

**TOWN OF BASALT
PLANNING AND ZONING COMMISSION
REGULAR MEETING and PUBLIC HEARING
Tuesday, June 19, 2018**

Site visit of Basalt River Park was conducted with Commissioners Rossetti, Maron, McAllister, and Bennett in attendance at 6:00 pm.

CALL TO ORDER

The Planning & Zoning Commission was called to order by Chair Maron at 7:05 pm. Commissioners present were Gino Rossetti, Bill Maron, Pat McAllister, and Alternate Tracy Bennett.

Staff present included Susan Philp, Town Planner; James Lindt, Assistant Planning Director; and Watkins Fulk-Gray, Staff Planner. A sign-in sheet for public attending the meeting is available for review at Town Hall.

AGENDA ITEMS

Basalt River Park LLC Application

**M/S MCALLISTER AND BENNETT TO CONTINUE THE ITEM UNTIL JULY 17.
MOTION CARRIED BY A VOTE OF 4 TO 0.**

The Arts Campus at Willits (TACAW)

Philp introduced the item and introduced Julia Marshall, the president of The Arts Campus at Willits (TACAW). The Basalt Town Council entered into a lease with TACAW in 2016 that is structured similarly to the Roaring Fork Conservancy's. TACAW has until July 1, 2018, to have sketch plan application submitted and approved by the Town. Philp said that if the P&Z is comfortable, they could take action on TACAW.

Marshall thanked the P&Z for their time. She noted the presence of Jeff Orsulak, who is also on the board of TACAW, as well as Dick Carter and Michael Lipkin. She acknowledged the executive director and artistic director who are not present. Years ago when she helped work on the Sopris Meadows/Willits PUD, she could not imagine what has happened thus far. Marshall said that what is transpiring is exciting, and noted the great variety of programming currently at The Temporary. She said that over half of the attendees at each event are first-time attendees, implying that there is substantial room to grow. She stated the opportunity to partner with other nonprofits, such as Aspen Words, Theater Aspen, the Rock'n'Roll Academy, and that there is collaboration among these groups rather than competition. Marshall said that TACAW is building community and can draw people from farther downvalley that might not come to Aspen. She said that many acts come from the Denver area and bring energy from there. She stated that TACAW feels it has reached a limit on what it can do with The Temporary, which is why they are applying for the land use approvals for the permanent facility.

Marshall noted the proposed location of TACAW on a map and the surrounding streets. Willits Lane will be shielded from view with a berm. Market Street will have the possibility for being closed off as an outdoor area for activities. She noted the locations on the TACAW parcel of a proposed outdoor amphitheater, terrace, entrance, and main building. The outdoor

amphitheater will be approximately the same size as The Temporary, and there will be benches with a sloping lawn. There will be a lobby where people can gather. Indoors, there will be a space called The Contemporary and will be designed to be a more intimate space like The Temporary. The large theater will fit 350 people, plus balcony seating. She described the interface with The Permanent and Market Street. There will be a connection between the bar space and The Contemporary. She continued showing renderings and floorplans of the facility. She noted the importance of incorporating flexibility into seating arrangements.

Jeff Orsulak discussed the seating arrangements. Being able to change configurations is important because some performances may be better with different seating arrangements. Julia Marshall stated that there wouldn't be "high-fly" space or space in the wings, so they likely won't be doing large theater events or dance performances, except for smaller acts. She noted the inclusion of a culinary kitchen in order to be able to prepare foods for events as well as hold culinary arts classes.

Commissioner comments:

Commissioner Rossetti asked what the material of the roof would be. Michael Lipkin said that the team was looking at an interlocking ceramic tile made in Boston, but that they are looking for something articulated and slightly reflected. They have other possibilities they are looking at. Commissioner Rossetti asked what they plan to use for siding. Lipkin replied that they are considering charred spruce and added that it is sustainable and dignified.

Commissioner Rossetti asked if children's programming would be a possibility. Julia Marshall and Michael Lipkin said that they will have a variety of acts and that they have also started partnering with schools.

Chair Maron asked about the planned loading scenario. Orsulak said that TACAW's plan for the loading area was discussed and subsequently changed after a discussion with the Town's Technical Review (TRC) Committee. He used a plan diagram to explain how equipment loading and unloading would work.

