

Whetstone Community Housing

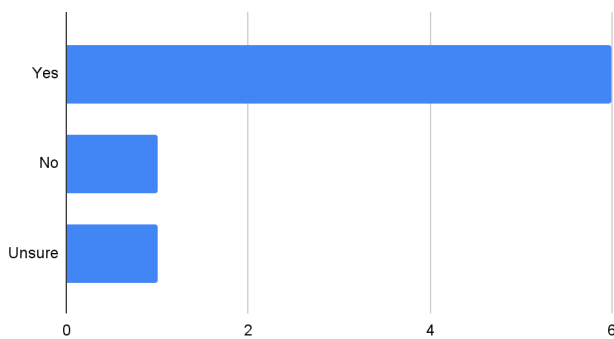
Draft Site Plan Survey Report

May 10, 2022

26 responses between 1/27/2022 and 3/30/2022

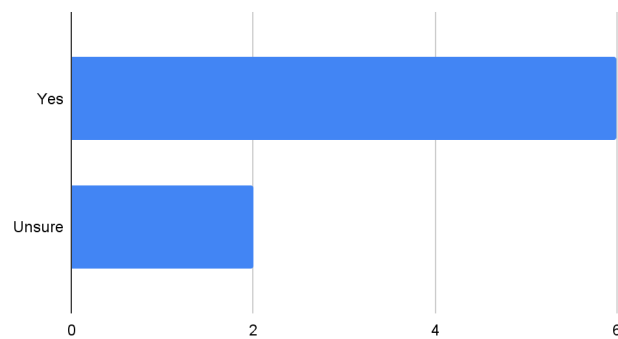
Q1. Do you think the draft sketch plan answers the County's following desired outcomes?

[Meaningful and long lasting contribution to community attainable housing]



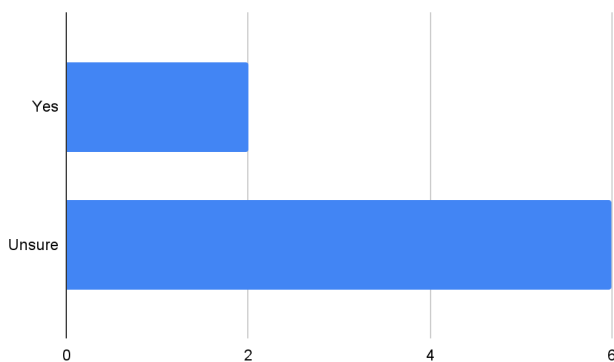
Count of Do you think the draft sketch plan answers the County's following

[Supply of a significant number of homes to alleviate the stress of housing insecurity]



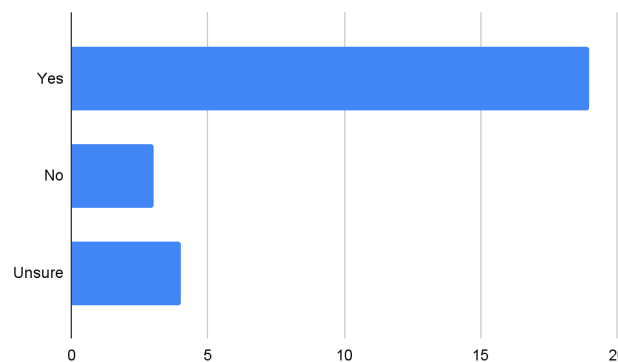
Count of Do you think the draft sketch plan answers the County's following

[Energy efficiency & sustainability]



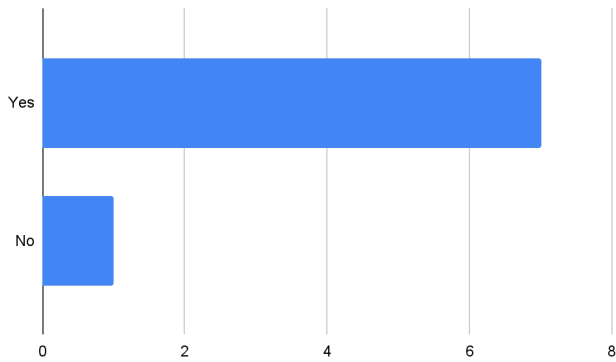
Count of Do you think the draft sketch plan answers the County's following

