

POST Meeting Minutes

June 23, 2021

CALL TO ORDER

The POST Committee was called to order at 4:03 pm by Chair Jason Groves. Members present included Jason Groves, Amiee Beazley, Paul Hilts, and Carol Hawk. Julie Kolar was absent. The meeting was held in-person and electronically via Zoom Conferencing.

Staff present included Susan Philp, Planning Director; Watkins Fulk-Gray, Staff Planner; James Lindt, Assistant Planning Director; Brian Passenti, Recreation Director; and Catherine Christoff, Town Engineer.

Guests: Seth Hmielowski, Tim Belinski, Heather Henry, Katie Tabor

AGENDA ITEMS

Approval of Minutes

M/S Carol and Paul to approve the minutes from 6/8/21. Motion passed by a vote of 4 to 0.

BCC Sketch Plan Application

Susan outlined the timeline of this application with P&Z and Town Council. James displayed the location on the screen, which is known as the Basalt Center Circle property as well as the BCC, which was the former Clark's Market and Habitat for Humanity Restore. He displayed conceptual plans for the new development.

There would be 70 apartments, a mix of free market and affordable housing, located above a new grocery store of approximately 9,000 square feet. The parking lot would be reconfigured and a patio area added. He displayed a pedestrian circulation plan.

Heather Henry displayed an aerial view of the site. She explained that the plan seeks to tie the Town to the rivers. One of the challenges with this site is its private governance. She noted the property lines that show the legacy of the wye railroad lines. Each parcel within the development is individually-owned, but all the parking is commonly-owned through the HOA. This plan has the HOA's approval. The proposal provides a net gain of parking spaces and received unanimous support from the HOA.

A new connection from Two Rivers Road would be made that connects to the plaza seating. A new path toward Midland Avenue, near Tempranillo, will be created. It

will be up to the Town to continue the connection to Midland, which is beyond the property line of the subject area. The Paradise Bakery corner in Aspen is a model for this project. Heather said that some trees will be cut down and one will be retained. She displayed renderings of the project.

Jason asked if there was any discussion with the HOA about pedestrian connectivity on the east side. Heather said no. Jason suggested that it is an opportunity to work on traffic flow and pedestrian connections in a congested place, and Heather suggested that POST and the Town might be able to help facilitate some of these discussions.

Amiee asked if people would be able to see the River Park. She also asked if there is an opportunity for raised, and possibly colored and textured, crosswalks. She encouraged the team to maximize the amount of green space. Amiee noted that most of the plaza space is in front of the liquor store. Heather displayed the graphic, which has the plaza in front of both the liquor store and grocery store. Amiee asked if the roof is designed such that it can be a green roof or have solar panels. Andrew Light said they expect to put solar on the roof and the residential will be all electric, though some gas will have to be included for the grocery store. Amiee asked if the space will be designed to be something other than a grocery store. Andrew Light said they are scoping uses, but it will be designed to be as generally useful as possible.

Carol asked how the size of the grocery store compares to Whole Foods. Tim said that Whole Foods is 27,000 square feet, which is much bigger than the planned 9,000 square feet that is more comparable to Roxy's. Carol asked where the existing tenants will go when this is built, and Tim said they are working on that. Carol suggested they consider the straightest path from the River Park to the grocery store entry. Heather responded that they have to consider where the safest places to cross are.

Paul asked if it is accurate that the Town is held hostage by the HOA on parking, and that there aren't any other ideas for how to do parking. Heather noted options in the Master Plan about the BCC redevelopment, and said the plan is substantially similar to one of the concepts in the Master Plan. Paul asked how many stories there would be and if there have been discussions about future tenants. Heather said four stories. Tim said there have been some discussions about future tenants.

James read some of Julie Kolar's comments, including making the sea of asphalt more useful, moving Sunday Market to this parking area, and encouraging having fewer cars downtown. Her opinion about the proposal is that she likes the entrance and that the building matches well with other buildings. She wondered if there could be synergy with Skip's Market and wondered about the need for residential. Tim said he thinks Sunday Market works where it is. Susan said she is not sure if the grocery store would appreciate vendors selling vegetables outside, and noted that parking is at a premium in the shopping center.

