

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: 82347095452

Passcode: 296943



**TOWN OF BASALT MEETINGS
Basalt Affordable Community Housing (BACH)
Thursday, November 9, 2023**

Basalt Planning Department

99 Midland Avenue

- 12:00 PM Roll Call**
- 12:03 October 12, 2023 Meeting Minutes**
- 12:05 Status Update on Development Projects**
- 12:25 Update on Basalt Forward Affordable Housing**
- 12:55 Staff & 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: Dave Portman, Perry Kleespies, Anne Baker, Jay Israel, Katie Erickson (joined late)

STAFF PRESENT: James Lindt, Alec Sloan

GUESTS PRESENT: Brian Duffany, Economic and Planning Systems (EPS)

DATE: October 12, 2023

MEETING CALLED TO ORDER AT 12:05 PM

AGENDA ITEMS

1. Affordable Housing Needs Assessment Update Kick-off Discussion

James introduced the item as a kick-off discussion to the Affordable Housing Needs Assessment with Economic and Planning Systems (EPS). James introduced Brian Duffany of EPS and provided a brief refresher on what the Town's current affordable housing regulations consist of and an explanation of the what the Town's current affordable housing inventory consists of.

Brian introduced EPS and their work portfolio and discussed that the last time the Town's Housing Needs Assessment was updated was 2015. BACH members also introduced themselves and gave a brief introduction on each of their backgrounds. Brian explained what a housing needs assessment includes. He discussed that establishment of a needs assessment leads to defining what Area Median Income levels housing should be directed at and will include a survey of deed-restricted housing tenants to get a sense of preferences related to housing. It was explained that the needs assessment will provide a road map related to community housing and will provide guidance into examining changes in regulations and housing funding mechanisms such as a short-term rental fee that is part of the study. It was identified that recommendations on the cash-in-lieu of providing affordable housing would also be incorporated as part of this process.

Brian asked several questions of BACH to get an understanding of BACH's initial opinions on a variety of housing topics. BACH was asked what the most pressing affordable housing need is. In response, Jay Israel expressed that there was need for all types of housing. Anne Baker explained her opinion that the most pressing need is for family housing and Katie Erickson felt that it is difficult to obtain an employee base due to lack of housing. Dave Portman expressed that it is easier to get housing for single people and that it is more difficult to find housing as family, so family housing should be prioritized to help with employee retention.

Jay asked whether there is a need to right-size Basalt's affordable housing program like the Aspen/Pitkin County Housing Authority is discussing for their program. James explained that Basalt does not currently have as much of a problem as APCHA does related to having the right number of people to match the number of bedrooms in an affordable housing unit. It was described that the majority of Basalt's current affordable housing inventory rental units and most of the rental units have minimum and maximum occupancy requirements as part of their deed-restrictions. It was agreed that it is always good to reassess issues like right-sizing every so often to see if adjustments are needed.

Brian also posed the question of how significant an issue the short-term rental phenomenon is related to impacting the affordable housing stock. Perry Kleespies expressed that he thought that short-term rental was more of a problem in Aspen and that seasonal remote work is more of an issue. He thought that there are a lot of people moving here and there needs to be an understanding that affordable housing is built as multi-family housing with density and not as a single-family product. Dave explained that he believed that the long-term rentals are attributing more to the affordability problem than the short-term rentals. Brian indicated that they would look at the long-term rental impact as well.

Dave further expressed that traffic, childcare, and housing are interconnected and wondered whether there is analysis related to traffic and childcare. James explained that every individual development review application is evaluated with regards to its traffic impact and that the Town has implemented a fee that benefits daycare. It was also described that the Town worked with the Developer on getting a daycare core and shell space at Stott's Mill and that childcare is contemplated in the Master Plan in and around the Jadwin site. As such, James explained that there are other mechanisms in the Town's Master Plan and requirements that help mitigate the interconnected services/impacts like traffic and childcare. Anne identified that it would be good to get a status update on the housing projects that have been approved and James expressed that Staff will work on getting such an update on the agenda. Brian wrapped up by indicating that EPS will next be working on getting the data together and surveying the tenants of the Town's affordable housing and then they will come back to BACH.

2. Proposition 123 Update

James updated BACH that the Town Council approved for the Town to opt into Proposition 123 with both Pitkin and Eagle Counties. It was explained that opting in will allow the Town to potentially access grant funding for affordable housing from the state and there is limited risk to opting in as the Town and its partners are only required to create a minimum of three to five affordable housing units over the next couple of years to satisfy the terms of opting in, which the Town was already planning on doing with the Basalt Forward bond funds.

M/S Perry and Anne to adjourn the meeting at 1:00 pm. Motion passed 5 to 0.

TOWN OF BASALT

BASALT AFFORDABLE HOUSING COMMISSION

By _____
Katie Erickson, Chair

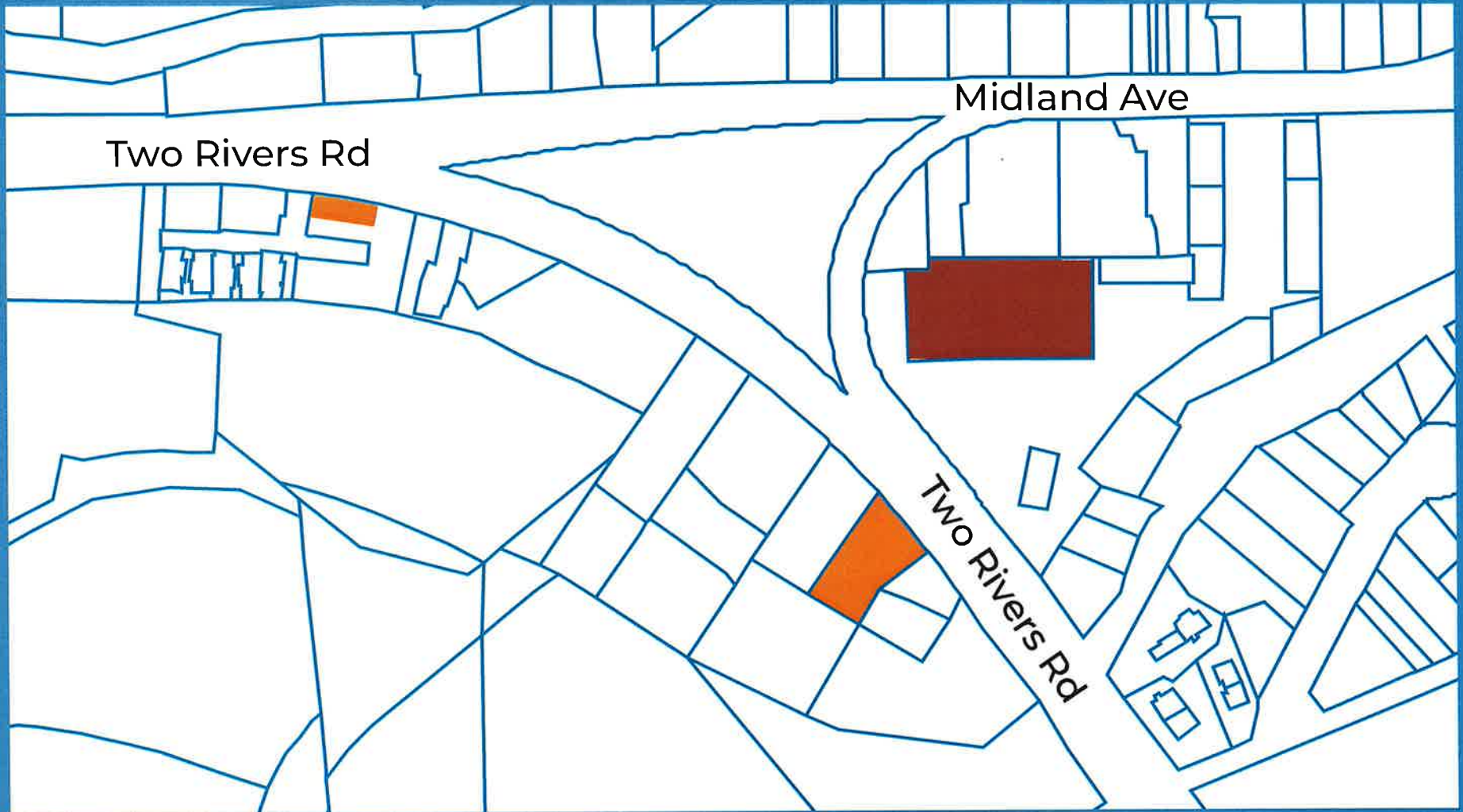
Attest _____
Michelle Bonfils Thibeault, Planning Director

