



# our town

An Amendment to the 2007 Town of Basalt Master Plan

# subarea plan



November 2015

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### **Our Town Subarea Plan**

An Amendment to the 2007 Town of Basalt Master Plan - (Adopted Version)

## Adoption - Credits

***Adopted by the Planning and Zoning Commission on October 20, 2015  
(Resolution No. 1; Series 2015)***

***Adopted by the Basalt Town Council on November 24, 2015  
(Resolution No. 54; Series 2015)***

SERVING AT THE TIME OF ADOPTION:

Basalt Town Council

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Gary Tennenbaum

Bernie Grauer

Rick Stevens

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Gary Wheeler

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Tracy Bennett, Alternate



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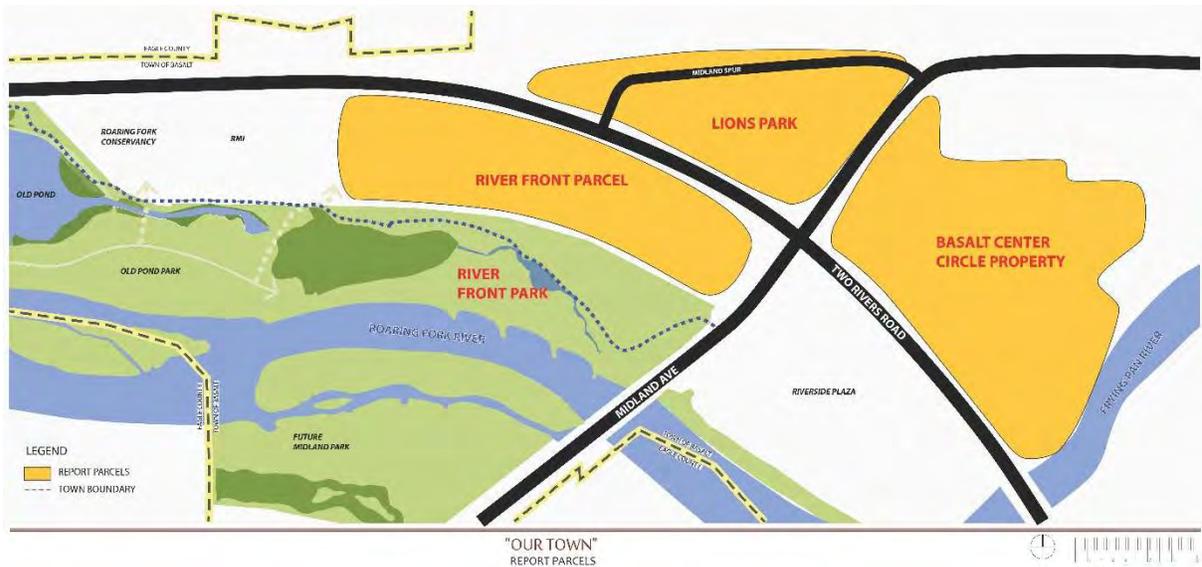
# Our Town Subarea Plan

## An Amendment to the 2007 Town of Basalt Master Plan

### Introduction/Background

Since late 2013, the Town of Basalt has been conducting an extensive interactive planning process intended to gather ideas and input from the community regarding future uses and development for an area referred to as the Our Town Planning Area (see Figure 1). The Our Town Planning Area includes the now vacant site of the Pan & Fork Mobile Home Park (MHP), Lions Park (site that contains the existing Basalt Town Hall and other public structures), and the Basalt Center Circle Property.

**Figure 1 – Our Town Planning Area Parcels**



Source: Connect One Design

The Our Town Planning process focused primarily on the issue of determining the appropriate balance between a riverfront park and commercial uses along the Roaring Fork River on the former Pan & Fork MHP site. However, the process explored a wide range



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of potential uses and ideas for the lands within the study area boundary including ways to strengthen physical and visual connections to the river corridor. Another key objective of the planning process was to seek ways to attract anchor uses that would help generate interest and vitality in the downtown core. This could occur in the form of a distinctive tenant (such as a grocery store) or a specific activity on each of the three DAAC parcels where the other uses and activities could fill in the spaces around the anchor. With the RMI Innovation Center soon to be activated, and the planned Roaring Fork Conservancy River Center, the Town also has a unique opportunity to promote and build upon the values these activities represent for our community.

The planning process engaged over 600 community residents, business owners and school children through several venues including numerous community meetings, neighborhood chat sessions, and opportunities to “drop in and draw” at Clasen’s Corner or submit comments through the Our Town Planning website. The process generated thousands of drawings and comments. In addition, two community surveys were undertaken. One survey, which was administered through the Our Town Planning website, allowed people to vote on which of three development scenarios best represented their goals. A follow-up scientific survey was conducted by ETC Institute, a professional survey company that was hired to gather additional feedback on uses and density for the Our Town Planning Area parcels.

One of the outcomes of this planning process is a report known as the Downtown Area Advisory Committee (DAAC) Report, which has been incorporated in this master plan amendment. The DAAC Report includes findings and recommendations intended to provide overarching development goals and broad-brush guidelines for achieving those goals within the Our Town Planning Area. The DAAC Report also included a Concept Map and series of images referred to as Visioning Boards.

The DAAC Report was reviewed by the Basalt Planning & Zoning Commission which then elected to make some revisions to both the Concept Map and the Visioning Boards. The Town Council also provided direction for modifications to the DAAC Concept Map via Resolution 19, Series of 2015. The version of the DAAC report included in this master plan amendment replaces the DAAC Concept Map with the Our Town Planning Map (OTPM). The OTPM is based on the DAAC Concept Map with the P&Z and Town Council Amendments. In addition, the DAAC Vision Boards are replaced with the Our Town Vision Boards (OTVB) as amended by the P & Z and Council. The Our Town Planning Map provides generalized land use recommendations in bubble diagram form and the Visioning Boards contain images depicting a variety of development themes and amenities that are encouraged within the Planning Area.

### **Authority, Adoption and Use**

In order to give the findings and recommendations contained in the DAAC Report greater weight in the development review process, the Town has elected to adopt the Report as part of an amendment to the existing 2007 Town of Basalt Master Plan (Basalt Master Plan). This document, which includes the DAAC Report, will be referred to as the “Our Town Master Plan Amendment.” It is important to note that the Town has begun the process of



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conducting a comprehensive update to the Basalt Master Plan. The Town expects to complete that process by mid2016 at which time the policies and recommendations contained in the Our Town Master Plan Amendment will be incorporated into the updated Basalt Master Plan. As a result, the Our Town Master Plan Amendment can be viewed as an interim document that will be superseded in the near future.

The Colorado Revised Statutes provide planning commissions with the authority to make and adopt master plans for the physical development of a municipality. Under the authorizing statutes the master plan is the principal tool by which municipalities may plan for future land uses, roads, utilities and the other infrastructure necessary to support forecast growth and population in accordance with community goals. State enabling legislation governing quasi-judicial actions, such as rezoning and amendments to the Land Use Code, requires that these actions be evaluated for compliance with the adopted master plan. These factors highlight the importance of the master plan as a regulatory tool for municipalities. The Statutes also specify that a master plan is an advisory document for guiding land development decisions. Section 1.3(H) of the Basalt Home Rule Charter also grants the Town Council with the power to adopt and maintain a comprehensive master plan. Therefore, the Our Town Master Plan Amendment has been reviewed and adopted as a formal amendment to the 2007 Town of Basalt Master Plan by both the Basalt Planning and Zoning Commission and the Basalt Town Council.

