



Section 4: Goals and Objectives

INTRODUCTION

“A goal statement is a declaration of an intentional result or outcome...it doesn’t tell you how to get there but merely where you want to end up. Goals are reached in stages; piece-by-piece, bit-by-bit. Each step can be thought of as an objective along the way. Simply, you can think of objectives as the work determined as important to reach the goal. Objectives outline the path to your goals. For a more conscious trip, clear and measurable objectives are a necessity.”¹

Goals and objectives are a critical part of problem solving especially in complex organizations, and there is no organization more complex than a community. Goals and objectives are statements of policy; recommendations of what needs to be done and how. The following goals and objectives are a revision of the goals and objectives established in the *1999 Basalt Master Plan*. The process of updating these goals and objectives included the careful review of the *1999 Basalt Master Plan* and other past planning studies, the evaluation of the 2005 Community Profile Survey, conducting public meetings, and holding a series of meetings with the Planning Commission. The following goals and objectives reflect the views of the community with respect to the important issues facing Basalt and the mid-valley area.

¹ *The Universal Traveler, A soft systems guide to creativity, problem solving and the process of reaching goals*, Don Koberg and Jim Bagnall, Copyright William Kaufmann, Inc. (1976).



These goals and objectives were used throughout the process of updating the *1999 Basalt Master Plan*, including evaluating adjustments to growth boundaries and policies, revisions to the future land use plan and the other implementation recommendations that are included in this document. They should also be relied upon in conjunction with the other information and recommendations in this Plan to evaluate future development proposals. In addition, they will provide valuable guidance for the Town in its own plans for infrastructure and parks improvements and planning.

GOALS AND OBJECTIVES STATEMENTS

4.1 FUTURE LAND USE

2005 Community Survey Results:

- 1) Preservation of small-town character was identified as the most important issue to residents and businesses. Preservation of rural buffer was second most important issue.
- 2) 73.5% of voters prefer less growth or growth at about the same rate as at the present time.
- 3) Purchasing more riverfront property was identified as high priority for voters and property owners.

Goal: Conserve agricultural land, river frontage and open space around the community. Encourage compact, efficient, pedestrian, and transit-oriented development with distinct commercial centers. The Town discourages strip commercial and low-density urban sprawl development and encourages a concentric development pattern. The Town values a development pattern that incorporates community facilities and amenities such as schools, religious facilities and libraries within close proximity to existing commercial and residential areas. The Town also values mixed use and live/work arrangements, provided these projects are consistent with the other community goals outlined in this document especially those related to Land Use, Environment and Community Character;

Objectives:

- 4.1.1 Ensure that solutions for preserving agricultural lands and open space respect the rights of land owners to make reasonable use of their lands;
- 4.1.2 Aggressively pursue preservation of agricultural lands consistent with the Future Land Use Plan using a palette of methods including conservation easements, transferable development rights, an open space fund, limited development regulations, density bonuses, clustering, etc.;
- 4.1.3 Ensure that future growth is fiscally supportable and can be served with the necessary and appropriate services and facilities without creating any undue financial burden on the Town. As part of this effort, establish methods for ensuring that development pays its own way and does not create an economic burden on the community;



- 4.1.4 Determine the appropriate balance between residential and commercial development and establish policies to achieve this balance;
- 4.1.5 Maintain an open space buffer between East Basalt and West Basalt to prevent urban scale development which would merge these two developed areas, while providing convenient and safe vehicular and trail connections between the two;
- 4.1.6 Encourage projects that incorporate mixed use and live/work concepts, provided these projects are consistent with the other community goals outlined in this document;
- 4.1.7 Involve land owners and citizens within the community (including the Three Mile Planning Area) in the decision making process regarding land use, infrastructure and service issues;
- 4.1.8 Solutions to land use and infrastructure issues should utilize incentives where possible and disincentives as necessary; and
- 4.1.9 Continue exploring the use of TDRs and the issues associated with the creation of a TDR program and regulations.

4.2 GROWTH

2005 Community Survey Results:

- 1) Preservation of small-town character was identified as the most important issue to residents and businesses. Preservation of rural buffer was the second most important issue.
- 2) 73.5% of voters prefer less growth or growth at about the same rate as at the present time.
- 3) Environmental quality was identified as third most important issue to property owners and businesses.
- 4) Over 70% of voters and businesses expressed the desire for restrictions on location and type of development in rural areas.
- 5) Over 66% of voters and property owners and over 55% of business owners support restrictions on density.
- 6) Over 91% of voters and property owners identified scenic/visual quality as the most important value for the Town.

Other Information:

- 1) Since the *1999 Basalt Master Plan* was adopted, Basalt's population has grown at an average annual rate of 3.4%. This is approximately 2.7% less than the average annual growth rate for the 5 years leading up the adoption of the current Master Plan (1995 to 1999). The average annual growth rate for the 10 years 1996-2005 shown in Table 2.2.1 is approximately 4.8%.
- 2) Assuming growth occurs at the ten-year average (approximately 4.8%); Basalt's population would grow to approximately 4,006 by the year 2010. This is an increase of 837 persons or 26% greater than the Town's 2005 population.



