

**LAKWOOD PLANNING COMMISSION
PUBLIC MEETING
MINUTES**

August 6, 2008

COMMISSIONERS PRESENT:

George Brown III
Jerald Golley
John Plotkin
Michael Rohr
Ray Schoch
Tracy Sheffield
Rich Urbanowski

STAFF PRESENT:

Rebecca Clark, Director, Community Planning and Development
Roger Wadnal, Manager, Comprehensive Planning and Research
John Padon, Principal Traffic Engineer, Public Works
Paul Rice, Principal Planner, Development Review
Walter Jauch, Secretary to the Planning Commission

Following are the minutes of August 6, 2008 Lakewood Planning Commission Public Meeting. A permanent set of these minutes is retained in the office of the City Clerk.

ITEM 1: ROLL CALL

The roll having been called, a quorum was declared and the following business was conducted:

ITEM 2: PL-08-002, City of Lakewood Federal Center Comprehensive Plan Amendment.
Request the Planning Commission to adopt the Denver Federal Center Comprehensive Plan Amendment.

MR. ROGER WADNAL requested to enter in the record the staff report, case files, plans, reports, pictures, Lakewood Zoning Ordinance and Subdivision Ordinance, the Comprehensive Plans, all amendments, neighborhood and corridor plans and all associated materials.

COMMISSIONER TRACY SHEFFIELD accepted.

MR. WADNAL presented materials regarding the case as an amendment to the City of Lakewood Comprehensive Plan, beginning with a history of the Denver Federal Center (DFC) and its uses. Since 1949, the center has been managed by the General Services Administration (GSA) branch of the federal government. The Denver Federal Center became part of the City of Lakewood in 2007. In 2008, the GSA adopted a new Master Plan for the site. Since the DFC is centrally located in the city of Lakewood, a key long-term concept of the Master Plan is the integration of the DFC into the surrounding community with an increased level of accessibility and a smaller area of the site being secure. Amending the Comprehensive Plan is necessary since the DFC was not originally part of the adopted City of Lakewood Comprehensive Plan and it establishes a framework for future development regardless of ownership.

(CHAIR JOHN PLOTKIN arrived at 7:07 p.m.)

MS. LISA WILD, Senior Project Manager, General Services Administration, One Denver Federal Center, Denver, CO, 80225, continued the presentation regarding the City of Lakewood Denver Federal Center Comprehensive Plan Amendment. The site is very active, with close to 4 million square feet of space and over 6,000 federal tenants. The overall goal is to keep the federal presence that exists, to grow that presence, and to partner with the community to open the site. Numerous public, community, and tenant meetings were held throughout the process, including press releases, brochures, website and other materials. There was also a Denver Federal Center Roundtable Group consisting of over 20 members from government agencies, the City of Lakewood, RTD, Jefferson County, various neighborhood groups, and business representatives. The focus of the committee was to ensure the GSA and project group were on the correct track in the development of the Master Plan. GSA received over 198 letters or e-mails and 330 individual comments about the plan, development alternatives, and the process. From these comments there are five top categories of concern: Transportation and Traffic, Open Space, Tenant/Security and Residential Uses.

For Transportation and Traffic, there are four major recommendations of improvement: Three significant roadway improvements, five intersection improvements, improvements to the 6th & Union interchange, and a comprehensive travel-demand management system.

Regarding the Open Space the concern is the desire to maintain the open space in the Denver Federal Center area.

For Tenant/Security the primary concern is to maintain an appropriate security level now, and in the future.

The comments received regarding the residential uses were supportive of the use, but the location of the residences was of concern. The Master Plan allows for up to 1,400 multi-family units to be built between the different locations.

Key components of the Master Plan are that the implementation is across a twenty-year time span and a continuation of the partnership between the GSA and other entities, including the City of Lakewood.

MR. JIM HALDERMAN, Glennon Heights Homeowners Association, continued the presentation and spoke about the members of the advisory committee. The advisory committee met three times in early 2008 and identified which components of the GSA plan would be included as part of the City of Lakewood Comprehensive Plan Amendment. The committee also addressed plan implementation for the following Comprehensive Plan categories: Image and Identity, General Land Use, Sustainability, Residential and Neighborhoods, Mixed-Use Center, Economic Development, Transportation, Parks and Open Space. After three years of open communication the committee finalized this amendment and recommends it be adopted by the Planning Commission.

Public Comment OPENED at 7:38 p.m.

Public Comment CLOSED at 7:39 p.m.

COMMISSIONER MICHAEL ROHR asked about the 'A' to 'F' rating of intersections in the Environmental Impact Study (EIS).

