

The Basalt Affordable Community Housing (BACH) Meeting will be held by Teleconference – The Public may access the meeting by calling the number below and entering the Meeting ID when prompted.

Phone Number: 16699006833

Meeting ID: 88971739998

Passcode: 986679



TOWN OF BASALT MEETINGS
Basalt Affordable Community Housing (BACH)
Thursday, August 24, 2023

Basalt Town Hall

101 Midland Avenue

-
- | | |
|-----------------|--|
| 12:00 PM | Roll Call |
| 12:03 | Approval of Minutes <ul style="list-style-type: none">• June 22, 2023 |
| 12:05 | Jadwin/Black Mountain Development Presentation of Proposal |
| 12:40 | Stephanie Mosher Special Housing Evaluation Committee (SHEC) Waiver from Employment Requirement |
| 12:50 | Staff Updates |
| 12:55 | Member Updates & Other |
| 1:00 | Adjourn |

Public Comment is limited to 3 minutes. Those who wish to speak should email james.lindt@basalt.net before the meeting starts with their name, phone number, and identify what item they would like to address. During the meeting those wishing to comment may also email james.lindt@basalt.net, but it is not guaranteed that the email will be seen in a timely fashion.



Basalt Affordable Housing Commission (BACH)

ACTION MINUTES

BOARD MEMBERS PRESENT: Katie Erickson, Jay Israel, Sara Garcia, Anne Baker

STAFF PRESENT: Michelle Thibeault, James Lindt, Sara Nadolny

DATE: June 22, 2023

AGENDA ITEMS

- Special Housing Evaluation Committee (SHEC) Employment Waiver
- Discussion Regarding Updated Housing Needs Assessment and Short-Term Rental Fee Proposal from Economic and Planning Systems (EPS)
- Staff Updates
- Member Updates & Other

The meeting was called to order at 12:01 PM

1. Special Housing Evaluation Committee (SHEC) Employment Waiver

James received a request for consideration by the Special Housing Evaluation Committee (SHEC) on behalf of a tenant of the Willits 7 affordable housing building. The request is for a waiver of the required 1,500 yearly employment hours. The request comes from a local teacher that works full-time during the school year. Based on adjustments made to the school's calendar year, the requestor will be short around 20 hours, and is looking for additional employment opportunities for this summer. Town Staff recommends approval of waiver and is asking BACH to make a recommendation to SHEC.

All attendees indicated support of the request.

M/S Perry and Katie to make a recommendation to SHEC to approve the request. Motion passed 4 to 0.

2. Discussion Regarding Updated Housing Needs Assessment and Short-Term Rental Fee Proposal from Economic and Planning Systems (EPS)

James introduced the item and reminded BACH that at the previous meeting Staff had brought two proposals for BACH's consideration regarding the housing needs assessment and short-term rental fee study. BACH recommended Staff explore with EPS the ability to revise their scope to get the proposal within the \$90,000 budget. Staff worked with EPS and received a revised proposal of just under \$90,000 for the two studies. The revised proposal includes hosting an open house for public outreach instead of undertaking an employer survey and conducting an electronic survey of current tenants residing in deed-restricted housing units instead of a paper survey (which is less costly but also traditionally produces less data). The revised study also anticipates less data collection as some data will be available from the

Mountain Region Housing Coalition’s study. James noted that the revised proposal still contains the important pieces. They are looking at updated target area median income (AMI) ranges, and the proposal will still provide recommendations about adding more affordable housing categories, on housing preferences, and needs related to the characteristics of affordable housing units as well as senior housing.

James explained that the short-term rental study will be used to create a legal basis to establish a fee for affordable housing mitigation reduction. The proposal has not changed much, and will still produce the same result, which is a legal justification to have an impact fee.

James noted that an updated cash-in-lieu fee has been left out of the revised proposal but can be worked back in without increasing the budget significantly. Staff supports the revisions made to proposal, and James asked if there are any additional topics that BACH would like to see addressed within the proposal. BACH is being asked to make a recommendation to Council prior to entering into a contract with EPS.

Michelle added that the new proposal removes the redundancies created by the regional housing study which has decreased the scope as a result. The Town will still get the information it needs, such as whether additional affordable housing categories are needed.

M/S Katie and Jay to accept the EPS proposal with the addition that the cash-in-lieu study be added back into the proposal. Motion passes 4 to 0.

3. Staff Updates

Anne asked if Staff could set up a tour of the affordable housing within Basalt. Michelle indicated there will be an opportunity in the next couple of months.

Michelle said there is an ongoing state-level proposition regarding affordable housing that was revised since its original inception. It presents an opportunity to obtain state funding for the development of affordable housing. Pitkin County, Basalt and Snowmass Village are submitting a collaborative application for planning purposes. The proposition allows funds to be used for land banking. More information will be forthcoming in about a month.

James said the next meeting will provide an update regarding the Regional Housing Coalition.

4. Member Updates & Other

No updates were provided.

M/S Sara and Jay to adjourn the meeting at 12:28 pm. Motion passed 4 to 0.

TOWN OF BASALT

BASALT AFFORDABLE HOUSING COMMISSION

By _____
Katie Erickson, Chair

Attest _____
Michelle Bonfils Thibeault, Planning Director

MEMORANDUM

To: Chair Erickson and Basalt Affordable Community Housing Commission

Thru: Michelle Bonfils Thibeault, AICP Planning Director

From: James Lindt, AICP Assistant Planning Director

Date: August 24, 2023

RE: Presentation of Jadwin/Black Mountain Development Sketch Plan PUD Application

DETAILS: Jadwin Park, LLC (Applicant) has applied (Application excerpts attached as **Exhibit A**) for Annexation, Sketch Plan PUD, and associated development review actions to construct sixty-eight (68) dwelling units, twelve (12) short-term rental cabins, and seven (7) glamping pads on the Jadwin Property (Property) at 431 Emma Road. Of the sixty-eight (68) dwelling units, twenty-four (24) are proposed to be deed-restricted as Category 2 rental units.

The Town Council has approved Resolution No. 29, Series of 2023, determining the Jadwin Property eligible for annexation. As such, the development review process can commence. Town Staff determined it would be appropriate to start the development review process by having the Applicant provide a presentation of the proposal to BACH.

This meeting is an introductory presentation of the application. This preliminary step is to allow BACH members to understand the many components of the application prior to beginning the review process. After hearing the presentation of the proposal from the Applicant, Staff recommends limiting the interaction with the Applicant to questions about the Application with the intent being that the BACH members obtain a clear understanding of the proposal. Staff recommends not debating the merits of the Application at this meeting and instead continuing the review to the September 14th BACH meeting for BACH member comments and discussion. Staff anticipates providing full analysis of the Application's compliance with the Town affordable housing requirements and Master Plan in advance of the September 14th meeting.

Attachments:

Exhibit A- Excerpts from the Application
Exhibit B- Vicinity Map



Exhibit A- Excerpts from Application



Owner/Applicant/Consultant List

OWNER/Applicant:

JADWIN PARK LLC
PO BOX 8616
ASPEN, CO 81612-8616
BRIDGER SMITH
970.379.9400
SMITH.BRIDGER@GMAIL.COM

ARCHITECT/DESIGN:

BLDG SEED ARCHIECTS
1101 VILLAGE ROAD, SUITE # UL6D
CARBONDALE, CO 8623
970.340.8211
RAMSEY@BLDGSEED.COM

PLANNER/COORDINATION:

MARK CHAIN CONSULTING LLC
811 GARFIELD AVE
CARBONDALE, COLORADO 81623
(970) 309 - 3655
MCHAIN@SOPRIS.NET

SURVEYOR/CIVIL ENGINEER:

SOPRIS ENGINEERING, LLC
502 MAIN STREET, SUITE A-3
CARBONDALE, CO 81623
(970) 704-0311
YNICHOL@SOPRISENG.COM

WATER ATTORNEY

JODY EDWARDS
CORONA WATER LAW
1018 LAUREN LN.
BASALT, CI 81621
970.948.6523
CC@CRAIGCORONALAW.COM

LANDSCAPING/ENHANCEMENT

CONNECT ONE
350 MARKET ST., #307
BASALT, CO 81621
970.355.5457
HH@CONNECTONEDESIGN.COM

WATER RIGHTS/WATER USE ANALYSIS

COLORADO RIVER ENGINEERING

136 E. 3RD ST.

RIFLE, CO 81650

970.625.4933

MICHAEL@COLORADORIVERENG.COM

KLEIN COTÉ EDWARDS CITRON LLC

JODY EDWARDS

101 SOUTH MILL STREET, STE. 200, ASPEN, CO 81611

TELE: (970) 925-8700, X108 | FAX: (970) 925-3977

JEE@KCECLAW.COM

FELSBURG HOLT & ULLVIG

RICH FOLLMER

PLAZA TOWER ONE, 6400 S. FIDDLERS GREEN CIRCLE, SUITE 1500, GREENWOOD VILLAGE, CO 80111

OFFICE: 303.721.1440

RICH.FOLLMER@FHUENG.COM

BLACK MOUNTAIN PROPERTY ANNEXATION

1. Background and Intent of Application

Jadwin Park LLC (owner and applicant) proposes to annex, zone and develop an approximately 9.3-acre Property, to be known as Black Mountain (the “Project”), that is located between the Roaring Fork River and SH 82. The Property is historically known as the Jadwin Property and is also located a short distance west of the Basalt Public Library and the US Post-Office. Access to the Property would be from Emma Road. The program is to annex and zone the Property PUD with uses including Multifamily Housing and Townhomes, a Hotel/Short-Term Rental component, Open Space Conservation/Public Recreational Uses/Trail Enhancements, and a gift to the Town of Basalt of an approximately 0.84-acre parcel which could be used for a Community Facility or Childcare Facility or any other public use that the Town feels is needed in the future. The applicant hopes to build out the project within five calendar years. The development concept consists of the following:

- 35% of All Residential Housing is Designated as Deed Restricted Affordable Housing
- 4 Multifamily Buildings with a Total of 56 Units
- 12 Townhome Units
- 12 Hotel/Short-Term Rental Fishing Cabins
- 7 Seasonal Glamping Pads
- 4-Acres of Open Space Conservation & Public Recreational Uses
 - Over 4-acres of the Property consists of riparian areas and floodplain and this area would be accessible to the public but managed and maintained by the Ownership Group.

The Project complies with the Basalt Master Plan 2020 both in terms of being consistent with the Master Plan’s Planning Framework and its stated goals and objectives. More specifically, the Project complies, on a step-by-step basis, with pages 79-86 of the Primary Key Parcel Component of the Master Plan which lays out the desired future land-use program for the Jadwin-Stott Property. All internal streets are proposed to be private and maintained by the Ownership Group. Nonetheless, all have been designed with 24’ widths and in consideration of Basalt development standards and the cooperation and feedback from Roaring Fork Fire Rescue. The neighborhood typology, as proposed, was inspired by the Master Plan and its vision for the Key Parcels. The Project to be known as Black Mountain implements an approach and strategy with a keen eye towards a Resilient & Sustainable Environment by planning Green Initiatives in support of the Basalt Sustainable Building Regulations including overall site planning and individual building design strategies. Site responsive strategies include Efficient Parcel Layout; Residential Unit and Parking Design; Transit Oriented & Multi-Mode Commuting with a proposed WeCycle partnership; EV Charging Stations and Bike and Pedestrian Oriented Solutions as well. Building designs are planned for localized electric-based heating and cooling systems, solar rooftop arrays and energy efficiency-oriented envelopes.

Entitlement History

The Property is located in both Pitkin and Eagle Counties. There was a previous application for this particular site in conjunction with the adjacent Stott Property (to these) a number of years ago for an RV Park. The application was not approved, and the Property was not annexed.

2. Project Site

The site is relatively flat and has wetlands on the northern and western edge of the Property. There is an existing single-family home, one mobile home and a pond on the Property. According to county records the main residence was built in approximately 1989. There is One Mobile Home at the southwest corner, but we have been unable to determine when that structure was placed on the property. Utilities are available to the Property. An overhead electric line runs north to south on the western portion of the site. An 18-inch wastewater main transects the Property from northeast to southwest. An Improvement Survey Plat has been completed for the site and is included in Exhibit D. Recorded easements are associated with the wastewater main. The Property is not included within the Basalt Sanitation District. An Inclusion Agreement with the Sanitation District will be made assuming approval of the Annexation and initial zoning. The Sanitation District is aware of the application.



3. Development program summary information

The Development Program will include an initial zoning to PUD. The underlying zone district for the residential portion of the Property will be the R-4 MD Zone District; and the C-1 Neighborhood Commercial Zone District will be the underlying zone district for the Hotel/STR/Fishing Cabin Area. An application for a PUD Sketch Plan is in the next section of this land-use application. The development components are:

Multifamily Housing Component

The multifamily housing component will consist of 4 buildings with a total of 56 units. Two of the buildings will have 12 units each and be deed restricted affordable housing and the two on the eastern portion of the project will have 16 units each and be free market housing. There will be a mix of efficiency, one-bedroom and three-bedroom units. Unit sizes run from 461 square feet for efficiencies to 1,222 square feet for the three-bedroom units. Total net building area is 48,784 square feet.

Townhome Component

2 types of three-bedroom townhome units are proposed. These structures incorporate main level garages with efficiently planned living spaces above for a 3-story solution at each Townhome. The square footage for these units ranges from 1,829 sf to 2,034 sf.

Hotel/Short-Term Rental Fishing Cabins

A total of 12 Hotel/Short-Term Rental Fishing Cabins are proposed with all units being either one or two-bedroom units and one 3- bedroom cabin. The goal of this land use category is to provide some very small scale and low impact hotel/short-term rental fishing cabins which will bring visitors in close proximity to downtown/Midland Avenue. The goal would be to supply accommodations to both tourists within walkable distance to downtown, without taking long-term housing supply away from the community (as discussed in the Master Plan). The Hotel/Short-Term Rental Cabin area will also include an Amenity Cabin to support the guest experience, a maintenance and housekeeping facility and a manager's house for on-location support at all hours.

Glamping Pads (Seasonal Only)

The site includes a finger of land that extends to the north and touches a quiet side channel of the Roaring Fork River. This finger includes naturally higher land and sits overlooking the river. It is also currently heavily vegetated with a mixed understory, conifers, and cottonwoods. To provide more accommodations and do this with a lighter touch on the land, 7 designated seasonal Camping /Glamping Pads have been added. Many of these will be utilized by fishermen because of the proximity to the river and other outdoor enthusiasts who visit Basalt in the summer. The pads will be designated as level pads, with a firm gravel or crusher fines surface, sized to accommodate a canvas tent or similar glamping style seasonal structure. The structures are seasonal in nature and will be removed during the colder portions of the year with the pads remaining, which will not impede high river flow or floodplain restrictions. These glamping sites will be a unique accommodation style not seen elsewhere in Basalt. It accomplishes the vision of the 2020 Master Plan but with a softer environmental footprint on the site.

