

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224
PHONE (970) 349-1162, WEBSITE: www.cbsouth.net, FAX (970) 349-1163

Commercial Area Master Plan

Advisory Committee Meeting

February 9, 2017

Attending: Chris Hawkins, Kevin Van Horn, Shay Wycoff, Ben White, Kurt Feltus, Eric Romer, Rich Saperstein, Dom Eymere, Clark Atkinson, Jeff Moffet, Cathy Pagano

Introductions

Overview of CAMP Master Plan Process

1. Stakeholder Interviews
2. Develop Themes
3. Create Vision Statement
4. Revisit Plan Goals and Policies
5. Community Survey
6. Charrette
7. Draft Plan
8. Adopt Plan
9. Revise Special Area Regulations
10. County Adoption

Identification of Stakeholders

1. Membership in CB South
2. Commercial lot owners and Business owners
3. Clark noted that outlining communities are stakeholders, Shay noted that the Town of CB is a Stakeholder

Discussion of Issues and Opportunities

1. Biggest Issues: to low residential ratio, too much commercial area, 1M square feet, won't be built out in 100 years, clarity of the design
2. Chris - make a "use table" for the guidelines
3. Rich noted that there is an acute shortage of housing, regulations are upside down.,
4. Chris was surprised that it was not built out yet, noting that it is platted with utilities.
5. Rich had a host of concerns on height, front/back orientation, parking, pedestrian, parking lots
6. Chris asked whether a replat of the Pioneer Plaza would help

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7. Romer - historical perspective, no head in, contained parking, tried to design around community in 1995. He noted that sidewalks are required on private property. Rich talked about the macro economics of the area.
8. Town Center: Cathy mentioned the BOCC comment this is a blank slate, nothing has been screwed up. Clark wants a durable plan. He noted that commercial needs are a lot less these days in general, i.e. Amazon.
9. Ben want to know if the SAR was even salvageable. Chris would like to red line and track changes to the existing document. Shay noted that an additional road easement into the commercial district would be nice and would like to see what a traffic study would look like. Cathy reiterated that traffic study would be good and that it would be good to put out to bid. Clark would like to see neighborhood commercial, Rich stated he tried to find tenants for his project but was unsuccessful,
10. Clark did not like the monochromatic feel of the current plan and regulations
11. Pedestrian orientation would be preferred. Chris liked that Clark was thinking about the long term or maturity of the community and what would it look like in the future.
12. Jeff talked about the land swap that CBMR did with Prospect and that he was a part of the process. He liked that they projected what it would look like at full build out and liked that a model.
13. Design does not create demand remarked Romer. Clark noted we are a “tweener” community, in between major towns like CB and Gunnison. He stated that the market is a neighbor economy.
14. Clark: housing is a major topic.
15. 15 to 30 units per acre, density residential is optimal
16. Street or plaza centered commercial?
17. Strengths: slower pace, community, events, not so busy, primarily full time residential are.
18. Transportation important - Rich wanted to see parking requirements looked at in detail
19. A TIF, Tax Incentive Financing, was mentioned as a tool for bonding and specific infrastructure projects. County would be luke-warm on the idea.
20. Name change was brought up to help market and separate us as an autonomous area.
21. Rich noted that storage will be a problem, the idea of a community storage building was suggested.

Discussion of Vision

A Vision Statement will be sought from each of the participants and that we will have the homework: What’s your vision?

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Next Steps

1. Homework: All members of the Advisory Committee will submit their ideas of the commercial district and submit by the next meeting.
2. Email distribution list is needed, Dom will create one and send out to the community and membership.
3. Survey questions will need to be drafted to go out to the community.
4. Need a list of remaining stakeholders to interview.
5. Need to ensure charrette is a part of the overall CAMP process.

Next Meeting

First Thursday of each month. Conduct doodle poll and set future meeting dates.

Adjourn – 8:10pm

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