

Memorandum

To: Mayor and Council
From: Tom Baker, Town Administrator
Date: April 21, 2015
Re: Watts Property of Pocket Park

Purpose: The purpose of this item is to ask Council for direction on whether or not to continue to pursue the idea of a pocket park on the land between Mr. Watts' building and the Silver Club. The parcel is 2,500 sf – the park parcel is approximately 2,000 sf (25x80) the two parking spaces on the alley are approximately 500 sf (20x25). Michael Watts would donate the entire parcel to the town with the provision that the two parking spaces be maintained for residents of the building.

Discussion: Over the past several months, Michael Watts and Patti Ringer have investigated the idea of creating a multi-use pocket park on land currently owned by Michael Watts between his building and the Silver Club. Patti recruited Jay Levitt, a retired architect in the area, to develop a concept plan of their vision, see attachment 1 - Concept Plan and attachment 2 - photo of existing land.

Michael and Patti presented the idea to the Downtown Group and while the DT Group supports the idea they did not wish to take sole responsibility for creating this park and wanted Michael and Patti to engage other supporters. (Michael has submitted a list of supporters from the downtown business community and others, but it is not clear if these signers will help create and maintain the park, see attachment 3.)

Attachments 4-7 are ideas of how various treatments can be used for the park. As food for thought, attachment 8 is a list of some of the options to implement the donation, if Council desired.

Request: We are seeking Council's reaction to this idea – questions, concerns, advice... Questions that have been raised to Michael and Patti to date include:

1. Is this a good use of land? In the future can the Council sell this parcel for commercial development, if desired?
2. Can this parcel be built and maintained by the citizens?
3. Can this parcel be made safe and/or secured after dark?

We expect to develop answers to these questions and to answer questions from Council. In the future, if Council is amenable, we will present a more develop plan of attach and ask Council if we can proceed.

386

3/19/15

Ideas for Gathering Space

- * Local Interest: historic signs informing users of museum & jail. Provide tour info.
- * Locally crafted seating areas.
- * Gardens: native/adapted & waterwise. *Edible*
- * Recirculating water feature.
- * Handcrafted screening

26' W X
81' L



JAIL →



We support the idea of a "pocket park" at 376 West Main Street.

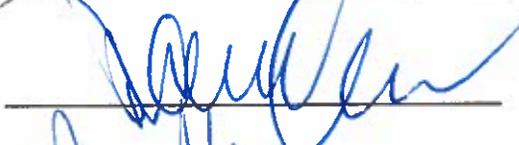
Business

Signature

Elk Creek Mining Co.