Open Space Conservation / Recreation and Landscaping

The existing conditions of this property lend themselves to thinking about the Open Space and Recreation Plan in a bifurcated way. The upper two thirds of the site have seen human interactions for decades with cultivated fields, access roads, a man-made pond, and homesite. The lower third of the site is not pristine with planted trees and wetlands that were previously mechanically graded. However, the lower third does lend itself to a more natural feel with higher water, great vegetation, and access to the river. The Open Space and Recreation Plan contemplates the site in this way. As you enter the property from Emma Road the plan gives off an organized feel. Tree-lined streets with parking and sidewalks welcome residents and visitors. The trees are evenly spaced giving a 'town center' like feel. This organized landscape design is punctuated with small courtyards that will be shared, or private in the case of the townhomes, giving residents access to their own spaces.

The Hotel/STR cabins space is delineated by a tasteful gateway that will include signage and limited lighting so visitors to the rentals enter their own 'space'. The landscape here begins to transition back to a softer and more natural feel. Trees and understory planting is less organized and more natural. The asphalt and concrete of parking areas and sidewalks gives way to crusher fines paths and planting pockets. An amenity space is provided that serves as a focal point and transition space between the residential area and the trails and open space. Located on the edge of the improved pond it will serve as a gathering place for the residents, visitors to the STRs, and the public utilizing the trail system. This space has some more active uses like bocce, horseshoes, and a connection to other sport courts. Landscaping and wayfinding signage will be used to help define the different areas of the site between open public use on trails, residential spaces, and the STRs.

The Open Space and Recreation Plan will build on the strengths of the existing site in the lower third. A soft path trail will circumnavigate the wetlands and connect down to the river edge on a path separated from the glamping and cabins. This trail will be open to the public and is designed to connect to the adjacent property, should it ever redevelop, and eventually Midland Park. Uses here are primarily passive with trails and seating. The landscaping will focus on the existing by mitigating weeds, adding wildlife supporting vegetation, and minimal selective clearing of understory and tree cover.

Community Facility / Childcare Facility / Public Use

The Applicant proposes to gift to the Town of Basalt an approximately 0.84-acre parcel which could be used for a Community Facility or Childcare Facility or any other Public Use that the Town feels is needed in the future (the "Dogleg Parcel"). The Master Plan Future Land Use Map (at page 83) called out a very small portion of the Jadwin Site for "Community Facility" that has several constraints such as security, privacy, size, and parking limitations, whereas the Dogleg Parcel is much larger and more suitable for a meaningful Community Facility or Childcare Facility. The Dogleg Parcel gift will allow the Town of Basalt to own a Public Open Space parcel until the use and needs are better understood for a public facility at a future date.

4. Annexation

Annexation Map

An annexation map drafted by Sopris Engineering is attached and included in Exhibit D of this Application. Please note this Exhibit D also includes the Improvement Survey Plat which shows existing conditions on the Property as well as the Engineering Report; all completed by Sopris Engineering. You will note that the Property, while contiguous to the Basalt Municipal Boundaries does not have enough sufficient contiguous perimeter to immediately meet state statute requirements which requires 1/6th of the annexing property boundary to be contiguous with the municipal boundaries. There are provisions in state statute and the drafted annexation map to come into compliance by preparing successive legal descriptions where each individual proposed annexation description can be phased in. In this particular instance it will take six portions of the legal descriptions to bring the entire Property into compliance. One map is allowed to serve this purpose, but six individual legal descriptions need to be provided and each must be properly noticed and published. The Property can be brought into the municipal boundaries via one ordinance.

An Annexation Petition is included in Exhibit E.

Supportive Information Required as part of the Annexation Application

Soils Description and Limitation

A soils report performed by Kumar Inc. is included in Exhibit F.

Utility Plan

A utility plan by Sopris Engineering is included in the Technical Documents in Exhibit D

Mailing addresses

A list of all Property owners within 300 feet of the subject site is included in Exhibit H (miscellaneous documents)

Water Use and Water Rights

A Water Rights Dedication Report and Analysis and a Water Budget dated August 13, 2023 completed by Grand River Engineering Inc. is included in Exhibit G. These documents will be transmitted to the Town Attorney as noted in the Annexation Application checklist. Water rights were decreed to the Property from Williams No.1 Ditch. Preliminary estimates show that the water rights and historical use more than meet the demands of the projected water use after development.

TOWN OF BASALT ANNEXATION MAP OF:
JADWIN ANNEXATION MAP

NOTE: DRAWINGS REDUCED FOR PRINT FROM 24X36 TO 11X17. NOTATED SCALES ARE NOT APPLICABLE.

PARCELS OF LAND SITUATED IN SECTION 7 IN TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6th P.M.
 EAGLE & PITKIN COUNTIES, STATE OF COLORADO
 SHEET 1 OF 3

TITLE PROPERTY DESCRIPTION

PARCEL A

A PARCEL OF LAND SITUATED IN TRACT 46, SECTION 7, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EAGLE AND PITKIN COUNTIES, COLORADO ACCORDING TO THE INDEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE, AS APPROVED ON SEPTEMBER 30, 1929; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF COLORADO STATE HIGHWAY NO. 82 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 7 BEARS SOUTH 75° 16' 34" E. 1390.70 FEET;
 THENCE DEPARTING FROM SAID RIGHT-OF-WAY ALONG THE BOUNDARIES OF SEVERAL PRIVATE PARCELS THE FOLLOWING FOUR (4) COURSES:
 1) N. 00° 01' 07" W. 86.03 FEET
 2) N. 89° 58' 53" E. 423.23 FEET
 3) N. 04° 15' 03" W. 453.80 FEET
 4) N. 73° 18' 53" E. 206.25 FEET
 THENCE LEAVING SAID PRIVATE PARCEL BOUNDARIES NORTH 88° 13' 03" E. 389.95 FEET;
 THENCE S. 00° 01' 18" E. 612.64 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAID COLORADO STATE HIGHWAY NO. 82;
 THENCE S. 88° 52' 53" W. ALONG SAID NORTHERLY RIGHT-OF-WAY 354.92 FEET;
 THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY N. 89° 07' 29" W. 622.34 FEET TO THE TRUE POINT OF BEGINNING.

COUNTIES OF EAGLE AND PITKIN,
 STATE OF COLORADO.

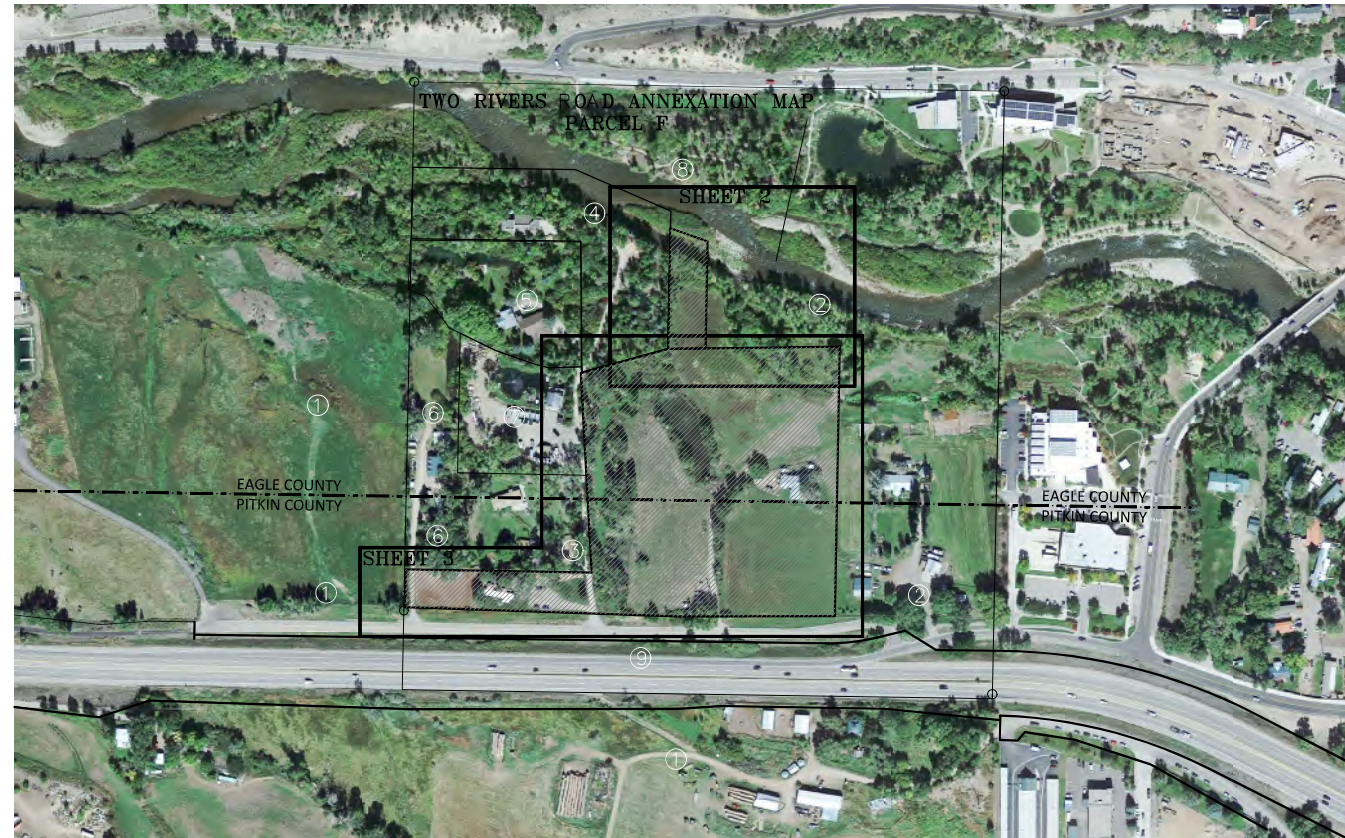
PARCEL B

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EAGLE COUNTY, COLORADO, ACCORDING TO THE INDEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE AS APPROVED ON SEPTEMBER 30, 1929, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF COLORADO STATE HIGHWAY 82 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 7 BEARS S. 75° 16' 34" E. 1390.70 FEET;
 THENCE DEPARTING FROM SAID RIGHT-OF-WAY ALONG THE BOUNDARIES OF SEVERAL PRIVATE PARCELS THE FOLLOWING FOUR COURSES:
 1) N. 00° 01' 07" W. 86.03 FEET;
 2) N. 89° 58' 53" E. 423.23 FEET;
 3) N. 04° 15' 03" W. 453.80 FEET;
 4) N. 73° 18' 53" E. 206.25 FEET
 TO THE TRUE POINT OF BEGINNING;
 THENCE N. 00° 01' 07" W. 274.21 FEET MORE OR LESS TO A POINT ON THE CENTERLINE OF THE ROARING FORK RIVER AS IT NOW EXISTS;
 THENCE ALONG SAID CENTERLINE OF THE ROARING FORK RIVER S. 71° 32' 20" E. 90.00 FEET;
 THENCE LEAVING SAID CENTERLINE S. 00° 01' 07" E. 243 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED AS RECEPTION NO. 560552 IN BOOK 664 AT PAGE 527 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER;
 THENCE ALONG SAID NORTHERLY BOUNDARY LINE S. 88° 13' 03" W. 85 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

COUNTY OF EAGLE,
 STATE OF COLORADO

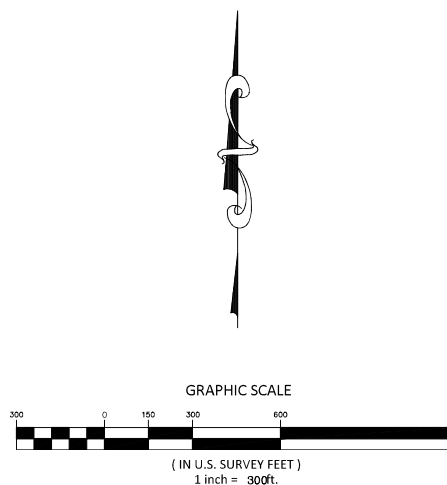
ADJOINERS INFORMATION

- ① OWNER: GRANGE FAMILY RANCHES LLC
 ADDRESS: 408 W CODY LANE
 BASALT, CO 81621
 EAGLE COUNTY PARCEL NUMBER:
 2467-073-00-024
- ② OWNER: STOTT, LONNIE & ALICE
 ADDRESS: 251 EMMA RD
 BASALT, CO 81621-8300
 EAGLE COUNTY
 PARCEL NUMBER: 2467-073-00-020
- ③ OWNER: HIGBIE, DONALD M. & DANA G.
 ADDRESS: 521 EMMA RD
 BASALT, CO 81621-8309
 PITKIN COUNTY
 PARCEL NUMBER:
 2467-073-00-009
- ④ OWNER: WILLIAMS, AKIKO
 ADDRESS: 5884 S PRESCOTT ST.
 LITTLETON, CO 80120-2029
 EAGLE COUNTY
 PARCEL NUMBER: 2467-073-00-015
- ⑤ OWNER: WELCOME HOMES LLC
 ADDRESS: 1331 BEAR RIDGE RD
 BASALT, CO 81621-8405
 PARCEL NUMBER: 2467-073-05-001
- ⑥ OWNER: SCHWALLER LEE I
 ADDRESS: P.O. BOX 290
 BASALT, CO 81621
 PITKIN COUNTY
 PARCEL NUMBER:
 2467-073-00-010
- ⑦ OWNER: KEMP, RICHARD ETHAN
 ADDRESS: 523 EMMA RD
 BASALT, CO 81623-8309
 EAGLE COUNTY
 PARCEL NUMBER:
 2467-073-03-001
- ⑧ OWNER: TOWN OF BASALT
 ADDRESS: 101 MIDLAND AVENUE
 BASALT, CO 81621-8305
 PARCEL NUMBER: 2467-073-06-004
- ⑨ OWNER: COLORADO DEPARTMENT OF
 TRANSPORTATION
 ADDRESS: 606 SOUTH 9TH STREET
 P.O. BOX 2107
 GRAND JUNCTION, CO 81501



NOTES

- 1) Date of Survey: May 2000, January 7-10, 2020. Updated: March 2023.
- 2) Date of Preparation: June 2000, January 2020. Updated: March 2023.
- 3) Basis of Bearing: A bearing of 5 88°52'53" W from the southeast boundary corner of the subject property monumented by a found #5 rebar and 1.25" yellow plastic cap stamped "PROP CORNER" "PLS 28643" and the angle point in the common southerly boundary of subject property and State Highway No. 82 monumented by a found 3.25" aluminum cap stamped "COLO DEPT OF HIGHWAYS" "ROW PROJ" "ROW MONUMENT" "POINT No. 744" "PLS 9649", as shown.
- 4) Basis of Survey: General Land Office supplemental plat of entries situated in Sections 4-9, 16-18, independent resurvey Township 8 South, Range 86 West of the 6th P.M., State Department of Highways, Division of Highways-State of Colorado, right-of-way plan of proposed, Federal Aid Project No. FC 082-1(6) Sec. 3
- 5) This survey does not constitute a title search by Sopris Engineering, LLC (SE) to determine ownership or easements of record. For all information regarding easements, rights of way and/or title of record, SE relied upon the above said items described in note and the title commitment prepared by Land Title Guarantee Company, Order No. BAR64002161-10 with an effective date of October 31, 2019.
- 6) The linear unit used in the preparation of this plat is the U.S. survey foot as defined by the United States Department of Commerce, National Institute of Standards and Technology.
- 7) The limit of title of portions of the property boundary identified as the centerline of the roaring fork river is riparian in nature and is subject to reliction and accretion by the ebb and flow of said river the conflicting boundary description based on the record deeds adjoining subject property for said river centerline is due to the river channel movement.
- 8) The county line, as shown, is a graphic representation only-based on the found county line rebar & cap i.s. #14060 on the easterly property line of midland addition and the found brass cap stamped P/E found on easterly side of Hooks Lane south of Hooks Spur Bridge.
- 9) The Town of Basalt contiguous boundary for this annexation map is based on the record annexation map of the two rivers road annexation map, Parcel F.

