

**MINUTES
RENEWAL WHEAT RIDGE
DECEMBER 4, 2018**

1. GENERAL

Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Chair Rogers at 6: p.m. in the Council Chambers of the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado.

Roll Call of Members

Board Members Present:

- Tim Rogers
- James Bahrenburg
- Walt Pettit
- Kristi Davis
- Shane Nicolson
- Michele Koons
- Val Nosler Beck

Board Members Absent:

Also Attending:

- Steve Art – Executive Director
- Corey Hoffmann – Legal Counsel
- Patrick Goff – City Manager
- Ken Johnstone – Comm. Dev. Director
- Pat Henry
- Rich Majors

The meeting was called to order at 6:06

Approval of Minutes

The minutes of the November 20, 2018 were motioned for approval Bahrenberg by and seconded by Pettit . Unanimous

Public Forum – No comments were received

TOD Station - Art briefly spoke about the last meeting and the boards desire to learn more about the vision for the TOD station area. Art provided some background on the request for a TIF agreement for the development of the TRAX project.

Art introduced the City Manager Patrick Goff and Community Development Director Ken Johnstone who spoke regarding the vision for the station area and how it meets the current development proposed.

Johnstone provided handouts for a PowerPoint presentation relating to the visions and goals of the ULI TAP report, the NW Area Plan, 2E, and the TOD station vision. He explained the purpose of each report and how they relate to the overall development and specifically the TRAX project.

Johnstone showed an area map and the defined zoning area. He explained the area south of the station area was primarily meant for job centers, the frontage on Ward Road for commercial, the area to the east side of the station is transitional density. Johnstone focused on the direct station platform and the surrounding vacant land. He told the Board the ULI TAP report supports high density development near the platform and believes the proposed development does meet the current planning.

He outlined the Station Vision Plan of 2018 with its basecamp theme and employment center. He spoke of co-working spaces, linear park, pedestrian bridge and creating a street grid.

Johnstone spoke of the current plan and the City's vision. He mentioned the two single family residential developments and the TRAX project as well as the commercial opportunities. He spoke of the current market and what has presented itself for development. He thinks the residential will begin to create a community in the station area.

Johnstone spoke of the 2E uses at the station and the uses of funds for roads. Funds are set for the pedestrian bridge, Ward Road and other projects as well as the leveraging of funds for private development as well as other funding sources. Johnstone spoke of the all the projects and those relating to the use of 2E funds and how those have morphed throughout the time since the funds were approved and the initial funding was set. He spoke of how the current plan to use 2E funds for consultant use and the development projects.

He spoke of the next steps including improvements to 52nd, an MOU with Arvada and the County, Contract with CitiVenture, design of pedestrian bridge and linear park, our relationship with OEDIT, and RTD Partnerships.

Bahrenberg asked if the lakes were privately owned. The answer is Yes.

Davis wanted to know when the use of 2E funds will be presented to City Council. Goff thought some time in January. She wanted to know what will come first, the TIF agreement or Council knowledge of the use of 2E funds. Johnstone said the show he provided did have slides that Council had seen in June.

Koons wanted to know about Vivian, Union and Taft streets and their development. Johnstone spoke of all the three streets and how they did or will develop. She asked about the Toll Bros and their potential for TIF. Art responded TIF would not be offered to Toll.

Rogers asked about how funds will be generated. Art responded of how the TIF will be generated. Art reminded the Board that no formal decisions need to be made this evening.

Koons asked if this would dedicate all the funds from the plan area and leave us no funds to move forward. Hoffmann spoke about our working with the new Assessor and how development will assist in future increment. Goff spoke about the plan from Arland Land Use Economics.

Beck said she appreciated how the TRAX fits into the vision of the station but is concerned about the use of so much funds. She wanted to know if it developed into retail, would the cost be less. Goff informed her the large cost is due to the parking structure. Goff said the Board has the role to make the decision on density of the development.

Roers asked about the extension of 52nd into Arvada. The road will not connect on the eastern end. They spoke of the City's participation in the improvements to 52nd at 40% cost to WR and 40% cost to Arvada and 20% cost to the County.

Koons asked if the parking structure would have any public parking. Johnstone said it probably would not have parking not for residents. Hoffmann spoke about public related uses of TIF funds and the use of funds for a parking structure is eligible.

1. Action Items - None

2. Other Matters

Board and Staff Updates – Art updated the board on activities in the areas.

Art also told the group of about the lunch conducted with the new County Assessor held on December 4.

Adjournment – the meeting adjourned at 7:04 pm



Tim Rogers, Chair



Steve Art, Executive Director