

## Arvada City Council Meeting, January 5, 2015

Notes taken by Susan Shirley

### *Bridges, Babies, Buses, and Bomb Sites*

In attendance were Mayor Marc Williams, Mayor Pro Tem Mark McGoff, and Councilmembers Don Allard, Bob Dyer, Bob Fifer, Jerry Marks, and John Marriott.

At 6 p.m., attendance by citizens was 17. At 6:45 it was about 50; many people had appeared on behalf of the nonprofit Hope House.

Minutes from the December 15, 2014 meeting were approved with no changes.

Recognition: Over the past two decades or so, significant flood prevention work has been done in the 58th Avenue (Ralston Road) area between Kipling and Carr Streets, including major and prolonged excavation of the parking lots at King Soopers and Safeway in the 1990s or early 2000s. The final stage involved a total revamping of the recreation area on the northwest corner of Ralston Road and Garrison Streets. Faced with a federal mandate to completely overhaul the site's drainage for the sake of flood prevention, the City elected to go a step further and build an ambitious, original style of park on the property. The result is the enormously popular Ralston Central Park. The Colorado Chapter of the American Public Works Association recognized this park at the top of its category of Environment, Large Community, for innovation and achievement.

Project Manager Vicky Reier cited the major transformation of the concept itself, beginning with a federal requirement for a 100 year flood plain, through a languishing bridge design, to the partnership with APEX that breathed new life into the project. Finally, a great park design by DHM and a "stellar job" by Hammond, the contractor. Mayor Williams agreed, saying the project passed the test in September of 2013, when the redesigned drainage was able to handle and contain that month's thousand-year flood levels.

Public Comment: none.

Consent Agenda:

Employment contracts are being renewed for the following relief Municipal Judges: George W. Boyle II, Kristan Wheeler, Michael S. Matassa, and Ralph C. Turano. Presiding Judge David Cooke has recommended retention of each of these judges. (R15-001, -002, -003, and -004)

All items passed on a 7 to 0 vote.

## Resolutions:

The Rocky Flats Stewardship Council is an intergovernmental entity whose mission is to work on issues related to the long-term protection of Rocky Flats, the former nuclear weapons site. Arvada is one of about ten cities and counties belonging to the Council. Every three years, the agreement is to be renewed, including assent to a \$1,000 per year per member contribution to the Council's fund. This vote is to agree to continue Arvada's participation in the Council for the next three years. There's a good chance there will need to be stewardship in some form for awhile yet, as the half-life of plutonium-239 is 24,000 years. (R14-005)

<http://www.rockyflatssc.org/>

This passed, 7 to 0. Mayor Williams said, "This is an important group which puts in the time to make sure the...cleanup area is monitored, ensuring the safety of residents, air quality, and water safety."

Approval of the 2015 budget and operating plan of the Olde Town Business Improvement District. (R15-006 and -007)

In response to questions from Councilmember Mark McGoff, Bob Fifer, and Don Allard, City Manager Mark Deven said that the City Manager's office will be reviewing expenditures by the BID, and that sidewalk snow removal is now the responsibility of the BID, and finally that the BID will definitely be hiring an executive director. There will be status updates in July and December to monitor the success of the program.

Both items passed, 7 to 0.

Approval of funding for five recruits to attend the Regional police academy in Lakewood, at a cost of \$5,000 per recruit. (R15-008) This passed, 7 to 0.

Ordinances, First Reading: Public Hearings for these items will be February 2, 2015, at 6:30 p.m.

Adding two additional members to the Board of Directors for the Olde Town Business Improvement District. (CB15-001)

Approval of an amended and restated intergovernmental agreement with Jefferson Center Metropolitan District, Jefferson Parkway Public Highway Authority, and Cimarron Commercial. (CB15-002)

Amendment of the City Code to include an item not previously addressed: up until now, State law has governed the authorization and requirements for the City to dispose of surplus land. At present, it is expected that the Ward Road Pond on the northeast corner of Ward Road and I-70 will be sold or otherwise disposed of, and this vote is to make an addition to the City Code of conditions to be met when the City is disposing of land. Land which is currently designated as a park is specifically exempt from the rules and will still require a vote of the citizens to be disposed of. (CB15-003)

Annexation and rezoning of land occupied by Wanco: 5.6 acres of land at 5902 Tennyson Street are to be rezoned from Adams County Public Lands to Arvada Light Industrial. Wanco is using the land to expand its business, the manufacture of variable-message traffic signs. In exchange, Wanco is helping to fund improvements to a public park nearby, as well as gaining the ability to provide additional, high-quality jobs in the Arvada area. (CB15-004 and -005)

All items passed, 7 to 0.

Other:

Appointments to Rocky Flats Stewardship Council: Councilmember Mark McGoff has agreed to continue service as the Director; Arvada Environmental Manager Sandra McDonald will serve as the alternate. This passed, 7 to 0.

