AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Approval of Grant Request; Colorado Department of

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

Board signature on DOLA Planning Grant request for CB South

Fiscal Impact:

Submitted by: Cathie Pagano **Submitter's Email Address:** cpagano@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:
No concerns, if granted, we'll need to add to budget documents.

Reviewed by: GUNCOUNTY1\lNienhueser Discharge Date: 11/28/2017

County Attorney Review: (●) Required ( ) Not Required

Comments:
ok db 12/1/17

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 12/1/2017 Certificate of Insurance Required Yes ( ) No (●)

County Manager Review:

Comments:

Reveiwed by: Discharge Date: 12/1/2017

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted: 0

Agenda Date: 12/5/2017

Revised April 2015

November 28, 2017

Kimberly Bullen
Regional Manager—Northwest Region
CO Department of Local Affairs

Re: Gunnison County Planning Grant for Crested Butte South Commercial Area

Dear Ms. Bullen,

Thank you very much for taking the time to discuss a planning grant for Gunnison County with our planning staff. Based on our conversation we are providing this request for a grant. Gunnison County and our partners have received previous planning grants from DOLA related to our work on the One Valley Prosperity Project (OVPP). The OVPP was a comprehensive planning process aimed at improving the prosperity of the residents of the Gunnison Valley. That process was completed in late 2016 and culminated in the release of the One Valley Prosperity Strategy (the Strategy). The Strategy is a comprehensive strategic planning document that includes four thematic areas all aimed at increasing prosperity: economic resiliency, affordable housing, community health, and sustainable tourism and recreation.

We have been working hard on implementation of the objectives and strategies for each of these four areas and are already seeing action and results. We have seen successful implementation of the ICELab on the Western State Colorado University campus which is an entrepreneurship incubator center aimed at supporting and growing local entrepreneurs. There are numerous other successes that we would be happy to discuss further with DOLA.

The action plan for economic resiliency included a specific strategy to "encourage development of the Crested Butte South town center." Crested Butte South (CB South) is a large subdivision eight miles south of the Town of Crested Butte. It is a community that has served as a neighborhood for many locals and a relatively affordable housing alternative to the Town of Crested Butte. At full buildout the subdivision would house approximately 3,000 people, which is twice the size of the Town of Crested Butte. Crested Butte South is the largest population center in the north end of the Gunnison Valley.

Gunnison County and the CB South Property Owner's Association (CB South POA) desire to make the area more attractive for commercial and multi-family residential development. The County and the CB South POA adopted the Crested Butte South Special Area Regulations in 2008 with the intention of granting greater autonomy to the POA and streamlining the review process. However, the current regulations have been somewhat of a deterrent for developers. The CB South POA has been working with a consultant, Alpine Planning, LLC to propose changes to the 2008 Crested Butte South Special Area Regulations. The County is supportive of the review and amendment of the regulations.

A portion of the CB South subdivision has been designated as a town center, and this area has significant opportunity still for development and build out. Gunnison County seeks to support CB South in their goals to improve opportunity for development of the town center for commercial and multi-family

development. There are a number of property owners that may be affected by these changes including the greater population of the Crested Butte South subdivision. This is not a change to accommodate a single development or developer.

The analysis of the proposed regulations to determine if our goals of increasing the vitality of the Crested Butte South area, creating greater opportunity for multi-family residential development and improving opportunities for commercial development will be met is critical for implementation of the One Valley Prosperity Strategy.

As part of the One Valley Prosperity Strategy one of the methods to improve our economic resiliency included investing in our existing communities to create vibrant, resilient communities. The Town of Crested Butte is already a vibrant, attractive community that is a draw for visitors and entrepreneurs however the price of housing is so high that very few can afford to live in the Town. CB South is an alternative choice for many long-time and new residents. Improving the vitality of CB South and the town center while also increasing the numbers of residential units available will continue to allow CB South to be an area that is attractive for existing residents and new entrepreneurs that move to our community for the high quality of life.

We learned during the OVPP that entrepreneurs and tele-commuters are locating to our Valley because of the access the recreation, vibrant and authentic communities and the great schools. Developing and maintaining vibrant communities with a variety of housing choices will support improved economic resiliency in the Gunnison Valley by creating great places that people and businesses want to be. The City of Gunnison is also conducting similar projects to improve vitality of the downtown while also analyzing their zoning codes to determine what revisions should be made to support vibrancy and housing choice.

The analysis of the CB South Regulations will provide a baseline of information for Gunnison County to analyze land use regulations County-wide. The County operates under a performance based land use system and does not have zoning. Other areas in the County, such as those within three miles of the municipalities, may be appropriate locations for regulations similar to those adopted in Crested Butte South.

The One Valley Prosperity Strategy (the Strategy) identifies the importance of reducing regulatory barriers for development of workforce housing in the Gunnison Valley. To accomplish the strategies of creating a viable town center with multi-family residential development the County and CB South POA desire to conduct an evaluation of the proposed code changes to determine if they will achieve the above stated goals. The evaluation would include the following tasks:

- Engagement meetings with the County, POA and commercial area property owners
- Analysis of zoning and development regulations to include
    - Review of the Crested Butte South Special Area Regulations including the Commercial Area Master Plan
    - Pro Forma Analysis
    - Recommend changes
- Strategic Plan Map to identify desired public amenities from POA

The CB South POA has developed proposed changes to the Special Area Regulations and are nearly ready to bring those proposed changes to the Gunnison County Board of Commissioners for review and action. Prior to that review, we seek to evaluate the regulations with a third party review. If the planning grant is approved CB South POA staff and County staff are ready to begin work.

We are seeking $5,175 to conduct this analysis of the proposed regulatory changes to the Crested Butte South Special Area Regulations.

The proposed contributions include:

CB South POA	$1,000
Gunnison County	$4,175
DOLA	$5,175
Total	10,350

Gunnison County has been affected by the downturn in the coal economy. With the closure of some mines and the dramatic reduction in other coal operations the County has experienced job losses and decreased tax revenue. During the OVPP our community determined that improving economic prosperity would be achieved through investing in our community and creating authentic, vibrant places with affordable and attainable housing choices. The CB South project works toward achievement of those goals.

The project timeline is expedient. If the Planning grant is approved, the County and CB South POA will request proposals for the project and contract with a firm to achieve the work. It is anticipated that the project could be completed by January 31, 2018. The proposed budget for the project is as follows:

Crested Butte South	Consultant	Designer	Analyst	Hours	Costs
Hourly Rate	$ 175	$ 125	$ 125		
Task 1: Engagment Meetings	**7**	**-**	**-**	**7**	**$ 1,225**
Task 1.1: Background Info Call	1			1	$ 175
Task 1.2: Owners Meeting	2			2	$ 350
Task 1.3: POA Meeting (including prep)	4			4	$ 700
Task 2: Zoning / Dev Regs Analysis	**20**	**-**	**7**	**27**	**$ 4,375**
Task 2.1: Review CAMP	2		1	3	$ 475
Task 2.2: Pro Forma Analysis	12		6	18	$ 2,850
Task 2.3: Recommended Changes Memo	6			6	$ 1,050
Task 3: Strategic Plan Map	**10**	**8**	**8**	**26**	**$ 3,750**
Task 3.1: Design Strategic Plan Map	6	8		14	$ 2,050
Task 3.2: Strategic Plan Vision Document (Brochure-style Graphically Rich Vision)	4		8	12	$ 1,700
Tasks Total	**37**	**8**	**15**	**60**	**$ 9,350**
Expenses: Travel, Materials, and Data Acquisition					$ 1,000
Total					**$ 10,350**