

WHETSTONE COMMUNITY HOUSING

BOCC Project Update
March 1, 2022

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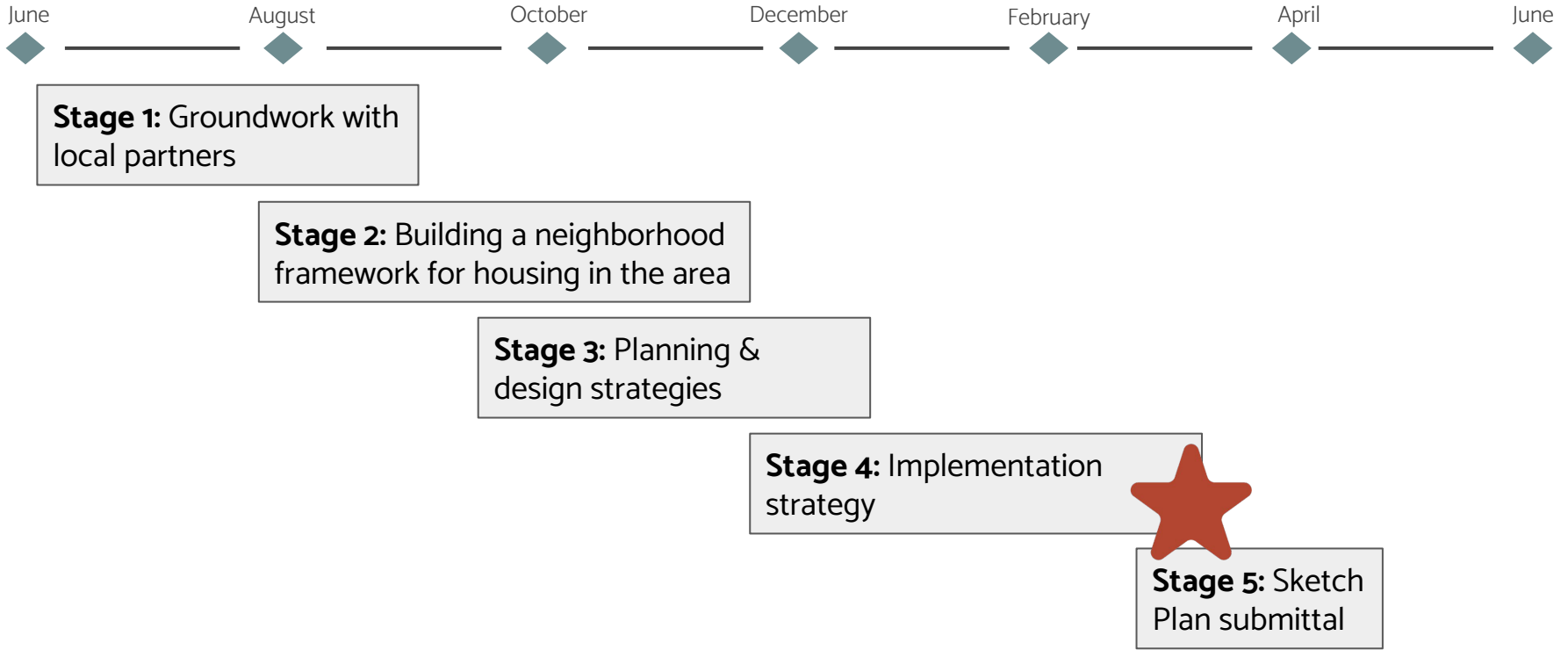
Project Status



WILLIFORD, LLC

land use & affordable housing

Project Timeline



Current (Draft) Sketch Plan

Site yield:
180 - 220 units

Unit mix:
40% one bed
40% two bed
20% three bed



Parking:
260 - 290 off street
75 - 100 on street

1.8 spaces/unit

Current Tasks

- Ongoing public engagement
- Ongoing Conversation with CDOT re: Access to Site
- Working on Utilities Agreement with Town of Crested Butte

Engagement Summary



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land use & affordable housing



Community Engagement Summary

- **5** site walks
- **Design charrette** with **30-35 people** from diverse backgrounds, including community members
- **Youth engagement: Freshmen, Gunnison High School & Second graders, Crested Butte Elementary School**
- **Online engagement:** Project presentation **video** & **feedback** - still accepting feedback



In 2019, Gunnison County purchased the 13-acre Whetstone parcel with the intent of developing a significant attainable and workforce housing neighborhood for local community members. Since the summer of 2021, the project team has been engaging with community members and stakeholders to gather input on priorities and what needs the site could accommodate.

WHETSTONE COMMUNITY HOUSING

Draft Sketch Plan (January 2022)

SITE YIELD
(13 ACRES)
180-220 UNITS

UNIT MIX:
40% ONE BED
40% TWO BED
20% THREE BED





PARKING
260-290 OFF STREET
75-100 ON STREET
1.8 SPACES/UNIT

WE WANT TO HEAR FROM YOU!

The project team wants to hear your feedback on this DRAFT Sketch plan!

We invite you to watch the project presentation video and then answer a few questions with the links below.

PROJECT VIDEO FEEDBACK FORM



Stakeholder Engagement Summary

- Meetings with 11 Local and Regional **Developers**
- Meetings with **Large Employers** (Western Colorado University; Vail Resorts; School District)
- Meetings about **Water & Sanitation**
- Meeting with the **Gunnison Valley Regional Housing Authority Board**
- Meetings with **Neighboring Jurisdictions**, including the Town of Crested Butte
- **Financing/Funding** Meetings (DOLA)
- **Accesses/Transportation** Meetings (CDOT)
- Ongoing Meetings with **Neighbors**

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Current Tasks



Options for Water & Sewer Connections

	Option 1: Connect to existing Skyland water and East River sanitary sewer systems.	Option 2: Connect to Town of Crested Butte water and sewer systems	Option 3: Use existing well for water system, build wastewater treatment plant on site
Total Capital Costs	\$10,844,950	\$10,715,530	\$9,044,750
Cost per Unit (=200 units)	\$54,224	\$53,577	\$45,233.75
Estimated Operating Costs	\$248,400 per year	\$191,600 per year	\$360,000 per year

Memorandum of Understanding (MOU) with Town of Crested Butte

- County's preferred option is connection to Town of CB for water & sanitary sewer
- Town of CB and County working collaboratively to address housing emergency
- Staff has met several times to discuss potential connection to Town water and sanitary sewer utilities
- County is working to contract with mutually selected engineering firm to analyze capacity of Town utilities
- County will pay for engineering analysis
- If there is capacity, County may officially request that the Town extend utilities to site which triggers a process described in Town Code.

Next Steps



Next Steps

- Town of Crested Butte Council to review MOU on March 7th agenda
- Ongoing Public Engagement - online, meeting with neighbors, answering questions
- Enter into contract with engineering firm for capacity analysis
- Sketch Plan Submittal: targeting first week of April

Thank you

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