

**CITY OF CHELSEA
DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS WORK SESSION
7:30 A.M., THURSDAY, May 4, 2016
COUNCIL CHAMBERS, CHELSEA POLICE DEPARTMENT**

DDA Attendance: Executive Director & City Staff Liaison Hanifan, Fairfield, Finger, Heydlauff, Merkel, Patrias

Others in attendance: Albertson & Pacheco City Council, Lisa Allmendinger Chelseupdate.com, Tom Girard

Work Session Agenda

Note: Work sessions are non-voting meetings of the DDA.

Reference the September 2011 Study (Deardorff Design Resources)
Review, Discuss & Solicit feedback on Palmer Lot Project – Phase 1 & 2 (poster dwgs)
Residential input

Discussed at the meeting:

- Impact to residents (Girard), buffer (shrubs/landscape), lighting, felt 2-story project does not fit, neighbors like the farmers markets (Wednesday & Saturday), do not like the idea of access from the west through the residential area.
- Egress/Ingress – possibility of squaring up entry with Orchard (or Police Station entry)
- Balance and use of structure & parking; retain enough parking; # stalls for market(s).
- Strong desire to work with City Council to finalize concept elements (DDA & Council work together as a community based project). *Discussed: type of structure, rest rooms, info center, storage needs, event space, poles w/awnings for shade, semi-permeable center (part grass/part pavers?), and possible “phases” of construction.*
- Electrical – need to reroute large overhead line, and updated lighting.
- Planters and ‘green-scape’.

- Review steps: validate design & design elements, hire design engineer (construction drawings, Bid process, Budget update, possible Bond Issue), target building and updating parking lot the spring of 2017.