
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, DECEMBER 5, 2018
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 Michelle DeLaria, Moni Piz Wilson, Sue Dolan, Marc Williams

Commissioner Piz Wilson absent at Roll Call.

AURA staff present: Maureen Phair, Executive Director; Hilary Graham, Legal Counsel; Carrie Briscoe, Program Manager; Peggy Salazar, Administrative Specialist

Also present: two guests.

Commissioner Piz Wilson arrived at 5:40 p.m.

4. Approval of Minutes

The Summary of Minutes of the AURA Board meeting on November 7, 2018, stands approved as submitted.

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

None.

6. Public Hearing

None.

7. Study Session

None.

8. Old Business

A. Affordable Housing – Parking Ratio

Maureen Phair reported more research was pursued due to the City Council's response regarding the decrease in the 2.2 parking ratio to develop affordable housing on the 2-acre site next to Walmart. Ms. Phair researched what other surrounding communities were doing in regards to parking with affordable housing projects.

Ms. Phair said the staff reached out to experts in the industry including an apartment appraiser, Colorado Housing & Finance Authority (CHFA), and the City of Arvada housing authority. The experts provided average parking ratios for affordable housing projects that were below Arvada's current multi-family residential minimum parking ratio of 2.2 spaces per unit.

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Based on the information, Ms. Phair is reaching out to affordable housing developers to see what type of parking ratio would work on this site and bring it back to Council to see if they could support a project.

Commissioner Williams stated that Council is having a workshop Monday night with Sue Powers, president of Urban Ventures regarding affordable housing. Commissioner Williams suggested that Ms. Phair present her findings to City Council.

After lengthy discussion, Ms. Phair said she will do more research and bring back to the Board.

9. New Business

None.

10. Development Update

Maureen Phair provided the following development updates:

Ralston Creek Project Phase 2 – Marvelle Ralston Creek, a 158-unit, active adult community developed by Alliance Residential Company. The neighborhood meeting is next Thursday, December 13 from 5 pm to 7 pm at Apex Field House. Ms. Phair emphasized that it's an AURA project and would like the Board to attend if possible.

The City requires the notices to be mailed to everyone within 500 feet radius of the project. AURA requires a 2,000 feet radius. AURA staff is promoting the meeting on its website, Facebook, Instagram and Twitter accounts.

Proposed Marvelle Ralston Creek schedule:

- PDP submittal – 12/31/18
- Planning Commission – 6/4/19
- City Council – 7/15/19
- Close with building permits – 12/31/19
- 24 month build-out – January 2022

Berkeley Homes – They are working on scheduling a neighborhood meeting sometime soon after Christmas.

Gas Station – The new access easement was recorded. The gas station owner also relocated the trash enclosure and fence, spun vacuum around and restriped the parking. A map was provided to identify the changed easement where the access drive between the two properties is located.

Olde Town Residence – Development team is preparing to submit their FDP application later this month with the hope to break ground this summer. It's approximately about a 24 month build-out in Spring of 2021 first phase opening.

Ms. Phair reported that she met with the owners of the King Soopers property, Brixmor. They are a large REIT and they are impressed with how the other two centers have been turned around and

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decided to keep the property. Ms. Phair said she also met with the owners of the Kmart property earlier this year. Ms. Phair is working on setting up a meeting with the two owners in January, 2019 to see if there is a larger opportunity. Both have expressed interest. It was emphasized that there was a need to keep King Soopers. They are planning on investing \$4-5 million in remodeling the store in 2019.

Ms. Phair plans to meet the pastor with the King of Glory church.

11. Public Comment – Five Minute Limit

None.

12. Comments from Commissioners

Commissioner Piz Wilson stated the need for esthetic enhancements for the property located on the corner of Grandview Avenue and Yukon Street. Ms. Phair stated she would contact the business owner.

13. Committee Reports

Commissioner Williams reported on the progress of the RTD G-Line. The Denver Transit Partners said they have fine-tuned the gate closure times. Commissioner Williams is meeting with Congressman Ed Perlmutter regarding the technical requirements of commuter rail transit.

Commissioner DeLaria shared her experience as an Arvada resident and the RTD G-Line. She said the gate arms and the alert sound for commuter rail transit sometimes activate for over six minutes.

14. Staff Reports

Ms. Phair announced that Carrie Briscoe was promoted to Project Manager.

She noted the Flash Report and reported on AURA's monthly Communications Report.

She noted on the new book Arvada histories issued by the Historic Olde Town Arvada.

15. Executive Session

None.

16. Adjournment

The meeting was adjourned by Chair Jacobsen at 6:18 p.m.



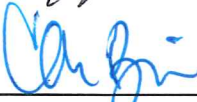
Fred Jacobsen, Chair

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ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary

