

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. 10

February 6, 2007

2:30 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, Gary Lasater, Tom Radigan (Victorian Commons), David and Justin Van Landschoot (Parker Station Professional Office bldg.), Fred Starr and Susan Pacek (Town of Parker), Kirby Ross and Steve Parry (East Gateway Development), Benjamin Snow (PEDC), David Commers (Mountain Man Nut Co.), Norman McQueen, Lew Palmer, Council Person Tina Long, Frank Jaeger (Parker Water & Sanitation District).

David, through his own confusing notices, had to admit that most of the attendees did not realize that the time for meeting had changed to 2:00 p.m., due to the need to get out of the Parker Water & Sanitation District conference room. In any case, all should now know that the meeting time is 2:00 p.m. A new monthly meeting schedule for 2007 will be sent out so indicating.

The following discussions then ensued:

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

1. Review of January 23, 2007 Meeting Minutes with no objections.
2. Other hand outs were as follows: Copy of the approved first set of motions by the DDC, schedule of dates/times for Town Council study sessions and staff presentations, Town Road and Traffic Visionary Plan for Old Town Parker, AECOM January 29, 2007 Mainstreet Improvement Report.
3. Discussion of the PEDC luncheon that highlighted The DDC's efforts.
4. Announcement that Justin Van Landschoot will be, along with several committee members, making a DDC presentation to the Parker Chamber of Commerce about the DDC efforts at lunch time on February 8th, 2007, at Canterbury Golf Clubhouse....if anyone wishes to attend, then Call Lisa at the Chamber to arrange for lunch/ticket etc.
5. Jim Anest asked if anyone knew a Mr. Randy Blaylock? If anyone anywhere knows of this individual, please contact Jim or David to relay information.
6. Mr. Perry Becky, representative of the Bonbeck Parker Center property, has requested not to have his property included in the Old Town Parker district. After discussion, it was determined that this is a public relations geographical area, Old Town Parker, and that it was felt that the Parker Center property needed to stay within the proposed district.

II. Report by Gary Lasater and Fred Starr:

1. The Town Council thought Justin and Steven Strain did an excellent job of presenting The DDC motions.
2. The Town Council is willing to work with the DDC and generally approved all of the proposed motions.
3. The middle median will be removed.
4. Pikes Peak Drive will be directed North into Mr. Dave Connors property and all traffic exits will be consolidated.
5. Town Council does like the ideal of a possible two level parking structure on Parker Station Property.
6. Town Council very much appreciated The DDC's enthusiasm and willingness to contribute dollars.
7. Gary, felt that the Town Council wanted us to consider working with the Town on a Business Investment District. Our Public Funding committee will now meet with Gary/Fred to determine what this means and how it could work for all parties.
8. Gary also spent some time talking about the importance of the Landmarks and Cultural Commissions and the importance of a historical perspective in what we wish to do/accomplish. Most of those

present did believe the concept of a new “trestle” related to the history of the old railroad trestle over Sulphur Gulch had merit.

9. Gary and Fred went over the proposed schedule for Council Study Sessions and for Staff presentations. Enclosed is an appropriate update related to same.
10. Gary indicated that he, Town Council and Town Staff did not see the need to spend current time/energy on any roadway/parking plan due to lack of priority of funding and complications of anything getting done in the near future. With that in mind, no staff came, as was scheduled, to this meeting related to Roadway/Parking Plans for the Old Town Parker district. It was agreed by all that this roadway/parking plan concept would be delayed until May/June for revisiting at that time, if appropriate.
11. Gary, Fred and Susan also indicated that any current Zoning/Code/Land use updating was a couple of years “off” from having any recommendations that would be viewed by the public. Therefore, this item will be taken off The DDC’s agenda for April 3, 2007.
12. We were also informed that The DDC had until March 1, 2007 to provide recommendations of Victorian style benches, trash containers, fencing and flower pots to Susan/Fred and the Engineers. Justin, Chris and Tom have committed to work on this project for the next few weeks.

III. Report of Sub Committees:

1. Jim reported nothing new with the sign program. The current sign program funds raised to date is \$127,500. . Since the sign program will be presented to the Town Council on March 12th, 2007, we only have another month to raise another \$22,500. towards our goal of \$150,000.
2. Chris Dunn presented an up date on the Pioneer History Trail. Nothing new. Susan Pacek said she would provide an updated improvement plan/detail to Justin Van Landschoot.
3. Steven Strain informed all that the Douglas County Library Board would go to the voters in the fall for funding of the Library.
4. David informed all that the Public Art Program continues to be well received. Over \$90,000. 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 July of this year.
5. 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 did not occur. However, The DDC members did discuss the comparison of the “Visionary” map of the Town with the DDC Map of roadways etc. All agreed that the maps were very similar in their approach to routing traffic. This will be all addressed at a later date.

IV. Initial discussion on “kiosks” in Old Town Parker occurred. All are encourage to go out and obtain ideals to present back to the committee. The question is how to be able to notify the public what is “happening” in Old Town Parker/All of Parker, yet maintain a clean and easily maintained location, while best fitting into the Old Town Parker historical style?

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

VI Existing Property Owner’s Update? Jim Anest is looking at a May/June construction start. Tom Radigan indicated that he was still working through the project and was hopeful of a summer start for his project.

IX . Old Business: None

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

1. Town Staff to Report on 07 Events in Parker and the Guidelines/Controls/Requirements related to all events.
2. Review of signage program.
3. Review of final decision on 07 Mainstreet Improvements/benches, etc.

XI. Meeting Adjourned:

Meeting time was one and half (1.5) and hours.

Respectfully, David A. Van Landschoot, Jim Anest and Steven Strain

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.