



February 14, 2017

**A G E N D A**

**6:30 PM LAFAYETTE URBAN RENEWAL MEETING  
City Council Chambers, 1290 S. Public Road**

- I. OPENING OF REGULARLY SCHEDULED MEETING**
  - Roll Call
- II. PUBLIC INPUT - Items from the Public**
- III. MINUTES**
  - A. Minutes from the January 10, 2017 Regular Meeting & February 2, 2017 meeting of the Streetscape Committee
- IV. STREETScape COMMITTEE – JAMIE RAMOS, KEVIN MULLER, BILL POMEROY**
  - B. Presentation & discussion of proposed streetscape improvements for N. Public Road.
- V. STAFF REPORTS**
  - C. Update – Circle Motel
  - D. Update – Old Town Design Criteria
  - E. Update - 102 W. Chester – The Natural Funeral
- VI. NEW BUSINESS/COMMISSIONER REPORTS**
- VII. ADJOURN TO EXECUTIVE SESSION**
  - F. According to C.R.S. 24-6-402(4)(e), for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators pertaining to property on N. Public Road.
  - G. According to C.R.S. 24-6-402(4)(e), for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators pertaining to property on S. Public Road.

# RECORD OF PROCEEDINGS

## CITY OF LAFAYETTE LAFAYETTE URBAN RENEWAL AUTHORITY MEETING

January 10, 2017

### Call to Order

Chair Martin opened the January 10, 2017 meeting of the Lafayette Urban Renewal Authority (LURA) at 6:30 p.m. in the City Council Chambers at 1290 South Public Road, Lafayette, Colorado. Those present were Commissioners Carolyn Cutler, Kevin Muller, Jamie Harkins, Bill Pomeroy, Jamie Ramos, and Chair Sally Martin.

Absent: Chris Bosch

Also present was Acting Planning & Building Director Paul Rayl and Assistant City Administrator/Economic Development Director Roger Caruso.

### Public Input

Karen Norback, 800 E. Geneseo St., Lafayette, discussed what she saw as the good in 2016 for the Urban Renewal District. Ms. Norback discussed some of her ideas for future projects and improvements that Lafayette Urban Renewal Authority (LURA) may want to consider. Ms. Norback noted that recently she reviewed the LURA Architectural Review Vision Statement and found references to how the Commission views historic and existing buildings but did not find anything that gave the Commission authority to determine the historic importance of structures within the district. She discussed her concerns with the Commission's recent letter to the City Council about the landmarking of the Circle Motel and believes the Commission overstepped their bounds and considered it a territorial move that was not in the best interest of the City and the Commission needs to have more respect for the Historic Preservation Board.

Vicki Uhland, 303 W. Simpson St., Lafayette, discussed the following concerns: LURA's relationship with the Historic Preservation Board (HPB), LURA questioning her motivation for landmarking the Circle Motel as a way to stop or reduce development of the property, LURA's letter to City Council opposing the landmarking of the Circle Motel even though the Commission did not review the landmark application or the HPB's criteria for approving the application, what she sees as the lack of respect from LURA towards the Historic Preservation Board, and tearing down historic buildings and putting up a memorial shows a lack of foresight, effort or imagination in figuring out how to save the City's heritage while still allowing for new development. Ms. Uhland asked the Commission to work out their differences with the Historic Preservation Board and work together, particularly, since there are number of historic buildings in the Urban Renewal District.

The Commission noted that they took notes on the issues raised this evening and they will look at some of the suggestions that Ms. Norback gave particularly as they review the streetscape program. Chair Martin noted they would respond to Ms. Uhland's comments as an agenda item at their February meeting.

### Minutes – November 10, 2016

Commissioner Harkins made a minor correction to the November 10, 2016 meeting minutes. *Commissioner Ramos moved to approve the November 10, 2016 meeting minutes as corrected, seconded by Commissioner Mueller. All voted in favor of the motion.*

## **STAFF REPORTS**

### **Urban Renewal Plan Date of Expiration**

Acting Planning & Building Director Paul Rayl explained that that the Urban Renewal District was established on October 5, 1999 and expires in 2024. He reviewed the area the district includes. The South Boulder Road Urban Renewal District area was established on June 4, 2002 and expires in 2027.

*The Commission re-arranged their agenda to discuss Items D and E regarding project updates before Item C, Streetscape Design and Budget.*

### **Update – 414 E. Simpson, East Simpson Coffee Company Patio Project**

Mr. Rayl gave a brief overview of the project at 414 E. Simpson Street and reviewed the site plan, the proposed improvements and what was currently under construction.

