

WHETSTONE COMMUNITY HOUSING

Planning Commission Work Session
November 17, 2022

whetstonehousing.weebly.com



1

**Refresher:
LUR Standards**

2

**Refresher:
Community Engagement**

3

Site Design & Liveability

4

Affordable Housing Thresholds

5

Discussion

Refresher: LUR Standards



Essential Housing - LUR Standards

Standard for Planning Commission - Does the orientation of buildings with prominent buildings at the North end, adjacent to the highway provide better amenities, better use of site, energy efficient and not pose a threat to public health and safety?

Transit Focused- places the majority of people and lowest cost units closest to transit

Efficient and Functional Street Connections- East Rd. must be pushed as far away from the roundabout as possible

Efficient use of Land- Several iterations of design working to solve interconnected problems have resulted in this site layout

Safety and walkability- Large buildings at the entrance to the site give visual cues to slow traffic, residents will have access to bus stops via the central green space corridor with minimal road interference.

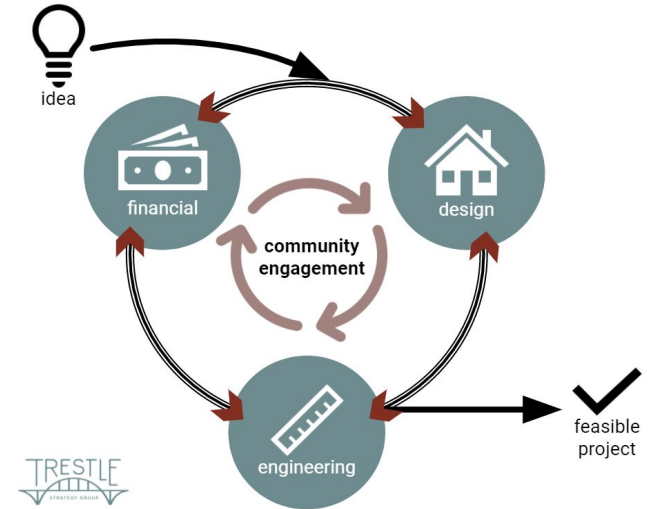
Other variances: Parking and Building Height (to be finalized at preliminary plan)

Refresher: Community Engagement



Community & Stakeholder Engagement Approach

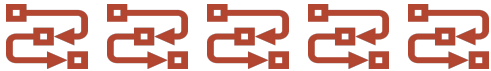
- **Process committee:** weigh-in on the outreach plan and schedule for the project
- **Iterative approach:** technical aspects (such as land use, civil, finance and development) informing and informed by the best ideas, visions, and expectations of the area's community and partners
- **Relevant strategies,** 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 Feedback on Sketch Plan

- Emails / letters from **10+ community members and referral agencies**
- **Key Themes:**
 - General **support** for housing at this location
 - Questions about **percentage of deed restriction** homes
 - Questions about **building sizes along Highway 135**
 - Questions about timing for Highway 135 **roundabout and underpass**
 - Questions about **development scale and liveability**
 - Questions about **LUR process and conditions**

Site Design & Liveability





ivD LLC
 1152 2nd Street Third Floor
 Boulder, Colorado 80502
 726.331.0006
 info@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
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- 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

