

**BACH**  
**June 10, 2021**  
**12:00 pm - 1:00 pm**  
**Via Zoom**

*Attendees included: James Lindt, Sara Nadolny, Cathy Click, Doug MacDonald, Mike Kosdrosky*  
*Guests: Tim Belinski, Andrew Light, Scott McHale, Seth Hmielowski*

**Agenda items**

**1. Review of BCC Application**

**2. Capital Needs Committee Update**

**3. Stott's Mill Lots:**

- **Discussion Questions for Potential Partners; and**
- **Process to Establish Recommendation**

**4. Review Draft SHEC Policy Language**

**5. Member Updates**

The meeting began at 12:02 pm

**1. Review of BCC Application**

James introduced the Applicant team who have submitted an application for the redevelopment of the Basalt Center Circle (BCC) parcel, also known as the old Clark's Market site. The developers include Tim Belinski and Andrew Light, and the architects are Scott McHale and Seth Hmielowski. The proposal is for a grocery and liquor store measuring approximately 9,000 square feet and utilizing the same footprint as the existing building.

James described the site plan. There is at-grade enclosed parking area proposed to the east of the commercial space for the residential use. The building is oriented toward Two Rivers Road and will maintain the existing parking lot. James went through the floor plan, describing three levels of residential units above the ground floor commercial space, with a mix of studio, one- and two-bedroom units. The plans showed exterior storage spaces. The majority of the units had private decks.

James indicated that the proposed development meets the 15% requirement for affordable housing. The Town Code has a requirement that if Applicant provides an additional 1.5% Real Estate Transfer Assessment (RETA), the affordable housing mitigation can be reduced from 25% to 15%. 11 out of 70 total residential units are proposed to be deed-restricted.

The unit sizes meet the requirements of the Code.

- Studios - 436 square feet
- 1-bedroom – 622 square feet
- 2-bedroom – 900 square feet

James said the units also meet the Town's Livability Guidelines. The kitchens in all of the units satisfy the size requirements in realm of 100 square feet (studio) to 120 square feet (2-bedroom). The kitchens contain a four-burner stove and the refrigerator that meets the size requirements. There is considerable bike storage within the parking garage in three different areas, and the amount of storage satisfies the one bike per bedroom requirement.

James said that items flagged for conversation include:

- The units have no bathtubs, only showers; and
- The size of the storage lockers does not meet 50 square feet.

Tim indicated Scott and Seth would present materials. He said the development provides more people downtown year-round and will add to area's vibrancy. The proposed development is in a good location, is near the local bus stop, and is a mixed-use building.

Tim said the team is looking to go through entitlements for the property this winter and to be ready to break ground a year from now. He anticipates that the units will be ready by summer 2023 units.

Scott said that this is an important parcel to add to the vitality of Basalt. He noted that his firm, Z-Group Architects, is moving to Basalt in July as they had recently purchased a building along Midland Avenue. He said the proposed development is close to buses, restaurants, will contain a grocery store. It is a great location and in alignment with the Basalt Master Plan.

The proposed building is four stories and 49' in height. It encompasses two lots. The architecture has been designed to reflect the Town's railroad heritage and to reflect on the small-town main street. There will be a community gathering common space at the front of the development. Scott noted that the grocer will add quite a bit of vitality to Basalt's downtown.

Scott provided an overview of the site plan. He noted that the parking lot has been revised and made more efficient. The building will remain within boundaries of the existing structure. Space has been carved out as a community gathering space outside of grocery/liquor store. There are internal parking spaces for the majority of the residential units. For the affordable housing units there are four single spaces are within the covered parking and a tandem parking space for the two-bedroom unit. There are six more parking spaces located outside on the surface lot for the remaining affordable housing units.

Scott presented the floor plans. The first floor contains the grocery store and parking. The main entry to the building's residential units is located around the corner from grocery store. The building contains both an elevator and stairway. He said the affordable housing mix has seven studio units, three one-bedroom units, and one two-bedroom unit. The lower-level units are pet-friendly. Scott noted that the storage lockers short of the required 50 square feet and are currently designed as 3'x 8'. He said that the units are laid out efficiently and all have interior gear storage potential.

The 50 square feet of private open space per unit is accomplished through private decks or a shared common open space. The three units that do not have decks can use the common landscaped open space.

Scott noted that the intent is to follow the Town's Sustainable Building Regulations, and not to pursue a LEED certified building.