It is the Town's intent that the findings and recommendations contained in the Our Town Master Plan Amendment be used in conjunction with the policies and recommendations of the existing 2007 Basalt Master Plan for future planning purposes and for the purpose of evaluating development proposals within the Our Town Planning Area. Similarly, development proposals must consider the policies and recommendations contained in the Basalt Area Parks, Open Space, and Trails Master Plan (POST Master Plan), which was adopted by the Basalt Planning and Zoning Commission and the Basalt Town Council on October 1, 2013. When considering development within the Our Town Planning Area every attempt should be made to balance the goals and intent of these various planning documents. However, should there be any unresolvable conflicts or contradictions between these documents, the policies of the Our Town Master Plan Amendment shall prevail for lands located within the Our Town Planning Area only and only to the extent of the issue(s) addressed by the specific policy or policies that are in conflict.

One of the basic tenants of the existing Basalt Master Plan is that it allows room for flexibility and creativity when considering a particular development proposal's compliance with the adopted FLUM where there is evidence of consistency with the goals, objectives and other policies contained within the Basalt Master Plan. The overarching goal should be to honor the essence of the Master Plan in total and not focus too much emphasis on any single aspect of the Plan. Therefore, it should be understood that while the land use pattern and other elements shown on the OTPM are strongly recommended, they are not immutable and other options that honor the intent of the findings and recommendations in the Our Town Master Plan Amendment, as well as the policies contained in the existing Basalt Master Plan and the POST Master Plan, can be considered. This is particularly true of the recommendations shown on the OTPM for the Lions Park parcel.



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## Revised Future Land Use Map

As was the case when the FLUM contained in the existing Basalt Master Plan was adopted, the DAAC Concept Map was developed after the exploration of several alternatives through a community outreach process that involved numerous public meetings and vigorous discussion. The outcome of this process was a recommended land use pattern which differs from what's shown on the 2007 Future Land Use Map. In order to resolve the potential for confusion regarding the Town's intentions for development of the lands within the Our Town Planning Area, the official FLUM for East Basalt has been amended as shown on Figure 2 of this Master Plan Amendment. Figure 2 shows the boundary for the Planning Area and refers to the OTPM for guidance regarding future land uses, roadways, public plazas and open space. Since this master plan amendment deals solely with the Our Town Planning Area, the revised FLUM is limited to the parcels within the Planning Area boundary. For all other areas of Town, the FLUM's contained in the existing Basalt Master Plan (Figures 12a, 12b and 12c) will continue to serve as the official future land use maps.

Figure 2 utilizes the same graphic technique for showing recommended future land use as was depicted on the future land use maps within the existing Basalt Master Plan. This technique involves utilizing bold colors and white labels to highlight recommended future land uses where the future use differs from the existing use. Where the recommended future land use is the same as the existing land use the color on the map is muted with a dot pattern screen.

The recommended land uses depicted on the OTPM for the developable portion of the Pan & Fork MHP site represent an evolution of the Town's thinking for this property since the 2007 Basalt Master Plan was adopted. The FLUM in the adopted 2007 Basalt Master Plan shows the Mixed Use Commercial (MUC) land use category extending along the Two Rivers Road frontage all the way from Midland Avenue on the east to the RMI Innovation Center site on the west. The OTPM confines the area intended for mixed use development to roughly the western half of the Pan & Fork MHP site along the Two Rivers Road frontage. This represents a shift in emphasis toward more open space along the river in the downtown area. This is consistent with one of the main objectives of the Town's master plans dating back to the 1999 Master Plan, which is to acknowledge the importance of the Fryingpan and Roaring Fork rivers and to incorporate them in the design and implementation of new projects, both public and private.

The term "mixed-use" as used on the Our Town Planning Map is intended to express the Town's preference that development of the parcels within the Our Town Planning Area express the character of multiple buildings with a mix of complimentary uses. This term is not intended to require that every building contain a mix of uses or that every parcel within the study be required to be developed with a mix of uses. The intent is to achieve an overall character similar to that of the existing downtown core which is comprised of buildings that contain one or more complimentary uses."

The community's perceptions regarding the importance of preserving physical and visual access through to the river corridor from within the downtown area has probably been



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heightened by the recent clearing of the structures and vegetation from the Pan & Fork MHP site. In addition, the development reviews associated with the RMI Innovation Center and RFC River Center office building projects have provided real-world examples of how development will affect the sense of connection to the river corridor.

### **Revised Typology Map and Typology Descriptions**

This section includes an amended Typology Map and Typology Description Sheets to provide further guidance for land use and development within the Our Town Planning Area. The Typology Map and Description Sheets include a new neighborhood type (2d – Our Town Vitality Area), which covers the entire Our Town Planning Area. The Typology Description sheets incorporate the Core Values and Guiding Principles from the DAAC Report. They also include images and text intended to further illustrate the Town's intent with respect to the character of development within the Our Town Planning Area. The typology descriptions should be used in conjunction with the other policies and recommendations contained in this master plan amendment and in the 2007 Master Plan as a guide for development proposals and development reviews.

### **Potential Zoning Changes and Other Recommendations**

In order to move forward with implementation of the DAAC Report, the Town Council approved Resolution No. 03, Series of 2015. This Resolution identified several initial steps for implementing the recommendations contained in the Report (see Table 1 in the appendix), including revising the Basalt Master Plan which is being accomplished by this Amendment. The Town anticipates that the steps listed in Table 1 will continue to be expanded and refined in order to achieve Community Goals.

One of the purposes of master planning is to provide a guide for potential zoning changes through the designation of future land uses (Future Land Use Map) and other recommendations addressing development characteristics such as density, building height, and the amount of required open space. The general idea is to amend the official zoning map to make it more compatible with the FLUM, either on a parcel-by-parcel basis as development occurs, or through a more proactive approach initiated by the Town itself.

The DAAC Report includes a recommendation to review the Town's existing Community Serving Commercial (CSC) zoning to determine whether it could be used to implement the findings contained in the Report. This recommendation is hereby expanded to state that the Town should evaluate the best zoning to achieve the findings and recommendations contained in the DAAC Report. This analysis should include the evaluation of zone districts contained within the existing Zoning Code (Chapter 16 of the Basalt Municipal Code) as well as any potential new district(s), if necessary.

The Basalt Center Circle Property has a variety of complex issues and constraints which will need to be carefully considered in order to achieve community goals while permitting the successful redevelopment of this property. The findings and recommendations contained in the DAAC Report provide a basic framework for considering the development potential



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of this property. However, a more detailed analysis is warranted in order to better plan for internal circulation, parking, building density and other development and community character related issues. The redevelopment of the Basalt Center Circle Property will be an important project that has the potential to significantly enhance the downtown area if properly planned. Examples of issues include the need to implement pedestrian connections to and through this property to provide access to Midland Avenue, to the river corridor, and to other adjacent businesses. This issue was highlighted as something that needs to be front and center by members of the Planning Commission during the review and adoption of this Master Plan Amendment. In addition, this site has been considered as a possible location to accommodate public parking to help address the downtown parking shortage. The Town should consider coordinating with the property owners to conduct a special area study to address the unique challenges and opportunities associated with this property.