Goal: Ensure that future growth reflects sensitivity to the natural environment occurs at a slow rate and is consistent with the concept of economic and community sustainability and is consistent with other goals and objectives of this master plan, particularly those related to land use, transportation and environment.

Objectives:

- 4.2.1 Establish measures to control growth and reduce the rate of growth to a rate less than the 4.8% annual rate of population growth experienced in the last ten years;
- 4.2.2 Promote and support projects that provide quality growth (development which is consistent with the goals, objectives and policies contained in this master plan, does not create a financial burden on the community and provides significant benefits to the community);
- 4.2.3 Prohibit retail and service commercial growth that does not forward the community's economic development goals, as defined in this master plan, or is regional in scale and would move the community further toward becoming a regional commercial center; and
- 4.2.4 Urban Growth Boundary (See the objectives under "Three Mile/Annexation").

4.3 THREE MILE/ANNEXATION

Goal: Ensure that future growth in the Three Mile Planning Area surrounding the Town of Basalt (including El Jebel) is done in a cost-efficient yet high-quality manner and is consistent with community values and traditional town planning principles. These principles promote compact, dense development designed to encourage pedestrian circulation, distinct transitions from urban to rural areas, well-defined town centers which serve as both community gathering places and commercial centers, and transportation/street systems based on the concept of providing alternative routes and modes for getting from place to place. These principles also include the idea of carefully integrating appropriately scaled shopping areas, parks, open space, and public facilities such as schools, religious facilities, libraries and recreational facilities within close proximity to town centers.

Objectives:

- 4.3.1 Strictly enforce the UGB identified in this master plan to ensure that future development occurs within or close to existing developed areas. *The UGB may only be changed if the Town Council determines that it be modified for purposes of providing 100% replacement housing for the relocation of the Roaring Fork Mobile Home Park and/or the Pan and Fork Mobile Home Park;*[♦]

[♦] The Planning and Zoning Commission included the italicized language in its adoption of the 2007 Master Plan. The Town Council voted to remove this language in its resolution of adoption (see Town Council Resolution No. 14, Series of 2007 in the Appendix of this document).



- 4.3.2 Establish intergovernmental agreements with Eagle and Garfield Counties and modify the existing agreement with Pitkin County, as necessary, to encourage development consistent with the Town's Future Land Use Plan and to promote a high level of cooperation and coordination between the Counties and the Town in the planning and review of future development proposals;
- 4.3.3 Work with Pitkin and Eagle Counties on Sub-Area planning studies within Basalt's Three Mile Planning Area;
- 4.3.4 Ensure that proposed annexations will not diminish the Town's capacity to maintain the current service levels or adequacy of public facilities provided to the existing community, and that public services and facilities can be provided to the proposed annexation area at the appropriate time and to the same standard as those services available to the existing community. The provision and maintenance of public services and facilities should not place an inappropriate financial burden on the Town or its residents and business owners;
- 4.3.5 Petitions for annexation shall be accompanied by a sketch plan showing the proposed land uses, street and lot layout, common open space and any other significant features of the project. The request shall also include a request for rezoning consistent with the Town's Zoning Code and the Master Plan;
- 4.3.6 Lands needed for public purposes (schools, fire stations, trails, parks, libraries, etc.) shall be identified as part of any request for annexation and shall be dedicated to the Town or other appropriate public entity;
- 4.3.7 Lands needed for replacement housing or employee housing mitigation shall be identified as part of any requirement for annexation and shall be included within any request for rezoning of the annexing property;
- 4.3.8 Dedications should meet or exceed current code requirements reflective of the extra impacts associated with annexations of new lands. In the case of parkland, a dedication of two acres of parkland per 125 estimated residents should be provided unless fees in lieu of parkland or other options are negotiated as part of the annexation agreement. Evaluate formulas for increasing other dedication requirements where annexation is involved;
- 4.3.9 Ensure that future annexations address park dedications necessary to implement the Basalt River Master Plan;
- 4.3.10 All rights-of-way for major and minor streets will be dedicated in accordance with this master plan; and
- 4.3.11 All infrastructure shall be compatible with the Town's standards.



4.4 INFRASTRUCTURE/UTILITIES

2005 Community Survey Results:

- 1) Over 81% of voters and 71% of property owners identified public schools as an important value for the Town of Basalt. However, only 33% of property owners and 30% of voters gave a favorable assessment of the current public schools
- 2) Over 90% of voters and property owners identified water/quality and quantity as an important part of quality of life in Basalt.
- 3) Providing more parking was not among the most important issues for voters, property owners or businesses.
- 4) Over 74% of property owners and over 78% of voters favor requiring developers to pay impact fees.

Other Information:

- 1) Despite losing the Lucksinger Spring, the Town added two wells to its raw water system and increased domestic water production by approximately 56% since the *1999 Basalt Master Plan* was completed.
- 2) Enrollment in public schools within the Basalt Attendance Area (pre-school through 12) increased by 2.9% between 1997 and 2004.