Philp discussed the following discussion items.

1. Building size and overall site plan configuration

All square footages are listed in the memo.

2. Compatibility of the building

Philp explained that the Willits Town Center (WTC) approvals required the developer to put in offsite infrastructure and a funding mechanism called RETA 1, which dedicates funds toward an arts center in Willits. The streets themselves will be built by the developer. Philp said that neighbors in unincorporated Eagle County, across Willits Lane, were concerned about disruption from car headlights. This is why a berm and/or fence will be required. She said that the building itself is within the scale of the rest of Willits. TACAW would like to reserve the right to have 10,000 square feet of basement space, and the group will need to inform the Town before final plan phase if they plan to do this. Philp said that if TACAW can do a basement it would be good, because that space could be used for offices and storage, which could free up space for other activities and delay the need for the second phase. The second phase would be where the landscaped garden is.

Philp explained that the proposed building for phase 1 is the same size as one floor in Block 6, which is the long rectangular building.

3. Street layout

The street layout was initially set in the Willits Town Center PUD as a grid, but this has morphed over time. The center loading area has been phased out. She explained on a map where people could be dropped off. Philp said that a condition of approval has been suggested in which the developers would determine the layout of the surrounding streets during the final review phase. The Town has been working on a child development center on Parcel 2E, and there are planned driveways going into that and additional parking in that area. Tim Belinski is working on Block 11, which may have another loading area and driving entrances.

4. Parking

Philp reminded the P&Z that during a WTC PUD amendment in 2017, the Town's parking consultant was asked if TACAW could rely on on-street parking, instead of using the site. She reviewed results of a parking analysis from 2017. The analysis predicted that under the scenario in which TACAW is more successful than expected and the Town loses use of the underground parking garage under Whole Foods, there would be parking shortages at times. The Police Department does not want patrons to park on Willits Lane, and the Town also does not want people parking in the residential neighborhood.

5. Traffic

Philp said that TACAW must demonstrate in the final plan that the trip numbers calculated for the traffic analysis fall within what was predicted for this development and included in the Highway 82 access permit.

6. PUD design standards

Modifications to the design guidelines will need to happen, which is a process permitted by the PUD.

7. Affordable housing

It is recommended it be clarified that any affordable housing requirements be waived in this process.

8. Referral comments

Comments were received from Mid-Valley Metro and the Fire Department, and these comments are technical and can be accommodated in the final proposal. The recommended conditions respond to comments from Public Works represent a compromise on how Public Works would like to see the angles in parking spaces to facilitate snowplowing.

9. Monument sign

Two signs are planned for 32 square feet each, in addition to marquee signs in the front, and the possibility for an additional entertainment sign on Highway 82.

10. P&Z other items

Philp gave other updates on WTC. She expressed hope that many people would travel to TACAW by bike and bus.

Commissioner Rossetti asked about how deliveries to TACAW would work. Orsulak described how truck traffic would come down Willits Lane to Pioneer Street. Loading would be in the middle of the block off Pioneer Street so that all of the facilities at TACAW would be accessible. He identified the uses of parts of TACAW's facilities adjacent to the loading area.

Chair Maron asked what impact traffic from TACAW would have on Willits Lane and Highway 82 and if anything would be triggered with CDOT. Philp said that no traffic improvements would be triggered (subject to compliance with conditions), and that these triggers are mostly tied to the filings of blocks. She said the traffic study that was done in 2015 was updated in 2017 based on land use changes, but no problems were encountered.

Chair Maron asked what the triggers are for traffic studies, and Philp replied that block filings are the triggers. She said that physical improvements, if warranted, would be triggered by block filings. Chair Maron asked if more work would be involved on the back end. Philp suggested that improvements to WTC are the Developer's responsibility. Chair Maron clarified that he wanted to avoid any potential problems in later review phases. Philp said that creating a schedule for improvements is important, along with ensuring that the access permit is in line. TACAW is not planning any offsite improvements; the Willits developer is responsible for them.

Philp added that for discussion item #2, renderings from the west are in the packet, though not in the slide show. It is proposed that part of a stairwell encroach into Town ROW above ground level. It will be looked into at more detail at the final review phase.

