

# Community Priorities Scoring System

March 1, 2010 Submission Deadline  
on Land Use Applications to be scored under the Community  
Priorities Scoring System, including Applications that need Growth  
Allotments

The requirements and description of the Community  
Priorities Scoring System is included in Town of  
Basalt Ordinance No. 06, Series of 2009

A Pre-Application Conference is required before an  
applicant submits an application under the Scoring  
System

The Application Submittal Requirements are attached

Call the Basalt Planning Department at 924-4701 if  
you have any questions

## *Basalt Community Priorities Scoring System*

The application must include the following items:

1. The Town of Basalt's development application form. See attached form.
2. If the applicant has a representative, a letter shall be submitted, signed by the applicant, providing authorization for the representative to submit the application and to appear on behalf of the applicant.
3. If the applicant is not the owner of the property, a letter shall be submitted, signed by the property owner, providing authorization for the applicant to submit the application.
4. A vicinity map, drawn to scale, showing the location and boundaries of the property in relation to the Town limits, the Town street system, and significant natural features.
5. A brief written description of the existing conditions on the property and adjacent lands. A survey or other map drawn to scale shall be provided depicting the existing conditions.
6. A brief written summary of the proposed development, with accompanying maps and other graphics that depict the proposed development. The maps shall show all proposed buildings, streets, open spaces and other significant features and shall reflect the development proposed for the entire property.
7. Responses to the Scoring System Review Standards, as described in Section 16-475. See attached form.
8. The processing fee for the application, as determined by the Town Planner.

**To be filled out by the Town**

Filed: \_\_\_\_/\_\_\_\_/\_\_\_\_

Application Fee: \_\_\_\_\_

Review Fee: \_\_\_\_\_

Total Payment Received: \_\_\_\_\_

Current Reimbursement Agreement: \_\_\_\_\_

Date Pre-Application Conference was held with Town Staff: \_\_\_\_\_

**Town of Basalt**

**Community Priorities Scoring System Application**

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**The Following Must Be Provided Unless the Town Planner Gives Permission to Omit Answer:**

THE APPLICANT IS PROPOSING (CHECK WHICH APPLIES):

\_\_\_\_\_ New Residential Lot and Units (4 or more)

\_\_\_\_\_ New Commercial Square Footage (1,000 square feet or more)

\_\_\_\_\_ Redevelopment of Existing Residential Units (5 or more)

\_\_\_\_\_ Revision to a previously approved development that is not exempt

DOES THE APPLICATION REQUIRE GROWTH ALLOTMENTS

\_\_\_\_\_ No

\_\_\_\_\_ Yes

If yes, how many growth allotments (ie.dwelling units) are being requested this session?

\_\_\_\_\_ Free-market dwelling units

If yes, How many dwelling units are proposed for the entire project?

\_\_\_\_\_ Free market dwelling units that require growth allotments.

\_\_\_\_\_ Community Housing Units that are exempt from growth allotments (that is Category Deed Restricted Housing units)



**Contact Information**

Name of Applicant(s): \_\_\_\_\_  
Phone number \_\_\_\_\_  
Fax number \_\_\_\_\_  
E mail (if available) \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Name of Owner(s): \_\_\_\_\_  
Phone number \_\_\_\_\_  
Fax number \_\_\_\_\_  
E mail (if available) \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Name of Owner's Representative: \_\_\_\_\_  
Phone number \_\_\_\_\_  
Fax number \_\_\_\_\_  
E mail (if available) \_\_\_\_\_

Name of Engineer or Surveyor: \_\_\_\_\_  
Phone number \_\_\_\_\_  
Fax number \_\_\_\_\_  
E mail (if available) \_\_\_\_\_

Name of Architect or Planner: \_\_\_\_\_  
Phone number \_\_\_\_\_  
Fax number \_\_\_\_\_  
E mail (if available) \_\_\_\_\_

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**Information on Existing Conditions**

Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_  
Total square feet or acreage of land area in application \_\_\_\_\_

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**Information on Proposed Development**

Total number of dwelling units: \_\_\_\_\_ Number of bedrooms: \_\_\_\_\_  
Total residential floor area: \_\_\_\_\_

Total non-residential floor area (show for each non-residential use): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Area of publicly dedicated open space to be provided: \_\_\_\_\_

Area of privately dedicated open space to be provided: \_\_\_\_\_

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**Legal Description**

Legal Description of property (attach if necessary):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reception No. of Deed: \_\_\_\_\_

## **Scoring Applications**

Summary:

Indicate which of the following items the applicant is providing information and commitments to receive a score:

- \_\_\_ 1. Exceed Housing Requirements.
- \_\_\_ 2. Smaller House Size/Maximum Density
- \_\_\_ 3. Voluntary Resident Occupancy
- \_\_\_ 4. Open Space/Parks/Trails/Recreation Facilities
- \_\_\_ 5. Arts and Cultural Facilities and Public Gathering Places
- \_\_\_ 6. Transportation System Enhancements
- \_\_\_ 7. Day Care and Other Public Facilities
- \_\_\_ 8. LEED Certification
- \_\_\_ 9. River Master Plan Implementation
- \_\_\_ 10. Proximity to Transit

Response for Scoring:

For those items marked above, provide sufficient information to receive scoring.