Public Hearings:

Amendment to the City Code for the purpose of updating the response to late payments of water bills. The old system of hand-delivering shut-off notices will be replaced by phone calls, email, and letters; there will be a \$5 late payment charge to recover those costs, as well as a \$15 charge to restore water service. This allows 100% of the costs of delinquency to be paid by the delinquent customers themselves rather than only 88% under the older system with the remaining 12% having been passed along to other customers. Included in the new program is the intent to use payment history to determine late-payment charges, and establish a shut-off schedule. (CB14-056)

There was no public comment, and the amendment was approved on a 7 to 0 vote.

Refinancing of the City's debt of \$11.8 million, dating back to 2005: each year the debt is reviewed to see if it can be refinanced at a savings. This refinancing will save the City \$569,000 over the next ten years. (CB14-058) This was approved on a 7 to 0 vote.

Annexation and rezoning of land for the Sheridan Gold Strike Transit Station, West 60th Avenue and Sheridan Boulevard, approved unanimously by the Planning Commission in November of 2014. (R15-009, CB14-059 and -060) Bill Honer, Arvada Planning Department engineer, gave a brief presentation showing the area affected by the rezoning. He mentioned that one of the affected parties, Union Pacific Railroad, is in favor of the rezoning but declined to sign the petition. Honer said that the rezoning is consistent with the surrounding area and with the Arvada Transit Framework Plan. There was no public comment. All items passed, 7 to 0. Mayor Williams commented that there will need to be modifications to the traffic signals in the area.

Annexation and rezoning of a one-acre site (Brandt Property) at 15902 W. 64th Avenue, for a single-family home. (R15-010, CB14-061 and -062) There was no public comment, and all items passed, 7 to 0.

Olde Town Transit Hub: Rezoning, preliminary development plan, and height exception. A two-acre parcel in Olde Town is currently zoned as Olde Town-Grandview, and is to be rezoned as Planned Unit Development-Business, Professional, Residential. Also being approved is a preliminary development plan for a 3.1 acre parcel to be used for the Olde Town Transit Hub, which will contain the parking garage and bus transfer station; and a height exception to 55 feet is needed for the stair towers on the parking garage. (CB14-063, Agenda items "J" and "K")

There was a slide presentation by Tony Thornton of RNL Design showing the overall look of the planned transit area and stressing the quality and durability ("timelessness") of the materials to be used. One change that's been made is to have the buses load and unload behind the theater, on the lowest level, rather than higher and more visible from Grandview. Plazas on several levels, and connecting with the Flour Mill, can be used for public festivals and other gatherings as needed.

Rezoning is necessary because the Olde Town zoning designation does not allow for a parking facility.

A point of contention is the height exception. Thornton minimized the impact of the stair tower, saying that it is 55 feet measured from the lowest end, and reaches about sixteen feet above the top deck. Mayor Williams later added that the buildings which had been removed from that area actually had, in his opinion, a greater visual impact on the views from Grandview. Dimensions of the elevator tower will be 10 feet by 10 feet; the stair tower is 9 x 16 feet. Thornton said the building, nestled into the hill as planned, will be "noticeable but non-intrusive."

When opened up for comment, Jane Schnabel spoke, saying that she has been involved in this plan since 1999, attending a large number of meetings including the November meeting of the Planning Commission. Schnabel said she is in favor of all except for the height exception, saying that the view of the mountains from the north and east will be blocked by the "monstrosity" called Park Place Olde Town, and she believes the views from the south will be affected negatively by the towers. She wondered why the towers could not be made shorter. In addition, she said that the word "iconic" is being used a lot in presentations by the designers. "The Water Tower is 'iconic'," said Schnabel, "this clock tower and street scape are not."

Cindi Kreutzer and Karen Miller gave written objections to the height exception.

Councilmember Don Allard asked Thornton why the elevators are located at the east and west ends rather than having only one elevator in the middle, which seems more convenient. Thornton pointed out that pedestrian access is blocked in the middle by a safety fence, so that if the elevator was in the middle, people would need to walk to one end or the other to gain street access. Councilmember Bob Fifer asked if the tower is the same height as the earlier-planned pedestrian bridge which was scrapped due to concerns over the view. Thornton said the current plan is about ten feet lower. Councilmember Mark McGoff asked if the height could be lowered still more. Thornton showed a slide of the way the towers will look when completed, saying that there are only a couple of feet of wiggle room at all, but the composition suffers and looks odd at a reduced height. Councilmember John Marriott said

that if there are a maximum of a couple of feet difference, it makes sense to go with the design that looks better.

All items were approved on a 7 to 0 vote.