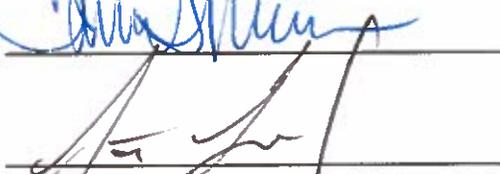
Hogback Pizza



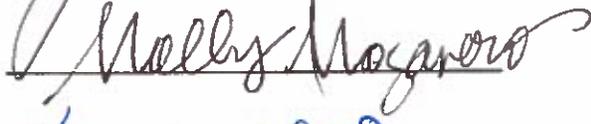
Jim Houq Plumbing



Silver Club Saloon



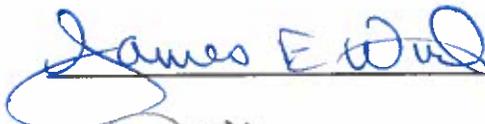
Molly Maganero
Spirits of New Castle



Kristi Wirt



Tradesman Elec
JAMES E WIRT



An Exquisite Design



Olis Schoolhouse Rental



New Castle Garage



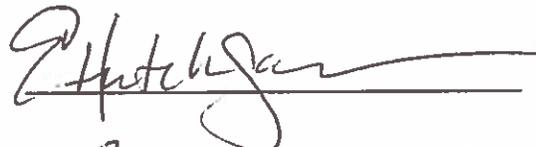
Black Dog Saloon



Rieger Performance Motors

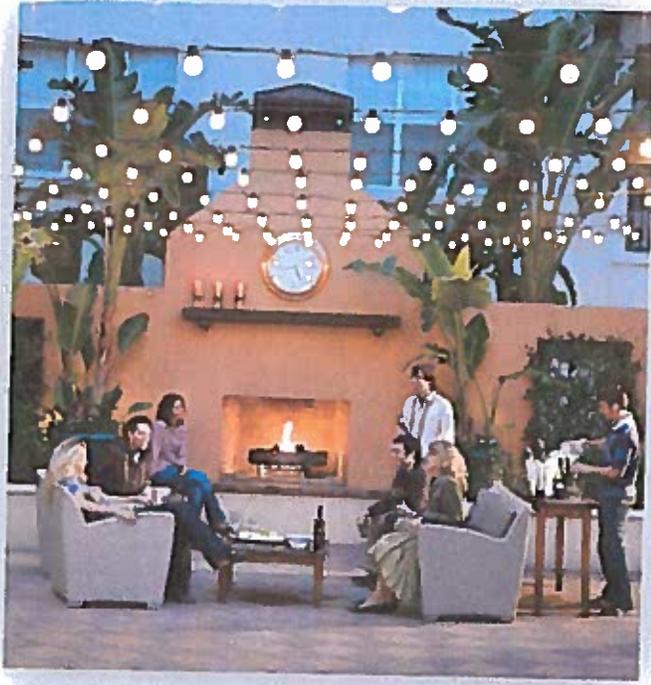


SPECKLED FEATHER



Hacienda El Patron





Tivoli Lights

A POSSIBILITY FOR
REAR WALL?

Continued from page 33.

ROCKS IN A HARD PLACE

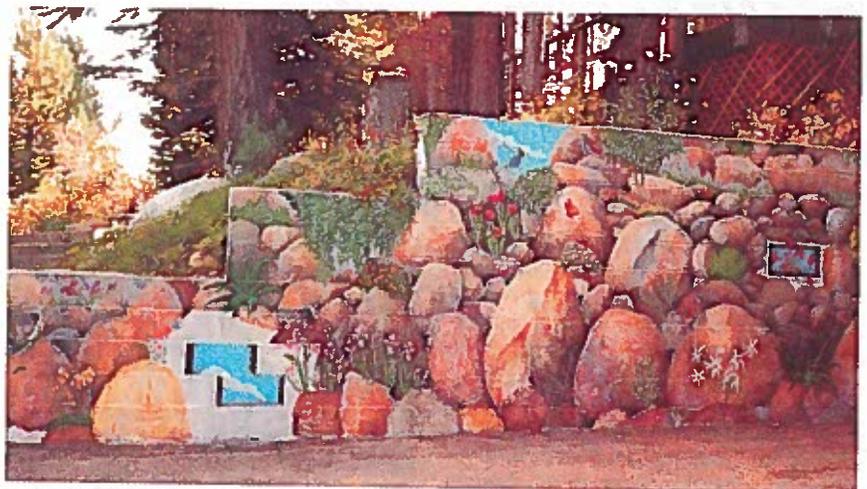
The most astounding question I fielded while painting my wall was "does Don (my husband) know that you're doing this?" It was put to me by the charming 6-year-old from down the street. He was of course thinking of how upset his folks would be if he were doing something similar. Once I stopped laughing, I admitted that it was actually Don's idea.

As a gardener, I'd tried various ways of disguising an ugly wall on my property with creeping vines and other plants. But living in Lake Tahoe, at an elevation of 6,500 feet, my cinder-block wall glares barely at me throughout the winter, and doesn't begin to be covered by plantings until mid-summer. In frustration, I remarked one day that I'd like to knock the whole thing down. My bril-

liant husband calmly reminded me we couldn't do that, but suggested that I paint it.

That was two years ago. Since that day, a seed germinated and has grown into a delightful "rock" garden that's easy to care for, needs no watering or weeding, and is home to small local wildlife (a squirrel, Stellar jays, a hummingbird and some butterflies). But most importantly, it stays green and healthy all year long.

