

Crested Butte South

Draft Summary of Desired Results from the CAMP Process

July 7, 2016

Uses:

Residents can both live and work in Crested Butte South.

There is attainable housing for residents who work in the Valley.

There is a diversity of housing to support service employees (rental units) and professionals working in the valley.

Other desirable uses include:

- B&B
- Post Office
- Small grocery
- Laundry mat
- Art and Galleries
- Small shops/craft
- Central meeting area/plaza
- Brewery
- Office uses
- Kids amenities
- Basic services

Manage uses that are desirable and undesirable by defining desirable and undesirable parameters for uses i.e. can't generate noise, smell, and diesel fumes. Want active storefronts, uses that provide for needs for residents to make CB south a self-sustainable community etc. This would be in lieu of a specific prescriptive list of allowed uses and prohibited uses.

Infrastructure:

- There is ample parking – it may be concentrated in a public parking area.
- The roads are paved
- Utilities are available including broadband
- There is another access to Cement Creek Road to address increased traffic from the CAMP area.
- Pedestrian connectivity
- Bus service
- Parking and Traffic flow

Density:

High density housing (100% residential) may be appropriate on the northern half of the commercial core.

A main street (see triangle in Pioneer Square) where there is commercial on the first floor and residential above would be desirable.

Architecture:

- Mining/Victorian look desirable
- Elk Avenue a good example
- Some contemporary might be appropriate
- Look at the Buena Vista Residential Area
- Also the Post Brewery in San Antonio was identified as an example.

Regulations and Standards

- Less prescriptive
- Impact based criteria
 - Smell, noise, hours, environment

Next Steps

- Planning Grant
- Cost estimate