

WHETSTONE COMMUNITY HOUSING

Planning Commission Work Session
October 20, 2022

whetstonehousing.weebly.com



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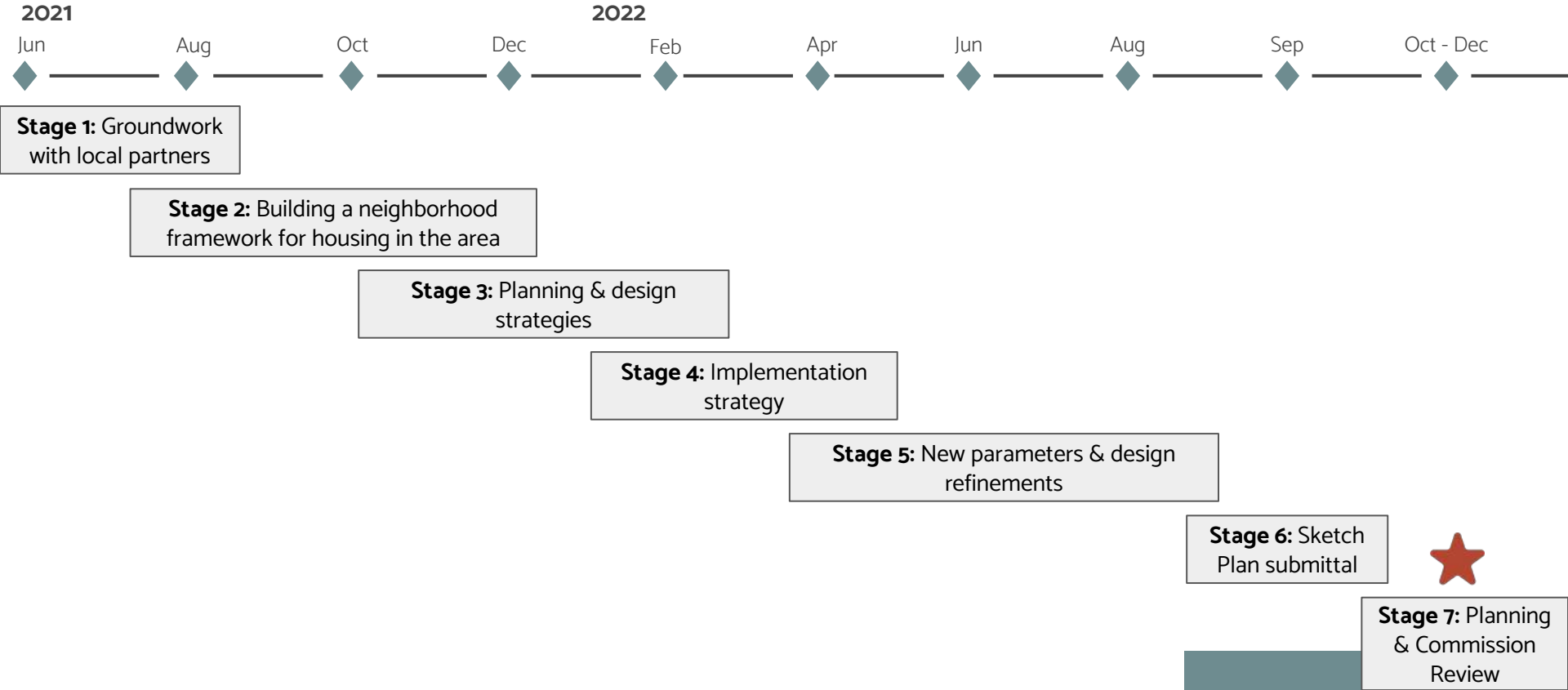
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Sketch Plan Description

Project Status



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**.

Project Goals



Support the local economy, with reliable housing for the workforce



Provide housing security for essential members of the community who have been facing housing challenges such as overcrowding, low quality/high utility cost, rising rents, or being frequently forced to move (due to home sales and conversions to short term rental)



Support environmental goals by reducing commuting and improving energy efficiency through green building and modern construction techniques

Desired Outcomes | **Community Vitality**

- Develop new housing for our community members and permanent **workforce**
- Create a great neighborhood, where residents and neighbors make meaningful connections, put down roots, and experience **pride of place**
- Utilize the land to its **full potential** while providing a significant number of attainable housing units
- Support our economic vitality by ensuring that the current workforce is able to **remain in the community**
- Opportunities for **placemaking**: art/sculpture, unexpected and interesting elements, community uses
- Work efficiently to begin site development construction in **2024**

Desired Outcomes | **Affordability**

- Alleviate the stress of **housing insecurity** that many members of our community are experiencing
- Goal to maximize homes **for rent** to households below 120% AMI, and potentially include homes **for sale** for households up to 200% AMI
- Goal of providing **100% deed restricted housing attainable by local workforce**, in order to take advantage of the LUR incentives we must achieve a minimum of 40% essential housing (120% AMI and lower) which the project will exceed: financing mechanisms & selected developer(s) will determine the final mix.

