

Virtual Neighborhood Input Meeting
Cabrini Gardens Commercial Mixed-Use Project
710 Hwy 287, Lafayette, CO 80026
March 3, 2023, 5:30-6:30p

Attendees:

Amy Chun (dcb Construction)
Mark Delgado (dcb Construction)
Jon Suddarth (VanWest Partners)
Jeff Hee (Transportation Solutions)
Alex Haggerty (Otten Johnson Robinson Neff & Ragonetti PC)
Jana Easley (City of Lafayette)
Jeff Brasel (City of Lafayette)

Residents:

Kirsten
Carl
Leonard Frieling
Andreas
Michael Genauer
Lisa
Michael Moir

1. Presentation

- a. An introduction to the project and the location was described.
- b. The existing site has a drop of 15'-0" from Highway 287 to Cabrini Drive.
 - i. The proposal will develop 2 buildings.
 1. There will be a mixed-use building on the Pad A lot, with a mix of inline retail, self-storage, and neighborhood services.
 2. The Pad B lot will be all retail, approximately 7,500sf.
- c. The history of the project was discussed.
- d. Goals of this project are:
 - i. Placemaking
 - ii. Aligning with the various Comprehensive Plan Vision points
 - iii. To engage the neighborhood and provide a beneficial development for the community.
- e. The site lot data is in alignment with the goals for the urban development in Lafayette, and the project will not be pursuing any variances.
- f. It was clarified that the two lots will be developed concurrently.
- g. The site falls within the 'Adaptive Commercial' designation in the Comprehensive Plan, which has a goal of providing the framework for a variety of different building types and uses that create a cohesive community.
 - i. Community Character was discussed.
 1. The self-storage use will contribute a 3.5% tax to the fund created by the City to benefit the historical, cultural and arts.
 2. Various locations have been identified on the site to feature local artists and provide installations/sculptures along the pedestrian paths.

3. A sense of place is created through a series of plazas, as well as connectors to the street and more formal pathways internal and along the site.
 - ii. Environmental Stewardship is emphasized in the project.
 1. Both proposed buildings will have a solar panel array to reduce their carbon footprint, and EV spaces will be provided at two locations on the site.
 2. The project emphasizes health and wellness with the connectivity to the trail network connecting the green spaces in Lafayette.
 3. With the parking along the retail and south of building pad B, the design intent for the pedestrian plazas and pathways was to provide pedestrian spaces.
 - iii. Connected community was another goal our project aligns with in the following examples:
 1. A community space is provided at the 2nd level of building on Lot B that faces the mountains. This space will be managed by the on-site manager.
 2. Diversity is also celebrated on the site with the various business spaces provided for a variety of uses and encouraging diversity for users as well.
 - iv. Encouraging a strong economy was another underlying value for this project.
 1. Design and uses encourage sustainability in the contribution to the economy, with the economic diversification in the mixed-use facility.
 2. The functions and businesses on the site engage with each other and support the success for all businesses and customers.
 - h. Overall site renderings were provided to illustrate the building architecture, proposed pedestrian path, and views of potential users for the retail spaces.
 - i. Originally, the initial design was a 92,000sf of self-storage; this new design is proposing 58,000sf of above-grade self-storage in 3 stories with an additional 4,000sf of neighborhood services. The second building at the west side of the lot is approximately 7,500sf of proposed retail space.
 - ii. An east-west view corridor is provided at the 2nd to 3rd levels of the building in response to feedback from the previous proposed design.
 - iii. Architectural changes include retail and neighborhood services at the ground level.
 - iv. It was shared that this property had been on the market for 5 years and the offers for the lot were mainly car washes and self-storage facilities.
2. Any additional questions can be sent to jon@vanwestpartners.com and the link to the recording and presentation will be shared on the City website and the Nextdoor app.

3. Questions from the Neighborhood

- a. The height for the mixed-use facility, and number of stories will be 35'-0" and 3 stories. It was clarified that the Silver Creek development across Cabrini Drive (which were

approved by the City) also included multi-family buildings that were 35' to mid-point on the proposed sloped roofs, and 3 stories as well.

