

PUBLIC LANDS

PARK LAND

The Town of Crested Butte provides park land and the maintenance of parks as part of its municipal services to Town residents. Park land and readily available recreational opportunities are important parts of the character of the Crested Butte. Parks are highly valued and heavily used by the Town's residents, and as noted in the population chapter, the percentage of 20 to 40 year old people in Crested Butte is high when compared to the remainder of Colorado or the nation. This high concentration of park users is a reflection of the high demand and usage of park and recreational facilities in Crested Butte. Existing public recreational facilities are at capacity. As the Town grows in population, new residents will require additional recreational and park facilities.

Results of the household survey from the 2010 *Town of Crested Butte Parks and Recreation Regional Master Plan (Master Plan)* reveal that citizens use parks at a much greater rate in Crested Butte than the national average. Specifically, the survey indicates that 97% of citizens have visited parks and recreation facilities in Crested Butte versus 60% nationally.

Parks are an amenity for the residents of a town. While parking lots are primarily a service to commercial entities, parks are an amenity provided primarily for residents. Therefore, in order to describe the relationship between parks and residents, a comparative formula was developed that describes the ratio between Town park land and existing residential units, which is then divided into single-family and multi-family units. This ratio, or level of service, is a minimum standard that the Town should adopt for the purpose of maintaining the current levels of service as future growth occurs.



Inventory of Parks

In 2010 there were 30.21 acres of developed park land owned or maintained by the Town of Crested Butte. Table 1 summarizes the developed park properties and the Park Land map indicates the location of parks within the Town.

Table 1
Developed Park Land Owned by Crested Butte

| | Size |
|--|----------------|
| Town Park Properties | (acres) |
| Town Park | 8.00 |
| Rainbow Park | 4.29 |
| Big Mine Park (Nordic Center) | 5.49 |
| Henderson Park | 0.03 |
| Totem Pole Park | 0.38 |
| Crested Butte Community School Soccer Field | 1.99 |
| Tommy Villanueva Ball Field and Community Garden and old barn and event park | 4.69 |
| Three Ladies Park | 0.20 |
| Paradise Park | 1.31 |
| Gothic Field | 1.60 |
| Eighth Street Greenway | 2.23 |
| Total Park Land | 30.21 |

Current Projects

Big Mine Park Upgrade and Renovation

The Town has begun implementing a four phase upgrade and renovation project at Big Mine Park. Completed in 2010, Phase I was comprised of purchasing land adjacent to the park and paving the parking and drive area. Phase II includes a major renovation of the ice rink including a steel cover and new dasher boards. Phase II is scheduled to be complete in 2011 and is funded by the Town of Crested Butte, Great Outdoors Colorado, Gunnison County Metropolitan Recreation District, Gunnison County Commissioners, Gates Family Foundation and private donors. Phase III will renovate the Nordic Center Warming House and refrigerate the rink slab. Phase IV will complete landscaping at Big Mine Park including irrigation. Phases III and IV will be implemented when funds are available. In addition to the ice rink and Nordic Center Warming House, Big Mine Park is the location of the sled hill, cross country

ski trails and disc golf course. The Nordic Center is also planning to re-erect an old barn from Peanut Mine for snow cat storage and maintenance.

Eighth Street Greenway

The Greenway will be a passive recreational area that will serve as a buffer between the new and existing neighborhoods at the east end of Town. In addition, the Greenway will provide a space for snow storage during winter months. The proposed areas included in the Greenway are the west 100 feet of Blocks 66, 67, 68 and the west 75 feet of Blocks 69, 76, 77 and the southwest corner of Block 78 (see Eighth Street Greenway Map). The Town collaborated with “Feet First,” a local community organization whose mission is to encourage a pedestrian friendly environment throughout town, on the development of the Eighth Street Greenway. A Safe Routes to School grant will help the Town build a sidewalk in the Greenway from Butte Ave. to Red Lady Ave. to help facilitate safe access to the Community School.

The greenway/snow storage areas will be sodded as funds are available. Trees will also be planted as funds are available as shown on the Eight Street Greenway map. Irrigation should be designed to minimize damage from snow plowing operations.

Facility Capacities

The method of evaluating how a land contribution should occur can generally be evaluated in two ways. One way would be to use national facility standards; however, in a town as active as Crested Butte, this would not be considered appropriate. The other way is to survey facilities and programs to determine participation rates to set facility needs to meet actual demands. This is what we have done in Crested Butte to address the community character which is different than most communities because we are located at 9,000 feet elevation, our average snow fall is 219 inches per year, we are the mountain bike capital of the world, the percentage of 20 to 40 year old people in the community is unusually high and they take advantage of our location and our facilities.

A recent discussion with the Town’s Recreation Department indicated that as of November, 2010, all publicly run recreational activities within the town were at capacity. In order to maintain the same level of service as the Town grows, the Town will need to expand its parks and recreational facilities and land.

Table 2
Recreational Enrollment Figures from 2010

| Programs | Participants |
|------------------------------------|---------------------|
| Adult Hockey (Jan - Feb of year) | 70 |
| Basketball | 55 |
| Dodgeball (teams) | 6 |
| Flag Football | 18 |
| Tackle Football (through Gunnison) | 24 |
| Gymnastics | 168 |
| Little League | 118 |
| Skate Board | 57 |
| Soccer Fall 09 - Spring 10 | 220 |
| Summer Soccer Camps | 161 |
| Softball (19 Teams) | 346 |
| Tennis | 157 |
| Youth Hockey | 109 |
| Hocktober Youth Hockey Camp | 99 |
| <u>Volleyball</u> | <u>21</u> |
| Totals | 1,629 |

Participation in Town recreation programs is substantial and over all participation has grown from 1,534 participants in 2007 to 1,629 in 2010.

Finding time for necessary field maintenance is difficult because of the high constant use of the fields during daylight hours. The organized youth teams currently occupy all fields during the morning hours and the evening hours are taken up by adult teams or by outdoor events, which leaves little time for repair or maintenance of the fields.

Need for Park Land

A few examples of additional needs and desires for town facilities that cannot be met because there is no land to put them on, include the following:

1. BMX Dirt Jump Park

According to the 2010 Town of Crested Butte Parks and Recreation Regional Master Plan, the current BMX dirt jump park, which is now located on undeveloped but subdivided land in the Paradise Park affordable housing subdivision, is a temporary facility and a new location will be needed when the subdivision is constructed.

2. Indoor Recreation Center

Land is currently needed for an indoor recreation center which may include an aquatic facility. Such a facility was identified as a need by 72% of the respondents to the survey for the 2010 Town of Crested Butte Parks and Recreation Regional Master Plan.

3. Tennis Courts

The current tennis courts are located in part of the Town Park but also in the Town Plaza on the original Town Plat. Most of the Town Plaza located east of Sixth St. is used for parking for the Elk Avenue businesses. This parking area may need to be enlarged in the future and that would affect the tennis courts. The tennis courts are also in need of a major renovation. If they are moved during the renovation, they should also become larger because the space between courts is too small. Enlargement at the current site is not feasible because enlargement would encroach on existing passive park uses of the Town Park.

4. Disc Golf

The disc golf course located in Big Mine Park, and on adjacent properties, is currently in a cramped location. Several of the holes are used more than once in the 18 hole course. More land to allow the course to spread out and have individual holes for each hole is needed.

These observations, as well as the Town's past experience in seasonal park overcrowding, and the increasing maintenance costs associated with park overuse and the examples of overcrowding in the Park and Recreation Improvements chapter, lead to the conclusion that the Town's existing public recreational facilities are at capacity. As the Town grows in population, new residents will demand additional recreational facilities. As a result, the Town should seek to obtain or provide for new park land with new development. Without additions to the Town's park system, the existing facilities will deteriorate due to further overuse and the Town will experience a decline in the level of service to residents. Since the present ratio of available park land to residents barely provides for adequate recreational service to the existing population, at least this ratio should be maintained as the Town grows.

