

Up to this date, minutes and other supporting documents have been delivered or mailed to other interested parties, as they have requested. However, from this date forth only those participants/attendees will receive minutes of the meetings by either e mail service or by attending regularly scheduled DDC meetings. 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. 7**  
**January 9, 2007**

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

Sam Demander (Psychologist/Victorian Build on Pikes Peak Court), Jim Anest, The Bridgeport Corporation (Victorian Peaks), Peter Wells and Larry Graves (Twenty Mile/Sage Bldg.), Steven Strain (War Horse Restaurant), Chris Dunn of Diversified Management & Development (Hein Center Property-Pikes Peak Court and Mainstreet), Catherine Henry and Tom Radigan (Victorian Commons), David and Justin Van Landschoot (Parker Station Professional Office bldg.), John Van Landschoot (Visiting Regis Student), Jamie LaRue (Douglas County Library), Garner Stoll, Chris Dunn and Susan Pacek (Town of Parker), Kirby Ross and Steve Parry (East Gateway Development), Steven Wilensky, Brice Bradley and Jessica Canfield of EDAW, Benjamin Snow (PEDC), Lisa Mauer of Parker Chamber of Commerce, David Commers (Mountain Man Nut Co.), Rick Bellefeuille of YESCO, Mark Dougherty, Norman McQueen, Effie Kavadas, Brandon Berkley and several others who did not sign in, but did attend the meeting.

Those new in attendance introduced themselves. The following discussions ensued:

- I. David A. Van Landschoot informed those attending of the following and sought approval:
  1. Review of December 18, 2006 Meeting Minutes with no objections.
  2. Other hand outs were as follows: January Important Meeting Dates, 2007 Meeting dates.
  3. David anticipates a total of 30 motions to be agreed upon by January 23<sup>rd</sup>, 2007 to then submit to the PEDC and the Parker Town Council.
  
- II. Sub Committee Reports:
  1. Sam Demander presented an quick up date on the proposed sign program. Rick Bellefeuille presented a "hand out" that provided additional renderings of the Victorian Park arch sign. It was agreed, due to the importance of the proposed sign program, which \$87,500.00 has been committed to date towards such an endeavor, to request that the Town of Parker delay installation of proposed signage in the Old Town Parker district this year and until all parties can work together for a comprehensive 2007 sign program. A motion will be drafted to reflect such a request. New Sign Written Narrative and Pledge Form was distributed.

2. David and Justin handed out the proposed Public Art Program “map”, Narrative and Pledge form. The Public Art “walking tour “ Program was discussed, along with the announcement that \$65,000. had been pledged within the last two weeks towards such an endeavor. Comments were made as to including a maintenance “piece” to the program, to separate out the Pioneer History Trail (as to art, signs etc.) from the Public Art Program, that at some point the entire Public Art Walking Tour Program ought to be directed from an existing “arts” organization and finally that all of this was a great idea. It was decided that a more in depth discussion would occur at the next meeting. Lisa Mauer, Jamie LaRue and Chris Dunn volunteered to form the Public Art “Walking Tour” Program committee.
3. Chris Dunn and David A. presented an update on the Pioneer History Trail. The following was discussed: The interpretative signs currently being used and proposed for the Old Town Parker area are acceptable. The trash containers and benches proposed for the Old Town Parker area are acceptable, but for the Victorian Park (Currently Pikes Peak District) and the three central blocks of E. Mainstreet. Victorian Park and the three central blocks of E. Mainstreet ought to have benches and trash containers that better reflect the Historical Victorian Period. The “Parker Light Pole” is preferred over all other lighting structures for the trail and is especially needed in the Victorian Park district.

### III. Public Financing Ideals:

1. Garner Stoll presented a great “hand out” and distributed to all present related to potential public funding ideals/methods. Questions were asked and answered.
2. Susan Pacek presented a one page document that addressed the newly formed Parker Authority for Reinvestment.
3. A new sub committee was formed with members being Kirby Ross, Tom Radigan, Steven Strain, Mark Dougherty and Ben Snow. More to be discussed later.
4. As to the PAR district concept, it was generally agreed that it would be better not to have any specific districts within Parker and to, therefore, rely on “blighted” areas to be determined by location and not by a prescribed district.

### IV. Mr. Steven Wilensky of EDAW made a visual presentation of the proposed 07 Mainstreet Improvements. After much discussion, the following comments/directions were agreed upon:

1. First and foremost, quality of product and construction ought to be at the highest level for the three (3) block designated area along East Mainstreet, Parker, CO.
2. The theme for the improvements ought to be governed by products that can best represent a Victorian design within a Western motif.
3. All agreed that the removal of the middle “median” is in the best interest of attaining pedestrian friendly along E. Mainstreet.
4. Enlargement of public sidewalks, especially in the middle of E. Mainstreet, is of utmost priority.
5. Bump outs as have been described are acceptable.
6. Speed tables as described are acceptable.
7. Benches, trash receptacles and other misc. items are to be “upgraded” to match a Victorian theme.
8. The Parker “light” pole is to be upgraded to be a more substantial Victorian design light pole, without losing its “Parker” design concept.
9. 3 sets of “banner” poles are to be part of or extended from the upgraded Parker Light poles. These three (3) locations are to be near, as EDAW may determine, each of the three (3) main intersections.

10. Elimination of parallel parking on both Victorian Drive and E. Mainstreet of Parker Station is agreed to in order to allow for substantial sidewalk design with parallel parking.
11. Removal of the four (4) trees on the South side of E. Mainstreet in front of the Exchange building is preferable. Replacement trees ought to be considered in other areas or in the bump out areas.
12. Removal of the four (4) Parker style light poles in front of the Tail Gate tavern is preferable. Replacement of these light poles ought to be considered in other areas.
13. Illuminated Bollards will be made out of light pole "bases" from the Parker style light poles.
14. EDAW has been asked to provide us with information on what most of the above items will look like in regards to their Victorian/Western theme.
15. New Item – Not mentioned at the meeting – Kiosk Design is requested.

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

VI Existing Property Owner's Update.

Information on a new development on Pine Drive, to be developed by Holly Berry Homes was presented.

IX . Old Business:

None Discussed

X . New Agenda Items For January 16, 2007 Meeting.

1. 2007 Parker Public Event Schedule/Data
2. Public Art Program
3. Mainstreet Improvements

XI. Meeting Adjourned:

Meeting time was two (2) and half hours.

Respectfully, David A.Van Landschoot and Jim Anest

**Generally Agreed Individual Property Issues/Concerns/Points  
In Order of Mention**

- 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 speed or 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. The Montessorri School location on Victorian Drive seems to be more appropriate for a higher retail use than a school.
- X. 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.

Misc. Items To Be Noted:

1. 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, so as to keep traffic moving and to allow for business parking/access.
2. There is an on going concern related to public events that are not organized with the providing of appropriate public portable restrooms.
3. 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.
4. Public Parking Signage needs to be better and more distinct as to location and use.