

# Crestone Redevelopment Project (CRP)

Community Outreach Meeting  
Saturday, January 21, 2012  
3:00 – 5:00 PM  
Crestone Community Building

## AGENDA

- 1. Introductions (3:00 – 3:10 PM)**
- 2. Review Meeting Objectives (3:10 – 3:15 PM)**
  - Give an overview of the Crestone Redevelopment Project (CRP)
  - Explain the process & timeframe for the CRP
  - Invite public to provide input through specific mechanisms and explain that process
- 3. Crestone Redevelopment Project Overview (3:15 – 3:45 PM) - **HANDOUTS****
  - Partnership between Town of Crestone & ScSEED
  - Role of ScSEED – project capacity building & facilitation
  - Role of the Board of Trustees & Crestone Planning Commission
  - Master Plan vision elements overview
- 4. Development of a CRP Partnership (3:45 – 4:00 PM)**
  - Role of the Crestone Redevelopment Project Partnership (CRPP)
  - Overview of potential partners – who are they?
  - Process for becoming a CRP partner organization/business/individual
- 5. Public Input & Participation in the CRP (4:00 – 4:40 PM)**
  - Potential ways for the public to provide input into the CRP
    - Written & electronic surveys
    - Participation on the “Refine the Vision” Committee - representational
    - Become a member of the CRPP to stay informed
    - Other – suggestions?
- 6. ScSEED’s Next Steps (4:40 – 4:50 PM)**
  - Report outcomes of this meeting to the Planning Commission
  - Develop survey materials for distribution to community
  - Send invitations to become a member of the CRPP – build CRPP!
  - Work with Planning Commission to develop membership for the “Refine the Vision” Committee
  - Schedule first meeting of the “Refine the Vision” Committee
  - Research potential grant & matching funding sources
- 7. Questions (4:50 – 5:00 PM)**
- 8. Adjourn Meeting (5:00 PM)**

# Crestone Redevelopment Project (CRP)

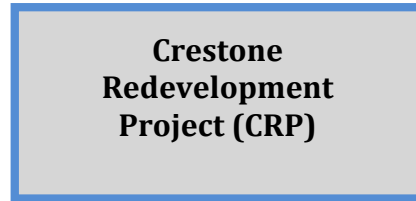
## Project Partnership Roles & Responsibilities

### Town of Crestone Town Trustees

- Final Decision-making Entity
- Grant Applicant
- Grant Administration
- Project Over-sight

### ScSEED

- Project Organization & Planning
- Process Management
- Capacity Building
- Facilitation of Community Process
- Grant Research & Writing



### Crestone Planning Commission

- Works with ScSEED to Implement Planning Process
- Uses Master Plan Vision and Elements as Basis of Final Conceptual Plan
- Acts as “Refine the Vision” Committee (with additional Community representation)
- Provides Final Plan Recommendations to Town Trustees

### Crestone Community

- Attends Community Outreach meetings.
- Provides input into conceptual vision by responding to survey(s).
- Representational participation on the “Refine the Vision” committee made up of members of the Planning Commission and the wider community.

### CRP Partnership

- Supports the Crestone Redevelopment Project by writing a letter of support outlining relationship to overall project and reasons for support.

## **Crestone Master Plan Vision:** Basis for creating a final vision for the Crestone Redevelopment Project

The Crestone Planning Commission and Board of Trustees have adopted the following **Mission Statement:**

*Historic Crestone, Colorado, exemplifies small mountain town beauty within a community committed to sustainable living practices and spiritual traditions. The Town continues to celebrate its pioneering spirit and unique diversity through contemporary self-reliance. Crestone's goals are to enhance economic viability, environmental preservation, renewable energy use, and social responsibility.*

### **BACKGROUND INFORMATION – From the Master Plan Document**

An analysis of the town survey resulted in the following summary of the **needs and desires** expressed for the Town:

**Environmental Quality:** including water rights and quality, ecology, hiking/biking trails, pedestrian-friendly town, sustainability, recycling, open space

