

East Lafayette Advisory Committee
July 15th, 2019, 6pm
Aspinwall at Josephine Commons, 771 Excelsior Place, Lafayette

DRAFT Meeting Minutes

1. Introductions - The meeting was called to order at 6:05 p.m.
2. Review Comments from the City of Lafayette on Sketch Plan Submittal #2

General Comments:

The City of Lafayette provided comments on Sketch Plan Submittal #2. They requested for more detail of engineering, which is typically not done at this phase as a design needs to be set before we design/engineer specifics. The details will be forth coming once we get the design complete.

Site Plan (Density zone comparison)

The Committee reviewed density examples balancing impact with desire for affordable units. They looked at low density (duplex), mid density (townhomes), multi family (multi story 2, 3 and 4). Sketch plan 1, duplex, town homes, 3-story @ 16.6/ac gross density. Sketch plan 2; added 2 story multi family (3 story adjacent to the townhomes). This plan eliminates large parking lot and creates more green space, this is a lower density so we added a floor to the far south west of the site=4 story, 16.64/ac. This gets the project at 240, 120 multi family and 120 senior. Twenty percent of the units are still for sale.

Peak to Peak School voiced their concern about school safety and higher building heights in the adjacent part of the parcel. Questions about the density, view corridors, and connectivity. The ELAC agreed to look at density, parking and green space some more. Also discussed landscaping to mitigate impacts. The city also asked to make the open spaces more usable.

Transportation Improvements

Infrastructure – The improvements for 120th will be triggered by development at Willoughby corner. The city asked for a sidewalk on the north side of Flagg. It was noted that Highway 7/119th has been funded there should be a permit, planning on starting the project in 1-2 years)

An ELAC member asked if the road designs by BCHA's traffic engineer are going to be incorporated in to the next plan? We are still waiting

for design from the City. BCHA and their consultants are committed to working together moving forward on traffic mitigation for this area.

Open Space

The city is requiring 3.51 acres of open space, which can be split up. They would like all of the public lands to be open to the public. In the detention are there can be small scale pollinator gardens.

3. Submittal Next Steps - We need to go back and revise at the plan, then we will see if we can then proceed to Planning Commission.
4. Community Outreach Update – The BCHA team continues to reach out and provide updates upon request to any organization that would like to learn more about the project.
5. ELAC Next Steps - We anticipate meeting again on the 3rd submittal before the Sketch Plan goes to Planning Commission.
6. Public Q&A