

# East Lafayette Advisory Committee

September 17, 2018, 6pm -7:30 pm

Aspinwall at Josephine Commons, 771 Excelsior Place, Lafayette

## DRAFT Meeting Minutes

### 1. Introductions

The meeting began with the introductions of all participants and meeting attendees. Marcus Pachner and Ian Swallow reviewed that the goal of ELAC is to engage in shared learning about the issues and interests behind the planned community of affordable workforce homes, as well as understanding the needs of an impacts to the immediate and broader communities.

### 2. Design Workshop Open House Report & Analysis

Ian Swallow, Don Ryan and Marcus Pachner walked the ELAC through the presentation (attached) that summarizes the August 15<sup>th</sup> Design Workshop Open House. With approximately 40-50 community members (including about half of the ELAC committee) in attendance, participants identified opportunities and challenges for the new community at 120<sup>th</sup> and Emma St. Attendees then split into small groups and then with a map, legos and construction paper they lent their perspective to the planning for the site. After analyzing the small group plans, we identified the following Common Workshop Outcomes:

- Provide a connection from Canterbury to 120<sup>th</sup>
- Buffer along 120<sup>th</sup> to Emma
- Lower intensity development should occur along Emma
- Higher intensity of uses should occur along the industrial edge
- Senior housing should interact with the Community Center
- Offer community gardens and trail connections
- Encourage multi-modal connections
- Disperse senior housing throughout the project

Questions and comments from ELAC members and attendees about the planning workshop open house include:

Q. Consultants seemed to guide conversation?

A. This was not the intent, our intent was to ask questions and not dictate results.

Q. Since it is a quasi-governmental are you exempt of process?

A. No, we will go through the exact same process as everyone else.

C. Old town average is 7 per acre and the maximum is 13 per the City of Lafayette, there would be 20 acres maximum 300 units.

Q. I thought there were more plans had a connection between 120<sup>th</sup> and Canterbury.

A. You are correct, the majority of plans had this in the report backs, what we are missing from the presentation is the verbal presentations from residents.

C. The corner of 120<sup>th</sup> and Emma is the low point and should have the detention, in addition making sure that there is a visual for traffic.

C. In addition, we don't know yet the setbacks will be required

C. Why is the Lego plan so dense, what is your agenda in making it so dense? (reacting to plan in the center)

### **3. Planned Development**

The Design Team presented a Lego planning design of a potential full site build-out to illustrate to the Committee how these designs are incorporated into the preliminary planning concepts and eventually into a sketch plan. This led to additional questions including:

Q. Can we have a little time in advance before we review a plan.

A. Yes, we will try and provide as much time as possible to review.

Q. The Lego layout is happening too fast, the infrastructure doesn't support the development. How can we go any further?

A. The traffic engineer will look at plans and then provide analysis for engineered solutions for traffic, but they have to have a plan to analyze. There can't be a solution designed for this intersection that doesn't take into consideration the new community, so we have to have a community plan that can then be factored into proposed solutions.

Q. It [the intersection] currently doesn't work, why don't you fix it first? And then subsequently decide what you want.

A. We are asking to have someone from Boulder County Traffic to come and meet and discuss the existing solutions that are in the plan. We will summarize the meeting and provide you with as much information as we have.

Q. How do you not have a number on the number of units yet?

A. We can't reiterate this enough -- haven't drawn a plan yet and we do not have a unit count that we are working toward. This inclusive planning process will help us design a community with appropriate density.

Q. Is there a Code requirement for access points into the development?

A. No not specifically. At a minimum there will one on 120<sup>th</sup>, another on Emma and an additional access on Canterbury.

Q. What about a round-a-bout, on Emma?

A. Our traffic engineer will look at this.

C. Peak to Peak is working towards cutting traffic.

C. I think we need to add green spaces, if the site is going to be reduced from 24 acres this should be take into consideration.

C. Consider community gardens in the site.

C. Cannon trail, if there has been a traffic study, please provide it.

Q. How can you do a study without a number of units?

A. We do need a plan to look at specific traffic solutions but we can begin the analysis based on the information available.

Q. Can we change make the turn right turn only onto 120<sup>th</sup> ?

A. We will look into this option. We will continue to work closely with our community and government partners on traffic solutions.

Q. Will there be a walk on Emma Street during school hours, can city council be there?

A. Yes, we will schedule a walk on Emma Street that is open and will be during drop off or pick up.

Marcus updated that the planning team is now drawing preliminary draft plans that will be presented to the community for review based on the eight Common Workshop Outcomes. These plans are being built from the ground up based on the feedback from ELAC and the Design Workshop Open House. We will continue to refine the draft plans and then subsequently will submit one to the City for sketch plan approval.

#### **4. ELAC Next Steps**

The Committee asked for time to review the initial design concepts for the new community. The ELAC discussed that it will take a month to draw three initial concepts. Typically, ELAC meets on the third Monday of a month, but decided to meet a week later to allow time to review the initial plans. BCHA will provide the three preliminary plans to the ELAC on October 15<sup>th</sup> and the next ELAC meeting will be on October 22<sup>nd</sup>. In that time ELAC members can review the pans and solicit feedback from their respective groups. Additionally, we will continue to pursue community-wide traffic discussion and solutions.

BCHA wants to meet with the representative ELAC groups, so please give us feedback about how to schedule time to present to your organizations.

#### **5. ELAC Charter**

There was a discussion on setting up an email list. We will set up an email on gmail for comments. Email will also be posted on the website and Nextdoor.com. Poster for outreach will also be posted on the website.

The ELAC members decided the next meeting will be on **Monday, October 22<sup>nd</sup> at 6pm.**

#### **6. Public Questions and Answers**

The group decided to have public questions throughout the meeting, therefore there were no additional questions at the end of the meeting.

Meeting adjourned at 7:30pm