Goal: Public investment in infrastructure should be done in a cost-effective way based on the community's desire to provide all reasonably necessary facilities and services. In part, this goal should be achieved through compact and efficient development patterns and effective phasing. Infrastructure improvements and expansion should serve the Town's growth, land use, and environmental goals, not vice versa.

Objectives:

- 4.4.1 Adopt mechanisms (regulations, agreements, etc.) to guide the planning and installation of future utilities where those utilities are required to serve future development projects;
- 4.4.2 Continue to refine mechanisms to ensure that future development projects pay their own way. Some existing and possible future mechanisms include:
 1. Concurrency regulations;
 2. Impact fees (roads, recreation);
 3. Subdivision improvement agreements;
 4. Uniform standards for all roads and infrastructure facilities;
 5. Public/private partnership agreements or tax increment financing;
 6. Performance zoning;
 7. Special assessments; and
 8. Annexation agreements.



- 4.4.3 Develop a capital improvements plan to guide the installation and funding for future infrastructure improvements;
- 4.4.4 Review and monitor existing agreements between the Town and the mid-valley and Basalt Sanitation Districts to ensure that they promote the Goals and Objectives of the Basalt Master Plan. Strengthen relationships with all other infrastructure and service providers to ensure coordination and cooperation in the planning and installation of all future infrastructure and service improvements so that such improvements further the community's goals, particularly those related to land use, growth, and environment;
- 4.4.5 Continue to administer the existing school impact fee and examine other tools to enhance educational opportunities in the area, including the establishment of a charter school;
- 4.4.6 Require new developments to connect to existing water and sewer systems. Prohibit the proliferation of small private water and sewer systems; and
- 4.4.7 Prepare a long-term parking plan for the downtown area including measures to control on-street parking (e.g., time limits, zones, paid parking) and policies and plans to create off-street public parking facilities. Parking facilities should be planned in concert with the community's efforts to reduce reliance on the automobile and further the economic development objectives of the community. Require new commercial development and redevelopment in the Town core to provide parking that is not reserved solely for the development but can be made available to help alleviate the parking shortage in the downtown area; and
- 4.4.8 The Town will seek to underground all existing and new overhead transmission lines except where the undergrounding would have a negative impact on the environment (e.g. where significant vegetation would have to be removed, etc.).

4.5 HOUSING

2005 Community Survey Results:

- 1) In the 2005 Community Profile Survey, affordable housing was not identified as among the most important issues for voters, property owners or businesses. However in the 2007 outreach effort many citizens identified affordable housing as a critical for the future of Basalt.
- 2) In the 2005 Community Profile Survey, less than 46% of property owners and just over 52% of voters favor requiring all new developments to include some affordable housing while 55% of business owners supported this idea.

Other Information:

- 1) The average sales price of a home in Basalt was \$556,557 in 1999. The average sales price for 2004 was \$679,703. This represents a 22% increase since 1999. Average sales price dropped for two years after the September 11th disaster but has been rising since 2002.
- 2) Median household income within the Town of Basalt rose by more than 52% between 1998 and 2003.



- 3) The 2005 housing inventory shows that 298 new multi-family units (including ADUs and EDU's, which were not counted in 1999) have been constructed since the *1999 Basalt Master Plan* was completed. However, excluding ADUs and EDU's (but including mobile homes), the multi-family portion of Basalt's total housing stock has dropped by 2% since 1999.

Goal: Promote the development of a diversity of housing close to existing and planned commercial and transit centers, thus providing for residents with different economic and housing needs and giving mid-valley employees the opportunity to live affordably and close to where they work.

Objectives:

- 4.5.1 Preserve existing, local resident housing;
- 4.5.2 Prepare community-wide Housing Needs Assessment to evaluate the current housing stock as compared to the housing demand and identify priorities for future housing development. This report should be updated annually;
- 4.5.3 Explore a wide range of affordable housing strategies to produce housing for local residents in an amount consistent with findings and recommendations of the Housing Needs Assessment. These strategies shall, at a minimum, significantly increase the percentage of the housing stock that is affordable. Solutions should include the appropriate balance of rental and ownership housing;
- 4.5.4 Consider amending the Basalt Land Use Code to increase the affordable housing mitigation requirement for new residential development on property within the existing town boundary from the current 20% to 30% or more. In addition, the Town should study the impacts and benefits of increasing the level of employee mitigation for all new commercial development to something greater than the current 20%;
- 4.5.5 For residential development projects on properties outside the town boundary where annexation is being requested, the Town should require that a minimum of 50% of the total proposed dwelling units be deed restricted affordable housing, with 30% of the total units being fully deed restricted to Category levels consistent with the Town's policies and the Town of Basalt Community Housing Guidelines, and 20% being Resident Occupied and restricted as to residency and appreciation. In addition, one third (1/3) of the fully deed restricted, Category level units (10% of the total project units) should be specifically reserved for replacement housing;
- 4.5.6 Establish the administrative framework necessary for managing and pursuing the development of affordable housing including options for intergovernmental agreements and contracts with existing agencies, affordable housing corporations, and housing authorities;
- 4.5.7 Seek to balance the production of new and infill housing with job creation in order to achieve a balance between residents and jobs and to ensure that new housing units provide housing which can be obtained by persons employed in the area;



