

Community Meeting Summary

Thursday December 15, 2011



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The Design Team met to debrief after the Basalt Community Campus Community Meeting on December 15, 2011. Comments are based on our informal conversations with people during the open house. Following a summary of our observations is a list of all written comments made by the community during the community meeting.

Comments are broken out into the following categories:

- Items in which there appeared to be consensus
- Items for further study
- Individual comments
- A verbatim list of written comments from attendees

Consensus Items

Midland Spur Extension

- Develop the Midland Spur Extension (one individual was concerned about the spur adding to the volume, speed and congestion on Two Rivers Road, but all other comments were solidly in support of this idea)
- Consider a Midland Spur plaza at the terminus of the extension looking over and into the park

Pedestrian Access Connecting Town and the Park

- Provide for pedestrian access from the corner connecting the downtown core to the river park, making sure to include ADA access
- Create gateway retail that defines an entry to the park – solutions should improve the bus station, include a building along Midland, and maybe a plaza at the corner at street level which then slopes down to the River Park

- Use water at the corner as a design element that leads to the River Park

CDC Design

- Understand that this will be a phased development, make sure that building begins at the corner
- Develop retail and restaurants on the first floor if there's a hotel in the corner locations; no Comfort Inn on the corner
- Include the pedestrian alleys and access points as shown in the sketches. Include more of them in both a north to south and east to west orientation
- Pursue the bridge approach to the entries of the buildings particularly if that's the location for the non-profits
- Create a well thought out connection to RMI so that the developments are linked rather than isolated
- Make it a good street on the backside of the buildings, not just a road to parking
- Further study and resolve the interface between the development and the Park

Park Design

- Build a pavilion in the park with a stage – like the idea of a second larger stage that could work with and complement the existing stage in Lyons Park
- Create a flexible park design with multi-seasonal events that can be used whether it's wet or dry
- Allow for the organic nature of park design
- Design the park as a community gathering point
- Provide for a boardwalk or some other pedestrian access along river
- Stabilize the river in a soft way
- Develop a play river for kids play
- Design native play areas with a nature based playground
- Include the children's Play Pond
- Like the pedestrian bridge connection to the library in this location
- Include the ice rink mostly support, though there was concern from one individual about the southern exposure
- Improve relationships between back of buildings and the parks

Streetscape Design

- Slow the speed of traffic on Two Rivers Road
- Include the Midland Avenue sidewalk/streetscape improvements in the overall project design

Items for Further Community Discussion/Study

- Location for the hotel – there were arguments for the hotel in all locations though the community seemed to understand that this may be driven by economic and/or phasing/constructability issues
- Study the street concepts in the Park; some liked it and some don't want to see cars in the Park in any locations. Don't want what it to turn out like it did behind Riverwalk.
- Further study service and the backs of buildings for the mixed use parcels

Individual Comments

- Include an amphitheater that ties Midland Avenue to the River Park
- Might want non-profits or retail facing the park
- Mid-block east west alley might be more desirable to create fronts on Two Rivers and the Park
- Consider an “art bridge” to Park from the CDC parcel
- Conduct a market survey to look at residential market; there was desire expressed for housing downtown (these were requests for free market housing)
- Preference for smaller housing units better than deed restriction
- The development has to pay for itself so community not subsidizing
- Help younger demographic thrive by including program elements for them
- Consider the edge of the development and how it looks adjacent to the RMI property
- Change the character of Two Rivers Road so that it's not a left over State Highway
- What can happen in the island to help support the development?
- Could hotel amenities like pool and spa be on the roof?
- Can't be a cookie cutter hotel

List of written comments from the community

- Nature play; nature based playgrounds
- Incorporate the watershed management plan
- Outdoor musical eq. freenotes, harmony park
- Lighting would be great to bring people in with Scheme B for all entrances
- Try a design where you build around the low income housing
- Plan A hotel on the corner with a 4 way stop and the pedestrian access to the park
- I like mixed use at the corner
- I like scheme B, the mixed use (restaurant & retail centric) closer to the town to connect hotel users to the town without dividing businesses from downtown
- Scheme B would be the best for the community – It would draw people into the center and into the park, for both the Hotel and the Town
- I like the hotel site where those that want maximum quiet (no lights, etc.) can be accommodated. This options does that – Scheme C

- Wonderful pedestrian spaces between the buildings
- East pedestrian connection may be more important than middle (Midland) connection
- Energize the corner of 2 rivers and Midland – create a plaza with tables and pedestrian access to the park
- Minimize visible vehicles between building and river