



**REGULAR MEETING OF THE AURA BOARD OF COMMISSIONERS  
5601 Olde Wadsworth Boulevard, Ste. 210, Arvada, Colorado  
5:30 p.m., Wednesday, January 4, 2017**

**AGENDA**

**REGULAR MEETING – 5:30 P.M.**

1. Call to Order
2. Moment of Reflection and Pledge of Allegiance
3. Roll Call of Members
4. Approval of the Summary of Minutes
5. Public Comment of Issues not scheduled for Public Hearing – Three Minute Limit
6. Public Hearing – None
7. Study Session – None
8. Old Business – None
9. New Business – None
10. Development Update
11. Public Comment – Five Minute Limit
12. Comments from Commissioners
13. Committee Reports
14. Staff Reports
15. Executive Session – Land Sales and Negotiation
16. Adjournment

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**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, DECEMBER 7, 2016  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

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**REGULAR MEETING**

1. **Call to Order** – Chair Fred Jacobsen called the meeting to order at 5:30 p.m.
2. **Moment of Reflection and Pledge of Allegiance**
3. **Roll Call of Members:** Chair Fred Jacobsen, Vice Chair Alan Parker, Treasurer Tony Cline, Commissioners Page Bolin, Michelle DeLaria, Marc Williams

Commissioner Williams stated that Commissioner Piz Wilson would be late to the meeting.

AURA staff present: Maureen Phair, Executive Director; Mike Polk, Legal Counsel; Clark Walker, Deputy Director; Carrie Briscoe, AURA Coordinator; Peggy Salazar, Administrative Specialist

Also present: Loretta Daniel, Planner – City of Arvada; David Smith, Associate – Trammell Crow

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**4. Approval of Minutes**

The Summary of Minutes of the AURA Board meeting on November 2, 2016, was corrected to reflect the right date for the 2017 Budget public hearing notice – October 20, 2016.

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**5. Public Comment on Issues Not Scheduled for Public Hearing – Three Minute Limit**

None.

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**6. Public Hearing**

None.

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**7. Study Session**

- A. Arvada Demographics – Loretta Daniel – Long Range Planner, City of Arvada  
Ms. Daniel presented various data reflecting Arvada’s past, present, and future residents and households.

Commissioner Piz Wilson arrived at 5:47 p.m.

There was lengthy discussion surrounding the impact on housing from the millennial and baby boomer generations.

- B. 9-Acre Site Update – David Smith – Associate, Trammell Crow  
Mr. Smith explained the differences between High Street Residential and Trammell Crow. High Street Residential will develop the residential part of the project while Trammell Crow will develop the commercial side. He provided some historical context of the site plan as well as explained site constraints that influenced the evolution of the site plan. There are about 4.7 parking spaces per 1,000 square feet of retail. The grocery store was eliminated from the site plan due to site limitations and neighborhood demographics. Commissioner Parker asked if the demographic data included the new Solana households. Mr. Smith explained that the information was considered, but until there are actual households, they are not calculated. The residential aspect of the project will have 248 units, 1.35 parking places per unit, two levels of

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structured parking, and a dog park. Retail will include approximately 43,000 square feet. Open space is 28% of the residential site plan. The architecture of the residential buildings will be transitional including elements of both traditional and contemporary elements. The retail site plan is approximately 25% open space. A pharmacy is planned for the southeast corner of Wadsworth Bypass and 55<sup>th</sup> Avenue.

Commissioner Bolin asked if there has been any input from the neighborhood. They held one neighborhood that had good support of the design.

Commissioner DeLaria asked what retail will be anchoring the site. Mr. Smith suggested a national chain pharmacy/small urban store might be interested.

Commissioner Cline asked the odds on this site plan and façade actually being built. Mr. Smith said the plan works. It will be up to the Planning Commission and City Council to determine its final state.

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**8. Old Business**

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None.