DEED RESTRICTED FOR-SALE UNITS

PROJECT	NUMBER OF UNITS	CATEGORY
Valley Pines	8	No Category/Price Caps Similar to Category 1
Basalt Vista	27	Category 1 and Category 2
Southside Townhomes	1	Category 2
Market Street Lofts RO Units	2	No Category/RO -- Prior Approvals Given to Remove Deed Restrictions, Removal of Deed Restriction Never Filed
Stott's Mill	4	Category 2
TOTAL	42	

DEED RESTRICTED APPROVED/UNBUILT UNITS

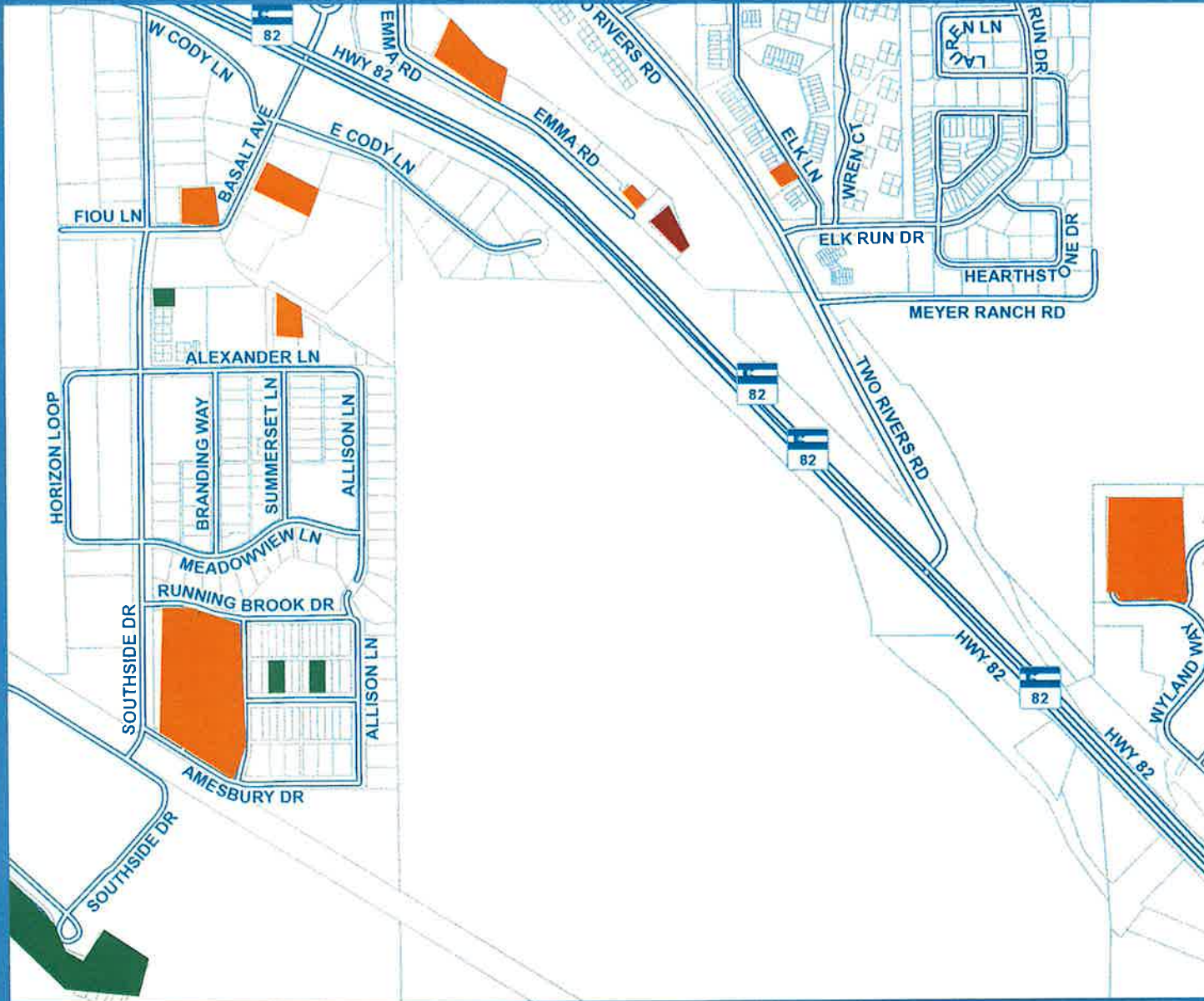
PROJECT	NUMBER OF UNITS	CATEGORY
Sopris Meadows Parcel 5	46	9 - Max Income 120% AMI 9 - Max Income 150% AMI 4 - Max Income 200% AMI 1 - Max Income 250% AMI 23 For Sale 23 Category 2 - Rental
Basalt Center	17	11 Category 1, 6 Category 3 - Rental 40 of 65 units (including 17 AH units) - RO
Lot J - Basalt Commercial Park	3	1 Category 1, 1 Category 2, 1 Category 3
TOTAL	66	



Rental Units



Approved/Unbuilt



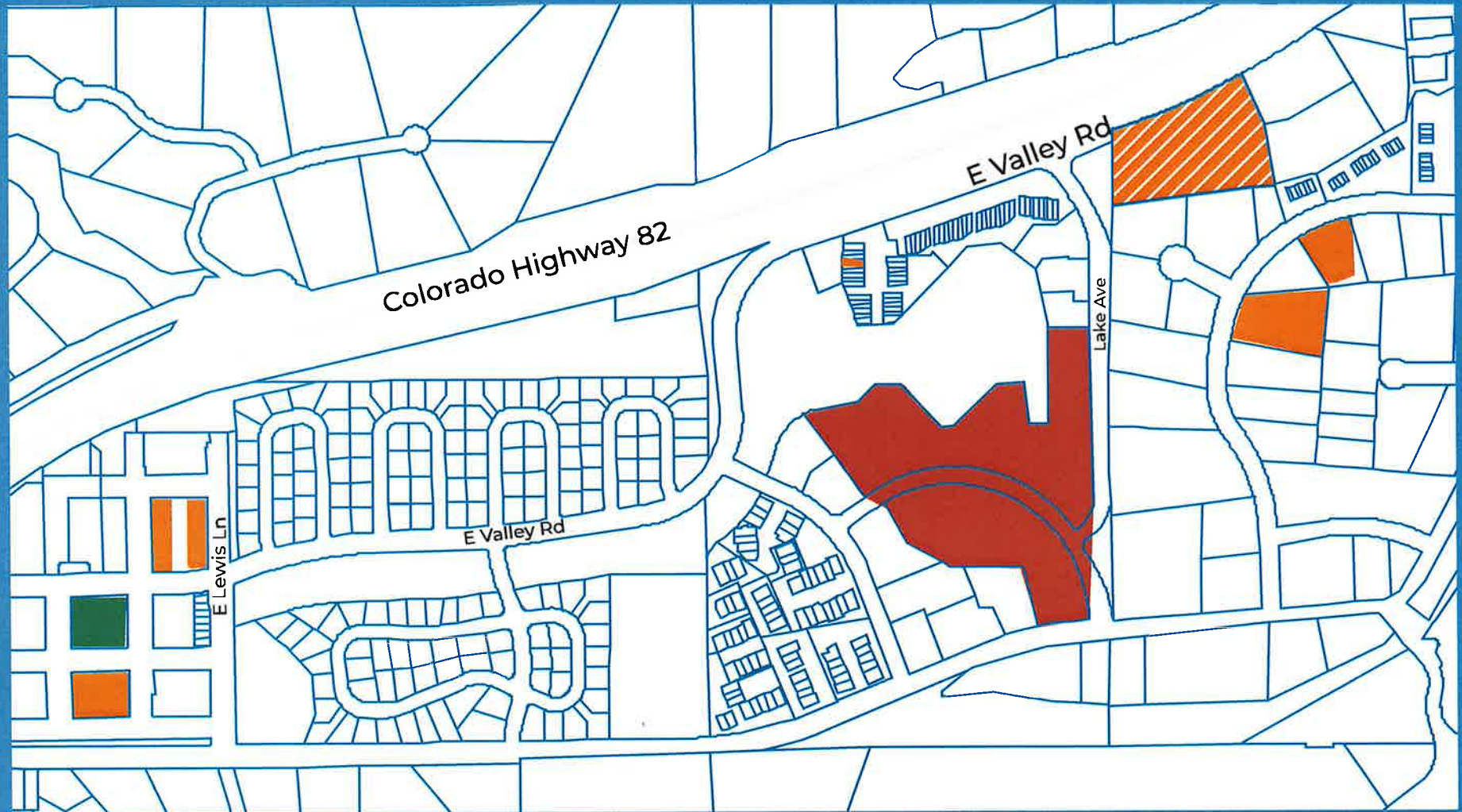
Rental Units



For Sale Units



Approved/Unbuilt



Rental Units



Rental / Ownership Units



For Sale Units



Approved/Unbuilt

Development Project Status

Lot J, Basalt Commercial Park- Approved in January of 2022 for 12 dwelling units (3 of which are to be deed-restricted housing units). Applicant has done some of the infrastructure improvements such as truck turnaround at the middle trailhead of the Ponderosa Trail and an extension of the Ponderosa Trail. Staff spoke to Applicant this fall and he indicated that he was re-bidding the project. Staff has had discussions with Applicant about the potential to buy-down, deed-restrictions on some of the free-market units and await a proposal from the Applicant on the potential to buy-down units.

