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## *ZOOM MEETING INSTRUCTIONS, Capital Needs Committee 6/9/2021:*

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Meeting 968 2202 3676  
ID:

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# Basalt Capital Needs Committee

## Meeting #3

### Agenda

**Date &**

**Time:** *Wednesday, June 9, 2021 4-6 PM*

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- Call Meeting to Order – Meeting Chairperson (5 minutes)
- Roll Call (5 minutes) (List representative for this meeting):
  - BACH \_\_\_\_\_
  - Basalt Chamber \_\_\_\_\_
  - BEMC \_\_\_\_\_
  - BPAC \_\_\_\_\_
  - FAB \_\_\_\_\_
  - Green Team \_\_\_\_\_
  - POST \_\_\_\_\_
  - P&Z \_\_\_\_\_
  - VALE \_\_\_\_\_
- Approval of meeting minutes from May 24, 2021 (5 minutes)
- Review Facility Needs Study (45 minutes)
- Information only – Construction Management Advisor – Owners Representative (5 minutes)
  - This team member will work with Cushing Terrell and Staff to develop local cost estimations and will assist with moving the project forward to the design/engineering phase.
- Committee Discussion & Approval of Projects to Survey (45 minutes)
  - Discussion of project options within each large bucket – draft starting point
  - Approval of large projects to forward for survey
- Survey discussion (10 minutes)
- Meeting Adjournment – Meeting Chairperson
- Next Meeting IN PERSON – June 21

**Capital Needs Committee Minutes**  
**5/24/2021**

1. Voting at the meeting –BACH - Mike Kostrosky, BPAC - Liz Bell, BEMC – no representation, FAB - Cheryl Ruppel, Green Team - Gerry Terwilliger, P&Z - Eric Vozick, POST - Paul Hiltz, VALE - Joe Bauer. Non- Voting - VALE - Ann Stephenson, BACH - Doug MacDonald, P&Z – Bill Maron. Non-Board –Ryan Mahoney, Christy Chicoine, Bill Ray, Wayne Freeman, and Laura Dougherty
  - a. The meeting started at 4:05 PM
2. Nominated Eric Vosnic (Planning & Zoning) and Bill Maron (Planning & Zoning) as Vice Chair – Chairman of Capital Needs Committee – Mike Kosdrosky – nominated, Paul Hiltz seconded, Mike – aye, Silvia – aye, Liz - aye, Cheryl - aye, Jerry - aye, Eric - aye, Joe - aye, Paul – aye
3. Mike added the request of Staff's list of their priorities – added as a minor amendment to minutes.
  - a. Mike – approve the minutes as amended, Paul Hiltz seconded.
  - b. Voice vote unanimous.
4. Laura – Update on Facility Needs Study
  - a. Working on wrapping up
  - b. Town Hall and Police are the 2 larger projects over a million
  - c. Looking at getting the information together on May 26
  - d. Paul – asked about review of the Study on the 9<sup>th</sup> – Laura said yes, it will be reviewed then. Additionally, the June 9 meeting will be the only Wednesday.
5. Wayne – Reviewed the Master Plan
  - a. Asked if there were any questions or overall thoughts – no questions.
  - b. Document and process was exhaustive in terms of public participation.
  - c. Reviewed page 12 of Master Plan – describes the public input/participation that was a part of the process.
  - d. Page 21 – “Meat and Potatoes” of Master Plan document – wanted the Master Plan to address the character and community of Basalt. Page 21 summarizes all of the points that were emphasized as a part of this process.
  - e. Mike – asked about the public outreach being so recent, are we being redundant on public outreach through this project? Additionally, could it be counterproductive?
    - i. Ryan – this process distills the public feedback even more. Additionally, the survey will give the Town feedback regarding taste of continuing the property tax rate at the same level.
    - ii. Eric – Should we continue this discussion now or later after review the Master Plan? Mike – said to tackle this as we went along. He wants to be sure we aren't getting ahead of ourselves.
  - f. Wayne – Master Plan was a series of themes that guided the community and Council through the process.
  - g. Susan – Community emphasized the need of affordable housing and green initiatives in the Master Plan study.
  - h. Wayne – reviewed projects were summarized in the Master Plan by size and ranking. Ranking was determined by buckets created, and community members were each given votes to see which were their priority.
    - i. Mike asked if the votes were tracked by where they lived within the Town = No, did not. Susan added we had a map at the open house, and the Town was very sensitive about east vs. west, due to differing needs.