- b. A clarification for the uses in the mixed use for the large building are the uses of retail, neighborhood services, and a community gathering space.
- c. A copy of the presentation will be available for review.
- d. A neighbor asked how the presentation would be shared: the team is willing to send the presentation link to anyone but the City will also provide a link on the development page and a copy of the recording.
- e. Concerns were expressed regarding the traffic generated by the users of the self-storage over a 24h period that might add to the number of car accidents that occurred. It was clarified that the access to the site would be solely off Cabrini Drive, and not off the highway.
 - i. A traffic analysis was provided to the City with very low trip counts, and both buildings would have a hours where they would be closed to the public.
 - ii. The self-storage would not be a 24h facility, and hours for access would be 7a-9p. The management office would be open from 9a-6p on weekdays and 9a-5p on Sundays.
 - iii. It was discussed that the site was still well under the initial projections for traffic generated by the site under the Cabrini Drive PUD.
 - iv. It was also discussed that the benefit of the self-storage use and associated traffic contributed to that lower number of what would be generated by other uses on the site.
 - v. The mixed-use facility offers a buffer between the residential east of Cabrini and the noise and traffic of the highway.
 - vi. It was noted that adding more development would generate more traffic and suggested by a resident that the City explore the traffic issues discussed before permitting more development.
 - 1. Response: there are parameters that are out of the design team's ability to influence, and it was offered that signage could be installed to help with the speed of the traffic on Cabrini. It was also noted again that the use-by-right business types would typically generate more traffic than the proposed development.
- f. A question was asked if the self-storage would be exclusively inside or if there were doors for exterior units.
 - i. There will be exterior units strategically located at the west, which will be hidden from view from the highway with the retail building and away from the residential east of the lot.
 - ii. These doors will not conflict with the proposed pedestrian pathway.
 - iii. Past experience indicates that users for the larger exterior units are often smaller businesses, where leased retail spaces are at a premium.
 - iv. Access to the interior will be through a covered loading area, automatic doors, and an elevator.
 - v. The doors at the west would all be a flush drive-up condition.

- vi. It was noted that a keyless entry system would be available specific to 3rd floor users, who could use their smart phone to access their units.
 - g. It was clarified that there would be two trash enclosure locations.
 - i. The proposed retail trash enclosure would be at the NW of the site, screened from the right of way with CMU walls and gate. The self-storage users are not allowed to leave trash on the site and would not have access to the trash enclosure to the east of the building.
 - ii. Relocating the trash enclosure at the east to the north was not viable due to a dedicated water easement needed for the fire systems. The landscape design will plan to provide screening from the onset of the project, not using plantings that would take time to mature in that area.
 - h. Safety and security were concerns also discussed. With the increasing problem of homeless encampments, what measures would be taken to discourage this on site?
 - i. The mixed-use facility itself would be highly secured. The site is monitored by 1-2 leasing managers and 24h security cameras. There will also be security lighting designed to be contained within the site property lines as well.
 - i. Community Center management
 - i. The management would work with various groups for scheduling and managing use of the space. The goal is to provide a space that the City and Community want to use.
 - j. Regarding lighting, the design of the interior and exterior lighting was discussed at length with the last design proposal.
 - i. The lights would be turned on at the interior during the primary access hours, and would be off, only turning on when the motion sensors detect movement at the interior.
 - k. What type of retailers to expect?
 - i. There was high interest in the retail spaces, and meetings with users like a breakfast place, ice cream shop, and a bank.
 - l. It was suggested that the design team study the landscaping to provide plants that were suited to the area and site since there were a few areas around Lafayette where the plantings had died.
 - i. The team will make sure to perform the due diligence to ensure that the selection of species and installation time of year for the landscape would be appropriate for the establishment of the plantings.
 - ii. It was noted that most jurisdictions have a period of time specified where the installer puts up a bond, so that the plantings can be stabilized and successfully established.
4. Any additional questions and information requests can be sent to Mark Delgado; his information is in the notification letter sent.