CITY OF ARVADA

SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
August 2, 2022.

Planning Commission meeting minutes are not an exact transcript and represent key points and the basis of discussion.

1. CALLED MEETING TO ORDER– By Michael P. Griffith at 6:16 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF MEMBERS

Those present: Michael P. Griffith, Tim Knapp, Brandon Figliolino, Tom Aljinovich, Doug Magee,

THOSE ABSENT

Andrew Gay, Steve Hannan

Motion to excuse Gay and Hannan approved

Those voting Yes: Griffith, Knapp, Aljinovich, Magee, Figliolino
Those voting No:
Those absent: Gay and Hannan
The motion carried: 5-0

ALSO PRESENT: Ryan Stachelski, Director of Community and Economic Development; Rob Smetana, City Planning Manager; Emily Grogg, Sr. Ass't. City Attorney; Patty McCartney, Planner, Heidi Van Gieson, Recording Secretary/ Administrative Specialist.

4. APPROVAL OF MINUTES

July 19, 2022 The minutes stand approved as printed.

5. GENERAL BUSINESS

None

6. REPORTS

None

7. PUBLIC COMMENT

There being no one wishing to speak. Public Comment was closed.

8. WORKSHOP

Sub-Area Planning Efforts Update

New Town Sub Area

Ms. McCartney presented the Overview of the New Town and Northwest Arvada Sub Area plans. New Town and Northwest Arvada Sub-Area Plans were initiated in 2020.

Community engagement efforts to guide both of these plans included 4 Open Houses, Speak-up Arvada Surveys and 3 technical and Steering Committees.

The project team then processed the feedback to determine common goals to better understand what neighbors wanted.

They heard from the community for the New Town Sub-Area that: Residential and Commercial Development were important, more Auto Oriented Commercial Use and Attainable Housing and Multifamily Housing were important.

The draft recommendations to accomplish these goals is to change from MX-t 80 ft to MX-t 65 ft on the east side of Wadsworth Bypass between W 53rd Ave to W 55th Ave.

They would like to change Arvada Marketplace from MX-t 120 ft to MX-s 120 ft or MU 120ft to assist with making it more auto oriented in its land use.

Another draft area is redeveloping the parking areas as there is too much parking currently and they would like to have better use of the land.

Views from Olde Town Travel Station are important to the community and they would like to have height restrictions in the New Town Sub-Area.

Community members stated that they would like to have better connectivity within the area.

Importance of architectural design was brought up by the community, one form of design along the Wadsworth corridor to Arvada Marketplace Development with multiple building styles including brick or stone and some modern elements.

A goal of the planning effort is to create a better link to these development areas through the use of small urban parks.

Streetscape design can enhance the pedestrian experience to improve walkability.

Mr. Griffith opened the meeting up to questions from the Committee.

Mr. Figliolino asked the difference between MX-U and MX-S?

Ms. McCartney stated that MX-U is Mixed Use- Urban that allows for a mix of residential and non-residential uses and primarily promotes the use of vertical and horizontal multi-story.

Mr. Stachelski stated that the current Council is really focused on and putting more attention on sustainability.

Mr. Griffith stated that we could use a rating system to those people that are sustainability conscious.

Mr Stachelski stated that they could look at those at a higher level in say an amendment to the LDC or through the code.

Mr. Griffith stated that tree issues are important but that can be dealt with by not picking a tree that will grow over a certain height. He also stated that he liked the map depicting the buffer. He also likes the plan with the native grasses.

Mr. Stachelski stated with the Gross reservoir improvement, we will have 10,000-11,000 more units that will be added to the City of Arvada, roughly 20% more than we have now. Most of those units will be Multi family and high density products.

Mr. Griffith recommends that we have ownership of the maintenance and that is looked at.

Mr. Stachelski stated the small urban parks will be on private property but will have public access easements and will be maintained by the property owner.

Mr. Magee is surprised that the community preferred auto oriented development. Stated that he still feels we need to incorporate pedestrian friendly areas as well. Should we possibly have design guidelines for New Town like we do for Olde Town?

Mr Magee suggested the use of xeriscaping to reduce the heat element.