One of the key recommendations of the DAAC report is to connect the Town to the rivers and preserve physical and visual access to the rivers. The Town completed the Basalt Area Parks, Open Space and Trails Master Plan (POST Master Plan) in October of 2013. This document also emphasizes the importance of enhancing pedestrian and bicycle connectivity and includes planning principals to be considered in the design and development of new trails and walkways. This document should be reviewed for recommendations that could be implemented to further the goals of the DAAC plan related to trails and pedestrian connectivity. In addition, the Town should consider studying potential routes for new trails or extensions of existing trails to better connect the downtown area with the river corridor and with the surrounding residential neighborhoods.

One of the important recommendations of the POST Master Plan and actions resulting from the Our Town Planning effort is to implement the Two Rivers Greenway Master Plan. This has also been identified as a top priority in the Town Council's 2015 Work Plan. As part of that effort, the Town will be holding additional public hearings to consider refinements to that plan including the Woonerf concepts included in the DAAC report. Another topic of consideration will be making Two River's Road a one-way corridor in order to make a less-expensive platform for pedestrians and bicyclists.

The members of the Planning and Zoning Commission also emphasized the need to create active streetscapes and meaningful connections throughout the Our Town Planning Area and these are emphasized in the typologies which are discussed later in this amendment. Also discussed was the need to ensure that future development blends with the character of the existing downtown and that this should be accomplished, at least in part, by incorporating some character-based provisions in the language of any zone districts that might be adopted for use within the Our Town Planning Area.

There are a number of the other issues that are important to the future of downtown Basalt and that have not been addressed in any detail in the DAAC Report or in this Master Plan Amendment. Among these issues are addressing the downtown parking shortage and the long-term plan for Basalt's administrative offices, which are located in Lions Park. The Town is currently in the process of conducting a more comprehensive update of the 2007 Town of Basalt Master Plan and these issues could be a topic of consideration during that



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process. However, potential developers contemplating development proposals on lands within the Our Town Planning Area should be aware that the Town will be expecting such projects to address parking needs during the development review process. Projects which go beyond providing that parking which is required solely for their project and offer additional parking to offset the downtown shortage are encouraged.

### **Next Steps and Master Plan Adaptability**

Communities are constantly changing and planning documents should allow enough flexibility to adapt to those changes while achieving the goals and objectives contained within them. As an example, the Our Town Planning Map was intentionally drawn using generalized bubble diagrams to avoid being overly rigid in terms of the precise location and magnitude of future development and to encourage creative thinking with respect to the best way to achieve the findings and recommendations contained in the DAAC report and in this Master Plan Amendment.

This Master Plan Amendment should be viewed as an important step in a community-based effort to improve and enliven Basalt's historic downtown core. Implementation of the findings and recommendations contained in the DAAC Report can be achieved through a variety of measures such as refinements of the Our Town Master Planning Map. The Town Council's recent move to clarify which portion of the former Pan & Fork Site can be used for potential buildings versus the area to be reserved for park/open space (see Town Council Resolution 19, Series of 2015) is an example of such a refinement.

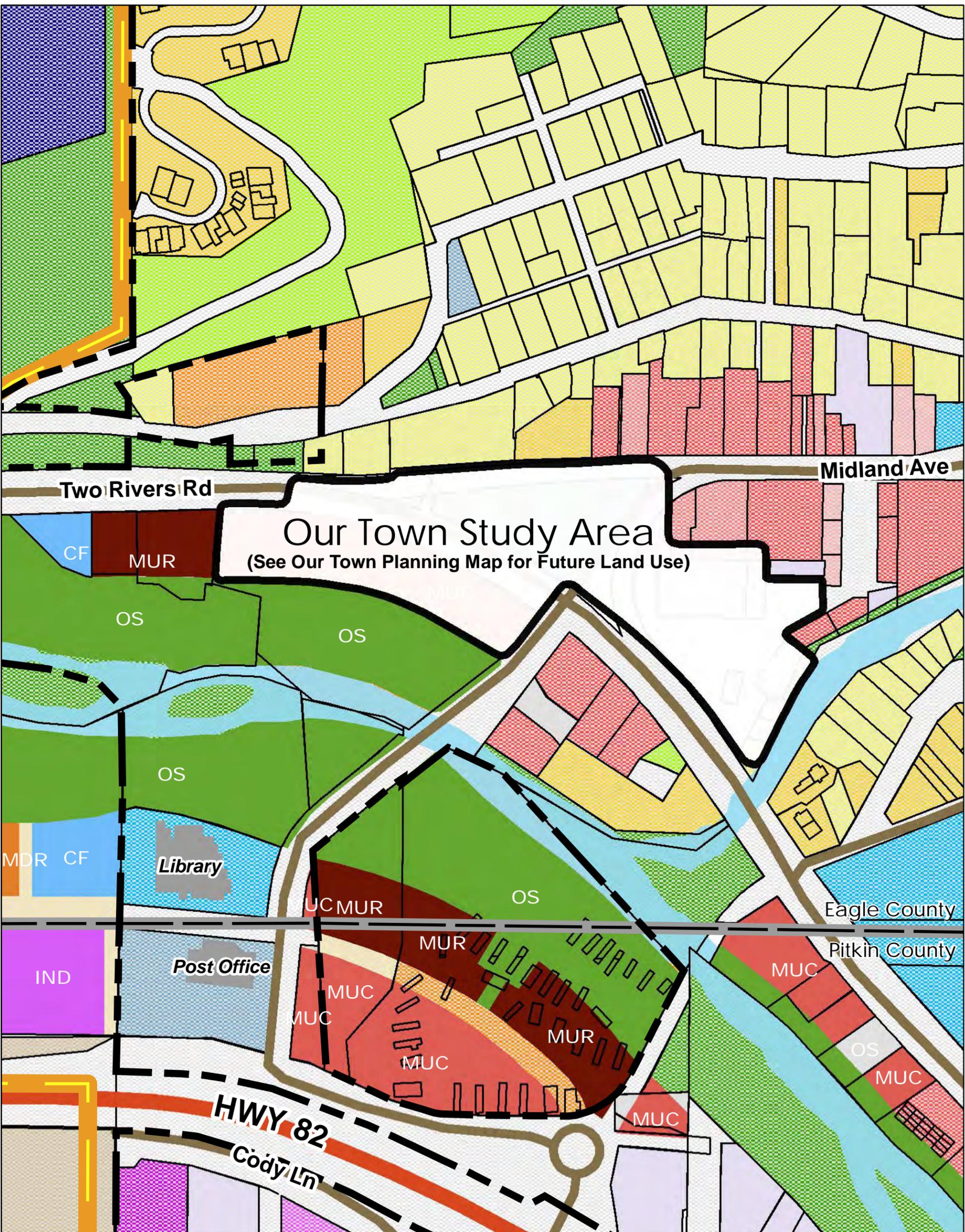
At the time this Master Plan Amendment was being prepared, the Town of Basalt was continuing to work on more detailed planning studies for the parcels located within the Our Town Planning Area boundary. These studies, which were analyzed by the Basalt Planning & Zoning Commission through an iterative process involving the review of numerous alternatives, examined development factors that were considered beyond the scope of the Our Town Master Plan Amendment (e.g. building square footage, massing, height, and footprint location). However, the detailed planning studies were conducted with an understanding of the findings and recommendations contained in the DAAC Report and in a prior draft of this Master Plan Amendment.