Park Land to Residential Unit Ratio

The information below is data that will be the basis for determining a reasonable connection between community growth that new development generates and the need for additional facilities to service that growth. The primary factors involved in this relationship are the selection of facility standards and determination of the proportionate share in the provision of land for those facilities.

The *Master Plan* cites the current inventory of park acreage and amenities as the standard to be used to determine future park land requirements in the Town of Crested Butte. The Master Plan states:

“These park and facility standards should be utilized in tandem with the policies and codes of the Crested Butte *Land Use Plan* to support the necessary expansion of the parks and recreation system as the population of Town grows. These standards should be applied to new developments in Crested Butte for purposes of defining the required investment in park and recreation amenities and/or acreages that will support the current level of service once new developments are built out and fully occupied.”¹

The following is a breakdown of the present ratio of park land to existing residents:

As of December 31, 2009, the date of the latest Town census, there were approximately 1,522 full-time residents. Further analysis indicates that there are 1.33 people per single-family household unit (including single family units, mobile homes, and accessory dwellings). 18% of the single family units have accessory dwellings on the lot. There are 1.518 people per multifamily unit (including multifamily units, duplex units, units in a business, and year-round occupied units in bed and breakfasts).

Table 3

TOTAL UNITS BY HOUSEHOLD TYPE

| SFR | Duplex | Accessory | Multi-Family | Mobile | Mixed | B&B | Other | Total |
|-----|--------|-----------|--------------|--------|-------|-----|-------|--------------|
| | Units | Dwelling | Units | Homes | Units | | | |
| 482 | 178 | 89 | 186 | 40 | 96 | 7 | 0 | 1,078 |

After determining the total occupants for each type of housing unit we were able to calculate the number of acres of park land for each type of unit. 30.21 acres divided by 1,522 people equals .0198 acres per person. The number of acres of Town land per unit for single-family residential (SFR) units, including single-family units, mobile homes, and accessory dwellings, and for multifamily residential (MFR) units including duplexes, bed and breakfasts, and units within a business to be dedicated to park land are as follows:

.0198 * 1.33 per SFR unit = 0.0263 acres/unit (1,146 square feet)
 .0198 * 1.518 per MFR unit = 0.030 acres/unit (1,307 square feet)

When determining the standard for dedication of park land it is important to recognize that various types of uses will create varying impacts on parks. Therefore, single-family residential units have been separated from multifamily units because the above numbers indicate a substantial difference in the number of residents (park users) per household.

As a result, this evaluation supports a level of service for park land per dwelling unit of at least 0.0263 acres/unit for single family residential units and 0.03 acres/unit for multifamily residential units.

As the number of dwelling units increases, the purpose of park land and therefore the size and geography of park land, should change. In 2010 there were six (6) major large, relatively flat contiguous park facilities suitable for ball fields and other large park facilities in Crested Butte on a total of 26.06 acres and there were 1,078 dwelling units in Town.

Table 4

| Facility | Acres |
|-------------------------------|--------------|
| Town Park | 8.00 |
| Rainbow Park | 4.29 |
| Big Mine Park | 5.49 |
| Community School soccer field | 1.99 |
| Tommy Villanueva Ball Field | 4.69 |
| Gothic Field | 1.6 |
| Total | 26.06 |

Therefore, as a guide, for every 100 dwelling units proposed in a subdivision, at least 2.42 acres of contiguous, flat park land should be provided in the proposed subdivision. ($26.06/1,078 = .02417$ acres $\times 100 = 2.42$ acres) Pocket parks should be located in residential developments as frequently as possible.

Fees in lieu of the provision of land for parks should be allowed if the Town determines the amount or quality of the land to be dedicated by the subdivider pursuant to this chapter would not be of adequate size to achieve the purpose of the dedication or the Town reasonably determines that the dedication of the land would not serve the health, safety or welfare of the public. Because, as demonstrated above, existing parks would be overcrowded if residents of a new subdivision can only use existing parks in town, fees in lieu of land for parks should be discouraged.

Park Land Policies

1. The Town should maintain at least the existing ratio or standard of park land to resident population. As the Town grows through new development, additional park land should be provided to achieve the same ratio of park lands to residents as existed at the time this chapter of the Land Use Plan was adopted.
2. Land for developed parks should be dedicated and provided as part of each residential subdivision. Since only residential development will typically benefit from parks and recreation facilities, only residential development should be required to provide land for parks on a per dwelling unit basis.

3. The number of acres dedicated to the Town per single-family residential unit for developed park land should be at least 0.0263 acres.
4. The number of acres dedicated to the Town per multifamily residential unit for developed park land should be at least 0.03 acres.
5. Most land dedicated for park land should be relatively flat, usable land that is developable for the use intended. Land that is not flat should be usable for its intended use.
6. The recommendations of this chapter should apply to all new development of residential property. There is no obligation on the part of a developer to cure the existing deficiencies in the amount of park land.
7. For every 100 dwelling units proposed in a subdivision, at least 2.42 acres of contiguous, flat park land should be provided in the proposed subdivision.
8. Fees in lieu of park land should be allowed but they should only be used when the Planning Commission finds the land to be dedicated by the subdivider would not be of adequate size to achieve the purpose of the dedication or the Town reasonably determines that the dedication of the land would not serve the health, safety or welfare of the public.

(1) "Town of Crested Butte Parks and Recreation Regional Master Plan," Pros Consulting, Resolution No. 2, Series 2010, adopted April 5, 2010 by the Crested Butte Town Council, p. 23.



Drawn by: Hilary Mayes
 Date: May 9, 2011
 Filename: C:/project/LandUsePlan/8thStGreenway.mxd

Eighth Street Greenway

- Buildings
- Sidewalk
- Paved Roads
- Grass
- Snow Storage
- Trees
- Pond





**Park Land
Crested Butte, Colorado**

- Town Boundary
- Parks
- Roads and Right of Ways

Park and Recreation Improvements



This section presents a methodology and the appropriate numbers to determine a fee for park and other recreation improvements when land is subdivided via the Major Subdivision regulations and new residential units are added to the Town of Crested Butte. The purpose of the fee is to allow the Town to keep pace with the demands placed upon its park and recreation capital facilities by the increased users brought to Town by new development. The fee is not designed to increase the level of service or for maintenance of existing facilities.

This fee was first calculated for the 1996 Crested Butte Land Use Plan, using data current through September, 1995. These revised calculations are based on population, dwellings, and park and recreation facilities statistics from 1983 through 2002, which are made current with the use of the 2003 Consumer Price Index (CPI), except for replacement cost estimates, which were made in 2004.

The basic methodology involves the following steps:

1. Determine number and types of dwellings.
2. Determine population.
3. Inventory improved park and recreation lands.
4. Inventory park and recreation facilities.
5. Assess current levels of demand and service.
6. Determine costs of current levels of service.
7. Determine credits against the costs of service.
8. Calculate the fee and apply it to the different dwelling types.

1. Determine Number and Types of Dwellings.

The Park and recreation Capital Expansion Recovery System Fee (the “Fee”) will be assessed against each new dwelling unit at the time a major subdivision is approved. Existing facilities have been paid for via numerous methods including property taxes, sales taxes, use taxes and real estate transfer taxes by existing residents. The Fee is necessary because new dwelling units in new subdivisions bring additional people to Town, and these new people create new demands on current park and recreation facilities. The approval of a subdivision provides a logical and administratively feasible time to predict the increased use and to assess the fee. However, since different types of dwellings house different numbers of people, they create different demands upon the facilities, and the fees assessed should be adjusted accordingly.

