

WHETSTONE COMMUNITY HOUSING

Planning Commission Work Session
November 3, 2022

whetstonehousing.weebly.com



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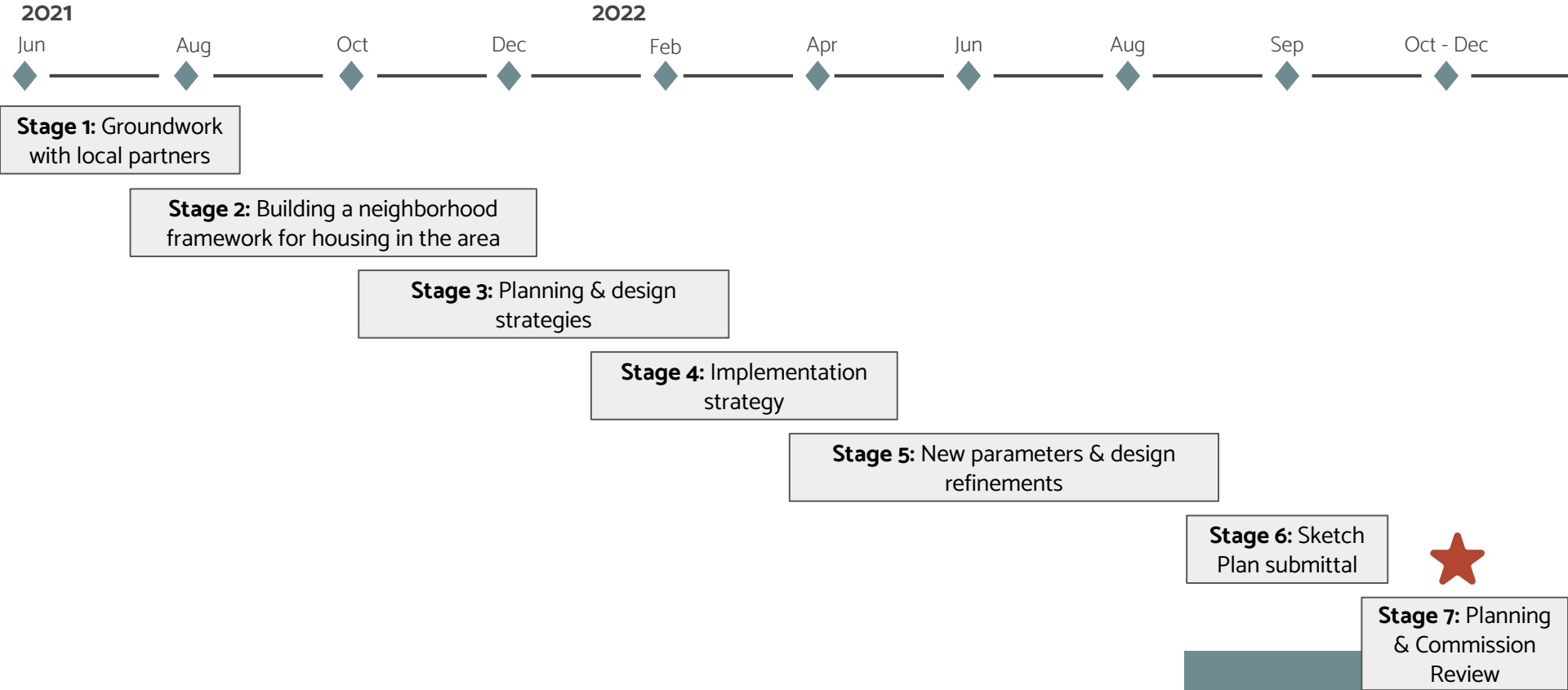
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Project Timeline



Refresher: Sketch Plan Description





ivD LLC
 1152 2nd Street Third Floor
 Boulder, Colorado 80502
 726.331.0006
 www.ivd.com

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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