Desired Outcomes | Environmental Sustainability

- Reduce energy intensity of buildings to meet or exceed 2021 IECC; reduce cost to heat homes by **increasing the efficiency** of homes, in alignment with the County's Climate Action Plan
- **All-electric buildings** utilizing either a geothermal heat-pump system or air-source heat pumps
- **Charging stations** for electric vehicles
- **Solar ready** project
- Prioritize use of **materials** that are low-embodied carbon and those that may contribute to carbon sequestration

Desired Outcomes | **Transportation Connections**

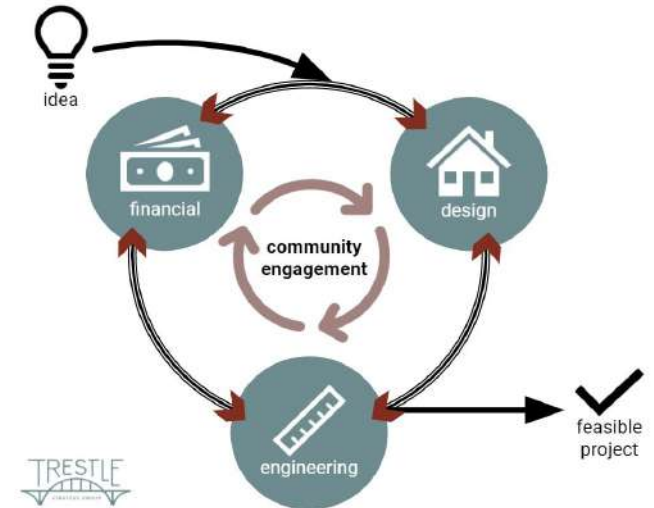
- **Reduce commuting** by creating opportunities for workers to live near their jobs
- Create **strong street, trail**, and **park connections** within the site; build for intuitive desire lines, efficient walking, biking, ADA connections
- Position **bus** and pedestrian **underpass access points** to work most efficiently for neighborhood design AND transit solutions and to make it clear, desirable, inviting, safe, and easy to use
- **Safety** and **maintenance**: consider snow removal, personal safety, make paths and underpass wide and airy
- Respect/maximize **natural site grading**: design to natural contours and site grading to make trails and buildings integrated into cohesive natural and built environment with minimal highly engineered solutions where possible
- **Strong connection** within the site to a future CB to CB South Trail

Engagement Summary



Community & Stakeholder Engagement Approach

- **Process committee:** weigh-in on the outreach plan and schedule for the project
- **Iterative approach:** technical aspects (such as land use, civil, finance and development) informing and informed by the best ideas, visions, and expectations of the area's community and partners
- **Relevant strategies,** with various levels of engagement intensity necessary, selected to engage and address the **specific needs** of stakeholders & the community
- **Direct outreach to stakeholders** to provide input that supports the ultimate vision and feasibility of the project



Engagement and Outreach Summary



Process Committee



5 Site Walks



Youth Engagement



Design Charrette



Virtual Work Session

Community



Stakeholders

Developers, Employers, Water & Sanitation Providers, Housing Authority, Partner Jurisdictions, Financing/Funding Partners, Transportation, Neighbors

Online



Project Website



Video & Survey



Newsletter & Press Releases



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 and Communication:** Project presentation **video** & **feedback**
- **Virtual work session:** Project update, site plan evolution, discussions on **Site Design & Circulation** and **Sustainability & Infrastructure**



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

Common Themes from Youth Engagement

- Big interest in **water**, water features, and connection to the river
- Kids interested in **commercial uses** amongst residential to add availability between Crested Butte and Gunnison
- Many family and kid friendly **amenities** added:
- Very valuable **civics lesson** for the kids, on how to work together in a group with divergent opinions



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**
- **Neighboring Jurisdictions:** Town of Crested Butte, Mt Crested Butte
- **Financing/Funding:** DOLA, CHFA
- **Access/Transportation:** CDOT, Mountain Express, RTA
- **Neighbors**

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)



July 2022 adjust far northwest



Sketch Plan Description





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All contents of this document represent design intent only. Final engineering and landscape plans shall be the responsibility of the contractor or architect. All plans, designs, drawings, and specifications shall be provided for these drawings on the priority of the architect and shall be created for use in connection with the described project.



