

All attendees should freely share their minutes and other supporting documents to whomever they believe may have an interest.

Downtown Development Committee of Parker

(THE DDC)

Minutes of Organizational Meeting No. 9

January 23, 2007

2:00 p.m.

The following individuals were present at the meeting of the Downtown Development Committee (DDC):

Jim Anest, The Bridgeport Corporation (Victorian Peaks), Peter Wells and Larry Graves (Twenty Mile/Sage Bldg.), Steven Strain (War Horse Restaurant), Chris Dunn, Mark Lewis, Debbie Lewis, Gary Lasater, Thom Cook, Catherine Henry and Tom Radigan (Victorian Commons), David and Justin Van Landschoot (Parker Station Professional Office bldg.), Sam Demander, Rick Bellefeuille – YESCO, Fred Starr, Mike Sutherland, Chris Dunn (Town of Parker), Kirby Ross and Steve Parry (East Gateway Development), Benjamin Snow (PEDC), David Commers (Mountain Man Nut Co.), and several others who did not sign in, but did attend the meeting.

Council Person Gary Lasater introduced himself as the new “liason” person between The DDC and the Town Council. David encourage all present to come to the Town Council Study session on January 29, 2007 at 7:00 p.m. The following discussions then ensued:

I. David A. Van Landschoot informed those attending of the following and sought approval:

1. Review of January 16, 2007 Meeting Minutes with no objections.
2. Other hand outs were as follows: A “traffic count” map that indicates the daily traffic count of 13,700 persons on E. Mainstreet. A handout indicating several proposed “bench” designs. The Committee was told by Town staff that there was plenty of time to make a decision. Those present indicated a preference for the most Victorian design and for most of the benches to be without “backs”.
3. The PEDC at their January 24th, 2007 meeting will address four (4) items:
 - a. The PEDC will recognize that Old Town Parker is the Heart of Parker.
 - b. The DDC will be recognized as a committee of the PEDC.
 - c. The PEDC will, by motion, generally approve and support The DDC motions.
 - d. The PEDC accounting firm will be asked to verify how donations/contributions will be dealt with related to The DDC and the PEDC.

II. Sub Committee Reports:

1. Jim reported nothing new with the sign program. The current sign program funds raised to date is \$107,000., with the addition of \$4,500. by David Conners and \$7,500. from Wells Fargo Bank. Since the sign program will be presented to the Town Council on March 5th, 2007, we only have another month to raise another \$43,000. towards our goal of \$150,000.
2. Chris Dunn presented an up date on the Pioneer History Trail. The raising of public art for the Pioneer history trail, though part of the overall Public Art Program, will be geared to individual sponsors of each art piece. With that in mind, Twenty Mile Center owners have made a new pledge of \$5,000.
3. David informed all that the Public Art Program continues to be well received. Over \$80,000. has been committed as of the date of the meeting. It is the plan of the DDC to meet with the Town art organizations, through Bill and Amy of the Town of Parker, in mid March. The hope is to have the Public Art Program organized by the appropriate parties, with up to \$200,000 of funds raised, so as to go in front of the Town Council as of June of this year.
4. No News on other committee reports.

III. Discussion with Town Staff, Mike Sutherland and Chris Hudson on the suggested “map” of new roadway/parking locations in the Old Town Parker district.

1. David reviewed the “map” on proposed accesses and road changes.
2. No hand outs were provided by Town Staff.
3. Mike will provide to David a 2003 “connectivity” plan.
4. David asked that Mike and Chris bring any points, concerns or obvious objections to any of the “map” suggested changes to the Feb. 6, 2007 meeting. They agreed to do just that.
5. Mike and Chris indicated they would provide “flood plan” data to Chris Dunn.
6. Gary Lasater indicated the importance of not “demolishing” any historical structures related to any proposed road way changes. All agreed that that was not a plan or a suggestions by anyone at any time.
7. David requested of Gary that the following meeting schedule was, though tentative, appropriate for The DDC to meet with Town Council or Town Staff:
 - i. January 29. Council 07 E. Mainstreet Improvement Suggestions.
 - ii. Feb. 6, DDC Meeting Mike Sutherland and Chris Hudson on Roadway etc.
 - iii. March 5, Council Sign Program Presentation
 - iv. March 6,-DDC Meeting Bill and Amy on Event Schedule/Guidelines
 - v. Mid March – DDC Meet Bill and Amy to organize arts meeting.
 - vi April – TBD by Gary L. Council to direct staff to work with DDC on Art Program
 - vii. June – TBD by Gary L. Public Art Program/Funding

The proposed 07 Mainstreet Improvements motions were discussed and the attached “motions” were agreed upon with no dissent. These motions will be presented to the Town Council in a study session on January 29, 2007.

