

**LOWRY REDEVELOPMENT AUTHORITY
BOARD OF DIRECTORS REGULAR MEETING
MINUTES FOR MAY 21, 2013**

ROLL CALL: Members present were John Ackerman, Roy Alexander, Mark Betchey, Derek Camunez, Don Lindemann, Richard Maestas, Rachel Neumann and Ann Torgerson. Monty Force attended as the Executive Director of the LRA and Greg Palcanis attended as legal counsel.

EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTERS AND TO REVIEW AND APPROVE THE MINUTES FROM THE APRIL 23, 2013 EXECUTIVE SESSION.

An Executive Session was called pursuant to and is authorized by the following specific provisions of the Colorado Open Meeting Law, C.R.S. §24-6-402, et seq, to discuss only the following matters as permitted thereby;

**Personnel Matters – C.R.S. 24-6-402(4)(f) (Executive Director Contract)
Review and approval of the April 23, 2013 Executive Session minutes**

Executive Session convened at 7:30 a.m.

PUBLIC SESSION: The meeting reconvened in public session at 8:20 a.m. and was called to order by Roy Alexander, Vice-Chair.

INTRODUCTIONS – Mayor Hancock recently appointed John Ackerman and Rachel Neumann to the LRA Board of Directors. John and Rachel were introduced and welcomed to their first Board meeting.

PUBLIC COMMENT: There was no public comment

CONSENT AGENDA

- Minutes, April 23, 2013
- Financial Reports, April 2013

For the benefit of the new Board members, Roy asked Alison Cote' to give a summary of the key items that comprise the financials.

Alison, pointed out that pages 1, 2 and 3 show the assets, liabilities and income statements that are broken out for Legacy Lowry (the main portion of the former Air Force Base, which has already been developed), Boulevard One (the remaining 72 acres to be developed) and the consolidated total. The fixed assets for Legacy Lowry are properties or infrastructure that where the deed will be transferred over the next year or so. On the Condensed Income Statement most of the operations costs for Legacy Lowry are for warranty maintenance prior to transfer of properties. The last page of the financials is devoted to accounting for custodial funds for the bonds series with BBVA holding the notes. All of the financial reports dovetail into the annual budget.

Don Lindemann requested that there be a consistency of the terms used in the financial reports. For instance, there is both Buckley Annex and Boulevard One and Lowry Legacy and Legacy Lowry used.

Mr. Alexander explained to the new members that there is a distinct delineation of accounting due to a revenue sharing agreement with the Air Force associated with the deed transfer for the Boulevard One property.

A motion by Don Lindemann seconded by Ann Torgerson passed to approve, as presented, the Consent Agenda consisting of the minutes of the April 23 meeting and the April financial reports. New members John Ackerman and Rachel Neumann abstained.

DISCUSSION ITEMS

- Zoning – Monty Force stated that the GDP has now been approved and signed by the Development Review Committee, which is made up of the managers of Community Planning and Development, Public Works, Parks and Recreation and the Zoning Administrator.

Zoning is an exercise in matching the districts to what the GDP says will be developed. The zoning code used by Denver changed a few years ago to a form based code that no longer employs waivers and conditions as were used for most of Legacy Lowry. There are a few isolated parcels in Legacy Lowry that are zoned under the new code. All of Boulevard One will be zoned at the same time under the new code. Within the context of the master plan it will more efficient to include the entire site into one zoning application.

Kevin Yoshida has been engaged to assist in the discussions with Community Planning to find the most appropriate zone districts to match up to the development plan. Mr. Yoshida listed the key documents relevant to the development of Boulevard One.

1. The Redevelopment Plan, which has given certain stipulations: 800 residential units, 200,000 sq. ft. of commercial/retail space and a 65' height limit.
2. The General Development Plan (GDP) – gives vision to how the plan will work and more detail to the blocks within the sub-areas from the Redevelopment Plan.
3. LEED-ND – has elements that impact the relationship of buildings to streets and associated setbacks.

Mr. Yoshida presented some graphics giving explanation of the new zoning code and how it works down through multiple layers of letter or number coding that provides detail for the various zone districts.

- The first letter of the zone code gives the neighborhood context, such as suburban or urban character.
- Secondly, there are letters that define the dominant building form and character.
- The third letter or number shows the minimum lot size in square feet or maximum building height in stories
- Occasionally there is another number or letter used for a special purpose

Examples were shown of the neighborhoods surrounding Boulevard One and the variety of zone districts that exist side by side. The context of those surrounding areas is important in the planning, but is not the final determiner of the appropriate zoning districts within Boulevard One.

