

**MINUTES  
RENEWAL WHEAT RIDGE  
May 4, 2010**

**1. Call the Meeting to Order**

The meeting of Renewal Wheat Ridge was called to order by Chair Adams at 6:02 p.m. in the council chambers of the Municipal Building, 7500 West 29<sup>th</sup> Avenue, Wheat Ridge, Colorado.

**2. Roll Call of Members**

Authority Members Present: Rick Adams  
James Bahrenburg  
Walt Pettit  
Tom Radigan  
Larry Schulz

Authority Members Absent: Becky Bye  
Janet Leo

Also attending: Patrick Goff, Executive Director  
Hillary Graham, RWR Attorney  
Bill Cunningham, Leland Consultants  
Ann Lazzeri, Recording Secretary

**3. Approval of Minutes – March 2, 2010 and April 20, 2010**

**It was moved by Walt Pettit and seconded by James Bahrenberg to approve the minutes of March 2, 2010 as presented. The motion passed unanimously.**

Tom Radigan noted a correction to the minutes of April 20, 2010: Item No. 6 *Sub-Area Market Studies* should be clarified to reflect that Anne Ricker was not present at the meeting.

**It was moved by Walt Pettit and seconded by James Bahrenberg to approve the minutes of April 20, 2010 as amended by Tom Radigan. The motion passed unanimously.**

**4. PUBLIC FORUM** (This is the time for any person to speak on any subject not appearing on the agenda.)

There was no one present to address the Authority.

**5. Staff Updates**

- Patrick Goff reported that he had just received a letter from the Jefferson County Public Library Chair indicating excitement about participating in the project at 44<sup>th</sup> and Wadsworth.

**6. Sub-Area Market Studies – Bill Cunningham, Leland Consulting**

Mr. Cunningham presented this matter in the absence of Anne Ricker who was unable to attend the meeting. He reviewed summaries of the sub-area market study prepared by Leland Consulting for the I-70 and Kipling Node and the 38<sup>th</sup> Avenue and High Court Node. The summaries included demographics, psychographics (psychographics go beyond basis demographics to describe characteristics of people and neighborhoods regarding attitudes, interests, opinions and lifestyles), residential demand and retail demand. He further reviewed office and employment demand, urban renewal considerations, ownership and utilization, and revenue potential for the two areas.

Anne Ricker of Leland Consulting will present summaries of the other two area market studies at the June meeting.

**7. WZ-08-05/Dearing for 4859 Miller Street – Zone Change Request**

The Community Development Department received a request for a zone change from Agriculture-One to Planned Commercial District for property located at 4859 Miller Street. City Code requires review by Renewal Wheat Ridge (RWR) of land applications in urban renewal areas. RWR is then required to make a recommendation based on its review as to whether the request is in compliance with the I-70/Kipling Corridors Urban Renewal Plan.

The Urban Renewal Concept Plan recommends that the subject property be considered for Commercial uses which would be adjacent to Employment uses.

Staff's findings were that the change is in conformance with the I-70/Kipling Corridors Urban Renewal Plan. The intended use of the property is to allow expansion of vehicles for display. This use would be considered "flexible" and could adapt to changing market conditions.

**It was moved by Larry Schulz and seconded by James Bahrenberg that Renewal Wheat Ridge accepts staff's recommendation for the land use application at 4859 Miller Street. The motion passed unanimously.**