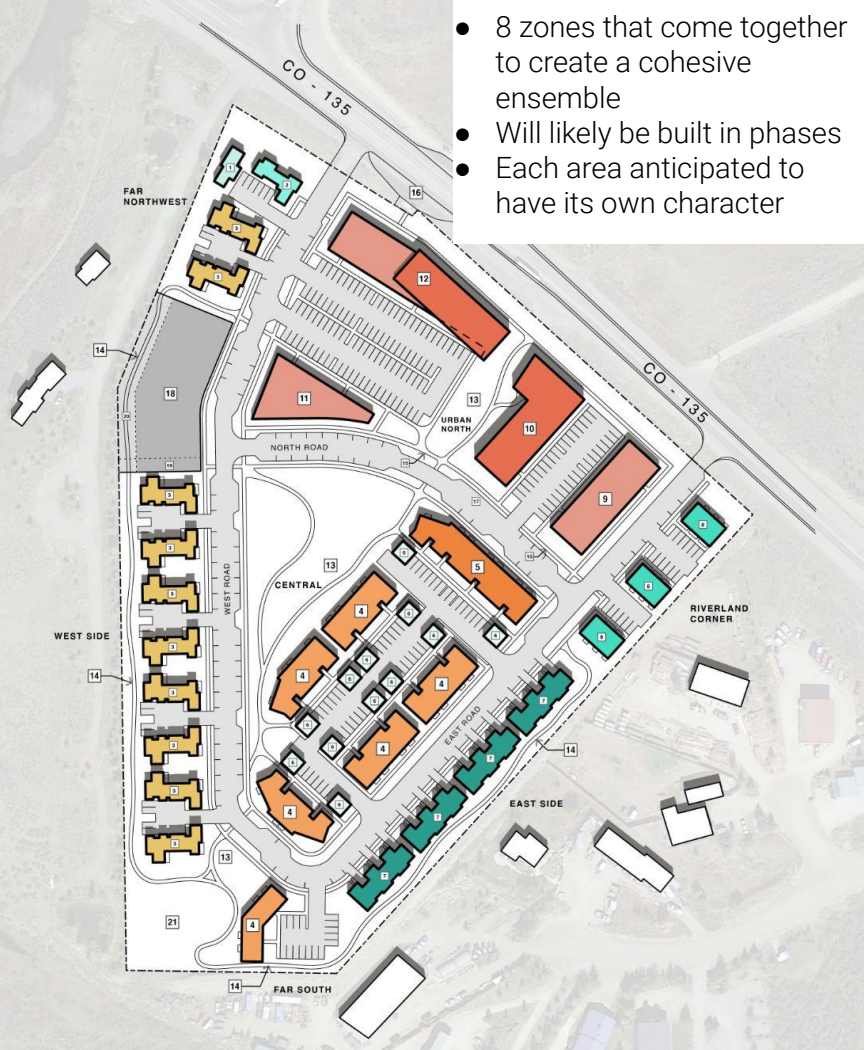
TRANSIT / MULTI-MODAL

- 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

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

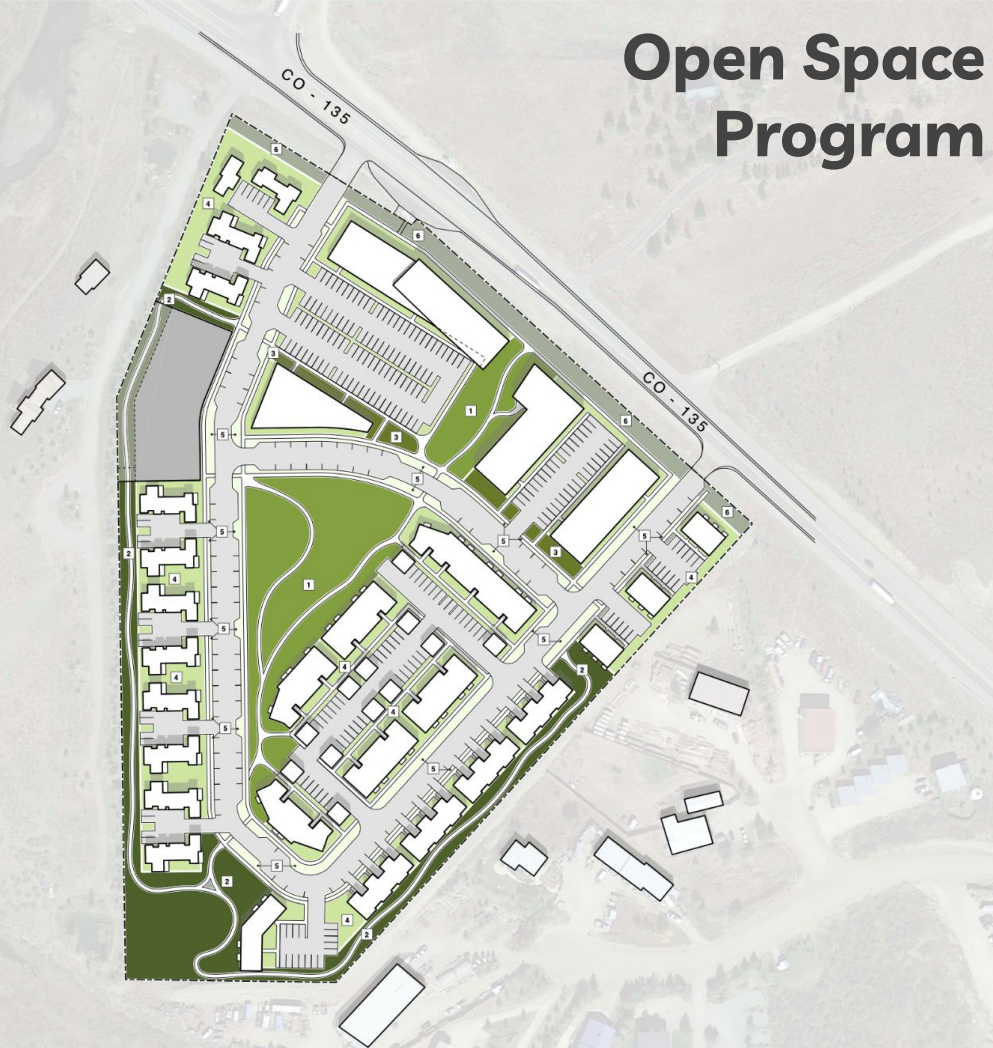
BUILDING COVERAGE 133,000 sf

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 Program



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1100 16th Street, Third Floor
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720.441.0006
ivd.com/our-work