- 4.5.8 The location and scale of housing projects should be consistent with environmental constraints and should further the community's other goals as identified in this document, especially those related to land use, growth and community, and neighborhood character;
- 4.5.9 Housing for local residents is an issue that the Town should address in collaboration with the other jurisdictions in the region. The Town should continue to use Mountain Regional Housing and explore other entities to assist in helping meet the administrative needs associated with providing affordable housing in the mid-valley area;
- 4.5.10 Seek to attract and encourage developers to produce local resident housing. Bring together cooperative partners and consider public-private and public-nonprofit partnerships. Encourage developers to build smaller homes on smaller lots. Publicize good local resident housing solutions by local builders. Encourage developers and land owners to pursue innovative approaches in the pursuit of developing affordable housing;
- 4.5.11 Establish mechanisms and formulas for determining the required housing mitigation for future development projects. Look at opportunities for providing temporary housing for construction or other temporary workers that would be converted to permanent housing;
- 4.5.12 Continue promoting policies and locations appropriate for accessory dwelling units to be integrated into both the redevelopment of existing neighborhoods and the development of vacant parcels;
- 4.5.13 Identify specific locations in Town with particular potential for greater densities (including taller structures) within one half mile of existing commercial centers and in close proximity to transit facilities in order to avoid suburban sprawl and auto dependence;
- 4.5.14 Promote the mixed use of appropriate parcels to encourage energy efficiency and a reinvigoration of the downtown core;
- 4.5.15 Provide information to the business community on what employers can do to help their employees with housing in order to promote voluntary employer participation programs;
- 4.5.16 Continue growing the housing fund and utilizing citizen committees, as necessary, to work on housing issues. Establish and maintain a housing database (housing needs assessment), and establish a community housing trust;
- 4.5.17 Identify locations and develop regulations that would encourage small-scale, high-density starter housing which is affordable. Some characteristics that could be utilized to help make starter housing units affordable include; simple finishes, small house size, higher density (8-10 du/acre minimum), and shared parking. The Co-housing model would also be an acceptable approach to achieving affordable housing; and
- 4.5.18 Revise Town Code to stem the loss of accessory dwelling units and small multi-family units that has been occurring and encourage these types of units to provide work-force housing and diversity in the community's housing inventory.



Section 4: Goals and Objectives

4.6 TRANSPORTATION

2005 Community Survey Results:

- 1) Traffic was not among the top three most important issues for the Town. However, approximately 37% of business owners and 35% of property owners gave this issue a high priority.
- 2) Building pedestrian and bicycle trails and creating a safe pedestrian crossing on Highway 82 are the top two improvements people want the Town to make.
- 3) Traffic flow received a poor assessment by residents but was not identified as a significant issue.
- 4) Being within walking distance of services was identified as the fifth most important reason for living in Basalt.

Goal: *Create a transportation system that emphasizes and integrates multiple modes of travel and serves the existing population centers as its first priority. The system should also emphasize safety and the desire to unite and connect the various parts of Town. The transportation system should be designed to minimize operation and maintenance costs and support and complement the goals contained in this master plan, particularly those related to land use and growth. The design of the transportation system should promote the idea that streets and other transportation corridors and facilities can be gathering places and play an important role in creating a sense of place and in furthering the appearance and character of the Town.*

Objectives:

- 4.6.1 Ensure that the impacts on the transportation and pedestrian systems are properly evaluated during the development review process;
- 4.6.2 Seek ways to improve the main intersections with Highway 82 (within the Town) to create a greater sense of entry consistent with the physical character of Basalt;
- 4.6.3 Create a future land use plan showing major street alignments, transit routes and facilities, pedestrian, hiking and biking trails, and all other significant transportation-related facilities. The plan should incorporate the following concepts:
 - 1) The transportation system should be designed to serve the community's needs, not vice versa;
 - 2) The transportation system should be planned to provide multiple routes to most destinations and should accommodate vehicles (including mass transit), bicycles, and pedestrians. Pedestrians, bicycles and vehicles should be treated equally in the layout and design of streets and intersections. Pedestrian circulation and traffic-calming measures should be emphasized in the downtown area and in higher density residential areas. Some measures include: designing a complete street system that addresses the full range of community needs providing bicycle lanes of adequate width in the street,



providing sidewalks of adequate width (especially along routes identified as key links in the trails system), designing intersections with clear crosswalks and neckdowns where possible, discouraging the use of roundabouts that exhibit poor design for pedestrian circulation, establishing good signs for pedestrian and bicycle routes, minimizing street width while maintaining emergency access, and maintaining low speed limits;