Basalt Center Circle (BCC) Project- Approved in August of 2022 for a grocery store and 65 dwelling units (17 of which are to be rent-capped units and 40 of which (including the 17 rent-capped units) are to be Resident Occupied). The Applicant is working on getting some of their infrastructure improvements such as the undergrounding of the overhead electric lines adjacent to their building completed in advance of constructing the building.

Parcel 5, Sopris Meadows- Approved in August of 2022 for 155 dwelling units (23 of which are to be rent-capped units and 23 of which are to be for-sale units with initial sales prices caps). The Applicant is working on constructing the first market rate building in the development and installing the utilities/roads throughout the development. The first affordable housing building is to occur prior to issuance of certificate of occupancy on the third free-market building in the development.

Stott's Mill- Amendments approved in September of 2017 for 113 dwelling units (19 of which are to be rent-capped and 4 single-family lots were sold to the Town at a discounted price). Applicant was also required to construct a daycare core and shell and provide 2 parks. The fourth of the four multi-family buildings in Stott's Mill received a Certificate of Occupancy this week and all 19 rent-capped units are now occupied. Additionally, the daycare

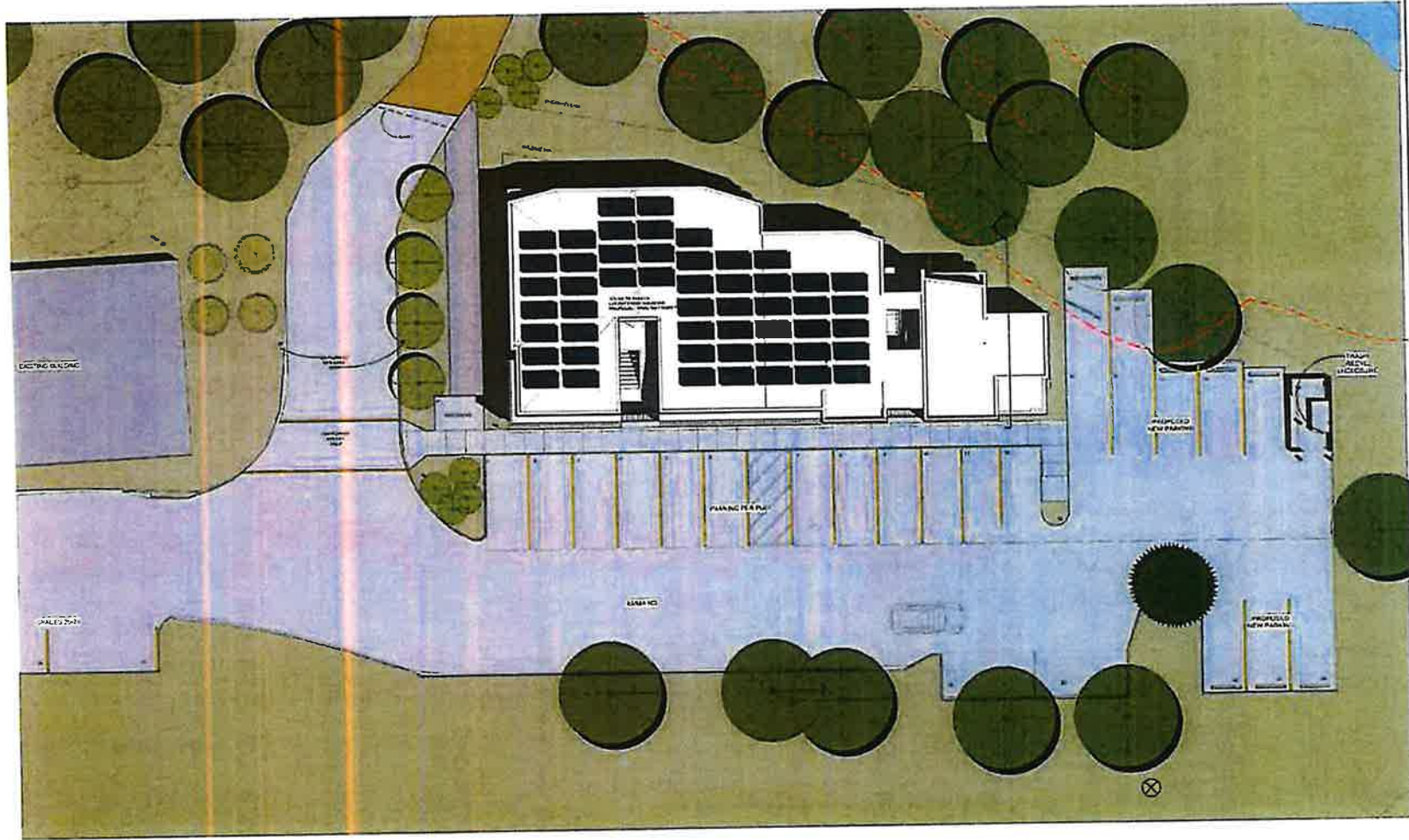
core and shell space is nearly completed and grants were received from Pitkin County and the State for Blue Lake preschool to do tenant improvements to the space. The parks are also nearing full completion and include 2 tennis courts, a multi-purpose court, and a public restroom facility. It also should be noted that 8 of the single-family lots are owned by local schools as well.



bldg seed architects

EMMA FLATS

PUD AMENDMENT - FINAL REV | 2021.09.23



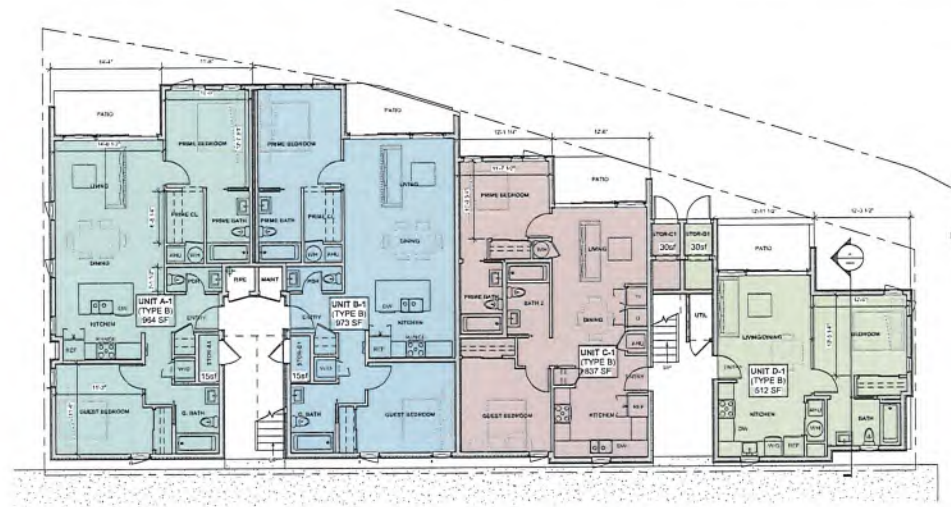
1 SITE PLAN

STAMP

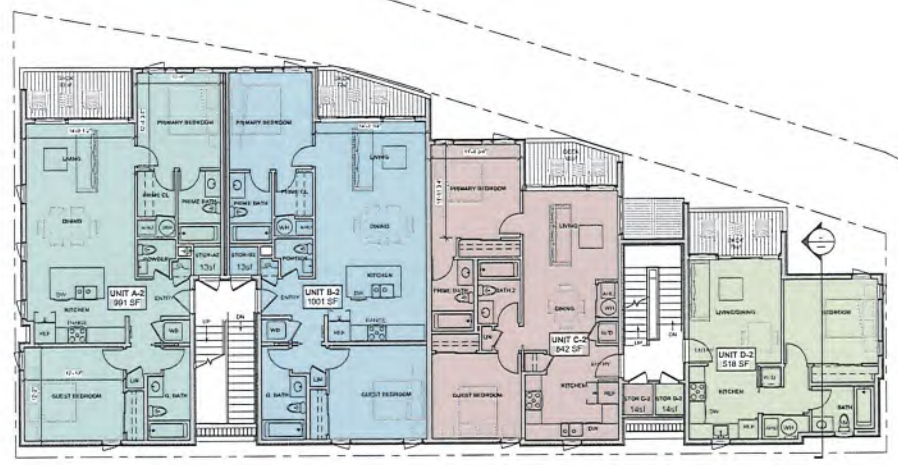
DATE	BY
2023-11-02	GAFFNEY
2023-11-02	GAFFNEY
2023-11-02	GAFFNEY