- ii. Mike – said we may want to be cognizant with that east and west input during this process. Don't want to favor one section over another.
- 6. Wayne – Discussed categorization of Master Plan a bit further to assist with prioritization
  - a. Summarized by:
    - i. Affordable Housing
    - ii. Transportation
    - iii. Green Energy
    - iv. Pedestrian/Recreation Connectivity
    - v. Midland Avenue Streetscape Improvement
    - vi. Daycare activity
    - vii. Town Hall
    - viii. Police
  - b. Ryan summarized by putting each of the 13 items in to its own buckets.
  - c. Sylvia asked if 1 – 13 were summarized by the most interest being first? Wayne said yes.
  - d. NOTE: Constructing South Side Drive/Midland Avenue underpass would require some partnering due to the high cost of this project – being outside of this scope in \$\$\$. Gerry – asked why project is an underpass instead of straight across? Ryan – It's a convenience issue for folks that go to and from to South Side. Additionally, it eases the level of service at the light. Regardless of over or under, it would be an extensive cost that we will need to draw from other sources. Eric – asked Susan additional about the project – she will be happy to discuss after the meeting. She stated this project will take all of the bond \$\$.
    - e. Paul asked Ryan about #9 and 2 – where does Town Council stand on this regarding feasibility/interest? Ryan – there is an interest from this Council in doing this. It's an easier way for people to get around. Ryan said they weren't putting this priority to the top due to the cost (\$1 million per year) is unattainable as an ongoing expense. The commuter shuttle was a much lower cost. Needs more vetting with RFTA. Paul – parking in Basalt is certainly an area of concern that needs more discussion. Green lense – do we want to accommodate more parking or green initiatives?
    - f. Cheryl - #2 and #9 – has anyone looked in to what Aspen is doing. Would like to consider the Design Center and Willits/Old Town. Ryan – said that was the intent – Cheryl said we may want to minimize the amount.
    - g. Liz – Do we have a sense related to who will use the buses? Do we have an understanding what the barriers are? Susan – did studies with RFTA – don't know the barriers – but there are areas of Town that aren't too close to a RFTA bus stop. Susan said we have a fairly decent connection with RFTA's current schedule. The \$ were daunting when they completed their last study regarding the cost of the shuttle.
    - h. Eric – question regarding solar projects – looking for partnerships to tackle this as a larger scale? Ryan said yes – a larger scale – we need to assure their will be a benefit back to the citizens. The closer to home we are, the more it assists the Basalt residents. Ryan believes you don't need to be hyper specific, but need to look at the benefit for the community.