[Workforce retention to support economic vitality]



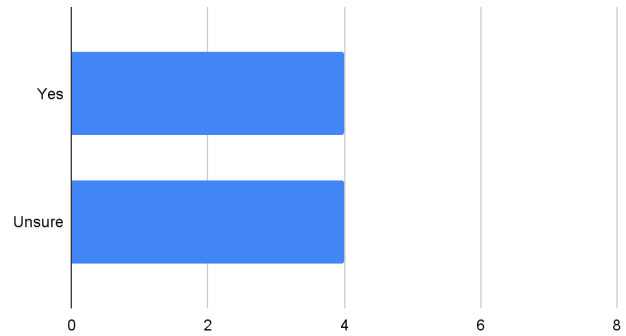
Count of Do you think the draft sketch plan answers the County's following

[Workforce housing near jobs to reduce commuting]



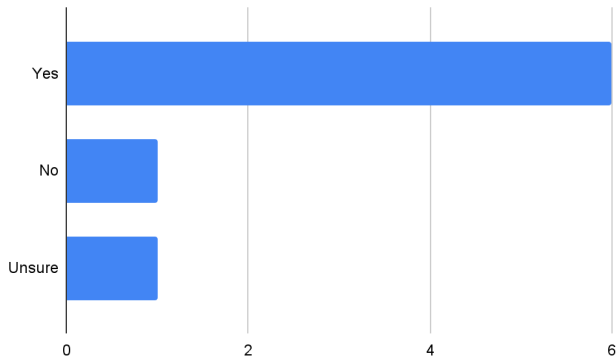
Count of Do you think the draft sketch plan answers the County's following

[Great neighborhood, meaningful connections between residents, pride of place]



Count of Do you think the draft sketch plan answers the County's following

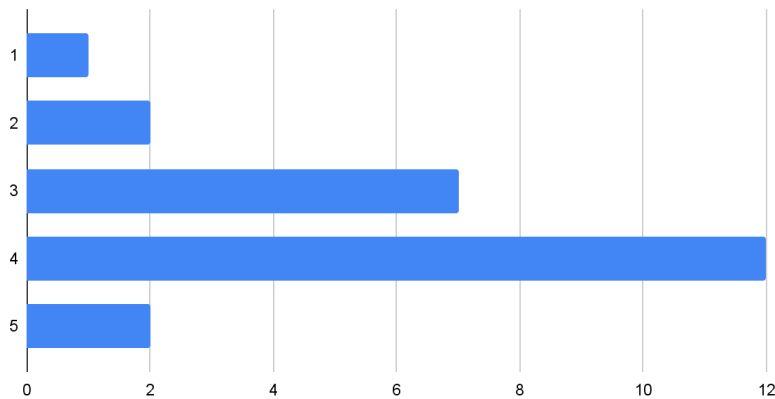
[Multi-modal connections and access to the site]



Count of Do you think the draft sketch plan answers the County's following

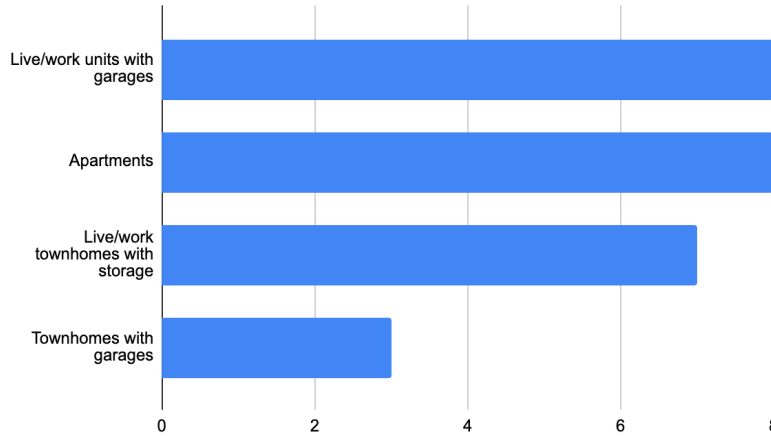
Q2. On a scale from 1 (not at all) to 5 (absolutely), does the housing mix (40% 1-bd, 40% 2-bd, 20% 3-bd) seem appropriate for the community's needs?

