

## **East Lafayette Advisory Committee**

December 10, 2018, 6pm

Aspinwall at Josephine Commons, 771 Excelsior Place

### **DRAFT Meeting Minutes**

#### **1. Introductions**

The meeting began with the introductions of participants and meeting attendees.

#### **2. Recap of Pre-App Meeting with the City of Lafayette**

BCHA presented the three concepts to the City of Lafayette in the Pre-App meeting. At the meeting we discussed the roadways and connections and BCHA received information on what the City would like to see in the traffic study. Additionally, as the drainage plan is also important we discussed a process and timeline on what would be required. The site for the proposed housing community is industrial and needs to be zoned residential and the comprehensive plan is currently being updated by Lafayette.

The next step in the process is to submit a Sketch plan, this is a few steps ahead of where we are today. With a sketch plan there are no visuals of what the vertical buildings look like, rather it is a layout of a site plan. There will be multiple meetings, public meetings with comments from City at this step.

After a sketch plan, then a preliminary plan is developed which goes into more detail for the community -- taking the sketch plan to the next level with the more detail on vertical architecture. There is a mandatory public meeting, as well as comments and response from the City.

Then after taking into consideration the feedback from the City, a final plan is submitted. This will go in-front of the City Council, which would provide final approval. This is approximately a 9-month process with multiple public meetings required.

The site needs to be rezoned and the City recommend submitting a Planned Unit Development (PUD). This will include the layout of the streets, setbacks, heights of building, types of units, % of open space based on a City's zoning code.

The City indicated support for finding traffic and transportation solutions including a single access onto 120<sup>th</sup>, not aligning with Flagg Drive, exploring a round-a-bout at Emma and Canterbury, allowing separation declaring entrance into Old Town (15 mph) and priority of right turns onto Emma.

Questions for the BCHA team included the timing of neighborhood meetings in the plan approval process, if/when there will be a rezoning, how the community will interface with Burlington Trail and if there will be a drainage plan.

There was also discussion on traffic and transportation with questions and comments from ELAC members about whether BCHA talked to the City about access through the property to 120<sup>th</sup> and whether there will be a traffic signal, egresses, medians, lights that are programmed, round-a-bouts and safety measures. BCHA agreed to work with the traffic engineer to provide the raw data to ELAC on the traffic counts and improvements made by the proposed project.

### **3. Appropriate Density: Comparables and Analysis**

Ian Swallow presented information on the density of other area affordable housing projects to provide the ELAC context of similar scale projects. He explained that density is defined as a dwelling unit per acre and that a dwelling unit has its own address. He reviewed the value of density is that it lowers the cost per unit, improves-sustainability, encourages transit services and supports other amenities. Ian showed images of comparable communities including Kestrel, Eagle Place and Aspinwall.

Comments from ELAC members included: the observation that it appeared Boulder was putting density at the edge of the county; the County should provide infrastructure without development; a project should happen at the intersection on 287; the plan should include meeting space and central amenities. An ELAC member commented that they want to see density and that Lafayette is losing affordable units due to rent hikes. BCHA commented that they are trying to find the balance between neighbors and providing affordable housing to those in need. Also asked by an ELAC members was if the schools will be impacted by this and other developments.

### **4. Lafayette Sketch Plan Process and Timeline**

The BCHA Team reviewed the City of Lafayette's Sketch Plan Process and Timeline for this project. If BCHA posts the initial proposed site plan in early-mid January then the 10-day public comment period on the proposed plan would begin January 30<sup>th</sup> and neighborhood meeting with City staff in early March. The timing of when the submittal goes to planning commission is dependent on the technical comments from the City.

The team explained that there will be two ELAC meetings between the 1<sup>st</sup> submittal and the end of the initial sketch plan. There will be a 2<sup>nd</sup> pre-application meeting after the public comment and before the initial sketch plan. ELAC requested seeing the plans the Friday before the meeting.

ELAC members asked why all three preliminary plans aren't being submitted, how to represent their constituent group, and when the sketch plan turns into a preliminary plan.

### **5. Community Outreach Update**

The illustrative site plan will kick-off a process to engage neighbors and to incorporate their feedback about the proposed plan. ELAC discussed having time, between when the illustrative plan is available and the formal submittal, for neighborhood meetings with their respective groups. Also discussed was having an additional ELAC meeting in early-February before a submittal to report back on the feedback from the neighborhood meetings. An agreement was reached to hold neighborhood meetings between the January and February ELAC to allow ELAC members time to garner feedback for the February ELAC meeting and prior to the formal submittal currently planned for late-February.

ELAC member Bob Magin presented on behalf of the Lafayette Senior Advisory Board. The Board supports:

- Senior housing should interact with a community building/amenity
- Community gardens and trail connections
- Encourage multi-modal connections (bike, bus, pedestrian) and RTD is a necessity
- Disperse senior housing throughout the project
- Allow co-sharing of homes
- Percentage of senior housing should reflect the demographics of the community (currently 26% are 55+)

## **6. ELAC Next Steps**

The next ELAC meeting will be on January 7<sup>th</sup> at 6pm.

## **7. Public Q&A**

The meeting adjourned at 9:00 pm.