- i. Wayne/Ryan – on the Town Hall side of the river, the pedestrian bridge lands on public land, on the other side, lands on private land. The property has contemplated development, but it is a timing issue. Susan – shared the lot, and discussed some engineering challenges surrounding a flood plain – could hurt feasibility from a bond election.
  - j. Wayne – discussed Midland Avenue streetscapes. Ryan - Council pursued this as a priority, but tapped the brakes to include it in this process. Sidewalks/pavement from the 80's is cycling through its useful life. This project coupled with the Clarks Market redevelopment will bring vitality to downtown.
  - k. Wayne – the good news is we are already doing a few of the projects as noted.
  - l. Susan – Daycare – discussed a 2 acre parcel in Willits Parcel 2E – a coalition has been working on a daycare on this site – have worked with architects – they have done cost estimations on this. Need to look at operating and capital costs for this facility. Parcel 9 is a smaller parcel. Ryan – the coalition includes other governments, so there could be shared costs. It is a substantial project. Turnkey for an operator, not an ongoing cost is the goal, may support some training/quality enhancements, and tuition ongoing.
  - m. Wayne – coming out the feasibility study – commission looking at the Town Hall Community building and Police
    - i. Paul – due to growth it is needed. Cheryl agrees, and added a facelift is needed. Liz – asked about hit some things (daycare facility) and Town Hall – and be smart about hitting these things. Ryan – said he and the Mayor have discussed repurposing some space – so answer is yes could be creative and get another benefit.
    - ii. Eric – Could the Town take advantage of the non-profit site on the Pan and Fork? Answer is yes it's a possibility.
    - iii. Eric – asked how we could meet the space needs of the Police – will it require a new building or existing space? Ryan – said it would be difficult to meet the needs discovered in the study. Chief would love to have a combined Town Hall/Police – the question is where this could go, and how to address the parking? Laura – multiple tenants in one building poses challenges with multiple needs for a condo in the current space vs. other space
    - iv. Mike – Getting police vs. Town Hall – Putting on a list for consideration? Mike said yes, to put those in to consideration.
    - v. Eric – asked for comments/list or if everyone was ok? There was no additional discussion and everyone was okay with moving forward with the list
7. Bill – Thought it was a good point made earlier regarding how to do the survey –
- a. Need to strike a balance between survey results and other input. Direction should not be solely determined through only the survey. There are also other community discussions, comments, thoughts of committees, etc that should be taken in to consideration.
  - b. Survey – will ask how you would prioritize the projects that we put forward. Additionally, ballot language is introduced, which helps the Town attorney/Council with language that will be more successful.
  - c. We will have a more robust draft available at the next meeting.

- d. Mike – would like to see the draft of the community and give feedback. He is a little tentative to go out there because they are not refined projects. A word of caution to the Committee that time is short. Ryan – we know it's a tight timeline, and also know in regards to projects, we do have to have more information pen to paper. He also thinks we can't do that work for all 13 projects, so we need to make the list smaller. Some aren't projects, they are value-based ideas at this point. We may not be able to find a specific project that fits a specific project, and that will help us decide which direction to go.
  - e. Liz – asking if we could use values in the list in Master Plan. Ryan – says yes. Make the projects scalable without too much specifics.
8. Next Meeting Date – Wednesday, June 9 at 4 pm, unless there is another time sensitive issue that comes up before then.
  9. Paul motioned to adjourned, Mike second – all approved. Meeting adjourned at 6:07 pm.

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|---|--|
| <b>TOWN OF BASALT<br/>DRAFT FACILITY NEEDS STUDY<br/>PRESENTATION</b> | <b>Item Number:</b><br>Date: June 4, 2021<br>From: Ryan Mahoney and Christy Chicoine |
|---|--|

**SUBJECT:** Draft Facility Needs Study Presentation.

**RECOMMENDATION:** No action required.

**DETAILS:**

Cushing Terrell has issued a draft version of the report based upon their site visits on March 18 – 19 and March 31 – April 2, as well as discussions with Staff regarding Town facilities and space needs in each department. Staff has determined that a discussion of the large findings of the report prior to the issuance of the final report, scheduled for the next Council meeting, would be prudent. This will allow for additional Council and Staff input prior to the finalized report.

The report shows that the highest needs of the Town Facilities are due to the Town’s growth over the past 10 years, plus the growth anticipated during the next 10 years. Basically, the Town has outgrown the size of its current facilities according to the Space Assessment, including Town Hall, the Police Department, Planning, and Public Works. Fortunately, the Town has a head start on creating the space needed for Public Works with the purchase of the new public works facility earlier this year. The draft space needs results are summarized on the next page.

