

Whetstone Community Housing Virtual Work Session

May 19, 2022

Attendees

- County team: John Cattles, Cathie Pagano
- Project team: jv de Sousa, Willa Williford, Danica Powell, Marine Siohan
- Community members, stakeholders, Whetstone followers: 23

Agenda

Time	Item	Facilitator
3pm	Welcome & Introduction	Danica
3:10pm	Team Presentation	Danica, jv
3:40pm	Session 1 (20 min) & Session 2 (20 min): <ul style="list-style-type: none"> • Breakout Room 1: Site Design & Circulation • Breakout Room 2: Sustainability & Infrastructure Prompts <ul style="list-style-type: none"> • Questions for the Team • Discussion: What should we think about as we move forward with this design? 	<ul style="list-style-type: none"> • jv, Cathie • Willa, John
4:20pm	Report Out	Cathie, Willa
4:30pm	Wrap Up	Danica

Notes

Site Design & Circulation

Group 1 discussion

- Question about structures at highway and the density and its siting on parcel.
 - Participants like that there's still green space next to dense area, there are bulges for transit stops and highest density closest.
 - Question about flipping density and fronting it to internal road – putting larger parking lot closest to highway.
 - Which is more important? How we create sense of community or allow transit stop inside the site. Could we have enclosed conditioned space for transit stop - like some other use such as a cafe?

- How does flipping park and apartments affect the view from hwy 135? Is it a building or parking lot?
- Observation that service to Whetstone by Mtn. Express may not happen.
- Observation that underpass should be constructed to connect to transit on highway.
- Observation about orientation of buildings to highway and how it affects entrance to town; should the eastern buildings be reoriented? Run building perpendicular to highway but don't have full view of parking. Importance of connection to supportable transit infrastructure.
- Question about height of buildings along highway. Observation that that there was pushback on Brush Creek about that.
- Observation that rotating the building also affects the passive solar gain.

Group 2 Discussion

- Observation that density along highway is a bit foreign but from a livability it's an appropriate solution.
- Question about upper northeast corner and its use.
- Observation that community use space should be along greenway rather than isolated.
- Question about why the density is located along the highway.
- Observation that it might be more obvious if the greenway was more direct rather than "hop scotch".
- Observation that group of units to the north of park could be flipped so that the units face the park rather than parking and street.
- Question about west set of units and their configuration.

Sustainability & Infrastructure

Group 1 discussion

- Participants had interest in embodied carbon calculations and tradeoffs between building performance and costs. Strong desire to see very efficient building envelopes and limited use of energy and water at the site.
 - Could gray water systems be used on site?
 - Could the existing well be used for irrigation and/or fire suppression?
 - Is geothermal cost effective? Discussion of County experience with other buildings, need to understand specifics of this site geotech and energy needs.
- Questions and discussion of infrastructure options - interest in specifics about locations of lift stations for bringing wastewater back to Town of Crested Butte. Discussion of tie in locations to Town and further analysis ongoing.

Group 2 Discussion

- Observation that the solar orientation of buildings on the site is pretty good, and that the slopes and street grid help support that.
- Observation of strong alignment between Whetstone sustainability goals and Town of Crested Butte Climate Action Plan. Observation that setting a high bar on green also has price tag associated with it; make sure goal of affordability for local workers stays in the forefront even with ambitious sustainability thresholds.

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- Question about what barriers might exist to get water and sewer extension from Town of Crested Butte.
 - Discussion of cost, engineering, and capacity study that is ongoing.
 - Support for tying into Town of CB - aligns with community goals - importance of keeping operating costs down for homeowners/renters
 - Question about what hurdles exist that could render this project feasible or unsuccessful.
 - Comment that participant would like to see the landscape areas use as little water as possible.
 - Discussion of project phasing - we anticipate that the development will be phased, but we don't know the details of that yet.

WHETSTONE COMMUNITY HOUSING

Work Session
May 19, 2022

whetstonehousing.weebly.com



Meeting Goal

Present updated site plan to incorporate several beneficial changes, including:

- The **addition of land** on the north side of the Whetstone parcel;
- A second **point of entrance and egress** to the site;
- **Enhanced mobility** into and throughout the site for safe bus, car, bike, and pedestrian circulation;
- Better opportunities to **phase development**, respond incrementally to community growth, and provide a diversity of housing options for locals housing for local community members;
- A **larger park** and green space corridor;
- A direct connection to a proposed re-aligned **Brush Creek intersection**.

Answer questions.