During the process of evaluating the more detailed planning studies, the Basalt Planning and Zoning Commission made recommendations as to a preferred alternative for a portion of the Our Town Planning Area (Pan & Fork Parcel, Lions Park and Merino Park) to the Town Council for consideration at their July 28, 2015 meeting. The Council supported the Planning Commission's efforts and directed its financial advisor to conduct a fiscal analysis of the preferred alternative as well as alternatives with both lesser and greater development density in order to provide a comprehensive fiscal impact picture that brackets a range of development options (see Resolution No. 34, Series of 2015). Efforts such as these are expected to continue in order to implement this Master Plan Amendment.



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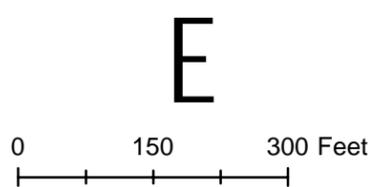


Mapping by Denise Tomaskovic & TGMalloy Consulting

Town Boundary	SERV Service	LDR Low Density Residential
Urban Growth Boundary	CF Community Facility	MDR Medium Density Residential
MUC Mixed Use Commercial	POS Private Open Space	HDR High Density Residential
IND Light Industrial	OS Public Open Space	MUR Mixed Use Residential

Notes:

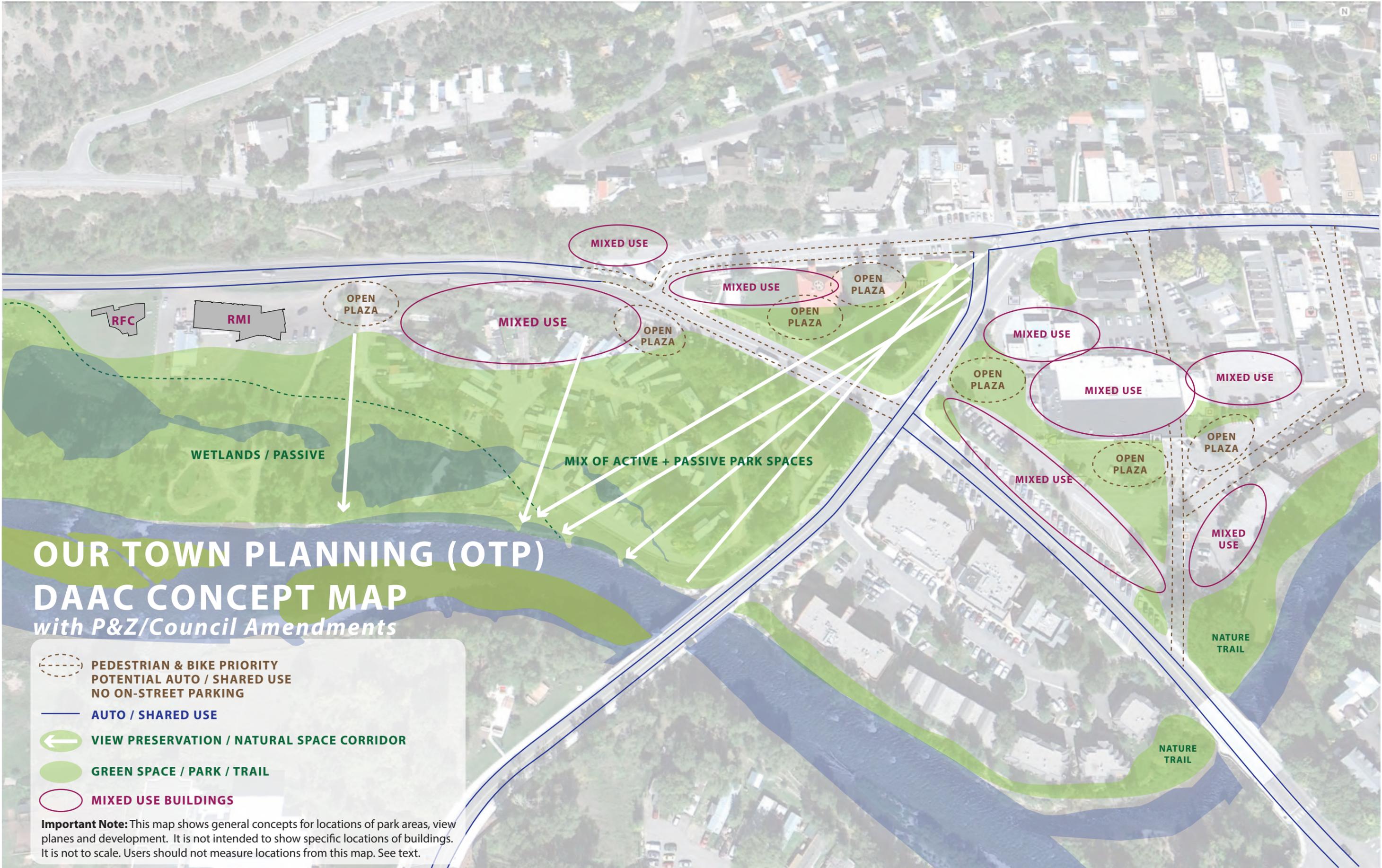
- 1) Bold colors and white labels indicate future land use and stippled colors show existing or committed land use (see Figure 5 and Table 2.7.1).
- 2) See typologies and text for additional guidance on desired land uses.
- 3) Affordable housing to be included throughout all land use categories.



