LAZY K HOUSING
FOR WORKFORCE & AFFORDABLE HOUSING

Prepared for the
City of Gunnison

01.18.2019

HIGH MOUNTAIN CONCEPTS
# Table of Contents

- **Letter of Interest** ................................................................. 5
- **Qualifications** ....................................................................... 8
- **Initial Proposal & Alternatives** ........................................... 30
- **Financial Capabilities** .......................................................... 41
- **Public Engagement Process** ............................................... 44
- **Public-Private Partnership** .................................................. 49
HIGH MOUNTAIN CONCEPTS
Dear Russell,

High Mountain Concepts, LLC. is pleased to respond to your request for a public-private partnership to provide housing units for the community of Gunnison. We are confident you will find our proposal a cost-effective and comprehensive solution for the development of the Lazy K parcel.

In response to this proposal, we have assembled a team composed of individuals with a solid combination of professional capabilities, knowledge and experience — backed by extensive resources — to meet your needs.

We are grateful for the opportunity to be considered as your partner and are confident you will witness our unwavering commitment to the success of this project. We believe our proposal will demonstrate our unique ability to supply a creative solution for our community housing needs.

Our team is excited about the opportunity to partner with the City of Gunnison to begin to resolve the housing shortage in our community.

Please do not hesitate to contact me with any questions regarding this proposal at 970.349.5261 or johnstock@highmountainconcepts.com. I will serve as your primary point of contact and look forward to continuing our work together.

Sincerely,

John Stock
Principal | johnstock@highmountainconcepts.com
P.O. Box 2751 | Crested Butte, Colorado 81224
QUALIFICATIONS
Established in 1985, Norris Design's strategic partnership in planning, landscape architecture and branding encompasses local, regional, national and international projects. We combine responsive service with creative solutions that are grounded in realism to deliver a design that thrives, both today and in the future. Our knowledge and implementation of green building strategies is key to our design process and the success of our projects.

Our designs always reflect our clients’ vision, goals and resources. We take great care to ensure that our solutions can be built and built well, not just for an immediate transformation – but a successful continuum that will continue to unfold.

Clients ask us most often if their vision will come to life. At Norris Design we can say “yes” every time.
High Mountain Concepts will lead the development team and serve as the primary point of contact for the City of Gunnison. High Mountain Concepts will be supported by design and public engagement team members, jv DeSousa Architecture (jvD) and Norris Design. Together, High Mountain Concepts, jvD, Norris Design, the City and all involved parties will engage in public outreach. Our team shares a commitment to the Gunnison community and a history of collaboration, having worked together on affordable and workforce housing projects requiring public engagement and outreach involvement.

Primary contact information is included below. Qualifications for all team members are attached on the following pages.

**John Stock, Principal/Developer**
High Mountain Concepts  
P.O. Box 2751  
Crested Butte, CO 81224  
970.349.5261  
johnstock@highmountainconcepts.com
John Stock has over 33 years of contracting experience, including 22 years in Gunnison County. He has built over 60 custom homes in cold climate/high altitude regions, including Crested Butte and Summit County, Colorado; and Lake Tahoe, California and Nevada. John received his Bachelor of Fine Arts degree from the Kansas City Art Institute, where he studied drawing, form and sculpture. Early in his career, he apprenticed under master carpenters, developing his sharp eye for detail and his hand for craft while making fine musical instruments.

John has served as the principal and general contractor on several affordable housing developments in Gunnison County. Together with Crested Butte Community Schools, he founded Student Organization Achieving Results (SOAR), a nonprofit dedicated to designing and building homes with students. John works to make the industry better through creativity and ingenuity and encourages the sharing of knowledge with others.

SELECT RELEVANT PROJECT EXPERIENCE
- Club Cottage Townhome Development, Crested Butte, CO
- Habitat for Humanity - Six Units, Various Locations, CO
- Horse Meadows Single Family & ADU Development, Gunnison, CO
- Paradise Park Affordable Housing, Crested Butte, CO
- SOAR Nonprofit Housing Design & Build, Various Locations, CO
- Vantuyl Affordable Town Homes, Gunnison, CO
jv DeSousa has more than 31 years of experience working in the field of architecture. He takes a critical approach to design, striving to create environments that transcend the exigencies of program and budget to become memorable, evocative and timeless places. His buildings and landscapes have won awards and recognition in the United States and Australia.

His experience spans many building types – from single and multi-family residential to large, complex medical laboratories and hospitals. This broad experience is brought to bear on all projects in the office and often yields surprising design solutions that incorporate ideas from disparate sources.

jv has a deep talent for connecting with people. Over many years of practice he has used this to assist clients in challenging entitlement processes requiring thoughtful community outreach and engagement.

**SELECT RELEVANT PROJECT EXPERIENCE**

- Crosstown Station, Las Cruces, NM
- Desert Hope Apartments, Las Cruces, NM
- Eagle Ranch Apartments, Eagle, CO
- Embarcadero Apartments, Aztec, NM
- Fountain Ridge Apartments, Fountain, CO
- Greenleaf Apartments, Aurora, CO
- Lakota Ridge Senior Apartments, New Castle, CO
- Mariposa Phase VI, Denver, CO
- Mt. Calvary Senior Housing, Boulder, CO
- Paisano Green Community, El Paso, TX
- Parkside Terrace, Hobbs, NM
- Peachtree Canyon, Las Cruces, NM
- Pecos Apartments, Dexter, NM
- Roaring Fork Teacher Housing, Carbondale, CO
- Schoolhouse Lofts, Fort Morgan, CO
- Smith Ranch Workforce Housing, Silverthorne, CO
- Sunray Apartments, Grants, NM
Wendi Birchler has been practicing landscape architecture and land planning disciplines since 1995. She has extensive experience in managing the efforts of project teams including developers, civil engineers, architects, irrigation, lighting and traffic consultants through the entitlement process with the variety of jurisdictions in the Front Range region of Colorado.

Her project experience includes multifamily and single family residential, mixed-use developments, retail and education campuses and commercial developments. Wendi also has been involved in the landscape architecture and design of pools, streetscapes, entry monuments, plazas, signage, parks, open space and trails. In addition, she has provided construction administration services, and has prepared construction documents, specifications and cost estimates for a variety of projects. Wendi has been involved in the community through volunteering with several organizations including the ACE Mentor Program.