WHETSTONE
TBD, CO - 135
Crested Butte, Colorado 80305

Issue date:
Sketch Plan Site Diagrams
08/26/22

revisions:

drawing title
**LANDSCAPE
PLAN**

drawing scale: 1/8" = 1'-0"
drawing number

MAP 5

CONCEPTUAL DEVELOPMENT PLAN NOTES

STRUCTURES

- 1** SINGLE FAMILY - (3 BED)
- 2** DUPLEX - (3 BED)
- 3** TRIPLEX - TWO STORIES - TWO TOWNHOUSES - (3 BED) w/ ONE FLAT - (1 BED) - OVER ENCLOSED GARAGES
- 4** APARTMENTS - TWO STORIES - EIGHT WALKUP FLATS - (2 BED)
- 5** APARTMENTS - TWO STORIES - FOURTEEN WALKUP FLATS - (2 BED)
- 6** ALLEY FLAT - TWO STORIES - (1 BED) - OVER ENCLOSED GARAGE
- 7** LIVE/WORK TOWNHOUSE - TWO STORIES - THREE UNITS (3 BED) - w/ CLOSED GARAGE
- 8** TRIPLEX - TWO STORIES - THREE TOWNHOUSES - (2 BED)
- 9** APARTMENTS - TWO STORIES - TWENTY UNITS - (1 BED, 2 BED)
- 10** APARTMENTS - THREE STORIES - THIRTY-THREE UNITS - (1 BED, 2 BED)
- 11** APARTMENTS - TWO STORIES - FOURTEEN UNITS - (1 BED, 2 BED)
- 12** APARTMENTS - TWO/THREE STORIES - THIRTY SIX UNITS - (1 BED, 2 BED, 3 BED)

AMENITIES

- 13** CENTRAL GREENWAY/PARK
- 14** BOUNDARY TRAIL
- 15** BOUNDARY LINK

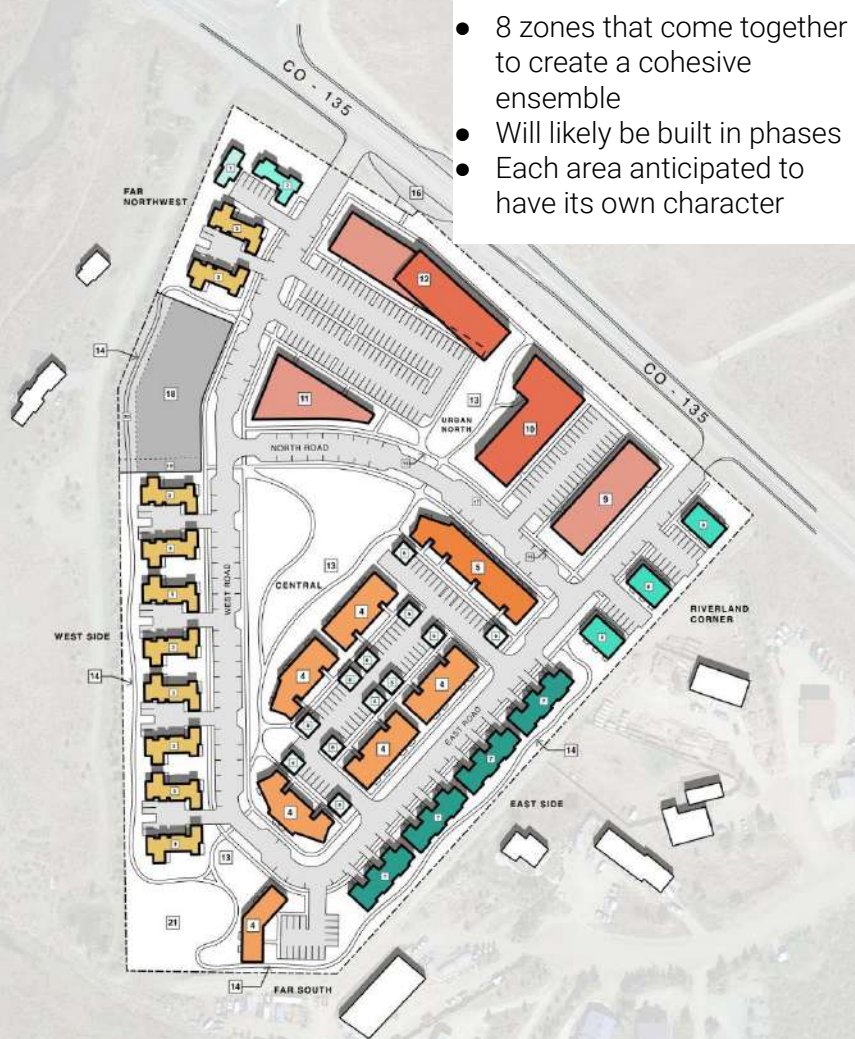
TRANSIT / MULTI-MODAL

- 16** BUS STOP
- 17** SCHOOL BUS PICKUP/DROP OFF

OTHER

- 18** GERS PARCEL
- 19** CONNECTION TO COLVIN PROPERTY
- 20** BOUNDARY TRAIL EASEMENT
- 21** STORM WATER DETENTION

- 8 zones that come together to create a cohesive ensemble
- Will likely be built in phases
- Each area anticipated to have its own character



