

WHETSTONE COMMUNITY HOUSING

Planning Commission Work Session
December 1, 2022

whetstonehousing.weebly.com



Sketch Plan Recap

- **Planning Commission - October 20**
 - Site Visit
 - Overview of Community Engagement Design Process
- **Planning Commission - November 3**
 - Site circulation, streets, and parking
 - Snow Storage
 - Utility extension options
- **Planning Commission - November 17**
 - Site design and Walkability
 - Affordable Housing Thresholds
- **Crested Butte Town Council - November 21**
 - Town Council agreed to consider the County's extraterritorial water and wastewater utility extension request to serve the Whetstone project with conditions
- **Planning Commission - December 1**
 - Revisit LUR standards
 - Wrap up, respond to questions

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- 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 Height (to be finalized at preliminary plan)



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WHETSTONE
 TBD, CO - 135
 Crested Butte, Colorado 80305

Issue date:
 Sketch Plan Site Diagrams
 08/28/22

revisions:

Drawing title
**LANDSCAPE
 PLAN**

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

MAP 5

Holistic Approach Between Road/Buildings

- Road geometry and adjacent land use are aligned. One without the other won't be as effective.
- The proposed roundabout includes geometric elements to slow traffic
 - Divided highway extends from roundabout
 - Highway alignment is not straight, slight bend along with raised divider slows traffic
- Buildings adjacent to the highway are proximate to the ramp and underpass framing the pedestrian path to the bus stop with visual cues of a heavy use area.

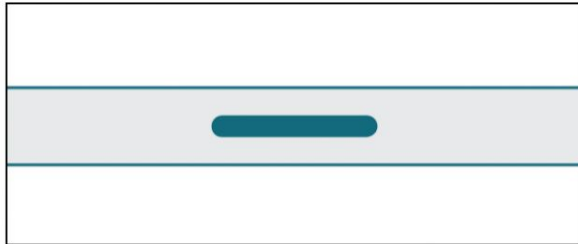


Speed Reduction Mechanisms - National Association of Transportation Officials (NATO)

[Link here](#)

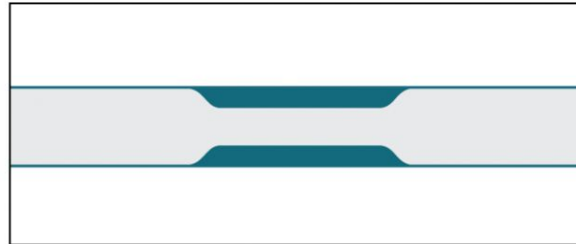
Cities can achieve a reduction in traffic speeds using a variety of traffic calming techniques. While certain speed controls alter the configuration of a roadway, others change how people psychologically perceive and respond to a street.

Consider the following tools to encourage motorists to drive at target speeds.



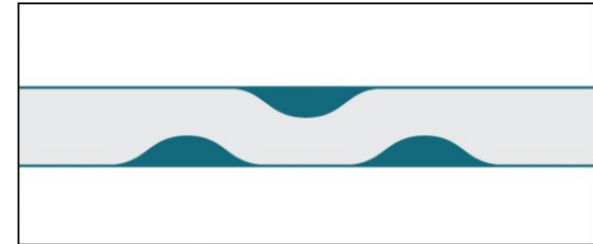
Median

Medians create a pinchpoint for traffic in the center of the roadway and can reduce pedestrian crossing distances.



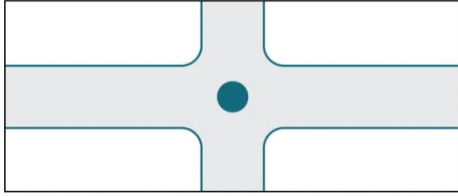
Pinchpoint

Chokers or **pinchpoints** restrict motorists from operating at high speeds on local streets and significantly expand the sidewalk realm for pedestrians.



Chicane

Chicanes slow drivers by alternating parking or curb extensions along the corridor.



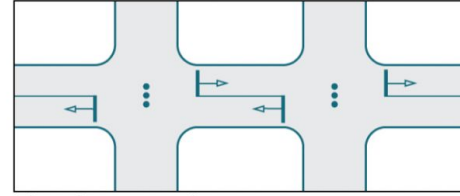
Roundabout

Roundabouts reduce traffic speeds at intersections by requiring motorists to move with caution through conflict points.



Diverter

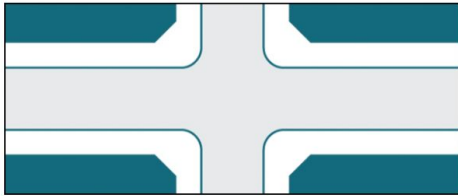
A traffic diverter breaks up the street grid while maintaining permeability for pedestrians and bicyclists.



Signal Progression

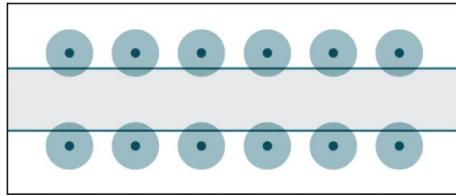
Signals timed to a street's target speed can create lower speeds along a corridor.

See [Coordinated Signal Timing](#)



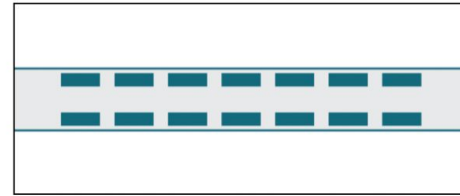
Building Lines

A dense built environment with no significant setbacks constrains sightlines, making drivers more alert and aware of their surroundings.



Street Trees

Trees narrow a driver's visual field and create rhythm along the street.



On-Street Parking

On-street parking narrows the street and slows traffic by creating friction for moving vehicles.

Maintenance Tentative Responsibilities | Potential Long Term Stewards

| | Roads | Water | Sewer | Buildings | Green Space | Parking | Affordability |
|-----------------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------|
| County | Responsible | | | | Responsible | | Responsible |
| Town of CB | Annexation* | Responsible | Responsible | | Annexation* | | |
| HOA | Responsible | | | Responsible | Responsible | Responsible | |
| Cost Share Agreements | Responsible | | | Responsible | Responsible | Responsible | |
| Building Owners | | | | Responsible | Responsible | Responsible | |
| GVRHA | | | | | | | Responsible |

* Town of CB has option to annex property but no decision or direction either way has been made at this time.

Next Steps

- **January 19 and February 2 (if needed):** Gunnison County **Public Hearing(s)**
 - jointly between Board of County Commissioners and Planning Commission
- **Early 2023:**
 - **Developer selection** process starts.
 - Continue to work with Town of Crested Butte on community process and technical components of **utility extension**
 - Explore **funding** opportunities and **partnerships**
- **Late 2023:**
 - Submit **Preliminary Plan**

Thank you

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