**AFFORDABLE HOUSING PROJECT EXPERIENCE**

- 5280 Residences, Denver, CO
- Alto at 71st & Federal | Westminster Station ACHA, Westminster, CO
- Arroyo Village, Denver, CO
- Indy Flats, Lakewood, CO
- Odyssey Family Housing, Denver, CO
- Panorama Pointe, Westminster, CO
- Paris Street Family Housing, Aurora, CO
- Pikes Peak Senior Residences, Phase I & II, Colorado Springs, CO
- Providence at the Heights, Aurora, CO
- Ruby Hill Residences, Denver, CO
- Windmill Apartments, Brighton, CO
- Zephyr Line Apartments, Lakewood, CO

**ADDITIONAL RELEVANT PROJECT EXPERIENCE**

- 21 Fitzsimons Phase II & III, Aurora, CO
- Alta Academy Park, Lakewood, CO
- Alta Cherry Hills, Englewood, CO
- Alta City House, Denver, CO
- Alta Green Mountain, Lakewood, CO
- Alta Pinehurst, Lakewood, CO
- Alta Wadsworth Station, Broomfield, CO
- AMLI Arista II, Broomfield, CO
- AMLI at Interlocken, Broomfield, CO
- AMLI at Littleton Village, Littleton, CO
- AMLI at Riverfront Park, Denver, CO
- AMLI Dry Creek, Arapahoe County, CO
- Arbour Commons, Westminster, CO
- Arbour Square, Westminster, CO
- Crescent Park West, Westminster, CO
- Modera at Josephine, Denver, CO
- Stone Mountain, Northglenn, CO
- The Forum Fitzsimons, Aurora, CO
- The Orchard Town Center, Westminster, CO
- Trails at Timberline, Fort Collins, CO
- Westminster Station, Westminster, CO

**EDUCATION**

- Bachelor of Science in Landscape Architecture
  Colorado State University, 1995
- Study Abroad
  Italy, France, England & Switzerland, 1995

**WORK EXPERIENCE**

- Norris Design
  2003 – Present

**PROFESSIONAL CERTIFICATION**

- Registered Landscape Architect, Colorado, #421
- LEED® Accredited Professional

**PROFESSIONAL AFFILIATIONS**

- Colorado Garden Foundation Board Member, 2016 - Present
- Urband Land Institute (ULI)
  Member, 2005 – 2009, 2012 - Present
- Colorado Multifamily Product Council Member, 2012 - Present
- Women’s Leadership Initiative Committee Co-Chair, 2014 - 2016
- ACE Mentor Program of Colorado Board Member, 2014 - 2017
Since joining Norris Design in 2005, Brandi has been involved with the landscape design and site planning of commercial sites, mixed-use projects, multi-family developments, streetscapes and master planned communities. In 2015, Brandi relocated to El Jebel and is now supporting Norris Design’s efforts in the Roaring Fork Valley. Brandi’s experience includes conceptual design, plan approval process, construction documents, specifications and construction administration. Having been involved in projects from concept to construction, she provides experience with the entire development process. She believes in working closely with the client and other project consultants to create better design solutions.

Brandi’s public sector experience provides insight for parks and recreation design as well as master planning. She has applied her experience in the design of urban plazas, playgrounds and open space. This experience also provides a foundation for Brandi’s work on master plan projects including facilitation of public input, inventory and analysis, needs assessments and programming.

BRANDI RICE  SENIOR ASSOCIATE, PLA  
brice@norris-design.com

EDUCATION
Master of Science in Natural Resources  
The Ohio State University, 2004

Bachelor of Landscape Architecture, cum laude  
Kansas State University, 2002

Secondary Major in Natural Resources & Environmental Sciences  
Kansas State University, 2002

WORK EXPERIENCE
Norris Design  
2005 – Present

The Ohio State University  
Graduate Research Associate  
2002 – 2005

Kansas State University Facilities Planning  
Intern  
2002

City of Wichita Department of Park & Recreation  
Intern  
2000, 2001

PROFESSIONAL CERTIFICATION
Registered Landscape Architect, Nevada, #771

AFFORDABLE HOUSING  PROJECT EXPERIENCE
14th & Independence, Denver, CO
1029 Santa Fe, Denver, CO
Denison Commons/Blue 52, Breckenridge, CO
Eagle Ranch Apartments, Eagle, CO
Lakota Ridge Senior Housing, New Castle, CO
Panorama Pointe Senior Residences, Westminster, CO
Pikes Peak Senior Residences, Phase I & II, Colorado Springs, CO
Roaring Fork Teacher Housing, Carbondale, CO
Windmill Ranch Apartments, Brighton, CO
Zephyr Line Apartments, Lakewood, CO

ADDITIONAL RELEVANT  PROJECT EXPERIENCE
8th & Lincoln | VIA Denver, Denver, CO
21 Fitzsimons Apartments Phase II & IIB, Aurora CO
AMLI at Arista Phase II, Broomfield, CO
AMLI at Interlocken, Broomfield, CO
AMLI Riverfront, Denver, CO
Bennett Parks, Trails & Open Space Master Plan, Bennett, CO
Coal Creek Canyon Park & Recreation District Park, Trails, Open Space & Recreation Master Plan, Coal Creek Canyon, CO
Colorado Science & Technology Park Design Guidelines, Aurora, CO
Colorado Science & Technology Park Streetscape, Aurora, CO
Cornerstone Christian Academy, Westminster, CO
Fitzsimons Bioscience II, Aurora, CO
Fitzsimons Bioscience III, Aurora, CO
Fitzsimons Bioscience Expansion, Aurora, CO
Fitzsimons Early Learning Center, Aurora, CO
Gardens on Havana Anchors, Aurora, CO
Mainstreet Fitzsimons Health and Wellness Suites, Aurora, CO
Orchard Town Center, Westminster, CO
Smoky Hill Road Medians, Aurora, CO
Sopris Elementary Play Yard & Site Improvements, Glenwood Springs, CO
Stanley British Primary School, Denver, CO
The Forum Fitzsimons, Aurora, CO
Town of Mead Open Space, Parks & Trails Master Plan, Mead, CO
Trails at Timberline, Fort Collins, CO
Vitamin Cottage, Various Locations
Wheatlands Community Center, Aurora, CO
QUALIFICATIONS

EDUCATION
Bachelor of Science in Landscape Architecture
University of Massachusetts, 2008

WORK EXPERIENCE
Norris Design
2014 - Present

Neils Lunceford, Inc.
2013 - 2014

db Landscaping LLC
2012 - 2013

Land Designs by Ellison
2011 - 2012

PROFESSIONAL AFFILIATIONS
Summit Combined Housing Authority Advisory Group, 2019
Frisco Housing Task Force, 2017

Since joining Norris Design in 2014, Lindsay has been involved on a broad range of projects both as a planner and landscape architect. Lindsay has over six years of experience designing for rural and mountain communities with a focus on high altitude planting design, affordable housing and parks and recreation. She has a passion for developing creative visions that translate into functional designs.

