



THE TOWN OF OAK CREEK

Comprehensive Plan & Land Use Update

Meeting Notes for the April 9, 2008 Project Kick-Off Meeting

Participants:

Oak Creek Residents

1. Patsy Stewart
2. Chuck Wisecup
3. Gerry Greenwood
4. Jennifer Slivey
5. Tom Bleuer
6. Wendy Gustafsen
7. Jeff Gustafsen
8. Andrea Abrahamsen
9. Josh Voorhis
10. Jane Sindell
11. Cindie Anderson
12. Royal Anderson
13. Dave Ege

Consulting Team

1. Anne Lane, Britina Design Group
2. Kristin Cypher, Britina Design Group
3. Susan Corser, Ernst Corser Associates

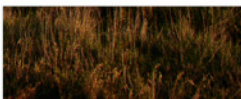
Items of Discussion

- ❖ *Do you feel Small Town Character remains a valid vision for future growth for Oak Creek in 2008?*
 - Should not be the over arching value because it needs to have more meaning.
- ❖ *Where is that place where you 'know your almost home'?*
 - The school on one side and sewer treatment plant on the other.
 - Pop up over the hill and see your house
- ❖ *What elements help define Small Town Character?*
 - Concise town boundaries and limited ex-urban types –
 - No traffic light
 - Compact footprint
 - Between 1200 – 1500 people
 - Residents – keep them full time, not 2nd homeowners



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- No privacy fences (6' cedar fences)
- No trophy homes – size
- No condo's
- Like the self-contained nature of town and would like for that to continue
- Carbon – 50% are 2nd homeowners and they are in small houses
- No streets directly to 131 – keep funneling people thru downtown
- Great park plans and great park
- Dirt street is more “Oak Creek”
- Quiet and safe. Like, in your flannel sheets kinda comfortable
- People walk after supper and it feels like small town life. People hang out in their front porches or yards and interact.
- Love front porches.
- Noreen Moore – interviews of why people are working out their homes – kids being able to ride their bikes down the street
- “Suspicious Characters” – There are local personalities!

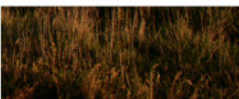
❖ *Economic Development*

- No chain, formula stores – local businesses
- Stagecoach growth – they want a town and Oak Creek has that – How do you get them to come to you? There are some amenities they come in for – Yoga – draws people in.
- 80% tied to steamboat – thru schools – people prefer to send their children to steamboat schools.
- Co-op ad in Stagecoach newsletter to promote town's different shopping experience
- Need to sell Convenient and Quality of Life
- Self Sufficiency – make sure they retain downtown places.
- Restaurants – they have lots compared to business they need (a list of what's missing – hardware store or light manufacturing)
- Concern they are losing businesses & economics are a big concern
- 10 parcels they would like to invest or develop or invest in.
- Pharmacy – usual business guide is a min of 2200 people to be successful and they are doing okay with only 980.
- Residents on Main Street?



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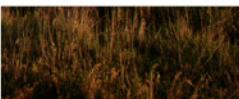
- ❖ *What should we improve upon?*
 - Trees and Green in the downtown for pedestrians
 - Dust and cleanliness in the downtown – state highway
 - Balanced budget if they keep their own utilities and they want to keep themselves sufficient.
 - Funding if mom and pop shops, how can they make it work financially?

- ❖ *What do you like or dislike about the current residential in Oak Creek?*
 - Concern about limiting size of homes and lot sizes
 - Proposed Darling Addition – roads that are more compact and like the grid of the town are easier to maintain. Compact is easier to maintain.
 - House size – sliding scale impact fee?
 - People who can't afford Steamboat want to live here, but local people can't afford it if 2nd homeowners move in.
 - Don't want to be Bedroom community for steamboat – they want people to have their lives in Oak Creek.
 - Annexation – speculation – driver solution
 - Development – Highland Street – they look huge.
 - Lot size – Limit lot size? Can they mandate lot size or house size so that it is smaller and more in keeping with character.
 - Housing Diversity – Sierra View = the lay of the land has dictated density – what places are available to expand from an engineering standpoint.
 - Love owner – occupied blocks and homes
 - Love Family owned vacation properties –
 - Don't love homes that allow homes that allow a number of unrelated people to live in one home.
 - East oak – wide and like a blvd – town needs to take back the roadways. (15' setbacks are average)
 - East Williams – Larger yards – more family
 - Capitol hill – Sims gardens
 - Trailer park – doesn't feel safe
 - Highland is so out of character – it is too big
 - Modular or low profile historically – smaller and low profile and one house completely shaded to the next door.
 - Unpaved streets – part of what they like it's old and it has sense of history
 - Old hospital buildings and mining streets.