### 3. Space Needs

#### 3.7 Space Needs Summary

| Department           | Existing<br>Space | Current   |               |                 | Future    |               |                 |
|----------------------|-------------------|-----------|---------------|-----------------|-----------|---------------|-----------------|
|                      |                   | FTE       | Space         | Excess/Shortage | FTE       | Space         | Excess/Shortage |
| Townhall*            | 3,767             | 6         | 4,891         | (1,124)         | 9         | 5,213         | (1,446)         |
| Planning & Building* | 2,371             | 7         | 3,042         | (671)           | 9         | 3,208         | (837)           |
| Police               | 2,484             | 13        | 4,069         | (1,585)         | 19        | 4,527         | (2,043)         |
| Public Works*        | 1,287             | 9         | 2,870         | (1,584)         | 12        | 3,424         | (2,138)         |
| <b>Total</b>         | <b>9,909</b>      | <b>35</b> | <b>14,872</b> | <b>(4,964)</b>  | <b>49</b> | <b>16,372</b> | <b>(6,464)</b>  |

\*Deducts space within building not dedicated to this particular department and/or combines space across multiple existing buildings

#### Overview

At each department level the existing space available does not meet either the current nor future space needs. As a portfolio of space, the same holds true. The deficit does not factor in the availability of other city-controlled space currently under different use, merely that the current usage is inadequate. Please see the recommendations summary to suggested projects that incorporate a holistic view to solutions that address both space inadequacy as well as facility condition.

#### Themes

- The interface between city employees and the public is strained by lack of small and/or informal meeting spaces.
- Multiple departments require public spaces whether support facilities or core space. Efficiencies could be gained by combining public spaces in a shared facility.
- Paper storage is a current and likely future issue regarding access and space. Suggested that digitization be explored.
- Non-paper storage is also challenged by inaccessibility and the de-centralized location of various facilities.
- Current facilities do not address equity and inclusivity due to lack of dedicated wellness spaces or due to gender disparity.

## 4. Recommendations

### 4.1 Summary Findings

| POTENTIAL PROJECTS - ALTERNATE   | Description   | Cost                   | Total                   | Notes |
|----------------------------------|---|------------------------|-------------------------|-------|
| <b>Space Needs</b>               |   |                        | <b>\$ 19,536,750.00</b> |       |
| <b>Centralized Town Facility</b> | 14,500 SF New Construction                          | <b>\$ 9,425,000.00</b> |                         |       |
| Police Department                | 4,500 SF  |                        |                         |       |
| Town Hall                        | 5,000 SF  |                        |                         |       |
| Planning and Building Department | 3,000 SF  |                        |                         |       |
| Community Use Rooms              | 2,000 SF  |                        |                         |       |
| Structured Parking               | 10,000 SF podium construction, approx 24 spaces     | <b>\$ 2,000,000.00</b> |                         |       |
| Site Development                 | Demo/Site Improvements/Infrastructure               | <b>\$ 2,285,000.00</b> |                         | 1     |
| Energy & Sustainable Features    | Enhancements @ 15%                                  | <b>\$ 1,713,750.00</b> |                         |       |
| Soft Costs                       | FF&E, Fees, Permits, Design Fees, Contingency @ 30% | <b>\$ 4,113,000.00</b> |                         |       |

#### Notes

1. Anticipates utilizing Lions Park, demoing existing structures. No new land acquisitions are included.

Costs reflect 2021 market conditions. Add escalation of 6-8% annually for projects scheduled to start after 2021.

#### Notes

- Anticipates utilizing land the Town already owns. New land acquisition is not included.
- Anticipates new build at new HWY 82 site. Phase 1 is already underway - this anticipates Phase 2 construction.
- Anticipates consolidating Public Works and Parks staff offices at HWY 82 site. New land acquisition is not included.
- Anticipates property is kept for current use, costs could change if future/change of use is anticipated.
- Anticipates property is kept for current use - this cost is included in the Planning Dept Renovation.
- Anticipates limited hazardous material abatement and site remediation. Buried tanks are not known to be onsite, extensive abatement or mitigation is not included.
- Typical demolition assumed, no abatement of hazardous materials included.
- Partial LED replacement observed - cost for complete upgrade.