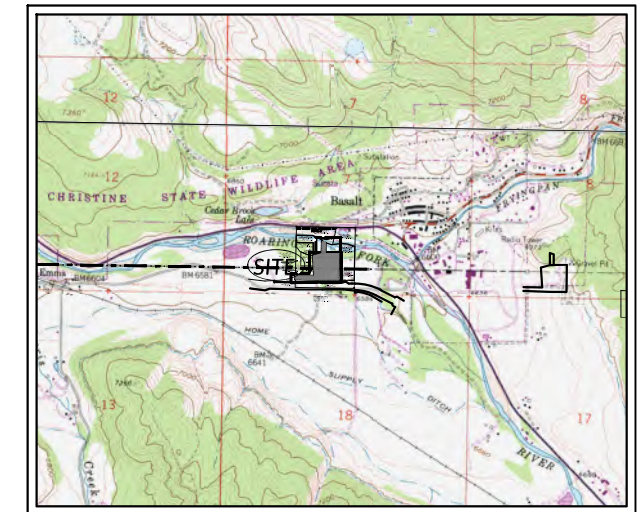


JADWIN PARK LLC,
 A COLORADO LIMITED LIABILITY COMPANY

AUTHORIZED APPLICANT
 901 MARINERS ISLAND BLVD, STE.125
 SAN MATEO, CA 94404
 650-358-5288

SOPRIS ENGINEERING - LLC

CIVIL CONSULTANTS
 502 MAIN STREET, SUITE A3
 CARBONDALE, COLORADO 81623
 (970) 704-0311



VICINITY MAP
 SCALE: 1" = 2000'

SURVEYOR'S STATEMENT

I, MARK S. BECKLER, DO HEREBY STATE THAT THIS ANNEXATION MAP WAS PREPARED BY SOPRIS ENGINEERING, LLC FOR JADWIN PARK LLC, A COLORADO LIMITED LIABILITY COMPANY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: _____
 MARK S. BECKLER, L.S. #28643

TOWN COUNCIL CERTIFICATE

THIS ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF BASALT, COLORADO, THIS _____ DAY OF _____, 2023 AS EVIDENCED BY ORDINANCE NO. _____, SERIES OF 2006 RECORDED WITH THE CLERK AND RECORDER OF EAGLE COUNTY AS RECEPTION No. _____ AND RECORDED WITH THE CLERK AND RECORDER OF PITKIN COUNTY AS RECEPTION No. _____

MAYOR _____

WITNESS MY HAND AND THE SEAL OF THE TOWN OF BASALT

ATTEST: _____
 TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

THIS MAP IS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO, AT _____ O'CLOCK _____ M., ON THE _____ DAY OF _____, 2023, AS RECEPTION NO. _____.

CLERK AND RECORDER _____

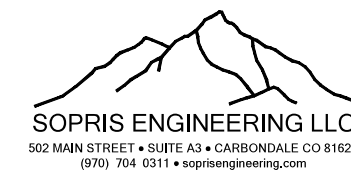
BY: _____
 DEPUTY

CLERK AND RECORDER'S CERTIFICATE

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CLERK AND RECORDER _____

BY: _____
 DEPUTY



NOTES: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

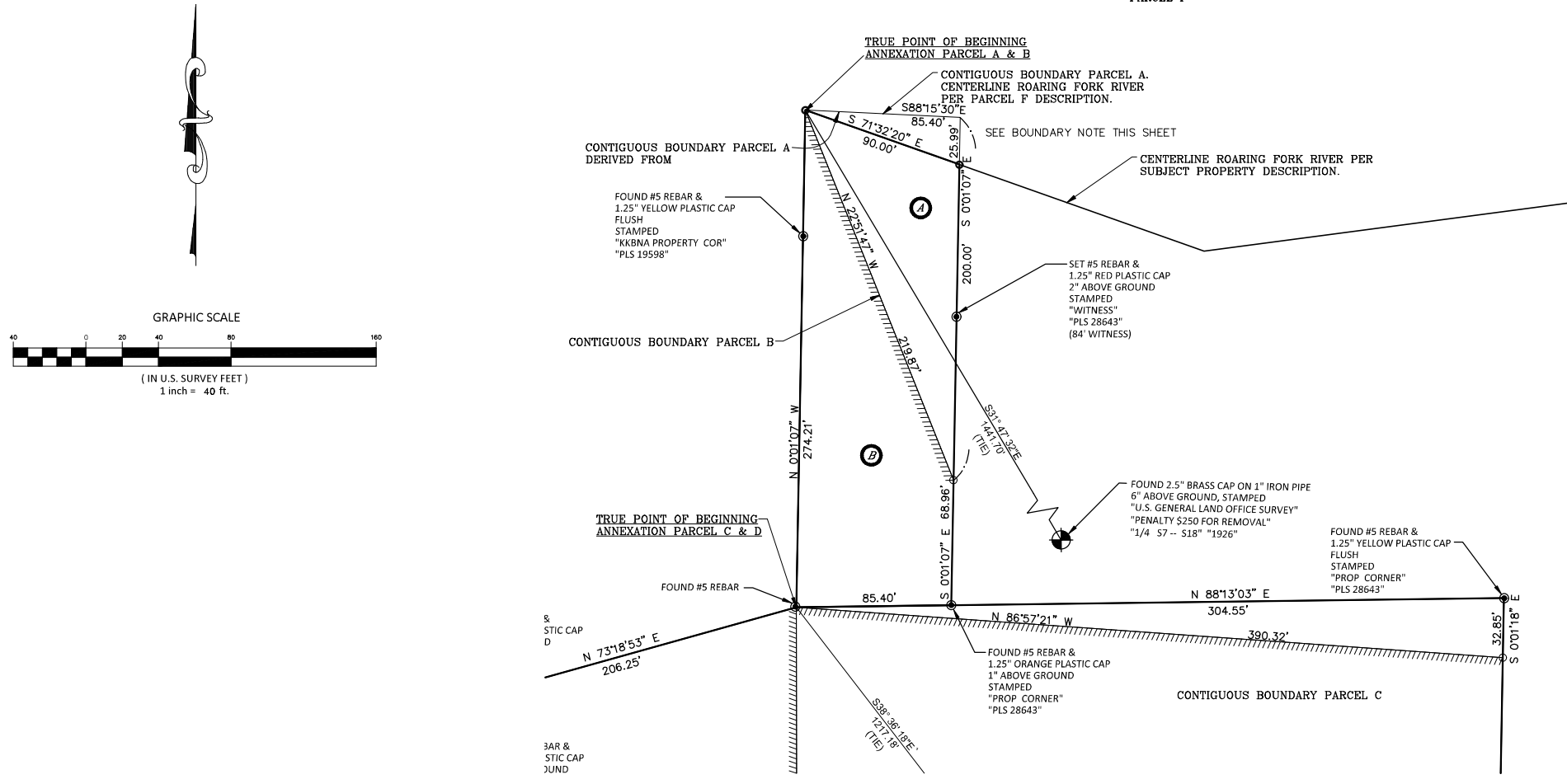
TOWN OF BASALT ANNEXATION MAP OF:
JADWIN ANNEXATION MAP

PARCELS OF LAND SITUATED IN SECTION 7 IN TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6th P.M.
 EAGLE & PITKIN COUNTIES, STATE OF COLORADO

SHEET 2 OF 3

NOTE: DRAWINGS REDUCED FOR PRINT FROM 24X36 TO 11X17. NOTATED SCALES ARE NOT APPLICABLE.

TOWN OF BASALT
 TWO RIVERS POND ANNEXATION MAP
 PARCEL F



ANNEXATION PARCEL A PROPERTY DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE INDEPENDENT RE-SURVEY OF SAID TOWNSHIP AND RANGE, AS APPROVED ON SEPTEMBER 30, 1929 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF THE ROARING FORK RIVER AS DESCRIBED IN THE DESCRIPTION OF PARCEL F, TWO RIVERS ROAD ANNEXATION MAP RECORDED AS RECEIPTION NO. _____ OF THE EAGLE COUNTY RECORDS, FROM WHICH POINT THE SOUTH 1/4 CORNER OF SAID SECTION 7 BEARS S 31°47'32" E 1441.70 FEET; THENCE S 88°15'30" E ALONG SAID PARCEL F DESCRIBED RIVER CENTERLINE 85.40 FEET; THENCE LEAVING SAID CENTERLINE S 00°01'07" W 200.00 FEET; THENCE N 22°51'47" W 219.87 FEET TO THE POINT OF BEGINNING; SAID PARCEL OF LAND CONTAINING 8,536 SQUARE FEET OR 0.196 ACRES, MORE OR LESS.

ANNEXATION PARCEL B PROPERTY DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE INDEPENDENT RE-SURVEY OF SAID TOWNSHIP AND RANGE, AS APPROVED ON SEPTEMBER 30, 1929 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

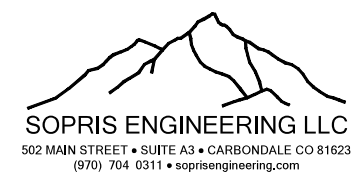
BEGINNING AT A POINT IN THE CENTERLINE OF THE ROARING FORK RIVER AS DESCRIBED IN THE DESCRIPTION OF PARCEL F, TWO RIVERS ROAD ANNEXATION MAP RECORDED AS RECEIPTION NO. _____ OF THE EAGLE COUNTY RECORDS, FROM WHICH POINT THE SOUTH 1/4 CORNER OF SAID SECTION 7 BEARS S 31°47'32" E 1441.70 FEET; THENCE LEAVING SAID PARCEL F DESCRIBED RIVER CENTERLINE S 22°51'47" E 219.87 FEET; THENCE S 00°01'07" W 68.96 FEET TO A POINT ON THE BOUNDARY LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED AS RECEIPTION NO 560552 OF THE EAGLE COUNTY RECORDS; THENCE ALONG SAID BOUNDARY LINE N 88°13'03" E 304.55 FEET; THENCE CONTINUING ALONG SAID BOUNDARY S 00°01'18" W 32.85 FEET; THENCE LEAVING SAID BOUNDARY LINE N 86°57'21" W 390.32 FEET; THENCE N 00°01'07" W 274.21 FEET TO THE POINT OF BEGINNING; SAID PARCEL OF LAND CONTAINING 21,050 SQUARE FEET OR 0.483 ACRES, MORE OR LESS.

BOUNDARY NOTE

1) THE TITLE DESCRIPTION OF THE SUBJECT ANNEXATION PROPERTY AND THE DESCRIPTION OF PARCEL F, TWO RIVERS ROAD ANNEXATION MAP BOTH USE THE PHYSICAL MONUMENT CALL OF "ALONG THE CENTERLINE OF THE ROARING FORK RIVER." THEREFORE THE PARCELS SHARE A CONSISTANT COMMON BOUNDARY ALONG THE DYNAMIC CENTERLINE OF THE ROARING FORK RIVER (SEE SURVEY NOTE 7). THE RIVER CENTERLINE METES AND BOUNDS CALLS FOR SAID PARCEL F OF THE TWO RIVERS ROAD ANNEXATION WERE UTILIZED FOR THIS ANNEXATION MAP. THE RECORD DESCRIPTION ON SHEET 1 HAS BEEN UPDATED TO REFLECT THIS CONSISTENT RIVER CENTERLINE METES AND BOUNDS CALL.

ANNEXATION TABLE

PARCEL A	
TOTAL ANNEXATION PARCEL BOUNDARY	505.27 FEET
ONE SIXTH (1/6) PARCEL BOUNDARY	84.21 FEET
CONTIGUOUS TOWN BOUNDARY	85.40 FEET
PARCEL B	
TOTAL ANNEXATION PARCEL BOUNDARY	1290.76 FEET
ONE SIXTH (1/6) PARCEL BOUNDARY	215.13 FEET
CONTIGUOUS TOWN BOUNDARY	219.87 FEET



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TOWN OF BASALT ANNEXATION MAP OF:
JADWIN ANNEXATION MAP

NOTE: DRAWINGS REDUCED FOR PRINT FROM 24X36 TO 11X17. NOTATED SCALES ARE NOT APPLICABLE.

PARCELS OF LAND SITUATED IN SECTION 7 IN TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6th P.M.
 EAGLE & PITKIN COUNTIES, STATE OF COLORADO
 SHEET 3 OF 3

ANNEXATION PARCEL C PROPERTY DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN; ACCORDING TO THE INDEPENDENT RE-SURVEY OF SAID TOWNSHIP AND RANGE, AS APPROVED ON SEPTEMBER 30, 1929 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE BOUNDARY OF THAT PROPERTY DESCRIBED IN RECEPTION NO 560552 OF THE EAGLE COUNTY RECORDS FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 7 BEARS S 38°36'18" E 1217.16 FEET; THENCE LEAVING SAID BOUNDARY LINE S 86°57'21" E 390.32 FEET TO A POINT ON SAID BOUNDARY; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. S 00°01'18" E 579.79 FEET
2. S 88°52'53" W 354.92 FEET
3. N 89°07'29" W 23.29 FEET

THENCE LEAVING SAID BOUNDARY N 01°07'07" W 607.20 FEET TO THE POINT OF BEGINNING; SAID PARCEL OF LAND CONTAINING 227,952 SQUARE FEET OR 5.233 ACRES, MORE OR LESS.