Our Town Master Plan Amendment



Figure 2 Amended Future Land Use Map



MIXED USE

MIXED USE

OPEN PLAZA

OPEN PLAZA

MIXED USE

OPEN PLAZA

OPEN PLAZA

MIXED USE

MIXED USE

MIXED USE

WETLANDS / PASSIVE

MIX OF ACTIVE + PASSIVE PARK SPACES

MIXED USE

OPEN PLAZA

OPEN PLAZA

MIXED USE

# OUR TOWN PLANNING (OTP) DAAC CONCEPT MAP with P&Z/Council Amendments

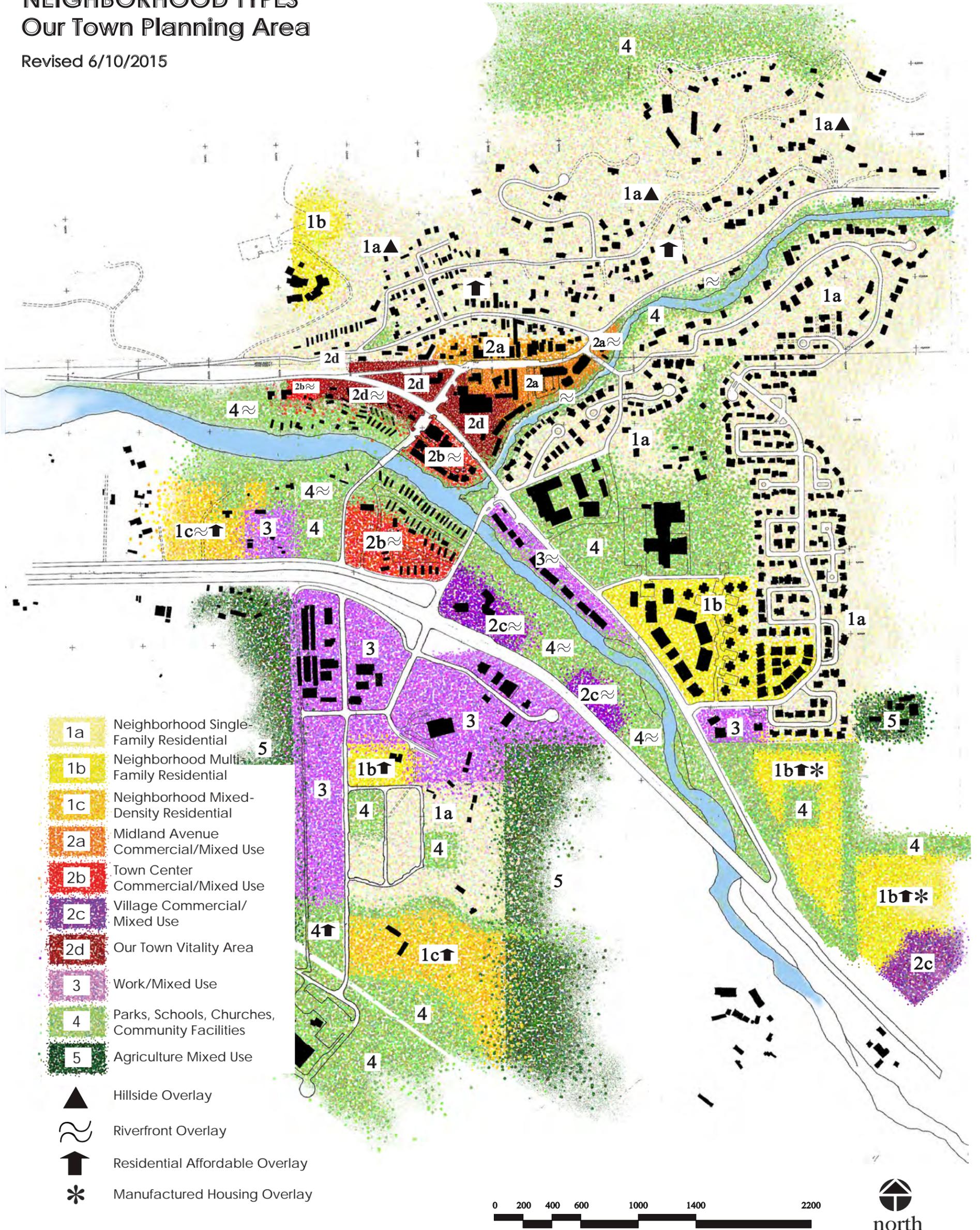
- PEDESTRIAN & BIKE PRIORITY  
POTENTIAL AUTO / SHARED USE  
NO ON-STREET PARKING
- AUTO / SHARED USE
- VIEW PRESERVATION / NATURAL SPACE CORRIDOR
- GREEN SPACE / PARK / TRAIL
- MIXED USE BUILDINGS

**Important Note:** This map shows general concepts for locations of park areas, view planes and development. It is not intended to show specific locations of buildings. It is not to scale. Users should not measure locations from this map. See text.

# Our Town Master Plan Amendment

## NEIGHBORHOOD TYPES Our Town Planning Area

Revised 6/10/2015



# BASALT 2015 MASTER PLAN TYPOLOGIES

## OUR TOWN VITALITY AREA



### OUR TOWN PROCESS CORE VALUES:

- 1) Don't lose our small-town charm;
- 2) Bring the rivers to the forefront of the Town's identity;
- 3) Promote vitality and sustainability (physical and economic).

### OUR TOWN PROCESS GUIDING PRINCIPLES:

- 1) Connect the Town to the rivers;
- 2) Preserve significant physical and visual access to the rivers;
- 3) Improve Lions Park;
- 4) Allow density to drive revitalization;
- 5) Provide a "There There" destination for residents and guests alike.



Promote vitality and sustainability through design and through the proliferation of outdoor gathering spaces.



### What is "There There"?

"There There" is a matter of individual taste and style. Some people call it "pride of place" or "sense of place." Others refer to it as "heart and soul" or the "integration of life and spirit." Basalt's "There There" is an aggregate of funkiness, down-home comfort, authenticity, surprise, discovery, identity, irreverence, and vitality.



Utilize water features in outdoor spaces to strengthen water as a community theme.

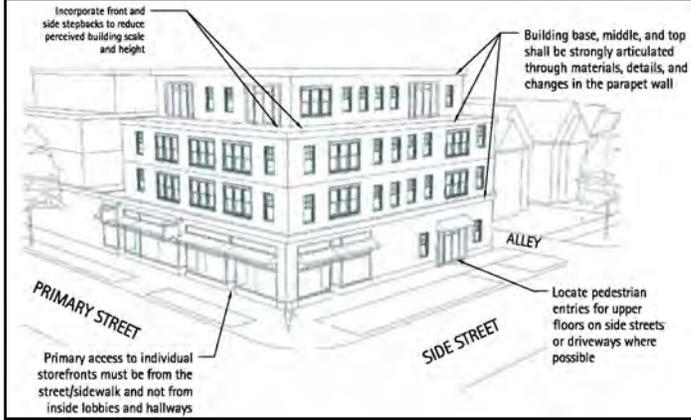


River facilities that offer opportunities for everyone to participate in their own way encourage diverse interaction and promote an awareness of the river as part of the Town.

# BASALT 2015 MASTER PLAN TYPOLOGIES



## OUR TOWN VITALITY AREA



Consider four stories on the Basalt Center Circle property to act as a focal point or feature of the downtown. To minimize the impact on the public streetscape, four-story building elements should be located toward the interior portion of the site. Varying the setback from the street is also encouraged



Simple, strong building forms with elements that enhance interest along the street and related to other nearby buildings are recommended.

Reduce impact of taller buildings by using rooftop gables or stepping upper floors back from street.



A strong orientation to the street and attention to building height will be important for structures along the east side of Two Rivers Road facing the Gold Rivers Court development.



Promote accessibility and pedestrian prominence, rather than cars, on downtown streets and throughout community gathering places.

Use buildings and landscaping to frame views from downtown through to the river corridor.



Identify Basalt as "The River Town" by providing numerous artful connections between the town and the rivers. These could include pocket parks, plazas with fountains, and other water-oriented features and activities.