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**9. New Business**

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- A. Arvada Square Tenants – Maureen Phair announced that Family Dollar will be vacating in January 2017. She pointed the Board and Staff to the handout in the packet that summarizes the current tenants and future vacancy rate. By the end of the first quarter of 2017, the building will be 53% vacant. The Arvada Center might be interested in renting space for local artists. The Board asked Ms. Phair to research the request further including talking to the developer.
- B. Ralston Creek North – Signage for the Shops at Ralston Creek  
The Board rejected the alternative sign drawings presented by Maureen Phair on behalf of the developer.
- C. Resolution AR-16-07 – A Resolution Authorizing Designated Arvada Urban Renewal Authority Officials to Act for and on behalf of the Arvada Urban Renewal Authority Relating to Financial Transactions

Commissioner Williams moved that the Arvada Urban Renewal Authority Board of Commissioners approve and adopt Resolution AR-16-07.

The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, Bolin, DeLaria, Piz Wilson, Williams

Absent: None

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**10. Development Update**

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Maureen Phair provided the following updates:

RTD G-Line – No official word on an opening date. Commissioner Williams has heard as late as June 2017. The parking garage should be open in the next month.

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Walmart – The opening is delayed two months due to the addition of vapor barrier and ventilation needed. The out parcel is being developed by Echo Development.

Ralston Creek Streetscape – A transformer needs to be moved before the streetscape construction can begin.

Taco Bell/KFC – Building is currently undergoing a \$260,000 remodel.

King Soopers – They have scheduled a \$4-5 million remodel in 2019.

Solana – The horizontal park is complete. First units will be available in May 2017. The City replanted the trees and landscaping along Grandview Avenue.

9-Acre Site – Trammell Crow will be submitting their PDP in mid-December 2016.

56<sup>th</sup> Avenue – Construction is complete and the street is open.

Hilton Garden Inn – The landscaping is complete. Construction should be complete in January 2017. FF&E will then commence. Opening expected in March 2017.

Phase III Arvada Ridge – The developer will be at the City Council meeting for a public hearing on December 19, 2016. The State Land Board has awarded a parcel east of this project to Remington Homes.

Maureen Phair is also discussing a housing project with Remington Homes in the Ralston Creek Phase 2 project.

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**11. Public Comment – Five Minute Limit**

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None.

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**12. Comments from Commissioners**

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Commissioner Cline commented that meetings should be run efficiently; however, the meeting time should allow for appropriate discussion and time to ensure proper coverage of important topics.

Commissioner Piz Wilson reminded the Board and Staff of the upcoming holiday party.

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**13. Committee Reports**

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None.

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**14. Staff Reports**

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Maureen Phair alerted Board to the Flash Report in their packet.

Peggy Salazar provided an update on the AURA website.

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Maureen Phair invited Board to the State of the Cities on January 11, 2017. The 2017 AURA board meeting schedule was presented.

Commissioner Cline asked if there were any potential audit risks that need to be handled prior to December 31, 2016. Staff is reviewing contracts and obligations in preparation for year end.

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**15. Executive Session**

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Commissioner Williams moved to convene into Executive Session to discuss land sales and negotiations and to review the Summary of Minutes of the Executive Session of October 5, 2016.

Mike Polk said that the topics for discussion are provided for in CRS 24-6-402(4)(c).

The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, Bolin, DeLaria, Piz Wilson, Williams

Absent: None

**The Motion was approved.**

The AURA Board convened into the Executive Session at 7:50 p.m. and reconvened into the Regular Meeting at 7:53 p.m.

**Regular Meeting**

Commissioner Bolin moved that the Arvada Urban Renewal Authority Board of Commissioners approve the Summary of Minutes for the Executive Session of October 5, 2016.

The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, Bolin, DeLaria, Piz Wilson, Williams

Absent: None

**The Motion was approved.**

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**16. Adjournment**

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The meeting was adjourned by Chair Jacobsen at 7:53 p.m.

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Fred Jacobsen, Chair

ATTEST:

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Maureen Phair, Executive Director

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Carrie Briscoe, Recording Secretary