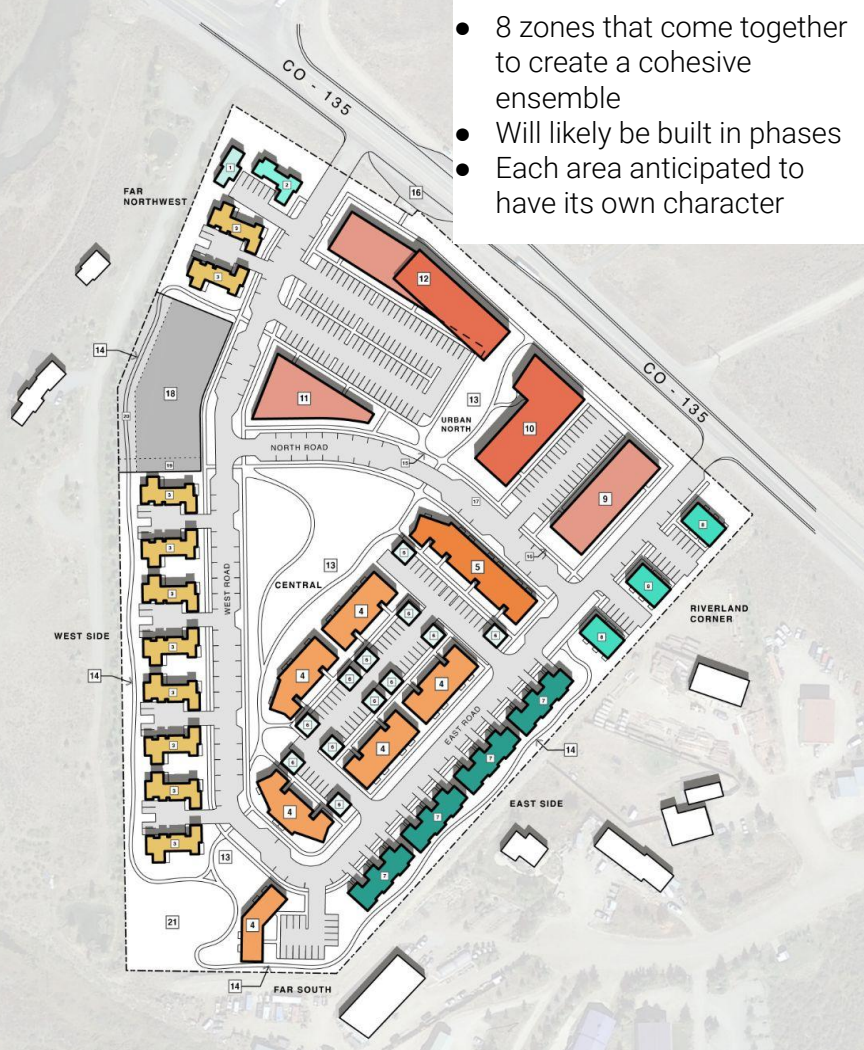
TRANSIT / MULTI-MODAL

- 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



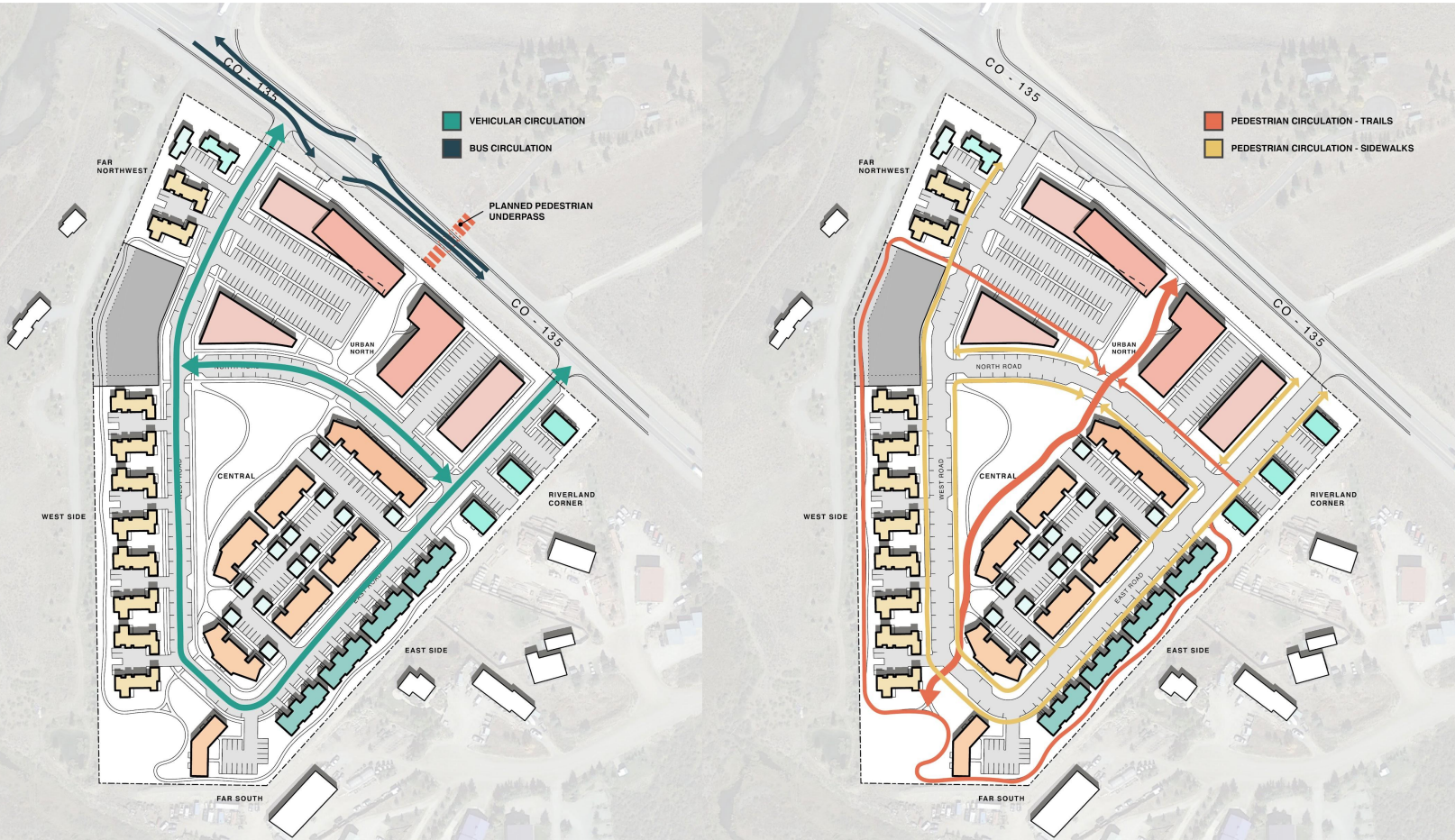
PRELIMINARY SITE YIELD TABLE	ONE BED	TWO BED	THREE BED	TOTAL UNITS
WEST SIDE				
TRIPLEXES	8		16	24
FAR NORTHWEST				
TRIPLEXES	2		4	6
CORNER T-HOME			3	3
CENTRAL				
STACKED FLATS		54		54
GARAGE FLATS	12			12
EAST SIDE				
LIVE/WORK		12		12
RIVERLAND CORNER				
NE TOWNHOUSES		9		9
FAR SOUTH				
STACKED 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

Site Circulation



Circulation & Connections



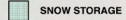
Parking & Snow Storage



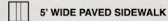
Parking & Snow Storage

PARKING AND SNOW NOTES

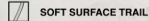
DIAGRAM KEY



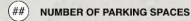
SNOW STORAGE



5' WIDE PAVED SIDEWALK



SOFT SURFACE TRAIL



NUMBER OF PARKING SPACES

PARKING SUMMARY

TOTAL NUMBER OF UNITS	231
TOTAL NUMBER OF BEDROOMS	430
TOTAL NUMBER OF PARKING SPACES	423
SURFACE PARKING	357
COVERED PARKING	24
GARAGE PARKING	42
% OF PARKING TO POTENTIAL TENANTS	98%