- 3) Design the transportation system using as a guide the goal of having 80% of the residential dwellings within a quarter mile of existing or planned transit stops. Transit stops should be located near existing or planned convenience and service commercial facilities to encourage use of transit and accommodate the needs of commuters. Transit stops should be located and designed to allow easy transfer from one mode of travel to another (car to bus, bike to bus, bus to train, etc.). Transit stops should include a shelter, lighting, bike storage, and should comply with ADA (Americans with Disabilities Act) standards;
- 4) Park and ride facilities should be moderately sized and dispersed throughout the community (as opposed to one or two large facilities). The Town should encourage public/private partnerships in the development of future park and ride lots and other public parking facilities, where appropriate; and
- 5) Trails (See goals and objectives under Open Space/Parks/Recreation & Trails section on the following page);

4.6.4 Explore the land use and transportation related issues and opportunities that the Town of Basalt would be faced with, assuming a valley-wide bus rapid transit system were to become a reality. The following concepts should be considered:

- 1) The work done to date in the planning for the valley-wide bus rapid transit system should be acknowledged, but the Town should maintain as its highest priority a system that provides regional transit while furthering the goals and objectives of the Town of Basalt;
- 2) Transit stations should be located where they maximize the capture rate of existing residents, minimize the need for park and ride lots and shuttle services, enable the most efficient land use pattern, create the least amount of additional growth and associated impacts (e.g., local traffic), and strengthen, not create competition with, existing commercial centers; and
- 3) Transit-oriented development (TOD) principles should be utilized in the design and layout of the area surrounding transit stations;
- 4) Work with the New Century Transportation Foundation and other transportation groups to seek solutions to transportation issues that promote long-term economic prosperity and a healthy environment.

4.6.5 The Town supports the idea of a valley-wide rail system in the future if it were ever to become an economically viable alternative for transportation. The Town would want to participate fully in the process of developing a rail system and would require that the rail system be carefully planned to integrate with the Town's transportation system;



- 4.6.6 Coordinate land use planning, transit corridors, future transit and street system improvements, and funding of such improvements with the Roaring Fork Transportation Authority (RFTA), and other local, regional, and state transportation service providers and agencies;
- 4.6.7 Parking (See objectives under “Infrastructure/Utilities”);
- 4.6.8 Prepare and implement a plan for the utilization and management of Two Rivers Road. The plan should address whether to close down all or portions of this road to through traffic, how to handle bus routing, issues created by the extension of Midland Avenue and associated roadway improvements, and ways to enhance the river corridor as a public gathering and recreation facility; and
- 4.6.9 Support the implementation of the *Basalt Complete Street Design Manual*.

4.7 PARKS/RECREATION & TRAILS

2005 Community Survey Results:

- 1) Preservation of the rural buffer was identified as the second most important issue for voters and property owners.
- 2) The top 5 recreational activities that residents wanted to see included in the Town’s recreation programs are: Adult Cross Country Skiing, Hiking, Yoga, Mountain Biking and Nature Tours.
- 3) When asked how they would allocate a \$100 budget for projects and services (over and above normal services), voters and property owners indicated they would spend approximately \$22 to \$24 on the purchase of parks and open space and approximately \$16 on developing parks and playgrounds. When combined, this represents 38% to 40% of total \$100 budget. Voters and property owners also indicated they would spend approximately \$13 on arts and culture.
- 4) Roughly 79% of voters and property owners supported building pedestrian and bicycle trails.
- 5) Purchasing more riverfront property was supported 58% of property owners and 59% of voters.
- 6) Parks and trails were identified as a high priority by approximately 82% of voters and property owners.
- 7) Recreational opportunities were identified as a high priority by 73% of property owners and 78% of voters.
- 8) Arts and culture was identified as a high priority for approximately 60% of voters and property owners.

Trails Goal: Provide a bicycle and pedestrian system linking neighborhoods to schools, parks, transit systems, commercial areas and public lands that creates a safe and convenient alternative to vehicular transportation both locally and regionally and also provides recreational opportunities for area residents.



Objectives:

- 4.7.1 Aggressively pursue safe, convenient and attractive pedestrian and bicycle crossings at all Highway 82 intersections between East and West Basalt. Also, establish more direct bicycle and pedestrians connections between the major intersections with Highway 82 to promote a more complete and convenient trail system and to make Highway 82 less of a barrier for pedestrians and bicyclists;
- 4.7.2 Where possible, trails should be separated from streets. Trail alignments should avoid environmentally sensitive areas. The trail system should be designed for both commuting and recreational use;
- 4.7.3 New development should provide for new trails at the time of development, and in accordance with the trails plan and input from public groups as appropriate in implementing trails. This should be a standard policy whether the project is in the County or the Town;
- 4.7.4 Standard cross sections for major streets should include a safe bicycle path or separate lane;
- 4.7.5 The Town and adjoining counties should work toward joint adoption of trail design standards to assure compatibility for interconnected trail segments;
- 4.7.6 Trails planning in environmentally sensitive areas should receive careful review and minimize negative impacts by limiting access and maintaining appropriate setbacks; and
- 4.7.7 Trails planning should take full advantage of existing features that may help facilitate development of new trails. These include underutilized highway rights-of-way, abandoned rail corridors, the Old Stage Road above the Fryingpan River, historically utilized paths, the Two Rivers Road right-of-way and trails on public lands.

