

# Golden Urban Renewal Authority

## City of Golden, Colorado

### Business Meeting

March 27, 2006

The Golden Urban Renewal Authority of the City of Golden, County of Jefferson, State of Colorado, met on the above date in the Golden City Council Chambers 911 10<sup>th</sup> Street, Golden, Colorado, at the hour of 6:45 p.m. Commissioners present were:

Joe Behm	A.J. Johnston	Henry Tiberi	Ted Bickart	Preston Driggers at 7:30 p.m.

Benz and Stanley were absent. Mark Heller, Debbie Rainguet, Tim Schlichting, John Lasell, and John Coleman were also present.

### Approval of Minutes

Bickart requested a motion to approve the March 13, 2006, business meeting minutes. **Behm made a MOTION to approve the minutes. Johnston SECONDED. All Commissioners present agreed.**

**Public Comment** – None

### Reports of Committees/Matters for the Authority

**Finance Committee** – None

**Human Resources Committee** – None

**Communications Committee** – None

### Development & Operations –

**Discussion/action re Hot Zone proposal from Cardinal Broadband** – Heller noted that several questions were raised at the last GURA meeting that needed further discussion. Behm commented that he does not think GURA has enough information about the technology, that demand appears to be limited, and that GURA should not be in a hurry to spend money on the Hot Zone until the best information is available and more research is done. Heller advised that a two-day conference covering Hot Zones will be held in Washington, D.C. beginning on April 25. There was discussion. Heller will attend the conference. Bickart requested that Heller contact Cortez for information on their investment on a similar system.

**Discussion/action re Banks Easement Agreement** – Heller presented a draft agreement for discussion and advised that it is the next step in the exchange of a portion of Banks' property for five spaces in the parking garage. Heller noted that the Access Door language will be changed to define access as a waist-high lockable gate instead of a door. There was discussion regarding Banks' request for private access into the garage, public access points, and fire regulations and access. Schlichting clarified that the access gate is a supplemental access and that the structure already has all of the required ingress and egress. Heller will proceed with finalizing the agreement.

**Discussion/action re Amendment 6 to NexCore RDA** – Heller presented the amendment and pointed out several date changes. There was discussion regarding the impacts of the changes and project completion dates. There being no changes, Heller will proceed with approval of the amendment.

**Discussion/action re parking garage design and approval process** – Heller invited Tim Schlichting and John Lasell of NexCore and John Coleman of OZ to discuss the proposed parking garage design. Heller summarized that after seeing the original garage design, Commissioner Driggers expressed that he was extremely displeased with the design and initiated meetings with NexCore that have led to

different designs and options. Heller added that the 3/26/06 drawing presented in the packets was the latest design as a result of those meetings. Coleman pointed out that the façade on the latest design was actually a separate skin. There was discussion regarding how that façade differed from previous versions, why it was more expensive, and the costs and efficiencies of using pre-cast panels versus actual brick and mortar. The Board commented on the design and noted that they liked the window treatments, the design elements and the cornice and there were concerns about the steel structure, the grills, and the staircase.

There was discussion regarding hiding the sloped ramps, the effect of smaller window openings on total air flow, the purpose of the steel framework by the staircase, whether a wayfinding element was necessary at the entrance, the advantages and disadvantages of a closed stairwell, the incorporation of arches into pre-cast panels, and whether an additional elevator was needed on the northeast corner.

Driggers arrived at 7:30 p.m.

There was further discussion on the material and erection cost efficiencies of having fewer different pre-cast panels, increased costs for detailed panels, timing of a final design for the site plan application process, using grills to hide various sized vehicles, the impact of grill and panel heights on views from Jackson Street, the Coors corridor, and Gateway Station, grill style options, airflow, varying the panel textures and colors to give the sense of several buildings to eliminate the monochromatic front, the use of pre-cast panels that look like brick and concrete textured panels, and varying vertical section heights to allow for shifting of window heights to hide the ramps.

