

ARVADA LAND DEVELOPMENT CODE UPDATE

Advisory Committee

Meeting #1

Thursday, September 14, 2017 6:00 - 8:00 p.m.

Meeting Summary

Attendance

Advisory Committee Members: Alan Best, David Thorpe, Fong Lee, Fred Bauters, Fred Schmidt, Janet Ochsner, Ken Cope, Michael Griffith, Michelle DeLaria, Moni Piz-Wilson, Patricia Connell, Shelley Cook, Steve Camins, and Wally Weart.

Project Team: Rita McConnell, Rob Smetana, Loretta Daniel, Carol Ibanez, Randall Sampson, and Reid Betzing. Consultants: Todd Messenger, Fairfield and Woods P.C. and Jennifer Gardner, Logan Simpson.

Presentation

Rita McConnell, Community Development Director, welcomed the members of the Advisory Committee and thanked all for participating in this important project. The project team's PowerPoint presentation identified the purpose and objectives of the Land Development Code (LDC) Update and why the update was necessary. A two-year work plan was shown that outlined the five phases in the project. The first phase (Project Initiation) includes identifying priority topics, the launch of the website and public outreach program, and updating the Arvada Land Development Code Strategic Assessment Reports (2014) to include emerging and current issues identified by the Focus Groups and the Advisory Committee. This phase extends from September to January, 2018. Several key issues were presented by Todd Messenger that will be addressed through the LDC Update.

Discussion

Following the presentation, the Committee's discussion focused on the following topics to consider as part of the LDC update:

- Planned Unit Development (PUD) Zoning Districts are used more predominately than any of the other zoning districts in the city. Developers like PUD districts for development proposals. Predictability in process is important to developers. Staff was asked to provide information on the existing number of PUDs and their average age. Are PUDs still a viable zoning approach since greenfield opportunities are getting limited?
- Is 35 feet the right height for a building throughout the city?
- What is the future growth of the city – the percent of land left for development – infill vs. greenfield?
- What is the time span for the LDC revisions to stay relevant - five years, ten years or longer? How will the LDC address new and future technology? A shift in industrial development provides other land use opportunities.
- It is important to consider the relationship between land use and infrastructure. Can the existing infrastructure support future developments? How will the City deal with flood potential? The LDC needs to address how to deal with creating more impervious surface with increased density and the impact on existing infrastructure. How do we address flooding

potential and mitigation using other cities like the Denver models for storm drainage as well as the Metro Wastewater standards?

- Street standards should be looked at as part of the process. The impact of new development on infrastructure should be addressed in the LDC update.

Staff is encouraged to look for ways to engage people in the LDC process. On-line surveys on the City's website may not reach all of the community and may present a skewed outcome. Engage neighborhood organizations in community meetings. Communication will be important – definitions, issue papers will be provided for meetings. There should be opportunities for neighborhoods to comment during public meetings. Lastly, it is important that there be the opportunity to provide a public process for input on development proposals in the LDC.

Throughout the LDC update process, the City's technical staff will provide advice on these topics (through the Technical Committee) and policy direction will be from the Advisory Committee.

Todd Messenger asked everyone to be thinking about emerging issues, such as:

- Identifying “areas of stability” vs. “areas of change”;
- Defining compatibility;
- Identifying tolerance for higher building height in various areas of the city;
- Adapting to changing interests and demographics;
- Promoting alternative travel modes/multimodal travel; and
- Identifying “the good, the bad, and the ugly” in Arvada and the region. Photos are welcomed.

The Committee was informed that the next Advisory Committee meeting will be on December 7, 2017.

Meeting adjourned.