

DOWNTOWN DEVELOPMENT AUTHORITY
SEPTEMBER 2, 1994

Present: Mark Hermundstad, Jean Sewell, Pat Gormley, Chris Launer, Karen Hayashi, Bruce Hill, Glen Dennis, Jack Kammerer, Downtown Association; DDA Director Barbara Creasman, DDA Secretary Wendy Schade.

Also present: Ed Chamberlin, Chamberlin Architects; Larry Timm, City Community Development; Ted Ciavonne, Ciavonne and Associates; Mark Relph, Chris Adamson

Absent: Bill Petty, City Council Representative Linda Afman, Legal Council Kathleen Killian

CALL TO ORDER

Chairman Mark Hermundstad called the meeting to order at 7:38 a.m.

MINUTES

Mark made one addition to the August 19th minutes. The workshop scheduled from 4:00 - 7:00 p.m. did not specify date, which is September 15. With this one addition, Jean motioned to accept the minutes. Glen second. Approved.

DIRECTOR'S REPORT

Keith Fife, County Land Use Plan, was not able to attend today's meeting.

Avalon Grant Application for Facade

The grant application for the Avalon facade has been sent. The next step is to get Council to designate the Avalon and three other properties as historical buildings. DDA will write letter to Council.

Pat talked to Lane Ittleson from the State Historical Society. A decision will be made sometime after the first reading, which is scheduled for October. There is concern that the Avalon facade will not be considered a high priority, since the undertaking is total reconstruction, not preservation. However, pictures sent with the application clearly show that reconstruction will be a marked improvement over what is currently the existing facade. The facade restoration will return windows and doors to the original design. This will require changing the restrooms upstairs.

Mention was made that the Avalon needs to be used, otherwise it will become a negative factor and eventually deteriorate.

Move of DDA Office

Dalby Wendland has asked DDA to move by January 1, 1995. Barbara would like to have this completed before December 1st.

City has asked DDA, Riverfront, and Arts Commission to consider moving together to the C.D. Smith Building, making use of existing office space. Richard and Barbara have discussed this and will be talking to Ed Chamberlin regarding necessary improvements to the building.

Since remodeling would not be completed in time, it must be decided whether the move will be directly into C.D. Smith or if temporary facilities should be found at another location. Bill Petty and Karen Hayashi have temporary space available in their banks. However, it would be simpler if there was only one move, rather than two.

TIF

Mark Hermundstad and Barbara met with Mark Achen, R.T. Mantlo, and Ron Maupin regarding the use of TIF Funds for administrative purposes. Mark Achen explained that if the City gives general funds to DDA, they have taken money out of a different pool and City and DDA have not reduced capital funds. \$16,900 of TIF funds have been allocated by the Board each year for the next five years. By using general funds, almost an additional \$100,000 could be available to DDA. DDA would still have \$85,000 or more to leverage additional capital project funding.

DDA will present the following argument to City Council....The policy of the DDA is to budget use of 10% or less towards administration of projects. For projects such as the Avalon, which is using \$100,000 in TIF money, there are not enough office resources available to devote to the project. Without additional funding for administration, there is a limited amount of service that DDA can provide. It is very important that our major projects, Avalon, Museum, and Redevelopment are well managed.

Mark Achen has been preparing a report for the past few months to present to City Council regarding TIF Funds. R.T. is anxious to get City Council and DDA to resolve this problem. If \$20,000 was taken from the general fund, the City could expect Barbara to spend more time attending budget meetings etc.

Barbara noted that more time should be spent talking about the budget and TIF when DDA meets with City Council this fall. This Tuesday, Barbara will be meeting with Mark Achen regarding 10 year CIP plan.

Infrastructure Improvements

Alley and corridor improvements are funded by DDA and City. Additional monies will hopefully be made available through grants.

Would like City to set money aside on a regular basis for redevelopment projects, so when an opportunity presents itself, City and DDA can respond favorably.

Currently the City sets aside \$300,000 each year for MCEDC. Money not used is accumulated for future use. At one time, there was over \$1 million available.

COMPUTERIZED PARKING MODEL - LARRY TIMM

There are no parking requirements for existing buildings Downtown. However, new buildings need to provide a number of stalls, depending on use. Since specific guidelines are not available, this could be a potential time bomb.

Enclosed in meeting packet is information from Ed Del Duca. Study completed would determine where to allow 2 hour free parking and 4 hour free parking.