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PLAN

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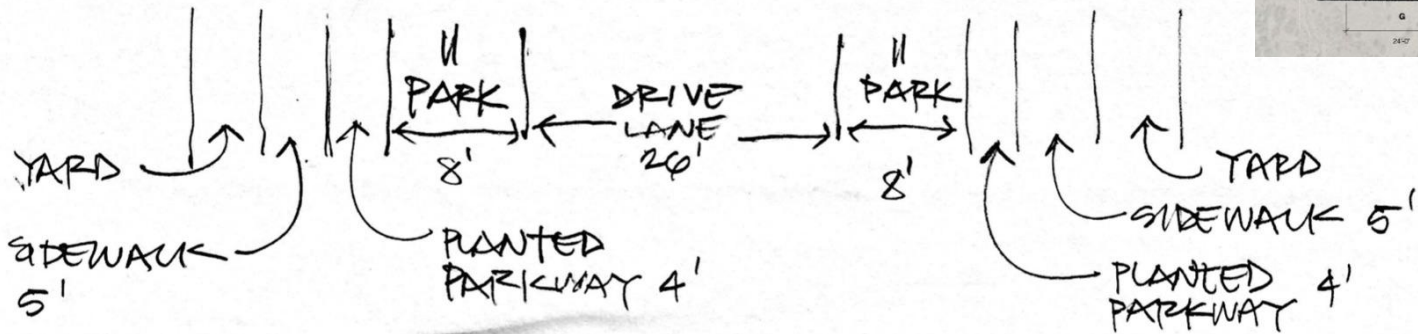
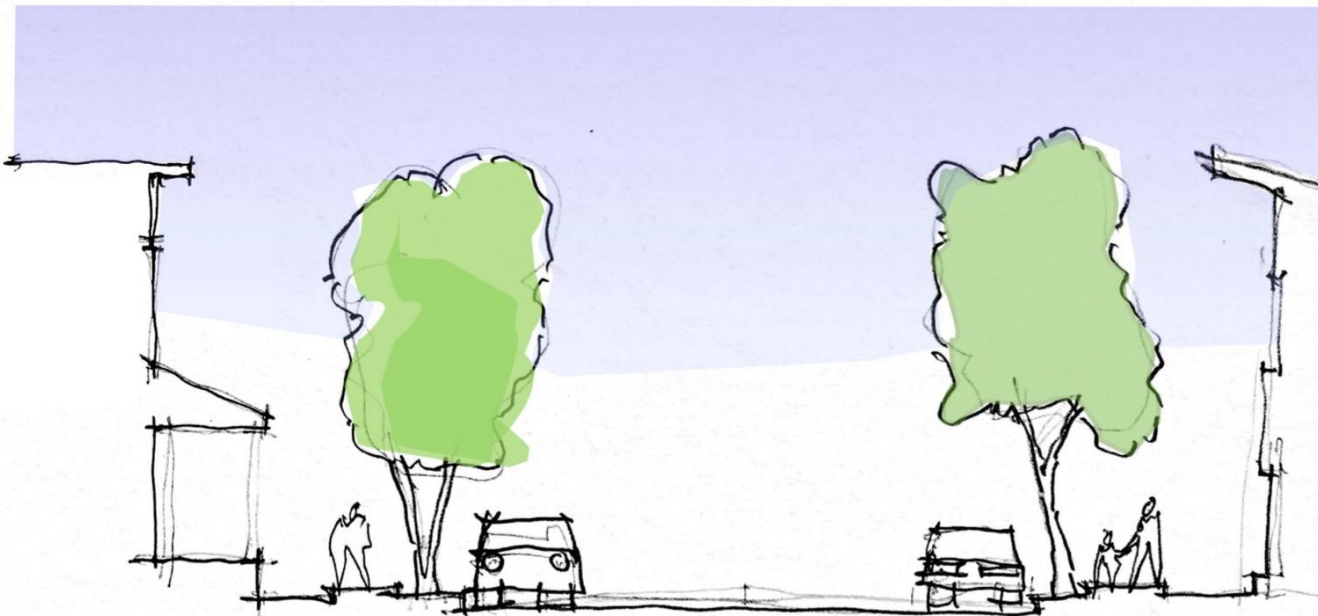
drawing number

MAP 2

iv - 12



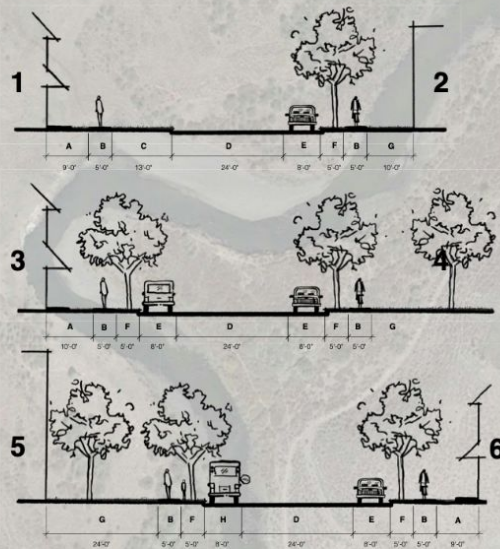
TYPICAL 60' F.O.W.