PRELIMINARY SITE YIELD TABLE	ONE BED	TWO BED	THREE BED	TOTAL UNITS
WEST SIDE				
TRIPLEXES	8		16	24
FAR NORTHWEST				
TRIPLEXES	2		4	6
CORNER T-HOME			3	3
CENTRAL				
STACKED FLATS		54		54
GARAGE FLATS	12			12
EAST SIDE				
LIVE/WORK		12		12
RIVERLAND CORNER				
NE TOWNHOUSES		9		9
FAR SOUTH				
STACKED FLATS		8		8
URBAN NORTH				
NW BLDG	7	26	3	36
SW BLDG	6	8		14
CENTRAL BLDG	15	18		33
EAST BLDG	8	12		20
TOTAL	58	147	26	231


Drawing title
 CONCEPTUAL DEVELOPMENT PLAN
 Drawing scale: 1/8" = 1'-0"
 Drawing number

Circulation & Connections



OPEN SPACE PLAN NOTES

PRIMARY SPACES

	1	CENTRAL GREENWAY / PARK	65,000 sf
	2	BOUNDARY TRAIL / BUFFER	59,000 sf
	3	BOUNDARY LINK	18,800 sf
	4	LANDSCAPE GARDENS	95,000 sf
	5	STREET PARKWAY	32,000 sf
	6	CO - 135 BUFFER ZONE NATURAL PLANTING	20,500 sf

AREA BREAKDOWN

BUILDING COVERAGE	133,000 sf
IMPERVIOUS SURFACES	
PARKING AND ROADS	187,000 sf
PAVED SIDEWALKS	46,500 sf
TOTAL	233,500 sf
PERVIOUS SURFACES	
LANDSCAPE AREAS	168,000 sf
NATIVE AREAS	111,500 sf
SOFT SURFACE TRAILS	10,800 sf
TOTAL	290,300 sf



Open Space



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MAP 2

Neighborhood Zones | Urban North



- About 85-100 **apartments**, in a highly transit accessible, vibrant location
- Up to three stories, utilizing grade changes to minimize perceived size from the Hwy
- Strong connection to the highway, **sheltering** the rest of the site, and **framing the street** and transit connections
- Park and pedestrian **connections**
- Excellent **views** of Mount Crested Butte, Paradise Divide, and Whetstone Mountain
- Opportunity for **community serving uses** such as non-profit office space, childcare, neighborhood serving business, business center or co-work space
- **Parking** for 120-140 vehicles

Neighborhood Zones | Urban North



- 9 **townhouse** units, 1 and 3 BR
- Architectural character that responds to the **agrarian history** of the Slate river valley and surrounding ranches
- Trail **connection**
- Residential parking

Neighborhood Zones | Gers Parcel



- Separately described and represented in gray
- Gers family intends to rebuild on the site
- Land use approvals for this site will occur **outside of this process**

Neighborhood Zones | West Side



- **24 units**, 1 and 3 BR
- Pitched roofs, **front porches**
- Buildings address **garden courts** and the street
- Parking courts between buildings include **enclosed garages**
- **Low fences**

Neighborhood Zones | Central



- 66 units
- Two story **flats**
- **Alley loaded parking**
- **Front porches**
- Second floor **balconies**
- Buildings address the street and the **park**
- “**Alley Flats**” above enclosed garages

Neighborhood Zones | Far South



- **8 units**
- Two story **flats**
- **Front porches**
- Second floor **balconies**
- Buildings address the street and the **park**

Neighborhood Zones | East Side



- 12 units
- Two story units with living above **enclosed garages**
- Simple **industrial contemporary** forms, bridging to the Riverland industrial park
- Opportunity for **live/work**, home office, flex space, owner occupancy or employer owned units
- Likely to go up to **200% AMI**
- Design could also be modified to have more smaller units

Neighborhood Zones | Riverland Corner



- 9 units
- 2 BR two story **townhouses**, transitioning to Riverland neighborhood

Thank you

whetstonehousing.weebly.com

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



WILLIFORD, LLC

land use & affordable housing