Since the first draft of this fee for the 1996 Land Use Plan, the Town has determined that a new class of dwelling unit should be included in these calculations. Since 1995, 33 residential units were built in commercial developments. As the number of vacant lots diminishes over time, the incentive to build such “commercial residential” units will likely increase.

Table 1
2002 DWELLING UNIT INVENTORY

| | |
|-------------------------------|-----------|
| Single Family | 421 |
| Multi Family | 173 |
| Duplex | 142 |
| Mobile Home | 41 |
| Accessory | 74 |
| B&B/Dorms | 13 |
| <u>Commercial Residential</u> | <u>88</u> |
| Total | 952 |

For purposes of this analysis, the following dwelling unit types are included in each category:

- Single Family Residential (SFR): single family; mobile home; and accessory dwellings.
- Multi Family Residential (MFR): multi-family and duplex.
- Commercial Residential (CR): residential units in commercial buildings.

Since B&B/Dorms house temporary visitors, these units are not included in the calculation of this fee.

2. Determine Population

The 2000 U.S. Census calculates population by extrapolating figures from samples. For a municipality as small as Crested Butte, this method can result in errors that become apparent to the local government. Also, the Census does not present persons per dwelling type, for each of the dwelling unit types listed above, which is necessary for the fee calculation. Therefore, Town staff undertakes a more accurate annual count of population per dwelling type. Following is the Town population estimate for 2002.

Table 2
2002 POPULATION PER DWELLING UNIT TYPE

| | |
|------------------------------|-------|
| 2002 Total Population | 1,507 |
| Average Persons/Occupied SFR | 2.17 |
| Average Persons/Occupied MFR | 2.06 |
| Average Persons/Occupied CR | 1.79 |

3. Inventory of Park and Recreation Lands

Since this fee is designed to keep up with the current levels of service, an inventory of existing park and recreation lands is provided. New park and recreation facilities have been added since 1995.

Table 3
CRESTED BUTTE PARK LAND INVENTORY

| | |
|---|--------------------|
| Town Park | 9.05 acres |
| Big Mine Park | 5.91 acres |
| Red Lady Estates Park | 3.74 acres |
| Kapushion Annexation "Trail", minus the traveled portion of the trail | 1.33 acres |
| Gothic Field | 1.60 acres |
| Three Ladies Park | .20 acres |
| Totem Pole Park | .40 acres |
| Henderson Park | .03 acres |
| Sheila Murray Park | .01 acres |
| Tommy Villanueva Ball Field | 2.10 acres |
| Crested Butte Community School Soccer Field | 1.90 acres |
| William V. Crank Plaza | .17 acres |
| <u>Jerry's Gym</u> | <u>.11 acres</u> |
| Total | 26.55 acres |

For this fee, the Town considers landscaping a capital facility because such improvements are expected to last more than five years, as required by the State of Colorado for impact fees. 11.513 acres of parks are landscaped in Crested Butte. Parks in the Verzuh Annexation and in the Paradise Park Subdivision are not included because they are not developed and they generally are not yet used by residents. (No further analysis of park land is presented in this section as this section is only intended to address park and recreation facility needs. Park land needs are addressed in the Park Lands chapter.)

4. Inventory of Park and Recreation Facilities

An inventory of the recreation improvements contained within the parks, and elsewhere, is summarized in Table 4, which also identifies the recreation improvement standards the Town is adopting for purposes of this analysis. These standards represent the existing level of service provided to Town residents, which is the level of service the Town desires to maintain as future development occurs. The standards have been established by dividing the current inventory of

park land and recreation facilities by the existing population (with that population being rounded to 1,500 persons for purposes of developing this standard).

Table 4
EXISTING FACILITIES AND LEVEL OF SERVICE
Park and Recreation Improvements
Facilities Standards

| Facility | Units | 2002 LOS (Units:People) |
|--------------------|-------|----------------------------|
| Baseball/Softball | 3 | 1:500 |
| Soccer | 2 | 1:750 |
| Tennis | 3 | 1:500 |
| Basketball | 2 | 1:750 |
| Volleyball | 1 | 1:1,500 |
| Ice Rink | 1 | 1:1,500 |
| Warming House | 1 | 1:1,500 |
| Child Play Area | 3 | 1:500 |
| Gathering Space | 2 | 1:750 |
| Skateboard | 1 | 1:1,500 |
| Garden | 1 | 1:1,500 |
| Frisbee Golf | 1 | 1:1,500 |
| Indoor Gym | 1 | 1:1,500 |
| Multi-purpose room | 2 | 1:750 |

Several (but not all) of the standards in Table 4 are considerably higher than nationally-recognized recreation planning standards. For example, the National Recreation and Parks Association recommends the following standards for recreation facilities:

| | |
|----------------|---------------------------|
| Ball Fields: | 1 field per 3,000 persons |
| Tennis Courts: | 1 court per 2,000 persons |
| Skating Rinks: | 1 rink per 30,000 persons |

The generally higher standards adopted for Crested Butte reflect the fact that compared to other communities around the Country, the Town's population is relatively young and athletically-inclined. This type of population is quite common in ski resort communities and results in unusually high participation rates in sporting activities and high demand for park land and recreation facilities. The next section discusses the high rate of use and the need for more park and recreation facilities in Crested Butte.

Several significant additions were made to this inventory during the period between revisions. In 1997, the Town acquired the current Town Hall (including the indoor Jerry's Gym, the multi-purpose room, the teen center and the bathrooms/locker rooms). The Frisbee Golf Course was constructed in 1998. In 1999, the Tommy V. Ball Field was constructed and the warming house was expanded. In 2001, the ice rink was completely renovated and expanded.

5. Assess Current Levels of Demand and Service

Despite the relatively high level of service provided to the population through the current improvements, the Town has determined that its recreation improvements are at capacity and increased use will cause overcrowding that will degrade their quality. A few examples of this overcrowding are as follows:

1. There has been increasing demand among users for the limited available ice time on the skating rink. From 1994 to 1995, the number of organized hockey teams in Town doubled. From 1995 to 2002, the number more than tripled. These teams require both game time and practice time. As the rink use has increased, demands upon the warming house have also increased. The warming house is particularly overcrowded because it is also used for Nordic skiing activities.

2. From 1994 to 1995, the number of organized ball teams in Town increased from 21 to 29 teams. From 1995 to 2002, the ball fields saw a 30% increase in total useage. Adult league softball games occupy all of the ballfields every weekday night during the summer and Little League teams occupy the fields during the afternoon several days per week. This leaves little or no time for practice or for recreational play during the summer. A similar situation exists with respect to the soccer field, tennis courts, and gym, as Table 5 below shows:

Table 5
1995-2002 FACILITIES USEAGE

| Year | Ball Fields | Gym | Soccer | Tennis | Ice Rink | Total |
|----------------|--------------------|------------|---------------|---------------|-----------------|--------------|
| 1995 | 521 | N/A | 35 | 296 | 110 | 1,586 |
| 1996 | 615 | 598(1) | 72 | 245 | 130 | 1,660 |
| 1997 | 652 | 495 | 121 | 246 | 206 | 1,720 |
| 1998 | 623 | 633 | 111 | 230 | 246 | 1,843 |
| 1999 | 653 | 655 | 127 | 222 | 295 | 1,952 |
| 2000 | 769 | 595 | 128 | 174 | 403 | 2,069 |
| 2001 | 756 | 626 | 117 | 125 | 401 | 2,025 |
| 2002 | 678 | 504 | 140 | 123 | 351 | 1,796 |
| Total | 5,267 | 4,730 | 851 | 1,661 | 2,142 | 14,651 |
| 95-02 % | | | | | | |
| Change | 30% | -16% | 300% | -58% | 219% | 13% |

FN 1. The Parks and Recreation Department began using the gym in the Town Hall in 1996 prior to acquiring the Town Hall and gym in 1997.