A survey was done three years ago by interns. Ed's study would offer more complete information, which could be used to recruit potential businesses.

City staff supports this project and will recommend using contingency funds rather than parking funds to pay for it. Parking funds could then be used for other purposes. Cost to complete this study would be approximately \$11,930. Pat made a motion for the DDA to write a letter of support for this study to City Council. Second by Jean. Approved.

Comments were made that boundaries should be extended, perhaps to include area west of 1st and continue to 8th Street. Pat feels the study should continue to at least 9th and South Street.

Parking Plan should be updated every three years in order to keep model current. These modifications can be completed by City Community Development.

Larry, Mark and Barbara will be meeting with Ed Del Duca to work out contract details. Any Board member interested is welcome to join them.

GRAND AVENUE - MARK RELPH

The major work on Grand Avenue will be completed by the end of October. Grade of street is being altered substantially, in some places as much as 7-11 inches.

Mark and Barbara asked Ted to look at CDOT'S preliminary plan and to offer suggestions for aesthetic improvements. Ted's proposal will aid in applying for grants and convincing CDOT to provide nicer amenities, such as arches for railroad barrier and better than standard lighting. Architectural drawings have been created for grant application on a small scale, so that everything could be included on one page. Costs are included in Ted's proposal. Final designs are not necessary for grant application, which must be submitted by October 1st. Decision should be made around January. The City will request \$500,000 in CDBG Funds. They would rather apply for a larger pot of money but not so often.

Ted gave a brief slide presentation, showing how lighting, railings, arches, and beacons have enhanced the landscape in Denver. Beacons are architecturally pleasant to look at and include the names of streets. These monoliths mark bridges, city transit, and allow for easier entry into Denver and demonstrate continuity throughout a specific area.

City's contribution of match for grant consists of:

- \$131,000 appropriated for lighting and landscaping.
- \$250,000 allotted for signal light changes. Plans are to remove old signal lights and replace with more historical, ornamental globes on top.

Since 5th Street is a main entrance into the city, it should be as nice as possible. Fifth & Ute should have a sculpture and an entrance sign to make a significant statement. City will have to put a substantial amount into this. If improvements are not made on 5th Street, the contrast between the new viaduct and the rest of 5th would be ugly.

The Downtown Association would like poles installed between Colorado and Main to hang events banners. Do not want to add clutter.

Pedestrians can see through screens, but vehicles traveling at 50 mph will not be able to. Don't know whether state requirement is 1" squares, or big enough to put a golf ball through. CDOT requirement is 44 inches high. City may decide to put another short rail on top. Would still be able to see buildings such as the Daily Sentinel. Need screens over railroad. May be able to use arches. Required height for railroad tracks is 10-15 feet.

Grand Junction could modify this design, using miniature beacons or perhaps sculptures on 5th Street. Screens need to be developed for new bridge. Lower beacons could be combined with wrought iron to improve appearance. Currently the entrance into the city on 5th is unattractive. There are too many signs, poles, and barren island. Parking is poorly defined and large building walls could be toned down.

Ed Chamberlin asked about incorporating grass areas. Seventh Street has hardscape. Grand Avenue is a mixture. There are grassy areas.

Ted, Ed and Larry would like grass as part of the improvements on 5th Street. However, getting City Parks Department to maintain the grass would be a challenge. Flowers and grass are cheaper to install, but can be costly to maintain.

Would like to move sidewalk into Whitman Park, thus allowing for grass and improvements in that strip.

The total project is \$1 million for City portion, South Avenue to Grand needed, \$500,000 from block grant; \$500,000 already received.

Rich Persky has in recent months spoken to DDA Board regarding State Department's plans to reconstruct the 5th Street viaduct but is concerned about amenities CDOT may be asked to fund. Rich did state he likes exposed aggregate, so they may opt to pay for these improvements. However, City Council is willing to pay for amenities if total funding is not granted for this project.

Larry Timm noted that DDA support is very important for this project. Motion was made and approved to send a letter to the state. Copy will be given to City Council and Mark Achen.
Motion ? Second ?

Barbara would like to have Rich back, so he is aware of DDA commitment to this project and our unwillingness to accept minimal standard. DDA should also invite Bernie Buescher to this meeting. Bruce made a motion to express support for more than just a basic viaduct. Pat second. Approved. Barbara will write a letter.

ADJOURNMENT

Jean made a motion to adjourn. Pat second. Meeting was adjourned at 9:00 a.m. Next meeting will be the workshop on September 15th.