LANDSCAPE PLAN NOTES

STREET SECTIONS

- | | |
|--------------------------------|--------------------------------------|
| A Open Space w/ Porches | E On Street Parallel Parking |
| B Pedestian Sidewalk | F Street Tree Planting Zone |
| C Snow Storage Zone | G Open Space |
| D Street | H School Bus Pickup/ Drop Off |



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AMENITIES

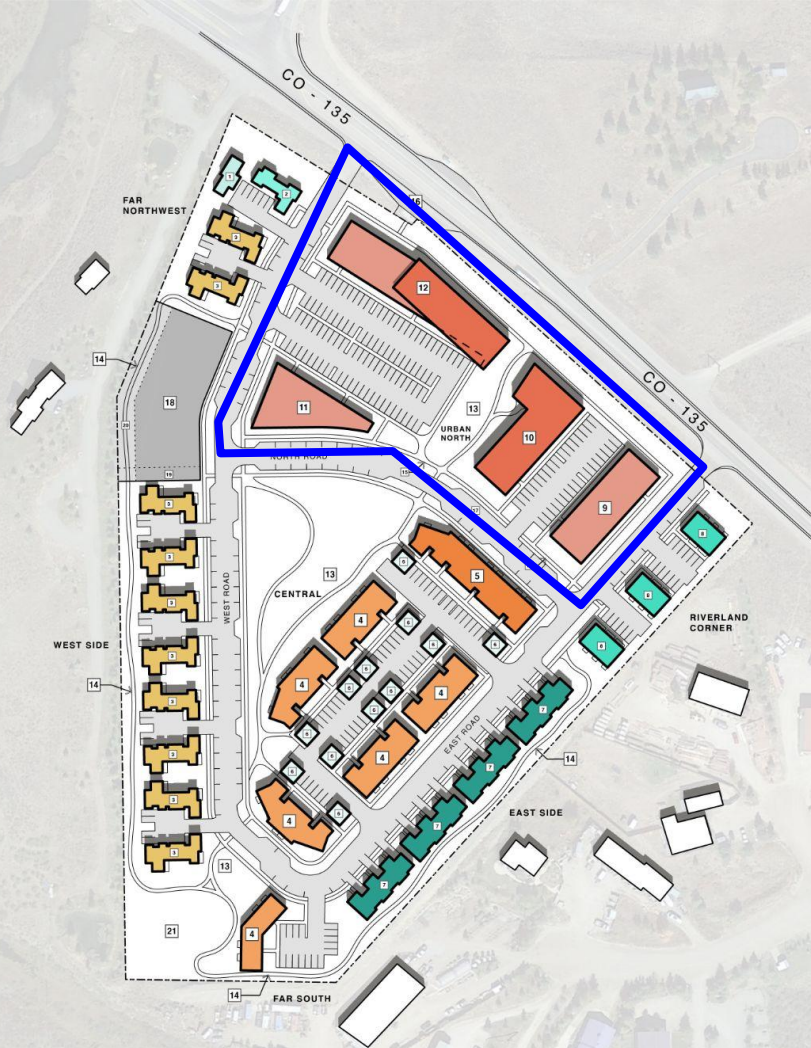
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ivD
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720.441.0066
ivd@ivd.com