6. Determine Costs of Current Levels of Service

The 1996 Land Use Plan reviewed two alternative methods to determine costs. The first method determined the typical "per unit" cost to replace each recreation facility listed in the inventory, by identifying a Colorado-wide typical cost, or by using the Town's consultants' experience to identify a typical cost to replace each ball field, court and other facility. This approach identified the "typical" cost for the facility but one of two problems arose with this approach. If the Town uses the typical Colorado or consultant's experience replacement costs, then the actual expenditures of the Town are not considered and as already discussed, Crested Butte's recreational needs are not the same as most other communities. If the expenditures by the Town are used for each facility, then the labor costs are not included because the source of data is the annual capital budgets, which do not include Town staff time to install or construct the facilities.

The second method, and the method used in the 1996 Land Use Plan, determined how much the Town would need to spend to improve one acre of land so that it could be used for recreation purposes, multiplied that cost by the number of acres of improved recreation land in the Town and added the equipment costs for each facility. This approach determined a more equitable figure because the costs for Town labor to build the basic facilities were included. The most important areas where labor costs were left out included: planting trees, shrubs, and sod; the labor costs for the installation of sprinkler systems for the grass and plants; and the installation costs for erecting the ice rink boards, the ball field out field fence and other equipment. By adding the cost of basic park improvements for each acre of land to the replacement cost for the Town's other recreation facilities (that is, the rinks, courts and buildings) a total replacement cost was determined. Erection costs for many park facilities were still left out because there was no way to estimate the hours spent erecting such equipment.

This analysis uses a third method. First, all of the Town's expenditures for park and recreation capital improvements from 1983 to 2002 are tabulated and then adjusted for inflation using the CPI to the latest date available, which is currently through 2003. The Town maintains records of recreation equipment expenditures to 1979, but to be consistent with the average life of a facility used in the Credit section (20 years), we did not use any expenditures prior to 1983. Any facilities that have been re-built, such as basketball court repaving or the complete reconstruction of the ice rink, uses only the later expenditures.

Second, these expenditures are grouped according to the type of park and recreation facility for which the expenditures were made to arrive at a cost per facility. Some comments about specific costs include:

- Estimated replacement costs for facilities that the Town did not buy or construct were used for Jerry's Gym, the multi-purpose room, the teen center and the bathrooms/locker rooms.
- Replacement costs for the Community School soccer field are not included because the Town did not make an expenditure for it and would not have to replace it.
- No reliable figures are available for the replacement costs of the basketball court at the Center for the Arts, so the re-paving costs were used as a substitute. The actual cost of constructing a new basketball court would likely be higher than the re-paving cost, making this evaluation conservative.
- The landscaping and irrigation costs include only the capital costs for seed, topsoil, sand, trees, irrigation pipe, pumps, etc. when landscaping Town parks. Although the Town decided to use an estimate for the cost per acre to landscape town parks in 1996, by 2002, the Town had spent considerable sums for irrigation, and other landscaping. This means the costs now included are a more accurate reflection of the cost to landscape than was available from Town records in 1996. Using the Town records, the expenditures for landscaping in Crested Butte average \$ 21,196 per acre. (If expenditures to 1979 are used, the Town has spent \$29,372 per acre.) The labor costs to construct landscaping, irrigation systems, fences etc., are part of the general fund and are not included in these calculations. If the Town hired a private company to landscape Town property, the expenditures would include labor and would be higher. Therefore, this analysis is conservative.

Lastly, the costs per facility were totaled and then divided by the 2002 Town population to arrive at a per person cost for all park and recreation capital facilities. Table 6 presents these costs per facility and the costs per person.

Using this method, the park and recreation expenditures per person in Crested Butte total \$1,429.43.

This method is an improvement over the 1996 Land Use Plan method because it is based on actual Town expenditures, rather than averages per acre, which can vary widely depending on the type of

facility located on any given acre of park land. Also, this method will allow disaggregated analyses of the different facilities and costs.

Table 6
2003 FACILITY REPLACEMENT COST PER PERSON(2)

| Facility | Facility Cost with 2003 CPI Applied | Cost per Person |
|--|--|----------------------------|
| Baseball/Softball (3) | \$33,664 | \$22.34 |
| Soccer | 2,790 | 1.85 |
| Tennis | 2,208 | 45.67 |
| Basketball | 4,726 | 3.14 |
| Volleyball | 2,807 | 1.86 |
| Ice Rink | 210,891 | 139.94 |
| Warming House | 280,900 | 186.40 |
| Child Play | 100,068 | 66.40 |
| Public Spaces | 61,148 | 40.58 |
| Skateboard | 95,064 | 63.08 |
| Frisbee Golf | 5,121 | 3.40 |
| Gym Renovate/Equip | 5,623 | 3.73 |
| Bike racks | 13,880 | 9.21 |
| Benches | 11,835 | 7.85 |
| Park & Rec. Equipment | 240,678 | 159.71 |
| Irrigation | 98,188 | 65.15 |
| Landscaping | 244,033 | 224.39 |
| subtotal | \$1,413,625 | |
| Replacement costs (4) | | |
| Teen Center/multi- purpose room/Baths | 196,515 | 130.40 |
| Indoor Gym | 544,015 | 360.99 |
| Total | \$2,154,155 | \$1,429.43 |

FN 2 All park and recreation expenditures since 1979 are displayed in Appendix B.

FN 3 The landscaping costs for the ball fields and the soccer fields are included in the landscaping line at the bottom of the list.

FN 4 Replacement cost estimates were provided by PBS&J, a National engineering, architecture and construction management company with an office in Greenwood Village, CO.

7. Determine Credits Against Costs of Service

There are two factors that would cause a development to receive a credit toward this Fee.

1. Credits should be provided in the formula for tax payments, which landowners paid while their land was vacant. Additional credits should be provided for tax payments which will be paid after their land is developed. Both credits should only be provided for taxes which are spent on recreation improvements.

2. Credits should be provided to the developer for in-kind contributions made during the subdivision process (such as dedication of land or construction of facilities) when such contributions have system-wide benefits (that is, those which do not exclusively benefit the residents of the subdivision) which are related to the impacts of the development. These credits should be granted based on the actual circumstances of a development, which makes such contributions and therefore, are not calculated in this technical report.

To determine whether any credits for tax payments should be provided, it is first necessary to determine the sources of funds the Town has used for park and recreation capital improvements. All such improvements are made from the Town's Capital Fund, of which, well over 90% comes from revenue from the following taxes and the remainder is generated by small sources such as fees, interest income and the sale of cemetery lots. Only a portion of these taxes go to the Capital Fund, and only a portion of the Capital Fund goes to park and recreation capital improvements.

**Table 7
Taxes and Allocations**

| Tax | % to Capital Fund |
|--------------------------|--------------------------|
| Automobile Use Tax | 60% |
| Construction Use Tax | 60% |
| Real Estate Transfer Tax | 50% |

The first two of these sources are taxes, which are paid after development occurs, while the third is paid both before and after development. The Town ceased applying sales tax revenue towards the Capital Fund as of January 1, 2003. Therefore, no sales tax credit can be given from that point forward. Property tax is not used in the Capital Fund. Grants are not included in expenditures or credits.