Hope House: This residential facility for teenaged mothers is seeking to expand on its site at 6465 Benton Street and 5615 W. 64th Avenue. To add a resource center and childcare facility, they require a change in zoning from Residential-Low Density to Planned Unit Development-Business, Professional, Residential. At the Planning Commission meeting some problems with parking and access were found which needed to be addressed; otherwise, the Planning Commission voted in favor of the change 6 to 0, with one member absent. (CB14-055 and Agenda Item "M")

Executive Director Lisa Steven presented the case for rezoning, beginning with a brief recap of the history of the nonprofit facility. Hope House was founded in 2003, and by 2006 were receiving over 150 requests for help per year. In 2007 a mentoring and self-sufficiency program was begun, followed in 2009 by a GED program. In 2012 the land around the group home was purchased, with plans to add or expand career assistance, early learning programs, and parenting classes.

Steven enumerated the ways in which Hope House has attempted to solve the concerns of the neighborhood, which are mainly traffic and parking problems and some problems with lighting. She said the original proposal had called for a residential building. That space is now planned for a parking lot which should be ample for most uses but will be augmented by the use of 14 spaces in the parking lot of Heritage Church. Volunteers have been asked to use the church parking rather than on-street parking on Benton Street. For the lighting concerns, some trees have been planted, and the lighting needs will be different and more neighborhood-friendly under the new design. One lightbulb which was causing a problem has been removed entirely.

Steven said she has sent handwritten notes to residents of the neighborhood, requesting a meeting to allay their unease about the expansion. Responses, predictably, have been mixed; one neighbor supports the center, two others have responded they are not concerned, and Steven is "working to build relationships" with some other neighbors. Some she has not heard from at all, yet.

Architect Jeanne Fielding said that the goal all along has been to consolidate all Hope House functions in one site, rather than as is currently divided between Arvada and Westminster. The site has been developed in a campus style, with three smaller buildings surrounded by landscaping, playgrounds, and open space. The open space, integrated throughout the site, accounts for 49% of the plan. Fielding said the traffic impact study has indicated the current configuration at 64th and Benton is sufficient to handle the increase; teen moms arrive at staggered times, and most use mass transit and group transportation.

Fielding calls the project a good example of mixed use, offering real amenities and a good impact to Arvada.

Public comment in favor of the project came from volunteer Charlene Martinez, who pointed out that Hope House is the only facility of its kind in the Denver Metro area; video producer Bob Coffin, who has made videos for Hope House, and GED tutor Susan Bowling. Bowling noted that extending early childhood education will provide a great impact, saying that "as education goes through the generations, that's where we get the most improvement." Others speaking in favor were Kendra Thompson, graduate of Hope House, who said the program entirely changed her and her son's lives; Tina Seyfer and Bill Caldwell of the Heritage Community Bible Church, which has supported Hope House from the beginning, and Heritage Pastor Monty Newton. Newton outlined the process resulting in Hope House at that location, saying the church owned a large parcel of adjacent land and had "dreams for a huge mega-church." Newton has been the pastor at Heritage for 15 years, and believed it made better sense to partner with a group who could use the property to benefit the community. Cindi Kreutzer was the final speaker, saying to Mayor Marc Williams that here is something they can agree upon together; Williams feigned a heart attack.

In opposition were neighborhood residents Kimberly Ryan and Gina Montano. Both were essentially supportive of Hope House, but had serious concerns about traffic on already-overburdened Benton Street near 64th Avenue. Montano also asked what would happen if Hope House left the site and a new purchaser took it over--would the 14-space parking easement on church property remain in place, or would all that parking end up on Benton Street? Lisa Steven said that it is a permanent easement and goes with the title when it is transferred.

Mayor Williams asked how many children will be in the daycare. Steven said the daycare is for moms using the GED program and other programs, which are all scattered at different times during the day rather than everyone arriving and leaving all at once. In addition, most teen moms don't have their own transportation but do have chaotic lives, necessitating flexibility in the hours the help is offered. The child care will be fully licensed but not accept outside families, only the moms in the program. One useful aspect of the child care will be that moms can use it as an interim measure between getting a job and receiving CCAP child care assistance which will allow them to find paid providers. There will also be a sick room for children with pink eye, for example, who cannot be in other care while contagious; the one or two days' missed work can mean the difference for struggling moms who might be unable to pay their rent as a result.

There was further discussion about lighting and landscaping, followed by a vote. All items passed, 7 to 0.

Public Comment: None

Reports from City Council: Councilmember John Marriott encourages citizens to look out for our elderly or disabled neighbors and extend help when needed for such things as shoveling snow. He said this neighborly attitude is one thing that makes Arvada what it is.

Mayor Marc Williams said it was his wedding anniversary, and thanked his wife, Luanne, for 18 years of marriage and for putting up with him and his service on the City Council.

Reports from City Manager: Next week's workshop will be on the topics of the Land Development Code, E-cigarettes, and dwarf goats.

Deven also pointed out that January 14 is the deadline for board and commission applications to be submitted.

The meeting adjourned at 8:35.