Gather your feedback on what we should think about as we move forward with this design.

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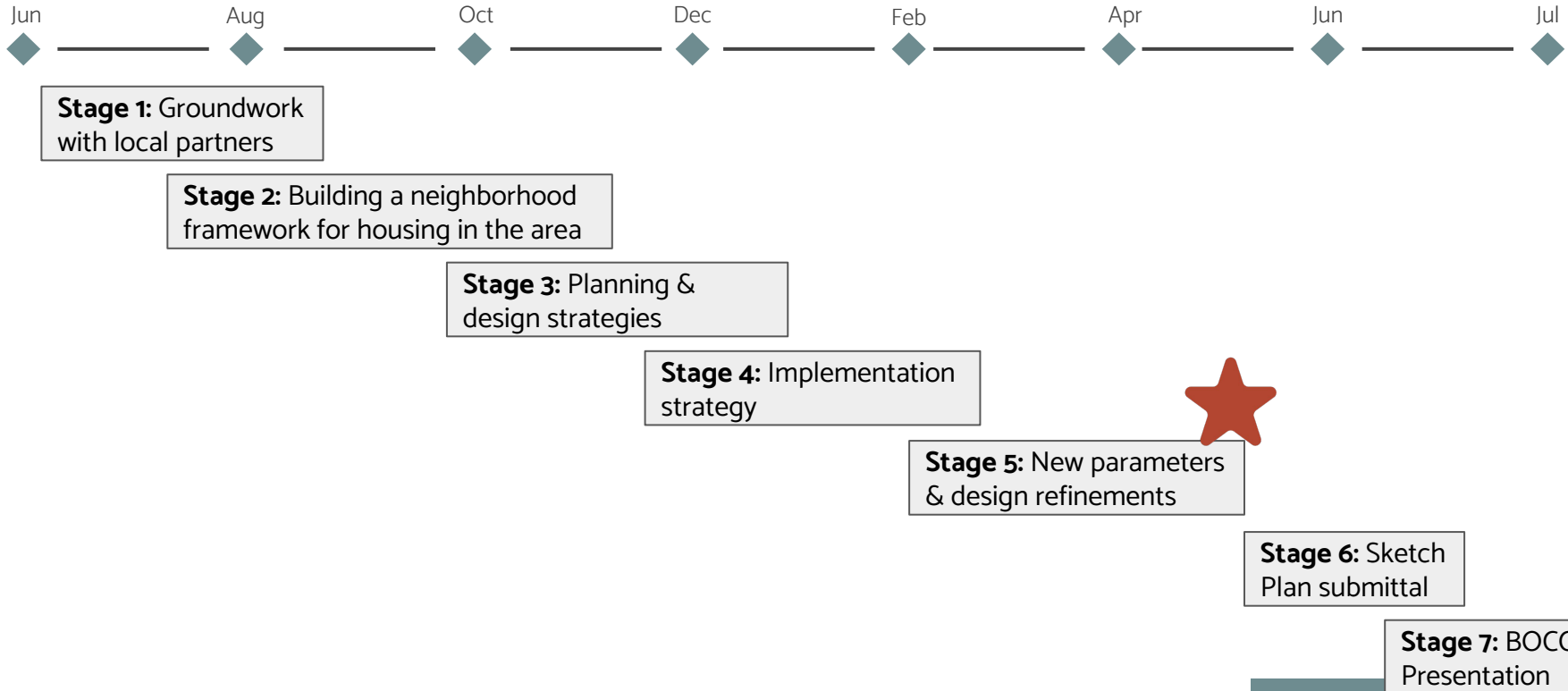
Discussion

Project Status



WILLIFORD, LLC
land use & affordable housing

Project Timeline



Project Vision

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

- Meaningful and long lasting contribution to **community attainable housing**
- **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

Land Addition



Engagement Summary



WILLIFORD, LLC

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**



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**
- **Large Employers** (Western Colorado University; Vail Resorts; School District)
- Potential **Water & Sanitation**, East River, Crested Butte, Colorado Public Health
- **Gunnison Valley Regional Housing Authority Board**
- **Neighboring Jurisdictions**, Town of Crested Butte, Mt Crested Butte
- **Financing/Funding**, DOLA, CHFA)
- **Access/Transportation**, CDOT, Mountain Express, RTA
- **Neighbors**