The percentages of the tax collections indicated in Table 7 are allocated to the Capital Fund each year. These portions must be further reduced by the overall percentage of expenditures out of the Capital Fund towards park and recreation capital improvements, since all such expenditures come out of the Town's Capital Fund. This number is calculated by dividing the total amount spent on park and recreation capital facilities improvements by the total expenditures out of the Capital Fund. This study uses the period 1998-2002 because a near period best reflects current budgeting practices and costs and best predicts future trends. During this period, the Town has allocated, on average, 9.87% of its Capital Fund to park and recreation capital improvements.

It should be noted that the analysis, which follows below, reflects only credits applicable to residential development. The Town has determined that the impact of non-residential development on the need for recreation improvements is negligible. Impact fees for recreation improvements should, therefore, only be charged to new residential development and the credits towards such fees need only be calculated as they apply to such development.

A. Automobile Use Tax Credit

The credit for that portion of automobile use tax generated by the residents of new development which will be used to pay for new recreation improvements has been determined as follows.

Using an average of collections between 1998 and 2002 and applying the 60% rate from above, \$40,670.51 from the auto use tax was allocated to the capital fund annually. As described above, the Town estimates park and recreation capital facilities improvements receive approximately

9.87% of those revenues, which amounts to \$4,014.62 per year. This equals an average annual payment of \$2.66 per current Town resident from the automobile use tax spent on park and recreation capital facilities improvements. Assuming a 20 year life expectancy for the typical park and recreation capital facilities improvement, these payments would generate \$53.28 per person over the life of the improvement.

It is quite unlikely, however, that all of the new units will be built in the first year after the development is approved and the impact fee is paid. Therefore, the Town completed an analysis of the buildout period for a typical subdivision in Crested Butte and determined that the average subdivision will build out in 20.8 years. Based on this analysis, the average new subdivision resident will actually only pay \$27.97 (52.5% of \$53.28) over the 20 year period.

Finally, a present worth value was applied to these future payments, since tax monies which the Town will receive in the future are worth less to the Town than tax monies received today. Using a 3.5% interest rate, which is a conservative assumption provided by the Town's consultant for impact fees, discounted by 10 years (the mid-point of the 20 year period), \$27.97 is worth \$20.30 in credit today. Therefore, the three types of dwelling units should receive the following automobile use tax credits:

| | | |
|-------------------------------|--|---------|
| single family units: | $\$20.30 \times 2.17 \text{ persons/unit} =$ | \$44.05 |
| multi family units: | $\$20.30 \times 2.06 \text{ persons/unit} =$ | \$41.82 |
| commercial residential units: | $\$20.30 \times 1.79 \text{ persons/unit} =$ | \$36.33 |

B. Construction Use Tax

The credit for that portion of construction use tax generated by the residents of new development, which will be used to pay for new park and recreation improvements, has been determined as follows.

Again using an average of collections between 1998 and 2002 and applying the 60%, the construction use tax generated \$50,888.56 to the capital fund annually. The Town estimates recreation improvements receive approximately 9.87% of those revenues, which amounts to \$5,023.26. According to a Town study between 1998 and 2002, 74% of this Construction Use Tax revenue was generated by residential land uses and 26% was generated by business and commercial land uses. Applying these percentages to the total construction use tax, 74% of \$5,023.26 equals \$3,739.24 which is attributable to residential land uses, with the remainder attributable to business and commercial land uses.

Dividing the average annual residential revenue (\$3,739.24) by the existing number of Town residents (1,507 persons) means that the Town has used \$2.48 per person from residential construction use taxes for recreation improvements annually over that five year period. Assuming a 20 year life expectancy for the typical recreation improvement, these payments would generate \$49.62 per person over the life of a recreation improvement.

As noted above, it is quite unlikely, however, that all of the new units will be built in the first year after the impact fee is enacted. Based on the analysis of the buildout period for a typical subdivision in Crested Butte, the average new resident will actually only pay \$26.05 (52.5% of \$49.62) over the 20 year period.

Finally, a present worth value was applied to these future payments, since tax monies, which the Town will receive in the future, are worth less to the Town than tax monies received today. Using a 3.5% interest rate, which is a conservative assumption, discounted by 10 years (the mid-point of the 20 year period), \$26.05 is worth \$18.91 in credit today.

Therefore, the three types of dwelling units should receive the following construction use tax credits:

| | |
|-------------------------------|--|
| single family units: | $\$18.91 \times 2.17 \text{ persons/unit} = \41.03 |
| multi family units: | $\$18.91 \times 2.06 \text{ persons/unit} = \38.95 |
| commercial residential units: | $\$18.91 \times 1.79 \text{ persons/unit} = \33.84 |

C. Real Estate Transfer (RET) Tax (or RETT)

The credit for that portion of the real estate transfer tax, which will be used to pay for new recreation improvements, has been determined as follows. Credits should be provided to future residential development for the following types of real estate transfer tax payments:

- Payments that have previously been made by residential lots which remain vacant today but will develop in the future; and
- Future payments that will be made by residential lots while they remain vacant and after they are developed.

The credit for past payments has been calculated as follows. Because many vacant lots which have paid real estate transfer taxes since the inception of that tax are now developed, the Town has limited its analysis of past tax payments to those received during the period from 1998-2002. Applying the 50% rate from above, the Town deposited an average of \$55,843.20 each year in real estate transfer tax payments from residential vacant lots (some of which have since been developed) into its Capital Fund. The Town estimates park and recreation capital facilities improvements receive approximately 9.87% of those revenues. This means the Town spent \$5,512.33 per year from real estate transfer tax revenues from vacant residential lots on park and recreation capital facilities improvements over that period.

There were 175 vacant residential lots within the Town limits when this analysis was conducted, excluding Paradise Park Subdivision where no tracts have been sold and where no RETT has been paid. When counting the minimum number of units expected on each duplex lot, multifamily lot, and commercial residential lot, including the Verzuh Annexation but excluding accessory dwellings, which are all optional, the total projected number of residential units to be added to Town is 250. With Crested Butte's average household size being 1.58 persons, this means development of these lots will add approximately 395 persons to the Town's population. Therefore, dividing the \$5,512.33 in real estate transfer tax payments that have been made by vacant land by the number of future residents these lots will generate, a per capita credit of \$13.93 is due to future development for these past tax payments.

In addition to the credit for past tax payments, a credit is also due to future development for future real estate transfer tax payments by vacant and developed lots, which is calculated as follows. In the period between 1998-2002, each year the Town collected an average of \$55,843.20 from vacant land RET taxes and \$235,602 from RET taxes on residential units in commercial buildings and single family and multi-family developed residential units combined, for a grand total of \$291,445 annually from all types of RET taxes allocated to the Capital Fund.

The Town estimates park and recreation capital facilities improvements receive approximately 9.87% of those revenues. This amounts to annual expenditures on park and recreation capital facilities improvements from real estate transfer tax revenues of \$28,768.82 per year. Assuming a

20 year life expectancy for the typical recreation improvement, future real estate transfer tax payments would generate an additional \$575,376.31 over the life of a recreation improvement.

There are currently 1,507 residents in the Town of Crested Butte. In addition, the remaining 250 projected residential units within the Town, which could be developed for residential purposes, could add another 395 residents to the Town. Therefore, the total of the current population plus the potential future population within the Town which could contribute to the payment of real estate transfer taxes is 1,902 persons ($1,507 + 395 = 1,902$ persons).

Dividing the existing and future population (1,902 persons) into the amount of money which the Town will receive from payments to the real estate transfer tax and then applying it to recreation improvements (\$575,376.31) means that the Town will spend \$302.33 per person for park and recreation capital facilities improvements from future real estate transfer tax revenues, which should be credited to new development.

