

MINUTES  
BROOMFIELD URBAN RENEWAL AUTHORITY MEETING

JULY 25, 2000

ROLL CALL

The Regular Meeting of the Broomfield Urban Renewal Authority was called to order by Chairperson William Berens at 7:42 p.m., Tuesday, July 25, 2000, in the Council Chambers of the Municipal Building.

Those present were: Authority Members    Thomas Brunner  
   Vincent Buzek  
   Linda Fahrenbruch  
   Clark Griep  
   Steven Olstad  
   Colleen Stevenson  
   Hank Stovall  
   Karen Stuart

Those absent were: Authority Members    Kathy Brown  
   Ralph Johnson

Also present were: Executive Director George Di Ciero  
Assistant Executive Director Charles Ozaki  
Authority Attorney Roy Howard  
City Clerk Vicki Marcy  
Director of Community and Governmental Affairs Kirk Oglesby  
Community Development Director James Black  
Deputy Director of Community Development Kevin Standbridge  
Principal Planner Arne Carlson  
City Engineer Gary Behlen  
Director of Public Works Dorian Brown  
Public Information Officer Rosann Doran

AUTHORITY BUSINESS

(a) Approval of Minutes - Regular Meeting of July 11, 2000

AUTHORITY MEMBER STOVALL MOVED AND AUTHORITY MEMBER STUART SECONDED, THAT THE MINUTES OF THE JULY 11, 2000 MEETING BE APPROVED. THE MOTION CARRIED UNANIMOUSLY WITH AUTHORITY MEMBERS BRUNNER, BUZEK, FAHRENBRUCH, GRIEP, OLSTAD, STEVENSON, STOVALL, AND STUART VOTING AYE.

(b) Resolution No. UR-2000-9 Approving the Urban Renewal Development Plan for Hunter Douglas Building No. 5 in the West Midway Extended Urban Renewal District  
(Refer to M-URA-2000-15)

Chairperson Berens opened the public hearing at 7:43 p.m. on a proposed addition to an existing Hunter Douglas building located west of Hoyt Street and north of Midway Boulevard.

City Manager Di Ciero advised that the 7.73 acre Hunter Douglas site is zoned I-1, Limited

Industrial District, and is located in the West Midway Urban Renewal Project Area. The proposal is for a 170,000 square foot addition to the existing building in the Hunter Douglas Business Park.

Deputy Community Development Director Standbridge reviewed the location of the project and the Master Plan use designation. As outlined in the Staff report, the Staff review has determined that the plan meets the standards of the West Midway Urban Renewal Plan.

Mike Daily, representing the Applicant, summarized the history of Hunter Douglas' products and the development of the Company's corporate campus in Broomfield. The proposed building will provide space for approximately 100 new employees and allow the consolidation of some currently off-site operations. He reviewed details of the building design and materials, and noted that the landscaping will be consistent with the other existing projects.

Councilmembers Griep and Stuart expressed disappointment with the look of the east elevation of the building visible from Hoyt Street and Lac Amora.

Mr. Daily responded that the east elevation of Building 4 is consistent with the east elevation of the proposed building, and noted that they had reduced the number of loading docks in this building. They will use landscaping to screen the building and will deemphasize the size by use of light colors. He stated that he believes the plan is clearly within the planning and design guidelines of the Urban Renewal Plan.

The public hearing was closed at 7:56 p.m.

Resolution No. UR-2000-9 was read by title.

AUTHORITY MEMBER STOVALL MOVED AND AUTHORITY MEMBER BRUNNER SECONDED, THAT RESOLUTION NO. UR-2000-9 BE ADOPTED.

AUTHORITY MEMBER STUART MOVED A SUBSTITUTE MOTION AND AUTHORITY MEMBER FAHRENBRUCH SECONDED, TO CONTINUE THE PUBLIC HEARING AND ACTION ON RESOLUTION NO. UR-2000-9 TO THE AUGUST 8, 2000 MEETING TO ALLOW TIME FOR THE PRESENTATION OF PHOTOS OF THE VIEW OF THE REAR OF THE BUILDING FROM LAC AMORA.

DISCUSSION:

Councilmember Stovall stated that there is an existing building to the north which shields the view from the north.

ROLL CALL VOTE ON SUBSTITUTE MOTION:

THOSE VOTING AYE WERE: AUTHORITY MEMBERS BUZEK, FAHRENBRUCH, GRIEP, OLSTAD, STEVENSON, AND STUART.

THOSE VOTING NO WERE: AUTHORITY MEMBERS BRUNNER AND STOVALL.

THE MOTION CARRIED 7 TO 2.

ADJOURNMENT

The Urban Renewal Authority Meeting was adjourned at 8:05 p.m.

APPROVED:

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Secretary

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Chairperson