Costs reflect 2021 market conditions. Add escalation of 6-8% annually for projects scheduled to start after 2021.

| POTENTIAL PROJECTS                      | Description   | Cost            | Total                   | Notes |
|---|---|-----------------|-------------------------|-------|
| <b>Energy and Sustainability</b>        |   |                 | <b>\$ 498,062.00</b>    |       |
| <b>Electrification - Heating</b>        |   |                 | <b>\$ 308,000.00</b>    |       |
| Town Hall                               | Heating Boiler Replacement with Heat Pump   | \$ 99,200.00    |                         | 4     |
| Police Department                       | Install Dedicated Heat Pump   | \$ 20,000.00    |                         | 4     |
| Old Library                             | Heating Boiler Replacement with Heat Pump   | \$ 84,200.00    |                         | 5     |
| Town Shop                               | Heating Boiler Replacement with Heat Pump   | \$ 90,000.00    |                         |       |
| Willits Rugby Park Office               | Heating Boiler Replacement with Heat Pump   | \$ 14,600.00    |                         |       |
| <b>LED Lighting</b>                     |   |                 | <b>\$ 70,500.00</b>     |       |
| Town Hall                               | Install LED lighting  | \$ 20,000.00    |                         | 4,8   |
| Police Department                       | Install LED lighting  | \$ 14,000.00    |                         | 4,8   |
| Old Library                             | Install LED lighting  | \$ 12,500.00    |                         | 5,8   |
| Fisherman's Park RR                     | Install LED lighting  | \$ 1,000.00     |                         |       |
| Town Shop                               | Install LED lighting  | \$ 23,000.00    |                         | 8     |
| <b>Envelope (Window Replacements)</b>   |   |                 | <b>\$ 119,562.00</b>    |       |
| Town Hall                               | Install Energy Efficient Windows  | \$ 79,056.00    |                         | 4     |
| Old Library                             | Install Energy Efficient Windows  | \$ 40,506.00    |                         | 5     |
| <b>Accessibility</b>                    |   |                 | <b>\$ 239,700.00</b>    |       |
| Town Hall                               | Provide Accessible Restroom   | \$ 80,000.00    |                         | 4     |
| Old Library                             | Provide Accessible Restroom   | \$ 74,000.00    |                         | 5     |
| Linear Park Pavilion                    | Accessible Path and Table   | \$ -            |                         |       |
| Fisherman's Park RR Facility            | Accessible Parking and Path   | \$ -            |                         |       |
| Willits Rugby Park Property             | ADA Parking and Curb/Sidewalk   | \$ 2,700.00     |                         |       |
| Willits Rugby Park Property             | Park Betterments  | \$ 16,500.00    |                         |       |
| Town Hall Stage                         | Accessible Seating  | \$ 24,000.00    |                         |       |
| Town Shop                               | Provide Accessible Restroom   | \$ 42,500.00    |                         |       |
| <b>Space Needs</b>                      |   |                 | <b>\$ 15,736,825.00</b> |       |
| <b>Police Department</b>                |   |                 | <b>\$ 6,069,700.00</b>  |       |
| New Construction                        | 4600 SF   | \$ 2,990,000.00 |                         |       |
| Site Development                        | Limited Surface Parking/Infrastructure  | \$ 1,196,000.00 |                         | 1     |
| Energy & Sustainable Features           | Enhancements @ 15%  | \$ 627,900.00   |                         |       |
| Soft Costs                              | FF&E, Fees, Permits, Design Fees, Contingency @ 30%                               | \$ 1,255,800.00 |                         |       |
| <b>Town Hall</b>                        |   |                 | <b>\$ 6,743,587.50</b>  |       |
| New Construction                        | 5300 SF   | \$ 3,445,000.00 |                         |       |
| Site Development                        | Limited Surface Parking/Infrastructure  | \$ 1,205,750.00 |                         | 1     |
| Energy & Sustainable Features           | Enhancements @ 15%  | \$ 697,612.50   |                         |       |
| Soft Costs                              | FF&E, Fees, Permits, Design Fees, Contingency @ 30%                               | \$ 1,395,225.00 |                         |       |
| <b>Planning Department - Renovation</b> |   |                 | <b>\$ 1,314,787.50</b>  |       |
| Renovation of Old Library               | 3627 SF   | \$ 906,750.00   |                         |       |
| Energy & Sustainable Features           | Enhancements @ 15%  | \$ 136,012.50   |                         |       |
| Soft Costs                              | FF&E, Fees, Permits, Design Fees, Contingency @ 30%                               | \$ 272,025.00   |                         |       |
| <b>Public Works/Parks</b>               |   |                 | <b>\$ 1,559,250.00</b>  |       |
| New Construction                        | Office Space (Consolidate Public Works/Parks) 2400 SF -                           | \$ 480,000.00   |                         | 2     |
| Town Shops                              | New Construction in conjunction with Heated Garage Phase 2: 4500 SF Heated Garage | \$ 675,000.00   |                         | 2     |
| Energy & Sustainable Features           | Enhancements @ 15%  | \$ 173,250.00   |                         |       |
| Soft Costs                              | FF&E, Fees, Permits, Design Fees, Contingency @ 20%                               | \$ 231,000.00   |                         |       |
| <b>Arboney Park Log Barn Loft</b>       |   |                 | <b>\$ 33,500.00</b>     |       |
| <b>Willits Rugby Park Office</b>        |   |                 | <b>\$ 16,000.00</b>     | 3     |
| <b>Deficiency Repairs</b>               |   |                 | <b>\$ 126,905.00</b>    |       |
| Arboney Park RR Building                |   | \$ 10,000.00    |                         |       |
| Fisherman's Park RR                     |   | \$ 4,500.00     |                         |       |
| Town Shop                               |   | \$ 40,500.00    |                         |       |
| Town Shop Modular Office                | Demolish  | \$ 9,500.00     |                         | 7     |
| Old Library                             |   | \$ 300.00       |                         |       |
| Town Hall                               |   | \$ 2,250.00     |                         |       |
| Town Hall Stage                         |   | \$ 4,600.00     |                         |       |
| Triangle Park Pavilion                  |   | \$ 400.00       |                         |       |
| Vehicle Storage Building                | Demolish  | \$ 54,055.00    |                         | 6     |
| Willits Linear Park Pavilion            |   | \$ 800.00       |                         |       |

