



Staff Report

To: BOZAR
From: Jessie Earley, Senior Planner
Meeting Date: BOZAR, August 26, 2025
RE: Center for the Arts, 606 Sixth Street.

PROJECT TITLE: Center for the Arts Avenue - Request the permanent elimination of the development condition limiting building occupancy to 400 people.

SUMMARY: Consideration of the application from the **Center for the Arts** to permanently eliminate Development Condition #7 of the Architectural Appropriateness and Site Plan approved by BOZAR on August 31, 2016, for 606 Sixth Street, located in Lots 1-32, Block 50, the Town of Crested Butte.

LEGAL DESCRIPTION: Lots 1-32, Block 50, the Town of Crested Butte.

ADDRESS: 606 Sixth Street

ZONE DISTRICT: Public (P)

OWNER: Town of Crested Butte

APPLICANT: Center for the Arts, Represented by Brett Henderson and Jillian Liebl

DRC MEMBERS: NA

STAFF MEMBER: Jessie Earley, Senior Planner

ATTACHMENTS

1. Request narrative
2. August 29, 2023 Packet
3. August 27, 2024 Packet
 - a. Summary of Parking Data During the 2022-2024 Seasons
 - b. Summary of visitor origination to Center Events during Winter/Spring 2023-2024
 - c. Crested Butte Community School Parking Agreement
 - d. Breakout of Expenses (Interstate Invoice, Parking Signs)
 - e. Transportation Demand Pamphlet
 - f. Seasonal Parking Communications
 - g. Center for the Arts Neighborhood Parking Webpage
 - h. Center for the Arts Public Parking Webpage
 - i. Center for the Arts Parking Survey
 - j. Center for the Arts Letters of Support
 - k. Interstate Parking Statement
4. Photos of the surrounding neighborhood during 12.14.2024 Nutcracker Performance

These packet materials are available at this [link](#). Staff can provide paper copies of the packet upon request.



PROJECT DESCRIPTION

Request to permanently eliminate the development condition limiting building occupancy to 400 people and permitting the maximum occupancy of 963 people as allowed for by the International Building Code (IBC).

PUBLIC NOTICE

This item was properly noticed per Section 16-22-110 (c). The affidavit of posting is on file in the Community Development Department.

I. Background/Overview:

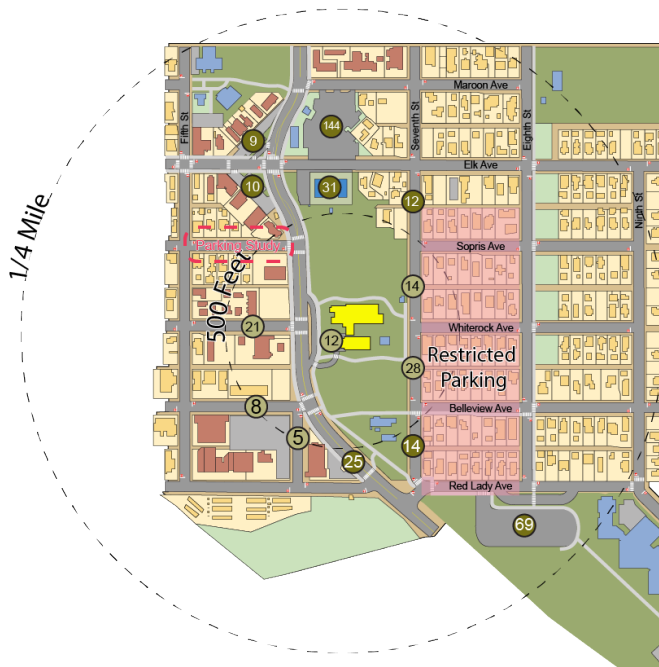
On August 31, 2016, BOZAR approved the Architectural Appropriateness and Site Plan for the Crested Butte Center for the Arts with eight conditions. The seventh condition limited the building's maximum event occupancy of 400 people because of parking and traffic concerns. This occupancy limitation is below the International Building Code's (IBC) maximum occupancy allowance of 963 people (for the theater and stage area.

The condition states, "The Center shall make every effort to mitigate the impacts of parking and traffic related to the Center's activities on an ongoing basis. This shall include the implementation of shuttle/valet parking to and from parking areas noted or future sites that may become available, the coordination of transit access to the site, and the devotion of Center personnel to traffic control when events exceed 275 people. The Center shall coordinate with other Town and REIJ school events in scheduling Center events, and place a limitation on concurrent Center events, capping total Center occupancy at 400 people."