# APPENDIX



## A - Initial Implementation Steps Table



**Table 1**  
Initial Implementation Steps  
(Resolution No. 03, Series of 2015)

	<b>Project</b>	<b>Who</b>	<b>Notes</b>	<b>Schedule</b>
<b>A. PHYSICAL AND LEGAL</b>	Town Assessment of Infrastructure Deficiencies	<ul style="list-style-type: none"> <li>• Town Engineer</li> <li>• Consultants</li> <li>• Utility Providers</li> <li>• Public Works Department</li> </ul>	To include Our Town Planning Area plus Midland Avenue and Two Rivers Road	
	Complete land survey and title research	<ul style="list-style-type: none"> <li>• Title &amp; Survey Companies</li> <li>• Consulting Attorneys</li> </ul>	This task is almost complete	
	Identify and resolve legal obstacles	<ul style="list-style-type: none"> <li>• Town Attorney</li> </ul>	Some issues have been identified and work is being done on them	
	Analyze physical constraints	<ul style="list-style-type: none"> <li>• Consultants</li> </ul>	Includes slope review by Old Recycle Site and adjacent to Midland Spur	
<b>B. COMMITTEES AND BOARDS</b>	Analyze and Develop Land Use Regulations	<ul style="list-style-type: none"> <li>• P&amp;Z</li> <li>• Potentially consultants</li> </ul>	Includes analyzing current CSC Zone District for amendment and applicability to River Front Parcel (aka development portion of Pan & Fork Property) and Analysis of creating a form-based code	
	Master Plan Amendments - Review and Revise applicable portions of the Town's adopted Master Plan to incorporate recommendations	<ul style="list-style-type: none"> <li>• P&amp;Z</li> </ul>		
	Re-activate Two Rivers Greenway Master Plan	<ul style="list-style-type: none"> <li>• POST</li> </ul>	Includes public hearing and discussion to determine if modifications are necessary to 2007 Plan	
	Create Park Plan & construction documents for River Front Park	<ul style="list-style-type: none"> <li>• POST</li> </ul>		
	Work on pedestrian connections to Downtown	<ul style="list-style-type: none"> <li>• POST</li> </ul>		
	Refine program for bringing arts into the Downtown	<ul style="list-style-type: none"> <li>• ARTS Council</li> <li>• Wylly Arts Center</li> </ul>		
	Refine and Plan Affordable Housing Projects in Downtown	<ul style="list-style-type: none"> <li>• BACH</li> <li>• Housing Corporation</li> </ul>		
	Conversations with Property Owners to understand their potential roles in implementing DAAC Report	<ul style="list-style-type: none"> <li>• Town Manager</li> <li>• DAAC members</li> </ul>		
<b>C. FINANCIAL</b>	Determine Benefit/Cost Analysis of major infrastructure Improvements	<ul style="list-style-type: none"> <li>• Town Manager</li> </ul>	Some ideas will cost significant funds.	
	Determine which financial tools the Town will utilize to implement the Plan	<ul style="list-style-type: none"> <li>• Town Financial Advisor</li> <li>• Town Manager</li> <li>• Town Council</li> </ul>	See Kimmel Memo dated October 30, 2014 to DAAC	
	Revise 10-Year CIP to Include Infrastructure for Implementing Plan	<ul style="list-style-type: none"> <li>• Town Manager/Finance Director</li> </ul>		

B - DAAC Report



# Downtown Area Advisory Committee Report

Submitted by moderator Paul Andersen

## Introduction

The Downtown Area Advisory Committee was formed of ten citizen volunteers in October 2014 to further the “Our Town” planning process. They took very seriously the public trust invested in their efforts.

The ten members represented a broad cross-section of the Basalt community. Their often divergent views enlivened a series of moderated conversations that took place with respectful, open dialogue toward the challenging goal of rejuvenating downtown Basalt.

As the conversations evolved, committee members discovered common ground in their shared values for Basalt. What emerged was a common love for this town, its rural, small town intimacy, easy social pace, and beautiful natural setting. These values are reflected in this report.

## Process

From the start, the committee acknowledged the “Our Town” input of hundreds of Basalt residents of all ages and backgrounds. Identified public goals were distilled into three core values:

- 1) Don't lose our Small Town charm
- 2) Bring the Rivers to the forefront of the Town's identity
- 3) Promote Vitality and Sustainability (Physical & Economic)

The committee agreed to form their conversations around a set of five guiding principles:

- 1) Connect the Town to the Rivers
- 2) Preserve significant physical and visual access to the Rivers
- 3) Improve Lions Park
- 4) Allow density to drive revitalization
- 5) Provide a “There-There” destination for residents and guests alike

Broad planning concepts emerged through mapping exercises and slide shows revealing how other communities with river parks, historic townscapes and commercial/residential developments have addressed similar opportunities.

Toward the end of the process, Lowe Enterprises – a large, local resort developer – announced it had taken an interest in eventually owning the Community Development Corporation (CDC)

property on the Roaring Fork site with plans to build a “boutique hotel” and associated residences.

With free market involvement, the committee’s role suddenly shifted from theory to actuality. Rather than mire in the minutia of design details the committee agreed to step back and offer broad brush strokes toward overarching development goals.

This report reflects those goals as preserving rural, small town values while accommodating economic development and social vibrancy. Keeping Basalt small, intimate and vital was the glue that held the committee together and gradually achieved a mood of consensus.

The Findings below reference the parcels shown in the diagram below:



## Findings

### **Connectivity between downtown and the rivers through visual and physical access**

A well-integrated townscape should provide easy and appealing connections between parks, rivers and commercial components of Basalt's historic downtown. These connections are critical so that each may benefit from the other. Downtown Basalt and the proposed new river parks should provide activities and amenities that complement one another and invite the flow of people between them.

#### Recommendations:

1. Preserve open view planes between downtown and River Front Park.
2. Link rivers and downtown with safe, easy trails for bikes, pedestrians, baby strollers, wheelchairs, runners, children, etc.
3. Include access to the Frying Pan River in trail linkages.
4. Consider small water features throughout town connecting the two rivers and integrating water as a community theme.
5. Keep Basalt pedestrian friendly for safe walking access to all amenities and integrate appropriate access features for people of all abilities.
6. Rethink and possibly reconfigure parking and roadways to encourage better integration between commercial, residential, parks, trails and open space.
7. Use directional signs and maps to orient pedestrians, cyclists, etc.
8. Maintain as much public green space as possible at River Front Parcel on the Roaring Fork.
9. Provide for active and passive recreation opportunities:
  - Fishing, boating, park play areas, Frisbee, biking, lounging, picnicking, live music...

### **Improve Lions Park**

As a midpoint between historic, commercial downtown and River Front Parcel, Lions Park should provide an inviting transition between the two with open view planes and trail linkages. This could necessitate moving Town Hall, the Wylie Art Center, and the Chamber of Commerce caboose to new locations, and possibly bringing the ground up to street level. Lions Park could potentially absorb some development density from the CDC/Lowe's project at River Front Parcel. This could be achieved in a land swap between the developer and the Town as a way of maximizing the River Front's public green space and providing cross-street development dynamics with opposing structures along Two Rivers Road where it divides Lions Park and River Front Parcel.

## Recommendations:

1. Lions Park should form a smooth transition between entertainment and passive & active recreation at River Front Parcel.
2. Designate any development density to the periphery of Lions Park along Midland Spur and toward the west end of Two Rivers Road, but not along Midland Avenue, in order to avoid blocking visual and physical access to River Front Park.
3. Seek mixed use development to benefit entrepreneurs and entice a younger demographic.
4. Improve the sharp intersection at Midland Spur and Midland Avenue to ease traffic flow, possibly with a traffic circle.

## **Allow density to drive revitalization**

Appropriate residential and commercial density in Basalt's downtown core is necessary to attract people and make Basalt vibrant and economically viable. Density must not overpower Basalt's rural character and charm, but it should offer affordable housing opportunities that invite young families and eclectic "characters" into the social mix. Cultural amenities should be part of the dynamic by bringing a festival spirit to the downtown core.