DIVISION

PROPOSAL SITE PLANS



1 GROUND FLOOR PLAN
 1/8" = 1'-0"



2 2nd FLOOR PLAN
 1/8" = 1'-0"

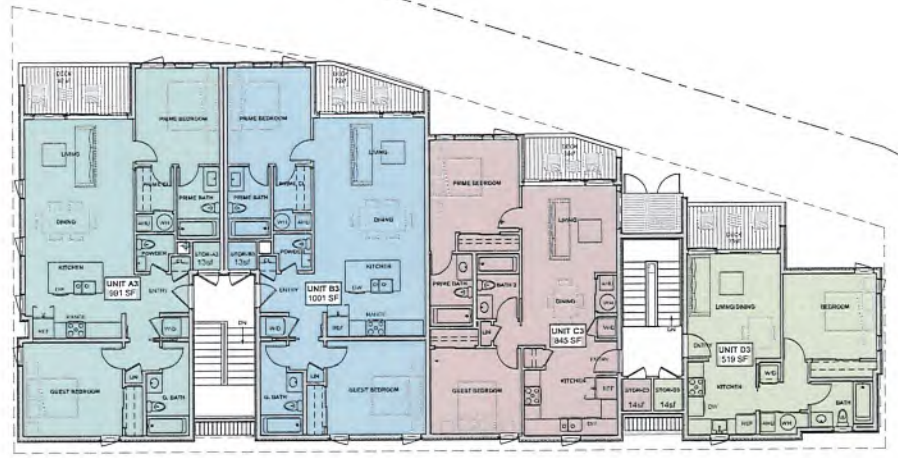
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ISSUE	DATE
SKETCH PLAN REV1	2020-11-05
PAZ2 REVISION	2020-12-28
PAZ2 FINAL	2021-06-22
PAZ2 REV FINAL	2021-09-23

CITY STAMP

10/25/21 3:45:26 PM
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PROPOSAL
 FLOOR PLANS



1 3rd FLOOR PLAN
 1/8" = 1'-0"

STAMP

TABLE OF PROPOSED DIMENSIONAL AND OTHER REQUIREMENTS			
	CURRENT PUD	PROPOSED	NOTES
HEIGHT LIMIT	30'	32'	C-3 ZONING IS 33' / 35' TOP OF ROOF
FLOOR AREA RATIO	2.0 (24,152 SF)	NO CHANGE	APPROX 12,000 GROSS SF
LOT COVERAGE	20% (2415 SF)	NO CHANGE (2200 SF PROVIDED)	* 20% MIN LANDSCAPED AREA PER C-3 ZONING
PRIVATE OPEN SPACE	150 SF 1ST FLOOR 50 SF UPPER*	NO CHANGE (VARIES PER UNIT)	* PER 16-73-C-3 PRIVATE OPEN SPACE
SETBACKS	BUILDING ENVELOPE	NO CHANGE	
ZONING AND USE	APARTMENTS ON UPPER STORES	ALL RESIDENTIAL	
SQUARE FOOTAGE	500 SF MIN 1000 SF MAX APARTMENTS	NO CHANGE	MINIMUM AND MAXIMUM SIZES PROPOSED ARE WITHIN THIS RANGE
FENCES	WITHIN BUILDING ENVELOPE	OUTSIDE BUILDING ENVELOPE	TO SCREEN TRASH & RECYCLING CENTER
PARKING	17 DEDICATED SPACES (15 ON-SITE, 2 OFF-SITE)	26 DEDICATED SPACES (15 ON-SITE, 10 OFF-SITE)	REST OF PARKING IN PUD IS NOT DEDICATED TO ANY PARTICULAR LOT

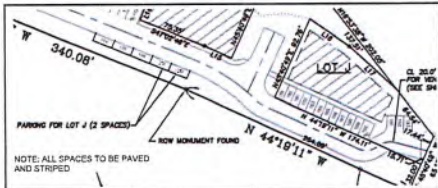
UNIT AREAS AND DEED RESTRICTION %				
	MAIN LEVEL	SECOND LEVEL	THIRD LEVEL	TOTAL
UNIT A	964	891	991	
UNIT B	973	1001	1001	
UNIT C	837	842	845	
UNIT D	512	518	519	
TOTAL	3286	3352	3356	8994 SF LIVING AREA
				25% TOTAL LIVING AREA = 2499
				TOTAL PROVIDED DEED RESTRICTED LIVING AREA (UNIT C) = 2524

ISSUE	DATE
PUD SKETCH PLAN	2020-07-23
SKETCH PLAN REV1	2020-11-05
PLZ REVISION	2020-12-28
PLZ FINAL	2021-06-22
PLZ REV FINAL	2021-09-23

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10/26/21 3:42 PM
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PROPOSAL FLOOR PLAN



PARKING PLAN INSET FROM PLAT

IMPERVIOUS AREA:

BUILDING FOOTPRINT	4331
HARDSCAPE AREA	694
PARKING	4190
TOTAL	5215 SF
TOTAL LOT AREA: 12,676 SF	
IMPERVIOUS AREA %: 76%	

ARCHITECTURAL SITE PLAN LEGEND

- ⊙ 30'-0" SPOT ELEVATION
- ADA HANDICAP PARKING SIGN - VAN ACCESSIBLE PER ANSI 117A REQUIREMENTS
- HC
- NP → NO PARKING SIGN WITH ARROW INDICATING DIRECTION
- NO PARKING - FIRE LANE SIGN PER FIRE DISTRICT REGULATIONS
- FL
- ⊕ EXTERIOR LIGHT FIXTURE - SCIENCE - COMMON AREAS & DOORS
- F2 ○ EXTERIOR LIGHT FIXTURE - RECESSED CAN IN CEILING
- F3 ○ EXTERIOR LIGHT FIXTURE - BOLLARD - PARKING LIGHT
- ⊕ EXTERIOR LIGHT FIXTURE - SCIENCE - BUILDING PATH LIGHTING

PARKING REQUIREMENTS PER 16A-15-01

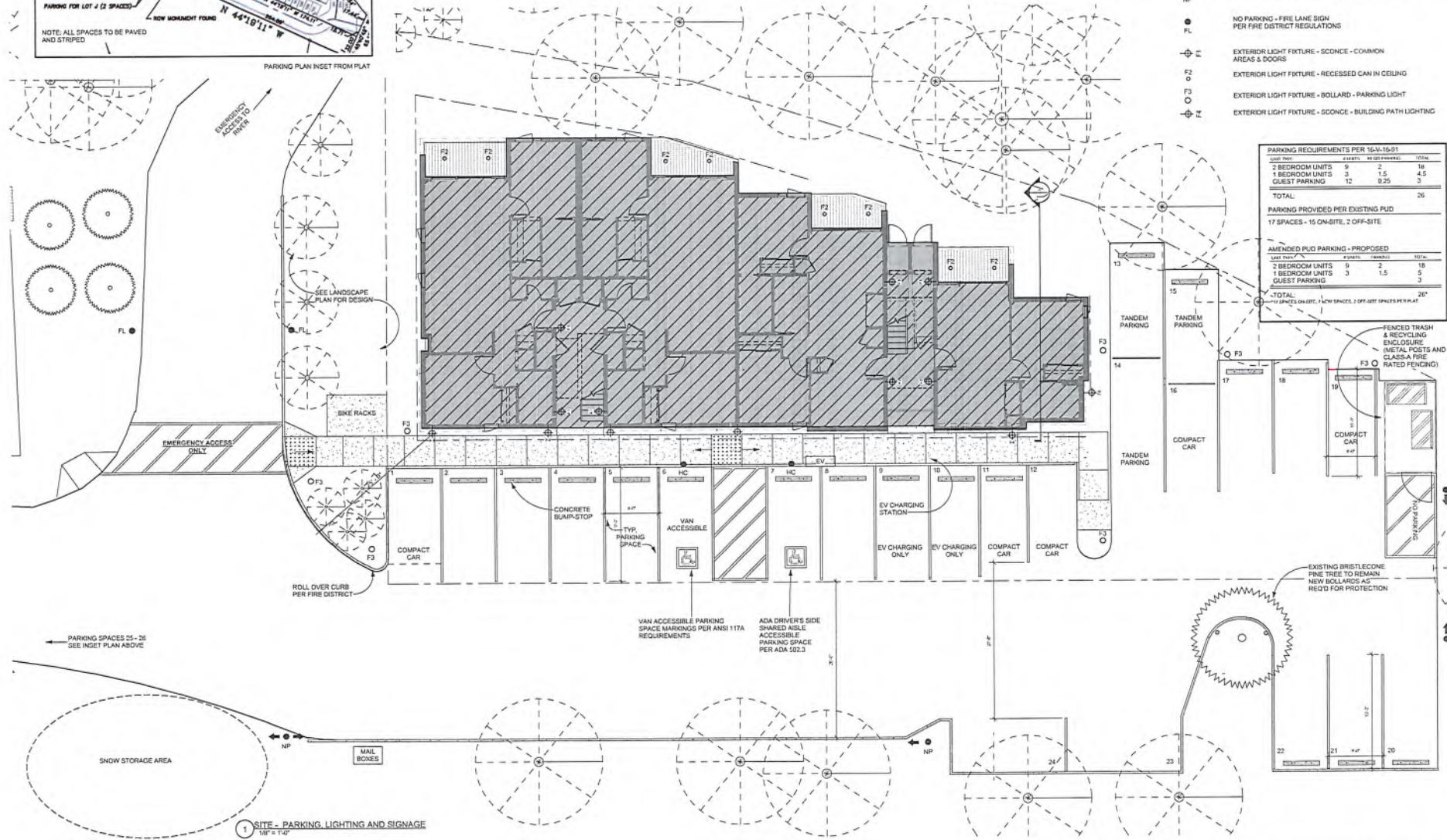
UNIT TYPE	UNITS	REQ'D PARKING	10% MIN.
2 BEDROOM UNITS	9	2	18
1 BEDROOM UNITS	3	1.5	4.5
GUEST PARKING	12	0.25	3
TOTAL:			26