**DRAFT  
BASALT  
FORWARD 2030  
PROJECT LIST**

**DATED JUNE 3, 2021**



# Goals of 6/9 Meeting

1. MOST IMPORTANT: To finalize the items to survey in the Basalt Forward 2030 Survey. Optimal number to survey is between 5 – 7 projects.
2. SECONDARY: To discuss project options within each bucket
3. There is a lot to discuss and review, so keep the focus at this point on big-picture.
4. This is a DRAFT. Council will also need more time to provide additional input on their direction for projects to pursue.

# Draft Project List (in order of Popularity per Master Plan Process)

**Survey**

**\*\*Staff recommended Include in**

- Affordable Housing - Build or support others through partnerships to build
- Transportation – Connector Shuttle (Old Town to Willits) or free RFTA bus service within Town zone (add to FAQ)
- Green Initiatives – Invest in significant solar project or similar large emissions reduction project
- Pedestrian connectivity – Construct additional pedestrian bridge over the Roaring Fork (near the Library) (add to FAQ)
- Midland Avenue Streetscape
- Construct Southside Drive/Midland Avenue underpass or construct other transportation alternatives
- Child Development Facility – public/private partnership?
- Town Hall/Community Building (Added from draft Facility Needs Study)
- Police facility (Added from draft Facility Needs Study)
- Downtown and Willits Parking
- Public Works and associated green infrastructure