MR. JOHN PADON responded that this rating is a level of service from a time delay for each intersection. A minimal time delay is rated as an 'A' and an 'F' is a maximum time delay, typically the 'F' rating has a delay of over 65 seconds.

COMMISSIONER ROHR expressed concern about the Alameda and Union intersection, since it is rated 'F' and asked if there is a timeframe for an improvement to this area.

MR. PADON responded that this intersection is unique, as it has commercial use to the north and residential use to the south. The movement of traffic into the residential area creates this delay. Resolution would require the addition of two traffic lanes in the residential neighborhoods and is not a likely scenario.

COMMISSIONER GEORGE BROWN asked how a delay is determined.

MR. PADON responded that it is an average from a peak hour. It is based on the number of vehicles entering an intersection and how long it takes the vehicle to make it through the intersection.

COMMISSIONER RAY SCHOCH queried about where the multi-modal corridors are located.

MR. PADON responded by showing their placement on a map, including Routt Street.

COMMISSIONER SCHOCH asked if there is are available east/west and north/south thoroughfares.

MR. PADON demonstrated on a map the different available routes.

COMMISSIONER PLOTKIN commented that he sees this as an opportunity to improve the traffic flow in the area and for the City to be proactive about this relief, rather than waiting until the traffic is worse.

MR. PADON responded that the City has applied for federal grant money for a planned project to be implemented concurrently with the RTD tunnel at Union by adding double left turn lanes to the east bound off-ramp at Union. Also, double left turn lanes are planned for north and south bound 6th Avenue on-ramps. This project is already funded.

COMMISSIONER JERRY GOLLEY asked about the traffic situation on Quail Street north of 6th Avenue in the future.

MR. PADON responded that Quail Street currently carries a low volume of about 1,000 vehicles per day and is a three-lane collector roadway. It is designed to be able to carry 12,000 cars/day.

COMMISSIONER GOLLEY asked if one could loop around to 6th Avenue from Quail Street.

MR. PADON answered that one would need to get to 8th Avenue first, then to Kipling Street.

COMMISSIONER ROHR asked what is included in the trade area definition of the EIS.

MS. WILD responded that it was essentially the western portion of Lakewood towards the Colorado Mills area.

COMMISSIONER ROHR queried if the office demand and estimated job growth numbers have been re-evaluated in light of the current economy.

MS. WILD answered yes. The market analysis was not re-evaluated, though. They did choose to use the more conservative numbers in the analyses and feel the numbers are sound.

COMMISSIONER ROHR then asked about the annual income figures of the tables in the Residential Demand Analysis and asked if these numbers are based on upscale jobs from St. Anthony's Hospital.

MS. WILD responded that she believes the figures for incomes and employees were factored into the plan.

COMMISSIONER ROHR asked what PCOC means.

MS. WILD responded that the entire Federal Center site, exclusive of the 65 acres not owned by the GSA, is under a consent order with the State of Colorado requiring the study and remediation of all potential contamination areas. The 65-acre area was sold clean. There were a variety of different agencies using the site over the years and made some landfill areas.

There are some groundwater issues and these are already being remediated. Future remediation will continue as the development moves forward.

COMMISSIONER GEORGE BROWN asked if there are any other similar projects to this in the United States.

MS. WILD answered that this project is unique. There is a site in Washington, D.C. called the Southeast Federal Center that has done some similar type of redevelopment. There are not a lot of examples with such a mix of federal and private ownership and uses.

COMMISSIONER SCHOCH asked and had concern about the aggressive building demolition plan with respect to the re-fit of old buildings to new as an energy savings measure.

MS. WILD responded that there were a number of buildings on the site originally built as temporary and are inefficient. Renovation cost was exorbitant compared to building new. Some buildings on the site will be rehabilitated.

COMMISSIONER ROHR asked if amendments to the Bicycle Master Plan are necessary.

MR. WADNAL answered that the Bicycle Master Plan was adopted two years ago and potential connections through the DFC were incorporated into the Bicycle Plan.

COMMISSIONER RICH URBANOWSKI wished for clarification that the issue being proposed for adoption on this evening is of the City of Lakewood Comprehensive Plan Amendment, not the DFC Master Plan.

MR. WADNAL responded yes, that the issue being put forth for consideration of adoption is the City of Lakewood Comprehensive Plan Amendment.

COMMISSIONER SCHOCH asked how or what process will ensure that the proposed Implementation Steps are followed, especially with respect to the range of housing choices.

MS. REBECCA CLARK stated that this will be accomplished at implementation time and from the Zoning Ordinance. She further stated that the Planning Commission is to be involved with the re-writing of the new Zoning Ordinance.

