

**Downtown Area Advisory Committee (DAAC)  
December 10, 2014  
Basalt Council Chambers, 4:00 to 5:45 p.m.**

**Agenda Item 1: Roll call**

Committee members present: Tracy Bennett, Cathy Click, Gerry Terwilliger, Steve Chase, Ted Guy, Charlie Cole, Julie Kolar, Chris Lane

Moderator: Paul Andersen

Staff present: Susan Philp, Mike Scanlon, Denise Tomaskovic

A list of those signing in for the meeting is attached.

**Agenda Item 2: Approve December 4<sup>th</sup> meeting notes**

M/S Click and Bennett to adopt the meeting notes of December 4, 2014 as read. The motion carried 7-1-0 with one abstention due to non-attendance.

**Agenda Item 3: Review and discuss final draft DAAC report**

- **Guiding Principles**
- **Map with overlay**
- **Vision boards**

In the interest of keeping the DAAC report readable, Andersen said that brevity is the key to producing a 'digestible' document. To reinforce his point he then read aloud two Haiku poems he'd written:

Basalt has rivers  
Tiny waves ripple, saying,  
"Spend your money here."

Funky Western town  
Two rivers converge as one  
Murmuring, "There – There."

Andersen reviewed the edits that he'd made in the latest iteration of the draft report. There followed a discussion about how to phrase the parking issue in order to ensure that the Town doesn't end up with a sea of parking somewhere. The question was asked, "Should a specific location be designated or not?" "Solution," would be a good word to use because it doesn't limit parking to a specific type of facility. Also, a solution could involve a combination of options in multiple locations. It was thought that "centralized," could be a good compromise word instead of stating a specific location.

There was also a discussion about what constitutes Western architecture. It was pointed out that the Town can't ignore modern or contemporary architecture either, just because people value the historic structures on Midland Avenue. Use "period architecture", "historic character," and "rural character," when referring to respecting those existing architectural styles.

Terwilliger wanted to make sure the report includes a way to reinforce Shugars' 'line in the sand' concept he talked about at the last meeting. Andersen said that will be shown on the map.

Cole was invited to explain the drawing he submitted. In the spirit of the season, he interpreted the Guiding Principles as being hung like ornaments on a 'zoning tree' that supports them. He incorporated R4 HD, Public/Park, Community Serving Commercial (CSC), and CSC RS (Community Serving Commercial Riverside) on his map. He wanted to point out that the CSC zoning already exists in the Town Code and could be the vehicle by which the Town controls the redevelopment process.

Guy suggested that the existing CSC Zone District code language be further expanded to apply to more than non-profits.

Touchette, on behalf of the Planning and Zoning Commission, said the Commission would appreciate a recommendation on where buildings should be located. He thought the Commission would be likely to consider the issue before the Town Council.

Cole explained his CSC RS designation further. He elaborated on what this could involve; suggesting a height limitation along the river, no hotel directly on the river, variation on façades across from Lions Park, a way to replace existing hotel rooms that may be 'lost' due to redevelopment, the importance of keeping Lions Park completely open to permit year-round outdoor activities, and allowing a structure on the southwest corner of Midland Avenue and Two Rivers Road with access off of Midland Avenue onto the CDC parcel. Incorporating WOONERF principles into the streetscape will serve to draw pedestrians to the places we want them to go.

Cole also had some thoughts on how to finance the Town's purchase of the eastern portion of the CDC parcel. He read aloud his "Guide to Action," which is included on the map he provided. Cole thought it important to create an entity that would bring all the groups together to find the intersection between the community's and developer's interests.

The next task was to format the map that will be included in the presentation to Town Council. Cole suggested that each Committee member advocate for their position and after all is said and done, vote on it.

Lane suggested cherry-picking the most desirable elements and combining them on a map.

Kolar thought that a lot of what the Committee has already done is in line with most of what Cole outlined.

Regarding the CDC parcel, Cole said that along with its development plans, a developer will bring zoning for the parcel. He wanted the Town to strike while the iron is hot and zone the parcel before the developer does.

Chase thought that Kolar's drawing and Chris Touchette's drawing offered the most promising opportunities to combine the most desirable components.

Guy thought that the work the Committee did during Kolar's planning exercise should form the base map. It was a very collaborative process.

There was concern about how the CSC Zone District could be implemented in the report to substantiate the Committee's recommendation since some members indicated they were not familiar with it. The general consensus was that the report could reference that the CSC Zone District be reviewed for its applicability in the area under consideration (Option 2).

Guy was of the opinion that the CSC Zone District could be the place to begin the next step of the redevelopment process. He suggested that the view corridors be shown on the planning exercise map.

Andersen asked if the Committee members would feel comfortable speaking to the Town Council for about two minutes each on a portion of the recommendation.

Kolar clarified that view planes don't necessarily mean having the ability to see the river. It's more about having one's attention drawn to something. She suggested having a single representation of the maps drawn by one person because the stylistic forms of the drawings posted on the wall are so different the similarities between them aren't very apparent.

Chase noted that it's comforting to have heard from Lowe Enterprises that they are willing to leave the eastern third of the CDC parcel open with no development.

#### **Agenda Item 4: Choreograph presentation to BTC and P&Z**

Lane thought that one person should speak on behalf of the group.

Chase disagreed, saying that each Committee member should have a say.

Kolar thought it would be a good idea for each member to address a sub topic.

Guy asked that the Committee meet for an hour to look at the maps before the presentation. It was decided that the group would meet to do this at 4:00 p.m. on Wednesday. If possible, the Committee members will stop by the CDC parcel before the meeting to freshen their memories.

The Committee agreed that vision boards would be easier to work with than trying to match photos of desirable features to specific map locations or principles.

Scanlon submitted two Haiku poems he'd just written which Andersen read aloud:

Parking in Downtown  
Can confuse a group of eight  
And Town Councils, too.

Give important work  
Back to the community  
They will do it well.

#### **Agenda Item 5: Public comment**

Andersen apologized that there was no time for public comment.

The meeting adjourned at 5:45 p.m.