Lindsay’s experience with both the public and private sectors has been built upon her strong communication skills, strategic project management and the ability to create comprehensive design solutions. She has an understanding of the importance of efficient land planning and resource use in the mountains and key community engagement processes to achieve these goals.

LINDSAY NEWMAN ASSOCIATE
lnewman@norris-design.com

AFFORDABLE HOUSING PROJECT EXPERIENCE
Breckenridge Block II Phase II Affordable Housing, Breckenridge, CO
Copper Mountain North Alpine Housing, Copper Mountain, CO
Denison Commons/Blue 52, Breckenridge, CO
Housing Colorado Design Charette, Breckenridge, CO
Huron Landing, Breckenridge, CO
Lake Creek Village Apartments, Edwards, CO
Lake Hill Workforce Housing Master Plan, Summit County, CO
Lakota Ridge Senior Affordable Housing, New Castle, CO
Roaring Fork Teacher Housing, Carbondale, CO
Smith Ranch Neighborhood Affordable Housing, Silverthorne, CO
Wintergreen Workforce Housing, Keystone, CO

ADDITIONAL RELEVANT PROJECT EXPERIENCE
Breckenridge Medians & Roundabouts, Breckenridge, CO
Coyne Valley Culvert Enhancements, Breckenridge, CO
BR 50 Multifamily Housing, Silverthorne, CO
Buena Vista Wayfinding & Signage Master Plan, Buena Vista, CO
City of Lone Tree Community Signage, Lone Tree, CO
Collbran Arena Rodeo Facility Master Plan, Collbran, CO
Copper Mountain Center Village Redevelopment, Copper Mountain, CO
Copper Mountain East Village Redevelopment, Copper Mountain, CO
Eagle Valley Outdoor Movement Playground & Recreation Path Improvements, Eagle, CO
Frisco Sign Guidelines, Frisco, CO
Flight for Life Mahany Heroes Park, Frisco, CO
Howelsen Hill Master Plan & Schematic Design, Steamboat Springs, CO
Maryland Creek Ranch, Silverthorne, CO
McCain Property Master Plan, Breckenridge, CO
Normandy Gardens, Lamar, CO
Nottingham Park, Avon, CO
Silverthorne Gateway, Silverthorne, CO
Sopris Elementary School Playground, Glenwood Springs, CO
Summit County District Attorney’s Office, Breckenridge, CO
Summit County Recycling Center, Breckenridge, CO
Summit Cove Pedestrian & Bicycle Improvements Project, Summit County, CO
Town of Nucla Rodeo Grounds Renovation, Nucla, CO
Water Tower Place Park, Frisco, CO
Paradise Park
Affordable Housing
Crested Butte, Colorado

The Town of Crested Butte, working with the Gunnison Valley Regional Housing Authority, is building four duplex units for rental and ownership opportunities in Paradise Park. High Mountain Concepts has been involved from design through construction. The units are scheduled to be completed in the summer of 2019.

CLIENT REFERENCE
Michael Yerman, Community Development Director
Town of Crested Butte | MYerman@crestedbutte-co.gov
970.349.5338

Van Tuyl Affordable Townhomes
Gunnison County, Colorado

High Mountain Concepts worked closely with the City of Gunnison on this 94 unit townhome project, which spans over six city blocks. The development includes both single-family units and multi-family units of four to six dwellings per structure. Units will be available for rent and sale. The project is ongoing at 50% completion.

CLIENT REFERENCE
John Stock and the High Mountain Concepts team worked closely with the City of Gunnison on this project.
SOAR Nonprofit Design/Build Projects
Crested Butte, Colorado

High Mountain Concepts together with Crested Butte Community Schools founded SOAR, a nonprofit organization that connects building professionals with students to design and build houses in the Gunnison Valley as a model of interdisciplinary education. SOAR creates a revenue stream for the schools and sustainable funding for the program by selling student-designed and built houses on the open market. SOAR’s first project (pictured) is an affordable housing unit dedicated for employees in the Town of Crested Butte and was completed in 2017. Its second project in Crested Butte South is nearing 50% completion, while its third is in the design phase.

CLIENT REFERENCE
Todd Wasinger, Teacher | Crested Butte Community Schools
twasinger@gunnisonschools.net | 970.349.6616

Additional HMC Gunnison County experience

27 Nicholson Lane
60 Nicholson Lane
614-616 Elk Ave
625 Upper Loop Red Mountain Drive
Benisch Residence Phases I & II
Berlin Residence
Club Cottages
Davidson Lot E-13 Prospect
Gibbs/Libo residence
Glosser Residence
Gold Link Lot 11
Gold Link Lot 12
James & Lori Talbot Residence
Johnsons Bellevue Avenue
Lacy Ranch
Lee Residence
Lot D-5 Prospect
Lot S-121
Neptune House
Rainwater Residence
Rice Lake Grant
Swinney Residence
Taylor Crest
Wade Residence
Roaring Fork Teacher Housing
Carbondale, Colorado

jv DeSousa and Norris Design worked together on this affordable workforce housing project in Carbondale, Colorado. Twenty units dedicated to teacher and staff housing were constructed on district-owned land adjacent to an alternative high school and district offices. Buildings are organized according to principles identified in the Town of Carbondale’s Unified Design Code (UDC), a form based code. A central gathering space provides nearby outdoor recreation and relaxation areas for residents. The project includes a variety of unit types and sizes. Two buildings contain flats of one-, two- and three-bedroom units. Other buildings contain two and three bedroom townhouses. The units are designed to flexible in the living arrangements they support. Thus units will work for a family or multiple single persons living together. Multiple bathrooms were included to accommodate these arrangements — essentially one per bedroom. The architecture of the units works within the form guidelines of the UDC and reflects the vibrant and funky vernacular of Carbondale. Construction was completed in 2018.

CLIENT REFERENCE
Jeff Gatlin, Chief Operating Officer | Roaring Fork Schools
jgatlin@rfschools.com | 970.384.600

Eagle Ranch Apartments
Eagle, Colorado

jv DeSousa and Norris Design collaborated on this infill project aiming to put a parcel of land into service and alleviate the housing shortage in this mountain town. The project is unique in that it is being designed as workforce housing for the near term while in the long term it will be used as independent senior housing. The design must accommodate this shift in demographics with minimal renovation and change at the anticipated turnover in seven years.