PARKING PROVIDED PER EXISTING PLD
17 SPACES - 15 ON-SITE, 2 OFF-SITE

AMENDED PLD PARKING - PROPOSED

UNIT TYPE	UNITS	REQ'D PARKING	10% MIN.
2 BEDROOM UNITS	9	2	18
1 BEDROOM UNITS	3	1.5	4.5
GUEST PARKING	12	0.25	3
TOTAL:			26

17 SPACES ON-SITE, 1 NEW SPACE, 2 OFF-SITE SPACES PER PLAT



1 SITE - PARKING, LIGHTING AND SIGNAGE
1/8" = 1'-0"

BENCHMARK 6621" = 100'-0"

STAMP

ISSUE	DATE
PLD SKETCH PLAN	2020-07-23
SKETCH PLAN REV 1	2020-11-05
P&Z REVISION	2020-12-28
P&Z FINAL	2021-06-22
P&Z REV FINAL	2021-09-23

CITY STAMP

PROPOSED SITE PLAN - PARKING, LIGHTING & SIGNAGE





MIDLAND AVE IMAGES



MIDLAND AVE IMAGES



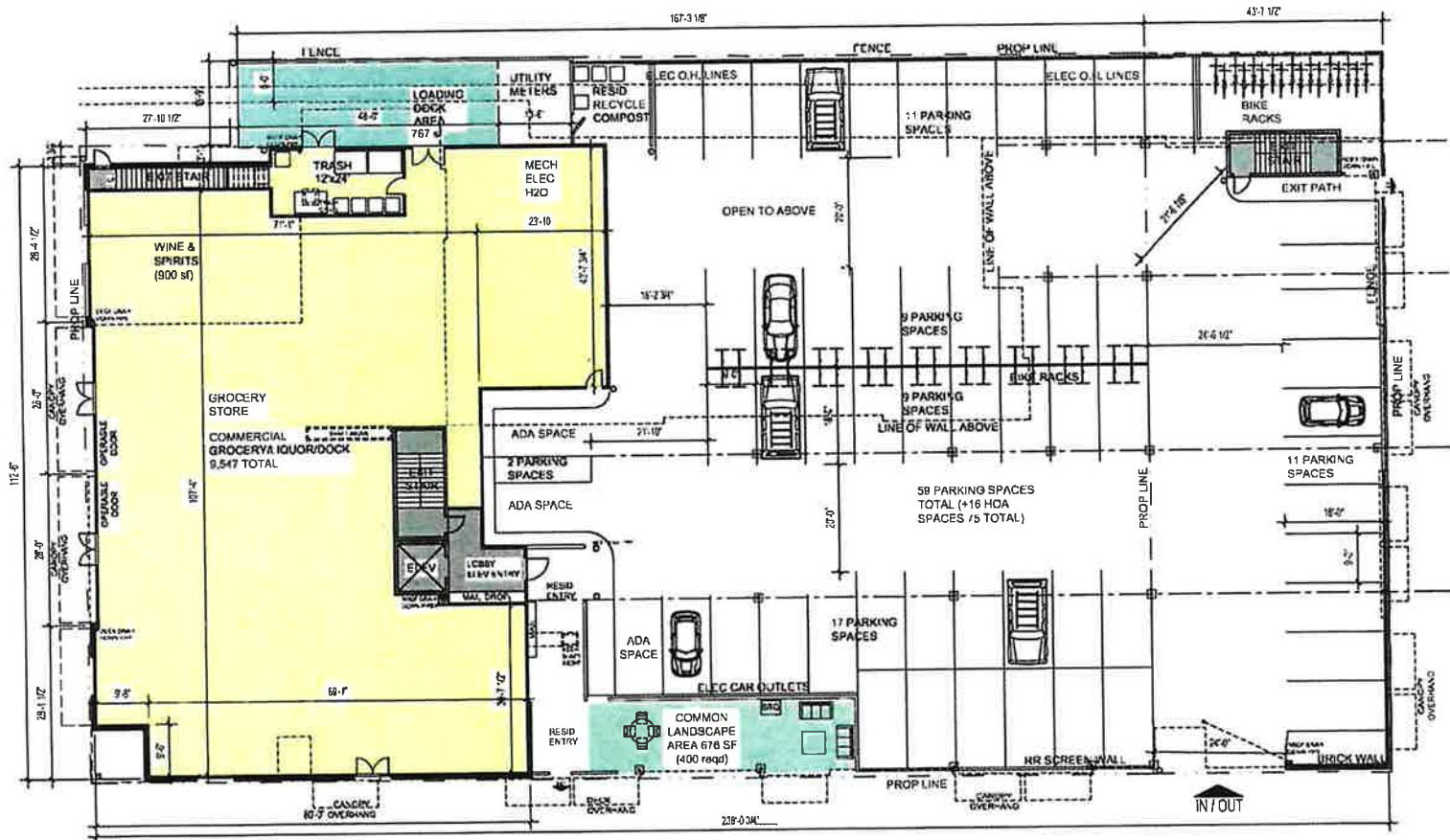
MIDLAND AVE IMAGES



REVISED

MIDLAND ENTRY VIEW

basalt center circle development | july 25, 2022



TOTAL (3 STORY)

- 46 - STUDIO
- 18 - 1 BDRM
- 3 - 2 BDRM
- 67 UNITS
- 70 PRK SPACES REQ'D

GBA / Gross Building Area (both lots)

- L1 GBA Area = 9,757 sf
- Comm Grocery/Liquor 8,780 sf
- (767 dock) not incl
- Resid Entry/Lobby/Stairs =
- 798+179 = 977sf
- L2 GBA Area = 22,140 sf
- L3 GBA Area = 21,025 sf
- Total GBA Area = 52,922 sf

Parking Counts

- 67 resid units
- 70 Parking spaces req'd
- 76 Parking spaces provided

L1 "GBA" Area = 9,757 sf
 L1 "GLA" Area = 10,524 sf

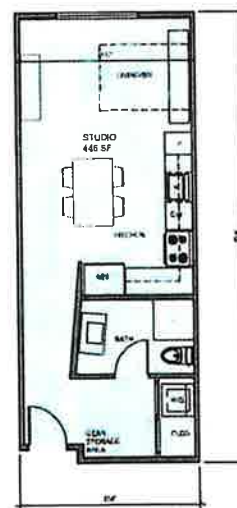
1 STREET LEVEL FLOOR PLAN
 A2.1 1" = 10'-0"