ANNEXATION PARCEL D PROPERTY DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN; ACCORDING TO THE INDEPENDENT RE-SURVEY OF SAID TOWNSHIP AND RANGE, AS APPROVED ON SEPTEMBER 30, 1929 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE BOUNDARY OF THAT PROPERTY DESCRIBED IN RECEPTION NO 560552 OF THE EAGLE COUNTY RECORDS FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 7 BEARS S 38°36'18" E 1217.16 FEET; THENCE LEAVING SAID BOUNDARY LINE S 01°07'07" E 607.20 FEET TO A POINT ON SAID BOUNDARY; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. N 89°07'29" W 168.91 FEET
2. N 04°15'03" W 92.99 FEET
3. N 04°15'03" W 453.80 FEET
4. N 73°18'53" E 206.25 FEET

TO THE POINT OF BEGINNING; SAID PARCEL OF LAND CONTAINING 106,316 SQUARE FEET OR 2.441 ACRES, MORE OR LESS.

ANNEXATION PARCEL E PROPERTY DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN; ACCORDING TO THE INDEPENDENT RE-SURVEY OF SAID TOWNSHIP AND RANGE, AS APPROVED ON SEPTEMBER 30, 1929, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE BOUNDARY OF THAT PROPERTY DESCRIBED IN RECEPTION NO. 560552 OF THE EAGLE COUNTY RECORDS FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 7 BEARS S 69°16'48" E 979.87 FEET; THENCE LEAVING SAID BOUNDARY N 65°52'16" W 226.70 FEET TO A POINT ON SAID BOUNDARY; THENCE N 89°58'53" E ALONG SAID BOUNDARY 200.00 FEET; THENCE LEAVING SAID BOUNDARY S 04°15'03" E 92.99 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINING 9,274 SQUARE FEET OR 0.213 ACRES, MORE OR LESS.

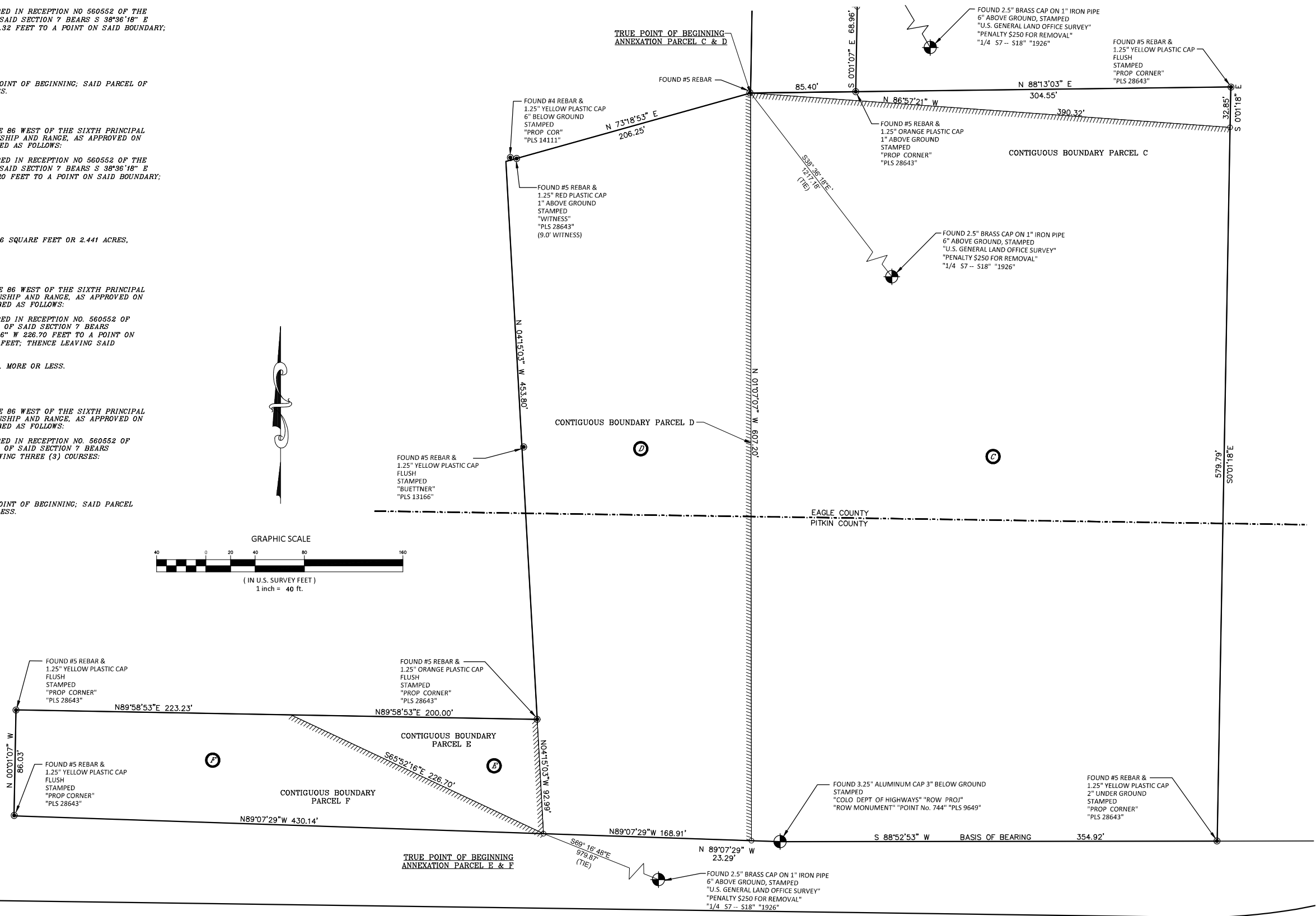
ANNEXATION PARCEL F PROPERTY DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN; ACCORDING TO THE INDEPENDENT RE-SURVEY OF SAID TOWNSHIP AND RANGE, AS APPROVED ON SEPTEMBER 30, 1929, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE BOUNDARY OF THAT PROPERTY DESCRIBED IN RECEPTION NO. 560552 OF THE EAGLE COUNTY RECORDS FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 7 BEARS S 69°16'48" E 979.87 FEET; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. N 89°07'29" W 430.15 FEET
2. N 00°01'07" W 86.03 FEET
3. N 89°58'53" E 223.23 FEET

THENCE LEAVING SAID BOUNDARY S 65°52'16" E 226.70 FEET TO THE POINT OF BEGINNING; SAID PARCEL OF LAND CONTAINING 28,852 SQUARE FEET OR 0.662 ACRES, MORE OR LESS.



ANNEXATION TABLE

Parcel	Total Annexation Parcel Boundary	One Sixth (1/6) Parcel Boundary	Contiguous Town Boundary
PARCEL C	1955.51 FEET	325.92 FEET	390.32 FEET
PARCEL D	1529.16 FEET	254.86 FEET	607.20 FEET
PARCEL E	519.69 FEET	86.62 FEET	92.99 FEET
PARCEL F	966.11 FEET	161.02 FEET	226.70 FEET

SOPRIS ENGINEERING LLC
 502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623
 (970) 704 0311 • soprisengineering.com

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Statement of Community Need for Proposed Annexation and Zoning. The Jadwin Property, with the exception of the west “Dogleg” portion proposed for a Community Facility or other public use for the Town, is located within Basalt’s Urban Growth Boundary and is in general compliance with the Basalt Master Plan 2020. It represents a logical extension of the Town’s boundaries. The analysis showing compliance with the Master Plan is located in the PUD Sketch Plan portion of the land-use application. A quick summary of the benefits of the Development Plan is provided below.

- Affordable housing count provided exceeds code requirements, providing 24 housing-units towards the Town’s affordable housing goals, filling the gap in studio, 1-bed, and 3-bed “family orientated” units not always provided in other developments.
- Donation of Dogleg Property for a childcare or Community Facility or any other public use proposed by the Town
 - Applicant is proposing to include Dogleg Property in land use application for annexation and provide a desired zoning for the Town.
- Open Space Conservation, Recreation and provision of riparian and floodplain area and other open space areas available to the public with no maintenance cost to Town. Developer, by written agreement, will maintain such spaces in perpetuity. Public easements will be provided.
- Development with minimal points of access off Emma Road.
- Increased tourism through boutique lodging supporting local businesses and the vibrancy of our outdoor economy, located on a parcel supported by the Master Plan.

In summary, we feel that the project will provide quality affordable housing and the type of housing that is needed and missing in the Mid-Roaring Fork Valley while permanently protecting riparian open space and creating new means and opportunities for recreation to the public. The efficient layout and modest size of the multi-family workforce housing can provide an attainable product which is less commonly seen in new developments. The Project is located within walkable distance to downtown Basalt and ideal for multi-mode and alternative transportation. Finally, the Project will spur economic activity by connecting, via a new trail system, new boutique lodging to a newly improved, and popular, Midland Ave / Downtown Basalt commercial area.

School District comment on effect of annexation application. Applicant has contacted the COO of the RE - 1 School District. We have provided to the school district the number of students generated by the development and the amount of land required to be dedicated per section 17-16 of the Basalt Municipal Code (BMC). We have also provided the School District the background information and fees which the Town has charged for other residential generated annexations in the recent past.

Description how Application complies with Basalt Code Section 15-7 - Annexation Agreement and policies for the below items.

Annexation Agreement. Consistent with recent annexations, we have asked staff to waive the submittal of a draft annexation agreement at this time. It is much easier to finalize an Annexation Agreement once all conditions of approval and the site plan and zoning plan are ready to be approved by the Town.

Fees pursuant to other sections of the Town Code. A chart showing potential applicable fees is included below. Applicant will pay all fees as required.

Potential Black Mountain Fee Schedule – 2023

ITEM	REQ./PROVISION	CODE SEC.	AMOUNT/COMMENT
Ped & Transp. Impact Fee	\$1,000 per DU (2009). To be established each year by resolution of Council	15-7	Southside specific recent fees were: \$0.70 for free market attached. \$0.35 for AH attached
Special Improvement Fee	\$1 per SF	15-7	
Affordable Housing	20% # of units 25% of total new SF	15-7 & 16-411 to 16-420	Commercial Linkage will not be required.
School Land Dedication	Fee based on 1776 SF of land/student (0.54 SF/SF and 0.38 SF/MF). Land fee was \$8/SF (2009). Has been modified	15-7 & 17-16	New standard is: MF Free Market/du- \$4,236 MF AH/du - \$1,603
Park Dedication/Open Space	Variable dedication requirements.	17-15, 16-73 & Master Plan/(1 ac. Per 125/person	Proposal is to provide same open space as per 2009 approval.
Surcharge A	\$500 per tap	13-28	No longer in code.
Surcharge B	\$500 per tap	13-28	No longer in code.
Surcharge C	\$700 per EQR	13-28	Southside specific. NA for Black Mountain
Surcharge D – Water Tank	\$1880 Per EQR with 5% annual inc.	13-28	With yearly 5% adjustment – estimated to be \$2,400/EQR in 2023
Water Tap Fees	\$5217 per EQR	13-26	Rate study underway
RFTA	Annexation Request	NA	Plan may be referred to RFTA
Sewer Tap Fees	\$7,000 per EQR.		Have contacted BSD. Needs to be included in District. Petition will be filed
Fire District Fees	\$900 per DU	NA	

Childcare Fee. The applicant has become aware that after the approval of the Stotts Mill project that a childcare fee policy has been established and has been applied to some recent land-use approvals. The applicant is proposing that the dedication of the “dogleg parcel” can be utilized to fulfill this obligation. Not only does it provide land to the Town for a public use but gives the town flexibility of the particular public use that would be proposed to be located here. This may be more useful to the Town especially as business plans for childcare keep continually evolving and changing.

Affordable Housing. Applicant proposes to provide 35% of residential units of the development as deed restricted housing (24 units). This represents 27% of net square footage devoted to residential uses. This exceeds Town code as an additional community benefit offered. Affordable Housing Program included at end of PUD Sketch Plan application.

Master Plan. A detailed PUD Sketch Application as provided in the next section of this land-use application.

1 % RETA. Applicant agrees to comply with the annexation policy which requires a 1% RETA on the sale of any real estate within the project. Applicant also confirms they will comply with providing a 2% RETA for all real estate with a sales value of over \$1 million. This agreement will be confirmed as part of the Annexation Agreement and/or any development agreement that occurs with the subject Property and the land-use entitlements.

Community Benefits. Community benefits are described above in this section entitled “Statement of Community Need for Proposed Annexation and Zoning”.

Energy Efficiency. The Development Team understands the environmental and energy efficiency policies that have been adopted by the Town as well as the goals set forth in the 2020 Master Plan. Applicant agrees to fully comply with the Basalt Sustainable Building Regulations as well as applicable state mandated energy codes. Applicant also agrees to further the Green Initiatives as stated in the Master Plan through responsible and progressive site and building design strategies. Site responsive strategies include efficient parcel, unit and parking design, Transit Oriented & Multi-mode commuting with a proposed WeCycle partnership, EV stations and bike and pedestrian oriented solutions. Building designs are planned for localized electric-based heating and cooling systems, solar rooftop arrays and efficiency-oriented envelopes.

Annexation Impact Report

For: Jadwin Park LLC/Black Mountain Annexation

Map: A map or maps of the Town and adjacent territory showing the following information:

- a. The present and proposed boundaries of the Town in the vicinity of the proposed annexation.
- b. The present streets, major trunk water lines, sewer interceptors and outfalls, other utility lines and ditches and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation.
- c. The existing and proposed land use pattern in the areas to be annexed.

See maps attached hereto (to be updated as appropriate).

Copy of pre-annexation agreement: there is no pre-annexation or predevelopment agreement.

A statement of the Town's plans for extending or providing for municipal services within the area to be annexed: The majority of the to be annexed area is located within the adopted Urban Growth Boundary of the Town of Basalt. The 2020 Basalt Master Plan for the area to be annexed contemplates the provision of municipal services. The Town of Basalt intends to provide municipal services to the area to be annexed. The property is approximately 9.3 acres in size.