The Center complied with the 400-person occupancy limit since opening the new facility in 2019 through August of 2023. In 2020, the Center worked with Town staff to implement the transportation demand management aspects of the condition. Specifically, staff reviewed the assumed mode splits (from the BOZAR approval) and generated the anticipated number of cars accessing the Center. Staff then analyzed the number of available public parking spaces within walking distance of the Center and set an event boundary that visitors would be restricted from parking east of Seventh Street. Staff estimate there would be plenty of parking to serve events of 250-400 people.



2020 Transportation demand management Plan (TMP) & Parking Analysis



Type of Event(s) in Building	Mode Split Expectations			Cars (1.5 persons/car)
	Pedestrian	Bike	Transit	
Small (0-50)	10% 5	10% 5	10% 5	70% 35
Medium - Small 51-150	20% 30	10% 15	10% 15	60% 60
Medium - Large (151-250)	25% 63	15% 38	10% 25	50% 83
Large (251-400)	25% 100	15% 60	10% 40	50% 133

Parking Supply within 500'

	Available Parking	
On-Street	100%	75%
Highway 135	25	19
Whiterock (w)	21	16
Sixth Street (Clarks)	5	4
Seventh Street	42	32
Arts Center	12	12
	105	82

Parking Supply within 1/4 mile

	100%	50%
Parking Lots		
Tennis Courts	31	16
4-way East	144	72
4-way West	19	9.5
School* (100%)	69	69
	263	166
TOTAL PARKING	368	248

Town required transportation demand actions of the Center include: the Center's purchase of portable resident only parking signs and retention of a third-party parking management company to register homeowners into the Town's permit database and enforce the area east of Seventh Street (at the Center's cost) during large events to ensure the Center's patrons did not park in the neighborhood. Concurrently, the Center provided transit options and parking instructions for all event organizers. Lastly, the Center pursued a Memorandum of Understanding with the Gunnison Watershed School District to utilize the Crested Butte Community School's (CBCS) parking during events larger than 250 people.

At the time, Town staff believed traffic and parking actions taken by the Center of Arts to accommodate events larger than 250 people would work with the original mode split and car occupancy assumptions, as no complaints related to parking around the center for indoor events were received by the Town. BOZAR members agreed.

2023 Temporary Capacity Expansion approval



On August 29, 2023, The Board approved a one-year temporary exemption to the 400-person maximum capacity. Based on the data provided at that time, staff projected the following moped split and parking demand for events ranging from 0-50 to 401 to 963. The projected 178 car parking demand is easily serviced by the available parking within ¼ mile of the Center

Mode Split Expectations				
Type of Event(s) in Building	Pedestrian	Bike	Transit	Cars 2.17 persons/car
Small	10%	10%	10%	70%
(0-50)	5	5	5	16
Small - Medium	20%	10%	10%	60%
51-150	30	15	15	41
Medium	30%	10%	20%	40%
(151-250)	75	25	50	46
Medium - Large	30%	10%	20%	40%
(251-400)	120	-	80	74
Large	30%	10%	20%	40%
(401-963)	289	96	193	178

Parking Supply within 500'		
	Available	Parking
On-Street	100%	75%
Highway 135	25	19
Whiterock (w)	21	16
Sxith Street (Clarks)	5	4
Seventh Street	42	32
Arts Center	12	12
	105	82
Parking Supply within 1/4 mile		
Parking Lots	100%	50%
Tennis Courts	31	16
4-way East	144	72
4-way West	19	9.5
School* (100%)	69	69
	263	166
TOTAL PARKING	368	248

The specific motion approved by the Board read as ... the Board agreed to approve the application to eliminate Development Condition #7 of the Architectural Appropriateness and Site Plan approved by BOZAR on August 31, 2016, for the Center for the Arts, 606 Sixth Street, located in Lots 1-32, Block 50, the Town of Crested Butte with the following conditions:

- The Center of the Arts shall maintain a Memorandum of Understanding with the Gunnison Watershed School District permitting the Center to utilize the Crested Butte Community School's primary parking during non-school hours.
- The Center of the Arts shall manage parking, ensuring resident only parking using portable resident only parking signs (approved by the Public Works Department) and a third-party parking management company for the following streets:
 - Sopris Avenue, Whiterock Avenue, Belleview Avenue, and Red Lady Avenue east of Seventh Street, between Seventh and Eighth Streets.
 - Sopris Avenue and Belleview Avenue between Sixth and Seventh Streets
 - Sopris Avenue, Whiterock Avenue, Belleview Avenue, and Red Lady Avenue west of Fifth Street, between Fifth and Fourth Streets.
- The Center of the Arts shall develop and distribute a transportation demand pamphlet showing transit routing options and allowed parking areas for the Center for the Arts to for events larger than 250 persons.
- This approval is only valid for one year until August 29, 2024, at which time it will be re-evaluated by the Board with data from events from August 29, 2023 – August 29, 2024, including Alpenglöw.