Mr. Knapp thanked the staff for their hard work. This is our last area to put our mark on the last bit of space we have for infill. Do we hold off and take a look at areas like Arizona, California or urban planners from other places so that it will be a shining spot of the city. He does like the idea of recycled water in the corridor for landscape purposes.

Mr. Knapp questioned the thought of reducing parking, why would we want to reduce it? He does like the idea of residential duplex ideas.

Mr Aljinovich asked if this was going to be a Master plan.

Mr. Stachelski stated that it is a way for us to learn from the community and see what is wanted. So when we have a development project, recommending things to the planning commission.

Mr Griffith asked if we have good information about where the community members that are providing feedback live.

Ms McCartney stated that we ask for addresses if they would like to give it but most online ones provide email addresses. Most people like to remain anonymous.

Ms. McCartney also stated that they are able to get a good sense at the community engagement events where the people live, primarily in the Columbine Neighborhood and Olde Town with a few outliers that have attended.

Mr Griffith stated that we should really look at the Columbine Neighborhood as it is fairly cut-off from the rest of the city.

Northwest Sub Area

Ms. McCartney reviewed the project and stated how residents were interested in connectivity, land use specifically in regards to potential trail system, design with emphasis on placemaking, streetscape and entrance gateway for area identity.

Mr. Magee asked if this will be in phases, phase 1 and phase 2 concurrently?

Ms. McCartney stated that we are doing visioning for Phase 1 but only land use for Phase 2.

Ms. McCartney stated that the community would like to see neighborhood focused commercial and retail including more restaurants and services in the area. They were divided over whether to have more residential development or not. There was also a strong desire for more Open Space.

Ms. McCartney stated existing land use, heavy industrial and manufacturing with some single family homes. Some parts are in the city and some parts are in unincorporated Jefferson County.

Ms. McCartney stated that the community was interested in the land being used for Mixed Use, Commercial and then Light Industrial. Another group did not want the Industrial in that area for fear of losing their views.

Ms. McCartney stated that there were two recommendations for the land use: not changing the land use, the second is to change Industrial to Mixed Use.

Mr. Magee asked if anyone was involved from Jefferson County?

Ms. McCartney stated not at this time, since they are just gathering information from the community.

Mr. Aljinovich asked who was at these meetings?

Ms. McCartney stated that they invited all property owners throughout the corridor, there was a significant amount involved in the meetings.

Mr Knapp thinks that the area should be left as industrial.

Mr. Stachelski stated that there is no water or sewer to those areas so that would need to be added if they were annexed into the city. This area has been zoned Industrial for so long and there has been no interest in it.

Mr. Knapp stated that maybe it needs Open Space.

Mr. Figliolino asked if it did change to Mixed Use, and if someone wanted to do Industrial, it would just require a Major Modification?

Ms. McCartney stated that it would be a non conforming use and they would not be allowed if the use had changed.

Mr. Figliolino wanted to see if there was any way to connect Leyden to Candelas?

Ms. McCartney stated that the community wanted to enhance the non vehicular connectivity throughout the neighborhood. They would like to include those connections in future development. The priority items for a trail system would be connecting North to South and the Multi purpose trail connection to the west and to look at trail systems in the underdeveloped areas.

Ms. McCartney also stated that the community showed interest in a gathering place with a commercial development. Two locations were identified. Streetscape design was also brought up. Three landscape options were created for these streetscapes.

Mr. Knapp liked the trail system proposed.

Mr. Figliolino would love to encourage that thoughtfulness of implementing and having group gathering places.

Ms. McCartney stated that next steps will be presenting this to the City Council and doing another Speak Up Survey.

8. **OTHER ITEMS**

Mr. Smetana stated there were no items for the 8/16 or 9/6 meetings

Mr. Griffith made a motion to cancel Meetings for 8/16 and 9/6 be approved

Those voting Yes: Griffith, Knapp, Ajinovich, Magee, Figliolino
Those voting No:
Those absent: Gay and Hannan
The motion carried: 5-0

9. **ADJOURNED** at 7:42 P.M.

Michael P. Griffith, Chair

Tim Knapp, Secretary

Heidi Van Gieson, Recording Secretary