There is a rectangular extension from the subject property approximately 36,410 square feet in size that is not within the Urban Growth Boundary. The Applicants would like to consider this area to be included within the Urban Growth Boundary and be part of the Development Plan. This represents 9% of the subject Property.

A statement of the Town's plans for the financing of municipal services to be extended into the area to be annexed: As of March 24, 2023, the Town has not undergone economic modeling or hired a financial consultant to analyze the fiscal benefits and costs of the Project and proposed development plan. This may change as the Project runs through the land-use entitlement process.

The Town will negotiate impact fees related to school and transportation, street improvements, as well as fees or improvements to parks or recreation facilities.

The developer will also be paying a surcharge fee to the Town for the Town's water tank that was constructed in the mid- 2000's. Through the development review process, the Town will be identifying additional improvements that will offset the costs of growth.

Existing districts within the area to be annexed:

- Basalt Regional Library District
- Roaring Fork School District RE-1
- Basalt and Rural Fire Protection District
- Basalt Water Conservancy District
- Colorado Mountain College District
- Aspen Valley Hospital District
- Colorado River Water Conservation District
- Crown Mountain Parks and Recreation District
- Roaring Fork Transportation Authority (RFTA)

Effect of annexation upon the local public school district system: The proposed development will generate 26 children (Town Code section 17 – 16 anticipates 0.38 children per multifamily unit) according to the Town's guidelines for school impacts. The Town will negotiate either fees, school oriented affordable housing improvements, or other mitigating measures during the annexation/development review process to help offset the proposed development's actual impact on the school district. The applicant has initiated discussions with the school district in order to help support the school district's needs. Childcare Facilities in the past have been identified as a discussion item for consideration during similar annexation projects. Finally, a fee per type of dwelling unit (single-family or multifamily units in conjunction with a subset of whether free-market or Designated Affordable Community Housing unit) has been used in the past. The formula used in the recent past for annexation projects included \$4,236 per multifamily free-market unit and \$1,603 per multifamily deed restricted unit.

PUD SKETCH PLAN APPLICATION

5. PUD Introductory Information

The PUD Development Plan will create 4 distinct land use areas. The underlying zone districts are the R-4 MD and C-1 Neighborhood Commercial Zone Districts. All structures will be based on the standards in the relevant, underlying zone district and adjusted to better serve the unique aspects of this PUD area. The 4 areas being created are:

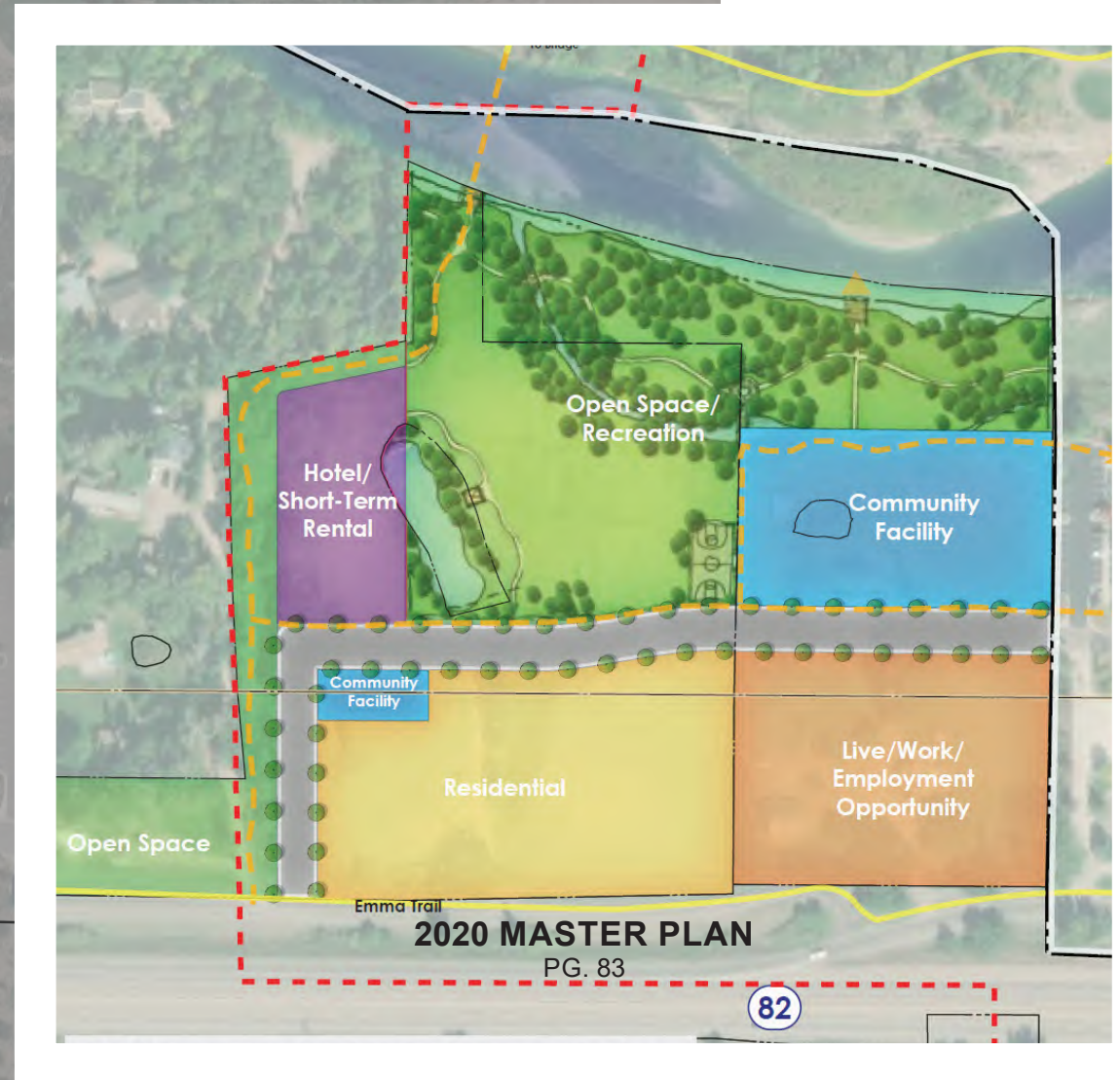
- PUD - Multifamily Area
- PUD -Townhome Area
- PUD - Hotel/STR Area
- PUD - Public (for the Dogleg)

A fifth area/zone district for Open Space/River/Floodplain/Riparian area etc. will be decided with the Preliminary Plan application and whether this will be a special PUD Area or will be the Town’s Open Space/River District for that area.

BLACK MOUNTAIN PUD USE SCHEDULE

Allowed Uses - Black Mountain PUD				Commercial Area	Public Area
P= Permitted S= Special Use Bank Cell = prohibited use		Residential Area			
Use Category	Use Type	Multifamily	Townhome	STR-Hotel	Dogleg
Residential Uses					
Household Living	Dwelling, Multifamily Dwelling, single-Family Attached Dwelling, Single-Family Detached ADU	P	P		
Commercial					
Lodging Facilities	Short-term Rentals Long Term Rentals			P S	
Public and Civic Uses					
	Large or small Daycare Pre-school Civic Building Other				P P P S

Note: Up to 7 Temporary Camping/Glamping Pads are allowed per PUD Agreement



5.1 Objectives, comparison with underlying Zone Standards/Other Sections, Enhancements not Required by Code.

PUD Objectives. The PUD Objectives for the development are:

1. To build a project which complies as much as possible with the Master Plan recommendations for this portion of the Jadwin – Stott parcel including specific locations for: Open Space/Recreation and Floodplain Conservation and Preservation; Residential Uses; Hotel/Short-Term Rental/Commercial component and a future Community/Childcare/Public Use Facility.
2. To provide the “Minimum Density” number of residential units for the Property as proposed in the Master Plan.
3. To construct deed restricted affordable housing above and beyond that required by the Town of Basalt Municipal Code and Affordable Housing Guidelines.
4. To provide a diverse range of housing product types and levels of affordability in support of a neighborhood typology that responds to a diverse community.
5. To provide permanent public access to the Roaring Fork River and to the River area including floodplain and riparian areas to the general public in perpetuity. The public does not have access to these areas at the present time.
6. To manage this Open Space/River Floodplain area and preserve it at no cost to the Town.
7. To enable the Town to meet their daycare/childcare needs or other needed public facility or to keep as open space until some future use is needed as the Town deems appropriate on the gifted Dogleg Property.
8. To have a hotel/short-term rental component which can provide economic benefits to local downtown businesses without taking away long-term housing.
9. To provide this development without having a negative impact on the Town’s Transportation Infrastructure.
10. To meet Basalt Sustainable Building Regulations and Master Plan initiatives while providing innovative site, transportation and building design solutions.

Spreadsheets Comparing underlying zone district dimensional standards with proposed PUD Plan

CONFORMANCE/VARIANCE REQUESTS: PROPOSED R-4 MD

MULTIFAMILY AREA

Item	R-4 MD Standard - MF	Proposed Standard	Explanation/comment
Min. Lot Area (SF)	7,500	Conforms	
Max Bldg. Height (ft.). Top of flat roof, mid-span of peaked roof	33	M1 and M2 conform. M3 and M4 Requested to be 37.	M3 and M4- 9' ceilings + 20" STC/rated floors + variation in height to break down larger bldg. mass / screening of equip and solar array = requested allowance of 37'.
Highest point – pitched roof (feet)	35	Same as above	Same as above
Max # Stories	3	3	Conform
Min Lot Width (feet)	70 ft.	NA	Non-traditional Subdivision. Lots proposed to go to middle of street/circulation area
Front Yard Setback - local Street/Major collector	10 ft.	Conforms	Meets std. from lot line. Can set Bldg. Envelope.
Rear Yard	10 ft.	Conforms	
Side Yard	5 ft.	Conforms	
FAR	0.5:1 0.8:1 allowed if approved by Council at Hearing	Conforms	Assuming "development" area is one- half of project total (other half open space/flood plain,) etc.
Max Lot Coverage	None		
Min Landscape	10%	Conforms	46%+ of project is open space/landscaping
Parking	Per Section 16-91		Parking count exceeds code
Max Unit Size (SF)			
3 br	1,385	1212	Conforms
2 br	1,135	NA	
1 br	965	765	Conforms
Efficiency	800	461	Conforms
Min Unit Size (SF)			
3 br	1,000	1212	Conforms
2 br	750	NA	
1 br	580	765	Conforms
Efficiency	415	461	Conforms
Max Garage (SF)	NA	None provided	
Separation Between Bldgs. (ft)	15	Conforms	

Notes: No two bedroom units

CONFORMANCE/VARIANCE REQUESTS: PROPOSED R-4 MD

TOWNHOME AREA

Item	R-4 MD Standard – Attached Dup/TH	Provided	Explanation/comment
Min. Lot Area (SF)	Approved at Subdiv. – not < 1,250	NA	Non - traditional subdivision. Lots, if created will go to middle of circulation area
Max Bldg. Height (ft.). Top of flat roof, mid-span of peaked roof	24	Requested 3 rd story 33' ht. limit	Compact footprint, tuck under parking design. Green Initiative – living over parking (decrease surface parking/heat island, preserve green/open space, efficient site design. Arch design consideration to break down scale/perceived height.
Highest point – pitched roof (feet)	28	Same as above	Same as above
Max # Stories	2	3	Design exception requested
Min Lot Width (feet)	28	NA	Non - traditional Subdivision
Front Yard Setback - local Street/Major collector	10	Conforms	Meets standard from lot line. Can also set building envelope
Rear Yard	10	conforms	
Side Yard	5ft (zero allowed via subdiv)	conforms	
FAR	0.5:1 0.8:1 allowed if approved by Council at Hearing	conforms	Assuming “development” area is One half of project total
Max Lot Coverage	None		
Min Landscape	10%	conforms	46%+ of project is open space/landscaping
Parking		conforms	Parking count exceeds code
Max Unit Size (SF)	Max Unit Size (SF)		
3 br	1,600	1,829 or 2,034	Minor design exception requested (increase quality/site specific design)
2 br	1,600	NA	
1 br	1,000	NA	
Efficiency	800	NA	
Min Unit Size (SF)	Min Unit Size (SF)		
3 br	1,000	1,829 or 2,034	Conforms
2 br	750	NA	
1 br	580	NA	
Efficiency	415	NA	
Max Garage (SF)	350	440	Mechanical and storage area included in usable space
Separation Between Bldgs. (ft)	15	Conforms	

Notes:

CONFORMANCE/VARIANCE REQUESTS: PROPOSED C-1 NEIGHBORHOOD COMMERCIAL

HOTEL/STR AREA

Item	C-1 Standard -	Proposed Standard	Explanation/comment
Min. Lot Area (SF)	6,000		Conforms
Max Bldg. Height (ft.). Top of flat roof, mid-span of peaked roof	24	Conforms	
Highest point – pitched roof (feet)	28	Conforms	
Max # Stories	2	1 and 2 Story models	Conforms
Front Yard Setback - local Street/Major collector	25 ft.	conforms	Meets standard from defined property line. Can also set building envelope
Rear Yard	25 ft.	Variable	Propose to set building envelopes near pond/constraint area
Side Yard	15 ft.	conforms	
FAR	0.5:1	Conforms	Total net for this use area is <11,000 SF
Max Lot Coverage	None		
Min Landscape	30%	conforms	
Parking	Per Section 16-91	Conforms	

Notes:

5.2 Development Program – description of proposed uses, number of dwelling units/SF; commercial uses and amount of square footage; open space calculations.

A quick overview of the development program is included in Section 3 of the annexation portion of this Application. This portion of the application will go into a little bit more depth and provide a list of number of units etc.

The Development Program consists of 4 elements. There will be a residential component which will feature some multifamily buildings and some townhomes; a hotel/short-term rental fishing cabin aspect which will include 12 small rental cabins and up to 7 temporary seasonal Glamping pads and an open space conservation/recreation and landscaping component. The developers will construct the residential and the Hotel/STR component in the first couple of years. Nearly half the Property is river frontage/riparian area/floodplain and will be cleaned up and improved by the developer. The pond will be cleaned up and arrangements made so that it is also used as part of the raw water irrigation system. The fourth component of the program is a public element. As noted previously, the developers intend to gift the Dogleg portion of the Property to the Town, so that the Town can provide a Or Community Facility, preschool or some other chosen public use to be determined by the Town when they find an appropriate time for the allocation and/or construction of that parcel.

Residential Component

The residential section of the development will include 4 multifamily buildings and a total of 12 townhomes. The multifamily buildings are noted as structures M1 through M4 on the Site Plan. Buildings M1 and M2 will be two stories each. These are the buildings dedicated for Deed Restricted Affordable Housing. Buildings M3 and M4 are on the east/southeast portion of the site and will be 3 stories each and free market housing. Relevant information is on the attached table.