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- Maps of town - names of boundaries of neighborhood
- Paved – new neighborhoods one nice to walking – need two ways in and out!
- Straw bale homes – they took up industrial land and they created a neighborhood of three homes with a new character. Their yards are intertwined, but the houses are big and they fit a feel in character because the home builders live in the homes.
- Affordable, self help homes are okay, too
- Straw bales should have wider alleys and self help have poor access, too
- Self-help are homes funded by the USDA – paid by the housing authority and the people help build their home and the neighborhood homes – no one can move in until all are complete.
- Parking – not enough space because of non-conforming lots – they want to encourage appt. development of garages into mother in law apartments.
- How do the appeal to a location neutral people – they have high speed internet and it needs to be contiguous.
- Sierra View – would develop into local peoples

❖ *Affordable housing*

- How do you keep housing affordable?
- Infill – single lots in town – can they make it affordable?
- Can they reach 1200 to 1500 people? It would make for a more sustainable size from an infrastructure standpoint.
- Will they allow another trailer park? Affordable
- Teacher’s where do they live in Oak Creek?

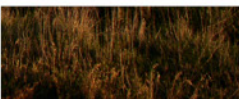
❖ *What do you like or dislike about the current Commercial in Oak Creek?*

- Old Hammond building – love it
- Main Street – the furniture store, dance studio – they are great! Consistent theme and they meet up to the sidewalk
- Coffee shop needs a space in front for outdoor customers.
- Don’t like that they have buildings like Quest that do not contribute to the general fund.
- Like eclectic architecture – that is fine.
- Steamboat, no real estate agencies on the first floor. Must be retail



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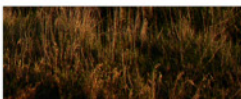
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- Shopfronts – be a pedestrian downtown, you go on foot, from business to business and offices disrupt this
 - Chelsea’s – in historic building – funky and cool
 - Dovetails – modeled after existing architecture – but new and energy efficient.
- ❖ *Service based stories – what’s missing in Oak Creek?*
- Hardware store – like NAPA but downtown. How could they do it? Maybe part of a mixed use development
 - Mainstreet exposure is important.
 - Cost and building requirements limit businesses in the downtown from infilling.
 - They have some residential above storefronts – parking is an issue – would help businesses be more profitable if renters above.
 - Big Tuna’s block is empty and beautiful places
 - Several buildings empty – how do we attract businesses?
 - How can they fix up 2nd floor rentals?
 - Do they continue to allow 1st floor residential on Main street?
 - It’s difficult to develop in the downtown due to lot configurations and building regulations.
- ❖ *Growth Areas*
- Could be restricted by conservation easements
 - They could expand out to 14
 - Oil Well Hill – they have pressing development
 - Next steps ...economic analysis for the growth
 - Where can they have manufacturing?
- ❖ *Questions for Citizen Survey and Digital Images*
- Would you like to continue to see residential on Main Street
 - Would you like to see another mobile home park?
 - What kinds of business do you need? What is missing from your shopping experience in Oak Creek?
 - Where do or don’t you shop in Oak Creek
 - Where do you think Oak Creek should grow?
 - What is the magic number of people?
 - Control growth or maintain affordability? Which one?
 - What do they like about living here? What don’t they like?



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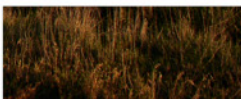
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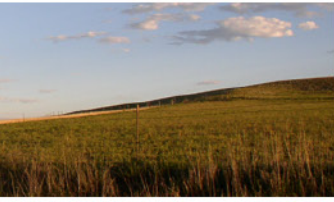
- Police department – would the town be better served by the county?
- What level of police protection do you think the town should have?
- What should or shouldn't be a county service?
- What types of services would you be willing to pay for?
- What do people see when they leave downtown area?
- Do you want the codes enforced in regards to neighbors encroaching on quality of life
- Neighborhoods – Decker Park – everyone is a neighbor of Oak Creek. Improving the stream is critical and it could be significant amenity in the downtown.
- Historic character – what does this mean, and what places are historic or have strong cultural value to the community?
- Look over old survey and see what we can use
- Don't make it to "city-written"
- Request flyer "Watch for Community Survey" Flyer in businesses
- Random drawing for 100bucks off your next electric bill??
- Put in the webpage address on the survey
- Link website to rout county
- Link to the EDC too.



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