The project team has created an innovative set of unit plans, primarily one bedroom “plus” units that can be used in the near term as an affordable two bedroom equivalent unit. In the long term, they will convert to one-bedroom plus den units for market rate senior residents. At that point, the “plus” space provides a place for seniors to sew, paint and take part in other hobbies that help keep their lives active and vibrant.

The project is sited alongside a developing senior care facility and in between the urban core of Eagle Ranch and the single family residential developments that ring it. As a result, the building adopts a hybrid form and architectural character. The west end of the site features an urban character and material palette, while the east end boasts a residential townhouse character and material palette. Construction documentation is currently underway.

CLIENT REFERENCE
Kim Williams, Executive Director | Eagle County
kim.williams@eaglecounty.us | 970.328.8773
**Smith Ranch Workforce Housing**

Silverthorne, Colorado

jv DeSousa and Norris Design are collaborating on Smith Ranch, a large parcel of land owned by the Town of Silverthorne. The site will contain mixed-use commercial space in structures constructed on the lower portion of the site alongside Highway 9. The Town has partnered with a local housing developer to design and construct a new neighborhood with a variety of housing types to meet the broad demand for affordable workforce housing. The neighborhood will contain single-family, duplex and townhouse units for sale to Summit County residents. Residential structures have a primary linear volume marked by a primary gable roof recalling ranch barn forms common throughout the mountain west. These primary volumes are supplemented by one-story volumes with shed roofs that recall outbuildings and additions constructed alongside original structures. Norris Design worked to create the guiding zoning document for the neighborhood which included development of an overall master plan through a successful public outreach process. Conceptual design work is currently underway.

**CLIENT REFERENCE**

Tim Crane (jvD reference)/Blake Shutler (Norris Design reference)
Compass Homes Development | timc@compasshomesdev.com/blakes@compasshomesdev.com | 970.262.7300/970.418.0066

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**Lakota Ridge Senior Housing**

New Castle, Colorado

jv DeSousa and Norris Design worked together on this 3-acre senior affordable housing project in New Castle, Colorado. The neighborhood is designed to fit the active lifestyle of many seniors while also providing accessible routes into all of the apartment homes to create a comfortable age-in-place community. While the site has a significant grade change, the project design turns this challenging situation to its benefit by nestling buildings into the hillside to create a series of tiered parking and garden areas. A central pedestrian spine descends the site through a varied series of gardens, from a wild meadow with views up the valley to a formal courtyard garden, and terminates at the terrace alongside the community building. The pedestrian path becomes the heart of the community where residents meet and interact. The architecture of the project is dictated by design covenants on the land that call for an “Adirondack” or “mountain modern” aesthetic. All 50 units have a private outdoor space, whether a balcony or garden. Unit plans all contain a small nook for a sewing machine, painting easel or other activity equipment for residents. The project will have a substantial solar photovoltaic array and achieve Enterprise Green Communities certification. Construction is expected to be completed in February 2019.

**CLIENT REFERENCE**

Carly Johansson, Director of Development | CRHDC
carly@crhdc.org | 303.428.1448
Lake Hill Affordable Housing Master Plan
Summit County, Colorado

Norris Design worked with Summit County Government on the 45-acre Lake Hill master plan to design an affordable workforce housing neighborhood for Summit County residents. The master plan’s goal: provide a high-quality neighborhood with a variety of housing types for a range of income levels, access to open space and trails and enhanced connections to surrounding towns. All proposed homes are planned around a 5-acre greenbelt with amenities such as community gardens, a dog park, traditional and nature play, looped trail system and gathering areas. Norris Design worked with County officials, local Towns and completed public outreach to develop a plan that is supported by the community. The master plan was completed in 2017.

CLIENT REFERENCE
Nicole Bleriot, Summit County Housing Director | Summit County
nicole.blriot@summitcountyco.gov | 970.668.4231

Denison Commons/Blue 52
Breckenridge, Colorado

Located on Airport Road in Breckenridge, Denison Commons/Blue 52 is an inclusive workforce housing development created by incorporating diverse unit types and a wide range of target income levels. The community features 48 rental apartments and 52 ownership townhomes near open space, recreation amenities and the Blue River. The neighborhood is designed as a part of Breckenridge, and is connected through a variety of multi-modal transportation options for its residents. Norris Design provided conceptual design, landscape architecture, irrigation and construction services. Construction was completed in 2018.

CLIENT REFERENCE
Laurie Best, Senior Planner | Town of Breckenridge
LaurieB@townofbreckenridge.com | 970.547.3112
Wintergreen Workforce Housing
Keystone, Colorado
Norris Design worked with Gorman and Company to complete a major Planned Unit Development (PUD) amendment to reallocate density on site and change permitted occupancy to allow workforce occupants from anywhere within Summit County. The Wintergreen Neighborhood will be a multi-family community intended to provide a spectrum of affordable rental housing types with opportunities for occupants to stay in the neighborhood as they advance their careers. To create a livable neighborhood, Norris Design is working to create on-site parks and amenities, connections to adjacent US Forest Service land and multi-modal transportation opportunities. Planning and approvals were completed between 2016 and 2018. Construction has not begun.

CLIENT REFERENCE
Kimball Crangle, Colorado Market President | Gorman & Company
kcrangle@gormanusa.com | 303.887.2707

Huron Landing
Breckenridge, Colorado
The Town of Breckenridge and Summit County partnered to create a new affordable rental community at the former County Recycling Center site in Breckenridge. Norris Design worked with a team of consultants to develop a site plan that accommodated 26 two bedroom multi-family units, each one with an outdoor space that takes advantage of the excellent mountain views from the site. Other significant site plan considerations included balancing the number of parking spaces with units, solar access, snow storage, public trail access and alignment, bicycle parking and gear storage. There are a mix of uses surrounding the property including townhomes, self-storage, single family residential and industrial, and it was critical to develop a plan that allowed the new residential community to integrate seamlessly into the neighborhood. Creating safe pedestrian and bicycle connections was an important consideration, and Norris Design worked with the client team to ensure that the appropriate linkages will be made as a part of this effort. Construction was completed in 2017.