2024 Temporary Capacity Expansion approval

On August 29, 2024, The Board approved a one-year temporary exemption to the 400-person maximum capacity.

The specific motion approved by the Board read as ... the Board agreed to conditionally approve Development Condition #7 of the Architectural Appropriateness and Site Plan approved by BOZAR on August 31, 2016, for the Center for the Arts, 606 Sixth Street, located in Lots 1-32, Block 50, the Town of Crested Butte with the following conditions to be re-reviewed at the August 2025 BOZAR:

- The Center of the Arts shall maintain a Memorandum of Understanding with the Gunnison Watershed School District permitting the Center to utilize the Crested Butte Community School's primary parking during non-school hours.
- The Center of the Arts shall manage parking, ensuring resident only parking using portable resident only parking signs (approved by the Public Works Department) and a third-party parking management company for the following streets:
 - Sopris Avenue, Whiterock Avenue, Belleview Avenue, and Red Lady Avenue east of Seventh Street, between Seventh and Eighth Streets for events larger than 250 persons.
 - Sopris Avenue and Belleview Avenue between Sixth and Seventh Streets 250 persons.
 - Sopris Avenue, Whiterock Avenue, Belleview Avenue, and Red Lady Avenue west of Fifth Street, between Fifth and Fourth Streets for events larger than 400 persons.
- The Center for the Arts shall develop and distribute a transportation demand pamphlet showing transit routing options and allowed parking areas for the Center for the Arts for events larger than 250 persons

II. Request:

The Center of Arts staff is returning to the Board to present that data from the one-year capacity expansion allowance and request the permanent elimination of Development Condition #7, limiting the occupancy of the Center to events no larger than 400 people.

Over the past year the Center for the Arts accomplished the following, as required by the BOZAR Board, August 27, 2024, motion:

- Maintained a Memorandum of Understanding with the Gunnison Watershed School District permitting the Center to utilize the Crested Butte Community School's (CBCS) primary parking during non-school hours. During CBCS construction, the Center reverted to the original approval, as this parking lot was not available.; (see attachment)
- Managed parking, ensuring resident-only parking using portable resident only parking signs and a third-party parking management company for neighboring streets; (see attachment)
- Developed and distributed a transportation demand pamphlet showing transit routing options and allowed parking areas for events larger than 250 persons. (see attachment)

The Center took additional measures to establish communication with their residential neighbors in a good faith effort to create a real-time feedback channel and allow us to adjust our operations as needed, including:



- Updated and distributed our transportation demand pamphlets showing allowed and restricted parking areas for events over 250 attendees.
- Maintained proactive communication with neighbors through notices distributed to each property twice per year, website, updates and email updates.
- Spoke with neighbors personally to monitor perceptions and impacts, and to ensure a clear channel of communication.
- Refined communications to better explain how the Town of Crested Butte parking management plan works, following feedback from neighbors about confusion around guest parking

The Center believes the actions taken and the data collected over the past two years shows that Center is a highly utilized and essential community space. While most events they host are under 250 attendees, a small number of larger events are crucial in bringing our community together and supporting beloved organizations like KBUT, Ski Patrol, and the School of Dance.

For these large events, the data shows a high percentage of event attendees walk and bike to the Center, and those who live farther away have a high public transportation utilization rate. Further, the average carpool rate for those who drive to events is significantly higher than estimated in the parking calculation that was used to set the original building capacity in 2017.

Further, based on feedback the Center they received from neighbors, Interstate Parking monitoring service, and the Center staff's observations, parking at large events has not had a significant impact on adjacent neighborhoods over the past year.

Some feedback heard at the August 2024 BOZAR meeting indicated the Center had an opportunity to improve the communication with residential neighbors on the mechanics of the Town-mandated parking management plan.

III. Staff Analysis:

Based on data provided by the Center of the Arts, data outcomes from the Town's Transportation Mobility Plan, and community feedback, staff believes the permanent elimination of Development Condition #7, limiting the occupancy of the Center to events no larger than 400 people, with conditions, is warranted and is consistent with adopted transportation Mobility Plan and the values of the community as documented in the Community Compass, the Town's Comprehensive Plan.