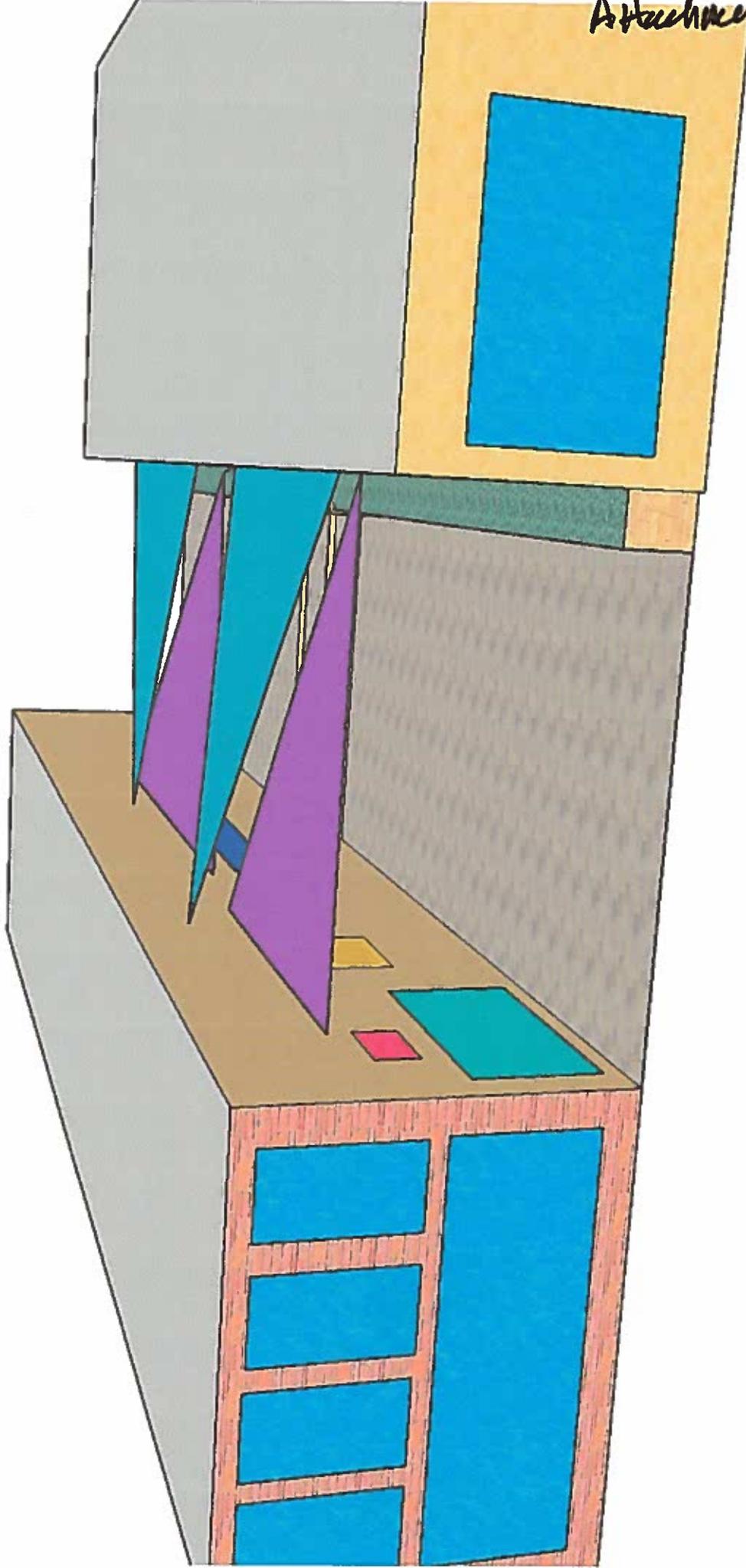
—Ellen Scott



An ugly, bare wall becomes a rocky canvas in the beautification plans of Lake Tahoe resident Ellen Scott.







Attachment # 27

WMC 3.18.15

WATTS/SILVER CLUB PLAZA

Tim Cain

From: David H. McConaughy <dmcconaughey@garfieldhecht.com>
Sent: Thursday, March 19, 2015 4:19 PM
To: Tim Cain
Cc: Tom Baker
Subject: RE: Park donation

As just discussed with Tim, we have at least 3 options:

1. Donations to the Town are exempt from subdivision regulations. So, in theory, Michael could dedicate the "park" portion of the lot and retain the parking spaces as private property. That would create a non-conforming lot so I'd want to process a lot line adjustment to merge the parking spaces into the adjacent property if we go that route.
2. Michael could donate the entire lot but reserve a private easement for parking. This would be permanent for him.
3. Michael could donate the entire lot subject to a license agreement from the Town whereby we agree to let him use the parking spaces until such time, if any, as the Town decides to revoke the license. In that event, the agreement could provide that he would not be punished or held accountable for the loss of the required parking spaces. We'd want to have an insurance requirement for his use of Town-owned property.

I like Option 3 the best b/c it gives the Town the most flexibility, but any of them would work.

David

From: Tim Cain [mailto:timc@newcastlecolorado.org]
Sent: Wednesday, March 18, 2015 3:09 PM
To: David H. McConaughy
Subject: Park donation

David: I need to talk to you about the attachment. Basically, Michael Watts wants to donate the land to TONC between his building on 4th & Main and the Silver Club

Thank you,

Tim Cain

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