CLIENT REFERENCE
Laurie Best, Senior Planner | Town of Breckenridge
LaurieB@townofbreckenridge.com | 970.547.3112
Additional Norris Design Workforce & Affordable Housing Experience

1029 Santa Fe
Denver, CO

14th & Independence
Lakewood, CO

1701 Paris Street
Aurora, CO

5280 Residences
Denver, CO

Adams County Housing Authority ALTO at 71st & Federal | Westminster Station Phase I & II
Westminster, CO

Aspen Heights San Marcos
San Marcos, TX

Aurora Housing Authority Villages at Westerly Creek
Aurora, Colorado

Block 11 Master Plan Update
Breckenridge, CO

Brunetti Lofts Playground
Denver, CO

Boulder County Housing Authority Emma Street Housing
Lafayette, Colorado

Crosstown Station
Las Cruces, New Mexico

Denver Connection
Denver, CO

Denver Housing Authority G behaveville Townhomes
Denver, CO

Denver Housing Authority Mariposa Phase IV
Denver, CO

Denver Housing Authority Sustainability Park
Denver, CO

Desert Hope
Las Cruces, New Mexico

Falcon Ridge (Housing Charette)
Estes Park, CO

Four Points Centre Apartments
Austin, TX

Homes on Havana
Aurora, CO

Inverness Apartment Homes
Centennial, CO

Lake Creek Village Apartments Landscape Renovations
Edwards, CO

Lakota Ridge (Housing Charette)
New Castle, CO

Loveland Housing Authority Meadows Apartments
Loveland, Colorado

McCain Property Master Plan
Breckenridge, CO

Mile High Ministries Affordable Housing
Denver, Colorado

Mt. Calvary Senior Housing
Boulder, CO

Normandy Gardens
Lamar, CO

Panorama Pointe
Westminster, CO

Paisano Green Community
El Paso, TX

Parker Hilltop Apartments
Parker, CO

Parkside Terrace
Hobbs, NM

Pikes Peak Phase I & II
Colorado Springs, CO

Renaissance Village
Longmont, CO

Stratton Flats
Gypsum, CO

Summit Cove Recreation Association Feasibility Analysis
Summit County, CO

The Cadence at Plaza Centro
Tucson, AZ

The Meadows at Dunkirk
Aurora, CO

Windcrest Women’s Crisis & Family Outreach Center
Douglas County, CO
LETTERS OF REFERENCE

Town of Crested Butte
P.O. Box 39 Crested Butte, Colorado 81224

-National Trust for Historic Preservation’s 2008 Dozen Distinctive Destinations Award Recipient-
-A National Historic District-

January 15, 2019

Russ Forrest, City Manager
City of Gunnison
201 W Virginia Ave
Gunnison, CO 81230

RE: Reference Letter for High Mountain Concepts

Dear Russ,

The Town of Crested Butte (Town) is currently contracted with High Mountain Concepts, LLC (Contractor) for the construction of 3 duplexes or 6 units to be sold as affordable housing units with Town deed restrictions. The contractor was selected from a competitive public Request for Proposals process.

The Contractor has worked directly under the supervision of the Town and has performed at high level. There has only been one change order since the beginning of the project. This was due to an unforeseen soil condition that resulted in additional excavation and structural fill being needed to support the foundation. The Town was alerted immediately upon the discovery of this issue and no additional work was continued without the authorization of the Town.

The Contractor’s project carpenter craftsmanship and sub-contractor trade work have been performed at a high level. Accountability for job site appearance and addressing neighborhood concerns have been timely and as needed. The contractor has even gone above and beyond to assist neighboring affordable self-build projects to ensure our project is compatible with neighbor concerns with in the field adjustments.

The project has proceeded throughout the winter is currently over 50% complete and on budget. One of the duplexes is at 80% completion. The project entire project is currently on track to be completed at least 2 months ahead of schedule with sale contracts anticipated to close ahead of schedule.

If the opportunity would arise and the contractor continued to be competitive with their pricing, the Town would work with the Contractor on building housing for our community again. Please do not hesitate to contact me in regards to this reference letter.

Sincerely,

Michael Yerman
Community Development
June 4, 2018

RE: High Mountain Concepts

To Whom It May Concern:

I am proud of the fact that I have had the privilege to know and work with John and Karen Stock and High Mountain Concepts.

My first experience working with High Mountain Concepts occurred after I graduated from high school in 2001. The job name was Taylor Crest and I was working as an electrical apprentice and High Mountain Concepts was the general contractor.

Over the last 5 years I have had the opportunity to provide title insurance and closing services for projects in which High Mountain Concepts was the general contractor. Over 15 of these transactions occurred in the last 18 months alone and this only includes the transactions, of which I am aware.

John and Karen are always prompt in providing me and my company the information and documentation required; they have a solid understanding of the requirements of 3rd parties. Throughout the course of a transaction, they conduct themselves in a manner that clearly reflects their pride and desire to provide the end user with a quality product.

Based on my experience they stand by their projects, exercise due diligence when accounting for a project, readily provide documentation of the bills that are paid or need paying, pay their bills promptly, and understand the economics of each project.

Their projects sell and move in the market quickly, frequently before the project is even completed and this occurs when the market is more depressed than the present times. In my humble opinion this is a direct result of the quality of their work and attention to detail.
Gunnison County Abstract Company completed a 10 years' search in the Records of the Clerk and Recorder of Gunnison County. In the last 10 years, I found no mechanics lien or court action in the record to which High Mountain Concepts was a party.

Regardless of the project, High Mountain Concepts would be an objective recommendation for anyone to make. Based on my knowledge and experience, I highly recommend John and Karen Stock of High Mountain Concepts.

Sincerely,

R. Dillon Waggoner
President/Owner
Gunnison County Abstract Company
To Whom It May Concern:

I have worked with High Mountain Concepts LLC on projects over the past 20 years and can say with out equivocation that under John Stock's leadership, HMC is a very capable and professional construction management, general contracting company. HMC's cost estimating, paperwork and project management are of high quality. Their crews are well supervised, responsive and professional.

My work with HMC has included a 12,000 sq ft custom home in Crested Butte CO with a 3 million dollar budget in 2002, multiple speculation single-family houses, as well as a land development project in Gunnison CO. Each of these projects was professionally and competently managed. Lastly, I would underscore that HMC's attention to schedules and detail is very commendable.

I hope you find this reference helpful.

Sincerely,

Jeffrey Taylor
Letter of Recommendation
For: High Mountain Concepts
By: Alan Wade (homeowner)
PO Box 3019
Crested Butte, CO 81224

June 6, 2018
To whom it may concern:

It is my pleasure to write this letter of recommendation on behalf of Karen and John Stock and their team at High Mountain Concepts. John was the general contractor for the construction of our 4,000 SF home in Mt Crested Butte during 18 months in 2007 and 2008. John and Karen worked with us, the architect and the engineer to design and build our wonderful residence on the mountain. The budget for the home was $1.5 million and it was completed within the time frame once the design was finished. As we lived in Washington State during the construction period, having an excellent general contractor was critical to the success of our building.