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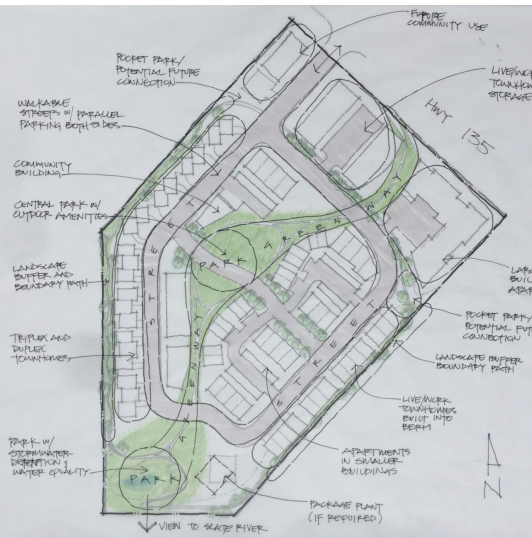
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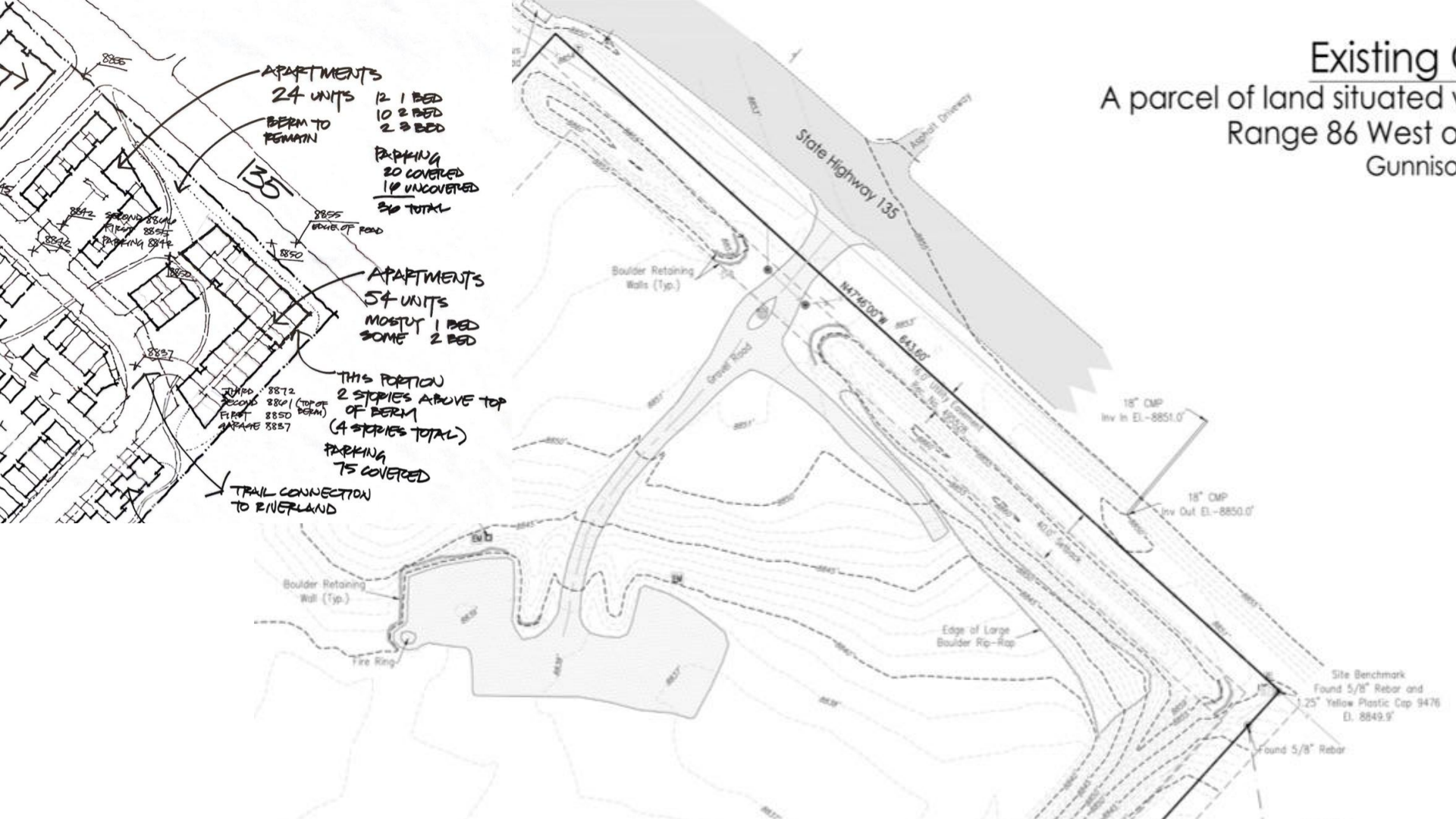
drawing scale 1/84" = 1'-0"

drawing number



Existing

A parcel of land situated v
Range 86 West of
Gunnison



APARTMENTS
24 UNITS
12 1 BED
10 2 BED
2 3 BED

BERM TO REMAIN

PARKING
20 COVERED
14 UNCOVERED
34 TOTAL

APARTMENTS
54 UNITS
MOSTLY 1 BED
SOME 2 BED

THIS PORTION
2 STORIES ABOVE TOP
OF BERM
(4 STORIES TOTAL)

PARKING
75 COVERED

TRAIL CONNECTION
TO RIVERLAND

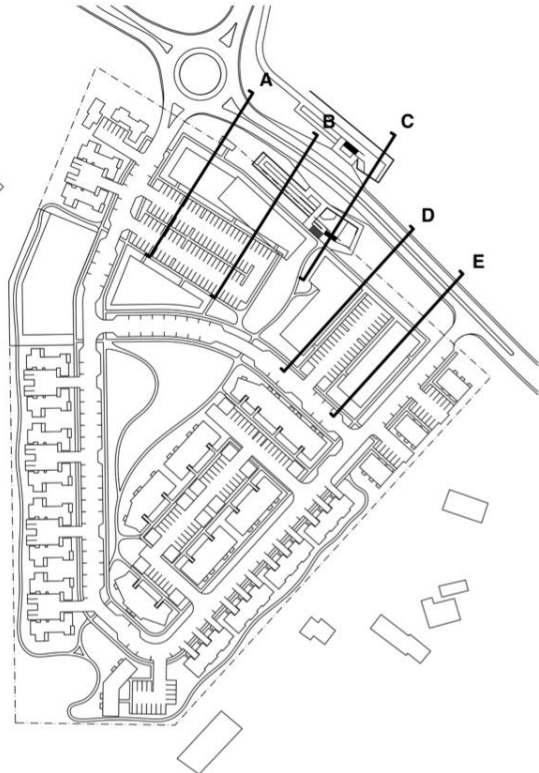
TRAP
SECOND 8872
SECOND 8861 (TOP OF BERM)
FIRST 8850
MARKER 8857

Site Benchmark
Found 5/8" Rebar and
25" Yellow Plastic Cap 9476
E. 8849.9'