The Commission asked questions about pedestrian access, the parking lot, and the overall design of the site. Staff discussed existing agreements with the owner and noted they would work with the owner to establish a more direct connection for pedestrians and keep the Commission updated on the outcome.

### **Update – Old Town Design Criteria**

Mr. Rayl explained the City Council approved a contract with Clarion for the Old Town Design Criteria project. He noted that the B1 Zoning District (Urban Renewal District) was not included in the study area. The study area would include properties in the Old Town Residential (OTR) zoning district and may incorporate other residential zoned areas in Old Town. Mr. Rayl stated that staff would be scheduling public meetings in the next few weeks.

The Commission discussed the project and asked staff to outline the areas the project will cover so it is clear that it is residential properties and not the commercial properties. Staff supported those comments and added that they would keep this item on their agendas to keep the Commission updated on the progress of the project.

### **Streetscape Design and Budget**

Mr. Rayl reviewed the current budget allocations and he reviewed the drawings showing the existing Public Road Improvements.

The Commission discussed the importance of the streetscape project and discussed meeting twice a month to keep on track with it. The Commission asked about furniture and how that would be decided on.

Commissioner Ramos explained the Committee has been using the Vision Plan as a guide and discussed some of the ideas they had last year. He also suggested the Commission members review the Vision Plan.

The Commission discussed fencing, opportunities along Cleveland and Public Road, the southeast corner of Public and Baseline Road, signage at Simpson Street, and whether some items might be ordered now or need to be fabricated.

The Commission discussed signage, parking lots, and the southwest corner of Public Road and Baseline Road. The Commission asked staff to update them on what the City owns on the corner of Public Road and Basement Road. The Commission also discussed having the subcommittee meet before the February meeting and provide a presentation at the February meeting. The Commission also discussed looking at possible fabrication timelines, setting

an overall timeline for the streetscape project and reviewing the December 2015 workshop. The Commission discussed the LED Gateway Sign at South Boulder Road and Highway 287 and the funds allocated for it and whether they should move forward with this sign.

**Motion**

*Commissioner Cutler moved the Commission take the \$25,000.00 funds allocated for the LED Gateway Sign at South Boulder Road and Highway 287 and reallocate the funds to Public/Private Improvements to Public Road Streetscape. Commissioner Ramos seconded the motion. All voted in favor of the motion.*

**NEW BUSINESS/COMMISSIONER REPORTS**

Assistant City Administrator/Economic Development Director Roger Caruso gave an update of some of the projects throughout the city, in particular a number of restaurants coming online in the next few weeks. Chair Martin asked whether there were two restaurants going in at 802 S Public Rd. Mr. Caruso reviewed the businesses that would be leasing that space and noted that two units were still vacant.

**Adjourn to Executive Session**

*Commissioner Cutler moved the Commission allow Commissioner Bosch permission to listen to the Executive Session tapes if he so desired. Commissioner Ramos seconded the motion. All voted in favor of the motion.*

*Commissioner Muller moved to adjourn into executive session according to C.R.S. 24-6-402(4)(e), for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators pertaining to property on Public Road; Commissioner Cutler seconded the motion. The motion passed unanimously.*

Chair Martin noted that since there was no action being taken during or after their Executive Session, they would not be returning to the Council Chambers.

LAFAYETTE URBAN RENEWAL AUTHORITY, COLORADO

ATTEST:

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Sally Martin, Chair

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Gary Klaphake, Executive Director

The minutes herein are a summary of the business conducted at this meeting, not a verbatim transcription. Only the actions taken and text appearing within quotation marks are verbatim.

**RECORD OF PROCEEDINGS**

**CITY OF LAFAYETTE  
LAFAYETTE URBAN RENEWAL AUTHORITY STREETScape COMMITTEE**

**February 2, 2017**

**East Simpson Coffee Company  
414 E. Simpson Street, Lafayette**

Present were Commissioners Kevin Muller, Jamie Ramos, Bill Pomeroy and Chair Sally Martin.

The members of the streetscape committee met for the purpose of discussing Public Road streetscape improvements. The committee identified a list of possible improvements to be presented to the entire Board at the regular LURA meeting scheduled for February 14, 2017. At the regular meeting the streetscape committee will also be seeking direction from the Board on how to proceed with improvements. No further business was conducted.

LAFAYETTE URBAN RENEWAL AUTHORITY, COLORADO

ATTEST:

\_\_\_\_\_  
Sally Martin, Chair

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Gary Klaphake, Executive Director

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