

**Woodland Park Downtown Development Authority Board of Directors**

**City Hall - City Council Chambers  
220 W. South Avenue, Woodland Park, CO**

**SPECIAL MEETING MINUTES**

**January 17, 2017 - 7:30 AM**

**CALL TO ORDER AND ROLL CALL:** Merry Jo Larsen, Chair, called the meeting to order at 7:30AM.

**IN ATTENDANCE - Board of Directors:** Merry Jo Larsen (Chair), Tanner Coy (Treasurer), Noel Sawyer (Vice Chair), Jon DeVaux, Ellen Carrick, Jan Wilson, Jerry Good, Elijah Murphy.  
**Others Present:** Laurie Glauth, Sally Riley, Pat Hyslop, Vickie Good, Jill White, Ron Kozneisky, Bob Carlsen, Kelly Rodarmel, Jeff Cahill, Beth Dodd, Donna Finacle

**ADDITIONS, DELETIONS, OR CORRECTIONS TO THE AGENDA:** None.

**WORK SESSION:** Larsen speaks about DDA and Main Street then introduces Laurie Glauth as head of the Main Street Design Committee that spearheaded the walkability concept plan. Glauth explains that a grant allowed Main Street to work with students from University of Colorado Denver to produce a walkability concept plan to improve downtown Woodland Park. This plan is a concept to provide a starting point for discussion. Sawyer asks what the City can do to help the businesses. Jerry Good thanks Main Street for the concept plan and asks questions about the plan. Vickie Good opposes the walkability plan and says there isn't enough parking. Jill White says studies have shown that shoppers arriving on foot spend more money than shoppers arriving in a car which should help businesses. DeVaux says ways to cross Highway 24 are important because of the importance of parking. Glauth says the walkability plan suggests a net reduction of only five parking spots. Ron Kozneisky says moving parking away from businesses is a mistake. Murphy says parking is a challenge that can be overcome. Bob Carlsen says the Main Street Design Committee is trying to help the businesses on the north side of Highway 24. Vickie Good says that business owners should have more input in decisions to change downtown Woodland Park. Kozneisky likes the sidewalk planters from the walkability plan. Activities and things to make people want to stop in Woodland Park are needed. Larsen says rodeos and other events will help address this. She thinks removing Highway 24 medians in front of The Cowhand, Antler Alley and another at the yogurt shop would improve utilization of Woodland Station and increase available parking. Kozneisky agrees that events will bring people to Woodland Park. January through March is a bad time of year for his business. Vickie Good says healthy retailers will attract more retailers and cites Manitou Springs, Breckenridge and Buena Vista as examples of improved cities. DeVaux mentions CDOT as an obstacle and that Woodland Station can't be developed until a road is added. Jerry Good likes the walkability concept and wants to make it work. Hyslop reiterates that the Main Street Design Committee cares about the businesses and wants groups to work together to improve downtown. Kelly Rodarmel says his biggest challenge walking every day is crossing Highway 24. Connections between north and south Highway 24 is the starting point for

improvement. Vickie Good thinks a western concept for Woodland Park is appropriate. Also that a sled hill near Woodland Park will help. Glauth says to value walkability, to consider Center Street for a crosswalk and to consider parking on Highway 24. Ellen Carrick likes the idea of parking on Highway 24. Tanner Coy says pedestrian safety is his priority and the walkability plan is a depiction of specific solutions that work toward that goal. Coy agrees to north/south connectivity, parking and western style as priorities. Kozneisky suggests a contest in the newspaper for citizen ideas to improve downtown. He asks for clarification on the walkability concept plan's change to parking. Glauth explains that the concept plan does not eliminate parking, but it moves parking places further north of businesses on the north side of Highway 24. Murphy mentions logging and log flumes as potential attractions to Woodland Park. Carlsen responds that the Main Street Design Committee is fully committed to the western theme. Furthermore, major trails are an opportunity for Woodland Park. Larsen recommends DDA and Main Street Board members talk to business owners. She says summer will be busier for business owners and January, February, March and April are times to meet. Jerry Good compliments Darlene Jensen for her contribution to Main Street. Glauth says Main Street is a catalyst to help all entities and that the DDA and Main Street are sister groups.

**GENERAL DISCUSSION:** Carrick says the Chamber of Commerce is a sister organization as well. DeVaux asks for a questionnaire and prioritization schedule out to those attending these meetings.

**AUDIENCE PARTICIPATION:** Donna Finacle agrees to connecting north/south Highway 24 and adding barriers downtown. Jeff Cahill says not to rely on others to get Woodland Park into the Small Business Revolution finals. Carlsen says some of the 'Small Business Revolution funds are for community investment.

**MOTION:** To adjourn meeting. DeVaux/Wilson. Passed 8-0.

Meeting adjourned 8:55 AM

Recorded by: Tanner Coy

APPROVED THIS 14 DAY OF March, 2017

Al Born

Al Born, Secretary