Amiee asked if there are any right-of-ways to the river from this property, and Tim said no.

James displayed language about the CSC Zone District and requirements for connections to the river and to roads. Tim said that the merchants and the hotel will benefit by the vibrancy and connections.

James summarized feedback: look at raised crosswalk potential, have the Town and developer continue looking at potential pedestrian connections to the river, to Midland Avenue, and to the Taylor Creek area; and to evaluate the use possibilities for the triangle grass area and the possibility for more green spaces.

Carol asked if there will be plug-ins for electric cars, and Tim said yes. He also said there would be bike racks. James said this will be included in their feedback.

M/S Carol and Amiee to present the foregoing as POST's feedback on this phase of the project. Motion passed by a vote of 4 to 0.

The development team left the meeting.

Discussion of Compostable Doggie Bags

Amiee said she needs to gather more information and present to the Green Team before presenting her ideas on this.

Other Project Updates

James said that on Arbaney Pool project, the lockers will be installed soon and the locker rooms are in the finishing stage. The pool is full and there are covers on it. The team is waiting on a few mechanical items still. There is still a possibility for the main pool opening next week or the weekend of July 4th. The life floor of the robot pool has not been delivered yet. Jason asked what the mechanical parts are that they are waiting on. Brian said the VFD, variable frequency drive, is one of them. Another is a chemical feeder. Jason asked about sod. James said they are trying to put in the sod at the end of this week; Trevor has recommended they cordon off the sod for it to take better for a month or so.

James said the Phase 1 project of the Basalt River Park is out to bid. Phase 1 includes grading, utilities, and the plaza by the restaurant. The deadline for bids is July 7. He said eight to 10 contractors attended the pre-bid meeting. Foundation work has begun for the restaurant at the River Park.

Brian said that the skateboard park was cleared of its center components last week. The decking is waiting for new pieces to be delivered tomorrow.

Susan said RFOV had a successful work day in which many Ponderosa Pines were planted.

POST Member Comments and Questions

Capital Needs Committee update

Paul updated the committee on the Capital Needs Committee. They discussed prioritizing the different projects. Paul asked if anyone has received the survey that is being mailed out. Susan said that this information was also discussed with other committees.

James left the meeting.

Carol said she was confused about the survey language, and asked if the proposed bond would be for one project or three, and where the \$14M pricetag came from. Susan said the \$14M is the maximum amount they could bond for without raising taxes. Susan said she believes the Southside underpass would be more than \$14M itself. Carol said it might be helpful to provide rough estimates of the costs of the different potential projects.

Amiee asked whether the survey asks about employee housing or affordable housing. Susan said they try to use the term “community housing,” but “affordable housing” is often used. Paul clarified that the survey talks about “senior housing” and “affordable workforce housing,” so clarifying this would be good. Amiee said she is hearing that some people think Basalt is building workforce housing for Aspen, rather than for workers in Basalt. Paul said a distinction was made between workforce and non-workforce.

Carol asked about daycare housing. Susan said it was discussed at the childcare coalition meeting recently and there were heartwarming stories.

Discussion on How POST Wants to Conduct Meetings

Amiee said she thinks it would be more productive for the volunteer committee to have Zoom meetings with their busy schedules. Susan said the Town Council decided that committees can decide themselves how to meet. Susan noted that it is easier to have all-Zoom or all in-person.

Carol said she thinks they are more efficient on Zoom and she will be away from Town for the next few months.

Paul summarized that some people have Covid concerns or think it is more efficient to meet remotely. Jason agreed. Susan suggested there are times when they might want to meet in-person, and Amiee agreed. She also noted that having a virtual option may make it easier for new people to join Town committees.

Next meeting: July 14. The agenda will include Sopris Meadows Parcel 5, including a discussion of the lake.

M/S Amiee and Carol to adjourn at 5:35 pm. Motion passed by a vote of 4 to 0.