There was discussion regarding existing parking structures that were designed to look like a series of old buildings but looked more like abandoned or vacant buildings. NexCore pointed out that a design with smaller window openings would reduce air flow and necessitate cost increases for mechanical and pre-cast. Coleman commented that larger openings would allow more natural light into the structure. When asked for his recommendation, Coleman said that his suggestion would be to have the parking structure look like a parking structure but be a background type of building to allow the retail buildings to stand out and grab attention. Driggers and Behm stressed that the structure needs to be designed for future aesthetic considerations in the event that changes occur to existing buildings along Jackson. Discussion continued.

The Commissioners concurred that they would like to see design and pricing options that considered the following: removal of the steel structure, continuation of the brick over the auto entry to eliminate the concrete panel, variation of window openings to hide the sloping ramps, variations in the vertical height of each section, the use of different colors and textures between column sections to look like several buildings, the use of a cornice across the entire structure but not necessarily at the same height, the use of grills in window openings to hide the ramps and vehicles, options for grill styles other than the radiator and wire cage, and the possibility of designing pre-cast panels with punched window look.

Heller suggested that NexCore incorporate the suggestions but try to use pre-cast as much as possible to keep it economical and still look historical. There was discussion on the use of awnings, parapets, siding, texture, color and lighting. Coleman recommended a variation of the second design to create the look of a 2-story building, a transitional piece and a 3-story building. The Board stressed that they would like a design that explored creating the look of multiple structures as long as the structure did not look fake, cartoon-like or abandoned buildings.

Timing and deadlines were discussed. Heller noted that timing is important because the construction of the garage is tied to construction of Phase 1A to allow the holes to be dug at the same time.

OZ will submit alternate designs to GURA by Monday, April 3, for the Board's input and direction so that a final design with pricing can be submitted on April 6 for submittal in the April 10 GURA meeting packets. Heller advised everyone to submit information through Rainguet in the GURA office since he will be out of town beginning March 31. There was discussion regarding the effects of the fixed price agreement on the parking garage design process. The Board discussed the budget and funds availability.

**Economic Development Commission Update** – Heller advised that Behm stepped out to attend some of the EDComm meeting in the conference room and that he will report at the next meeting.

## Other Business – None

## Commissioners Concerns – None

**Staff Report** – Rainguet discussed the CCRA Main Street 101 Conference held in Golden March 21-23 and the GURA sponsored reception. She expressed thanks for reception sponsors Foothills Art Center, Foss, and Golden City Brewery, and for Hilltop Bistro who catered the event. There was discussion regarding lower than expected attendance, absence of representation by Golden businesses and organizations, how CCRA marketed the event, and the timing conflicts due to spring break.

Heller advised that he will attend a meeting on April 14 at CHFA regarding the GURA application for the Brownfields revolving loan funds and that he asked Scott Andrews of Arcadis and Darrell Schulte with CoBiz to also attend.

Heller advised that he will prepare the agenda for the April 10 meeting prior to leaving town March 31 through April 9. He commented that in his absence, checks will need to be signed by two Commissioners and that they may be called on for funds transfers if bank account adjustments are necessary.

Heller advised that intern interviews were scheduled for March 28 and 30.

Heller commented on the final site plan application for Gateway Station. Heller will attend the planning hearing, monitor the application based on the RDA, and keep the Board informed.

Johnston asked for clarification on the construction timing for the parking garage and Gateway Station. Heller advised that digging the hole is scheduled for September with remediation on the former Hested's building to begin in May or June. He noted that everything is contingent on the requirement for NexCore to sell 17, one half, of the residential units. There was further discussion regarding unit costs, sales progress on the Millstone project, and the impact of not selling the Gateway Station units.

## Public Comment – None

## Adjourn

There being no further business, Bickart called for a motion to adjourn. **Tiberi MOVED to adjourn the meeting. Driggers SECONDED. All Commissioners present agreed.** Bickart adjourned the meeting at 8:40 p.m.

Mark Heller  
Executive Director

Theodore Bickart  
Chair