Recreational Facilities Goal: Provide diverse, year-round recreational opportunities for persons of all ages and abilities. The term “recreation”, as used in this statement, is intended to apply to the body, mind and spirit. Recreational facilities and programs should be planned to serve both local residents and tourists and should be designed at a scale appropriate to the intended use and the surrounding environment. Recreational uses and facilities should also be consistent with the other goals and objectives identified in this plan, especially those related to land use, transportation and environment.

Objectives:

- 4.7.8 Implement plans for the Crown Mountain Park property as submitted by the Town to Eagle County. If plans for the Park are modified the Town should participate in the process to ensure that the needs of Basalt and other mid-valley residents are reflected in any revised plans;
- 4.7.9 Monitor ongoing plans to phase in additional ball fields as necessary;
- 4.7.10 Require active recreational facilities from developers as part of parks and recreation mitigation when such facilities are identified in this master plan for the property being considered for development;



- 4.7.11 Work with the Crown Mountain Taxing District to ensure that their capital and recreation programs further the objectives stated at the time the District was established;
- 4.7.12 Begin the process of establishing a performing arts/cultural/community center. This shall include identifying the desired programs or components of the facility, seeking funding sources, and identifying potential sites;
- 4.7.13 Obtain the appropriate fishing access points. Abandon, consolidate and revegetate “bandit trails” that are harming the riparian environment. Require fishing easements along river frontage when reviewing future development proposals, provide additional roadside parking, improve existing roadside parking areas, and add signage to inform anglers where and where not to access the rivers;
- 4.7.14 Work with Roaring Fork Conservancy to realize the goal of constructing a nature center in the mid-valley area;
- 4.7.15 Work with all environmental groups in the valley to help preserve the valley’s natural heritage and make the valley’s environmental values known to its citizens and tourists;
- 4.7.16 The Town will pursue additional cross-country skiing trails as part of the Crown Mountain Park facilities; and
- 4.7.17 Pursue ways to allow year-round use of the Arbaney Pool while keeping energy consumption to a minimum.

4.8 ENVIRONMENT

2005 Community Survey Results:

- 1) Environmental quality was identified as the third highest issue for property owners and business owners.
- 2) Scenic quality and water quality were the most important values to property owners and voters. Property owners and voters also gave a high assessment for the current state of scenic quality and water quality.
- 3) Approximately 54% of voters and property owners supported making improvements to the Roaring Fork River to eliminate flooding problems.
- 4) Approximately 73% of voters and property owners placed a high value on the recycling program.

Goal: Protect and enhance the natural environment, recognizing that it is the source of the community’s physical and economic health. Minimize the adverse impacts associated with solid waste disposal, wastewater disposal, water and energy use, and noise and light pollution. Maintain the ecological integrity of the natural landscape, streams, surface waters and wildlife habitat areas, riparian areas, big game migration corridors and critical habitats such as critical winter range and production areas.



Objectives:

- 4.8.1 Protect and enhance the ecological value of the Roaring Fork and Fryingpan River corridors and other significant wetlands in the area. Preservation and enhancement measures should focus on improving fish and other aquatic habitat as well as water quality, riparian habitat preservation, and revegetation;
- 4.8.2 Maintain and evolve water quality standards to protect rivers and all domestic water sources;
- 4.8.3 Establish policies and programs designed to address point and non-point source pollution and support the Roaring Fork Conservancy's efforts in this area;
- 4.8.4 Promote the use of native plantings, xeriscaping, raw water irrigation and other water conservation techniques in the community;
- 4.8.5 Support the Roaring Fork Conservancy, CDOW and other entities that establish public education programs that foster the value of the river and wildlife lands (from CDOW), that promote ways to prevent pollution and minimize the impacts of human activities on water quality, wildlife corridors and that address the benefits of wise product use, disposal and recycling;
- 4.8.6 Support efforts of those entities that manage the Fryingpan river to meet the optimum flow requirements for safety, ecological health and angler satisfaction;
- 4.8.7 Aggressively pursue improvements to the recycling program, including relocation of the collection bins. Examine ways to increase the participation of commercial and curbside residential pick up, with the goal to recycle 30% of the total solid waste generated in the community;
- 4.8.8 Establish and utilize best management practices to protect environmental resources, particularly water quality, from storm water run-off;
- 4.8.9 Maintain and continually evolve the integrated pest management program to incorporate contemporary methods to emphasize biological controls, optimize cultural practices and minimize chemical use;
- 4.8.10 Maintain and update the Town's existing lighting ordinance. Improve enforcement through education of residents and businesses regarding the regulations. Establish a lighting ordinance or other clear guidelines to govern exterior and landscape lighting throughout the Town, and evaluate light pollution as part of the development review process for future projects;
- 4.8.11 Strictly enforce the UGB identified in this master plan which was, in part, established in response to the desire to preserve wildlife habitat areas and migration routes;
- 4.8.12 Study and implement, where appropriate and feasible, the use of alternative practices in wastewater treatment and reuse;
- 4.8.13 Examine approaches for controlling noise nuisance in the Community;
- 4.8.14 Establish environmentally sensitive building and development standards including an energy code which would reduce the energy footprint of a typical home by 20%;
- 4.8.15 Encourage the use of renewable energy devices and renewable technology; and



- 4.8.16 Strongly encourage alternatives to the use of chemicals designated as hazardous by the Environmental Protection Agency (EPA) in all Town operations and projects funded by the Town.