The Center of the Arts adhered to BOZAR's conditions of the temporary expansion of the facility's capacity for the past 12-months. Further, the Center conducted detailed transportation demand surveys for 20 events with 250 guests or more over the last year. The data from these 20 events showed the following:

- Average Event Size: 470 Persons
- Average Mode Split: 49% Car, 51% Ped/Bike/Bus
- Average Parking Demand: 86 Parking Spaces



- Largest Event: 850 Persons
- Mode Split: 47% Car, 53% Ped/Bike/Bus
- Average Parking Demand: 148 Parking Spaces

Staff assumes 82 parking spaces, or 75% of the 105 parking spaces within 500' of the Center, are available to the Center of the Arts visitors. Furthermore, staff calculates 248 parking spaces, or 50% of the 368 parking spaces (including 100% of the school lot) are within 1320' of the Center, are available to the Center of the Arts visitors.

Staff did not receive a single complaint from a neighbor of the center regarding parking over the last 12 months. Staff is interested in hearing from the public during the public hearing to verify the lack of complaints heard over the last year.

Lastly, staff did not review any analysis of the parking impacts of the Alpenglow Concert Series over the 2025 Season. Alpenglow is a special event permitted through the Town's special event permitting process and not a right of the Center of the Arts. The data from Alpenglow is not relevant to the Center's request. Any consideration to require parking management for Alpenglow would need to be considered through the special event permitting process, not BOZAR as it is not related to the permanent use of the building.

Conclusion

Based on the information provided from the last two years by the Center of the Arts, previous information generated by staff, the analysis conducted as part of the Transportation Mobility Plan, and the lack of public comment. Staff believes the elimination permanent elimination of Development Condition #7, limiting the occupancy of the Center to events no larger than 400 people is warranted with the conditions outline in the recommended motion.

IV. Motion:

Staff recommends a member of the Board make a motion followed by a second to permanently eliminate Development Condition #7 of the Architectural Appropriateness and Site Plan approved by BOZAR on August 31, 2016, for the Center for the Arts, 606 Sixth Street, located in Lots 1-32, Block 50, the Town of Crested Butte with the following conditions:

- The Center of the Arts shall maintain a Memorandum of Understanding with the Gunnison Watershed School District permitting the Center to utilize the Crested Butte Community School's primary parking during non-school hours.
- The Center of the Arts shall manage parking, ensuring resident only parking using portable resident only parking signs (approved by the Public Works Department) and a third-party parking management company for the following streets:
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- Sopris Avenue, Whiterock Avenue, Bellevue Avenue, and Red Lady Avenue west of Fifth Street, between Fifth and Fourth Streets for events larger than 400 persons.
- The Center of the Arts shall develop and distribute a transportation demand pamphlet showing transit routing options and allowed parking areas for the Center for the Arts for events larger than 250 persons.



August 13, 2025

RE: Center for the Arts Permanent Building Capacity Increase

Dear BOZAR Board,

Thank you for granting the Center for the Arts a second temporary increase in our building capacity in August 2024. We have continued to take your feedback seriously, refining our comprehensive parking management plan and assessing neighborhood impacts while ensuring that the Center remains both a vibrant community hub and a good neighbor.

Since 2023, the Center has satisfied the conditions BOZAR established when granting the temporary capacity increase. We remain committed to minimizing neighborhood parking impacts while carrying out our mission to provide exceptional community programming and support the nonprofits and community organizations who depend on our facilities.

Over the past year we have:

- Maintained our Memorandum of Understanding with the Gunnison Watershed School District (GWSD) for the use of the Crested Butte Community School's primary parking during non-school hours. We remained in close contact with GWSD and the Town of Crested Butte during the parking lot closure this summer and reverted to the original building capacity (400 people total) during the closure.
- Continued to manage neighborhood parking during large events using "Resident Only" signage and Interstate Parking, a third-party parking management company.
- Continued to communicate with event attendees prior to events regarding parking restrictions.
- Updated and distributed our transportation demand pamphlets showing allowed and restricted parking areas for events of over 250 attendees.
- Maintained proactive communication with neighbors through notices distributed to each property twice per year, website updates, and email updates.
- Spoken with neighbors personally to monitor perceptions and impacts, and to ensure a clear channel of communication.

