

WHETSTONE COMMUNITY HOUSING

BOCC Study Session
September 14, 2021



Meeting Goals

- Provide an update on the **progress of the project**
- Discuss project statement & **desired outcomes**
- Debrief the **design charrette** and share the **site concepts**
- Talk about **next steps**

1

Project Status & Statement

2

Engagement Summary

3

Design Charrette/Site Concepts

4

Outreach Next Steps

5

Questions & Discussion

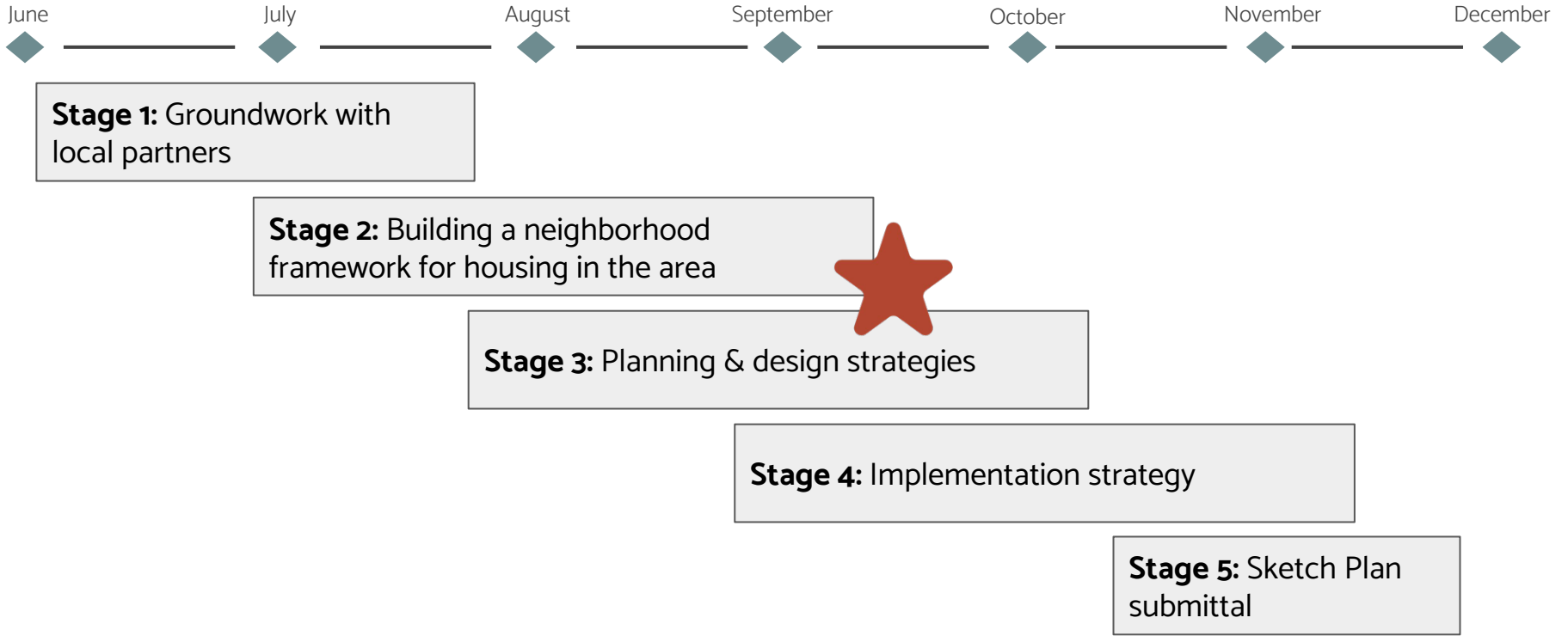
Project Status & Statement



WILLIFORD, LLC

land use & affordable housing

Project Timeline



Project Vision (from Draft Project Statement)

Whetstone is envisioned as a significant development of **affordable housing** for a **diverse mix** of local individuals and families to live and work in the Gunnison Valley.

To create a neighborhood at Whetstone, the county imagines **amenities** such as a park or community garden where neighbors can cultivate a **sense of community**.

Gunnison County will also be looking for ways to be innovative with the Whetstone Community Housing development and looks forward to hearing the community's ideas for potential uses, creative solutions, and **community priorities**.

Desired Outcomes (from Draft Project Statement)

- Meaningful and long lasting contribution to **community attainable housing**
- **180-220 homes** to alleviate the stress of housing insecurity that many members of our community are experiencing, serving a range of household incomes (up to 200% AMI)
- Goal of providing some **for sale** attainable housing
- Energy efficiency & **sustainability** goals
- Construction to begin **by 2023**
- Workforce retention to support **economic vitality**
- Workforce housing near jobs to **reduce commuting**
- **Great neighborhood**, meaningful connections between residents, pride of place
- **Multi-modal connections** and access to the site

Process Considerations (from Draft Project Statement)

- Financially sustainable development
- Broad spectrum of engagement
- Private sector partnership & public sector coordination to share risk and benefits
- Collaboration with public sector entities on community needs alignment

What Whetstone is Not (from Draft Project Statement)

- **Transportation** - no intercept parking; inform and influence parallel efforts to improve highway safety.
- **Schools** - no school expansion area; provide housing to support school district.
- **Safe Camping** - no temporary living space for campers
- **Parks & Ball-Fields** - no ball-fields or large public space
- **Single Family Detached Affordable Housing** - not suitable for low density, suburban style, single family residential development

Questions & Discussion

- What are the Board's **affordability goals** for this development?
- Who do you want to see served by this project? What **types of housing** would you like to see built here?
- Any suggested revisions to the **vision or project statement**?
- Any **additional desired outcomes** you'd like to add?