4.9 HISTORIC PRESERVATION

2005 Community Survey Results:

- 1) Preservation of “small-town character” was identified as the most important issue for Basalt residents and businesses.
- 2) Approximately 87% of voters and property owners ranked the appearance of the Town as an important value to them and 72% to 75% of voters and property owners gave a high assessment to the Town’s current appearance.
- 3) 59% of business owners identified promoting and marketing the Town of Basalt and its amenities as an important measure for improving the local business climate.
- 4) 56% of business owners identified improving the physical appearance of the commercial corridor as an important way to improve the local business climate.

Goal: Preserve the unique heritage of Basalt and the surrounding area.

Objectives:

- 4.9.1 Maintain and continue to upgrade the inventory created for historic structures and encourage landmarking of additional structures by property owners;
- 4.9.2 Continue to administer current regulations protecting landmarked commercial buildings and consider developing additional policies for the preservation of historic structures and places;
- 4.9.3 Establish committees, as necessary, for the purpose of administering the historic preservation policies and reviewing development proposals that involve historic structures or places (as provided for in Basalt Code, Section 16-391); and
- 4.9.4 Work to conserve Basalt’s agricultural, railroad and mining history by preserving references to that history that still exist in the landscape and in various structures and places within the Town and the surrounding area. Conservation efforts should be done in accordance with the other Goals and Objectives of this master plan, especially those contained in the Land Use, Environment, Community Character and Economic Development sections of these Goals and Objectives.



4.10 COMMUNITY CHARACTER

2005 Community Survey Results:

- 1) “Small-town atmosphere” was identified as the number one reason for living in Basalt.
- 2) Preservation of “small-town character” was identified as the most important issue for Basalt residents and businesses. Preservation of rural buffer was the second most important issue.
- 3) Approximately 87% of voters and property owners ranked the appearance of the Town as an important value to them and 72% to 75% of voters and property owners gave a high assessment to the Town’s current appearance.
- 4) 56% of business owners identified improving the physical appearance of the commercial corridor as an important way to improve the local business climate.
- 5) Approximately 71% of property owners and 97% of voters identified themselves as year-round residents.
- 6) Approximately 19% of property owners identified themselves as second home owners.
- 7) Approximately 91% of second home owners indicated that in the future they intend to continue the current use of their property or increase personal use and use by friends and family. Only 13% of second homeowners indicated they intend to sell the property.
- 8) Approximately 54% of property owners, business owners and 61% of voters supported limitations on house size.

Goal: Take advantage of the Town’s assets (particularly the Roaring Fork and Fryingpan Rivers, small-town character and the architectural character of the Midland Avenue business district) in the design and implementation of new projects, both private and public, to foster a balanced community made up mostly of year-round residents with a broad mix of income, age and ethnic backgrounds. The community should also be functional, aesthetically appealing, and should support diverse activities and vital public interaction and expression.

Objectives:

- 4.10.1 Acknowledging the separate and distinct characters of East Basalt and West Basalt, develop and improve linkages between the two areas with trails, transit, and river corridor open space, and develop strategies to foster a stronger sense of a common community;
- 4.10.2 Encourage volunteerism and citizen participation in community affairs;
- 4.10.3 Seek innovative, non-typical solutions to design and development problems and issues;
- 4.10.4 Retain funkiness of Town;
- 4.10.5 Retain and enhance significant existing community gathering places such as Arbaney Park and the Midland Avenue business district;
- 4.10.6 Create community-building events and, if necessary, the facilities to accommodate them;
- 4.10.7 Using the list created from the 1999 Community Profile Survey, create an inventory of community assets and then establish measures to keep them viable and, where appropriate, enhance them;



- 4.10.8 Make rivers accessible to the public;
- 4.10.9 Acknowledge urban versus rural context in future riverfront improvements and maintenance;
- 4.10.10 Employ rivers as entry features;
- 4.10.11 Limit house size as part of an effort to preserve small-town character;
- 4.10.12 Avoid the detrimental effects of the second home phenomenon;
- 4.10.13 Promote age diversity, making it possible for young people to remain in the community;
- 4.10.14 Continue to pursue implementation of the recommendations contained in the *Basalt Complete Street Design Manual*;
- 4.10.15 Create sign guidelines to minimize adverse visual impacts associated with signs;
- 4.10.16 Examine land use and physical planning concepts and other possible improvements along and adjacent to Highway 82 to ensure that the Highway 82 Corridor complements, and does not detract from, the Town's existing small-town qualities; and
- 4.10.17 Honor the recommendations of the River Master Plan Implementation Committee (RMPIC) related to preserving and enhancing small-town character, as identified in the Committees' Ideas for Solutions section of the January 2004 document titled; "River Corridor Plan RMPIC Sub-Committee Recommendations".