Mr. Yoshida said that the discussions with Community Planning have come to focus on the potential of five zone districts. There is no one zone district that covers the variety needed in this mixed use development.

U-SU-A1 – Urban-Single Unit-3000 sq. ft. lots-accessory dwelling unit allowed
First Avenue Residential (south of First Ave. from Magnolia Street to Oneida Court)

U-SU-B1 – Urban-Single Unit-4500 sq. ft. lots-accessory dwelling unit allowed
Community Park South Residential (from Oneida Street to Quebec, south of Archer Street)

G-RH-3 – General Urban-Rowhouse-3 stories
Rowhouse Boulevard (from Niagara to Oneida court along Lowry Boulevard)
There are also some single family units within this proposed district because of the desire to set the boundaries by blocks that match the GDP rather than strictly by the building form within that district. This zone district is defining the maximum stories but does not mean that all structures will be 3 stories.

G-MU-5 – General Urban-Multi Unit-5 stories
South Residential (from Niagara Street to Oneida Street south of Archer Place)
Again, this does not mean that all buildings will be 5 stories and there are some single units within this proposed district. This designation was needed to provide for the Denver Housing Authority apartment program.

C-MX-5 – Urban Center-Mixed Use-5 stories
Community Park Mixed Use (from Oneida Court to Quebec, north of Archer Place to First Ave) and Neighborhood Center West (west of Niagara Street on both sides of Lowry Blvd). This does not mean that all buildings will be 5 stories. It just designates the maximum that is allowed and gives latitude for placement when proposals from developers are reviewed and placement of buildings can be determined.

Roy Alexander asked if there were any trouble spots that might need attention. Mr. Force said that consideration is being given to amendment language, if CCD agrees to allow conditions, to deal with setbacks impacted by the LEED-ND requirements and also the bulk plane limitations on the rear loaded lots. This might be modified to allow living space above the garage, for instance.

All details of the zoning application will be presented to the committees and the Board prior to any application to CCD. Plans are to submit an application by the end of July followed by a 5 ½ to 6 months review and City Council process.

ACTION ITEMS

- Executive Director Contract – Resolution 2013-5

A motion by Don Lindemann seconded by Derek Camunez was passed to approve Resolution 2013-5 for a new contract to retain Montgomery Force as the Executive Director of the Authority for the period of June 1, 2013 through May 31, 2015.

- Greg Palcanis Commendation – Resolution 2013-6
Roy Alexander read the commendation to thank Greg for 15 years of service as General Counsel for the Authority and his daily leadership role in all land sales and legal matters.

A motion was made and seconded by the entire Board to approve Resolution 2013-6 to acknowledge and thank Greg Palcanis for 15 years of dedicated service to the Authority. The motion passed unanimously.

Greg thanked the Board for the experience of working with them and the Authority staff and expressed that even with challenges along the way he has had a wonderful time working with great people. Greg also said that he is confident that everything will work out for the redevelopment to be completed and the Authority will leave behind a lasting testament to the hard work by so many devoted to creating this community.

- CCD Sports Extension (X Parcel) – Resolution 2013-7

Resolution 2013-7 and Resolution 2013-8 are administrative cleanup of some sliver parcels that need to be conveyed to Denver.

A motion by Don Lindemann seconded by Mark Betchey was passed to approve Resolution 2013-7 to transfer approximately 4.615 acres of land, comprised of 580.58 feet of the east end of Sports Boulevard and 553 feet of the Westerly Creek channel running between Sports Boulevard and Lowry Boulevard known as the X Parcel, to the City and County of Denver.

- CCD Sports Complex Extension (One Acre Parcel) – Resolution 2013-8

Don Lindemann pointed out an error in the second whereas clause that the word “has” should be deleted.

A motion by Don Lindemann seconded by Richard Maestas was passed to approve Resolution 2013-8 as amended to transfer approximately 1.001 acres of land, known as the One Acre Parcel located between the south side of Big Bear Ice Arena and Sports Boulevard, to the City and County of Denver.

COMMITTEE REPORTS

- Lowry Design Review Committee (4/4 & 5/2)
- Planning Subcommittee (4/24)
- Community Advisory Committee (5/7)

It was confirmed that the notes contained in the packet are an accurate portrayal of the meetings and there were no questions from the Board members.

ADJOURNMENT

The meeting adjourned at 9:15 a.m.