While building a custom home is inherently stressful for any homeowner, John and Karen’s performance as our general contractor was solid, and I am extremely pleased with the final product. Specifically, I would give High Mountain Concepts (HMC) high marks in the following areas:

1. **Quality of work performed.** The quality of work done was consistently top notch. HMC used subcontractors who were knowledgeable, skilled, and competent in their respective trades. The finished carpentry performed by HMC employees would qualify as artwork. They were conscientious about following project specifications, and their work product rarely needed improvement or revision.

2. **Quality of work crews.** The employees and subcontractors used by HMC were professional, reliable, courteous, and respectful of our property and privacy. They have a strong work ethic, good work habits, strong safety orientation, and emphasized getting the job done right rather than doing it fast. The pride in their work was evident and they cleaned up the site after each workday.

3. **Project management and coordination.** John is knowledgeable in all aspects of construction and was able to plan, coordinate and manage activities of different work crews effectively. John remained closely involved in overseeing the project from start to finish. His excellent attention to detail combined with Karen’s strong administrative skills allowed us to keep our financial lender up to speed throughout the project resulting in a smooth process with our construction financing. John’s familiarity with the building codes and dealing with city hall also facilitated a smooth and hassle-free process when it came to building permits and inspection.
INITIAL PROPOSAL & ALTERNATIVES

Lazy K Design Concept

In August, the Gunnison Country Times ran an online poll asking readers to vote on a series of responses to a question about affordable housing on the Lazy K site. Although the sample size was small and most respondents voted that the construction of affordable housing would benefit the community, some community members did show concerns that development of the property would cause density issues and would be a departure from the neighborhood’s character. Our team’s plan is to develop the property in a way that delivers affordable housing, recognizes the cultural and historical significance of the Lazy K site and shares the character of the existing community. To accomplish this, our current plan features the following:

1. Preservation and renovation of all existing Lazy K structures into housing.
2. “Legacy” architectural character: new housing similar in size, scale and massing to the existing structures to be constructed on the east end of the property and along the ponds that form the central spine of the new park.
4. A total site yield of approximately 55 units (approximately 13 units per acre when based on the 4.2 acres designated for housing in the master plan).
5. A small reallocation of land designated for park and housing.

Preservation

All existing structures on the Lazy K site will be preserved and renovated into housing as part of the project pro-forma concept. Preserving the existing structures will retain Gunnison’s cultural history and inform the design character of new units built on the site. We recommend converting the existing restaurant building to housing and dedicating a new structure farther south for community use and events. Please refer to the section below describing the reallocation of housing and park land.

“Legacy” Architectural Character

New structures to be built among the existing legacy structures will be similar, as much as possible, in size, scale and character. These structures will be constructed on both sides of the northeastern ponds. The structures on the east side of the northern pond will be loosely organized along a winding road. Our intent is to create a cohesive “camp” setting of small-scale structures that appear to belong together. This camp architecture builds on the existing character of Lazy K to create a highly livable small-scale neighborhood clustered organically amidst the site’s natural features and park setting.

“Urban” Architectural Character

New housing along Tomichi and Gunnison Avenues will be styled in line with the character of the older, historic neighborhoods of Gunnison. On Tomichi Avenue, houses will be ordered by the street, and living spaces and porches will address the street.

Garages can be accessed from an alley parallel to Tomichi Avenue. From the center of the park, these houses will be concealed from view by the legacy structures to the south. On Gunnison Avenue, houses will face north into the park with garages facing the street. Front porches on the north side of the structures will overlook the park and can be accessed by a walkway along the park’s south edge. These structures will form the south edge of the park.

Site Density

Although the City of Gunnison allows very dense development in support of its housing goals, we feel a density of 12 to 15 units per acre is appropriate for the site. This level of density provides for 50 to 60 housing units, while maintaining the community’s character and complementing the new park. Greater density would detract from the planned park, while less housing would leave the City with a greater housing shortfall.

Reallocation of Housing & Park Land

Our plan is to support the park master plan, which was developed with input from the community. We’ve tried to maintain the master plan’s design intent and work within the areas identified for housing.

Our team proposes one significant change from the master plan: to renovate the restaurant building as housing rather than dedicate it to a mixed-use community space. The master plan also allocates a long, narrow area perpendicular to Gunnison Avenue for housing. If developed as housing, this area would require the construction of a long access drive and, because of its length, would require a cul-de-sac or hammerhead for fire department vehicles to turn around at the north end.

To eliminate this large paved turnaround in the heart of the park, we propose to reserve this space for a future mixed-use building. This location for a community space is more centralized than the existing restaurant building, has direct connection to the open event spaces within the park plan and has views of the Gunnison River. Accordingly, our plan shows the future community structure in this location.
CONCEPT ELEMENTS

A. EXISTING CABIN
   1 UNIT  2 BED VARIES

B. EXISTING MULTI-USE BUILDING
   6 UNITS  2 BED  1100 SF AVG.

C. NEW "CABIN" STRUCTURE
   1 UNIT  2 BED  1200 SF AVG

D. NEW TOWNHOUSES
   5 UNITS  2 BED  1100 SF AVG

E. NEW TOWNHOUSES
   4 UNITS  2 BED  1100 SF AVG

F. NEW DUPLEX W/ GARAGE
   2 UNITS  3/1 BED  1200/700 AVG

G. FUTURE MULTI-USE BUILDING

H. COMMUNITY PARKING

J. COMMUNITY LAWN

K. DESTINATION PLAY
Proposed Development Plan

Our development plan for the Lazy K property is based on the following concepts:

1. Phased development with potential for many smaller phases
2. Preservation and renovation of all existing structures on the site
3. Quick delivery of a first phase of small deed restricted units at 80% area median income (AMI)
4. Early phases of the project will be deed restricted units at 100% AMI
5. Last phases will be market rate

PHASING PLAN

We propose to develop the property in a series of phases. The number of phases and the quantity of housing in each phase will be determined by the market absorption of completed phases. As part of our strategy, we propose as many as 10 small phases. This high number of phases, each small in scope, should prevent the project from becoming overbuilt even if market conditions change as a result of other large-scale housing development elsewhere in Gunnison, or a downturn in the broader economy. Should the market absorb the units quickly, multiple phases can be constructed at the same time to deliver more units to market in a shorter timeframe.