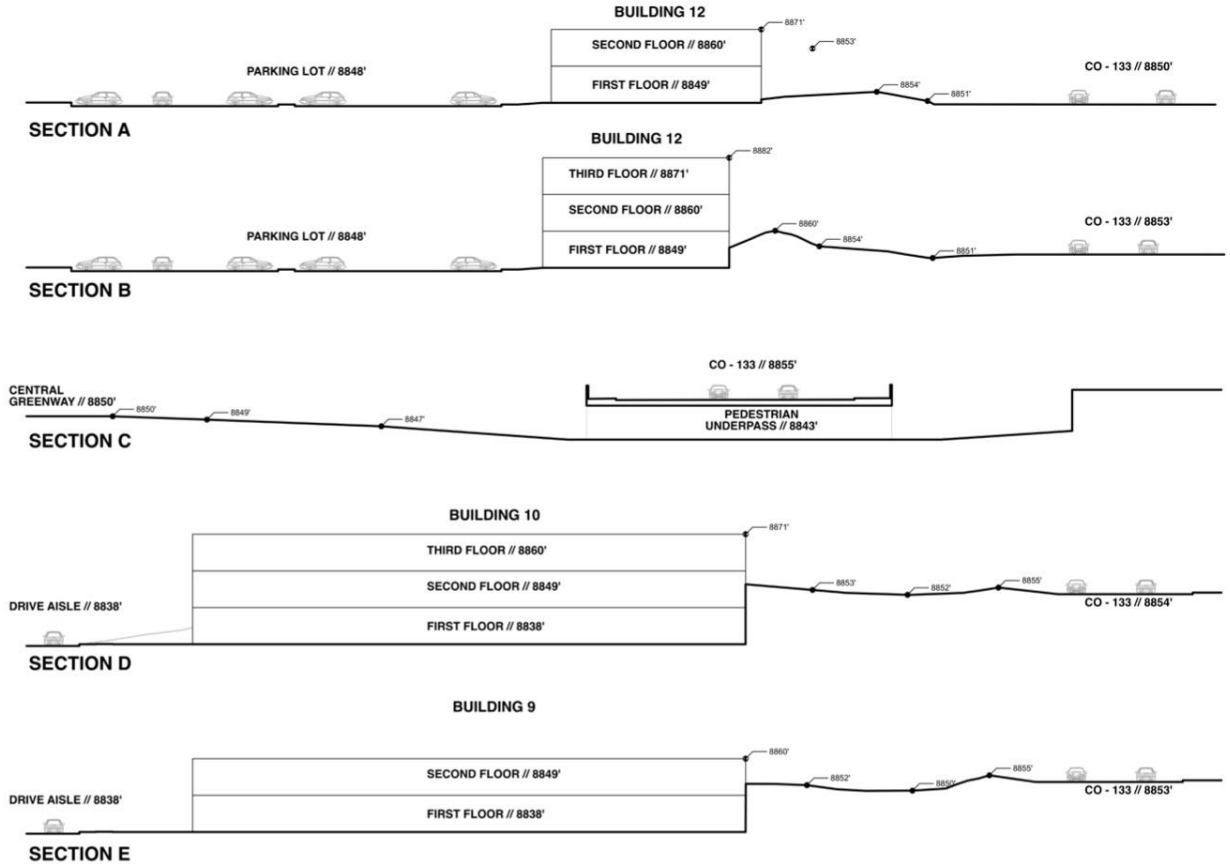
Found 5/8" Rebar



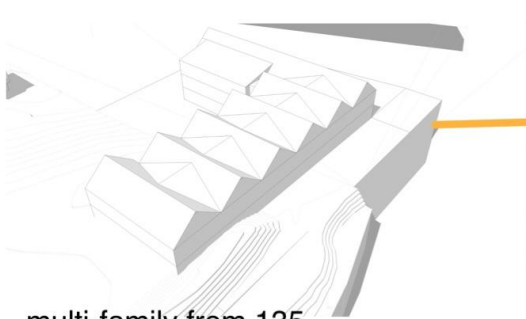




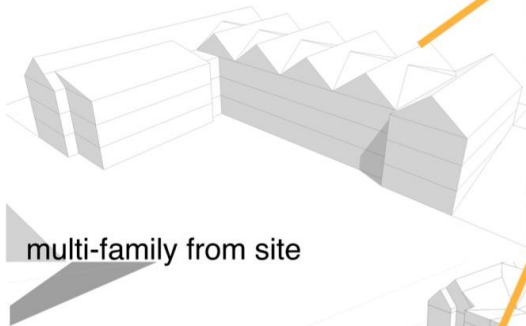
Section Key
SCALE 1" = 100'



Street Sections
SCALE 1/8" = 1'-0"