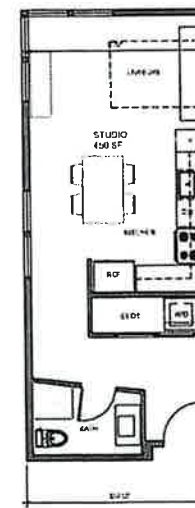
GRADE LEVEL FLOOR PLAN



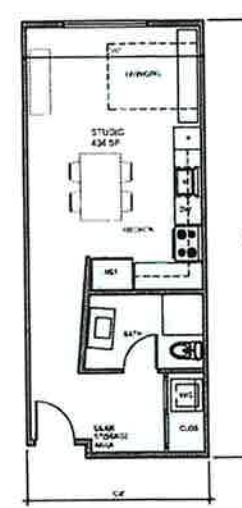
4 STUDIO UNIT FLOOR PLAN
A3.1 36' x 24'



3 STUDIO UNIT FLOOR PLAN
A3.1 36' x 24'



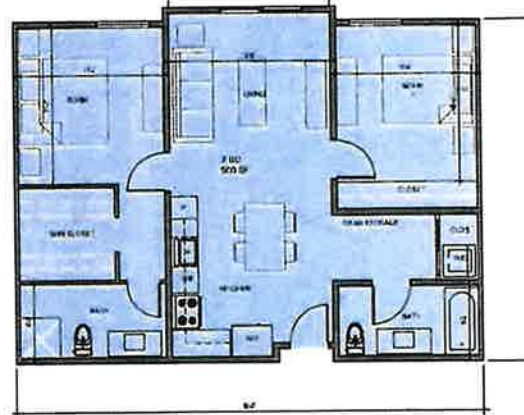
3a STUDIO END UNIT FLOOR PLAN
A3.1 36' x 24'



3b STUDIO MID UNIT FLOOR PLAN
A3.1 36' x 24'



2 1 BDRM UNIT FLOOR PLAN
A3.1 36' x 24'



1 2 BDRM UNIT FLOOR PLAN
A3.1 36' x 24'