PRESERVATION PLAN

Central to this development concept is our plan to preserve and renovate all of the existing structures on the site. We believe that capturing the value of these existing structures will allow us to market several units with limited capital expenditure. The limited capital input of the first two phases sets the project on sound financial footing for later phases when capital requirements will increase. The limited capital input for the first two phases also creates the potential for a portion of these units to be sold below market rates to 80% AMI owners. Rather than viewing affordable housing as an obligation to meet after construction of market rate units, we will place the most affordable units into service first. We believe this positively establishes our commitment to the broader community.

PHASES IIA & IIB: TOTAL 10 UNITS

Phase IIA will include the new construction of five small, single-family structures similar in footprint to the original cabins. These structures will be on the east side of the northernmost pond.

We are budgeting $180,000 per unit for the construction of this phase. We propose to sell these units at 100% AMI and that the City of Gunnison organize and implement a lottery for the sale of these units.

Phase IIB will entail the construction of five townhomes in a single structure (similar in scale to the existing restaurant building.) This structure will be on the east side of the northernmost pond.

We are budgeting $180,000 per unit for the construction of this phase. We propose to sell these units at 100% AMI and that the City of Gunnison organize and implement a lottery for the sale of these units.

PHASES IIIA & IIIB: 12 UNITS TOTAL

Phase IIIA entails the construction of five townhomes in a single structure (similar in scale to the existing restaurant building) and three single family structures similar in footprint to the original cabins. These structures will be on the west side of the northernmost pond.

We are budgeting $180,000 per unit for the construction of this phase. We propose to sell these units at 100% AMI and that the City of Gunnison organize and implement a lottery for the sale of these units.

Phase IIIB entails the construction of four townhomes in a single structure. This structure will be just west of the original restaurant building.

We are budgeting $180,000 per unit for the construction of this phase. We propose to sell these units at 100% AMI and that the City of Gunnison organize and implement a lottery for the sale of these units.

PHASES IIA & IIB: TOTAL 10 UNITS

Phase IIA will include the new construction of five small, single-family structures similar in footprint to the original cabins. These structures will be on the east side of the northernmost pond.

We are budgeting $180,000 per unit for the construction of this phase. We propose to sell these units at 100% AMI and that the City of Gunnison organize and implement a lottery for the sale of these units.

Phase IIB will entail the construction of five townhomes in a single structure (similar in scale to the existing restaurant building.) This structure will be on the east side of the northernmost pond.

We are budgeting $180,000 per unit for the construction of this phase. We propose to sell these units at 100% AMI and that the City of Gunnison organize and implement a lottery for the sale of these units.

PHASE IV: 10 UNITS TOTAL

Phase IV includes the construction of five duplexes, or single-family structures with an attached accessory dwelling unit (ADU), along Tomichi Avenue. These units will be a mix of deed restricted units and market rate units.

PHASE V: 12 UNITS TOTAL

Phase V will entail the construction of six duplexes, or single-family structures with an attached ADU, along Gunnison Avenue.
Phasing Diagram

INITIAL PROPOSAL & ALTERNATIVES

Phase 1A
Phase 1B
Phase 2A
Phase 2B
Phase 3A
Phase 3B
Phase 4
Phase 5

NW LOT YIELD
5 lots 80' x 80' = 5 units (5 purposes)
2 of w/ garage = 1 unit
1 of w/o garage = 1 unit
6 PLEX = 10 units
14 APT = 14 units

EAST LOT YIELD
4 of w/ garage = 4 units
3 of w/o garage = 3 units
1 6 PLEX = 6 units
1 5 APT = 5 units

SOUTH LOT YIELD
6 lots 40' x 80' = 12 units (6 units & 6 units)
2 units

TOTAL SITE YIELD
NORTH LOT: 10 14 3 27
EAST LOT: 5 10 15
SOUTH LOT: 12 12
TOTAL: 22 9 13 54

Scheme C

Last K. 11/2019
CV&L Inc.
Draft Project Pro-Forma

We propose the following financing structure for the multi-phased development of the Lazy K property.

PHASE I

Remodel the five existing cabins
- $100,000 budget per unit
- $500,000 total budget
- Sale by lottery at 80% AMI
- Sale price: $164,226
- Gross sales: $821,130
- Net sales: $321,130

Remodel the existing restaurant into six units
- $125,000 budget per unit
- $750,000 total budget
- Sale by lottery at 100% AMI
- Sale price: $205,282
- Gross sales: $1,231,692
- Net sales: $481,692

Combined capital: $802,882 (working capital)
- Cost of loan: $125,000
- Net working capital: $677,882

PHASE II

Build five new cabins east of the pond
- $180,000 budget per unit
- $900,000 total budget
- Sale by lottery at 100% AMI
- Sale price: $205,282
- Gross sales: $1,026,410
- Net sales: $126,410

Build fiveplex east of pond (completion of east side)
- $180,000 budget per unit
- $900,000 total budget
- Sale by lottery at 100% AMI
- Sale price: $205,282
- Gross sales: $1,026,410
- Net sales: $126,410

Combined capital: $802,882 (working capital)
- Cost of loan: $125,000
- Net working capital: $677,882

PHASE III

Build fiveplex and three cabins west of the pond
- $180,000 budget per unit
- $1,440,000 total budget
- Sale by lottery at 100% AMI
- Sale price: $205,282
- Gross sales: $1,642,256
- Net sales: $202,256

Build fourplex
- $180,000 budget per unit
- $720,000 total budget
- Sale by lottery at 100% AMI
- Sale price: $205,282
- Gross sales: $821,128
- Net sales: $101,128
- Combined capital: $1,109,086
- Cost of loan: $125,000
- Net working capital: $984,086

This completes the “Legacy” portion of the project with a total of 33 deed restricted units.