V. Other Development of the “Old Town Parker” concepts from the participants? NONE GIVEN.

VI Existing Property Owner’s Update? NONE GIVEN.

IX . Old Business:

It was agreed that the following issues will show up in new proposed motions for discussion and approval:

1. Sidewalks are to extend along both sides of the E. Mainstreet corridor from Parker Road to Pine Drive.
2. A 3rd banner location will be recommended at the East end of E. Mainstreet by the entrance to Town Hall.
3. Endorsement of a “progression” Public Art Program as to type/style of bronze art from either East or West along E. Mainstreet.

X . New Agenda Items For Feb. 6, 2007 Meeting.

1. Roadway changes in Old Town Parker
2. Motions to be approved related to Signage Program for Council Hearing on March 5, 2007.

XI. Meeting Adjourned:

Meeting time was two (2) and hours.

Respectfully, David A.Van Landschoot and Jim Anest

Generally Agreed Individual Property Issues/Concerns/Points

- I. Parker Station Professional Office building has excess parking. Due to the first level Victorian Drive “space” not being retail (all office space rented as of this date), there appears to be an excess of about 40 parking spaces in the North Parking lot area.
- II. Parking for Vines/Sage/Twenty Mile Center can not be moved from where it currently exists.
- III. The “Vacant land” between Parker Station and Twenty Mile Center needs to be developed into a viable business asset for the entire Downtown area.
- IV. Twenty Mile Center owners believe that their parking along Mainstreet is imperative to their continued success of that property. Thus, their parking lot area is not open for discussion as to the development of a new building with substituted parking in some other, and farther, location.
- V. Chris Dunn has indicated the importance of a high density development on the corner/Mainstreet South side of his property located on the South West side of Pine Drive and E. Mainstreet.

Development Concepts/Ideals Worth Noting

- I. Downtown Parker is a distinct, relatively small, designated area. Therefore, very special attention needs to be given to such an area. When in doubt, the ambiance of the Downtown is to be enhanced and not minimized due to cost, as long as cost may be more than usual, but less than extraordinary.
- II. An Old Town Parker district Hotel location, which may be considered for the property located at Pine Drive and E. Mainstreet. ought to be encouraged. In any case, a hotel location in the Old Town Parker district is a priority as to interest by all parties.
- III. The center of Old Town Parker, represented by Parker Station Professional Office, Parker Water and Sanitation District building and the land located on the South West corner of Pine Drive and E. Mainstreet ought to be developed in the most “dense” manner appropriate. This would allow for the center “population” to flow to all ends of Old Town Parker Mainstreet.
- IV. The Eastern Gateway to Downtown is very important and must be “special”. The southern entry near the round-a-about at the new Best Buy area should introduce visitors to Old Town Parker and reference the Victorian Park area as well as the northern entrance. The current west entrance should be uniform with the other signs as well.
- V. Downtown Mainstreet ought to have, when practical, a continuous walkway and building frontage. Parking ought to be in the rear of buildings or “out of the way”.
- VI. Pocket Parks ought to be located in the Old Town Parker district. What about the vacant lot behind the Compass Bank location along Pikes Peak Drive?
- VII. Event Planning for the Old Town Parker district needs to occur and to be appropriate in size and type to encourage business for the Old Town Parker Business community.
- VIII. Parker Station Office Building could be extended on the West side and along Mainstreet.
- IX. Parker Station Professional Office Building could be extended on the North side, along Victorian Drive, by three levels and in an approximate 12,000 total sq. ft., similar to the “end” section of Parker Station building along E. Mainstreet.
- X. The ownership of the “vacant land” of David Connors has indicated that the “traffic access” point into his land could be closed up.

Misc. Items To Be Noted:

- I. There was considerable agreement on requesting the Town of Parker Police Department to do better traffic/parking enforcement between the hours of 8:00 a.m. and 9:00 a.m. and 4:30 p.m and 5:30 p.m. on Victorian Drive in front of the Montessorri School.
- II. There is an on going concern related to public events that are not organized with the providing of appropriate public portable restrooms and lack of communications to the property owners of what is happening and with appropriate notice.
- III. It has been mentioned several times that the public “lit” signs on Parker Road and Lincoln Avenue, when indicating Mainstreet closed (for any reason), do not provide the proper information. Generally, people believe that Mainstreet is closed the same day/time they see the sign and do not understand (since they drive by before probably reading the sign thoroughly) that it is for a limited time and date into the future. Better notification signage needs to be considered. Though the problem has been identified, the solution is not as apparent.
- IV. Public Parking Signage needs to be better and more distinct as to location and use.