAIN -
 DECREASE DENSITY TO SOUTH
 VIEW CORRIDORS

Site Plan Proposal (Draft)



Access & Roads