BUILDING TYPOLOGY
TYPICAL VIEW #3

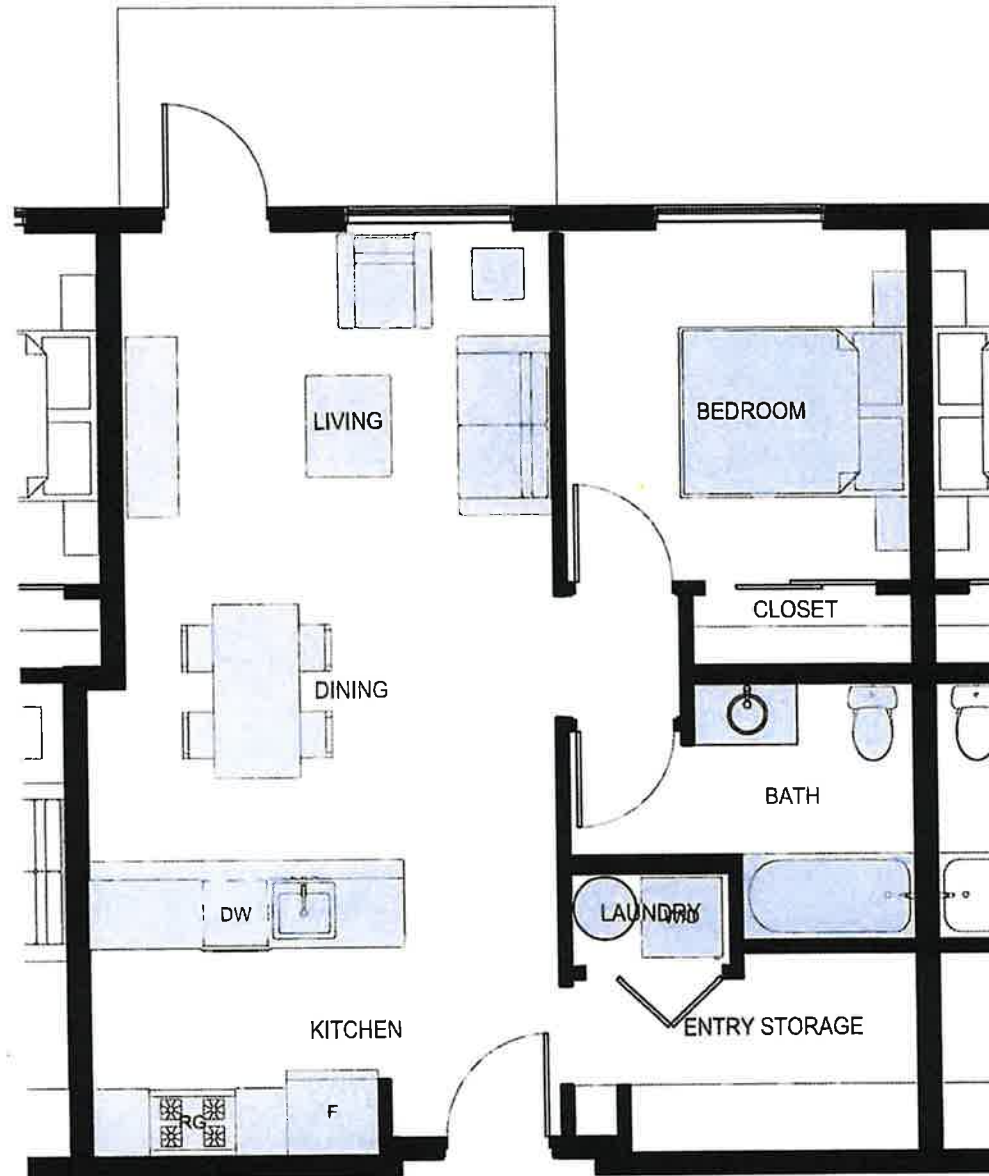
SOPRIS MEADOWS
PARCEL 5

LWDP
1.3.2022
Page 93 of 250



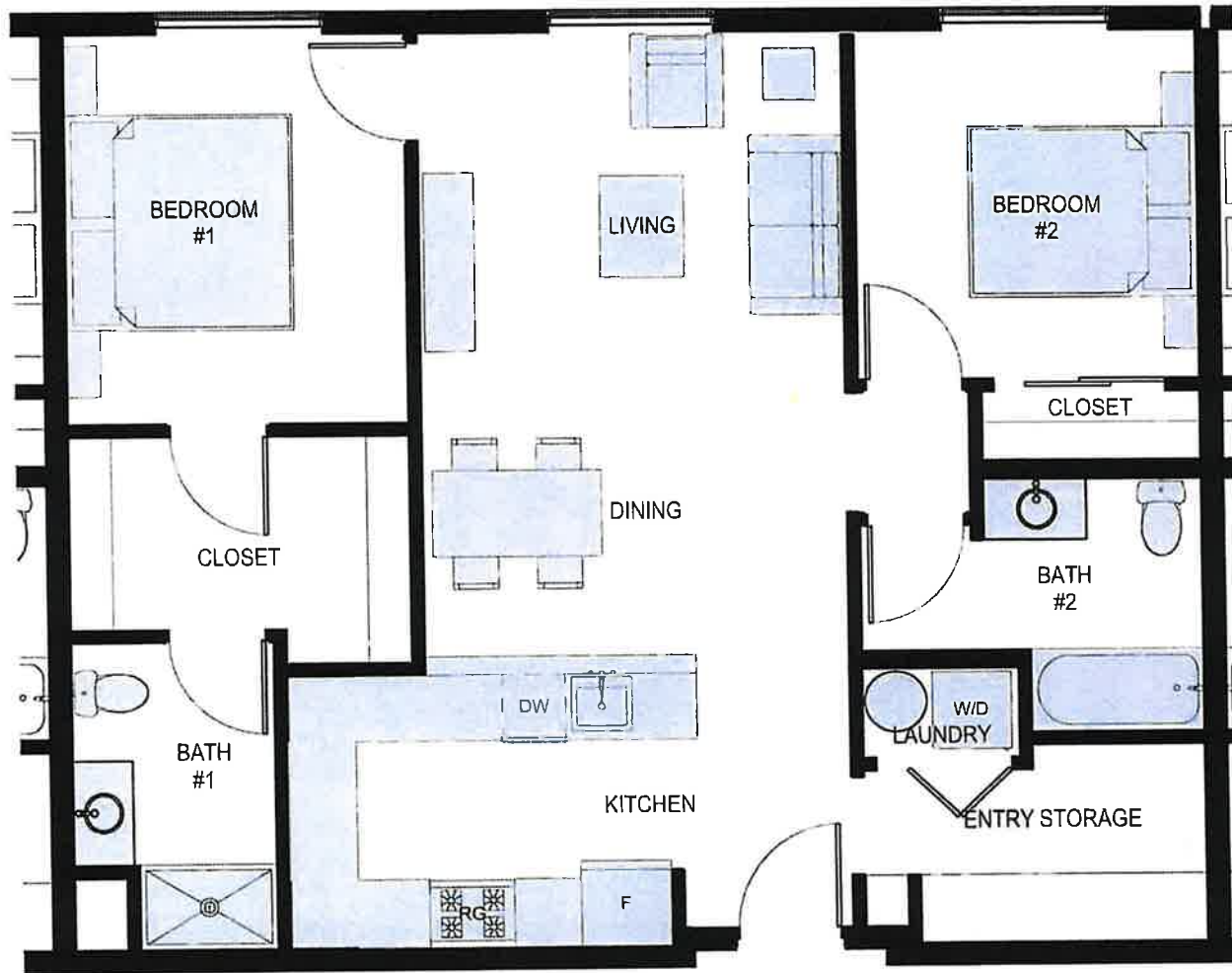
BUILDING TYPOLOGY
TYPICAL VIEW #4

SOPRIS MEADOWS
PARCEL 5



1 BR (672 SF) AFFORDABLE HOUSING
SCALE: 3/16" = 1'-0"

SOPRIS MEADOWS
PARCEL 5



2 BR (955 SF) AFFORDABLE HOUSING
SCALE: 3/16" = 1'-0"

SOPRIS MEADOWS
PARCEL 5



3 BR (955 SF) AFFORDABLE HOUSING
 SCALE: 3/16" = 1'-0"

SOPRIS MEADOWS
 PARCEL 5

LWDP
 1.3.2022
 Page 112 of 250

B129 P70

FINAL PLAT OF: STOTT'S MILL SUBDIVISION/PLANNED UNIT DEVELOPMENT SITUATED IN A PORTION OF TRACT 59, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6th P.M. TOWN OF BASAL, COUNTY OF PITKIN, STATE OF COLORADO

SHEET 3 OF 3

SOUTHSIDE DRIVE 80' RIGHT-OF-WAY

BOUNDARY LINE TABLE with columns: LINE, BEARING, LENGTH

Parcel Curve Table with columns: Curve #, Length, Radius, Tangent, Delta, Chord Orientation, Chord

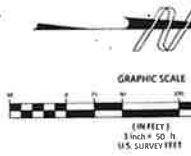
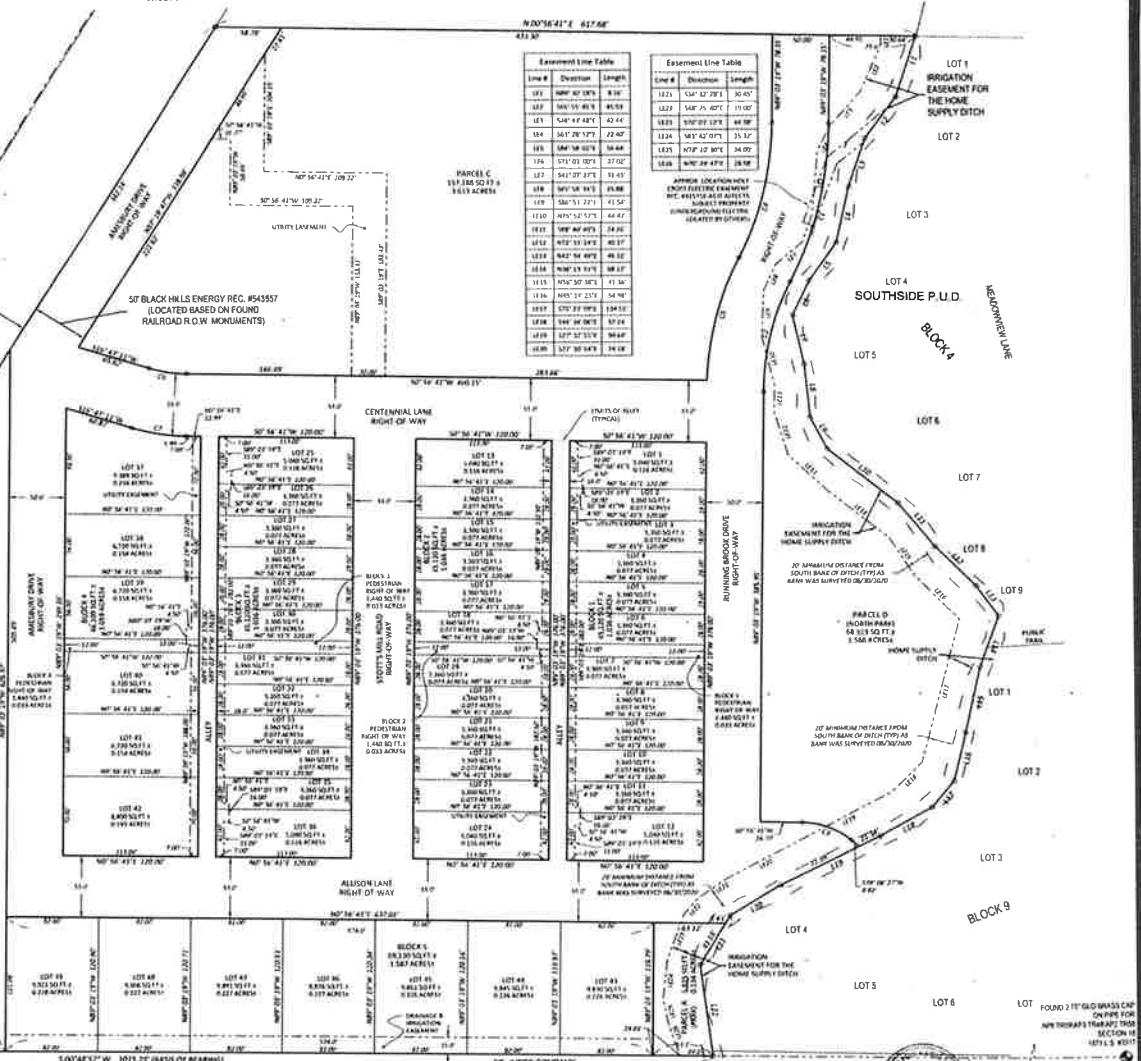
AREA TABLE STOTT'S MILL with columns: PARCEL A, PARCEL B, PARCEL C, PARCEL D, BLOCK 1, BLOCK 2, BLOCK 3, BLOCK 4, RIGHT OF WAYS

Estimate Line Table with columns: Line #, Direction, Length

AREA TABLE BLOCK 3 with columns: LOT 2A, LOT 2B, LOT 2C, LOT 2D, LOT 2E, LOT 2F, LOT 2G, LOT 2H, LOT 2I, LOT 2J, LOT 2K, LOT 2L, LOT 2M, LOT 2N, LOT 2O, LOT 2P, LOT 2Q, LOT 2R, LOT 2S, LOT 2T, LOT 2U, LOT 2V, LOT 2W, LOT 2X, LOT 2Y, LOT 2Z

AREA TABLE BLOCK 1 and AREA TABLE BLOCK 2 with columns: LOT #, Area, Address

AREA TABLE BLOCK 4 and AREA TABLE BLOCK 5 with columns: LOT #, Area, Address



SOPRIS ENGINEERING - LLC CIVIL CONSULTANTS 502 MAIN STREET, SUITE A3 CARBONDALE, COLORADO 81623 (970) 704-0311 SOPRISENG@SOPRISENG.COM



RECEPTION#: 673270, 02/05/2021 at 01:44:57 PM, Pgs 3 of 3, Janice K. Vos Gaudill, Pitkin County, CO



Plant Key

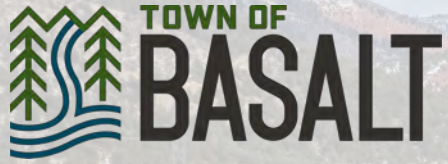
Symbol	Quantity	Common Name / Botanical Name
	44	Colorado Spruce / <i>Picea pungens</i>
	15	Ponderosa Pine / <i>Pinus ponderosa</i>
	31	Deborah Norway Maple / <i>Acer platanoides</i> 'Deborah'
	32	Sterling Silver Linden / <i>Tilia tomentosa</i>
	7	Golden Weeping Willow / <i>Salix alba</i> 'Tristis'
	7	Bur Oak / <i>Quercus macrocarpa</i>
	12	Sensation Boxelder / <i>Acer negundo</i> 'Sensation'
	22	Shademaster Honeylocust / <i>Gleditsia trilocanthus</i> inermis
	19	Narrowleaf Cottonwood / <i>Populus angustifolia</i>
	36	Crimson Sentry Norway Maple / <i>Acer platanoides</i> 'Crimson Sentry'
	14	Spring Snow Crabapple / <i>Malus</i> sp.
	27	Radiant Crabapple / <i>Malus</i> sp.
	10	Canada Red Chokecherry / <i>Prunus virginiana</i> 'Shubert'
	176	
	10 Acres	Native Grass Seed
	2.3 Acres	Bluegrass Seed

