

# **ARVADA LAND DEVELOPMENT CODE UPDATE**

## **Advisory Committee**

### **Meeting #2**

**Thursday, December 7, 2017 6:00 - 8:00 p.m.**

## **Meeting Summary**

### **Attendance**

Advisory Committee Members: Fred Bauters, Alan Best, Shelley Cook, Ken Cope, Michelle DeLaria, Michael Griffith, Fong Lee, Janet Ochsner, Fred Schmidt, David Thorpe, and Wally Weart.

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

### **Presentation**

Todd Messenger provided an update to the Committee on where we are in the Land Development Code update and provided summaries from the October 9, 2017 joint workshop with City Council and Planning Commission and the eight focus group meetings held on October 18 and 19, and November 16.

### **Small Group Discussion**

Two groups were formed to discuss the following topics and map the areas within Arvada accordingly:

- neighborhoods that were stable;
- areas of change and whether infill/redevelopment could occur or was desirable;
- urban, suburban, and rural neighborhoods;
- suitable areas for mixed-use opportunities and where there could be areas that building height can exceed or be less than 35 feet; and
- methods to allow for development of attainable housing as part of the LDC update (e.g., potential for height incentives, density bonus, or other approaches).

Each group presented a summary of their discussion and their concept maps. Specific areas and topics identified were:

- There is a need to optimize opportunities on Ralston Road and locate redevelopment along that corridor.
- Allow for higher building heights along Wadsworth Blvd., particularly at major intersections, to meet market demand.
- Propose higher density along road corridors and particularly at sites that are adjacent to open space areas.
- Pedestrian connections in the south and east neighborhoods are necessary to provide opportunities for lower income neighborhoods to connect to the amenities offered in Olde Town and adjacent neighborhoods.
- Potential for more industrial uses along the rail corridors.
- Allow for single family attached housing near Olde Town (e.g., duplex or triplex units).

- Determine if there are redevelopment opportunities along Ralston Road similar to what is at Prospect in Fort Collins.
- Potential for art districts and maker spaces along Ralston Road.
- Allow for taller building heights along major corridors (e.g., Wadsworth Blvd., Indiana Street) then transition the height down to established neighborhoods.
- The gateway to Arvada from the south at I-70 along Wadsworth Blvd. should be a prominent entrance. As this areas redevelops, it is important to further establish the gateway feeling.
- Opportunities to develop eclectic live/work in industrial areas east of Olde Town.
- As inner city areas develop, develop transit options to eliminate transit deserts.
- Maintain the rural character on the west side of Arvada.
- Important to recognize the benefits of open space and provide such in dense urban areas.
- Important to recognize and provide measures that don't destabilize a stable neighborhood due to redevelopment of the edges.
- Compare development costs against development standard requirements to ensure this does not price developers out of the market.
- Mixed-use development can be vertical and horizontal (e.g., commercial on one portion of a site, residential on another portion). Both types of mixed-use should be included in the code.
- Allow for flexible ground floor space with living quarters above.
- Indiana Street is constrained with heavy traffic and dead-end streets but there are definite opportunities for more density.
- Allow for horse properties out west since it is the backbone of Arvada. East Arvada should have open space pockets towards Olde Town.
- West of 64<sup>th</sup> Avenue and Ward Road, more density should be allowed.
- Recognize the importance of preservation of rural lots and balance with more density development. Rural lots are embedded in the existing neighborhood fabric and at the same time are prime opportunities for infill development.
- Consider development impact fees for infrastructure requirements (including roads, utilities) for developments out west.
- Infill developments on the west side of Arvada should include pockets of open space and defined open space corridors.
- Other types of buildings, such as found in River North (RINO) for incubator spaces, should be allowed on the east side of Wadsworth Blvd. where industrial uses exist.
- The redevelopment of the Westminster Mall provides opportunities for more density in Arvada neighborhoods close to it, however must be sensitive to the character of the adjacent stable residential neighborhoods.

Staff will consolidate the information which helps to identify areas that should be stable, areas of change, and transition zones between the two.

The Committee was informed that the next Advisory Committee meeting will be on February 15, 2018.

Meeting adjourned.