**Historic Preservation and Small Town Ambience:** commercial core, historic structures, neighborhood planning, and beautification

**Town Infrastructure:** road maintenance, municipal water and sewer, fire protection, enforcement, and erosion control.

**Economic Development:** commercial core, cottage industry, green building/ projects, affordable housing, and youth activities

**From the Master Plan document:**

## **STREETS and INFRASTRUCTURE** **Public Streets and Rights-of-Way**

### **Information**

- The Town is platted in a regular grid system throughout.
- The street grid layout does not vary in response to topography.
- Not all streets and rights-of-way are yet developed.
- A small proportion of streets are paved.

Crestone maintains a total of 7.93 lane miles of streets, 2.34 miles of which are paved and 5.59 miles are unpaved. Another way of measuring is to convert these to “centerline” miles, which is roughly half of the lane-mile amount: 4 centerline miles.

### **Evaluation**

The existing street grid is important to the Town’s structure and can be developed to reinforce the community’s goals. These goals include the traditional goals of vehicular and emergency response access. In addition, the existing street grid can reinforce the Town’s goals for walking and equestrian trails, and public green space. The planning process should

integrate rights-of-way development with the full range of Town planning goals, such as drainage, landscape development, fire mitigation and land use planning.

Planning should provide an appropriate level of detail so that property owners planning new construction will have an understanding of the type and character of rights-of-way and infrastructure that the Town will provide to their property.

The street grid does not account for natural topography or obstructions.

### **Vision and Goals**

Develop the rights-of-way grid to reinforce the following goals:

- Maintain Town's historic character and structure.
- Reinforce connectivity and community by developing and extending the rights-of-way throughout the Town. Eliminate dead ends and cul-de-sacs or extend pedestrian access past these terminations.
- Provide pedestrian, bicycle, and horse access.
- Develop Town character that is distinct from surrounding unincorporated areas.
- Provide firebreaks, egress for residents and access for fire responders.

Where rights-of-way are not used for vehicle traffic, develop them as green space and trails.

Develop rights-of-way in a variety of configurations: two-way arterial streets, one-way residential streets, paths with limited vehicle access, and paths with no vehicular access.

Link rights-of-way pedestrian paths to:

- Trail systems outside of Town.
- Future trails within the Burnt Gulch and North Crestone Creek greenways.
- Future site of Crestone Charter School.

Coordinate rights-of-way development with zoning setbacks to encourage a native landscape character of shared common spaces.

### **Recommended Action**

#### **Future Planning Studies:**

Plan rights-of-way development to include mix of functions: arterial, one-way, limited vehicle access, no vehicle access/trail. The range of configurations should support the

Master Plan's overall vision and goals.

#### **Proposed Town Projects:**

- Construction of rights-of-way including paving, trails, landscape, signage, grading and flood control structures.
- Construction of utilities and drainage structures in coordination with above-grade rights-of-way features.

#### **Regulatory Issues:**

Develop a zoning ordinance that reinforces the green character of rights-of-way by encouraging or requiring:

- Native planting

- Setback requirements at street rights-of-way
- Setback requirements at alley rights-of-way
- Limitations on walls and fences

### **Community Input:**

The above issues will require community input and review as details of rights-of-way design are developed. Community input will be helpful in developing the overall pattern of rights-of-way. In addition, community input will be helpful in developing a reasonable set of expectations and/or regulations that govern the development of private property served by the Town's infrastructure.

## **LAND USE - DOWNTOWN RETAIL/COMMERCIAL AREA**

### **Information**

The current zoning ordinance defines a proposed commercial zone. The zoning ordinance includes setback requirements, parking, and height limitations. The developed commercial area is similar to the area defined in zoning ordinance.

There is a significant flooding potential at the Crestone Town Center building, located at the intersection of Galena and Alder streets. Flooding occurs when Burnt Gulch overflows and runs down Galena Avenue. This causes flooding within the structures that are located at grade level. In response, newly built structures in the area have been constructed with raised sidewalks and entries above existing grade.

