

EAGLE COUNTY AND USFS EL JEBEL PROPERTIES

Findings: Board of County Commissioners | May 5, 2021



EAGLE COUNTY



TODAY'S MEETING FORMAT

01. Introduction and Project Process
02. Orientation: Site and History
03. Summary of Findings
04. Next Steps
05. Questions / Comments



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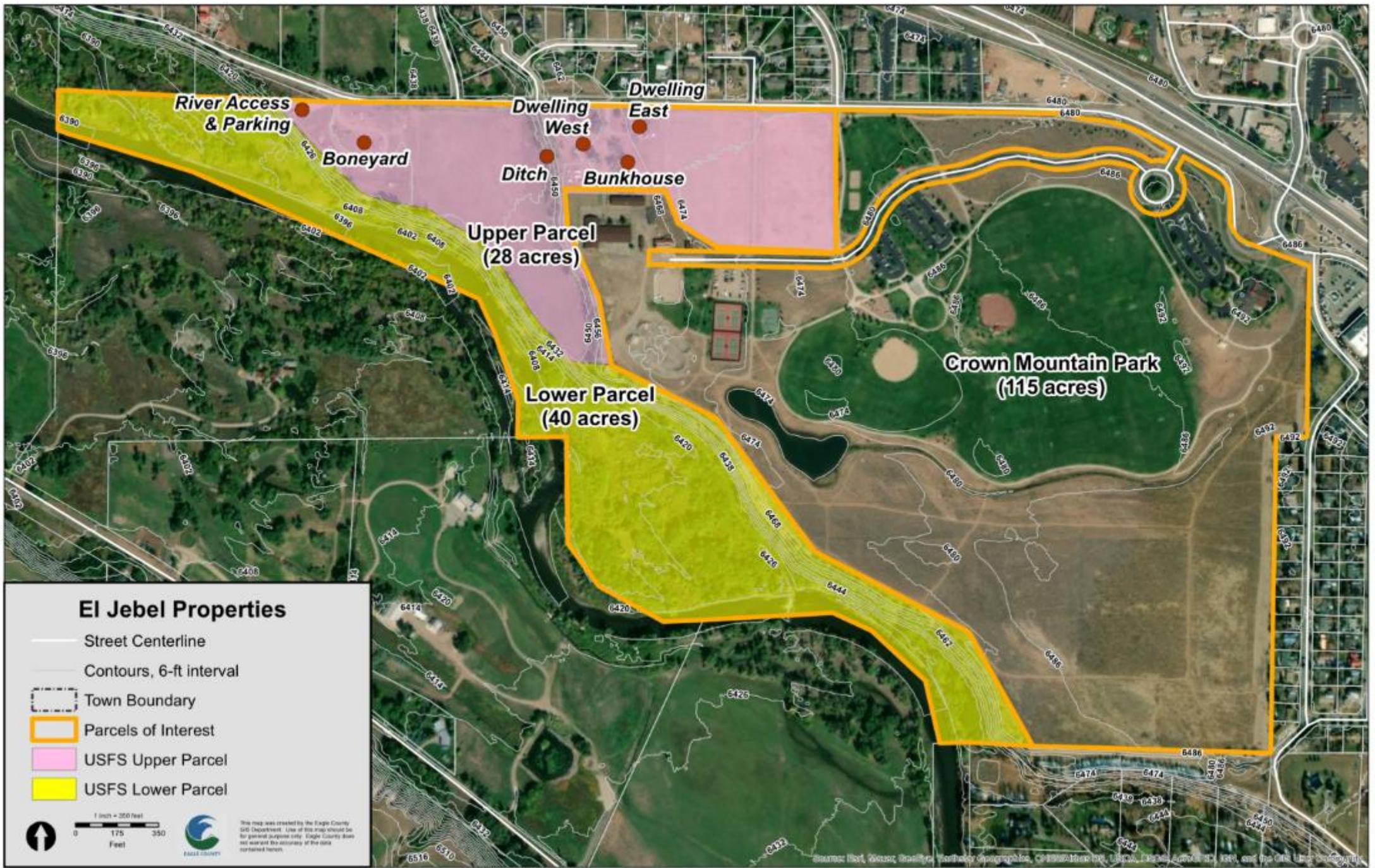
- **USFS involvement**
- **200+ local leaders, agencies, neighbors, members of the public invited – broad representation**
- **(6) 90-minute listening sessions**
- **Follow-up phone interviews**