We have also refined our communications to better explain how the Town of Crested Butte parking management plan works, following feedback from neighbors about confusion around guest parking and enforcement procedures.

Key Findings from 2023-2025 Data:

- The vast majority of events at the Center are under 250 attendees, with a small but important set of larger events—such as KBUT’s Disco Inferno, School of Dance’s Move the Butte, and the Ski Patrol party—drawing larger audiences.
- At large events, the majority of attendees (61%) continue to walk, bike, or use public transportation. Average vehicle occupancy for drivers is 2.6 people per car, which reduces the total parking demand from the original calculation of 1.5 people per car made when BOZAR originally approved the project.
- Interstate Parking staff reported no significant parking impacts during the past year.
- Our own visual monitoring during major events, including School of Dance’s Nutcracker in December 2024, showed minimal vehicle presence in the restricted parking areas.

Given this consistent performance, feedback from neighbors that they haven’t experienced significant impacts, and the essential role that large community events play in supporting local culture and nonprofits, we respectfully request that BOZAR grant a permanent increase in our building capacity.

We are proud to serve the Crested Butte community and are committed to continuing as a responsible and collaborative neighbor. Thank you for your consideration and for your trust in this important matter.

Sincerely,



Jillian Liebl
Center for the Arts
Executive Director



Brett Henderson
Center for the Arts
Chief Business Officer



2025 Parking Data and Analysis Summary

Under the second year of conditional approval from BOZAR to increase the Center's capacity to 963 people for indoor events, the breakout of those who drove to events versus those who walked, biked, or took public transportation stayed flat from last year. Over the past year, the Center hosted about 20 indoor events with 250 guests or more, out of a total of 245 events.

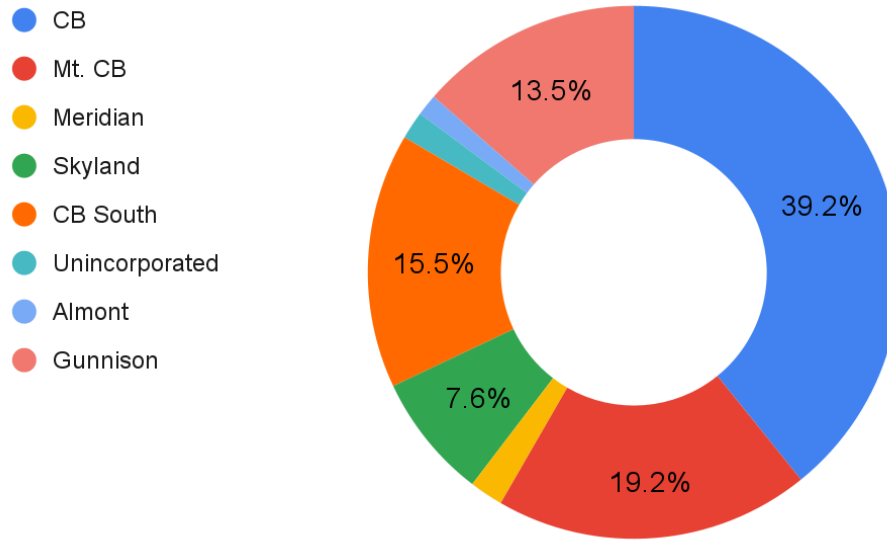
Those who drove in a personal vehicle to Center events averaged 2.6 people per car over the past three years. Based on this data, an event that reaches the maximum capacity of 963 people would require 147 parking spaces on average. This is well within available parking in a quarter-mile radius (263 spaces), which includes the parking available at CBCS. This projection is supported by the data collected at our largest event of the year, KBUT's Disco Inferno in March 2025, which had a total attendance of 850 guests. Our data shows that 148 parking spaces were needed during that event, which is well within the available parking inventory in the surrounding quarter mile.

Transportation to Center Events of 250+

	Attendance	Walk/Bus/Bike	Vehicle	# in Vehicle	Max Parking
2023 Average	302	67%	33%	2.2	42
2024 Average	408	55%	45%	2.7	71
2025 Average	470	51%	49%	2.6	86
Total Sample Average	377	61%	39%	2.6	60
Max Capacity Projection	963	61%	39%	2.6	147

We are continuing to see that our patrons primarily originate from the Town of CB (39%), followed by Mt. CB (19%) and CB South (16%); the remaining are split between other North Valley locations and Gunnison/Almont (26%). Overall on average during the past three years, 61% of our patrons arrive via public transportation, walking, or biking.

