

City Hall  
4:30 PM  
500 South 4th Ave.  
Brighton, CO 80601

General Information:  
Office: 303-655-2045  
ltrevizo@brightonco.gov

Authority Members

**Chairman**  
Kevin Kildow

**Vice-Chairman**  
Candace Werth

**Treasurer**  
Janet Hepp-Struck

**Past –Chair**  
Rich Gonzales

**Commissioners**  
Barbara Lambert  
Wayne Scott  
Dave Rose

**City Council**  
Mark Humbert

**Alternates**  
Don Rowe  
Mark Rawlings



BRIGHTON URBAN RENEWAL AUTHORITY  
City Hall 500 South 4th Avenue Brighton, CO 80601

**Executive Committee Meeting**  
September 6, 2017  
4:00 PM

**A G E N D A**

**Please Note:** Executive Committee Meetings and Study Sessions are open to the public, and individuals are welcome to attend and observe. However, these briefings are not intended to be interactive with the audience, as this time is set aside for Urban Renewal Authority Commissioners to receive information, make inquiries, and provide Staff with informal feedback.

**EXECUTIVE COMMITTEE**

- 1. OPENING MEETING**
- 2. REVIEW OF THE SEPTEMBER 6, 2017 BURA STUDY SESSION MEETING AGENDA**
- 3. ADJOURN**

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**Study Session Meeting**  
**September 6, 2017**  
**4:30 PM**

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1. **CALL TO ORDER:**
2. **PLEDGE OF ALLEGIANCE:**
3. **ROLL CALL:**
4. **SEATING OF THE ALTERNATES:**
5. **APPROVAL OF THE URA MEETING AGENDA:**  
Recommended motion "...to approve the September 6, 2017 Study Session Meeting Agenda".
6. **COMMUNICATIONS FROM THE CHAIRMAN AND/OR COMMISSIONERS:**
7. **EXECUTIVE DIRECTOR REPORT:** Ryan Johnson
8. **PRESENTATIONS:**
  1. Downtown Plaza Update – Gary Wardle
9. **NEXT BURA MEETING:**     **SEPTEMBER 13, 2017 REGULAR MEETING**  
  **CITY HALL STUDY SESSION AT 4:30 PM**  
  **500 SOUTH 4TH AVENUE**  
  **BRIGHTON, CO 80601**
10. **ADJOURNMENT:**



BRIGHTON URBAN RENEWAL AUTHORITY

500 South 4<sup>th</sup> Avenue

Brighton, CO 806601

303-655-2066

www.brightonura.org

# Memo

**To:** Kevin Kildow, Chair and BURA Commissioners  
Ryan Johnson, Executive Director

**Prepared By:** Gary Wardle, Director of Parks and Recreation

**Through:** Ryan Johnson, Executive Director of Urban Renewal  
Marv Falconburg, Assistant City Manager for Development

**CC:** Lili Trevizo, Administrative Assistant II

**Date:** September 6, 2017

**Re:** **Review Downtown Plaza Park Master Plan**

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## PURPOSE:

The purpose of this staff report is to present the proposed Master Plan for the Downtown Plaza Park. Staff will be present on September 6<sup>th</sup> to answer questions the Authority might have.

## BACKGROUND:

In 2016 the City purchased 0.34 Acres of land on the Southwest corner of Main and Bridge to construct a Downtown Plaza Park. The property was purchase with Park and Recreation Capital funds.

Staff is currently investigating the methods and cost to demolish the building on the property. The existing building has a common wall with the bank and portions of the south basement wall will need to remain and be stabilized as part of the demolition. Terracon Engineering is completing the final plans for the demolition. These plans will be brought back to City Council for review and funding of the demolition.

There have been two public meetings held to solicit input from the community concerning the Master Plan for the Park. During the first public meeting, many options were considered, from developing a parking lot for downtown to creating a public event space. At the first meeting few attendees supported the parking lot idea. Most felt there was adequate parking downtown. The Master Plan does suggest turning First Avenue into a one-way going south. This will allow additional

head-in parking along 1<sup>st</sup> Ave. The City has hired a firm to complete a parking study for Downtown. This plan may be modified if needed.

The Current Master plan includes a public event space with xeric plantings, raised planters, seat walls, seating tables, art displays, public restroom, a splash pad and an ice-skating rink for the winter. Copies of the proposed master plan will be provided at the study session on September 6<sup>th</sup>. The estimated cost of the Downtown Plaza Park is \$2,124,063. This does not include the demolition cost. Funding has not been identified for the Downtown Plaza Park Project at this time. Staff is developing a phasing plan to develop the park in phases as funding is identified.

The development of a Downtown Plaza will require the identification for funding of additional maintenance. Currently the Park staff spends between 40 and 50 hour per week during the summer maintaining downtown. This includes watering of flower baskets, weeding of planting beds, trash removal and sweeping of sidewalks. The completion of the Strong Street Parking Lot and sculpture has increased the maintenance. The Park maintenance and cemetery staff also provides snow removal during the winter. The development of the Downtown Plaza Park will require an additional 40 hours per week for maintenance. This will be a year-round requirement. Funding for the additional maintenance will need to be identified prior to the construction of the new park.

The Parks and Recreation Advisory Board has reviewed the proposed Master Plan on August 2, 2018. They are recommending the master plan to the City Council for approval by a vote of 6-2. The two do not support the construction of a park at this location.