

MINUTES
BROOMFIELD URBAN RENEWAL AUTHORITY MEETING

OCTOBER 24, 2000

ROLL CALL

The Regular Meeting of the Broomfield Urban Renewal Authority was called to order by Chairperson William Berens at 9:50 p.m., Tuesday, October 24, 2000, in the Council Chambers of the Municipal Building.

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

Those absent were: None

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
Planning Technician Tyson Taylor
Associate Planner Lynn Merwin
City Engineer Gary Behlen
Director of Public Works Dorian Brown
Deputy Director of Public Works Mike Bartleson
Chief of Police Tom Deland
Public Information Officer Rosann Doran

AUTHORITY BUSINESS

(a) Approval of Minutes - Regular Meeting of October 10, 2000

AUTHORITY MEMBER STUART MOVED AND AUTHORITY MEMBER BUZEK SECONDED, THAT THE MINUTES OF THE SEPTEMBER 26, 2000 MEETING BE APPROVED. THE MOTION CARRIED UNANIMOUSLY WITH AUTHORITY MEMBERS BROWN, BRUNNER, BUZEK, FAHRENBRUCH, GRIEP, JOHNSON, OLSTAD, STEVENSON, STOVALL, AND STUART VOTING AYE.

(b) Public Hearing - BP Amoco - Urban Renewal Plan - Located at 4175 W. 120th Avenue:

Resolution No. UR-2000-13 Approving the Urban Renewal Development Plan for BP Amoco in the Broomfield 120th Avenue Gateway Corridor Urban Renewal District
(Refer to M-URA-2000-20)

Chairperson Berens opened the public hearing at 9:51 p.m. on a proposed Urban Renewal Plan for BP Amoco located at the northwest corner of Perry Street and West 120th Avenue. The request was submitted by Amoco Oil Company, the property owner.

City Manager Di Ciero advised that the property is located in the 120th Gateway Corridor Urban Renewal Area.

Deputy Community Development Director Standbridge reviewed the location of the property and advised that the proposed plan is in compliance with the Urban Renewal Plan's Design Guidelines and Standards.

Weyland Bryant, representing the Applicant, reviewed details of the proposed plan which includes demolition of the existing building and replacement with a new station with a car wash and convenience store. They are providing a lot of green space on the site and will bring the drainage through the planted areas. He reviewed details of the colors and materials. In response to input received, they have reduced the height of the canopy and reduced the lighted signage. This plan will be a significant improvement to the existing station.

Councilmember comments and concerns included: 1) Disappointment with the quality of the proposed plan especially for this gateway corridor to Broomfield; 2) Desire for the use of more rock or brick materials; 3) Request to include flowering plants in the landscaping plan; 4) Need to upgrade the architectural design; 5) Request for different treatment for the roofline and the car wash; and 6) Concern about the proposed colors.

Councilmembers discussed the possibility of continuing the hearing to allow the Applicant time to respond to the requested changes.

Jan Fiola, representing the Applicant, stated that the Broomfield station has been identified as a good site, and they would like to get the changes completed this year. Because of the pending ownership merger, if the project is delayed and they are not able to complete the project by the end of the year, they will not be able to replace the existing station at all.

Mr. Weyland stated that the Company has constructed this station design in all brick, and they could change the plan to make this building all brick. He indicated that the actual colors will be softer than the illustration indicates. They can change the materials for the building, but not the configuration of the design.

City Attorney Howard provided wording to condition approval of the Plan on Authority review of the color scheme, brick color, and landscaping.

Councilmember Olstad stated that he feels more changes are needed, and that the Authority should not go forward with a decision at this time.

The public hearing was closed at 10:22 p.m.

Resolution No. UR-2000-13 was read by title.

AUTHORITY MEMBER BROWN MOVED AND AUTHORITY MEMBER BRUNNER SECONDED, THAT RESOLUTION NO. UR-2000-13 BE ADOPTED WITH THE AMENDMENT THAT THE SECOND SENTENCE OF SECTION 1 OF UR-2000-13 SHOULD READ: "THE DEVELOPMENT PLAN IS CONDITIONALLY APPROVED, SUBJECT TO APPROVAL BY THE AUTHORITY OF THE COLOR SCHEME, BRICK COLOR, ROOFING MATERIAL, AND LANDSCAPING AT THE NOVEMBER 14, 2000, MEETING."

ROLL CALL VOTE ON MOTION:

THOSE VOTING AYE WERE: AUTHORITY MEMBERS BROWN, BRUNNER, BUZEK, FAHRENBRUCH, GRIEP, JOHNSON, STEVENSON, STOVALL, AND STUART.

THOSE VOTING NO WERE: COUNCILMEMBER OLSTAD.

THE MOTION CARRIED 9 TO 1.

ADJOURNMENT

The Broomfield Urban Renewal Authority Meeting was adjourned at 10:30 p.m.

Secretary

APPROVED:

Chairperson