## Recommendations:

1. Provide a diverse package of low-impact municipal parking solutions within or near downtown which are visually pleasing.
2. Keep Town Hall, the Wyly, and the Chamber in or near the downtown core, but explore new locations for these important facilities.
3. Consider four stories in the Basalt Center Circle property as a peak elevation and density feature.
4. Residential development should be compact, affordable and multi-faceted.
5. Explore uses or repurposing for vacant downtown commercial/office spaces.
6. Include vitalizing activities downtown
  - Affordable and mixed housing
  - Performing arts and Wyly Art Center
  - Festival amenities/outdoor market
  - Social mixing places – coffee houses, brewery, Turkish Bath House, etc.
7. Locate commercial development at Basalt Center Circle along Two Rivers Road to front the Riverside Plaza blocks.
8. Encourage a phased plan that includes coordinated redevelopment of the three critical parcels – River Front Parcel, Lions Park and Basalt Center Circle.
9. Plan for multi-season uses and activities.
10. Create opportunities for social and cultural diversity
11. Protect the rural, historic character of old town Midland Avenue.
  - Reduce vehicles and street parking.
  - Promote a funky, eclectic style.

- Maintain Basalt’s authentic western atmosphere.
  - Respect Midland Avenue’s period architecture
12. Review the CSC Zone District to determine if it could be modified and used to implement some of the findings in this report.

## **Putting the “There There”**

The “There There” is a matter of individual taste and style. Some call it “pride of place” or “sense of place.” Others refer to it as “heart and soul” or the “integration of life and spirit.” Basalt’s “There There” is an aggregate of funkiness, down home comfort, authenticity, surprise, discovery, identity, irreverence, and vitality.

These enlivening values are best realized through an organic evolution of community influences that conspire, serendipitously, to bring people together within a unique social and physical context. The sum of the experience should be attractive, fun, inspiring, unique and memorable.

### Recommendations:

1. Promote accessibility and pedestrian prominence, rather than cars, on downtown streets and throughout public and commercial gathering places.
2. Establish an entrepreneurial atmosphere rather than a tourist contrivance, building on RMI’s innovative community buzz.
3. Place an emphasis on natural landscapes and features rather than confining downtown with looming, overshadowing structures.
4. Make Midland Avenue a conduit for the flow of the “There” at the east end of Midland Avenue and the “There” at River Front Park.
5. Encourage and recognize diversity in every walk of community life and every commercial enterprise.
6. Make Basalt a place where memories are formed and shared as a unique community that resonates with visitors and locals.
7. Keep Basalt’s identity attached to rivers, mountains and Western ambiance.
8. Identify Basalt as “The River Town” by providing artful connections between the town and the rivers.
9. Invite an entrepreneurial spirit by keeping open opportunities for creative self-expression and community vibrancy.

## Conclusion

Looking at Basalt holistically has given the committee a rare insight into their community. Honoring their findings requires decision makers to look anew at their town and explore it with a fresh sense of adventure, possibility and collaboration.

## Concept Map

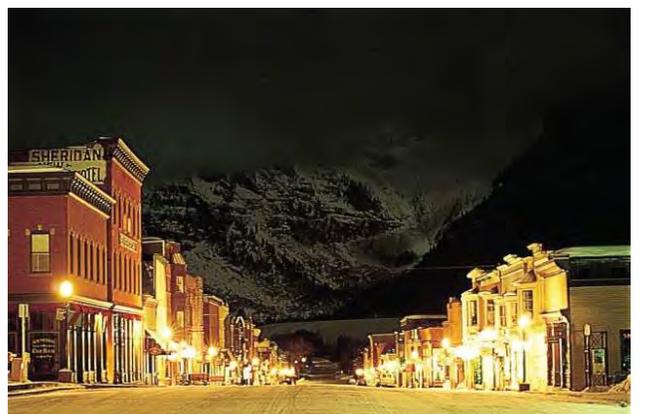
The Committee created a conceptual map showing in bubbles general development guidelines for the Our Town Planning Area.

## Vision Boards

The following vision boards show a variety of development themes and amenities the Committee identified for the Our Town Planning Area.











# C - P&Z Adoption Resolution



**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF  
BASALT, COLORADO, ADOPTING THE OUR TOWN SUBAREA PLAN: AN  
AMENDMENT TO THE 2007 TOWN OF BASALT MASTER PLAN**

**TOWN OF BASALT, COLORADO  
RESOLUTION NO. 01  
SERIES OF 2015**

WHEREAS, the Town of Basalt Planning and Zoning Commission (hereinafter "Commission") is authorized by Section 31-23-206, C.R.S., "to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governmental body having jurisdiction thereof, which in the Commission's judgment bear relation to the planning of such municipality." The Commission has made and is prepared to adopt the Our Town Subarea Plan: An Amendment to the 2007 Town of Basalt Master Plan (herein "OTP Amendment") and recommends its adoption by the Town Council as provided for in Section 1.3(H) of the Home Rule Charter.

WHEREAS, the Town of Basalt through various actions of the Town Council and Commission have identified alternative approaches for the development and redevelopment of the downtown corridor.

WHEREAS, the Town Staff and its consultants received maps from the public and held chat sessions from January, 2014 through May, 2014. Over 600 people participated in the discussion through numerous information meetings, chat sessions, planning meetings with school children, and drop-in discussions at Clasen's Corner with more than 300 drawings submitted, translating into more than 3,000 ideas. This portion of the effort culminated in a Summary Findings Meeting on May 29, 2014, a report entitled, "Our Town Planning: A Report on Informal Networks, Basalt 2014"; and a vote for Option 2 of three options presented at that time.

WHEREAS, Council Resolution No. 54, Series of 2014, established the Downtown Area Advisory Committee (DAAC) and directed Staff to continue the community survey

work with the 'Our Town' Planning process to obtain scientific responses as to how the community would like the downtown area to be developed.

WHEREAS, DAAC presented its report to the Town Council and the Commission on December 18th, the results from the survey conducted by ETC on the community's current thinking of the redevelopment of the Our Town Area are now available, and the Council approved Resolution No. 03, Series of 2015 accepting the DAAC report and outlining the next steps. Resolution No. 03, Series of 2015 directed the Commission to review and revise applicable portions of the Town's adopted Master Plan to incorporate the DAAC recommendations.

WHEREAS, the Council, after receiving community input from several meetings and correspondence received from the public, subsequently adopted Resolution No. 19, Series of 2015 which concurred that building(s) and park should both occur on the CDC Property, identified a Proposed Downtown Planning Map as a potential buildings and park plan and directed Staff to seek additional public input.

WHEREAS, the Commission reviewed options for development within the area covered by the proposed planning map, held a public hearing on June 2<sup>nd</sup> at the Basalt Library and had several work sessions where the Commission reviewed and modified the OTP Amendment.

WHEREAS, The Town Council adopted Resolution No. 34 which asked the Commission to provide for additional opportunities to listen to the public to further the future adoption of the Master Plan amendments that will be necessary to implement the community's vision.

WHEREAS, the Commission held a public hearing on Monday, August 31<sup>st</sup> at the Basalt Library and took additional public comments in writing and voted to transmit the Amendment to the Town's referral agencies.

WHEREAS, the Commission held a public hearing on Tuesday, October 20<sup>th</sup>, considered the input presented to date and is now prepared to adopt the Amendment and recommend its approval to the Basalt Town Council.