SNOW STORAGE SUMMARY

SNOW STORAGE AREA	53,000 sf
STREET AND PARKING AREA	187,000 sf
% OF SNOW STORAGE AREA TO STREET AND PARKING AREA	28.3%



1011 N. Peak, Front Range
Aurora, Colorado 80012
781.501.6000
jvd@jvd.com

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WHETSTONE



WHETSTONE
TBD, CO - 135
Crested Butte, Colorado 80005

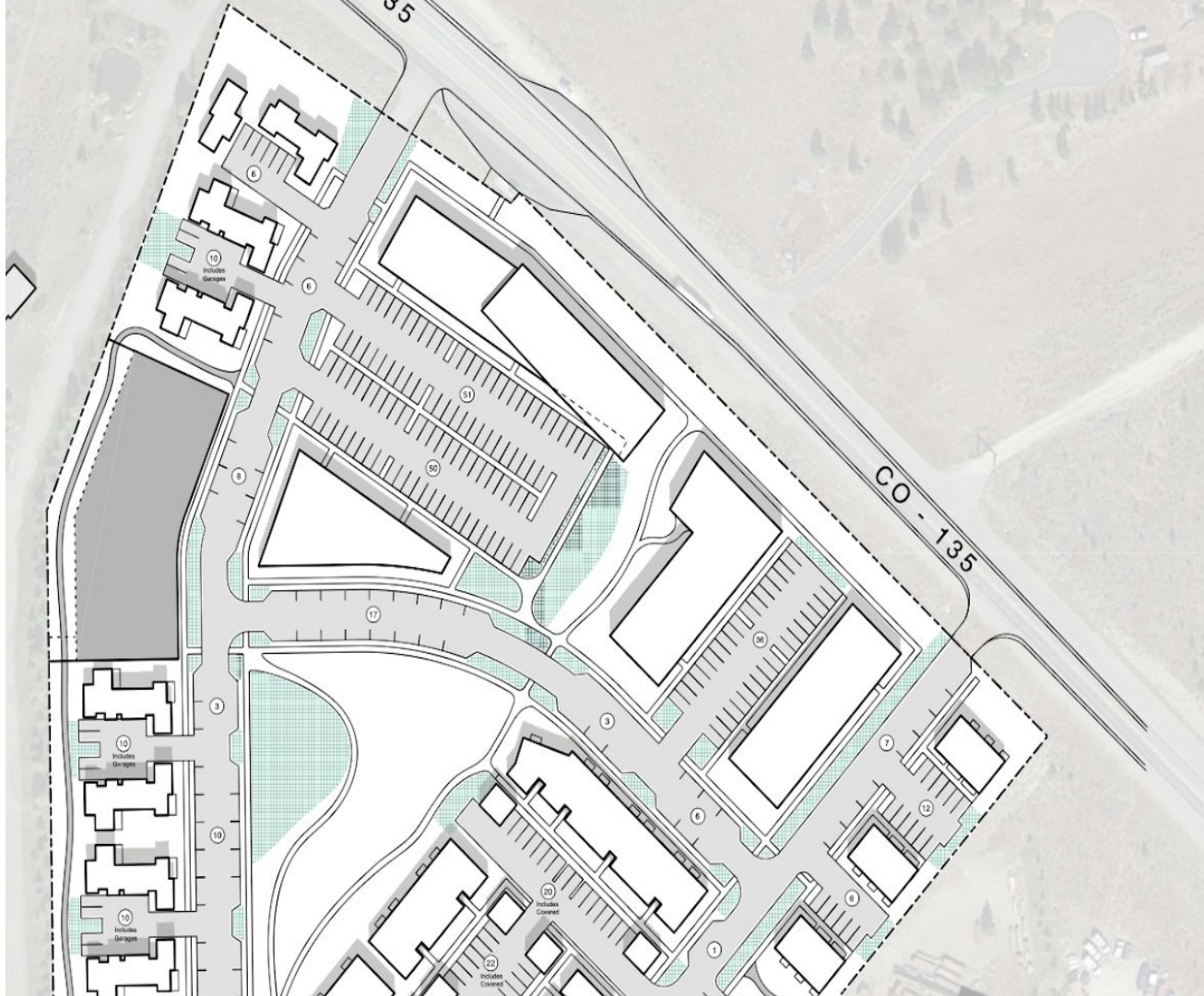
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PARKING &
SNOW STORAGE
PLAN

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MAP 3









Utilities



PRELIMINARY SITE PLAN NOTES

-  - STORM SEWER
-  - SANITARY SEWER LINE
-  - WATER LINE
-  - STORM WATER DETENTION FACILITY



J.A. Inc.
 602 N.W. 112th Street, Suite 100
 Portland, Oregon 97229
 Phone: 503.253.1122
 Fax: 503.253.1123
 www.jainc.com

Preliminary Utility Plan

NO.	DATE	DESIGN	DOWN	REVISION DESCRIPTION

DESIGNED BY: DAD
 DRAWN BY: DAD
 CHECKED BY: ALE
 JES # 1445
 DATE: NOVEMBER 2007
 © J.A. INC.

47 WHETSTONE AFFORDABLE HOUSING
 PRELIMINARY SITE PLAN

SHEET NO.
C1.0

C:\Users\jainc\Documents\Projects\47 Whetstone Affordable Housing\47 Whetstone Affordable Housing.dwg
 11/15/2007 10:00:00 AM
 11/15/2007 10:00:00 AM
 11/15/2007 10:00:00 AM

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
Estimated Operating Costs	\$248,400 per year	\$191,600 per year	\$360,000 per year



Preferred Option

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 has completed a capacity study on the Town's system's which confirms that the Town does have capacity to serve Whetstone
- County will pay for all engineering analysis
- County has officially requested that the Town extend utilities to site which triggers a process described in Town Code. Work session by the Town board to discuss is scheduled for November 21st

Thank you

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