vs. Q2. On a scale from 1 (not at all) to 5 (absolutely), does the housing mix (40% 1-bd, 40% 2-bd, 20% 3-bd) seem appropriate for the community's



Q3. What housing type(s) are you most interested in? (Select up to 2).

Count of What housing type(s) are you most interested in? (Select up to 2).



Additional Comments

Counts

Topics	COUNTA of Topics
Access & transportation	7
Affordability	7
Density	3
Environmental sustainability	3
Housing mix	8
Housing needs	7
Infrastructure	5
Maintenance	1
Mixed use	1
Neighborhood amenities	3
Option to buy	3
Grand Total	48

Comments

I like the layout and % of bedrooms but there are too many units. 180 units should be a MAX for this area. Less might be better considering how many people will really live here.

I can't answer this without knowing the cost of the units. If they are expensive, I would think having a 3 bedroom that multiple people could share would be more cost effective and therefore would warrant more of those units.

I don't know what studies have shown.
I believe it is unclear as to the occupant make-up. Larger units are more conducive to families and I am not sure how receptive they would be.
I don't know for sure but it appears that the greatest need is for lower income households and individuals, therefore a skew towards smaller units seems appropriate
I am assuming that this mix is based on the most recent housing needs assessment as well as recent feedback from the community.
If we're looking for affordability, we should offer the most affordable dwelling option - a studio unit.
This seems like a good mix.
This development needs to more 2-bd and 3-bd. Plus, the 2-bd and 3-bd need to be occupied. These aren't home offices or yoga rooms....
None of these plans account for the water needs. We are running out of water, how is this addressed? The "affordable" building is not sustainable. People who buy in become trapped. There is never enough room for storage, parking, etc. This creates animosity between residents as there is not space.
Having more 2 and 3 bed options promotes longer term community stability- the ability to start/ grow a family is good for the balieu
30% 1 bed, 40% 2 bed, 30% 3 bed
A lot of this depends on the affordability factor. 1bd are great, but if it's going to be quite pricey 40% could be a lot of units for something only couples could afford potentially. Also pet friendly is huge as that's the biggest need since the majority of units don't allow pets which is off for such an animal friendly community
Most are young couples with small families. I think this would definitely improve retention and viability in the community. Right now she seem to be struggling because there is no housing. We have been trying to secure housing now for over three years.
It's impossible to hit the bullseye on this since the target will always be moving. I believe the housing mix laid out in the draft plan is a great place to start
Are all units in this development deed restricted? I'm not sure this is clearly stated anywhere.
I would like to see at least some single family type dwellings with small yards. It's early in the process, but careful thought needs to be given to how deed restrictions are designed. Most deed restricted properties for purchase in the valley do NOT make economic sense and simply exasperbate the real estate divide.
Community is relatively young- families tend to be smaller (1to 2 kids)
I have not read the housing needs assessment study but I assume the mix is driven by data.
While providing housing for purchase is important, I believe provision for season rental housing for individually minded transient folks has not been addressed and is still a big need. I would like to see ideas/options for co-housing included. I presume this will all be deed restricted homes and that there will be income restrictions and work requirements/community service requirements to gain access to these properties.
Consider larger multi family homes and less townhomes with stairs.