4.11 ECONOMIC DEVELOPMENT

2005 Community Survey Results:

- 1) A healthy economy was identified as among the most important issues for the Town by approximately 53% of business owners and 36% to 37% of voters and property owners.
- 2) Retail leakage was identified for the following types of goods: sports equipment; appliances; office supplies; home furnishings; garden supplies and automobiles.
- 3) 42% of voters and 47% of property owners indicated that they go to Aspen for restaurants and entertainment.
- 4) Providing more parking near the Midland Avenue Business District was supported by only 37% of property owners and 30% of voters. 43% of business owners supported this measure.
- 5) 59% of business owners identified promoting and marketing the Town of Basalt and its amenities as an important measure for improving the local business climate.
- 6) 56% of business owners identified improving the physical appearance of the commercial corridor as an important way to improve the local business climate.

Goal: Create a balanced economy of sustainable economic growth that provides a broad range of job opportunities and goods and services for local residents and visitors while not compromising the natural environment or the unique characteristics that define the special community that is Basalt.



Objectives:

4.11.1 The Town shall take a more active role in economic development, including the creation of a Sustainable Economic Development Plan, establishment of a Sustainable Economic Development Committee and consideration of economic issues associated with development during the development review process. The composition of this committee should include leaders from the business community, local government, public utility and service providers, and arts/entertainment community.

Implementation Measures:

- 1) Support existing local business and small-town business character and encourage local ownership of business properties and facilities;
- 2) Track the community's economic performance over the past 20 years in order to provide a database for evaluating future economic development strategies and predicting future economic trends;
- 3) Conduct a needs assessment analysis to identify businesses or industries considered desirable to the community;
- 4) Using information from the 2005 Community Profile Survey regarding leakage, identify and promote those retail sectors that are consistent with our unique small-town character (satisfy the Community Character Goals and Objectives of this master plan). Economic development efforts must honor the other objectives of the community; in particular, economic development efforts should not establish the Town as a regional shopping center. Other economic development measures that can be pursued include:
 - Public education explaining the importance of local purchasing;
 - Gather and analyze information through local businesses regarding what goods, services and industries are missing in the local market place; and
 - Invest in infrastructure improvements necessary to attract businesses and industries deemed to be in short supply and compatible with community desires.
- 5) Encourage new local enterprise by establishing a small business incubator program designed to minimize overhead and provide management and financial advice and training.
- 6) Support efforts by the Basalt Chamber, CMC and other entities to recruit and train businesses, focusing on those businesses that are compatible with the Town's economic and community goals. Candidates should create year-round, full-time employment opportunities:
 - Pursue state and federal grants for economic development;
 - Create a diversity of good, high-paying jobs through active promotion of the community;
 - Focus economic development efforts on potential projects and industries that maximize the community's strengths, including its location, physical setting, financial resources, and people;



- Continue to pursue partnerships among the Town, the business community, and the Chamber of Commerce to ensure a long-term, cost-effective economic development program with the goal of job creation;
 - Follow through on the strong, comprehensive planning efforts initiated in this master plan;
 - Acknowledge the contribution and value of local cottage industries and lone eagles, and pursue measures (including amendments to the Land Use Code) to increase the viability of these uses and accommodate more of such uses; and
 - Discourage economic development that pits East Basalt against West Basalt. Seek ways that enable the two commercial centers to develop complementary strengths.
 - Accommodate businesses reliant on telecommunications by improving communication services and facilities within the Town.
- 7) Ensure that Town programs respond to the specific needs of small businesses, including but not limited to, quick turn around in obtaining licenses and permits and providing information to help their businesses; and
 - 8) Support the Basalt Chamber in their efforts to inventory the existing businesses in the Town of Basalt.

4.12 PUBLIC SAFETY

Goal: Enhance community safety through planning, education, training and evaluation in the areas of emergency response, pre and post disaster mitigation and recovery through a coordinated community response.

Objectives:

- 4.12.1 Continue the citizen-based Basalt Emergency Management Committee;
- 4.12.2 Continue actively participating in the Pitkin and Eagle County Public Safety Councils;
- 4.12.3 Continue actively participating in the Northwest All Hazards Region;
- 4.12.4 Continue to implement the National Incident Management System (NIMS);
- 4.12.5 Continue drafting and finalizing the annexes to the Basalt Basic Emergency Management Plan;
- 4.12.6 Continue pre-hazard mitigation for wildfires and floods;
- 4.12.7 Continue to educate the community on disaster preparedness;
- 4.12.8 Continue to enhance emergency response through planning, training, exercises and evaluation.