Planning Commission members have advised that there is a large potential market of customers who do not patronize downtown Crestone. These consist of the following:

- Residents of Town and the surrounding community who shop in Alamosa, a 45-minute drive away.
- Tourists visiting the adjacent Baca Grande area who do not perceive Crestone's downtown as part of their itinerary.

### **Evaluation**

The Town desires a downtown area that is:

- Pedestrian friendly
- Perceived as a destination for local residents and tourists
- Integrated in terms of planning and use

There are significant challenges to accomplish the goal of a pedestrian friendly downtown:

- The Town is currently oriented to vehicular traffic.
- The commercial zone is not compact.
- The existing zoning ordinance mandates designs that do not support pedestrian orientation. The existing zoning ordinance tends to encourage setbacks, relatively large amounts of parking located in front of buildings, minimal streetscaping, and a general pattern of site development that fosters vehicular rather than pedestrian traffic.
- Some recent buildings constructed in Crestone, based on the requirements of the current zoning ordinance are in fact difficult for pedestrians to access.

- Flooding problems make it difficult for property owners to build at street level without danger of flood damage.
- There is no existing infrastructure such as sidewalks, crossings, or traffic calming to support pedestrian traffic.

The following items challenge the perception of Crestone as a unique shopping and commercial destination:

- The experience of shopping or doing business in Crestone is automobile-oriented. Though smaller than nearby competing business districts, it does not offer a unique pedestrian experience.
- Downtown Crestone is not visually defined as a distinct area with complementary uses, integrated infrastructure, or a sense of place.
- The idea of Crestone's downtown is not communicated to visitors by design features such as entry sequence, signage, distinct landscaping, or distinct streetscaping.

In short, Crestone's goal of defining itself as a distinct and desirable commercial alternative has not been realized.

### **Vision and Goals**

Encourage a pedestrian friendly downtown:

- Develop Crestone as a whole in a way that encourages pedestrian, bicycle and horse traffic.
- Revise the zoning boundaries to designate a more compact commercial zone.
- Assure that the commercial district is comprised of streets that permit commercial use on both sides of the street.
- Revise the zoning ordinance to encourage design and construction that encourages pedestrian orientation of development.
- Address flooding problems that impact downtown.
- Develop infrastructure to support pedestrian traffic and calm vehicular traffic.

### **Recommended Action**

#### **Future Planning Studies:**

- Revision of the zoning ordinance.
- Flood control.
- Downtown plan and design of downtown infrastructure.
- Signage and entry sequence design.

These are challenging design problems that will need to accommodate existing business and buildings while developing a new plan for Crestone's downtown.

#### **Proposed Town Projects:**

- Design and construct downtown infrastructure while simultaneously integrating existing buildings, parking and site development into the new direction proposed by this Master Plan.
- Design and construct flood mitigation.
- Relocate municipal functions to the Crestone Town Center building in the commercial district. Accomplish this in a way that sets an example of pedestrian supportive development and active, integrated uses fronting on a downtown streetscape.
- Design signage and Town entry sequences that welcome arrivals by vehicle, bicycle and foot traffic.

**Regulatory Issues:**

Encourage or require (via Town zoning ordinance) that future design and construction in the commercial district support the Town goal of a pedestrian supportive downtown.

The features of a pedestrian-friendly downtown are discussed in detail in many separately published works. Some of these features are summarized as follows:

- Taller (2 or 3 story buildings) with no setbacks.
- Multiple uses: retail on street level with office or residential on upper levels.
- Generous sidewalks that include pedestrian supportive features such as benches, landscaping and signage.
- Parallel parking along sidewalks.
- Minimal additional parking on building lots with parking located at the rear of buildings.
- Bicycle parking.
- Narrow vehicular zone with clear pedestrian crossings.

Continue to encourage unique and individualistic design in a way that relates to the needs of the commercial district as a whole. **The input of downtown business owners is of particular importance.**

**Community Input:**

- Implementation and details of the above recommendations.
- Revisions to the zoning ordinance.
- Development of a downtown plan.