
SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, JULY 01, 2020
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002

Page 1

REGULAR MEETING

1. **Call to Order** – Chair Alan Parker called the meeting to order at 3:00 p.m.

2. **Moment of Reflection and Pledge of Allegiance**

3. **Roll Call of Commissioners:** Chair Alan Parker, Vice Chair Sue Dolan, Treasurer Tony Cline, Commissioners Paul Bunyard, ~~Tony Cline~~, Tim Steinhaus, Marc Williams, *Fred Jacobsen*

AURA staff present: Maureen Phair, Executive Director; Carrie Briscoe, Project Manager, Corey Hoffmann, Legal Counsel; Peggy Salazar, Administrative Specialist

Also present: Chris Sutterfield, Associate Principal, Studio Insite, Andre Baros, Architect, Shears, Adkins & Rockmore, Jim Loftus and James Drever with Loftus Development, and one guest.

4. **Approval of the Summary of Minutes**

The Summary of Minutes of the AURA Board meeting on June 03, 2020 stand approved.

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

None

6. **Public Hearing**

None

7. **Study Session**

A. Garrison Street Path – Chris Sutterfield, Associate Principal, Studio Insite

Chris Sutterfield provided a presentation on renderings to enhance the Garrison Street Paseo. Maureen Phair, AURA Executive Director, expanded on the scenarios presented by Mr. Sutterfield and the possible use of Swadley Ditch storm water. After a lengthy discussion the Board of Commissioners directed Ms. Phair to continue to pursue the project that includes the vision, purpose and goal of the project.

8. **Old Business**

A. Arvada Square Site Plan – Andre Baros, Architect, Shears, Adkins & Rockmore (SA+R) Ms. Phair stated that at the February Board meeting the Board reviewed the development timeline and discussed the site constraints along with the required parking ratios. The Board asked for an active place making plaza that attracts people to Ralston Central Park from the new pedestrian paseo, vibrant restaurants, something special and unique with the neighborhood. Ms. Phair reported that at the March Board meeting, the Loftus team provided a concept for Ralston Creek and it was approved by the Board. Moving forward the Loftus team will present the site plan for the Board to review.

Andre Baros, Architect, SA+R, provided a presentation on Phase 4 of Ralston Creek Development. The preliminary renderings displayed apartments, townhomes, and retail in a pedestrian oriented environment focused on connections to the creek and park.

**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, JULY 01, 2020
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

After lengthy discussion Fred Jacobsen, Commissioner moved to approve the Arvada Square Site Plan. The following votes were cast on the Motion:

Voting yes: Bunyard, Cline, Dolan, Jacobsen, Parker, Steinhaus and Williams

The Motion was approved

- B. Third Amendment to the First Amended and Restated Disposition and Development Agreement between Arvada Urban Renewal Authority and TC Denver Development, Inc.

Maureen Phair, Executive Director, provided a brief overview of the Third Amendment to the First Amended and Restated Disposition and Development Agreement between Arvada Urban Renewal Authority and TC Denver Development, Inc.

Treasurer Cline moved to approve the Third Amendment to the First Amended and Restated Disposition and Development Agreement between Arvada Urban Renewal Authority and TC Denver Development, Inc.

The following votes were cast on the Motion:

Voting yes: Bunyard, Cline, Dolan, Jacobsen, Parker, Steinhaus and Williams

The Motion was approved.

9. New Business

None

10. Development Update

Maureen Phair, Executive Director, provided a development update:

Olde Town Residences – TC Denver Development, Inc. had a neighborhood meeting last Thursday and offered it electronically. The public was given the opportunity to send in comments. The next step is the pre-application meeting with City staff on July 7th; then public hearings will be held with the Planning Commission and City Council.

South Side – A virtual Planning Commission meeting will be held on July 21st, and City Council meeting to be scheduled soon after.

Gas Station – Xcel Energy plans to remove the transformer and disconnects within a few months. Anticipate the completion of the demolition by the end of summer.

11. Public Comment – Five Minute Limit

None

12. Comments from Commissioners

Commissioner Jacobsen reported that he attended the TC Denver Development, Inc. neighborhood meeting and said it was far superior than previous meetings. Two suggestions: 1) clearly exhibit the assigned City Planner and 2) have a table for AURA representation.

Commissioner Jacobsen also suggested providing a survey to citizens regarding AURA projects. The survey will ensure that AURA is on the right path with the citizen needs. He suggested that Ms. Phair ask Bill Ray, WR Communications, if a polling survey is a good idea.

**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, JULY 01, 2020
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

Page 3

Commissioner Williams agreed that Ms. Phair should convey to the City to have the assigned Planner or a representative to be clearly identified in future community meetings along with AURA having a table at the meetings. He also emphasized that it would be important to receive citizen input and guidance from Bill Ray, WR Communications about the most effective way to proceed with a survey.

Vice Chair Dolan stated that she is struggling with the Garrison Street Paseo destination; however liked the idea of linking it to the Ralston trail that is value added.

Commissioner Bunyard reported that the City has good data and would be helpful to have community and macro data with site-specific.

Commissioner Jacobsen expanded on the value to implement a survey to gather citizen data for specific projects.

Chair Parker stated that Commissioner Jacobsen had some good points about the need for a citizen polling survey for AURA projects. He also reported that based on previous experience AURA tends to receive information from a small portion of people therefore it would be helpful to have a more collective data for back-up.

Chair Parker assigned or suggested participation to the following:

- Vice Chair Dolan and Treasurer Cline, Finance/Audit Committee
- Commissioner Jacobsen and Commissioner Steinhaus, Annual Review Committee
- Commissioner Steinhaus, *Olde Town Arvada Business Improvement District* (BID) Board
- Commissioner Bunyard, *Arvada Economic Development Association* Board

13. Committee Reports

None

14. Staff Reports

Maureen Phair, Executive Director, provided an update:

Ms. Phair stated the flash report is in the Board packet.

Ms. Phair noted the one copy of the Third Amendment to the First Amended and Restated Disposition and Development Agreement between Arvada Urban Renewal Authority and TC Denver Development, Inc. to reduce the use of paper.

Ms. Phair reported that Metropolitan Atlanta Rapid Transit Authority (MARTA) contacted the AURA staff in the interest of peer collaboration surrounding transit-oriented development in suburban areas. They had heard that the Olde Town Arvada area was a successful example of TOD and was interviewed to learn best practices. Ms. Phair stated that it's exciting to hear that the development around the G-Line in Olde Town has garnered national attention.

Corey Hoffman - None

15. Executive Session

**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, JULY 01, 2020
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

None

16. Adjournment

Chair Parker adjourned the meeting at 5:03 p.m.



Alan Parker, Chair

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary