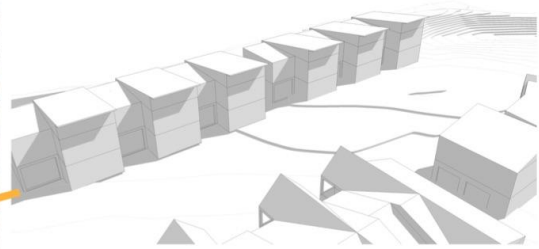
multi-family from 135



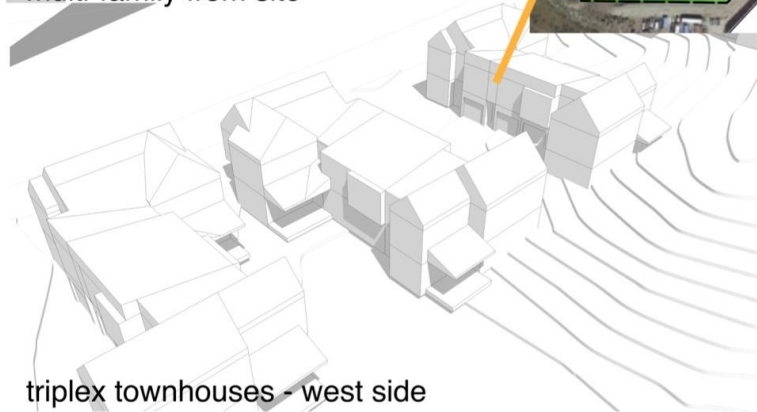
multi-family from site



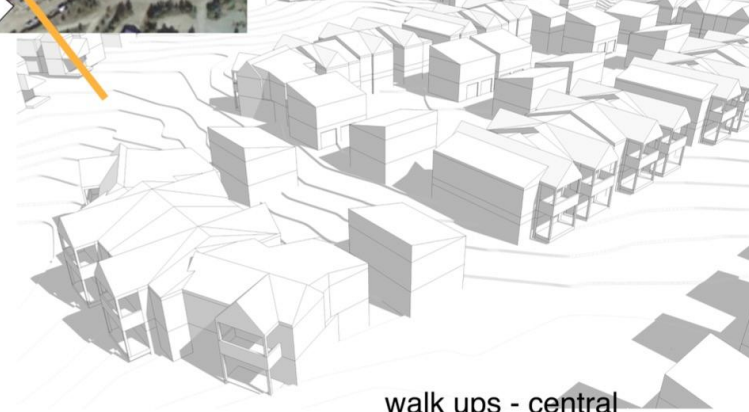
building
massing/form



live/work - east side



triplex townhouses - west side



walk ups - central

Size and Density Examples



Skyland Lodge



Anthracite Place



Pitchfork Subdivision: 13 units / acre

Stallion Park: 15 units / acre

Whetstone: 15 units / acre

Paintbrush: 17 units / acre

Anthracite Place: 30 units / acre

Skyland Lodge: 40 units / acre

Pitchfork Subdivision



Affordable Housing Thresholds



Essential and Workforce Housing Code Standards

- **Essential** housing means housing for **qualified households** as determined by the Gunnison County Housing Authority.
- **Workforce** means persons who are **employees in Gunnison County** whose household incomes are categorized as:
 - **Low income:** household whose annual income does not exceed 80 percent of the area median income as published annually by the U.S. Department of Housing and Urban Development; or
 - **Moderate income:** household whose income is between 81 percent and 120 percent of the area median income as published annually by the U.S. Department of Housing and Urban Development

Sketch Plan Addendum on Affordability Levels

- The development will consist of **no less than 80% deed restricted units** with **40% restricted to incomes of 120% AMI or less**.
- The Applicant's **goal remains to achieve 100% deed restricted units** including income restrictions to meet the needs of the community as identified in the Housing Needs Assessment and to respond to the Board of County Commissioner's Strategic Goal of building 300 housing units that are affordable for our workforce by 2030.
- We will continue to seek **funding to offset development and construction costs** and will negotiate with developers to achieve the maximum beneficial impact for the community.

Local Examples - Current Open Jobs

Household	Annual Income	% of AMI	Approx Affordable Purchase	Approx. Affordable Rent
Building Maintenance Tech (1 person)	\$42,000	70%	\$166,000	\$1,150
Grocery Store Employee and Snow Mover/Landscaper (3 people)	\$62,000	80%	\$268,000	\$1,600
CB Marshall (1 person)	\$60,000	100%	\$260,000	\$1,550
Medical Assistant and Public Health Nurse (2 people)	\$77,000	110%	\$295,000	\$1,800
Non-profit Dev Director and Lodging Manager (2 people)	\$88,000	125%	\$340,000	\$2,500
Finance Director and Preschool Teacher (4 people)	\$137,000	160%	\$560,000	\$3,200

...perience.com
...is seeking Lodge
...sted Butte/Almont
...Ridge/Lodge, Sports
...river lodge. Eleven
...adventure travel
...provides comfortable
...food, and guided
...ss. Our Lodge Staff
...of the daily opera-
...tions including sub-
...cutting fine dining
...keeping, inventory-
...ing in an open air
...tribute to providing
...an experience. This
...to gain hospita-
...n a creative, pro-
...working team,
...a dedicated team
...in a fast-paced
...have strong com-
...and are eager to
...ing company. This
...tal position starting
...50hour + gener-
...ps. For more infor-
...pally, please visit
...com/careers/. **
...available for cur-
...not refer qualified
...a \$500 sign-on
...to Lodge Staff po-
...me on board for
...fl. (11/11/26).