Patron Origination Locations



Interstate/Park Crested Butte again indicated that over the past year, they did not see any notable parking impacts. Notably, Interstate has reported to us that large events held at the Center for the Arts have not impacted parking at all in the restricted areas of the neighborhood west of 6th Street.

This is supported by our own observations during the Crested Butte School of Dance's Nutcracker in December 2024. We took the time to observe the surrounding neighborhood ourselves and have included several photos of the area directly adjacent to the building, including the 700 blocks of Whiterock and Sopris. As you'll see in the photos, few-to-no cars were parked in the restricted parking areas near the Center during the event, even though we had a full house.

In our outreach efforts to neighbors over the past year, we have not heard concerns about the increased capacity's effect on parking. The main negative feedback we have received was about issues related to Town parking regulations and how those regulations and our parking patrol would affect short-term rental guests. For summer 2025, we refined our communication (attached) to neighbors to clear up this confusion. We also recently received feedback from neighbors requesting that we ask vendors to park and unload on Center property instead of in the right-of-way in the neighborhood. The same neighbors stated that they did not have an issue with attendee parking for events. Please see neighbor letters submitted directly to BOZAR for specific feedback.

We are committed to being responsible stewards of the Center—a vital community resource—and a good neighbor to those who live nearby. The efforts described above and the resulting data show that BOZAR can confidently grant a permanent increase to the Center's capacity, and ensure that this facility can continue to serve our community to its full potential.

Sample Photos during the Nutcracker Performance - December 14, 2024



The 700 block of Sopris looking east during the Nutcracker, December 14, 2024



The 700 block of Whiterock looking west during the Nutcracker, December 14, 2024

**Town of Crested Butte
Board of Zoning and Architectural Review
August 27, 2024**

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

With a quorum present, Nauman called the meeting to order at 6 pm.

Members present were: Nauman, Alvarez Marti, Davol, Anderson and Spann Labato (via zoom).

Staff members present were: Earley and Manning. Russ, Yemma, and Ganser for parts of the meeting.

Nauman made a motion to approve the minutes from the July 30, 2024 BOZAR meeting.

Alvarez Marti seconded the motion. The motion passed unanimously in support.

Item No. 1

*Consideration of the application of **Town of Crested Butte** to revise the previously approved plans to site a single-family residence to be located at 928 Butte Avenue, Lot 02, Block 79 in the Paradise Park Subdivision in the R2A zone.*

Staff Presentation: Earley explained that jv DeSousa and Alex Chavez have submitted plans on behalf of the Town of Crested Butte to revise the previously approved plan, which came before the Board in April of 2023 by the SOAR students. The revisions are in hopes to reduce costs associated with construction and in an effort to simplify the building. This is the last micro lot within the R2A zone. The FAR and setbacks were revised to meet requirements. The following information must be added to the site plan: utility easement. The mass/scale and form of the home is supported by the GL as it is a simple gabled structure and has a clear primary module. Roof forms and front porch feature meets the intents of the GL. Simulated divided lights are required for the windows. The west window was revised to not be too close to the corner. The front gable window was removed. The front door appears to be in compliance, fiberglass with wood grain. Materials appear to meet requirements, but confirmation of all materials and sizing is needed. Overall staff finds support.

DRC: Davol and Spann Labato were members and explained that they emphasized the importance of this project to reduce the cost. They noted some uneven headers on the front elevation. General overall support.

Applicant Presentation: Erin Ganser explained that since BOZAR has previously seen plans for Paradise Park infill, costs are prohibited from developing all of the previously reviewed lots.

jv DeSousa and Alex Chavez were present and explained their design for this lot is simple and designed to be the most economical option while maintaining the design expectations of the Town. The design reflects a simple rectangular roof with a single truss with the most efficiency and economics possible.

Public Comment: n/a

Close Public Comment

Board Questions and Deliberation:

Nauman asked if the parking was gravel or concrete and the applicants clarified that the parking is gravel.

Ganser mentioned that the trees may be moved closer to lot edges because the roof shed may destroy them. They may also be replaced with a small cluster of aspen trees. Board members agreed a relocation would likely be useful.

Davol asked how many steps there are on the front porch. The applicant expressed that that decision would need the final topography information.

Anderson asked if the open space was created to the minimum; the applicant emphasized that design as a whole is designed to be as minimal and cost-effective as possible.

Nauman asked about the materials and the applicant clarified that it is a 16-foot SmartSide board and batten. If the 16-foot board is too short, they should move forward with a gable feature with an insubstantial review.