BLACK MOUNTAIN DEVELOPMENT MATRIX

Residential	Building Name	# units	Studio/Effic	1 bed	2 bed	3 bed	Total	
Multifamily	M1	12	4	4		4	12	
	M2	12	4	4		4	12	
	M3	16	4	4		8	16	
	M4	16	4	4		8	16	
Totals		56	16	16		24	56	
	Unit size		461 SF	755 SF		1,222 SF	48,784	
Townhomes	T1	6				6	6	
	T2	6				6	6	
Totals		12				12	12	
	Unit Size	T1 = 1,829 SF/unit T2 = 2,034 SF /unit					Total TH SF = 23,1748	
Commercial	Building Name	# units	Studio/Effic	1 bed	2 bed	3 bed	Total	
STR Fishing Cabins	C1 (rainbow)	3		3			3	
“Cutthroat”	C2	5			5		5	
“Brookie”	C3	3		3			3	
“Brown”	C5-A	1				1	1	
Totals				6	5	1	12	
Miscellaneous	Amenity cabin	Services for guests – approx. 964 SF						
	Manager House	2 or 3 bedroom unit – 1,147 SF in size						
	STR Support	581 SF						

Note:

1. 7 Glamping pads. Seasonal in Nature
2. Each residential unit will have a minimum private outdoor space of 150 SF at grade, or 50 SF raised deck.
3. Total STR Beds = 19 (does not include Glamping)

2 types of three-bedroom townhome units are proposed. These structures incorporate main level garages with efficiently planned living spaces above for a 3-story solution at each Townhome. The square footage for these units ranges from 1,829 sf to 2,034. Development data is also included in the table.

5.3 Conformance with Master Plan, Three-Mile Plan, and Master Plans for Adjoining Counties

Conformance with Master Plan. The PUD Development Program for Black Mountain addresses the Master Plan in many ways and will be addressed in this section. The Project conforms with the Jadwin – Stott Primary Parcel Recommendations contained in the Master Plan at page 83. The Jadwin – Stott property was one of the parcels noted as being important and will be developed in the near future. The Master Plan public process asked the citizens at public meetings to define the desired development concept for the future for these parcels. This information is contained in Pages 79-86 of the Basalt Master Plan 2020. The Project further conforms with the Master Plan 2020 Goals and Objectives. In addition, the Project includes one or more Quality of Life Bonuses as outlined in the Master Plan, including, but not limited to, Exceeding Affordable Housing Mitigation Requirements, designating land for a future Community Facility, Childcare Facility or other Public Facility, Proximity to Transit and Trail Enhancements, Open Space Conservation, Recreational Facilities, and Infill Development. Page 86 of the Master Plan states, “The recommended land uses for the Jadwin-Stott parcel include providing both open space and density.” The Development Team’s vision for the Project has been guided by this statement.

Jadwin Property Primary Parcel recommendations. We believe we have demonstrated that the development program complies directly with all the major recommendations contained in this portion of the Master Plan. These include:

- providing a space for a childcare or other community facility
- preserving wetlands and open space
- development consistent with a mixed- density typology
- smaller buildings sizes at the western portion of the Property
- complying with the location of the residential component and the minimum housing density outlined in the Master Plan
- buildings in the hotel/short-term rental area having a small scale
- Minimum 25% affordable housing and a mix of housing types
- Studio & 1-bedroom units and family-orientated 3 bedroom units
- matching the open space contained in the FLUM (Future Land Use Map)

The Development Team Site Designers have put together a spreadsheet which compares each item identified in this portion of the Basalt Master Plan with what the Project is providing. This shows Conformance with nearly every item.

We are disclosing that the pedestrian bridge that is mentioned in the Master Plan 2020 for this area is not part of the proposal. We believe that the density for this part of the Jadwin Stott property is under the density trigger for the bridge. The proposed Development Program is for the minimum suggested density for this site and the scale of the project, and the designated improvement are not in “concert” with each other. Please note that nothing in the Development Program precludes the bridge in the future and it can be designed when needed and constructed. This is an incredibly large investment for a modest development. And for planning and design purposes perhaps it could be undertaken and shared when the Stott Property proposes their development and it also can be determined at that time if additional demand has also been created from other projects in the vicinity.

Conformance with Master Plan Goals and Objectives. This is a normal exercise in Annexation and PUD development applications for the Town. While we think this takes somewhat of a backseat compared to the previous section it is still important. We reviewed all the goals and objectives contained in the Master Plan and we believe there is general compliance with Master Plan’s goals and objectives. We think it would be tedious to address all of these conforming goals and objectives here. Therefore, we have chosen a few of these items in the Master Plan and are commenting on how the Project complies with those particular objectives. We can provide more at your request.

G.1 | PEOPLE & COMMUNITY CHARACTER

GOAL 1.3: Balance the natural and recreational attractions of the area with accommodation for a diverse spectrum of residents, workers, and visitors.

1.L. Promote quality community growth that meets or exceeds this plan’s policies and design concepts, does not create a financial burden, and provides amenities for the community.

***Response:** The Project provides for permanent conservation of Open Space through easements where the public can access the Roaring Fork River and also enjoy floodplain and riparian areas. Applicant by agreement will maintain circulation system and maintenance of 4 acres of open space/floodplain/riparian areas. The Hotel/Short Term Rental Fishing Cabins will provide accommodations for visitors as well.*

G. 2 | AFFORDABLE & INCLUSIVE LIVING

GOAL 2.1: Provide housing that serves residents across a range of demographics, incomes, and collective needs.

2.B. Promote affordability of living and diversity of housing types including market rate housing.

***Response:** Affordable Housing with relatively small units will provide opportunities for the “missing middle”. Affordable units and free market units are being provided. No large residences are included in the Project.*

2.E. Identify lands with potential for supplying community housing as part of any requirement for annexation and include within any request for rezoning of the annexing property.

***Response:** The number of Community Housing Units (Deed Restricted Affordable Units) being proposed are greater than the Town Code as part of an annexation and initial zoning of property.*

GOAL 2.2: Create a toolkit to preserve existing housing that supports the community and mitigate involuntary displacement of people.

2.J. Encourage developers to build smaller homes on smaller lots.

Response: Largest Units (only 6 of the 68 multifamily/townhome units are larger than 2000 SF FAR.)

GOAL 2.4: Promote the delivery of community services that meet the needs of families and individuals at an attainable price.

2.T. Continue to support childcare and development needs for employers and families through the Basalt Early Childhood Coalition.

Response: Applicant is proposing to gift the “Dogleg” property for childcare or other public needs identified by the Town or Public.

G.3 | CONNECTED & SAFE MOVEMENT & ACCESS

GOAL 3.3: Encourage an inclusive transportation network that connects those with high mobility needs and underserved populations to key places including dense and low-income housing, schools, and community facilities.

3.J. Promote housing development to have bicycle and pedestrian orientation by encouraging housing development at high connectivity areas (e.g. near the regional trail system or RFTA stops that have safe pedestrian and bicycle crossings), and by locating bicycle and pedestrian amenities—such as bike washing stations, bike racks, bike share stations, e-bike facilities, and appropriately-sized pathways—within developments.

Response: The Project is located within 1500 SF of RFTA Park-and-ride and the Project is providing EV Charging Stations and areas for cooperation with a WeCycle facility.

G.5 | RESILIENT & SUSTAINABLE ENVIRONMENT

GOAL 5.1: Future growth should occur in tandem with conservation of sensitive areas and at an appropriate rate and is consistent with the concept of economic and community sustainability.

5.D. Ensure that development does not encroach on or compromise sensitive natural habitat areas and obtains appropriate fishing access points.

Response: The Project preserves floodplain/riparian areas and River frontage and does not negatively impact Wetlands. The Hotel/Short-Term Rental Fishing Cabin concept, including the Glamping Sites, facilitates fishing guests and access in an organized and appropriate manner.

EMPLOYEE IMPACT & HOUSING MITIGATION REPORT

6.0 Employee Impact

Number of Full time Employees Generated

Black Mountain will generate the need for full-time employees to serve the project upon completion. The primary long-term employee generation will be the Hotel/Short-Term Rental Fish Cabin segment of the Project. As noted previously, there will be a total of 12 STR Cabins and during summer and fall there will be up to 7 Glamping pads. We believe that the employment generation will be approximately 1.3 FTE.

The Hotel/Short-Term Rental Fishing Cabin area will not have a permanent office, nor will it have a lobby or other such associated items. This is meant to be a totally up-to-date complex that will feature online reservations and keyless access. One will get a code and will have access to their particular unit at prearranged times for the particular stay of that client.

The units are generally modest in scale. Coffee will be available but there will be no formal dining facilities, or pools, etc. It is hoped that these customers visit and frequent the Town's commercial establishments for such services.

There will be an amenity structure which can be utilized by the customers for certain activities, or they can have get-togethers as necessary if parts of a larger group rent out the cabins.

There will be an on-site manager and that manager will have full-time, dedicated housing. The Townhome unit at the southeast corner of the small townhome complex will be reserved for the on-site manager.

Cleaning of the units will be done by contractors who will come in at specific times as needed. The on-site manager will oversee the maintenance of the complex and the entire Property. Other contractors may be called on to do discrete items such as specific repairs, specialized maintenance projects etc.

Therefore, housing will be provided for the permanent, on-site manager. This will be guaranteed per the land-use entitlement for the Project or by agreement with the Town as necessary.

Related to construction, the applicants, with their longtime connections and local experience, intend to utilize existing construction companies and contractors for infrastructure installation as well as the construction of the multifamily and townhome units. Existing contractors are also proposed to install initial landscaping and similar related infrastructure.

In summary, full-time employee generation is expected to the 1.3 FTE with one full-time FTE being the on-site manager. Housing is provided for the manager.

Existing housing on site.

According to County records and familiarity with the Property background one residential unit was located on the site as of January 1999. As noted previously, the mobile home (installed date unknown)

sits on the Dogleg portion of the property and will be removed. **Compliance with Master Plan.** Discussed in other sections of the application.

6.1 Affordable Housing Program

The Application is in compliance and exceeds the standards outlined in Article XIX Housing Mitigation of the Basalt Municipal Code. Residential Inclusionary requirements in Section 16 – 416 require community housing to equal at least 25% of total net square footage of the residential development and 20% of the total number of residential units. The project is providing:

- 24 units (represents 35% of total number of units)
- 19,504 FAR (represents 27.1% of total FAR for the build out).

The Affordable Units will be provided in multifamily buildings M1 and M2. Please see the chart below for the particular number of each type of unit.

COMMUNITY HOUSING PROPOSED BY BLACK MOUNTAIN

Building #	Studio	1 BR	2 BR	3 BR	TOTAL
M1	4	4	0	4	12
M2	4	4	0	4	12
TOTAL	8	8	0	8	24

The size of the unit types was provided in the PUD Sketch plan Portion of the Application but are repeated below. The units are designed to meet all the specifications of this Article of the Municipal Code. Schematic floor plans are shown in Exhibit B with other Bldg Seed Architect’s information and design schematics.

<u>Unit Type</u>	<u>Size (SF)</u>
Studio	461
1 BR	755
3 BR	1,222

Type of Units to be designated as AH

All units to be designated as Category 2 Community Housing Units are expected to be Rental Units that meet Basalt Affordable Housing Deadlines. However, Black Mountain would prefer to have approval to condominiumize those units and convert them into for-sale Units if there is demand for such in the future.

Restrictions on Community Housing Units

Community Housing Units targeted for designation will be subject to a Community Housing Agreement with the Town of Basalt. Applicant will work with Town on any required deed restrictions, including, if necessary, requirements/statements in the PUD Control Guide, Annexation Agreement or Associated Development Agreement to ensure that these units remained in the Town's Community Housing Program.

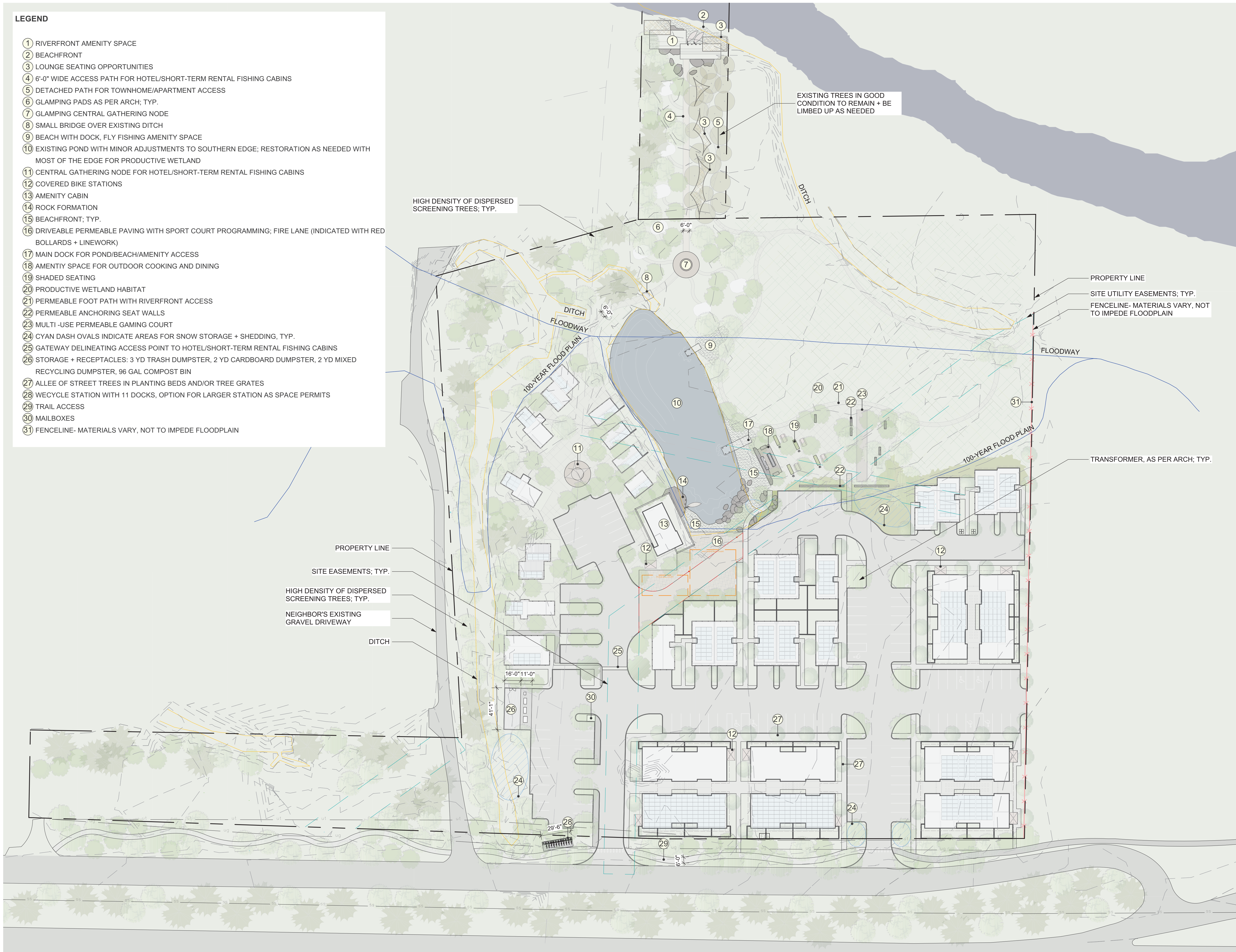
Commercial Linkage Requirements - Section 16-417

The applicant investigated Commercial Affordable Housing linkage requirements as contained in the above municipal code section. Section 16 – 417 (b) states that for mixed-use projects, only the higher of the inclusionary housing requirements established in section 16 – 416 (a), Residential inclusionary requirements, or commercial linkage requirements per section 16 – 417 (a) shall apply. Town requirements for commercial linkage are that mitigation is required by providing deed restricted housing for 15% of the new employees generated. It is our opinion that the Hotel/Short-Term Rental segment will generate about 1.3 FTE. Therefore, the project can meet its community housing requirement in this case by following the residential inclusionary standards.