PROCESS



- **10+ year history of conversations**
- **2005 and 2018 legislation**
- **September 2020 site visit**
- **USFS environmental review**

HISTORY & BACKGROUND



PROPERTY ASSUMPTIONS / KNOWNNS

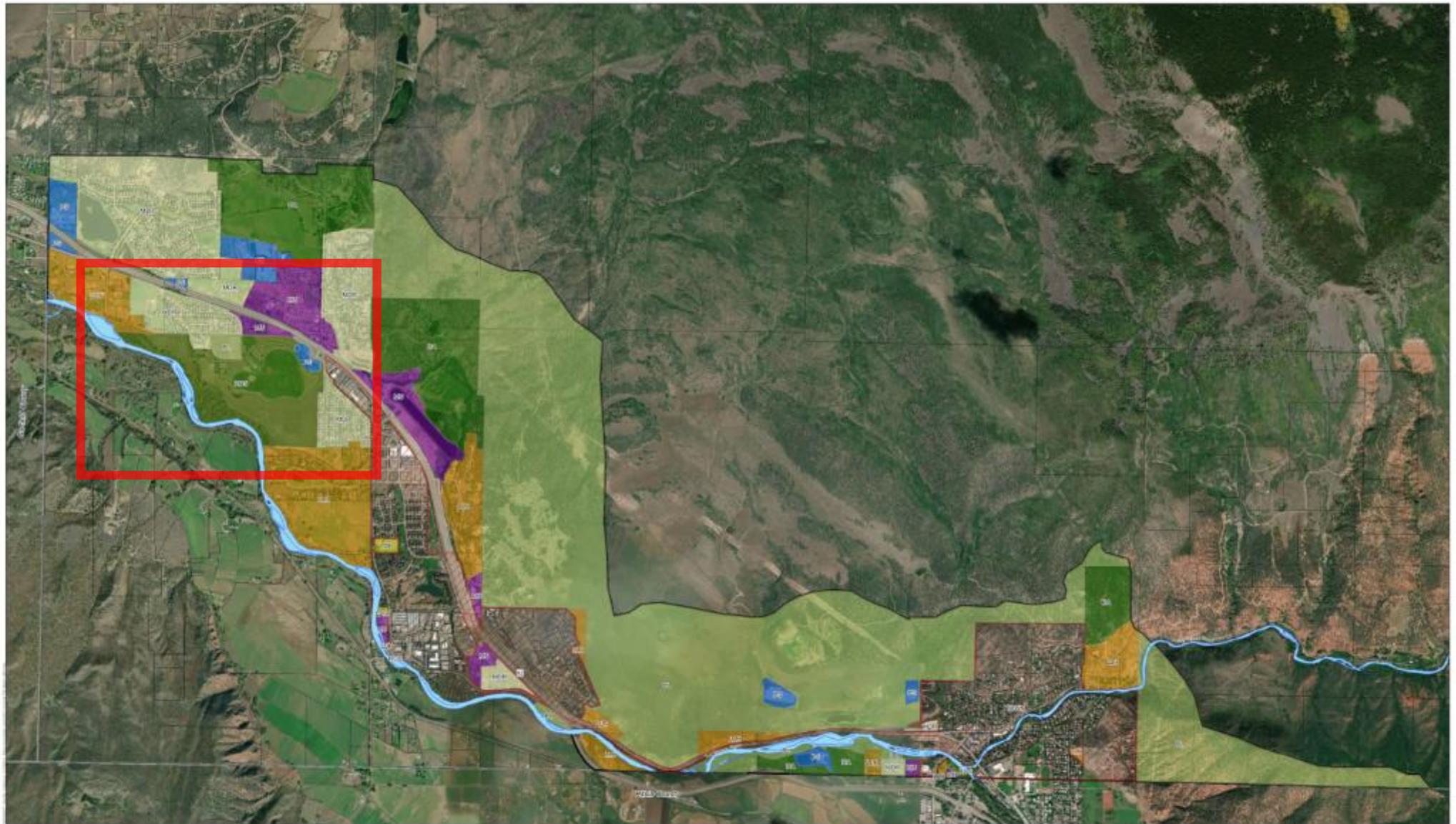
- **USFS involvement as land manager**
- **USFS land value requirement**
- **Eagle County involvement as land owner**
- **Eagle and Pitkin County engagement in the process**
- **Recreation District land lease**
- **Natural resource and recreation values**
- **Physical conditions**
- **Existing housing**
- **El Jebel Road intersection**