COMMISSIONER GOLLEY further commented that, as a member of the advisory committee, he brought forth a similar question about incorporating small business development into this plan. At that time, Ms. Wild did state that small business is part of the plan, and makes the plan more inclusive as a whole.

COMMISSIONER PLOTKIN asked, if the GSA chose to do so, could they develop the land without the City of Lakewood and using the Federal Rules and Regulations.

MS. CLARK responded yes, that is correct.

COMMISSIONER SHEFFIELD made a MOTION to ADOPT and recommend to the City Council APPROVAL of the City of Lakewood Comprehensive Plan Amendment.

Motion was SECONDED by COMMISSIONER SCHOCH.

COMMISSIONER PLOTKIN commented that he sees this project is a tremendous opportunity for the City. He applauds the partnership with the GSA and all associated entities and feels the GSA should be commended. He is personally enthusiastic about the effort and the substance of the results.

COMMISSIONER SHEFFIELD commented that, in his younger years, he spent time in the Washington D.C. area and this project is being handled differently than any other he has seen from the federal government. He also commended the GSA in its partnering approach. He supports this plan and project.

COMMISSIONER GOLLEY commented that from the perspective as a citizen of Lakewood and with the accessibility of information, the website, and the public notices, he felt involved. He also felt that the foundation of community involvement that has been built makes him excited about the future.

COMMISSIONER BROWN commented that he was impressed with each presentation throughout this process. He learned something new each time and commends everyone involved.

COMMISSIONER ROHR wished to thank the GSA for assistance regarding the past issues in the different water districts and wanted to encourage the GSA to continue those discussions. He is looking forward to what transpires in the next 20 years.

COMMISSIONER SCHOCH echoed the compliments. He believes this is a wonderful and exciting plan. His two concerns are the traffic and mixed-income residences. Originally, these issues bothered him enough to prepare him to vote against the proposal. However, based on the information presented this evening, his concerns have been alleviated and he now supports the proposal.

VOTE TAKEN -

Seven Ayes - Commissioners Brown, Golley, Plotkin, Rohr,
Schoch, Sheffield, Urbanowski

Zero Nays.

MOTION PASSED.

ITEM 3: Rules and Regulations Governing the Procedures of the Planning Commission.
Request the Planning Commission to adopt the Rules and Regulations Governing the Procedures of the Planning Commission.

COMMISSIONER SHEFFIELD made a MOTION to ADOPT the Rules and Regulations Governing the Procedures of the Planning Commission.

Motion was SECONDED by COMMISSIONER SCHOCH.

COMMISSIONER PLOTKIN stated that he is pleased with the incorporation of comments into the document.

COMMISSIONER URBANOWSKI commented that the rules seemed consistent to him.

VOTE TAKEN -

Seven Ayes - Commissioners Brown, Golley, Plotkin, Rohr,
Schoch, Sheffield, Urbanowski

Zero Nays.

MOTION PASSED.

APPROVAL OF MINUTES

Minutes from the Regular Meeting of July 16, 2008 approved by unanimous voice vote:

GENERAL BUSINESS:

MS. CLARK informed the Commission about the Citizens Planning Academy on August 13, 2008 and the speaker will be Peter Park, Planning Director for the City of Denver.

The August 20, 2008 may be a Study Session with the first of a series of speakers. That evening's speaker will be Don Elliott and it is open to the public.

COMMISSIONER PLOTKIN commented that the Citizen's Planning Academy is a wonderful opportunity for the citizens of Lakewood to get involved in their community and to learn how their government works.

COMMISSIONER URBANOWSKI spoke about the well-attended July 31, 2008 Wadsworth Boulevard North Corridor Plan Open House and that it went well.

MS. CLARK gave an overview of the Zoning Ordinance rewrite. There will be a multitude of committees, sub-committees, and learning committees meeting concurrently. The Planning Commission will be a core group giving input. Currently, there is an effort of research and

contact with different stakeholders. The process of selection of these stakeholders will be completely open and transparent. These selected entities will be ambassadors.

COMMISSIONER GOLLEY gave information about the Joint Project Review Committee (JPRC) meeting the previous week and about some of the projects for the area.


COMMISSIONER URBANOWSKI commented that the new members of the JPRC received an orientation and all members were apprised of the general issues in the Rooney Valley.

COMMISSIONER PLOTKIN commented that he attended the Parade of Homes and felt it was a great opportunity to showcase the homes in the local area.

ADJOURNMENT

Meeting adjourned at 08:30 PM

September 3, 2008
Date Approved



Walter M. Jauch, Secretary
to the Planning Commission