# Other Master Plan Priorities

- Greenhouse Gas Emissions Investment - \$100k/year for 10 years – working towards in annual budget
- Firewise mitigation projects –ongoing improvements – cost does not match with a potential bond initiative
- Develop Clark's Market parcels – land use application for redevelopment submitted by a Developer currently under Town review
- Swimming pool upgrades – under construction

# Affordable Housing Options

Buy land for affordable housing to partner with others

- 4 lots in Stotts Mill are available for Town purchase per PUD
- Unidentified projects such as a Stott's Mill Multi-family lot, Sopris Meadows Parcel 5
- Buy Down Deed Restrictions, such as Willits Block 3 Apartments, Lumins in Block 11, 525 Basalt Avenue and future non-deed restricted units in Stott's Mill and River Park Development
- Skico in Block 9 – Town has option of increasing buy down in 8 units with childcare priority

# Connector Shuttle and/or Free RFTA Service

- RFTA Shuttle: Operating cost at \$1.2 Million per year + \$600,000 one-time Capital + other expenses (2016 estimates)
- Free RFTA service in three-mile planning area – cost estimated at \$100,000 per year
- Vehicle Sharing Program – reduce demand for parking, provide year-round access to hard-to-reach areas of Town
- Requires a separate bond question for separate tax question or other mechanism for ongoing operational costs.
- Note – Could we do a transportation element that has a green element such as car sharing

# Green Initiatives Options

- Solar Field at one of the Basalt Schools
- Solar parking shades – reduce snow, reduce heat sinks
- Large battery project – Team up with Holy Cross
- Significant solar project or green infrastructure with new Town Building
- Buy electric school buses or Town Fleet
- Grants to individuals and business that convert to all electricity
- Making the Town's infrastructure Electric Ready (e.g. vehicle charging) – Initial Steps (check feasibility with Holy Cross)

# Pedestrian Bridge over River by Library

- Note – significant challenge regarding floodplain considerations.
- Would need to include purchase of easement south of river because the Town does not own land
- Could town commit that it could be built during life of bond?
- Option – bridge over the River by Whitewater Park does not meet the same need but Town owns property on both sides and because of grades, it is easier to satisfy floodplain regulations

# Midland Avenue Streetscapes

- An identified need based on aging infrastructure
- An opportunity to upgrade pedestrian access and continue vitality that was established during COVID but cannot continue due to lack of parking
- Make necessary ADA improvements
- Needed economic investment to encourage private investment in well loved historic district
- Important upgrades to complement new development at the Basalt River Park and proposed development at the BCC Parcel (i.e. Clark's Market/Restore)
- New lighting, banners, irrigation for flowers
- Improve Drainage – eliminate icing problems, create or improve ‘green infrastructure’
- Potential value add with American Rescue Plan (ARP) funding

# Southside Drive/Midland Avenue Underpass

- Total Cost exceeds available funds for Basalt Forward excluding federal and state funding
- Alternatively – Use funds for other Southside Drive Improvements
  - Funds could be used to design underpass to make it possible to seek federal and state funding in the future (Project is included in State Transportation Plan for the Region)
  - Funds could be used to study other options for relieving traffic congestion such as Cody Lane Connection to SH 82
  - Fund Cody Lane traffic circle

# Child Development Center

- Will require funding partners unless Town was willing to allocate 2/3 of available funds for Center.
- Need Parcel 2E for site because of economics of size needed to make cost effective
- Could address infant care which is in such great shortage.
- There is a contingency that would like to reserve Parcel 2E for a campus related to TACAW
- Is Eagle County a partner or other businesses (such as the Aspen Skiing Company)?
- Will there be neighborhood objections?
- Includes a sizable community room could be used for Seniors and others (games/after school programs in West Basalt)
- Alternatively - Funds could be used to finish out Stott's Mill Core and Shell