Scott presented the interior layout of the units. Each unit contains a stackable washer and dryer. All units are proposed with showers. The smaller units have a patio space. Gear storage space is combined with the washer/dryer. Tim said he has seen the gear storage area also used as a work nook within another recent development.

Scott said the building will be primarily electric, there is space on the roof for solar PV, and charging stations within the garage.

When asked about closet space, Scott indicated that there is none in the bedrooms of the studio units, but there is an area for general gear storage in the location of the washer/dryer.

James asked BACH to weigh in on the issues he had previously identified, such as the size of storage lockers, the proposal to exclude tubs from the units, and also the general mix of unit types.

Doug said that the shape of storage is significant, not just the size. The storage lockers are narrow. It is difficult to access items up high, and narrow to get into. Doug felt that the storage proposed is an awkward shape.

Mike thinks BACH may be too prescriptive. He wants more understanding of what Basalt currently owns regarding unit types. James said what he currently has is not broken down by floor area size, but he can provide the breakdown of unit types. Mike said he feels this information is required as a basis to evaluate the application better.

James noted that the Roaring Fork Apartments has 46 1-bedroom units, and 10 two-bedroom units. Basalt Vista's for-sale units are a combination of 2- & 3-bedroom units. The majority of the units within Gold Rivers Court units are two-bedroom units, and two out of eight owned by the Town are 1-bedroom units. James said there are generally few studio units within the Town's affordable housing mix. Block 7 South contains the most three-bedroom units.

Mike said he likes the application and the proposal. He feels this is a good first step and expressed support for the studio units. He asked for more information on the exemption to allow the 25% mitigation to go down to 15%, and where can the information be found. James said is within the Town Code, Chapter 16 in the affordable housing mitigation section. James explained that the provision allows for the mitigation requirement to be reduced from 25% of residential square footage to be deed restricted to 15% of units and square footage, as long as Applicant provides a 1.5% RETA (of the entire project) collected by the Town for purposed of affordable housing creation. Tim said the 1.5% RETA is probably within the \$300,000 to \$400,000 range. Mike asked for more information about the mitigation and what the community would be giving up in this exchange.

Mike supports increasing density in core and creating energy within the downtown area. He commended the Applicant on their project and idea.

Cathy asked for the cost of the rental units. James said it will be category 2. The maximum rent for the studio units will be within the realm of \$1400-\$1500 range, 1-bedroom units are \$1900, and the 2-bedroom will be \$2,400.

Cathy questioned the cost of the studio. James said the AMI went down slightly from last year. Town uses a blended number between Pitkin and Eagle Counties. Pitkin's AMI decreased. Andrew noted that the rental rates are not set by the developer but are rather set by the Town.

Cathy said BACH spent a lot of time discussing the Livability Guidelines. She noted that to Mike's point, this examination may seem like minutia, but it is about ensuring the development of comfortable and livable units for residents of affordable housing. The Livability Guidelines are there to provide useful and usable is that space. Cathy noted that she is a big proponent of requiring bathtubs within units.

Tim said the floor to ceiling storage units are the way to go. The full height has more volume, accommodates skis, and people figure out how to use it. Tim said the storage will be rooms, not cages.

Mike asked if the units would all be Category 2. James replied that the Town requires the units to average out at most Category 2. There could be a mix of Categories 1 and 3 so they average out. Tim said they would be doing all Category 2 units. The affordable housing units would be outfitted the same as the surrounding free market rental units.

Mike asked what Category 2 equates to and James responded 100% AMI. Mike said he would like to see more range for the missing middle. Mike said he thinks it important to offer an entry point to the Valley. Tim replied that is what these units are intended for.

James said that a motion could be made to provide a recommendation to the Town Council, or BACH can table the discussion until the next BACH meeting. Mike said he is just digesting the application at this time and would like to get more information prior to a vote. His goals are working with the Applicant to get the best type of affordable workforce housing, and relative to the overall context of the program, ensure the regulatory structure is accommodated and take into consideration the need for these types of projects in the future.

James said that Staff will return with a conversation on unit types. Mike said he does not want to just make guesses as the Town of Basalt continues to increase its inventory over time.

Doug voiced favor on pushing the motion to the next meeting. Doug said that he agrees with Mike on wanted to understand the Town's unit mix needs before going proceeding.

Mike wants the Applicant to provide an analysis of the free-market rents versus affordable housing rents for units of the same size. He is in favor of not requiring tubs in the units. Mike is not interested in prescriptive regulations about the tub, but rather would like to allow the Applicant to determine the shower versus tub option, believing that the developer is more certain as to what the market wants.

The meeting ended at 1:08 pm.