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- **Local Planning Guidance**
- **Regional View of Problem Solving**
- **Physical Characteristics/
Neighborhood topics**
- **Community Identified Uses**
- **Recreation, Conservation, Housing**

FINDINGS: CATEGORIES



Highway 82 Future Land Uses



Mixed Use



Public Services



Town of Basalt

MDR Moderate Density Residential

LDR Low Density Residential

LLR Large Lot Residential

ROS Recreation Open Space

RA Rural Agricultural

PL Public Lands



Water & Riparian
Width Varies By Location



The data was provided by the Eagle County GIS Department. Use of this information for purposes not intended by Eagle County does not warrant the accuracy of the data contained herein.

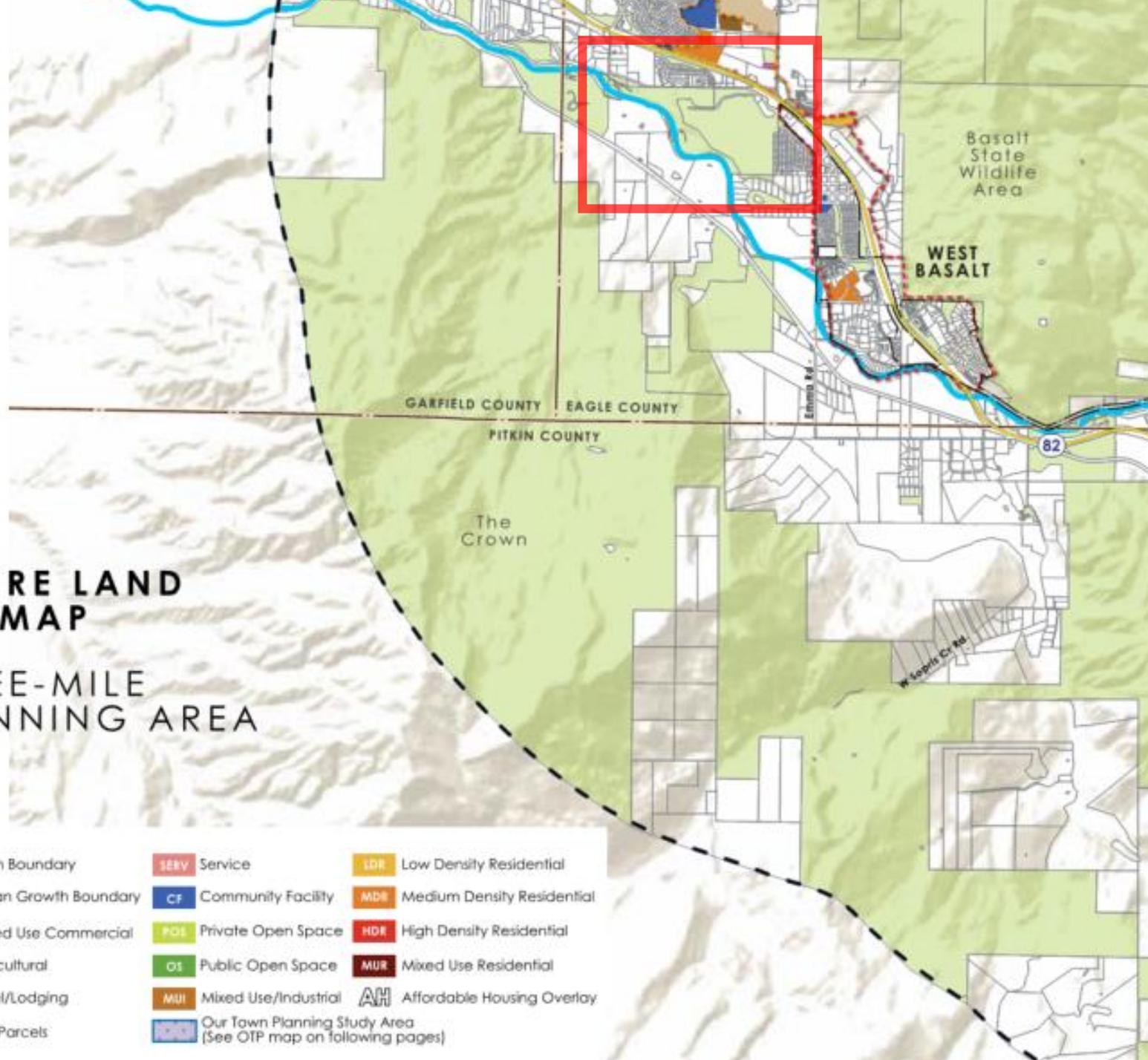
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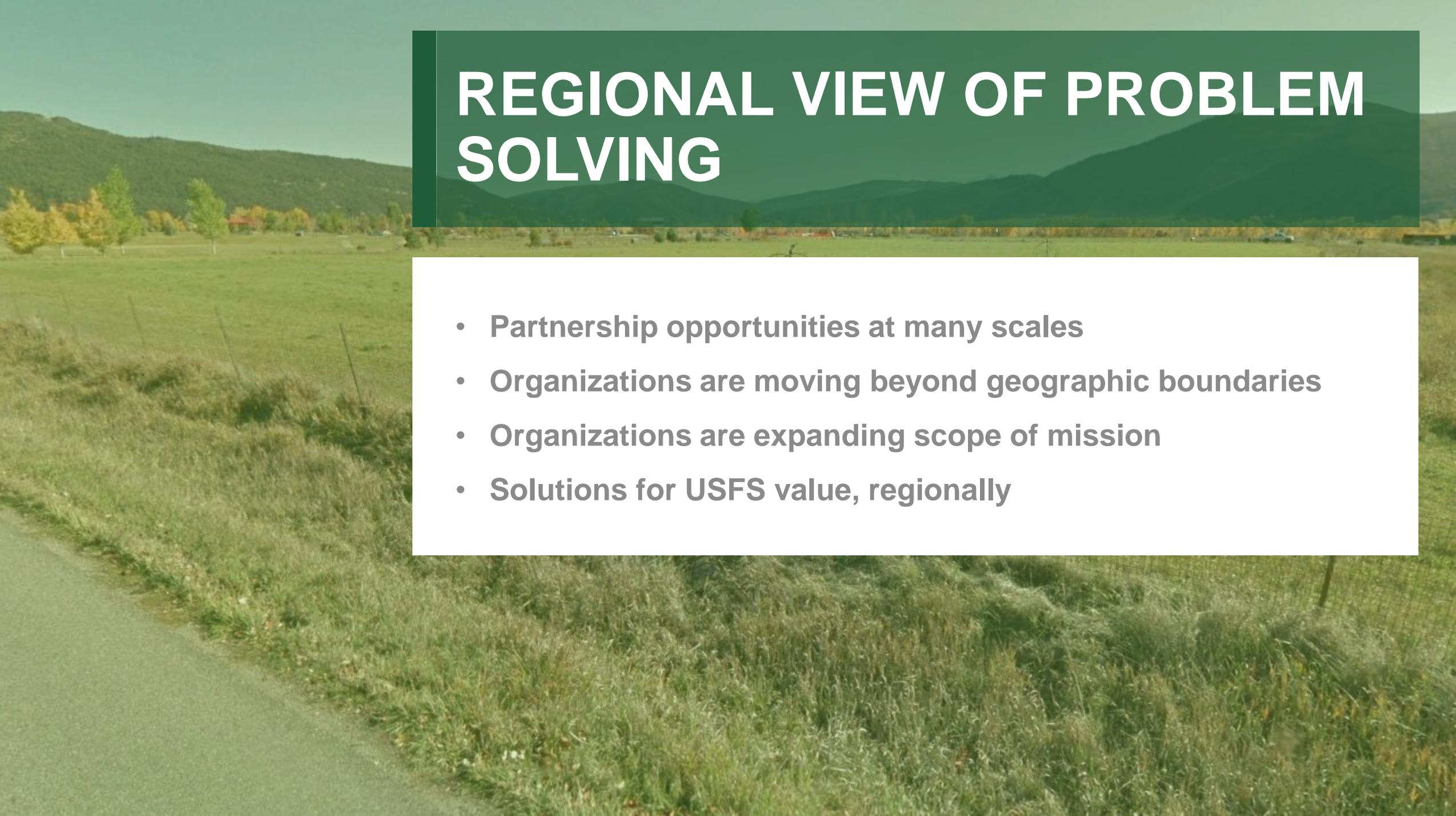
FUTURE LAND USE MAP

