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THE WHETSTONE WIRE

CONSTRUCTION—COMMUNITY/LIFESTYLE—RESIDENT EXPERIENCE—LEASING INFORMATION

Welcome to the first issue of Whetstone Wire

—Leasing Begins Summer 2027!—

You're receiving this email because you have expressed interest in learning more about the progress of Whetstone Village, a new **252-unit lifestyle community focused on workforce housing** — right in the heart of the Gunnison Valley south of Crested Butte.

In this first issue, we provide an **overview of what's happening at Whetstone**, and in each newsletter, we'll spotlight one or two of these amenities in more detail so you can see how they'll enhance daily life at Whetstone Village.

Where We Started

Whetstone Village has always been about more than just housing – it's a community effort rooted in the priorities of the Gunnison Valley. Guided by partnerships with Gunnison County, the Town of Crested Butte, service providers, and community members, we've worked from the beginning to build something that reflects our shared values.

From the outset, we set clear goals:

- Deliver **230-252** housing units total
- Reserve 80% of units for the **local workforce**
- Generate housing that is attainable for **teachers, medical staff, tradespeople, and other essential workers**
- Create a thoughtful neighborhood design with amenities that support a **true mountain lifestyle**

The Site Plan

At Whetstone Village, home is more than four walls, it's a lifestyle designed with both comfort and connection in mind. **Our site plan preserves nearly half the land as open space** and offers a wide range of amenities that make daily living easier, recreation more accessible, and community connections stronger.



Highlights include:

Ample storage space: storage is provided in units that will fit things like bikes, skis, boots and backpacks and additional storage spaces are available.

Everyday convenience: on-site property management, resident lounge spaces, package delivery areas

Mobility & access: direct trail connections, nearby bus stops, a new roundabout and pedestrian underpass at Brush Creek & Hwy 135

Sustainability: EV charging stations and energy-efficient all-electric design promote low-carbon living and minimal impact on the environment

Affordability: The project is subsidized through grants and County support to maintain affordable rents and since this project is publicly owned by your local government there is no profit taking; rents will be stable over time. Units will be restricted at various levels of affordability and mixed so lower income and higher income households live in the same buildings together.

Lifestyle perks: pet-friendly features, open courtyards, gathering areas, and stunning mountain views

Together, these amenities and infrastructure improvements ensure Whetstone Village will be more than housing — it will be a community built to support residents for generations to come.

In addition, ongoing site visits, planning sessions, and coordination are making sure **property management and resident services** will be ready the day doors open.

Fall 2025 Construction Update: Walls Are Going Up!

Exciting news! Framing has started on our apartment buildings. Despite challenging soil conditions, construction has moved forward steadily, and key milestones are being reached:

- **Earthwork:** wrapped up at the end of September
- **Concrete slabs:** 75% complete
- **Retaining walls:** 70% complete; remaining work scheduled for Spring 2026
- **Offsite water utilities:** on track to finish this season
- **Offsite sewer force main:** scheduled for Summer 2026
- **Onsite utilities:** water 85% complete; sewer 90% complete; storm drain 35% complete
- **Chlorination building:** construction to begin Spring 2026
- **Electrical & communications:** primary distribution ~25% complete
- **Roads:** basecourse installation to begin late October
- **Zero Energy Ready Homes (ZEHR):** apartment units are being prepared with deep geothermal drilling (500+ feet) to provide reliable, renewable heating and cooling

Our apartment units and townhomes will be available to **start leasing Summer of 2027**.

A Deeper Dive into the Community:

Let's Talk Trails and Connectivity

At Whetstone, staying connected doesn't just mean Wi-Fi — it means having nature, recreation, and community woven into everyday life.

- **Trail access links** directly to the Deli Trail recreation path connection to Crested Butte and access to Brush Creek — perfect for walking, biking, or jogging right from your doorstep.
- **Green spaces and courtyards** create gathering spots for neighbors to meet and relax.
- **Sidewalks and bike paths** connect residents to bus stops, giving easy access to town and beyond for more sustainable living that doesn't rely on cars.

At Whetstone Village, the outdoors and the community are always within reach.



What's Next

In the coming months, we'll keep momentum strong:

- More buildings will rise as framing and vertical work expand.
- Interior work and system installation will continue through the winter.
- Early 2027: leasing and application information will be released — including how to apply, income eligibility, and unit availability.

Be the First to Know

Stay updated as we approach leasing!

Join the Mailing List to receive priority updates — including unit availability, application details, and move-in dates.

GUNNISON COUNTY



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