Chair Maron opened public comment at 7:52 pm. No members of the public were present to comment. It was closed at 7:52 pm.

Commissioner comments:

Commissioner McAllister asked that there be enough parking for the project.

Commissioner Rossetti said he likes the project. He foresees the potential for problems on the southwest corner of the site, on either Pioneer or Lewis streets, with traffic movement, parking, and loading. He suggested the applicant team think about loading more and consider removing some parking spots.

Commissioner Bennett also expressed her pleasure with the project and said that there is a need for the project. She clarified with Philp the view of the stairwell that will encroach over the sidewalk. It is a window that faces west.

Chair Maron said he has no problem with all parking being on the street, even if parking gets constrained at times. He noted that none of the world-famous concert venues have parking, although they came about in different eras. He suggested that since it will be a civic building, the northeast corner could be more expressive in a civic manner. It has an "Edward Larrabee Barnes" feel about it, and there is an opportunity to be more civic and expressive. Lipkin said that the intent is to build a neutral building. In an earlier iteration, that side had a screen

advertising events, but they realized this might be an issue with neighbors in surrounding buildings. He said they would think about Chair Maron's comment. He added that they had thought about using basalt stone on the outside, and didn't think it was in their budget.

Commissioner Bennett asked the Chair for an example about what he's thinking about. Chair Maron said he's just trying to stir the pot.

M/S ROSSETTI AND BENNETT TO APPROVE THE SKETCH APPLICATION. Philp asked for clarification about whether the motion included working on the intersection issues and the civic nature of the entryway. Commissioner Rossetti expressed that the motion includes working on the loading issues and the civic nature of the entryway. Lipkin said that they have an artistic director with lots of experience and dealing with logistics. He said that TACAW will be a limited in doing large productions because of their space.

MOTION CARRIED BY A VOTE OF 4 TO 0.

Commissioner Comments and Planning Department Updates.

Philp said that Thursday is the final hearing for the Roaring Fork Valley Regional Planning Commission's (RFVRPC) Mid-Valley Area Master Plan. She said that the last meeting was contentious with regards to the Fields property. Philp said that the last newspaper article was accurate.

Commissioner Bennett asked what is happening at Fisherman's Park, with the boulders and leveling that is happening. Philp reminded the P&Z that Fisherman's Park is not in Basalt, though it is maintained by the Town. Lindt said he believes that the park is being used as a landscaping staging area for the kayak park development. Philp said that one of the options outlined by Pitkin County's design firm Bluegreen would envision further development and programming at Fisherman's Park than what the P&Z reviewed previously. More room is being made for trailer parking and other improvements. Funding for these improvements has not been established. Philp added that Fisherman's Park was purchased with Pitkin County Open Space funds.

Chair Maron asked about the Town's Master Plan update. Philp said that there are no updates, but that the Town Council meeting on July 24th has a worksession scheduled with the P&Z.

Commissioner Rossetti asked about the open house for the Roaring Fork Apartments. Philp said she would email the P&Z the flyer for the open house, which will be this coming Monday at 1:00 pm. Philp said that it is a project the P&Z should be proud of, and that there are numerous people who work in downtown Basalt businesses living there, as well as numerous kids living in it. Lindt added that all but two units are occupied. Philp said the rents are inexpensive compared to Willits's affordable housing units.

Commissioner Rossetti asked what the boundaries of the landscape architect services will cover. Philp said that the area integrates into the currently landscaped area. It will also look at the feasibility of putting a bridge across the river at RMI. She clarified that there are two RFPs out right now, and the other is the Two Rivers Road streetscape work. The road piece is from Midland Avenue to RMI. The Town is paying for this design work because the Town wants to be able to control it. Connect One, DHM, Bluegreen, Design Workshop applied for the park landscape work. For engineering work, Sopris Engineering, SGM, JVA, Roaring Fork Engineering, and Loris submitted proposals.

M/S MCALLISTER AND BENNETT TO ADJOURN. MOTION CARRIED BY A VOTE OF 4 TO 0.

The Planning and Zoning Commission adjourned at 8:13 p.m.

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By  _____
William C. Maron, Chair

Attest  _____
Susan Philp, Planning Director