Conceptual Landscape Plan
Stott's Mill P.U.D.
 Basalt, Colorado

Date: January 21, 2016
 Revised: July 27, 2016
 January 13, 2017
 June 20, 2017
 May 1, 2022







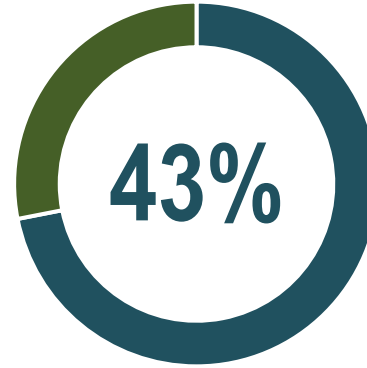
BOND INITIATIVES

DEVELOPMENT OPPORTUNITIES

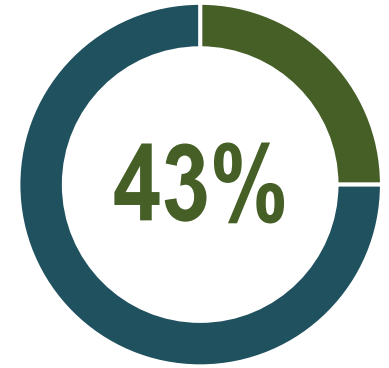
Town Owned Properties

November 9, 2023

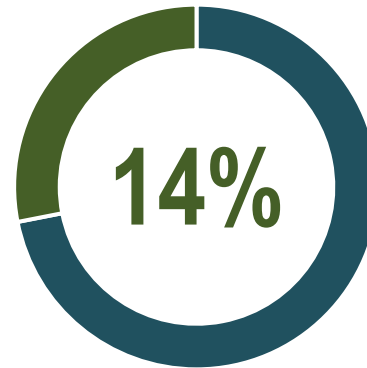
TOWN OWNED PROPERTIES



Willits: Parcel 2E



Willits: Rugby Field Adjacent



4 Lots – Stott's Mill

Willits: Parcel 2E	6-12+
Willits: Rugby Field Adjacent	12+
4 Lots – Stott's Mill	4

Potentially 22 – 28+ units

Willits: Parcel 2E

Opportunity:

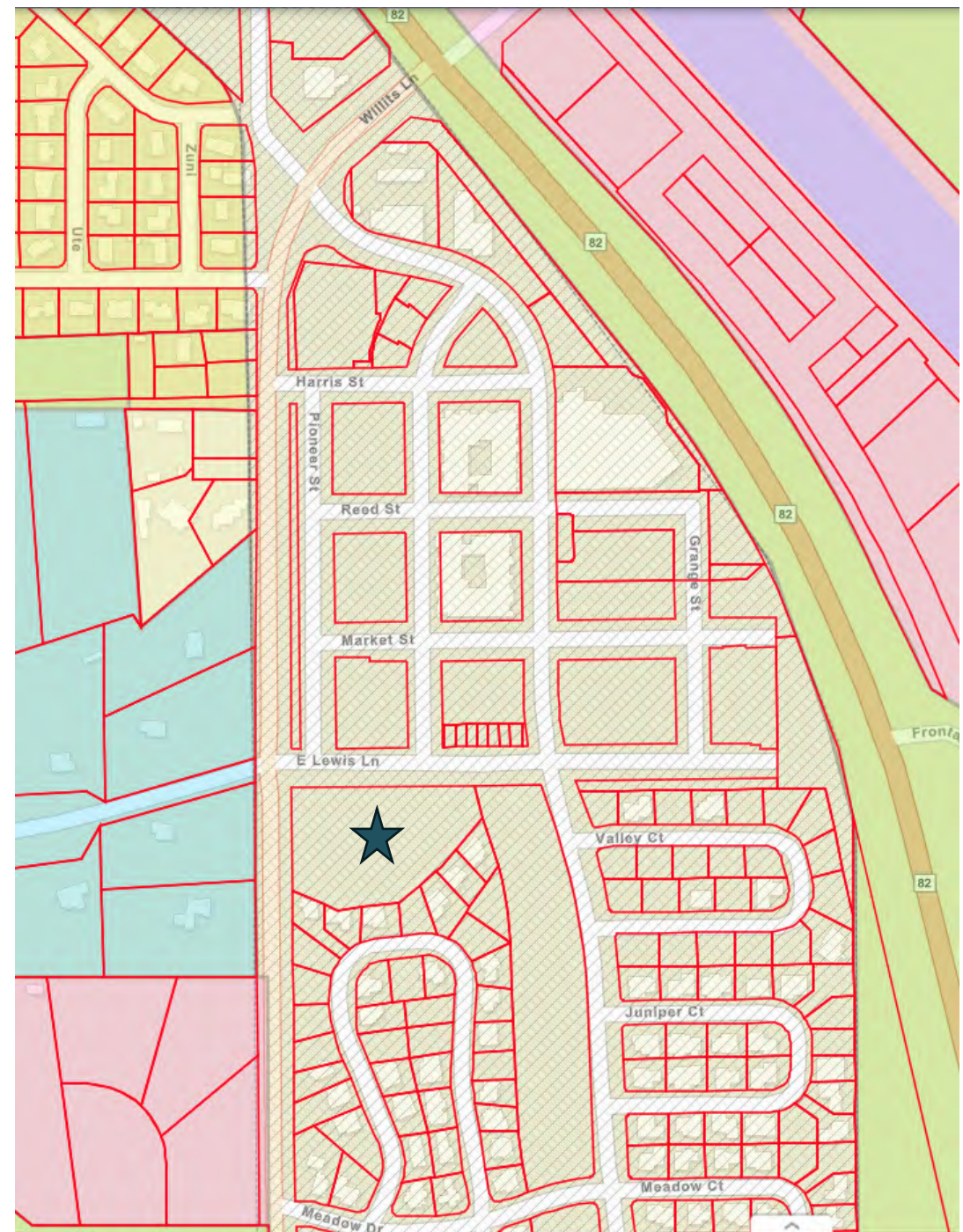
- Mixed-use development – attainable housing & daycare center
- 6 to 12+ units
- Partnership of Blue Lake Preschool, Eagle County, and Town of Basalt

Constraints:

- Wetlands area
- Adjacent established neighborhoods
- Funding

Next Steps:

- More Housing Now Tier I Grant: Planning & Infrastructure (matching requirement of 10%)
- More Housing Now Tier II Grant: Construction (matching requirement of 25%)



4 Lots : Stott's Mill

Opportunity:

- Four units
- Highly energy efficient prefabricated homes
- Town staff retention and recruiting

Constraints:

- Stott's Mill Design Standards
- Narrow lots, limited FAR

Next Steps:

- Advertise Design/Build RFP for two prefabricated homes
- Potential for four homes grant funding dependent



Basalt Affordable Housing Commission BY-LAWS

I. ROLE

The Basalt Affordable Housing Commission (BACH) provides advice to the Town Council on a variety of housing matters. The Council asks BACH to:

- A. Provide a sounding board on significant housing policy issues.
- B. Explore and cultivate partnerships that can support the development of affordable housing (e.g. Pitkin and Eagle County).
- C. Review and make recommendations on financing mechanisms for the development of affordable housing.
- D. Help support the case for new resources when necessary to fulfill the goals for affordable housing within the Town.
- E. On an annual basis, provide a plan for the planning, acquisition, financing, and/or development of affordable housing in the Basalt area.
- F. Pursue the affordable housing goals and objectives of the Affordable and Inclusive Chapter of the 2020 Basalt Master Plan to promote affordable housing in the Basalt area.
- G. Act as a referral agency to Council on affordable housing projects and applications referred to BACH by the Town Planner that are required to provide affordable housing according to the then current housing guidelines and land use code.
- H. Submit a yearly report to the Council at the beginning of each year that outlines the activities and accomplishments of BACH in the previous calendar year and meet with the Town Council upon request.



\$5.2M Bond Initiative Funds Available

Bond funding is a leveraging tool to financing development projects.

Some grants have matching requirements 10-25%.
Prop 123 funding currently undefined.



Partnerships

Daycare center
Eagle County, Pitkin County
Private sector employers



Next Steps

1. Site planning
2. Land Use applications
3. Applying for grants with municipal partners/secure funding
4. Construction



TOWN OWNED PROPERTIES

Project start date: 11/3/2023
 Scrolling increment: 0



BACH may adopt/amend/deny the recommended motion:

“I move to recommend Staff pursue affordable housing on Town Owned Properties as proposed.”