

Basalt Master Plan Meeting Summary 1/16/14

CLARKS MARKET PROPERTY:

This property is owned privately (C-2 zoning)

Lease for Clarks Market expires in April 2014

What would be a good design for the property?

Exactly what land does this parcel include? How much of the parking lot?

Do we really need additional retail there? What about a small, high end grocery store?

FLAVOR OF OLD TOWN

What do we want the flavor of our old town to be?

Interesting and special and should remain that way

Confluence of two rivers to be the focus

Beautiful architecture

Performing arts center, conference center, interesting public spaces, town square

Renovation of gas station could look more like rest of downtown

Downtown business owners to be comfortable with 1500 square foot spaces

Downtown can do what Willits cannot

Attention to handicap access

PARKING AND TRANSPORTATION

Parking is huge!

Temporary parking in summer at middle/elementary school with shuttle to town

Reclaim unneeded asphalt (State Highway 82)

Circulation patterns to be addressed

Entrance to downtown from highway does not work

Signage - too much, not enough?

RMI

Great amenity for the Town of Basalt

Building will be state of the art, people will travel here just to see it

Example of sustainability that the rest of the town should follow

RMI is reaching out to the rest of the country and the world

Will hold smaller conferences-not seasonal

A local hotel is pivotal for visitors of RMI

HOTEL

What would it look like? Hotel Lenado in Aspen?
Be consistent with town's architecture
Where should it be located? How many rooms?
Old West flavor?

PUBLIC SPACES

Not built in straight lines; be different and charming
Lots of public art
Small public spaces with nooks and crannies
Plan spaces with things for children to do

GENERAL COMMENTS

Are elected officials willing to carry out the plan we propose?
Tap into information from other small town networks
Main Street Program - downtown revitalization plan with ability to execute
At this time, developers are looking for a place to invest money
Downtown businesses are hurting NOW; struggling to hang on
Use blank slate approach when thinking about space questions
Does the town have architectural review guidelines?
What size and scale will the town entertain?
What do we want to see in Basalt?
What will we accept? Golf cart access? Hotel size?
Use Roaring Fork Mobile Home Park for high density development?
Keep in mind that all these ideas drive development
What town financing is available? Open space money; 1% sales tax?
Town should get control of the CDC property
Performing arts center in Willits; last thing to be built; have \$1M from transfer tax
When presented, Design Workshop plan scared people; look at it again?
Lots of talent within the town, architecturally and otherwise
Now is not the time to be careful; developers need predictability and level of confidence
Do things now; fast and thorough, purposeful but rapid
Focus on real opportunities to move: triangle park, Pan and Fork MHP, Clarks market property