

## **Chat Session**

**3/6/14**

**David Dorr residence – 356 Meadow Lane, Sopris Meadows**

Basalt needs a year-round pool and since the recreation center didn't pass we could build one downtown.

The Westin in Edwards allows community residents to join their health club for a reasonable monthly fee. They have three infinity pools overlooking the river and people are coming and going all the time.

Kind of a similar system as the Roaring Fork Club has that allows Basalt residents to golf at the Club.

Westin provides separate locker room facilities for hotel guests and Edwards residents.

What's the ideal time frame for this planning process? Response: While it's citizen-driven and will take as long as it needs, it can't go on forever.

The sense of "place" or arrival is lacking in Basalt.

Businesses at the far (east) end of Midland Avenue suffer.

Need to redevelop the main street.

Can some parcels be combined? Response: Yes.

Need to have a main thoroughfare into town so people are "pulled" into Basalt.

Keep rafters/kayakers in town after their float trip by offering free RFTA bus ticket so they don't have to return to their point of origin on the company shuttle.

Need to have a river take-out right in the middle of town.

Need a little river play area for kids with places for parents to sit and watch. Maybe not right on the river but a small river diversion area next to the river.

Need a place for performances – theatre, music, etc.

Get people to bike down-valley from Aspen and provide a free bus pass to return. Provide either one-way bike rentals, a bike shuttle, or the RFTA bike buses.

We need more density in/near downtown, e.g. live/work units.

Downtown shouldn't have any big box stores, leave that type of retail for WTC.

Downtown is, and needs to stay, cool in its own way.

Can we do underground parking? Response: Maybe not so much underground as covered and wrapped. High water table makes underground anything difficult. Think more like the Ute Center parking area.

Need a small movie theatre downtown.

Need to have things of interest that invite people to walk around downtown.

Downtown needs to be more of a destination. Over in WTC people pop in and pop out of the places they need to go – there's not much walking around just looking at things.

Need a central park in the middle of town that has a skating rink in the winter and mini golf in the summer.

In Tokyo they have these smaller all-in-one hotels that are full-service and a good place for families to stay. There are separate male/female spas and massage rooms, a communal pool, and a couple of different eating options – café-style or restaurant.

A salt water pool would be a healthy and unique draw.

The mid-valley needs a good spa facility that's reasonably priced, affordable for residents.

Need some sort of tower that's visible from Hwy. 82 that would indicate where to find the town center and serve as a draw to motorists.

Could a tower be made to be visible at night, too, without being glaring?

It doesn't make sense to just allow two-story buildings downtown. Allow more stories that are stepped back on the top. Those upper floors would open up more views, too.

Can we revise the affordable housing regulations? The 45% requirement is too much and has been scaring away developers for years.

"The Town Code has become an impediment to development."

"Basalt never misses an opportunity to miss an opportunity."

Can we implement a small-scale transfer tax? Response: Yes, but it would have to be put to a vote and the challenge is how to make such a proposal attractive to the voters.

One of the problems in Basalt is that the Emma Trail doesn't go directly into downtown when riding from WTC. We need either a main bike trails that goes into downtown or an easily-identifiable route that leaves the Emma Trail and directs people to downtown. Right now the

trail just peters out into nothing up by the post office. If you don't already know the area, you don't know where to go.

Need a place that shows outdoor movies on Friday and Saturday nights. There's a micro-brewery outside Escondido that does this and it's very successful. Of course, the weather there is different but there's probably a way to work around that.

Once we get the river park established it's going to draw in other great ideas that lead to great places.

Need an entry into town that does a better job of getting people to the places they want to go, e.g. making the 7-11 bridge open to vehicle traffic again for people going to the schools and that area of town. Keep the pedestrian option in place. Don't know how exactly this could be done – maybe a new one needs to be built.

Relocate town hall by the library and post office – that'd be a natural fit.

There are between eight and ten developable acres on the Jadwin/Stott parcels. If this was turned into a residential development all those people would revitalize downtown.

“We are sitting on some nice dirt.”

Zappos relocated its operations to off-strip Las Vegas and there has been lots of associated commercial regeneration and renewed interest in that older area of the city.

The geography of Basalt will keep it a small town. Even if it grows a bit we can still keep the small-town feel.

Build housing that looks like a grand old house but has multiple apartments inside.

Need residential units that are all on the same floor – aging in place concept. Could still be a multi-story structure but no stairs in the individual units. This type of housing is lacking in the Roaring Fork Valley.

It's fun to let stuff “bust out” [from the established norm] sometimes while letting the neighborhood guidelines maintain the general context.

Need to re-purpose existing spaces that aren't working the way they were designed to work, e.g. there are vacant commercial spaces at Riverwalk on the river side that could be turned into studio apartments.

A Form-based Code doesn't dictate use, only building shape and mass.

The what-ifs are exciting. There are lots of currently unconnected pieces that could be linked together.

Need to think of how we can get public/private partnerships as complexity increases and infrastructure/utility improvements are made to accommodate redevelopment.

How much opposition would there be to borrowing from the future, e.g. TIF, URA, and special assessment districts?

Need a small/specialty grocery store downtown.

There is now a glut of commercial space between West and East Basalt. Commercial leasing at WTC is at a stand-still.

WTC seems stuck.

If you want vitality you need people.