LEGEND

- ① RIVERFRONT AMENITY SPACE
- ② BEACHFRONT
- ③ LOUNGE SEATING OPPORTUNITIES
- ④ 6'-0" WIDE ACCESS PATH FOR HOTEL/SHORT-TERM RENTAL FISHING CABINS
- ⑤ DETACHED PATH FOR TOWNHOME/APARTMENT ACCESS
- ⑥ GLAMPING PADS AS PER ARCH; TYP.
- ⑦ GLAMPING CENTRAL GATHERING NODE
- ⑧ SMALL BRIDGE OVER EXISTING DITCH
- ⑨ BEACH WITH DOCK, FLY FISHING AMENITY SPACE
- ⑩ EXISTING POND WITH MINOR ADJUSTMENTS TO SOUTHERN EDGE; RESTORATION AS NEEDED WITH MOST OF THE EDGE FOR PRODUCTIVE WETLAND
- ⑪ CENTRAL GATHERING NODE FOR HOTEL/SHORT-TERM RENTAL FISHING CABINS
- ⑫ COVERED BIKE STATIONS
- ⑬ AMENITY CABIN
- ⑭ ROCK FORMATION
- ⑮ BEACHFRONT; TYP.
- ⑯ DRIVEABLE PERMEABLE PAVING WITH SPORT COURT PROGRAMMING; FIRE LANE (INDICATED WITH RED BOLLARDS + LINEWORK)
- ⑰ MAIN DOCK FOR POND/BEACH/AMENITY ACCESS
- ⑱ AMENITY SPACE FOR OUTDOOR COOKING AND DINING
- ⑲ SHADED SEATING
- ⑳ PRODUCTIVE WETLAND HABITAT
- ㉑ PERMEABLE FOOT PATH WITH RIVERFRONT ACCESS
- ㉒ PERMEABLE ANCHORING SEAT WALLS
- ㉓ MULTI-USE PERMEABLE GAMING COURT
- ㉔ CYAN DASH OVALS INDICATE AREAS FOR SNOW STORAGE + SHEDDING, TYP.
- ㉕ GATEWAY DELINEATING ACCESS POINT TO HOTEL/SHORT-TERM RENTAL FISHING CABINS
- ㉖ STORAGE + RECEPTACLES: 3 YD TRASH DUMPSTER, 2 YD CARDBOARD DUMPSTER, 2 YD MIXED RECYCLING DUMPSTER, 96 GAL COMPOST BIN
- ㉗ ALLEE OF STREET TREES IN PLANTING BEDS AND/OR TREE GRATES
- ㉘ WECYCLE STATION WITH 11 DOCKS, OPTION FOR LARGER STATION AS SPACE PERMITS
- ㉙ TRAIL ACCESS
- ㉚ MAILBOXES
- ㉛ FENCELINE- MATERIALS VARY, NOT TO IMPEDE FLOODPLAIN



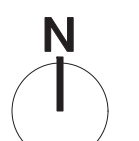
Drawn By: TL Checked By: HH

ISSUE & REVISION DATES
LANDSCAPE SKETCH PLAN 2023-04-14

Plot Date: Project # 504

OPEN SPACE AND RECREATION PLAN

L.0.03



SCALE: 1" = 40'-0"



