

## **Arvada Urban Renewal Authority (AURA ) Board Meeting, July 2, 2014**

*Apartments on McIlvoy Park delayed - AGAIN; Walmart progresses; MKS Solana (south of Stocke-Walter National Historic District) neighborhood meeting July 22; No Bridge for Olde Town parking structure; Ralston Creek North (Arvada Square) public meeting July 23; and more . . .*

Notes taken by Nancy Young

Attending the meeting were Fred Jacobsen, Chairman; Page Bolin, Tony Cline, Michelle Delaria, Nanci Kerr, Alan Parker, Marc Williams, Maureen Phair, Clark Walker, Chris Daly (city attorney), Pat Connelly, John Kiljan, citizen Amanda, police officer, and myself. Arriving late were Mark Goldberg and Don Berland.

### PPOT - 5-story rental apartments on McIlvoy Park (Park Place Olde Town)

1. Developer Goldberg requested a third extension - for 3 months - for all of his deadlines, which were granted with the caveat that if he does not break ground by July 31, he forfeits all of his \$25,000 deposit.
2. Re design changes to PPOT: the city met with Goldberg today. He nixed all of the proposals, except the possibility of planting evergreen trees on the east side of the property to soften the impact of the building. He claims that there is a sophisticated drainage system on the roof that will prevent overflow and water stains on the building.
3. He has now been granted all of his permits. He plans to sign the construction agreements with Shaw and the Bank within the next week.
3. Goldberg is planning to "phase in" occupancy. As he put it, there are three towers to the project. Once one is completed, he will begin occupancy while the others are still being constructed.

### Walmart

1. Walmart has "closed in escrow" and intends to submit its Final Development Plan (FDP) soon. Expect it to come before city council later this month (possibly July 21).
2. IRG plans to file a contamination clean-up plan with CDPHE (Colorado Department of Public Health and Environment) within the next few days. Perhaps this explains why they want the carwash to move: they need to clean up contamination from the former gas station.

### Trammell Crow Development/Parking Gargage

1. There will be no "bridge" across the railroad tracks as initially envisioned. RTD has advised AURA and the city that neither the SHPO (State Historical Preservation Officer) nor (acronym unknown - MPO? THPO?) will approve the bridge. From the perspective of historical preservation, the proposed elevator tower and adjacent bridge would have an "adverse effect" on the Olde Town Arvada National Historic District. While the exact reason is not known, it is probably due to the bulk and excessive height of the tower, which would be located directly across the street from the Barth Building (1882 - now housing the Grandview Grill).
2. In place of the bridge, there will be two plazas at the top of the parking structure - one on Olde Wadsworth and one on Vance, as well as two elevators at each of these locations. People will exit the elevators onto these plazas. Pedestrians will need to cross the railroad tracks at either Olde Wadsworth or Vance. The main safety concern is the Burlington Northern, which currently runs only 4 trains per day - none during rush hour.

3. The alternative of a tunnel is cost prohibitive and not acceptable to the mayor or the city council (as stated by the mayor).

#### MKS/Solana Arvada

1. This project is proposed on the EAST side of the ByPass, just east of the storage place. It now has a name - Solana Arvada, and MKS plans to hold a neighborhood meeting on July 22 - Tuesday - at the Vineyard Church, time not stated.
2. There appears to be some meaningful contamination on the site that will need to be cleaned up.
3. AURA Board members expressed concern about whether this developer has the "mojo" to see the project through to completion. These concerns are based on an arson fire in Glendale re one of their projects and about "street talk" that the developer walked away from another project on which they owed money.

#### Red Rocks Community College (RRCC)

1. AURA Executive Director announced that RRCC plans to triple their size with a new 2-story building and to devote the campus to training health care professionals.
2. Board members expressed a need for more student housing at the site.

#### Ralston Creek North Project

1. The "Design Guidelines" for the streetscape have been finalized. During the discussion, enforcement of these guidelines is accomplished through development agreements and become a condition for approval of any Final Development Plan (FDP).
2. The RFPs from the two selected developers are due on July 11, Friday.
3. There will be a public AURA Board meeting regarding these RFPs on June 23, 5:30 pm, in the 3rd floor conference room in City Hall. Access to this meeting will be through the main City Hall entrance - just south of the Police Department entrance. Take the elevator to the 3rd floor, then turn left to enter the Conference Room. In response to a question, the AURA Board confirmed that this entrance would be available to the public.

NOTE: There was substantial discussion about the two developers selected to submit RFPs (Requests for Proposal). One of these developers, Buckingham, has several projects in Indianapolis. The Chairman of AURA, the Mayor of Arvada (and an AURA Board member), along with the Executive Director of AURA, traveled to Indianapolis to visit Buckingham and review its projects there. The Executive Director of AURA noted that the group visited three Buckingham projects. The first was the newest, and included a boutique hotel across the street from Eli Lilly and Rolls Royce headquarters. Visits were also made to projects that were about 5 years old and over 10 years old. The latter project was characterized as "dated" and that "it was being updated".

- One AURA Board member was concerned about transparency in this visit, noting that the entire Board of AURA was not advised that this trip was pending.

#### Urban Renewal Legislation

1. One AURA Board member expressed concern about recent legislation, vetoed by the governor, that would impose restrictions on urban renewal authorities, asking whether AURA should take a leading posture on any such future legislation.

2. The mayor (AURA board member) state that the Colorado Municipal League (CML) decided to "take no prisoners" and refused to negotiate on the proposed legislation. Going forward, CML plans to commission a study by an academic organization (such as CU-Colorado University or DU-Denver University) that will document the positive financial impact of urban renewal associations.

3. There was some concern expressed over "too many lobbyists" opposing the bill, with the names Carolyn White and Mark Radke mentioned.

### AEDA

It was reported that Hazel Hartbarger, Executive Director of AEDA, is retiring. Her anointed replacement is Ryan Stachelski, formerly deputy director. A new deputy director from Adams County has been hired to replace Ryan Stachelski.

### Water Tower Place\

An AURA board member suggested that AURA divest itself of Lot K, apparently a retention pond owned by AURA. It appears that Water Tower Place is maintaining the pond, but prefers not to own it since ownership would increase its property taxes.

The public portion of the meeting then ended when the Board went into executive session to discuss a "lease" negotiation.