WHEREAS, the Commission recognizes that the public, referral agencies, and Town Staff provided the Commission and the Council with the necessary research, analysis and advice to reach appropriate conclusions; and

WHEREAS, it is the finding of the Commission that the recommendations, policies and goals outlined in the OTP will guide the development of the Town in the Our Town Planning Area in accordance with present and future needs of the Town and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF BASALT, COLORADO:

1. The Planning and Zoning Commission of Town of Basalt hereby finds, determines, and declares that all findings made above in the Recitals are adopted as a part of this Resolution, and the adoption of the OTP Amendment as a supplement to the 2007 Basalt Master Plan is necessary and proper for the health, safety, and welfare of the Town of Basalt, Colorado, and the inhabitants thereof.
2. The OTP Amendment as presented at the October 20, 2015 meeting is hereby adopted.
3. The OTP Amendment is adopted as a supplement to the 2007 Basalt Master Plan. The Subarea Plan includes text and maps replacing and superseding portions of the 2007 Basalt Master Plan relating to the Our Town Planning Area.
4. A Copy of the OTP Amendment shall be available for review at the Office of the Town Clerk of the Town of Basalt and on the Town's website.

Approved by a vote of 5 to 0 this 20<sup>th</sup> day of October, 2015.

TOWN COUNCIL OF BASALT, COLORADO

ATTEST:

By: 

Dylan Johns, Chair

  
Denise Tomaskovic, Recorder

# D - Town Council Adoption Resolution



**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BASALT, COLORADO,  
ADOPTING THE OUR TOWN SUBAREA PLAN: AN AMENDMENT TO THE 2007 TOWN  
OF BASALT MASTER PLAN**

**TOWN OF BASALT, COLORADO  
RESOLUTION NO. 54  
SERIES OF 2015**

WHEREAS, the Town of Basalt Planning and Zoning Commission (hereinafter "Commission") is authorized by Section 31-23-206, C.R.S., "to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governmental body having jurisdiction thereof, which in the Commission's judgment bear relation to the planning of such municipality." The Commission has made and adopted the Our Town Subarea Plan: An Amendment to the 2007 Town of Basalt Master Plan (herein "OTP Amendment") and recommends its adoption by the Town Council as provided for in Section 1.3(H) of the Home Rule Charter.

WHEREAS, the Town of Basalt Town Council (hereinafter Council) is authorized by Section 1.3(H) of the Home Rule Charter to adopt and maintain a comprehensive Master Plan for the Town.

WHEREAS, Section 1.3(H) of the Home Rule Charter requires that any development review application filed with the Town under this Section, including but not limited to, all applications for planned unit development, site plan, special review, rezoning or text amendment shall demonstrate that the proposal is in general conformance with the Master Plan as then in effect and that any such development application shall require a finding by the approving body that the application is in general conformance with the Master Plan as then in effect.

WHEREAS, the Town of Basalt through various actions of the Council and Commission have identified alternative approaches for the development and redevelopment of the downtown corridor.

WHEREAS, the Town Staff and its consultants received maps from the public and held chat sessions from January, 2014 through May, 2014. Over 600 people participated in the discussion through numerous information meetings, chat sessions, planning meetings with school children, and drop-in discussions at Clasen's Corner with more than 300 drawings submitted, translating into more than 3,000 ideas. This portion of the effort culminated in a Summary Findings Meeting on May 29, 2014, a report entitled, "Our Town Planning: A Report on Informal Networks, Basalt 2014"; and a vote for Option 2 of three options presented at that time.

WHEREAS, Council Resolution No. 54, Series of 2014, established the Downtown Area Advisory Committee (DAAC) and directed Staff to continue the community survey work with the Our Town Planning process to obtain scientific responses as to how the community would like the downtown area to be developed.

WHEREAS, DAAC presented its report to the Council and the Commission on December 18, 2014, the results from the survey conducted by ETC on the community's current thinking of the redevelopment of the Our Town Area are now available, and the Council approved Resolution No. 03, Series of 2015 accepting the DAAC report and outlining the next steps. Resolution No. 03, Series of 2015 directed the Commission to review and revise applicable portions of the Town's adopted Master Plan to incorporate the DAAC recommendations.

WHEREAS, the Council, after receiving community input from several meetings and correspondence received from the public, subsequently adopted Resolution No. 19, Series of 2015 which concurred that building(s) and park should both occur on the CDC Property, identified a Proposed Downtown Planning Map as a potential buildings and park plan and directed Staff to seek additional public input.

WHEREAS, the Commission reviewed options for development within the area covered by the proposed planning map, held a public hearing on June 2, 2015, at the

Basalt Library and had several work sessions where the Commission reviewed and modified the OTP Amendment.

WHEREAS, The Town Council adopted Resolution No. 34 which asked the Commission to provide for additional opportunities to listen to the public to further the future adoption of the Master Plan amendments that will be necessary to implement the community's vision.

WHEREAS, the Commission held a public hearing on Monday, August 31, 2015, at the Basalt Library and took additional public comments in writing and voted to transmit the Amendment to the Town's referral agencies.

WHEREAS, the Commission held a subsequent public hearing on Tuesday, October 20, 2015, considered the input presented to date, and subsequently adopted the OTP Amendment and recommended its approval to the Council by approving P&Z Resolution No. 01, Series of 2015.

WHEREAS, the Council recognizes that the public, referral agencies, and Town Staff provided the Commission and the Council with the necessary research, analysis and advice to reach appropriate conclusions.

WHEREAS, it is the finding of the Council that the recommendations, policies and goals outlined in the OTP will guide the development of the Town in the Our Town Planning Area in accordance with present and future needs of the Town and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BASALT, COLORADO:

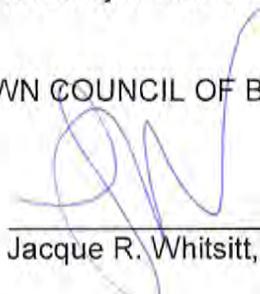
1. The Council hereby finds, determines, and declares that all findings made above in the Recitals are adopted as a part of this Resolution, and the adoption of the OTP Amendment as a supplement to the 2007 Basalt Master Plan is necessary

and proper for the health, safety, and welfare of the Town of Basalt, Colorado, and the inhabitants thereof.

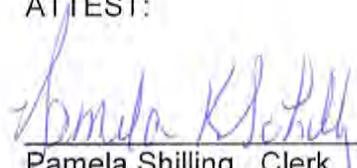
2. The OTP Amendment as presented at the November 24, 2015, Council meeting is hereby adopted.
3. The OTP Amendment is adopted as a supplement to the 2007 Basalt Master Plan. The Subarea Plan includes text and maps replacing and superseding portions of the 2007 Basalt Master Plan relating to the Our Town Planning Area.
4. A Copy of the OTP Amendment shall be available for review at the Office of the Town Clerk of the Town of Basalt and on the Town's website.

Approved by a vote of 5 to 2 this 24<sup>th</sup> day of November, 2015.

TOWN COUNCIL OF BASALT, COLORADO

By:   
\_\_\_\_\_  
Jacques R. Whitsitt, Mayor

ATTEST:

  
\_\_\_\_\_  
Pamela Shilling, Clerk