In order to answer this question, I would need to see statistics on current community demographics
I think there should be Natural Gas lines run to this site since trying to do all electric could be a problem. If the solar doesn't function properly then what, we support burning coal to provide the electric? And on the practical standpoint I really like cooking with gas both inside on my kitchen range as well as outside on my grill. Also I am concerned about the mix of commercial and residential units. Being a commercial property owner, having the two together can cause all sorts of conflicts with neighbors. When you list live/work units will there be restrictions for what kind of work? And have you thought about the insurance involved in the mix used building? It's very expensive to have both in one unit. I would recommend having a single (or multiple) commercial building that stands alone from housing.
I think some of these units should be available for purchase so that people can have that option to be able to remain in Crested Butte. As a teacher, I know of several teachers that can't afford to buy anything in the valley, but want to put down roots here, raise a family, and be homeowners. Renting is not a long term solution.
This project is TOO DENSE!
on site power generation, solar or geothermal
Not innovation related - but, will there be a second point of access required for ingress/egress into the site for fire safety?
What are the opportunities for ownership versus rental? Ownership opportunities are really important for people working to build a life in our valley.
Don't fuck it up.
More ADA access!
Im not sure - affordable housing is our current crisis
I can't think of anything to add at this time.
Follow HHGV's strategy of designing buildings that sequester carbon (natural fiber materials, locally sourced) and produce more energy than they use. Design the community not around single use vehicles, but an efficient design that allows public transit to circle most effectively. (Unlike the design of CBS and Mt CB). I'm not sure if the circular design is best for this or not. Aren't grids more efficient in this way?
Consider creative ways to make these attainable: such as providing financing, partnering with local government districts/municipalities, mixing in non-deed restricted units
It would be great to see something about transportation access- Secured bus route etc. Bike route into town?
Transit stops within the development should be a requirement as well as agreements with RTA or Mountain Express to serve this development on a regular and extended schedule.
The whole project should be considered to be net zero metered. Toxicology and environmental goals need to be front and center in this community. Responsibly constructed Healthy homes do not include spray foams and those/similar products should be banned from the design, specification and construction of the project.
With 180-220 units and 700 full time residents, that is a lot of cars. In Project Outcomes #5 - reduce commuting, the plan needs to include a bus turnaround and enclosed transit center.
Yes I am also wondering how these will be managed? Through the County? Making an HOA where everyone pays yearly dues? Will on developer come in and build all the units at once? Will units be available to purchase?

Will units be available for purchase for businesses like the did in the Town of CB. I regret I did not jump on that opportunity and I would encourage this development to include that option. I believe in this plan. I like what has been drawn up but I want folks to own and rent. I want this to be a community everyone is proud of. I go to Pitchfork and like the layout but its tight....there in no where for visitors to park. The sidewalks are all cracking and messed up who pays for things that go wrong? Has that been discussed? I think 180 units will be busy. And looking toward the future what will happen at the Corner of Brush creek? If we build out here will we build out there too? At one point it was recommended to only to 80 units there why are we squeezing so much into this project?

Lastly it who will maintain the landscaping? Having been a resident in CBSouth for 25 years I have watched the landscaping go downhill and the weeds increase with no one able to do anything about the general upkeep. How do you keep public spaces maintained along with the trail and all that is going on?And with a snow year like we are having? Long term effects need to be considered

The overall concept is quite appealing from an architectutral point of view but I would be concerned with the ability to deliver on this vision given the realities of design and code constraints necessary to bring the design to completion.

The project appears to require a substantial amount of structured parking and it is unclear how the problem of water and sewer services will be met. Both of these drive significant cost and spacial constraints which will ultimately affect the financial feasibility of the project.

I did not see (might have missed) any information regarding ownership vs rental distribution. Is there a mix or are all assumed to be for sale product? In my experience the greater demand is for rental units.

The circulation plan does not appear to accommodate an effective means of snow management. Narrow corridors without storage space. Hauling snow from the site will be cost prohibitive.

In addition to domestic water supply the buildings will require a substantial amount of capacity for fire suppression. This is an issue that has caused problems next door at the Riverland Industrial Park. Given the density and residential nature of the project, combined with "live/work" uses, fire suppression will be an important consideration.

