

**DOWNTOWN DEVELOPMENT AUTHORITY  
MINUTES OF SEPTEMBER 15, 1995**

Present: Chris Launer, Karen Hayashi, Glen Dennis, Bill Petty, Mark Hermunstad, Steve Jennings, Barbara Creasman

Meeting was called to order at 7:30 by Vice-Chair Chris Launer.

**APPROVAL OF MINUTES:**

Mark Hermundstad made a motion to approve the minutes, seconded by Glen Dennis. Approved.

Chris rearranged the agenda to have the Growth Plan Discussion first since Michael Lauer needs to catch a plane.

**GROWTH PLAN DISCUSSION:**

Michael Lauer - Steering Committee, combined City and County, is supporting alternative #2, "Concentrated Urban Growth". They are focusing on cost effectiveness, use of existing infrastructure. They recognize that public and private investment is needed downtown.

There is still a separate city and county process but as things have developed the two committees have been put together. Both council and commissions have embraced adopting one land use plan for the urban area. The City Steering Committee will meet and discuss inner city issues and downtown as part of that. The DDA should discuss downtown issues in more detail and provide additional feedback to assist this process.

**DOWNTOWN:**

What are DDA priorities for projects, redevelopment areas, zoning?

The existing zoning is inappropriate and the consultants are recommending an overlay zone. This is an issue the DDA has struggled with over the last few years and very much support this change.

Michael asked about targeted redevelopment areas.

Mark Hermundstad discussed the 200 block redevelopment project currently underway. The DDA is working with Coley/Forest to determine development opportunities.

They have identified lodging, office, mixed use, including retail on ground floor Main Street and suggested that we look very closely at convention center business and Two-Rivers market.

Michael has discussed with the airport director and some board members their plans for a hotel convention center. They have proposed a 6000 seat convention center/hotel, theater

complex with light office.

The DDA feels strongly that the convention center should be downtown. The steering committee would prefer hotel/convention downtown, if it will work. The airport board appears to be very open but want to develop their property.

Michael Lauer asked about timing of our consultant work on the 200 block. Barbara indicated the analysis should be done by end of year. Michael - that will be good timing for this process. By the end of December the steering committee should be looking at specifics and making land use recommendations, parcel specific.

Glen Dennis - Arteries into downtown very important. Michael Lauer - the council and commissioners understand everyone wants improved traffic flow.

The new route through Riverside will possibly help 1st and Grand congestion. 29 Road construction would keep South 5th traffic level. 24 Road is most likely access from north for improvement. Michael Lauer noted that the county sees improvements to Broadway as important.

Ute/Pitkin - Michael Lauer - What would the DDA like to see in this area or do we like it the way it is? Hermundstad - Board would like to see the area improved but it is a tough one to deal with. Prefer lighter commercial. 5th Street and 7th Street corridors need to flow to the river, improve pedestrian and bicycle access. Glen Dennis - How does downtown grow? Where do we put housing, additional office space? The board should review plans and update based on preferred uses in targeted areas. If we don't develop additional office or retail space we will continue to lose these businesses.

5th Street improvements - discussion on plans. What are the specific design plans for this corridor? Concept design includes hardscape, historical lighting and landscaping similar to Grand. Specifics have not yet been developed. Should there be benches, information kiosks?

Michael Lauer strongly suggests extending Art on the Corner on 5th Street to Ute. Should do something special at 5th and Ute for entrance to downtown.

Michael asked if the board has considered improvements on other corridors; primarily Colorado? The original DDA Plan of Development calls for these improvements. We should review this info and update it.

### **FINANCIAL REPORT:**

Barbara presented the financial report with August and year-to-date figures.

At our next meeting we need to approve our 1996/97 budget.

Barbara noted that an increase will be seen in staffing with our decision to increase hours to handle the workload and upgrading the administrative secretary to an administrative assistant. This position is actually posted at a salary level less than Wendy was making. Chris noted that it is important that we have adequate staff to handle the projects and this will increase our costs.

### **PARKING MODEL:**

When will it be done? Larry Timm - we will be able to have demonstration in 4 to 6 weeks.

### **DIRECTOR'S REPORT:**

3rd and Main Mini-Park - will bid the project as discussed with alternates so we can go to council with firm costs.

Avalon Construction - This project is going well but there have been several change orders resulting in additional expenses. Also the Avalon has incurred about \$30,000 in costs for additional asbestos abatement.

The next fundraising will kick-off with a Buy A Brick campaign. Bricks will sell for \$50 and will be placed in the sidewalk in front of the theater. Barbara asked the DDA board members (as well as the Avalon and Association) to individually commit to buying a brick to show their leadership in this effort. All members present agreed.

Mill Tailing Park Site - With the State Parks Department backing off their commitment to develop this site, community organizations, Riverfront, City, DDA, are exploring our options. This was a very important project to downtown. Because of this commitment and other Riverfront development, downtown did not work to get other commitments from City Parks during the parks planning process. The DDA needs to stay informed and work towards the development of a park on this site. We need to participate in any further process. There is talk of a mega grant from GOCO that could fund development costs.

Redevelopment Criteria - Barbara asked the board to review the redevelopment criteria proposed by Coley/Forest and the criteria that was developed by the board a few years ago. It was the consensus of the board that Coley/Forest criteria is fine, but we should give them a copy of the previous info because it is more detailed.