

DOWNTOWN DEVELOPMENT AUTHORITY

October 2, 1992 Board Meeting

Present: J.D. Snodgrass, Glen Dennis, Joe Skinner, Dan Rosenthal, Mancel Page, DDA Director Barbara Creasman, ex-officio Pat Gormley. Also present Tim Ryan, Building Department and Frank Wagner.

Approval of Minutes

The minutes were approved on a motion by Rosenthal. Second by Snodgrass.

Building Codes/Use of space

Tim Ryan - Existing code now allows for upgrades or remodels and only the work done has to meet code. This is a change from the previous code that required a total upgrade to meet code, if any building permit was acquired. Under the revised, existing code, as an example, Avalon is ok. Tim would like to see structural analysis info on the Avalon balcony.

We should put something in the newsletter about this change in the code. Change in use could require additional upgrades to meet code, but that really depends on occupancy/use.

Another issue that has come up recently is the joint use of buildings with two separate owners, 2 separate deeds. The uniform building code doesn't allow an opening between property line walls.

Can a property owner record deed restriction or something under contractual agreement? Not under the code.

Is there a procedure to allow variances? Not really, but there have been local amendments to the code. City Council has this latitude.

Barbara will check with Neva concerning past records of agreements regarding this issue. During Skip's time either a resolution or ordinance was passed, addressing downtown structures and the applications of uniform building code.

Tim Ryan - this is not a safety issue which increases danger based on other code requirements.

Tim suggested that we look at the code and talk to Dan Wilson about local amendment.

2nd Floor Issues

An hour separation is required between business use and residence. Wiring can penetrate duct work. Occupancy over 10 requires 2 exits and occupancy is based on square footage.

Elevator to second floor hall - common area. Can that happen between property owners? Will have to look into this further.

ADA - Local building department really is not yet the enforcing agency. If new construction meets current building code, should meet ADA, in fact the code for water closets exceeds current ADA requirement.

The uniform building code changes every 3 years.

The State is responsible for plumbing and electrical.

Full code adoption costs approximately \$17,000. Therefore, locally we try to adopt new codes every 6 years. Next adoption will address more of ADA requirements.

Frank Wagner - Presentation on Restrooms.

Frank presented several drawings, showing a facility with 2 each urinals, water closets and sinks on the men's side and 2 sinks, 4 water closets on the women's. Entrance will be on the 5th Street side with a detached gazebo in front, between the building and the sidewalk.

Mark Angelo, Police Department, recommended penal fixtures. They will be listed in the bid as an alternate.

Should men/women's side be reversed for security reasons? No strong feeling either way.

There will be minimum heating for year round use. Glass blocks for natural light, electrical lights - work on motion detector and will allow up to 15".

Lighting - Need to check outside lights, especially on alley side and make sure it is adequate.

Time Frame - should go to bid next week, two months construction time. Couple weeks to get bids returned.

Budget - Francis gave estimate of \$56,000 for total general construction package.

Is the exterior graffiti proof? Not really - Will consider exterior surface.

Financial Report

Discussion on "public donations" - These revenues should be listed under Avalon, Art On The Corner, etc.

Avalon donations will pass through as EZ contribution in the future. Avalon has received 501c3 status and has set up own bank account.

Mill Tailings Site Plan

Attached report showing the grading plan was discussed. Board reviewed plan and has no objections. Director should write appropriate letter of response.

Signage

Creasman reported that the VCB Committee is going to Council for an initial budget request to begin implementation in 1993. However, Downtown will need further work. At an upcoming meeting, we should schedule a representative of the committee to update the Board.

Director's Report

Downtown Housing Effort

The Housing Authority Board has approved the discount and property disposal policies, so we are now ready to move forward.

Avalon

The Avalon Theatre will be open for at least three special performances in October. We may hold the Annual Holiday Social there.

CONCEPTUAL GRADING PLAN
CLIMAX URANIUM MILL PROCESSING SITE
GRAND JUNCTION, COLORADO

SEPTEMBER 17, 1992

Attached is a conceptual grading plan for restoration of the Climax Uranium Mill Processing Site in Grand Junction, Colorado. Highlighted items of this plan are outlined below:

- 1) The elevation of the tie-in and continuation of the Army Corps of Engineers (COE) 500-year flood protection feature is in the southwest corner of the site at the approximate elevation of 4,573 feet above sea level. This level includes three feet of freeboard required by the COE. This flood protection feature will be continued north along the west site boundary to an approximate elevation of 4,574 in the northwest corner of the site.
- 2) The triangular shape in the northwest section of the site is a "land mass" area. The slope from the northwest corner, elevation 4,574, southeast to the southwest/northeast trending edge of the "land mass" is 0.5%. The northeast corner of this "land mass", approximate elevation of 4,572, represents the 100-year flood protection level plus one foot. A minimum of 100-year flood protection will therefore exist from elevation 4,573 in the southwest corner to elevation 4,572 in the northeastern corner of the "land mass". Northwest of this line, the level of flood protection increases up to the 500-year flood protection level along the west boundary of the site. North of this "land mass", there will be a 1.0% to 1.5% slope between the northern extent of the "land mass" and Kimball Avenue.
- 3) The southern portion of the site will have 20 acres of COE regulated wetlands constructed adjacent to the Colorado River. The wetlands elevations will be approximately 4,562 at the west end of the site and gradually increase to 4,566 at the east end of the wetlands section.
- 4) Directly north of the wetlands is an area identified as the "lowland" area. Detailed elevations for this area will be developed later. Slopes into this area from the northwest and northeast will be approximately 20.0%. The level of flood protection in this area will be less than the 100-year level.
- 5) A 12 foot wide berm will extend off of the northeast corner of the elevated "land mass". The top elevation for this berm will be the 100-year flood elevation plus one foot. The berm will start at an approximate elevation of 4,572 feet, proceed towards the southeast where it will reach an elevation of about 4,575 feet, before meandering to the northeast where the final easterly elevation will be approximately 4,577 feet. This berm will eventually taper into the existing grade of 4,577 in the northeast area of the site. This berm will have slopes of approximately 5:1.
- 6) Further detailed design of this concept will provide contour lines and proper drainage.
- 7) The Department of Energy, Colorado Department of Health, Colorado Division of Parks and Outdoor Recreation, and the Mesa County Riverfront Commission concur on this conceptual grading plan.



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