Unlike the calculation for use tax payments, this tax credit should not be reduced for the rate of subdivision buildout, since this tax will be received from both vacant and developed land. However, a present worth value was applied to these future payments, since tax monies, which the Town will receive in the future, are worth less to the Town than tax monies received today. Using a 3.5% interest rate, which is a conservative assumption, discounted by 10 years (the mid-point of the 20 year period), \$302.51 is worth \$219.53 in credit today.

Adding the credits for past and future payments together results in a total per person real estate transfer tax credit of \$233.46 ($13.93 + 219.53 = 233.46$).

Therefore, single-family and multi-family units should receive the following real estate transfer tax credits if the property has been in Crested Butte and eligible to pay RETT:

| | |
|-------------------------------|--|
| single family units: | $\$233.46 \times 2.17 \text{ persons/unit} = \506.60 |
| multi family units: | $\$233.46 \times 2.06 \text{ persons/unit} = \480.92 |
| commercial residential units: | $\$233.46 \times 1.79 \text{ persons/unit} = \417.89 |

The, three types of dwelling units should receive the following real estate transfer tax credits if the property has not been in Crested Butte and is being annexed:

| | |
|-------------------------------|--|
| single family units: | $\$219.53 \times 2.17 \text{ persons/unit} = \476.38 |
| multi family units: | $\$219.53 \times 2.06 \text{ persons/unit} = \452.23 |
| commercial residential units: | $\$219.53 \times 1.79 \text{ persons/unit} = \392.96 |

8. Calculate the Fee and Apply It to the Different Dwelling Types

The preceding sections calculated the costs per person and per dwelling unit for the Town's park and recreation capital facilities improvements for each type of dwelling unit. The same was done for the available credits against those costs. The impact fee can now be calculated by simply multiplying out the costs per person by dwelling unit, and subtracting the credits. The impact fee schedule is presented in Table 8. The source of each column in that table is described in the notes to the table.

Table 8
PARK AND RECREATION
CAPITAL EXPANSION RECOVERY SYSTEM
FEE SCHEDULE
FOR PROPERTIES WHICH HISTORICALLY HAVE BEEN SUBJECT TO PAYMENT
OF RETT

| <u>Unit Type</u> | <u>Persons</u> <u>Per Unit</u> | <u>Expenditures</u> <u>per person</u> | <u>Expenditures</u> <u>per Unit</u> | <u>Auto Use</u> <u>Tax Credit</u> | <u>Construction</u> <u>Use</u> <u>Tax Credit</u> | <u>RETT</u> <u>Credit</u> | <u>Capital</u> <u>Expansion</u> <u>Recovery</u> <u>Fee</u> |
|------------------|-----------------------------------|--|--|--------------------------------------|--|------------------------------|---|
| Single Family | 2.17 | 1,429.43 | 3,101.87 | 44.05 | 41.03 | 506.60 | 2,510.20 |
| Multi Family | 2.06 | 1,429.43 | 2,944.63 | 41.82 | 38.95 | 480.92 | 2,382.95 |
| Commercial | | | | | | | |
| Residential | 1.79 | 1,429.43 | 2,558.68 | 36.33 | 33.84 | 417.89 | 2,070.62 |

Notes:

1. "Persons per unit" is based on the population and housing analysis performed by the Town.
2. "Expenditures per person" is taken from the bottom of the final column of Table 6. Multiplying these first two columns results in the "expenditures per unit".
3. The "tax credits" are as calculated above. Subtracting the credits from the expenditures per unit results in the recommended impact fee for each unit.
4. The "real estate transfer tax credit per unit" in Table 8 should only be granted to units built on lands which historically have been subject to payment of real estate transfer tax to the Town.

Table 9
PARK AND RECREATION
CAPITAL EXPANSION RECOVERY SYSTEM
FEE SCHEDULE
FOR PROPERTIES WHICH HISTORICALLY HAVE NOT BEEN SUBJECT TO
PAYMENT OF RETT

| <u>Unit Type</u> | <u>Person</u> <u>S</u> <u>Per Unit</u> | <u>Expenditures</u> <u>per person</u> | <u>Expenditures</u> <u>per Unit</u> | <u>Auto Use</u> <u>Tax Credit</u> | <u>Construction</u> <u>Use</u> <u>Tax Credit</u> | <u>RETT</u> <u>Credit</u> | <u>Capital</u> <u>Expansion</u> <u>Recovery</u> <u>Fee</u> |
|------------------|--|--|--|--------------------------------------|--|------------------------------|---|
| Single Family | 2.17 | 1,429.43 | 3,101.87 | 44.05 | 41.03 | 476.38 | 2,540.41 |
| Multi Family | 2.06 | 1,429.43 | 2,944.63 | 41.82 | 38.95 | 452.23 | 2,411.63 |
| Commercial | | | | | | | |
| Residential | 1.79 | 1,429.43 | 2,558.68 | 36.33 | 33.84 | 392.96 | 2,095.55 |

Park and Recreation Improvements Policies

1. New development will generate demand for new park and recreation improvements and should pay the cost of providing new park and recreation improvements made necessary by the new development.
2. As a general proposition, the Town's parks include grass surfaces, sprinkler systems, trees, shrubs, playground equipment, trails and footpaths, playing field equipment such as backstops, ice rinks, a warming house, batting cages, outfield fences, and other similar public amenities. Future public parks made necessary by new development should, at a minimum, include similar improvements adequate to serve the new residents.
3. A park and recreation fee to cover the costs of the necessary improvements to meet the Town Park and Recreation Improvements Facilities Standard to serve the residents of any newly developed portion of Crested Butte should be as indicated in Tables 8 and 9. The fee will be named the Park and recreation Capital Expansion Recovery System Fee (the Fee).
4. Because of the relatively small geographic size of the Town of Crested Butte, it is recommended that the entire Town be considered a single district for the purposes of collecting and spending park and recreation improvement impact fees.
5. The Town should establish two dedicated, interest bearing funds: "Park and Recreation Improvements Fund" and "Indoor Recreation Improvement Fund." All future monies obtained from this Fee and all interest which accrues to these funds should be placed into those accounts.
6. Because 39% of the Fee is based on indoor recreation facilities such as the Jerry's Gym and the multi-purpose rooms in the Town Hall, which are used for recreation, and 61% is based on town expenditures for park facilities, 61% of the fees received should be allocated to provision of park facilities in the Park and Recreation Improvements Fund and 39% should be allocated to provision of indoor recreation facilities in the Indoor Recreation Improvement Fund.
7. The capital expansion fee regulation should state that the fees and accrued interest will only be spent on capital park and recreation improvements. Capital improvements include planning and engineering costs, site improvements, construction of buildings and purchase of equipment having a useful life of more than five (5) years.
8. The capital expansion fee regulation should provide that applicants may request a refund of their Fee if it is not spent within a reasonable period of time. It is recommended that this period be set at seven (7) years, provided fees are deemed to be spent in the order in which they are collected.
9. The capital expansion fee regulation should credit the developer for in-kind contributions (such as construction of facilities) when such contributions have system-wide benefits (those which do not exclusively benefit the residents of the subdivision) which are related to the impacts of the development. Credit should be given only up to the amount of the fee to be paid and should run with the land, not the landowner. This prevents a credit from being taken off one property and applied to another, where the benefits have not been

received from the contribution. The valuation of in-kind contributions should be itemized by the developer and be subject to verification and approval by the Town.