Engagement Summary



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Process Committee Meetings

- Monthly meetings
- 3 so far
- Discuss engagement plan & techniques

Site Walks

- July 8: 20 people
- July 27: 10 people
- August 18: 20 people; focus on potential site residents

Site Walk Key Themes

- Transportation & connectivity
- Water, waste, snow
- Renewable energy and sustainability
- Height, parking, density
- Ownership & rental mix
- School system support & success
- Sense of community, neighbors, privacy, opportunity for connection
- Proximity to work and childcare; connection with Riverland
- Pet friendly, community garden, corner store, lunch spot, park, playground
- Functional storage



Design Charrette and Draft Site Plan



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



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

Common Themes from Design Sessions

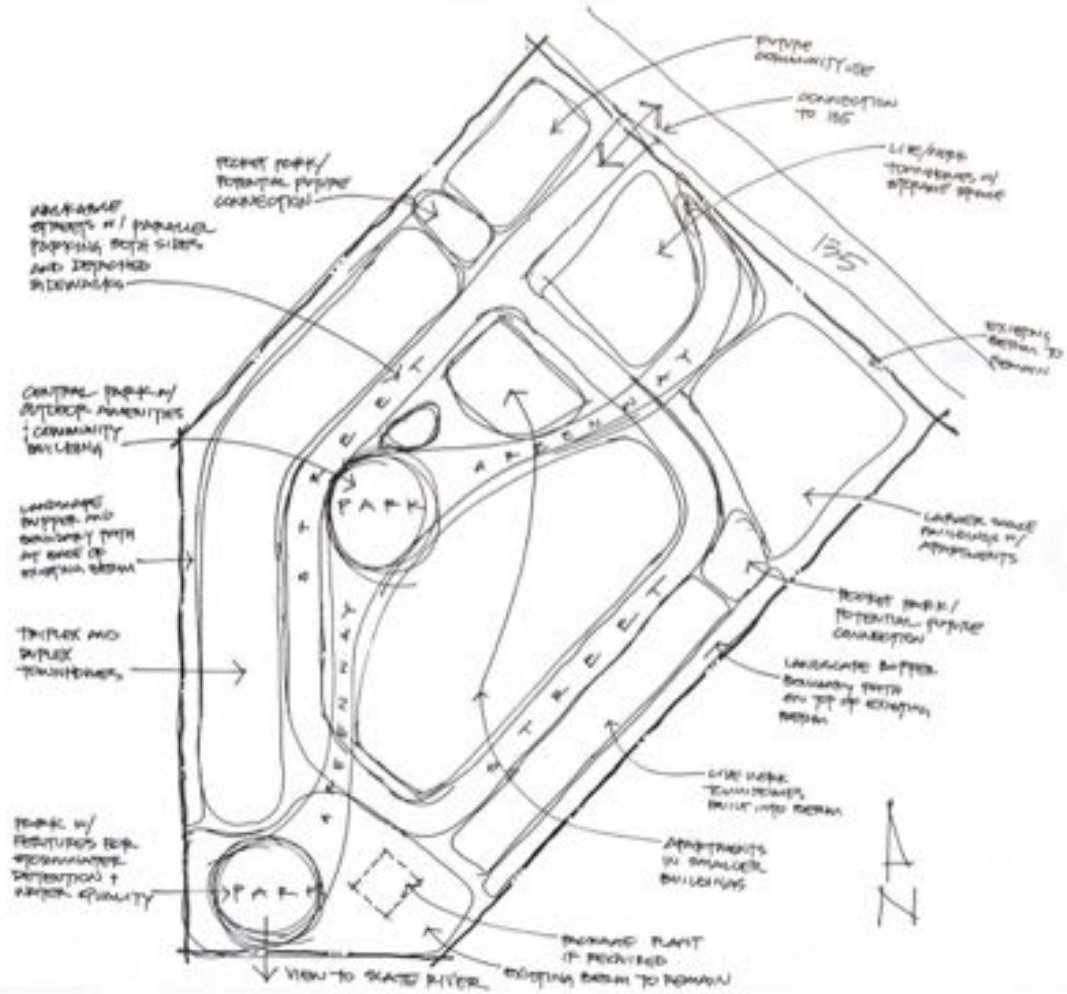


Goals

- 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



Conceptual Bubble diagram



Conceptual layout from Charette



Conceptual Site Plan



Project Next Steps



Outreach Next Steps

- Engagement with **school-age kids**
 - Crested Butte 2nd graders
 - After school activity in Gunnison
- Outreach to **Valley employers**
 - Riverland businesses
 - Chamber network
 - Vail Resort & Western University
- Additional community **walkabouts** on-site with draft sketch plan
 - Tentatively Sept 30 and Oct 5
- **Financial feasibility** discussions with developers
- **Online engagement**

<https://whetstonehousing.weebly.com/>



Questions & Discussion



Questions and Discussion

- What questions would you have when we meet with developers and funders to discuss **financial feasibility**?
- Any other **groups/stakeholders** we should reach out to?
- Initial **feedback on the conceptual site plan**?

Next meeting with BoCC - October 19th

Website: <https://whetstonehousing.weebly.com>

Thank you



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