PHASE IV

Build five duplex units along Tomichi Avenue
- $180,000 budget per unit
- $1,800,000 total budget
- Three units by lottery at 100% AMI
- Sale price: $205,282 ($615,846.00)
- Seven units at market rate
- Sale price: $225,000.00 ($1,575,000)
- Gross sales: $2,190,846.00
- Net $390,846.00
- Combined capital: $1,374,932
- Cost of loan/commissions: $200,000
- Net working capital: $1,174,932

PHASE V

Build six duplex units along Gunnison Avenue
- $180,000 budget per unit
- $2,160,000 total budget
- Four units by lottery at 100% AMI
- Sale price: $205,282.00 ($821,128)
- Eight units at market rate
- Sale price at $225,000 ($1,800,000)
- Gross sales: $2,621,128
- Net sales: $821,128
- Combined capital: $1,996,060
- Cost of loan/commissions: $225,000
- Pre-net sales: $1,771,060
- 20% operation cost: $354,212
- NET SALES: $1,416,848

Combined capital: $1,996,060
- Cost of loan/commissions: $225,000
- Pre-net sales: $1,771,060
- 20% operation cost: $354,212
- NET SALES: $1,416,848

LAZY K DEVELOPMENT UNIT TOTALS
- 55 total units
- 40 deed restricted units
- 15 open market rate units

Project totals upon final build out. Please refer to the attached table on the following page.
Development Yield By Phase & Unit Type

<table>
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<tr>
<th>PHASE</th>
<th>SINGLE-FAMILY CABIN</th>
<th>SINGLE-FAMILY CABIN</th>
<th>TOWNHOME/FLAT</th>
<th>DUPLEX/SINGLE-FAMILY WITH ADU (Total Units)</th>
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<tbody>
<tr>
<td>PHASE IA</td>
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<tr>
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<tr>
<td>PHASE V</td>
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<td>-</td>
<td>-</td>
<td>12</td>
<td>12</td>
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<tr>
<td>TOTAL BY TYPE</td>
<td>5</td>
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UNIT AREA & FEATURES

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<th>BEDROOMS</th>
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<td></td>
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<tr>
<td></td>
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<tr>
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Utilization of Existing Structures

Our team fully understands and appreciates the cultural and historical value of the existing structures on the Lazy K site. Although the master plan for the site discusses the possibility of adaptive reuse of the main structure, our plan is to preserve and renovate all existing structures.

The five existing cabins will be renovated so that they may provide long term housing into the future. An existing foundation along the eastern property line will also be reused with a new cabin structure constructed atop it. The main building will be renovated into a multi-unit and with a possible mixed-use component. Our team is considering renovating the structure into four units of housing or creating three units of housing with a community space.

Our plan to renovate the existing structures is central to the financial viability of the project. These structures can be quickly and relatively inexpensively renovated and brought to the market as a first phase of housing. The cash flow generated from this initial phase of sales will reduce project carry costs and fund the second phase of development.

By renovating the existing structures, we hope to both improve the viability of the project and sustain the memory of the Lazy K and its role in the Gunnison community.

Imagery

Architecture imagery including building elevations, floor plans and perspectives are attached on the following pages. These housing types and architectural character studies were developed with the participation of Town of Gunnison community members for a different site in town. This architectural character can be considered for the “urban” lots on Tomichi and Gunnison Avenues. As noted earlier in this document, the new “camp” structures will draw their cues from the existing cabins and the existing multi-use building so that the legacy structures present a coherent image.
FINANCIAL CAPABILITIES
FINANCIAL CAPABILITIES

A credit reference for High Mountain Concepts is attached below. We will provide a financial statement prior to initiation of Phase 2. We do not have any other applicable annual reports or financial surveys to provide at this time.

June 5, 2018

To whom it may concern,

This letter is to confirm that High Mountain Concepts has the following accounts with Community Banks of Colorado. The average balance on [redacted] and the average balance on [redacted]. High Mountain Concepts have been clients since 1997 and are in good standing with the bank.

Sincerely,

Melinda O’Neill
Business Banking Center Manager
Community Banks of Colorado – Crested Butte
PUBLIC ENGAGEMENT PROCESS
PUBLIC ENGAGEMENT PROCESS

The High Mountain Concepts team excels in public outreach and engagement. While we customize our process to the needs of each client and project, our standard collaborative and participative process has generated satisfaction for our clients and the communities in which we work. Our process includes a multi-layered approach to community engagement that builds project support. Our team has organized and managed design charrettes, workshops, community open houses, project websites for community outreach, design advisory groups and door-to-door canvassing in support of affordable housing projects. We have been brought on to support project teams precisely because of our skills in this area.

We have been successful mitigating criticism even in some challenging Not in My Backyard (NIMBY) neighborhoods and communities. Whether it’s addressing residents wanting to ensure a project has adequate parking or those who simply don’t want the project unfolding in their community, we’ve developed an approach to engage and resolve concerns. By drawing these community members into the design process, their opinions are acknowledged and they understand the rationale behind almost every decision that shapes the project design.

As noted above, the public engagement process will be tailored to meet the needs of the City of Gunnison and its community. We will meet with City staff and community representatives to develop a final engagement strategy together. Based on the engagement process involved with the master plan update and the general support for the project, we recommend the following engagement plan.

Initial Community Open House

The initial open house is an informal gathering aimed at reaching neighbors and community members. The event will be hosted by the High Mountain Concepts team and the City. Team members will be available to speak with individuals and small groups, listening to their concerns, suggestions and ideas. Community members who wish to participate in the ongoing design process can apply to be part of a Design Advisory Group (DAG). In our experience, it is important to keep this open house event informal and not make a presentation, which could be compromised by a single person opposed to the project.

Design Advisory Group

Through the application process initiated at the open house, the project team and the City will screen and select people to participate in the DAG. The DAG will attend certain meetings throughout the project process to review the design as it evolves and provide feedback. The DAG will ideally be mix those in support of the project, those uncertain and those opposed. The DAG’s purpose will be to gain community input throughout the design process in a meaningful way, but also to build support for the project. We’ve found that DAG members often become strong supporters because of their investment in the design process and their deeper understanding of the decisions that shape the design outcome.

Design Charette

We propose a one-day design charrette. These highly interactive multi-discipline design events are the best way to quickly vet design solutions across stakeholder groups. The charrette serves to develop design concepts for the project and engage participating community members. We will use the charrette to test the ideas in our proposed development concept, explore alternatives and move forward with a successful design.

Periodic DAG Meetings & Open Houses

We propose DAG meetings at the midpoint of the schematic design phase, at the end of the schematic design phase and at the midpoint of the design development phase. At each meeting, we will provide an overview of the design, its evolution and will take a deeper look at more detailed design elements. We recommend a community-wide open house at the end of the schematic design phase and another at the end of the design development phase.
The High Mountain Concepts team looks forward to a successful public-private partnership with the City of Gunnison to provide affordable housing for our community. We anticipate the following contributions from the City:

- Land, utilities/infrastructure and tap fees
- Support in developing deed restrictions
- Sponsorship of the lottery for deed-restricted sales
- Participation in Gunnison's asphalt contract
- Possible deferment of fees