10. According to a 1990 survey by the Government Finance Research Center of 119 local governments across the nation that assess impact fees, impact fees are typically collected at one of three points in the development approval cycle: building permit (54%), certificate of occupancy (20%) and plat recordation (18%). Since the Town only intends for its Fee to apply to new subdivision lots or Major Subdivisions, the plat recordation stage would be the appropriate time to collect this Fee. This Fee should apply to the residential units proposed in all new Major Subdivisions as described in the Crested Butte Subdivision Regulations.
11. The Fees proposed in Table 8 provide that the credit in the Fee formula for past real estate transfer tax payments is only granted to lands which historically have been subject to payment of this tax to the Town (that is, not to newly annexed lands or lands that have not paid the real estate transfer tax). The Fee proposed in Table 9 provides no credit in the Fee formula for past real estate transfer tax payments and should be applied to lands which historically have not been subject to payment of this tax to the Town.
12. It is recommended that the calculations contained in this report and the resulting Capital Expansion Recovery System Fee schedule be updated regularly (at least every three to five years), to recognize changes in the Town's inventory of facilities, changes in development and other factors that make up the methodology used herein.

LAND FOR TOWN PUBLIC FACILITIES

Provision of land for Town public facilities (Town public land) is essential since the Town of Crested Butte relies on public facilities to maintain its operations and public services. As the Town's residential and commercial sectors grow, the expansion of the Town's public facilities should coincide with that growth.

Town facilities serve both residential and commercial users. Snow plows remove snow in front of homes and businesses. The fire hall serves both residential and commercial areas of town. Some facilities, such as the library, serve the residential portions of town more than the commercial parts of town. Other facilities, such as the visitor center, primarily serve the commercial portion of town. Since all Town facilities provide at least some services to both residential and commercial users, Crested Butte established a correlation between Town Lands used for public facilities and the total number of residential and commercial units. New development should provide land for Town public facilities at the same ratio that exists today.

Town Properties

The property that is not used for park and recreational purposes but is used for Town facilities is the topic of this chapter. The uses for these Town Lands include, but are not limited to: offices, library, Marshal facilities, performing arts, fire protection, the cemetery, snow storage, parking and the Town's water and wastewater treatment facilities. If the Town did not have these lands, it would not be able to provide such services and it would not be able to assure that the community is a safe, enjoyable, and properly functioning town for its residents, visitors, and businesses.



Table 1 is a list of Town public land that are used to help maintain the Town and provide services to Town residents and businesses. Town public land not included in the list include: Stepping Stones Preschool because it will be included in the school land chapter, Avalanche Park, because it was paid for by open space funds and has no facilities in use at this time and the parking lots at First St. and Elk Ave., Second St. and Maroon Ave. and Fourth St. and Maroon Ave. because they were paid for by the fee in-lieu of providing parking.

Table 1
Town Public Land for Public Facilities

| Town Land | Acres |
|---|--------------|
| Town Hall/Marshal's Office/ Library/Crank Plaza | 1.99 |
| Depot | 0.41 |
| Visitor's Center | 0.15 |
| Center for the Arts | 0.71 |
| Old Town Hall/Jail | 0.11 |
| Fire Hall/ 308 3 rd | 0.36 |
| Water Treatment Plant/Reservoir (including easements) | 10.45 |
| Wastewater Treatment Plant | 6.35 |
| Public Works (Bus Barn, Town Shop, Storage) | 5.56 |
| Visitors Center Bus Stop | 0.05 |
| Visitors Center parking lot | 1.51 |
| Cemetery | 14.08 |
| Gravel pit snow storage area | 3.26 |
| <u>Town owned Irwin lots</u> | <u>5.94</u> |
| Total | 50.93 |

Notes:

- 1 The names of most of these properties are self explanatory. The Irwin Shoreline consists of lots in the Irwin Townsite which, were purchased by the Town when the Town raised the level of Lake Irwin for the Town drinking water supply. So they are part of the Town's water system.
- 2 A Fire Protection Capital Expansion Recovery System fee was documented in 1996 for equipment and buildings only, and not for land. Therefore, the land for the fire hall on Maroon Ave. has been included in this evaluation.
- 3 The attached Town Land for Public Facilities maps the locations of all Town Land used for public facilities
- 4 No trails are included in town land for public facilities.
- 5 The following parking lots are not included in Town land for public facilities
 - a. Parking lot at 4th St. and Maroon Ave. .18 acres
 - b. Parking lot at 1st St. and Elk Ave. .36 acres
 - c. Parking lot on 2nd St. near Maroon Ave. .04 acres

Current Facility Needs

When compared to most Towns, Crested Butte has more municipal responsibilities, and may therefore need more Town land than other communities, simply because it is located at 9,000 feet elevation and has an average snowfall of 219 inches per year. The economic vitality of the Town is dependant upon the tourism industry, which in turn fuels the local marketplace. Many of the Town's facilities also attract visitors who patronize the

commercial parts of town. As a result of all of these factors, the Town has determined that when new growth occurs Town public land must be provided to serve both commercial and residential units.

The Town has determined that the level of service being offered today through Town facilities has maximized the use of existing Town public land and that any future development of raw land, for residential or commercial purposes, will require additional land for Town facilities in order to meet the needs of the new residents at today's level of service.

A few examples of additional needs and desires for town facilities that cannot be met because there is no land to put them on are listed below. This list is not presented to demonstrate that new development should provide land to solve these existing needs, but rather to demonstrate that all Town public land is used and there is no land for these needed services.

1. Fire Protection Facility

All buildings used by the Crested Butte Fire Protection District are currently at capacity and lack equipment storage space. In addition, the Crested Butte Fire Hall was not sited in the best location. The Fire Department is responsible for structural fire emergencies and/or other natural disasters within the Town of Crested Butte as well as other areas that surround Town. A fire hall located centrally to Crested Butte and along a major arterial street serving the unincorporated county, would be better.

2. Expansion of Library

When development within Town occurs, there will also be a need for a larger library because the current facility is at capacity. Even if the Town does not grow in size, according to Colorado's Public Library Standard, the size of the Town's existing public library lies within the essential (50th percentile) category of the Square Footage per Capita rating. In order for the Town to have an enhanced (75th percentile) library facility, the Town would have to increase the Town library's current square footage from 2,766 to 3,700 square feet, thereby providing space for multimedia use and storage, and a multifunctional space for meetings, etc.¹ In 2011 a 1,300 sq. ft. expansion has been proposed but not yet approved by the Town or the voters.

Three other facilities need land and they will consume all remaining Town owned land in town. They include the following:

1. Parking Facility

The 1998 Transportation Plan recommended an intercept parking lot be built at the south side of Town to intercept visitors and employees in Crested Butte and Mt. Crested Butte. The 1998 Gunnison Valley Transportation plan also made this

¹ Interview with Carol Primus, Branch Manager of Old Rock Community Library to Jeanette Montour, Intern, Department of Planning and Community Development, July 10, 2007.

recommendation. Visitors and employees will park their vehicles and enjoy the Town of Crested Butte as a pedestrian community. Land at the gravel pit on the Town Ranch has tentatively been identified for this use in the transportation plans. Such a structure will be very costly and funds in addition to the payment-in-lieu of providing parking program will be needed.

2. Performing Arts Center

The Town has allocated land in the Town Park for expansion of the performing Arts Center. When that expansion occurs, the Arts Center will consume about twice as much land as it does today and the Town Park will become smaller. Additional park land may be needed when the final Arts Center expansion plans are decided upon.

3. In-town snow storage lots

In the past the Town stored snow on vacant lots in town. Today, most vacant lots have been built on. Snow is now hauled after every major snowfall event to snow storage at the Town Ranch and to Block 76. Hauling snow costs money that could be used to build facilities for town residents. When the intercept parking lot is built, land for snow storage will decrease at this location and land for snow storage will be needed.

As can be seen by these examples, there are many more needs and desires than there is land on which to build the desired facilities.

