

# Whetstone Community Housing

In 2019, Gunnison County purchased the 13-acre Whetstone parcel, located in the north valley, just south of the Town of Crested Butte, with the intent of developing an attainable and workforce housing neighborhood for local community members.



## VISION

Whetstone is envisioned as a significant development of **attainable 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**.



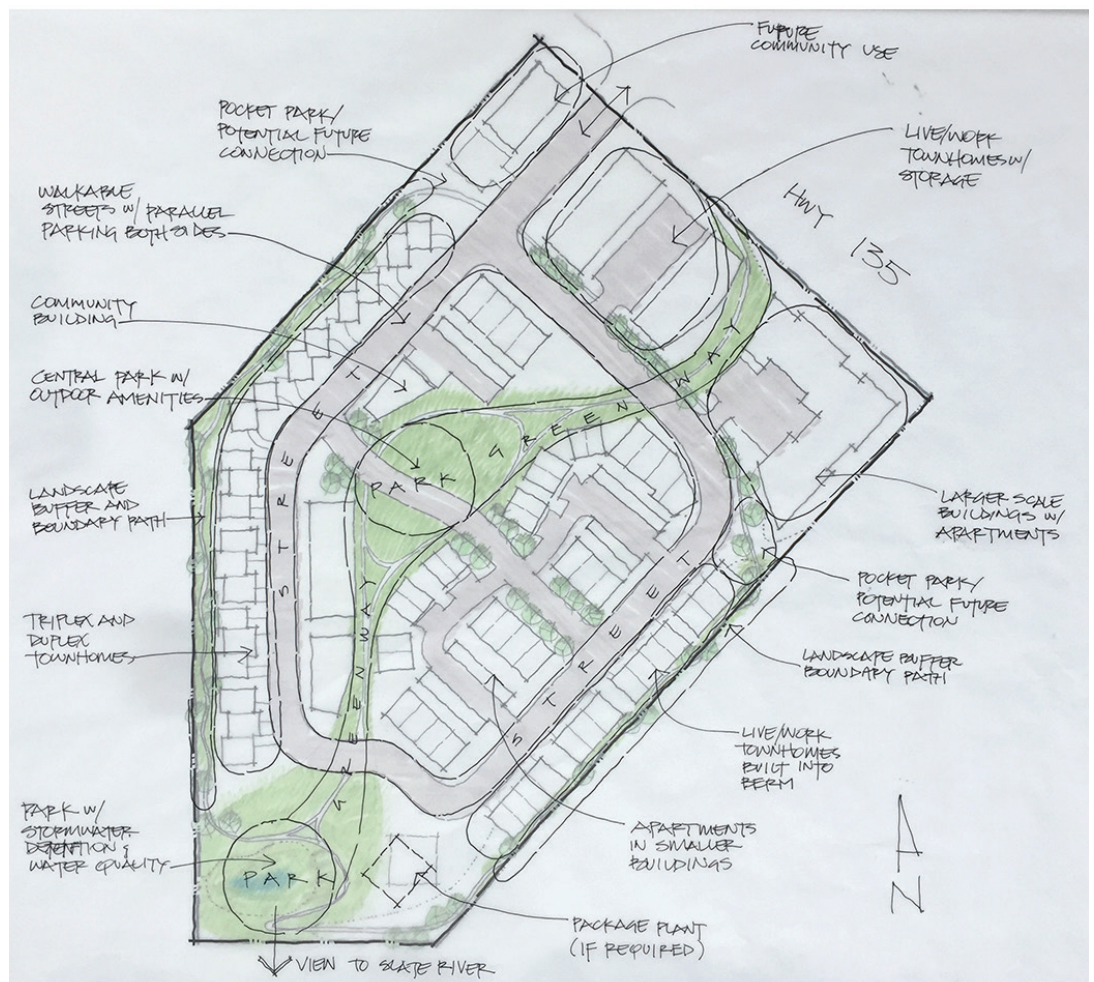
## Community & Stakeholder Engagement

The project team has been engaging with community members and stakeholders to gather input on priorities and what needs the site could accommodate. Community members walked the site on July 8, July 27, and August 18. In total, around 50 people attended these **site walks**. On August 26 and 27, 2021, 30-35 Gunnison County community members and housing development experts were invited to participate in a **design charrette** for the Whetstone parcel.

A **preliminary, conceptual site plan** emerged from these outreach activities:

**This draft site plan was shared with the Gunnison County Board of County Commissioners at a study session on September 14, 2021. Highlights include:**

- A diverse mixture of housing types and sizes - from one-bedroom apartments to three-bedroom townhouses in buildings of differing scale. The site can support a range of 180-220 dwellings at a medium density
- Larger buildings located along Highway 135 and the property boundary with Riverland, transitioning to smaller buildings along the western property boundary, preserving views and creating a transition to residential uses
- A large park space at the south end of the site that serves as stormwater detention and allows views across the Slate River and Whetstone mountain
- A central garden/park space that winds through the neighborhood to connect the top of the site to the bottom and a perimeter trail that traces the boundary of the site to allow residents to connect to nature and the expansive views from the site
- Walkable streets with on-street parking
- Allow for future connections to adjacent sites in the future, if opportunities arise.



In the coming weeks, the project team will continue to gather information and feedback and refine our approach. The goal is to create a Sketch Plan by the end of the year. This is the preliminary, official step with the County to receive regulatory feedback from staff and the Planning Commission. The Sketch Plan will seek to meet County's goals for community housing, sustainability, and financial feasibility. There will be additional opportunities for the community to provide feedback as we develop the Sketch Plan being. These include:

- Engagement activities with school-age kids (October 2021);
- Outreach to employers in the Valley (September-October 2021);
- Community walkabouts on site (target dates: September 30, 2021, and October 5, 2021);
- Financial feasibility work sessions with developers.
- Project website and newsletter updates available through <https://whetstonehousing.weebly.com/>

**Please navigate to the project website to read additional information and updates, or contact Marine Siohan at [marine@trestlestrategy.com](mailto:marine@trestlestrategy.com).**