

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

**Agenda Item 1: Roll call**

Present: Chris Lane, Tracy Bennett, Cathy Click, Greg Shugars, Steve Chase, Charlie Cole, Julie Kolar, Ted Guy

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 November 20th meeting notes**

M/S Guy and Bennett to adopt the meeting notes of November 20, 2014 as read. The motion carried unanimously.

**Agenda Item 3: Announce Chris Touchette's resignation**

Chris Touchette announced his resignation due to the fact that the firm he works for has been hired by Lowe Enterprises to begin designing the development being proposed for the CDC property. He added that he appreciated being included in this process and would remain as an audience member this evening.

**Agenda Item 4: Kolar land swap idea**

Kolar explained how she arrived at her idea for the Town to swap part of Lions Park with the CDC parcel in order to realign Midland Spur, remove part of Midland Avenue, and allow development to move toward the hillside. She had checked with Scanlon to find out if this would be feasible and he assured her it was, adding that variations on this theme had been brought up already. Kolar submitted a bubble diagram illustrating her idea.

Guy said that realigning the road could create a logical extension for businesses on Midland Avenue. However, he noted, removing the Two Rivers Road curve would destroy the old railroad alignment. He didn't know if that would be considered an important issue, or not.

Bennett thought that Kolar's drawing was looking more like Option 3 than Option 2.

Kolar agreed, saying that the land swap would essentially blend the options.

Chase said he has always been concerned about reconfiguring that intersection [Two Rivers Road & Midland Avenue] because it could result in a turning radius that's too sharp for buses and other vehicles to negotiate.

Click said that this idea speaks directly to everything included in the Guiding Principles – this is what we have to work with. Let's put our money where our mouth is.

The Committee generally thought that the land swap idea was worth pursuing since it increased the number of options for open space and consolidating development.

**Agenda Item 5: Survey results discussion**

Philp reviewed the survey findings, noting that it was not the purpose to design anything by survey. The survey is seen as a useful tool for testing public sentiment.

Philp drew the Committee's attention to pie diagrams of survey results indicating high community support for the arts, the somewhat lukewarm support for a hotel, the desire for more restaurants and retail downtown, and notable support for four-story buildings on Clark's Market parcel. She added that the survey showed that the need for a downtown grocery store is very apparent, along with the desire for Wyly Art Center expansion and a performing arts center in the downtown core.

Chase said the survey was a valuable exercise but he was sorry that it wasn't done after the community had time to digest DAAC's work. He wondered if people would have considered their responses differently if they knew how their taxes would be affected should the entire CDC parcel be turned into a park. He was of the opinion that some of the survey choices seemed "stacked" in favor of certain scenarios.

### **Agenda Item 6: Guiding Principles draft bullet points**

Thanks to the Committee members for submitting their homework. The purpose of this discussion is to come to closure on what bullet points should be included in DAAC's report. Andersen said he would use a simple majority vote when necessary, as was decided by DAAC previously.

Committee members offered their thoughts which included:

- Not just road improvements; include sidewalks, bike lanes and transit.
- There are some redundancies in the bullet points; need to eliminate some, restate others.
- Need architectural review committee (something with enforcement teeth) to respect historic, Old West vernacular in the downtown core.
- Concentrate on the developable portion, not the park design.
- Improved way-finding.
- Merge Principles 2 and 3 and create a new principle for Parks.
- Set the tone for the park and list desirable river-focused activities such as kayaking, paddle boarding, etc.
- A promenade would guide people of all ages and abilities to the river. It wouldn't have to be paved.
- Discussion about maintaining view planes to the river and how to state that in the report.
- Shugars said he wanted to draw a line in the sand stating that there should be no development on the CDC parcel along the portion of Two Rivers Road across from Lions Park. He was overruled because other Committee members thought some of the more positively stated bullet points essentially said the same thing.
- People don't want to be where the cars are so make sure that cars aren't in the parks.
- Devising a parking solution (that could include a parking garage) will be important.
- Don't plant trees in the view plane.
- The current location of the outdoor music venue could be changed.
- Possibility of raising the grade of Lions Park.
- Diversity will be crucial for all parcels but especially for Lions Park. It's the key parcel for providing connections everywhere else.
- Push development to the western edge of Lions Park, including former recycle center parcel.
- Acknowledge that it's okay for Town Hall to be moved but we don't need to figure out where in this document.

Rick Stevens, Town Council member who was present in the audience, said he had to leave but before doing so he wanted to thank the Committee for their work, adding that there is an upbeat atmosphere in Basalt these days and a sense of excitement about how the Our Town Planning process is proceeding. There was further discussion about including parking in this report. Creating a municipal parking solution is a necessity, not an option anymore.

Ted Guy had to leave at this time for another evening commitment.

Committee members continued to offer their thoughts on what to include in the report:

- Affordability at all levels.
- No contriving of the there-there; it needs to be an organic thing.
- Retain small-town characters by making sure that affordable housing is available.
- If Basalt is a river town we must have the ability to hold River Days on the river.
- It's essential to create a new intersection for Midland Avenue and Highway 82. This will take money and time but it really needs to happen.
- We need a user-friendly way for people to get kayaks from their cars to the river. It may not be in this location
- Vitality equates to having 'warm bodies' living and working downtown.

Kolar said that regarding a way to get kayaks to the river, Basalt POST [on which she serves] is working on that and on the other parks mentioned, such as Confluence Park.

### **Agenda Item 7: Map overlays of three key parcels**

The map overlays discussion was not a separate item. Instead, maps were referred to at various times during the bullet point discussion. The Committee decided that it would be necessary, in the interest of clarity, to cross-reference the bullet points with what's shown on the maps and vice-versa.

### **Agenda Item 8: Next steps**

The Committee determined that the report doesn't need to be too specific about what is desired and said they were agreeable to using "such as" examples where necessary. It was also decided that the editor (Andersen) has license to combine, clarify, and rearrange bullet points to make the list more readable.

Shugars said he would be unable to continue on the Committee after today due to his work schedule and he appreciated the opportunity to be included in the process.

### **Agenda Item 9: Public Comment**

Carolyn Kent reminded the Committee that handicap access to everything is very important and universal access needs to be included in the report.

Jim DeFrancia of Lowe Enterprises said a cherry picker will be on the CDC property next week to take photos capturing the view planes. This is part of the design work.

The Committee adjourned at 5:45 p.m.