Nauman asked what the material of the front door is and the applicant clarified it is quarter lite fiberglass wood grain.

Multiple Board members were wondering why the double-hung windows did not have the same proportion on top than at the bottom. The Board is comfortable with the windows either way.

*The Board finds that the application of **The Town of Crested Butte** to revise the previously approved plans to site a single-family residence to be located at 928 Butte Avenue, Lot 02, Block 79 in the Paradise Park Subdivision in the R2A zone **will not appear excessively similar nor dissimilar** to residential structures within the surrounding neighborhood. The scale and forms of the home **is effective in incorporating** traditional forms seen within the surrounding R2A zone.*

*The architectural design and style of the residence can be **supported** per the application of Guidelines 4.25-4.26 (similarity/dissimilarity-context), 4.32-4.34 (mass/scale) and 4.35(contemporary interpretation), 4.41-4.45 (roof form/scale), 4.49-4.52 (porches), 4.53-4.60 (windows), 4.64-4.66 (doors), 4.72, 4.75, 4.80, 4.82-4.83 (materials), with the following conditions:*

- *A survey providing existing topography for the lot will be required prior to permitting.*
- *Final landscape plan should be provided to the building department for Chair review and sign off if changes are proposed during the construction phase.*
- *The following information should be added to the site plan:*
 - *Final topography*
 - *Utility easement*
- *Final exterior fixtures will be required to be reviewed by the BOZAR Chair to ensure compliance with Section 16-17-40.*
- *Parking must be maintained and accessible on a year-round basis.*

If approved by the Board, the approval is valid for one year from the approval date with a request for extension of up to three years administratively through Staff.

Nauman made a motion to approve the architectural appropriateness for the application of The Town of Crested Butte to revise the previously approved plans to site a single-family residence to be located at the aforementioned address in the Paradise Park Subdivision in the R2A zone, provided that the trees will be shifted out of snow shed areas, and based upon the findings, and per the plans and material list.

Anderson seconded the motion. The vote passed unanimously in support.

Item No. 2

*Check-in (one year) and consideration of the previously approved plan (08/31/2016 and 8/29/2023) for the application of **Center for the Arts** to make permanent modifications to conditions of approval specific to the Center's allowed capacity based on previous parking assumptions when compared to actual parking utilization collected over the previous 12-months for the existing building located at 606 Sixth Street, Block 50-51 in the P*

zone.

Staff Presentation: Russ explained that Crested Butte Center for the Arts staff analyzed the parking demand for large events. The largest event generated a parking demand of 126 spaces. There are several public parking spaces available nearby including the 4-way, CBCS, and parking on Seventh Street. Excess parking is a challenge to the livability of this Town and the Town recommends the approval of the expansion with the previously used parking regulations in perpetuity.

DRC: NA

Applicant Presentation: Jillian Liebl and Brett Henderson were present and explained the majority of events held at the Center are far below the maximum capacity. Collaborators like KBUT, Ski Patrol, and others often are the hosts of larger events, and all submitted letters of support. They have an opportunity to improve communications on the parking management plan with neighbors.

Spann Labato expressed that she lives on the 700 block of Sopris and there are cars parked in front of her house during CFTA events and she doesn't get the impression that it is enforced.

-Russ clarified that there should be permit parking only signs should be posted during the events. The applicant clarified that posting the signs is always part of their weekly production meetings and planning.

Public Comment: Elliot Stern of 512 Seventh Street, Unit #2 expressed that the Center for the Arts has not been a good neighbor. He noted that the signs come out sometimes and that Interstate's enforcement presence is nonexistent. He is not against a temporary maximum capacity allowance but does not agree with a permanent allowance due to the parking impacts in the neighborhood during events.

Jessica Carol, 318 N. Pine Street in Gunnison, The Director of the Crested Butte School of Dance expressed support for the permanent expansion and would help fund events like Move the Butte.

Laura Silva, 53 Escalante Street in Crested Butte South, a KBUT DJ and organizer of Disco Inferno, expressed support for the maximum increase in capacity to aid in their fundraising efforts and to increase the number of ticket sales. The increase in capacity over the last year led to 5x more fundraising amounts.

Jack Morgan, 840 Gothic Road Mt. Crested Butte, the treasurer for the Crested Butte Ski Patrol Fund expressed support for the permanent increase in capacity because of the ability of their nonprofit to double their fundraising.

Keitha Kostyk, CBAC, expressed support to permanently increase the capacity to help aid their ability to fundraise and raise more avalanche awareness.