Options for Water & Sewer Connections

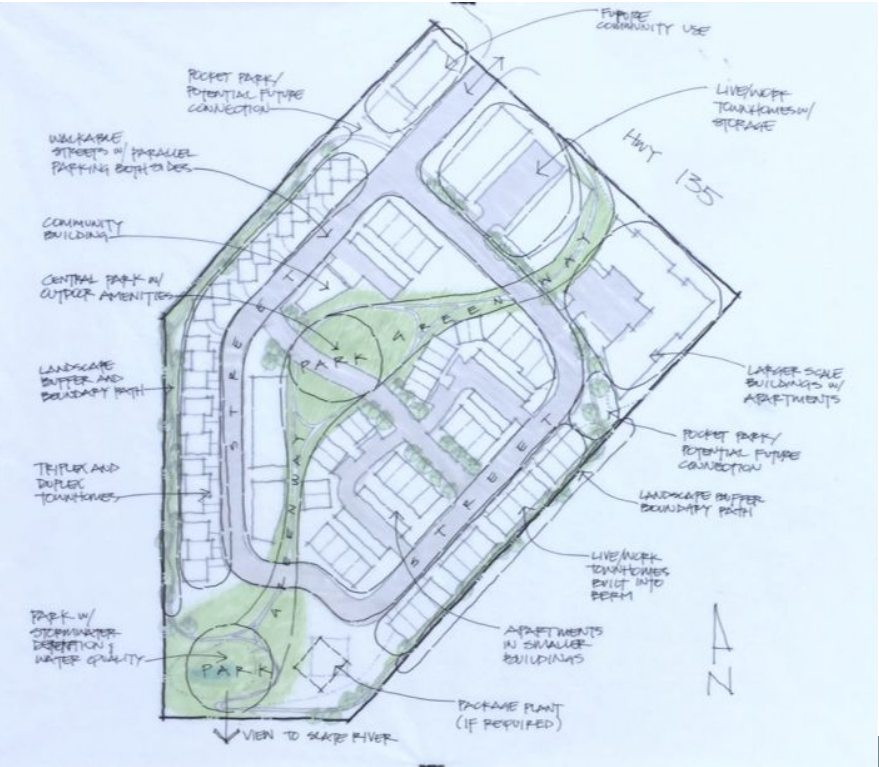
	Option 1 (Preferred Option): Connect to Town of Crested Butte water and sewer systems*	Option 2: Connect to existing Skyland water and East River sanitary sewer systems.	Option 3: Use existing well for water system, build wastewater treatment plant on site
Construction	\$5,3M	\$2,3M	\$9.0M
Tap fees / plant improvements	\$5,4M <small>(assume 1.5x tap fee for out of Town)</small>	\$8,5M	-----
Total Capital Costs	\$10,7M	\$10,8M	\$9,0M
Estimated Operating Costs	\$191k per year	\$248k per year	\$360k per year

Site Plan Evolution



August 2021 (Design Charrette)

October 2021 (BOCC Presentation)



November 2021 (First formal plan)



December 2021 (CDOT alignment)



January 2022 (Potential addition of the Gers property)



March 2022 (Parcel for George & Elaine Gers)



April 2022 (Eliminate structured parking)



May 2022 (Optimization for circulation, 135 connection and transit opportunity)



Current Sketch Plan



20'-0" w. access easement for potential future access to Colvin

25'-0" w. common area property for boundary trail

PARCEL G
20,810 S.F.
(0.478 ACRES)

Whetstone Site Yield	
northwest corner flats and triplexes	9
west edge triplexes	24
central area flats	84
south corner townhouses	4
east edge live/work townhouses	12
northeast townhouses	11
northeast apartments	18
north central apartments	69
TOTAL SITE YIELD	231

Discussion



Breakout Rooms:

- Breakout Room 1: Site Design & Circulation
- Breakout Room 2: Sustainability & Infrastructure

Questions for the Team?

Discussion: What should we think about as we move forward with this design?

Note to moderators: please record your sessions!

Gunnison County plans to develop the Whetstone parcel in alignment with its Climate Action Plan and will apply lessons learned from our own efficiency and carbon reduction journey.

- Buildings will be all-electric utilizing either a geothermal heat-pump system or air-source heat pumps.
- The project will be solar ready and we will endeavor to include solar arrays from day one.
- Building energy performance will meet or exceed 2021 IECC which will result in buildings that use less than half of the energy of our average buildings in the valley.
- Design will prioritize the use of materials that are low-embodied carbon and those that may contribute to carbon sequestration.

Thank you

whetstonehousing.weebly.com

DANKE!
THANK YOU!
MERCII!
GRAZIE!
GRACIAS!
DANK JE WEL!



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