# Town Hall/Community Building

- Identified as a need in the Cushing Terrell Facility Needs Study – both from space needs and functionality (age of buildings no accessibility for all)
- Not worth making green infrastructure improvements when life of building is not understood
- Building a joint building that houses administration, police and planning could allow for efficiencies
- Basalt is the only town in the Roaring Fork Valley with inadequate public Town Hall, Police Station and meeting rooms. From Aspen to Glenwood all have nice Town Hall that reflect community values with the exception of Basalt.
- The Town owns Lions Park and Parcel E over at the Basalt River Park Development which potentially could be used for the Town Hall (could also buy Gallery building space too to increase square footage)
- Would likely use almost all of the available funds
- Lions Park is included for redevelopment as part of the Basalt Master Plan (incorporated the Our Town Planning Master Plan)– but starts the big “V” to tie downtown to the River.

# Police Facility

- Identified as a need in the Cushing Terrell Facility Needs Study – both from space needs and functionality – need for privacy and secure environment
- Facility Needs Study identifies a need of 4,527 SQ FT in 5 years and 4,069 current space need vs. 2,482 SQ FT current space available
- Police Department currently has 12 cars, 2 speed trailers, 2 bikes, a community bike program trailer, plus community property held for safekeeping. At maximum staffing times, six officers could be working along with visiting community members that require parking.
- Could Town buy land for a future police station in close proximity to Highway 82 (Stott or Jadwin Property)
- Could you construct new Town Hall and retrofit old Town Hall for Police Department? Police is hopeful to connect to Town Hall in the future.
- Police Department says they need new space within the next 5 years
- Current police facility is not centrally located – community safety issue – response time across Town

# Downtown and Willits Parking

- Willits – Can Town use funds to extend time that Whole Foods garage can be used for Parking? Parking under Whole Foods currently expires January 2026 and Town hasn't tried to over promote parking as it is programmed to be taken away. RFTA could potentially be a partner in this.
- Downtown Parking – does Town try to build structured parking on Lions Park for the public or try to see if structured parking works on the BCC Parcel in conjunction with BCC Redevelopment Project (Clark's/Restore building)
- Other projects such as car sharing, shuttle could reduce need for parking in the Downtown and Willits.
- Town could consider using funds to purchase land for remote parking – Jadwin, Stott, BTA sliver across from Post Office

# Public Works Facility

- Spend up to \$1.6 Million to complete Phase 2 construction
- Includes green upgrades
- Can support moving Town Hall fleet to more electric vehicles through infrastructure improvements

# Advancement of Green Goals & Public Art in and around Town

- How can we carry forward our Green Goals and Supporting the Arts in Basalt Forward Projects?
- Bill Ray proposes that we include this as a survey question and thinks we could include in a ballot question
- For Green Projects, the Basalt Master Plan states that each project should be evaluated for maximum return on carbon investment and to maximize climate equity.

# Draft Project List (in order of Popularity per Master Plan Process)

**Survey**

**\*\*Staff recommended Include in**

- Affordable Housing - Build or support others through partnerships to build
- Transportation – Connector Shuttle (Old Town to Willits) or free RFTA bus service within Town zone (add to FAQ)
- Green Initiatives – Invest in significant solar project or similar large emissions reduction project
- Pedestrian connectivity – Construct additional pedestrian bridge over the Roaring Fork (near the Library) (add to FAQ)
- Midland Avenue Streetscape
- Construct Southside Drive/Midland Avenue underpass or construct other transportation alternatives
- Child Development Facility – public/private partnership?
- Town Hall/Community Building (Added from draft Facility Needs Study)
- Police facility (Added from draft Facility Needs Study)
- Downtown and Willits Parking
- Public Works and associated green infrastructure