THREE-MILE PLANNING AREA

Legend

Town Boundary	Service	Low Density Residential
Urban Growth Boundary	Community Facility	Medium Density Residential
Mixed Use Commercial	Private Open Space	High Density Residential
Agricultural	Public Open Space	Mixed Use Residential
Hotel/Lodging	Mixed Use/Industrial	Affordable Housing Overlay
Key Parcels	Our Town Planning Study Area (See OTP map on following pages)	





REGIONAL VIEW OF PROBLEM SOLVING

- **Partnership opportunities at many scales**
- **Organizations are moving beyond geographic boundaries**
- **Organizations are expanding scope of mission**
- **Solutions for USFS value, regionally**

PHYSICAL CHARACTERISTICS AND SITE CONTEXT





EAGLE COUNTY

- **Building on ‘regional view’**
- **Concept of complementary uses;
(2 = 2 + 5)**
- **Programming and infrastructure partnering**
- **Limited uses acceptable to the community-at-large**

**COMMUNITY
IDENTIFIED USES**

BARRIERS TO DEVELOPMENT

- Land cost burden
- Timeline for acquisition and approvals
- Overall development pressure in El Jebel
- Neighborhood impacts
- Existing signalized intersection
- Adopted planning documents
- Realities of multi-modal connectivity
- Future (potential) impacts to conservation acreage



- High community value and regional asset (existing)
- Park interested in acquiring some or all of acreage
- Increasing demand and projected growth
- Numerous partnership opportunities (facilities and programming)
- Recreation values complement housing and conservation values



USE: RECREATION



- **High community and resource values**
- **Lower parcel is undevelopable**
- **Conservation of lower 40 acres is assumed**
- **Continued public access is assumed**
- **Management planning is imperative**
- **Consideration for buffering of conserved acreage**

USE: CONSERVATION



- High community need, well documented
- Growing collaboration between purpose-driven organizations
- Priority across participant groups, generally
- Numerous partnership opportunities
- Important to respond to neighborhood context
- Evaluate density alternatives for impact
- Consideration for appropriateness of aging adult housing



USE: HOUSING



**QUESTIONS / DISCUSSION /
NEXT STEPS**