**Please note - Commitments Are Binding. Commitments made by the applicant to obtain an allotment or an exemption from the Scoring System are binding upon the applicant. The subsequent land use application(s) submitted by the applicant shall demonstrate precisely how commitments made to obtain a score or an exemption will be implemented**

### *COMMUNITY HOUSING SCORING CATEGORIES*

1. Exceed Housing Requirements (*Please review 2009 New Community Housing Zoning Requirements and 2009 Community Housing Guideline as found on the Planning Department's webpage*)

For residential projects - Indicate which of the inclusionary options is being satisfied (See Section 16-416 in Chapter 16, Zoning of the Town Code *as amended*).

\_\_\_\_\_

For residential projects - Indicate the percent by which the applicant proposes to exceed the total net square footage requirement for community housing for the residential development. \_\_\_\_\_

For residential projects - Indicate the percent by which the applicant proposes to exceed the total net square footage requirement for resident housing for the residential development. \_\_\_\_\_

For commercial projects – indicate the percent by which the applicant proposes to exceed the minimum linkage requirement for providing community housing for the percent of employees generated by the project. \_\_\_\_\_

All projects – What type of creative or highly valued housing proposals are included in the project that qualify the proposed housing mitigation plan to be of exceptional quality? (add attachment if necessary)

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Provide calculations that demonstrate the above representations.:

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2. Smaller House Size/Maximum Density

- \_\_\_\_\_ a. Number of free market housing units that are restricted to no more than 2,500 total square feet.
- \_\_\_\_\_ b. The free market residential portion of the project attains a gross density of at least eight but less than ten units per acre and generally follows the principles of the "Residential Affordable Overlay" typology in the 2007 Master Plan
- \_\_\_\_\_ c. the free market residential portion of the project attains a gross density of more than ten (10) units per acre and generally follows the principles of the "Residential Affordable Overlay" typology in the 2007 Master Plan

Provide calculations that demonstrate the above representations.

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3. Voluntary Resident Occupancy.

- \_\_\_\_\_ a. Number of free market housing units that are voluntarily limited to permanent resident occupancy.
- \_\_\_\_\_ b. The free market residential portion of the project attains a gross density of at least eight but less than ten units per acre and generally follows the principles of the "Residential Affordable Overlay" typology in the 2007 Basalt Master Plan.
- \_\_\_\_\_ c. The free market residential portion of the project attains a gross density of more than ten (10) units per acre and generally follows the principles of the "Residential Affordable Overlay" typology in the 2007 Master Plan

*COMMUNITY FACILITIES SCORING CATEGORIES*

4. Open Space/Parks/Trails/Recreation Facilities.

- \_\_\_\_\_ a. The applicant will build, will help the Town to obtain, or will dedicate desired trail or sidewalk segments that link neighborhoods to schools, parks, transit systems, commercial areas, and public lands, or that enhance connectivity within neighborhoods or commercial areas. Trail alignments that are separated from streets, minimize impacts on sensitive natural areas, and serve both commuting and recreational uses are generally preferred because it:

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- \_\_\_\_\_ b. The application will help the Town to obtain or will dedicate desired open space lands that can be used for active or passive recreation or that should be protected because of their natural resource, scenic or other values because it: \_\_\_\_\_

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- \_\_\_\_\_ c. The application will make, or help the Town to make, desired recreation improvements to existing parks or undeveloped park lands because it:

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Note: To receive points in this category, the applicant's proposals must exceed the minimum open space requirements of Sections 16-73 (c) and 17-15 of the Code. In the case of a project requesting annexation, the applicant's proposals must be more than two (2) times the minimum park land dedication and improvement requirements of Sections 16-73 (c) and 17-15 of the Code.

5. Arts and Cultural Facilities and Public Gathering Places.

\_\_\_\_\_ The project proposes to create or enhance a formal or informal public gathering place that contributes to the Basalt community or if their project proposes to facilitate the establishment of public or private places where arts or cultural activities can occur that contribute to the Basalt because it:

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6. Transportation System Enhancements.

\_\_\_\_\_ The proposal will help Basalt to complete a short term transportation improvement identified in the 2007 Basalt Master Plan because the applicant agrees to the following improvements or contributions to these improvements:

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7. Day Care and Other Public Facilities.

\_\_\_\_\_ The project provides Day Care or Other Public Facilities, makes the facilities available to the general public, and provides guarantees that the facilities will remain in operation and available to the general public for a minimum of three (3) years after the initial occupancy of the project because it:

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*ENVIRONMENTAL QUALITY SCORING CATEGORIES*

8. LEED Certification.

The project will be constructed to justify the following level of LEED certification:

- \_\_\_\_\_ Bronze Certification
- \_\_\_\_\_ Silver Certification
- \_\_\_\_\_ Gold Certification
- \_\_\_\_\_ Platinum Certification

Note : For an applicant to obtain points in this category, the applicant must describe the elements of the project that will justify the proposed level of LEED certification. The project must receive LEED design review certification prior to completion of the land use review process, and must receive LEED construction review certification before the project receives a certificate of occupancy. The applicant may be required to provide financial security to the Town to assure that the project will complete its construction at the certified level.

9. River Master Plan Implementation.

- \_\_\_\_\_ The project will help to implement the Roaring Fork River Stewardship Master Plan because the application includes the following:  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*LAND USE SCORING CATEGORIES*

10. Proximity to Transit.

- \_\_\_\_\_ Distance from a designated bus stop to the edge of the site boundaries

*BONUS SCORING CATEGORY: INFILL DEVELOPMENT*

\_\_\_\_\_ The Project is located within the original Basalt Townsite

\_\_\_\_\_ The Project is located outside of the original Basalt Townsite but within the Town boundaries

\_\_\_\_\_ The Projects located outside of the Town boundaries

\_\_\_\_\_