Jim Deer, 724 Sopris Ave, expressed support for the permanent maximum increase.

Melissa Humphries, 701 Red Lady Avenue, expressed support for permanent maximum capacity allowance.

KT Folz, KBUT, expressed that a permanent increase in the venue's maximum capacity would aid local nonprofits as it would provide larger fundraising efforts and a benefit to community gatherings as a whole.

Jackson Petito, executive director of KBUT, strongly supports the increased capacity of the Center. Helped KBUT raise more money for the nonprofit and engage the community more effectively.

Than Acuff, executive director of Crested Butte Avalanche Center, expressed strong support for permanent increased capacity as it relates to CBAC.

Laura Villanueva, 725 Whiterock Ave, expressed full support for the permanent increase for the Center's increased maximum capacity. The venue is a place to support the arts and connect more deeply with the community. Has not noticed any significant effects as a resident of Whiterock Ave.

Close Public Comment

Board Questions and Deliberation:

Nauman asked why Alpenglow is not part of this discussion

-Russ clarified that Alpenglow is a special event governed by the Town and does not relate to the Center's building capacity.

Schmidt responded that we are not increasing the capacity as that is related to the building code. We are asked to remove an imposed attendance cap and the parking attendance management as the Building and Fire Code is what sets the maximum capacity.

Nauman asked if Ace is included in the parking management plan. He noted a scrape between nonprofits and the neighborhood.

Alvarez Marti said they must first look at the parking plan and how effectively it has been managed.

Davol expressed that he believes there could be improvements to the parking management plan.

Alvarez Marti expressed a desire to revisit it in a year so that they could address some of the discrepancies with parking while continuing to allow the maximum capacity while maintaining the ability to oversee it for another year to ensure that the parking issues and communication discrepancies are addressed. Nauman agreed.

Spann-Labato expressed support but thinks there needs to be better enforcement for parking and revisit it next year.

Anderson asked about the locations of the sign and if they are manned by a person. Staff clarified that they are not. Anderson asked for clarification on the 10 warnings.

The applicant asked what expectations are they would be asked to meet to make this permanent in the future because they were under the impression that the past year had been successful.

Alvarez Marti expressed concern about Interstate not enforcing the parking regulations effectively and that they are the primary concern.

Anderson recommended that signs be put out for all events rather than tied to an attendance number that triggers the sign placement.

There was discussion about ACE Hardware being utilized as parking, but it is up to ACE to enforce their private property and currently, they do not elect to do so.

The applicant emphasized what success in making it permanent looks like next year.

Alvarez Marti expressed that next year she wants to know that property owners know and can easily address parking mismanagement in front of their homes.

Nauman made a motion to approve conditionally Development Condition #7 of the Architectural Appropriateness and Site Plan approved by BOZAR on August 31, 2016, for the Center for the Arts, 606 Sixth Street, located in Lots 1-32, Block 50, the Town of Crested Butte with the following conditions to be re-reviewed at the August 2025 BOZAR:

- **The Center of the Arts shall maintain a Memorandum of Understanding with the Gunnison Watershed School District permitting the Center to utilize the Crested Butte Community School's primary parking during non-school hours.**
- **The Center of the Arts shall manage parking, ensuring resident only parking using portable resident only parking signs (approved by the Public Works Department) and a third-party parking management company for the following streets:**

- Sopris Avenue, Whiterock Avenue, Belleview Avenue, and Red Lady Avenue east of Seventh Street, between Seventh and Eighth Streets for events larger than 250 persons.
- Sopris Avenue and Belleview Avenue between Sixth and Seventh Streets 250 persons.
- Sopris Avenue, Whiterock Avenue, Belleview Avenue, and Red Lady Avenue west of Fifth Street, between Fifth and Fourth Streets for events larger than 400 persons.
- The Center for the Arts shall develop and distribute a transportation demand pamphlet showing transit routing options and allowed parking areas for the Center for the Arts for events larger than 250 persons.

Alvarez Marti seconded the motion. The vote passed unanimously in support.

Item No. 3

Miscellaneous

- DRC for September 9 and 16: Schmidt and 16th(Anderson) 9th (Alvarez Marti) (BOZAR is September 24th)
- DRC for October 15 (TUESDAY) and 21: Anderson and Davol (BOZAR is October 29th)
- DRC for November 4 and 11: Schmidt _____ (BOZAR is November 19th)

Nauman adjourned the meeting at 9:53 p.m.