...eking full-time staff
...pects of property
...sted Butte. Con-
...ce in building sys-
...k, and snow re-
...n, plumbing,
...carpentry, ma-
...nd pool mainte-
... This is a full-time
...22-25hour be-
...nce. Please send
...ver letter to
...@elevenexperi-
...s.com.
...tion about Eleven
...at elevenexperi-
...2).

...ny for professional and financial
...rowth, 21 days paid time off which
...cludes 6 paid holidays, \$30/month
...health insurance, 401k with matching
...program. Fun, positive work environ-
...ment. For more information visit:
...www.fortvorthkind.com. Please e-mail
...our General Manager to apply: jonda-
...lyn@fortvorthkind.com (11/11/26).

...ASSISTANT OFFICE MANAGER \$27,600;
...Year round, 30+ hours/week with
...benefits. Please send resume to PR
...Property Management, 11-
...prop@crestedbutte.net. Assistant to
...the Office manager. (11/11/26).

...BLACK HAWK GARAGE POORLY looking
...for help. Year round, great pay, FT or
...PT, will train. Contact Les Kool for more
...details 970-275-8929. (11/11/23).

...SPALONE CONSTRUCTION has imme-
...diate openings for laborers in the
...Gunnison, Crested Butte area. Expe-
...rience required not required, but pre-
...ferred. Must be able to assist laborer
...performing physical tasks involved in
...construction activities. Must have a
...valid drivers license, references re-
...quired. \$22/hr or higher depending on
...experience, benefits available after
...one year of employment. Please sub-
...mit resume to: office@spalonecon-
...struction.com. (11/11/26).

...INDUSTRIAL WASTEWATER PLANT OPER-
...ATOR: Location: Crested Butte, CO. Me-
...chanical & trouble shooting skills.
...Water sampling, Laborer. Handle oth-
...er work safely around Chemicals.
...Record keeping and communications
...for regulatory agencies, Altair Clevel-
...and. Wv license when qualified. Self-
...motivated, organized & efficient Driv-
...er's license, transportation.
...Background in the Natural sciences
...helpful. \$20/hr. to start more if li-
...censed, 2 weeks of PTO, Sick time,
...Holiday pay, Health Ins. after proba-
...tion period. Simple IRA after one year.
...Criminal BRC, Drug and Alcohol test-
...ing conducted. Email to: Tm@
...shak@fmi.com or mail to: Park
...Environmental Services, P.O. Box 629,
...Gunnison, CO 81230. (11/11/26).

...RWYN BREWING COMPANY is seeking a
...full-time, seasonal delivery driver for
...the Crested Butte and Gunnison val-
...ley area. This role requires a valid dri-

...marge@pacificsecb.com. Competi-
...tive pay based on experience.
... (11/11/25).

...LOAD PROPERTY MANAGEMENT is al-
...ways looking for great team members.
...We are currently hiring maintenance
...managers and technicians. Please go
...to [LoadPropertyManage-
...ment.com/employment](http://LoadPropertyManage-
...ment.com/employment) to submit your
...resume. (11/11/26).

...MOUNTAIN EARTH ORGANIC GROCER is
...hiring a Produce Manager. Ideal can-
...didate is an organized self starter. Posi-
...tion is 30+ hours/week year round.
...some heavy lifting is required.
...\$18.00/hour minimum to start plus ben-
...efits. Send resumes to mountain-
...earthco@gmail.com. (11/11/25).

...THE TOWNS OF CRESTED BUTTE is look-
...ing for a part time, winter seasonal em-
...ployee. Job duties will include but not
...be limited to plowing the Towns Recre-
...ation Path, shoveling public walkways
...and stairs, chipping ice, emptying trash
...receptacles, maintaining equipment,
...and helping full time staff with projects
...as needed. Schedule will be 2 days
...per week from 7am to 5:30 pm. Appli-
...cant needs to have skid steer or similar
...equipment experience, ability to safely
...lift a minimum of 50 pounds and a
...clean driving record. Contact Tim at
...trivob@mtcb.colorado.gov for more
...information. The full job description can
...be found on our website at mtcb.col-
...orado.gov. This position pays \$25 per
...hour. To apply for the position please
...email your cover letter, resume and
...three references to Tiffany O'Connell at
...foconnell@mtcb.colorado.gov. This
...position closes on November 30, 2022.
... (11/25/23).

...HOUSING IS AVAILABLE for highly qual-
...ified applicants. Loggia Design & Con-
...struction, the premier design-build
...contractor of Crested Butte, is hiring
...good carpenters, line carpenters and
...Site Supervisors. Top pay depending on
...experience as well as health insurance,
...paid time off, and company match
...401k. Email: [chris@loggiaconstruk-
...tion.com](mailto:chris@loggiaconstruk-
...tion.com) or call Chris at 970-209-0485.
... (11/11/25).

...LAWSH: A women's accessory & baby
...boutique is looking for flexible, part-
...time sales help for the winter se-

Discussion



Key Topics

- Open space program
- Density along Highway 135
- Building types and locations
- Modifications to the land use code
- Parking

Thank you

whetstonehousing.weebly.com

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