Ratio of Town Land to Residential and Commercial Units

The information presented below is the data that will be the basis for determining a reasonable connection between community growth that new development generates and the need for additional land for facilities to serve that growth. The primary factors involved in this relationship are the selection of facility standards and determination of the proportionate share of the burden for providing that land. What follows is development of a ratio between the present Town Land properties to existing residential and commercial units.

Table 2
Residential Units as of December 31, 2009

| SFR | Duplex | Accessory Dwellings | Multi-Family Units | Mobile Homes | Mixed Units | B&B | Total |
|-----|--------|------------------------|-----------------------|-----------------|----------------|-----|--------------|
| 482 | 178 | 89 | 186 | 40 | 96 | 7 | 1,078 |

Table 3
Commercial Units as of December, 2010

Total
351

As of December 31, 2009 there were 1,078 residential units in Town, and as of December 7, 2010 there were 351 commercial units. The total number of units is 1,429. In the spring of 2011 the Town used 50.93 acres of Town public land for Town public facilities.

After determining the total number of residential and commercial units we calculated the number of acres of land used for Town public facilities for each residential or commercial unit. 50.93 acres divided by 1,429 units equals .0356 acres per unit (1,552 sq. ft.). As a result, this evaluation supports a standard for Town Land for Public Facilities per residential or commercial unit of at least .0356 acres per unit.

No existing information has been assembled, and in most cases records are not kept in the Town, concerning the number of residents or the number of commercial units receiving services from each department or from each facility on Town public land so a further refinement of the recommended number of acres per unit type cannot be done at this time.

The standard described above should be used to maintain the current ratio between Town Land and residential and commercial units. Any new development on raw land should contribute to the provision of Town Land for Town facilities in the amounts described above.

Summary

| | |
|---|----------------------|
| Total Acres of Town public land used for public facilities | = 50.93 |
| Total Units (residential + commercial) | = 1,429 |
| Acres divided by total units (50.93 / 1,429) | = .0356 acres |
| | per unit. |

Land For Town Public Facilities Policies

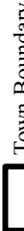
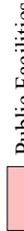
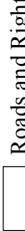
1. An evaluation of the current usage of Town facilities indicates that the majority of these facilities are at capacity or nearing capacity. Any expansion of land for residential or commercial units within the Town should contribute to land for town public facilities.
2. The Town should maintain at least the existing ratio or standard of land used for Town facilities to residential units and commercial units. As the Town grows through

new development, additional Town public land should be provided to achieve at least the same ratio of Town public land to units as existed at the time this chapter of the Land Use Plan was adopted.

3. The number of acres of land dedicated to the Town per residential unit for land for town public facilities should be at least **.0356** acres per residential unit.
4. The number of acres of land dedicated to the Town per commercial unit for land for Town public facilities should be at least **.0356** acres per commercial unit.
5. Land dedicated for Town public facilities should be relatively flat, usable land that is developable for the use intended.
6. The recommendations of this Section should apply to all new development of residential or commercial property outside the current town boundaries. There should be no obligation on the part of a developer to cure existing deficiencies in the amount of Town public land used for Town public facilities.
7. No more than 33% of land dedicated to the town for public purposes should be dedicated for snow storage.

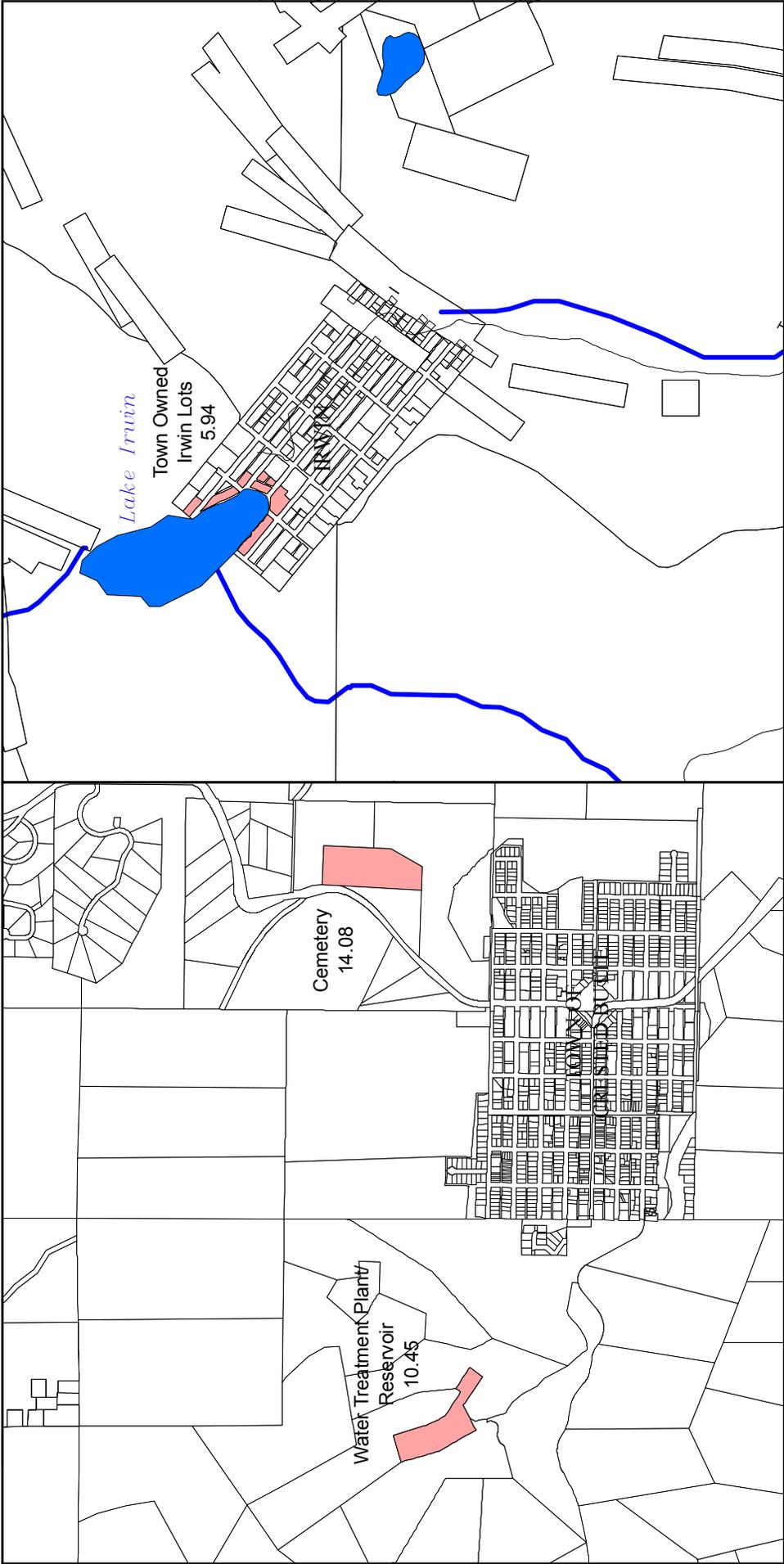


**Town Land for Public Facilities
Crested Butte, Colorado - Sheet 1/2**

-  Town Boundary
-  Public Facilities (showing acreage)
-  Roads and Right of Ways



Drawn by: Hilary Mayes
 Date: May 18, 2011
 Filename: C:\project\LandUsePlant\town\ncdparcels2010.mxd



Town Land for Public Facilities - Sheet 2/2

- Roads
- Public Facilities - outside of Town (showing acreage)
- Lakes
- Parcel Boundaries
- Streams



Drawn by: Hilary Mayes
 Date: May 18, 2011
 Filename: C:\project\LandUsePlan\townowned-publicfacilities2011.mxd