



GOLDEN URBAN RENEWAL AUTHORITY

Memorandum

To: Golden Urban Renewal Authority Board of Commissioners
From: Mark Heller
Date: August 10, 2006
RE: Meeting Memo for August 14, 2006

A few notes to assist the discussion at the upcoming meeting:

Item V.1. Finance Committee:

These Resolutions are standard to memorialize the officer and committee appointments made at the Annual Meeting.

Item V.4.a. Gateway Station update: Linder façade discussion

Ordinance of 1719, which approve the PUD for Gateway Station, contains this language:

Section 6. This ordinance is specifically conditioned upon the revision of the Official Development Plan submitted to City Council on October 27, 2005 to incorporate the graphic depiction of the Linder Building façade presented to City Council on October 27, 2005 and to add a new Paragraph 24 pertaining to the reproduction and maintenance of the Washington Avenue facade of the Linder Building, as voluntarily agreed to by the applicants on the record on November 10, 2005 as follows:

“24. As part of its development, applicants have committed to reproduce the Washington Avenue exterior facade of the Linder Building, utilizing as much of the original facade materials as are feasible and utilizing reproductions of original materials where salvage and reuse is not feasible. Applicants have included graphical illustrations of the architectural characteristics and design of the Linder Building facade reproduction as part of the Official Development Plan submitted to City Council on October 27, 2005. Applicant agrees that the historical architectural characteristics and design of the Linder Building facade reproduction , as reflected in the Official Development Plan submitted to City Council on October 27, 2005 may not be changed without the approval of City Council.”

NexCore has informed me that it plans on reusing only the three lintels above the three windows on the second floor, and that re-use of the bricks and other materials is not feasible because of the following:

1. NexCore's understanding of the PUD requirement is that it was committing more to a re-creation effort than a preservation effort, and it has budgeted the project accordingly;
2. The current brick may not be durable enough to survive deconstruction and/or rebuilding;
3. The current brick is stained by the mortar, and replacing stained brick is both unattractive and would not match the rest of the structure;
4. It is likely that some percentage of the brick will not survive demolition, and matching replacement brick might be difficult and costly;

NexCore has not consulted a historic building preservation expert, and NexCore's mason had not thoroughly evaluated the building as of 8/9/06.

This agenda item is for the Board to give direction as to whether it views NexCore's plans as being in compliance with the spirit and letter of the ordinance.

Item V.4.b. Special Events Discussion

The City and the Citizens Budget Advisory Committee is evaluating the various events downtown throughout the year. The ever-increasing number of such events has strained budgets and workforces of the City departments that support such events. CBAC is studying the costs and benefits of these events in preparation for making recommendations to the City. CBAC is interested in GURA's views on the matter, and has invited me to meet with them in a few weeks. Of interest is the following sentence from the GURA Plan: "Make downtown an exciting place where activities, such as special events, would occur to attract visitors and townspeople who would then become customers of local businesses." Page 4.

Item V.4.d. Hot Zone

A number of West Metro municipalities are proposing a joint hot zone program designed to attract the interest of major players in the industry. A similar effort is underway in the San Jose area. This agenda item is meant to give the Board an opportunity to review this idea and discuss it generally.