SECTION A-A



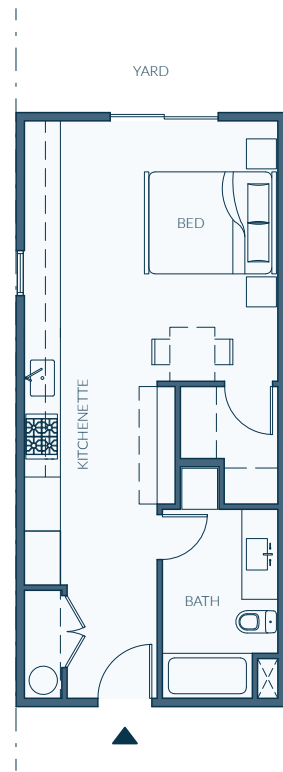
SECTION B-B



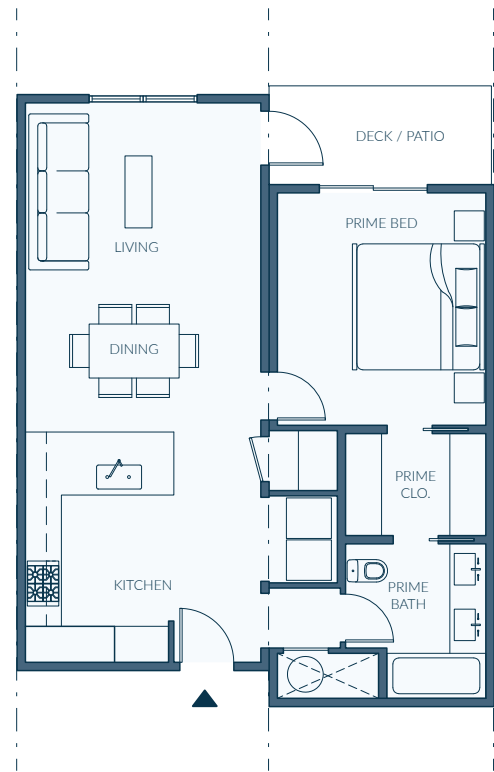
SECTION C-C



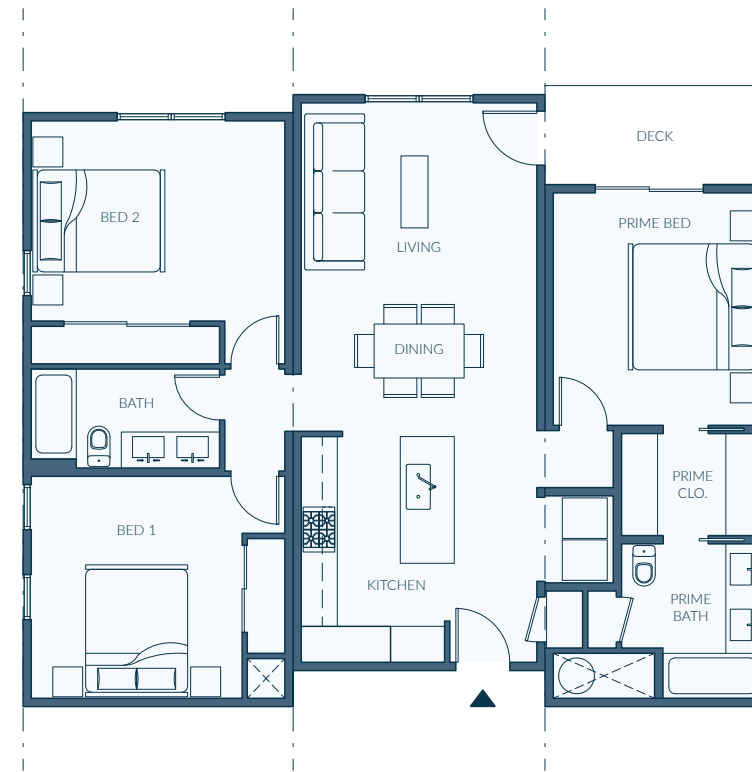
SECTION D-D



STUDIO
509 GSF / 461 NSF

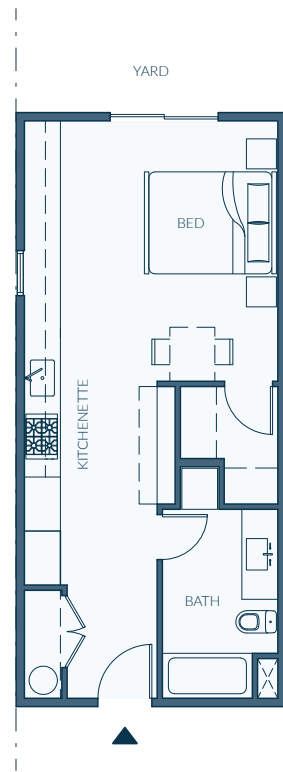


1 BEDROOM
810 GSF / 755 NSF

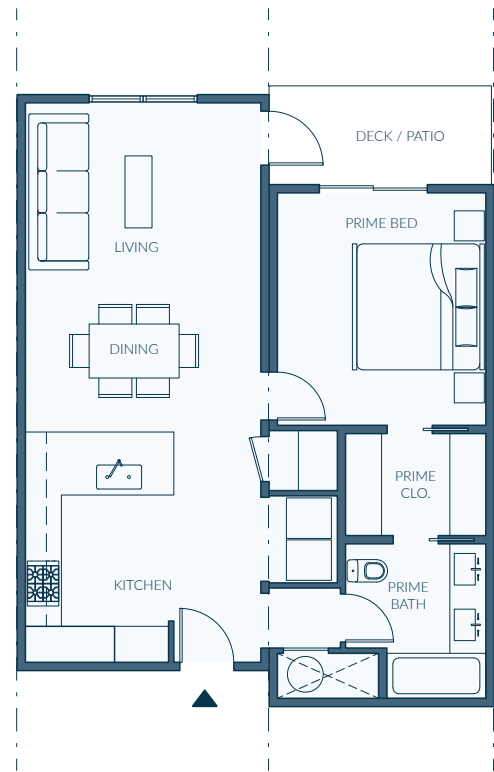


3 BEDROOM
1,320 GSF / 1,222 NSF

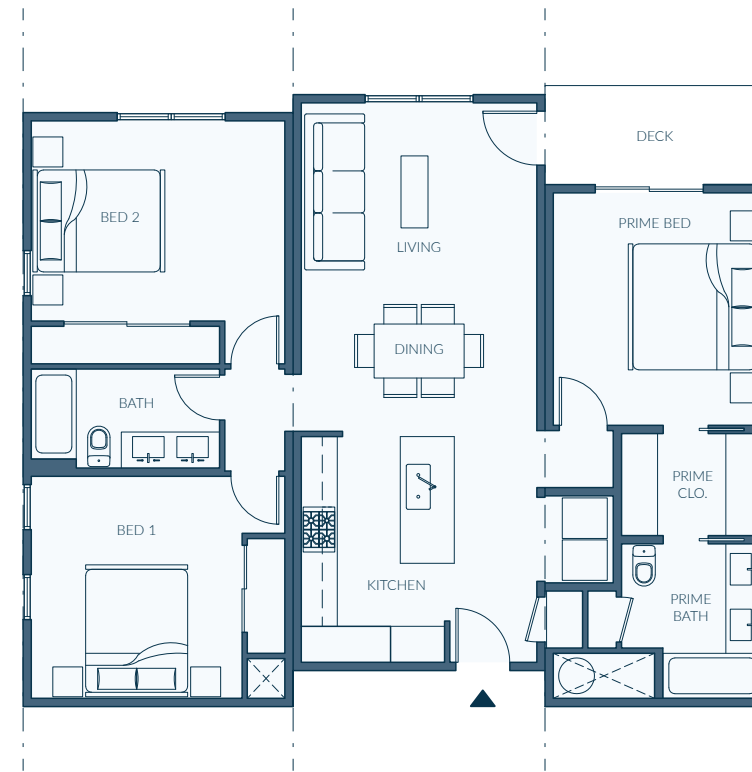




STUDIO
509 GSF / 461 NSF

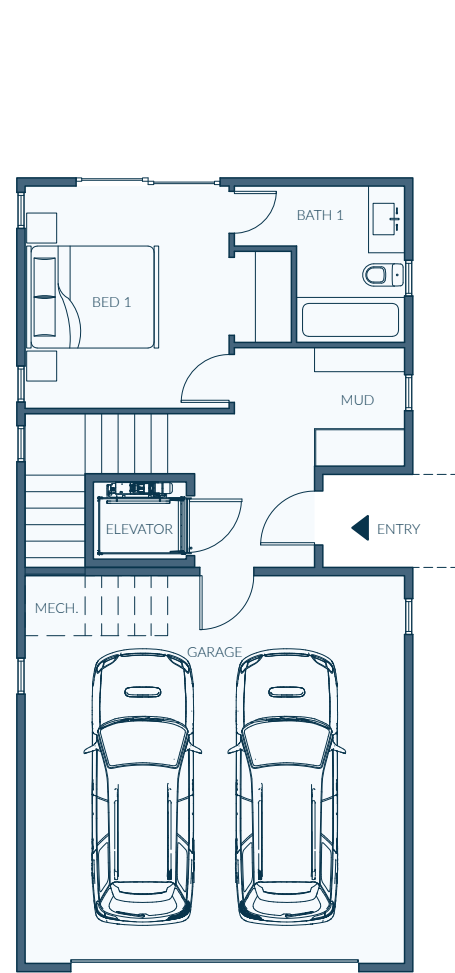


1 BEDROOM
810 GSF / 755 NSF

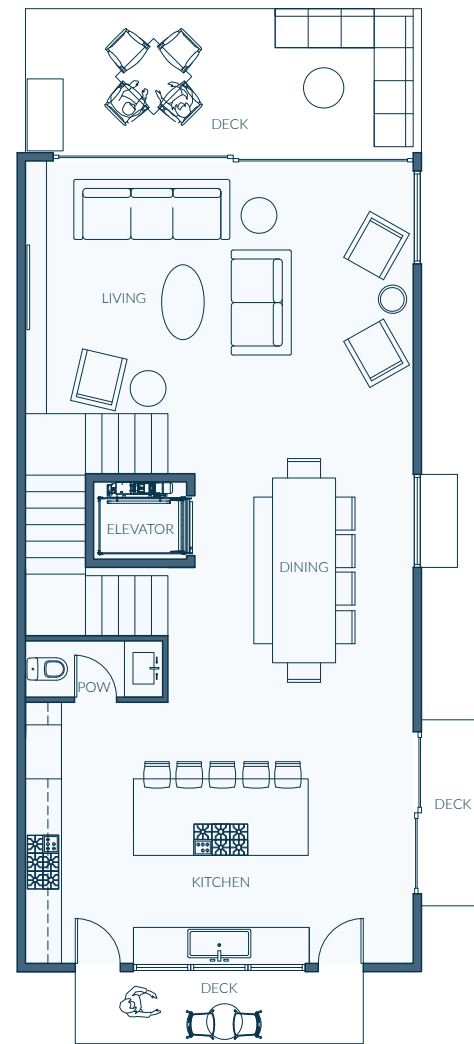


3 BEDROOM
1,320 GSF / 1,222 NSF

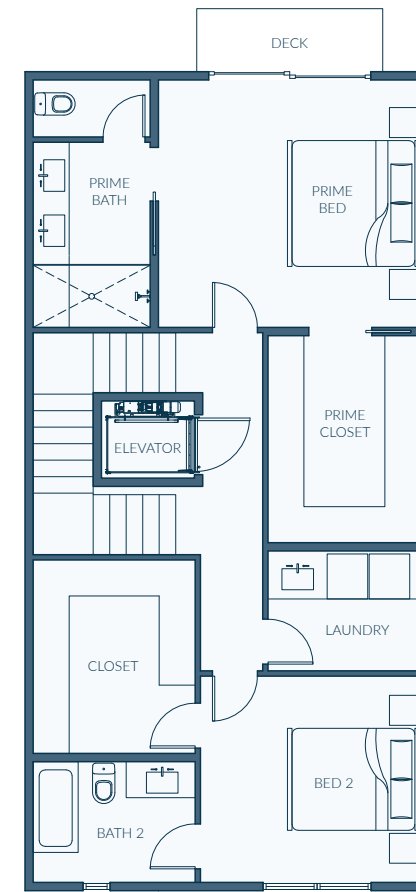




GROUND LEVEL
935 GSF / 344 NSF



SECOND LEVEL
1,021 GSF / 854 NSF

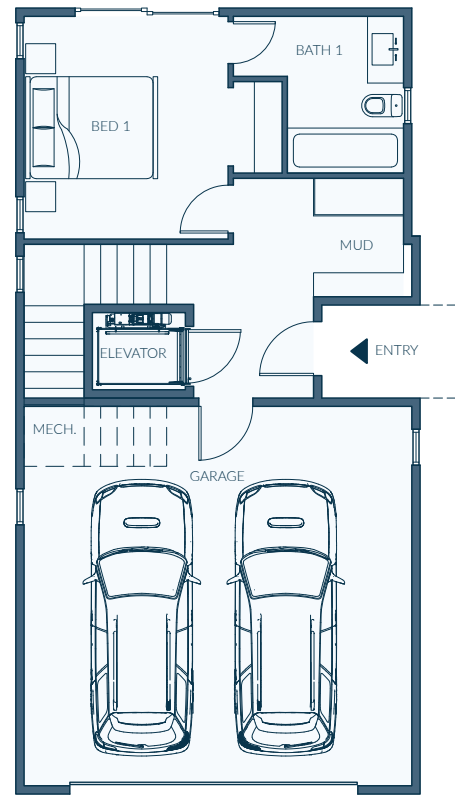


THIRD LEVEL
1,021 GSF / 854 NSF

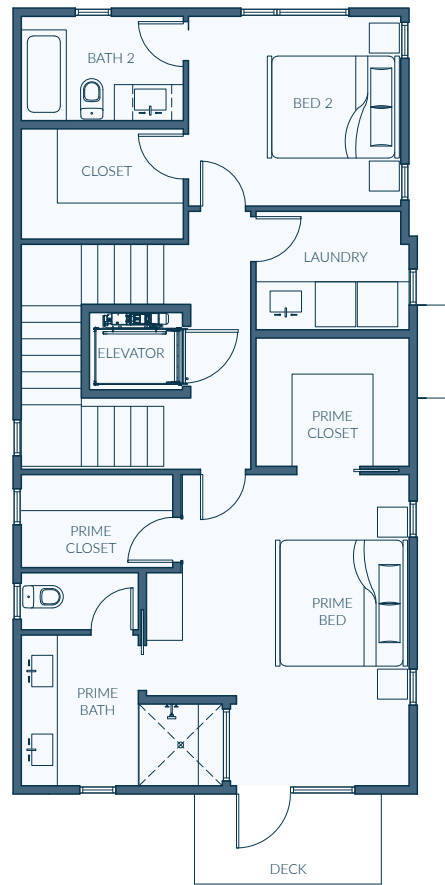


T1 ELEVATION
*2 UNITS SHOWN

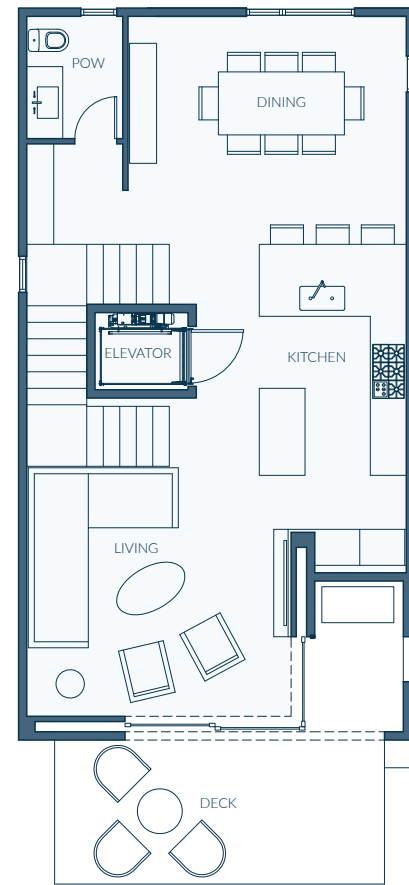
TOTAL AREAS
2,977 GSF / 2,052 NSF



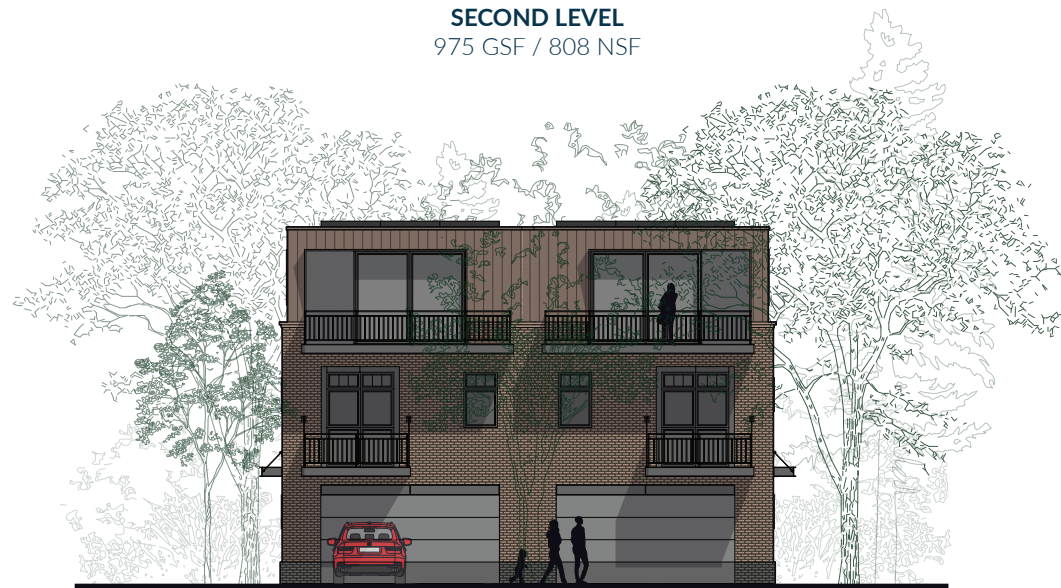
GROUND LEVEL
946 GSF / 344 NSF



SECOND LEVEL
975 GSF / 808 NSF



THIRD LEVEL
843 GSF / 661 NSF



T2 ELEVATION
*2 UNITS SHOWN

TOTAL AREAS
2,764 GSF / 1,813 NSF



MEMORANDUM

To: Basalt Affordable Community Housing Commission (BACH)
From: James Lindt, Assistant Planning Director
Date: August 24, 2023
RE: Special Housing Evaluation Committee (SHEC) Waiver of
Employment Hours- BACH Recommendation to SHEC

I. Background

Stephanie Mosher has applied to lease a deed-restricted unit in the Roaring Fork Apartments. Ms. Mosher is retired and worked in the Roaring Fork Valley for the ten (10) years directly prior to her retirement as is documented on the attached affidavit (**Exhibit A**). As demonstrated on the attached volunteer affidavit (**Exhibit B**), Ms. Mosher volunteers 1,244 hours per year for various organizations. The Town's Community Housing Guidelines require that an individual must work/volunteer at least 1,500 hours per year in the Roaring Fork Valley to be eligible for a deeds-restricted unit. As Ms. Mosher's hours do not meet the 1,500-hour per year requirement, she has requested a waiver (letter of request attached as **Exhibit C**) from the minimum employment/volunteer requirement.

The Town's Community Housing Guidelines permit the Special Housing Evaluation Committee to approve a waiver from the minimum employment hours requirement after a recommendation by BACH. The Special Housing Evaluation Committee is a committee made up of the Town Police Chief, Planning Director, Town Manager, and Public Works Director.

Ms. Mosher satisfies all other requirements to occupy a deed-restricted unit in the Town of Basalt. Town Staff suggested to the administrators of the Roaring Fork Apartments that Ms. Mosher attempt to satisfy the 1,500-hour employment/volunteer requirement but Ms. Mosher has chosen to request a SHEC waiver.

Staff understands that it is difficult for a retired individual to satisfy the minimum work/volunteer requirements. That said, the Town's Community Housing Guidelines are currently oriented toward employee housing and not senior housing and Staff would suggest that BACH discuss whether such a waiver would be consistent with the Town's housing program.

Staff agrees that there is definitely a need for senior housing in the mid-valley and that this topic should be addressed when the Town considers amendments

to the Town's Housing Guidelines, upon completion of the Town's updated housing needs assessment.

Attachments:

Exhibit A- Prior Employment Affidavit

Exhibit B- Volunteer Affidavit

Exhibit C- Letter of Request

Self-Affidavit

Applicant/Resident Name: Stephanie V. Mosher Date: 8/04/2023

I, Stephanie V. Mosher, certify that:

I worked in Aspen to Glenwood for the past 10 years - over 51 years total

Here are a few jobs -

- Glenwood Farmhouse 2009-2012
- Aspen Buffalo Collection 2012-2014
- Basalt Anna Trubesky 2016-2017

Retired in 2019

Health Care - Sophie Health Care 2018-2019

I certify that the information given above is true and complete to the best of my knowledge. I understand that providing false or misleading information is a breach of my lease and may be subject to criminal penalties.

Signature of Applicant/Resident: Stephanie V. Mosher Date: 8/04/2023

We encourage and support the nation's Affirmative Housing Program in which there are no barriers to obtaining housing because of race, color, religion, sex, national origin, handicap, familial status, sexual orientation, gender identity, or marital status.



Self-Affidavit

Applicant/Resident Name: Stephanie S. Mosker Date: 8/04/2023

Stephanie S. Mosker, certify that:

- 1) Volunteer for U.S. Forest Service - approx 5 months 2 days per week
8 hours per day = 336 hours
- 2) Aspen Thrift Shop - one day a week year Round
7 hours a day = 364 hours
- 3) Aspen Food & Wine Classic - 4 days 10 hours a day
per year = 40 hours
- 4) Aspen Elks Lodge #224 - disabled Veterans Sports Clinic
a year = 140 hours
- 5) This coming year I plan to volunteer for "Lift Up"
one day per week - approx = 364h

I certify that the information given above is true and complete to the best of my knowledge. I understand that providing false or misleading information is a breach of my lease and may be subject to criminal penalties.

Signature of Applicant/Resident: Stephanie S. Mosker Date: Aug 4/2023

We encourage and support the nation's Affirmative Housing Program in which there are no barriers to obtaining housing because of race, color, religion, sex, national origin, handicap, familial status, sexual orientation, gender identity, or marital status.



Aug. 10, 2023

To those who will read my appeal
for housing here in the Rearing Fork Valley.

First I would like to thank you for
this opportunity to express my sincere
heartfelt reasons to consider me for
housing.

I arrived in Aspen Colorado in the
Fall of 1972 fresh out of College at the
age of 22. My immediate gut thoughts
that raced thru my heart was how can
I make this my home? How beautiful
the mountains; sky was with fresh snow
on the very top. And 51 years later this
has been my home filled with so much joy.
Now at the age of 72 I find myself at a
dead end.

I have sacrificed & struggled to raise
two upstanding children here as a single
mother. Divorced with two small
children I dedicated all my energy

to keep my family evolved and a part of a caring, loving and supportive community. Active in the public Aspen school system; with Aspen Ski Club we pushed hard to remain here. Fast forward and today my adult children (now in their 40's) are here in this Valley raising their families. I am blessed to have 5 Grand-Children ranging from 2 years to 7 years. These little ones are my life-force; the loves of my life. My Home; my Roots.

Not only is family important to me but the rich resources that continue to be a part of my life. Deep friendships; a active volunteering lifestyle are vital to my growth. Active in the Elks Lodge 224 with the Disabled Sports Clinic, Ambassador & Ranger with the Nature Conservancy are just a few of the organizations I am involved in.

I do not have the monetary means to buy or pay high rent. I never did so I worked hard thru out these past 50 years.

Money is being exhausted as financial

kikes hits hard for all of us.

I speak from my heart and ask
that you consider me for housing.

I will bring many positive things
by living here along with strong morals
and integrity. I am a very compassionate
& caring human who respect all and
always open to be of help.

Thank You Very Much.

Stephanie A. Mosher "Sam"