

RECORD OF PROCEEDINGS

CITY OF LAFAYETTE

LAFAYETTE URBAN RENEWAL AUTHORITY MEETING March 8, 2022

I. OPENING OF THE SPECIALLY SCHEDULED MEETING

CALL TO ORDER

The March 8, 2022 meeting of the Lafayette Urban Renewal Authority (LURA) was called to order at 5:30 p.m. The meeting was conducted via electronic participation due to the presence of coronavirus disease 2019 (COVID-19) in Colorado and subsequent Safer at Home Executive Order from Governor Jared Polis.

ROLL CALL

Those in attendance from LURA were Commissioners Arrington, Martin, Redondo, Rodgers, Vice Chair Cutler, and Chair Muller. Commissioner Williams was absent.

Also present was Executive Director Keating.

II. MINUTES

The Authority reviewed the minutes from the February 8, 2022 meeting. Commissioner Arrington moved to approve the February 8, 2022 minutes. Seconded by Commissioner Redondo. All voted in favor.

III. PUBLIC INPUT

The following provided public comment:

1. Vicky Uhland shared some concerns related to the PUD recommended conditions for 210 N Public Road.

IV. REGULAR BUSINESS

Introduction to the CU Denver Master in Urban and Regional Planning Students for Activating Old Town Capstone Project

Executive Director Keating introduced this item. She shared that the Master of Urban and Regional Planning Program (MURP) at the University of Colorado Denver has evolved to become one of the strongest planning programs in the United States. At the end of the MURP program, graduate students complete a capstone which is a real-world, client based planning project. For the spring 2022 Capstone class, LURA will serve as a Capstone client for the "Activating Old Town" project. Executive Director Keating then introduced MURP students Ana Rae Miller and Lauren Kelly.

Ana Rae Miller and Lauren Kelly provided a background about themselves and what they are excited about for the project. Chair Muller expressed his excitement for the project.

2021 Financial Overview in the Old Town Urban Renewal District

Executive Director Keating introduced Interim Finance Director Devin Billingsley. Director Billingsley provided an overview of the sales tax and property tax collected in the Old Town Urban Renewal District in 2021. He also presented how the LURA district compared in sales tax compared to the City. Commissioners asked questions about sales tax projections for the city and internet sales.

Approval of the Planned Unit Development for 210 N Public Road with Recommended Conditions

Executive Director Keating introduced this item. She presented the review process for development applications, intent of the PUD application, and the order of presentations. She then turned it over to Senior Planner Millissa Berry. Ms. Berry provided an overview of the site and application. The applicant Graham Bailhache then provided a presentation on the project and PUD application. Ms. Berry then provided an analysis of the application and recommended conditions of approval.

Chair Muller then opened it open for questions to staff and the applicant. Vice Chair Cutler asked if the conditions were acceptable to the applicant. The applicant indicated they were supportive of all conditions but were worried about the 5' parking lot buffer condition due to the reduction in building square footage; the applicant would prefer the 3' buffer.

Commissioner Arrington asked clarifying questions regarding parking reduction, bicycle parking, setbacks, and access. Commissioner Rodgers asked clarifying questions about the parking stall length and patio. Chair Muller shared he appreciated the challenges of the site and the goals of the Comprehensive Plan. Chair Cutler shared that he would prefer a flexible language regarding the parking buffer condition. Commissioner Martin asked a clarifying question regarding the patio.

Commissioners discussed concerns regarding the 5' buffer condition and requested that staff work on the issue with the applicant.

Commissioner Arrington moved to approve the Planned Unit Development, finding that the modifications to the code by the PUD are in the best interests of the City with the following conditions:

1. The building height is limited to 2 stories.
2. A garden wall or other acceptable screening shall be located between the parking lot and Baseline Rd to help offset the reduction of landscaping required by the LZC and screen the parking lot.
3. Provide a 7-foot-wide parking setback along Baseline Road and a minimum 5-foot backout space provided at the end of the parking drive-aisle. The 5-foot backout space can encroach into the 7-foot setback.
4. The site must include a minimum 840 sf patio area with planting areas.

5. The primary building must be designed with a white roof and green walls to offset the reduction of required landscaping.

6. The parking lot to building buffer is a minimum of 3' and contains a sidewalk. Seconded by Vice Chair Cutler. Vice Chair Cutler then offered an amendment to condition #6 that the applicant will work with staff to provide as wide of a sidewalk buffer between the building and the parking area as possible for pedestrian safety but in no case will be sidewalk buffer be any narrower than 3' wide. Commissioner Arrington agreed with the amendment. All voted in favor.

Discussion of the Draft Due Diligence and General Competitive Bidding Process

Executive Director Keating presented this item. She shared a draft due diligence and general competitive bidding process for disposing of LURA properties. The draft process included three phases:

- Phase I: Project Due Diligence, Stakeholder Engagement, and Project Objectives
- Phase II: Request for Proposals
- Phase III: Proposal Review, Community Feedback, and Proposal Selection

She also discussed the concept of an Evaluation Committee to oversee the Request for Proposal to ensure a transparent and intentional process.

Commissioners asked questions regarding due diligence periods with a selected developer, the duration of the RFP process, the evaluation committee, RFP language, and staggering multiple RFPs.

Commissioners shared positive feedback on the draft due diligence process and directed Executive Director Keating to revise and tailor the general process for 760 W Baseline Road.

V. UPDATES

Executive Director Keating shared a number of updates:

- **VisitOldTownLafayette.com** - The new Old Town website launched on March 1st. It includes a business directory, event calendar, blog, and much more.
- **LURA Old Town Façade Improvement Grant Program** - Executive Director Keating received comments from Vice Chair Cutler and is working with the City's Communications team and COHN on a grant package and postcard to promote the new grant opportunity.
- **Construction and Design Updates on LURA Supported Projects** - Executive Director Keating shared updates on 209 E Simpson Street, 201 E Simpson Street, and 203 E Simpson Street.
- **Potential April Meeting Topics** - Executive Director Keating provided a brief overview of potential April meeting topics, including:
 - Conceptual Site Planning Recommendations for 709 and 711 S Public Road and Façade Improvements
 - Old Town Marketing Contract with COHN Marketing for 2022-2023

- Second Amendment to Real Property Assemblage and Redevelopment Agreement with Tenzin Khunkhen to allow for a loan repayment plan
- Review of the LURA Listens Community Feedback

VI. NEW BUSINESS / STAFF AND COMMISSIONER REPORTS

Vice Chair Cutler shared that Casian restaurant on Public Road was nominated as a semi-finalist for a James Beard award.

Executive Director Keating shared that it was recently brought to her attention that the storage lockers on Baseline Rd and Carr Ave were broken into. Last week she worked with PD, Fire, Public Works, and Facilities to post notices and secure the lockers. The city team will continue to monitor the area. She indicated that she has concerns that this may happen again and may propose a special meeting to discuss next steps on the property, including whether to move forward with demolition.

VII. ADJOURN

Muller adjourned the meeting at 8:34 PM.

LAFAYETTE URBAN RENEWAL AUTHORITY, COLORADO

ATTEST:

Kevin Muller, Chair

Brigid Keating, Executive Director

The minutes herein are a summary of the business conducted at this meeting, not a verbatim transcription. Only the actions taken and text appearing within quotation marks are verbatim.