I would like to know the sustainability around water with this project. Where is the water coming from for this subdivision? I also have concerns about the number of units, and would lean toward the lesser projected number.

The entry to this development needs to be less obstructed by building so people on highway can see comers and goers. It also need to have a sense of entry with landscaping.

the issues/challenges/limitations to significant multi-family/dense community development in the north end of the valley which is not within the township of Crested Butte have always and likely will always be resource related (water, sewer and utilities) as well as traffic related. I don't believe that reduced commute should be a significant focus, rather public transit, its availability and access. The vision for the Whetstone site is truly admirable, but until the resource challenges are fully address, the site "vision" is like putting the cart before the horse.

I'd like to see details on a walk/bike route to CB and stops for Gunnison Valley RTA and the mountain express

I suggest keeping the density on the low end and providing more open space with lots of snow storage. Perhaps

outdoor grill areas and a playground. I assume a traffic study will be conducted, if not it should be with levels of service at key intersections along highway 135. It should take into account buildout of existing developments and known planned developments, I believe this to be absolutely critical.

If you do another video, it would be great if you could slow it down so that it is easier to read and digest all of the text that is overlaid on the site plan. I am a landscape architect and planner and have experience with reading and understanding plans, but it was going so fast I had to pause it several times to catch all of the important information.

I think you've done an amazing job and I wish the Brush Creek development had taken these same community-involvement steps.

I would love to see Whetstone look to creative and innovative solutions for community transportation. In addition to a bus stop, can there be a car share program? A shared E-Bike program?

Again, don't fuck it up. We're running out of opportunities for workforce housing. Don't cave in to those assholes near Brush Creek if they start bitching about the proximity to their stupid golf course.

Honestly more parking as well. Each 2 bed unit is going to have at least 2 cars and should have parking for such. Same with 3 beds.

It would be worth it to keep pedestrian safety in mind as well. Sidewalks, and well lit areas in parking area and for those having to park on the street, or walk in from highway 135.

I'm not even sure it's possible, but it sure would be great if there could be a limit on people who purchase properties only to turn them into Airbnb or VRBO housing. I think that would assist in being able to look for an even purchase and become a full-time tax paying member of the community. We have struggled finding housing now for over three years

Not at this time.

It seems that CBS almost became something like this, but it isn't. Homes have become unaffordable/unattainable, and most people living there use a personal vehicle daily. They drive to work, the school, trails, their own parks, and even their own commercial district. How can we learn from the mistakes of CBS to make this better? A sense of community happens when you see your neighbors daily while walking, biking, riding public transit, etc. It doesn't happen when you get into your car alone in your garage every time you leave the house - to run errands, go to work or school, recreate, etc. Building a neighborhood around the notion of not getting into a single use car on a daily basis meets all of our goals - it builds community, reduces fossil fuel usage, and makes living more affordable.

Put in a dog run or fenced area for dog owners to let dogs off leash in a contained area?

The Mt. CB Water & Sanitation District is considering purchasing employee housing, but we are only 15 employees. It would be interesting to see if the County could coordinate smaller governments and business to create some type of housing partnership. Feel free to contact me.

Love the depth of community involvement and highlight of sustainability.

If there is no transit service this project seems to be extremely under-parked. Please don't force all the residents into their cars for daily tasks.

Compliments on a really thoughtful and inclusive presentation and planning effort.

I believe as a public project that all financial information relating to the project should be public at every stage

including all profit by contractors and sub contractors. This builds trust within the community that their public servants and elected officials are acting with their best interests in mind and keeps the process honest and engaging for the electorate. Commissioning a financial impact study would show how this project can add to the local economy. This would allow the public to understand the difference between hiring outside contractors and using foreign materials. A Life Cycle Analysis should also be included to show the drastic difference in the impact of construction if care is taken versus "business-as-usual."

The large scale structure on the NW corner is proposed to be 3-4 stories tall. This is an important view corridor at the entrance to Crested Butte. The height of this building does not appear to meet the county's land use resolution.