

To The Avon Planning and Zoning Commission
Fr Sally Vecchio, Director of Community Development
Date August 2, 2011
Re Review of the PZC Recommendation, Conditions and Findings Related to the Proposed Avon Pedestrian Mall Improvements

Summary

On July 19, the Planning and Zoning Commission (PZC) unanimously recommended approval of Design Concept C-1 for the Avon Pedestrian Mall improvements project. The project will be funded with monies from the Avon Urban Renewal Authority. The Council is scheduled to consider the proposed improvements plan on August 9, 2011.

A summary of the PZC recommendation including conditions and findings is attached for review. Please review and consider any changes before it is presented to Council next week.

PZC Recommendation

The Avon Planning and Zoning Commission recommended approval of Design Concept C-1 for the Avon Pedestrian Mall with the following conditions and findings:

Design Concept C1 Is Recommended With the Following Conditions:

- If the cost of implementing Concept C-1 is too expensive, Council should consider reducing some of the other features shown in Concept C1 (*e.g. landscaping, light fixture, signage*), rather than selecting Concept B.
- The furniture and fixtures used on Lake Street should be used on the pedestrian mall.
- The vertical fence used at the Transportation Center should be used on the pedestrian mall.
- Consider installing a demonstration garden in one of the flower beds, similar to the garden behind Town Hall.
- The proposed walkway should be widened to 15 feet.

Additional Comments on the Project in General:

- The first priority of the project should be redeveloping the Benchmark Rd roundabout (**Area 3**) into a public plaza.
- The Town should work with the owner of Lot 61 regarding possible uses of the property during the 2015 World Ski Championships, which will be hosted in Beaver Creek.
- The Town's special events program should be expanded to include events that will enliven the mall area and promote extended retail hours.

The PZC Recommendation is Based on the Following Findings:

- The proposed enhancements will improve the visibility of ground floor storefronts and the general pedestrian experience along the mall.
- The proposed signage, streetscape design, landscaping, and other way finding elements will help orient visitors to important destinations within the district and the larger Town Center, including the Westin/Gondola, the Sheraton, the Transit Station and Avon Rd.
- The proposed improvements create public plazas and small gathering spaces for community interaction and social events including the 2015 races.

Findings Related to Full Closure of the Roundabout

- The Benchmark Rd roundabout is no longer needed as a transit station or vehicle/delivery area for adjacent buildings. The new Transit Center should accommodate all Town transit needs.
- The future road alignment associated with the Main Street project should be re-evaluated to determine whether or not the goals of the West Town Center District Plan can be better achieved by enhancing the existing pedestrian infrastructure and creating more of a social setting in Town Center that is capable of responding to a variety of needs (*e.g., transit hub, pedestrian connector to other activity centers, event area, community meeting place, etc.*).