

*Town of Estes Park, Larimer County, Colorado, April 28, 2009*

Minutes of a Joint Study Session of the Town of Estes Park Board of Trustees and the Estes Park Urban Renewal Authority Commissioners. Meeting held in Room 130 in the Town Hall in said Town of Estes Park on the 28<sup>th</sup> day of April, 2009.

Board: Mayor Pinkham, Trustees Blackhurst, Eisenlauer, Ericson, Homeier, Levine and Miller

Commission: Chairman Newsom, Commissioners Blume, Halburnt, Little, Martinsen, White and Wilcocks

Attending: Mayor Pro Tem Levine, Trustees Blackhurst, Eisenlauer, Homeier, Levine, and Miller; Commissioners Martinsen and White

Also Present: Town Administrator Halburnt, Deputy Town Administrator Richardson, Director Zurn, Director Pickering, Manager Winslow, Town Attorney White and Deputy Town Clerk Deats

Absent: Mayor Pinkham, Trustee Ericson, EPURA Executive Dir. Smith, Commissioners Blume, Little and Wilcocks

Mayor Pro Tem Levine called the meeting to order at 5:00 p.m.

**1. STANLEY FAIRGROUNDS DESIGN GUIDELINES.**

Roger Thorp, Thorp Associates, reviewed the existing Stanley Park Fairgrounds Master Plan which was produced in 2004-2005 and spoke about the general plan for placement of entrances/exits, parking, walkways and buildings, including a multi-use event center, indoor arena, grandstands, and a performing arts center which is proposed to be located at the southeast corner of the property. Mr. Thorp identified the upcoming improvements to Stanley Park Fairgrounds as an opportunity for the Town Board to provide general input for design criteria for the project and redefine the character of the fairgrounds to reflect an Estes Park Rocky Mountain style, as opposed to the existing agricultural look of the facility. He displayed photographs of a variety of building styles and asked the Trustees and EPURA Commissioners to choose examples of designs that, in their opinions, demonstrate the type of design criteria that would portray an Estes Park Rocky Mountain style.

Mr. Thorp presented a proposal for design guidelines that would serve to provide commonality related to style, materials, and colors, to be utilized by designers and contractors as buildings are built or remodeled at the fairgrounds. Once established, the architectural guidelines will be made available to the public and to all who are preparing proposals in response to the Request for Proposal (RFP). The proposal addressed general requirements which include, but are not limited to, gable roof configuration, the use of eaves on buildings, snow guards on the roofs, and screening of mechanical equipment. Suggested architectural materials and colors within a natural, earth-toned palette to encourage the Rocky Mountain style include metal roofing; metal or wood fascia, soffits, and siding; synthetic stucco; and mossrock, synthetic stone, timber, and log trim; in colors such as forest green, buff, tan/almond, warm cedar, and medium to dark brown.

Discussion ensued on the following topics: make guidelines less specific to allow designers/architects to show creativity; do not preclude use of metal buildings as may provide the biggest bang for the buck; given the size of structures have problem with dark green roof from a heat gain and operating cost standpoint; asked what infrastructure and improvements have already been completed at the fairgrounds, and the Request For Proposals was written to allow bidders to submit proposals for the entire project or separate parts of the project. Town Administrator Halburnt stated that

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staff is working on a report that will summarize improvements, including utility and drainage improvements, that have been completed at the fairgrounds to date. She asked the Trustees and Commissioners for their thoughts on the proposed architectural/design guidelines and the group concurred that the materials and colors were pleasing and broad enough to allow for creativity of design and cohesiveness throughout the project.

Whereupon Mayor Pro Tem Levine adjourned the meeting at 6:40 p.m.

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Cynthia Deats, Deputy Town Clerk