



# GOLDEN URBAN RENEWAL AUTHORITY

## Memorandum

To: GURA Board of Commissioners  
From: Mark Heller, Executive Director  
Date: February 18, 2009  
RE: Staff Report for February 23, 2009 Meeting

This memo will assist in the discussion of the following agenda items:

### **VI 1. Discussion re Code Chapter 18.40**

The Planning Department has prepared a substantial revision to the Municipal Code Chapter that regulates the design, height, massing, etc, of downtown buildings. It can be viewed at <http://gura.com/downtowncharacterplan.htm>. This revision was part of the Downtown Character Plan. GURA played a central role in the Downtown Character Plan, and one of GURA's representatives was the leading voice for incorporating Golden's historic architecture and scale into the revised code. Among the changes made in the draft code are reductions of the height of buildings by zone, as well as new setback and setback requirements by zone. This draft reflects the consistent input for such changes from the community during the two years of the Downtown Character Plan process, which process was driven by a committee of the GURA, HPB, Planning, and Parks & Recreation Boards, and which included open houses, Informer articles, mailings, and surveys. It was the opinion of the strong majority of citizens who provided input as well as of the Downtown Character Committee that such revisions were necessary to preserve the historic look and feel of downtown Golden, and that such regulations would also preserve and enhance the value of downtown real estate through the continuation of the unique character of the downtown.

In recent months, however, a number of property owners, developers, and others have expressed concern that such regulations would actually decrease the value of property and frustrate redevelopment in the downtown area. To objectively evaluate these concerns, the Planning Department commissioned an independent study by two redevelopment consultants (one of whom was retained by GURA for the Gateway Station project). Their findings are included in the packet.

City Council has postponed votes on this code revision several times to allow additional input and consideration, and will consider the measure once again during the February 19 Study Session and the February 26 Regular Meeting. GURA could make a statement during the public meeting or submit a written comment.

## VIII Staff Report

1. The 2008 Annual Report has been mailed.
2. I am still trading phone messages with Real Goods regarding photovoltaic installations on the new parking garage.
3. I met with STARZ Film Center Director Howie Movschovitz, along with Don and Mary Parker, to discuss the concept of an independent cinema in the American Mountaineering Center. We learned that the projector booth space in the AMC is far too small to accommodate even one film projector, yet Mr. Movschovitz recommends at least two. This means that we will have to use videos/DVDs, which are not of the same visual quality as film. However, they are far less expensive to rent and ship, which would be helpful to this kind of start-up. Mr. Movschovitz gave us additional references in the industry, which we are contacting to learn more.
4. The Downtown Merchants Association considered the gift and discount card ideas and provided guidance to Steve Glueck and I. We continue to research these concepts.
5. The 13<sup>th</sup> Street Arch RFP was published and is viewable at the GURA home page. A pre-bid conference is scheduled for 2/23, and bids are due by March 9.
6. Work on the Baby Doe, Image Designer, and D'Deli façades are underway. Work on the Plummer building should begin in a few weeks.
7. Intern Steven Williams will rejoin GURA for perhaps another semester. I am also interviewing interns this week to add another intern for two more days per week.
8. I continue working with Steve Glueck and Planner Rick Muriby to analyze the square footage, useage, parking spaces available, and parking spaces required of the downtown parking district. This will give us the data necessary to evaluate the code and formulate alternatives.
9. I distributed the story about the GURA street pole banner contest to Hot Off The Wire, Judi Denison, Bill Fisher, and Jacob Smith for posting on their electronic newsletters.
10. I prepared a presentation on GURA for the newly-instituted mandatory training series for City of Golden employees.
11. I attended a meeting with the Planning Department staff and staff from the Orton Family Foundation regarding the Vision 2030 process. I offered help if needed.
12. Two recycling bins have been installed as a test. One is near Century 21 and the other near the Joseph Coors statue.
13. Chuck Baroch, Arlone Child, and Hal & Helen Leith will be honored as Living Landmarks at a \$45/p dinner on 2/27 at 5:30pm at Mount Vernon Country Club. For more information, call 303 279 1236.