

East Lafayette Advisory Committee
October 22, 2018, 6pm -7:30pm
Josephine Commons Senior Housing, 455 N. Burlington Ave.

DRAFT Meeting Minutes

1. Introductions

The meeting began with the introductions of participants and meeting attendees.

2. Approve August and September Meeting Minutes

The BCHA team asked that if there are any edits or changes to the meeting minutes, please email edits to the team. All meeting agendas and minutes are posted on lafayettehousing.org. Members asked for additional time in reviewing and commenting on the meeting minutes.

3. ELAC Charter

Marcus Pachner and Ian Swallow opened the discussion with the ELAC on meeting processes and procedures. Public Comment will continue to be on the agenda at the end of the meeting to honor the intent of inclusivity. The BCHA team is open to the ELAC helping set the meeting agendas and hopes that we've shown that we are open to productive discussions within a reasonable timeline.

The ELAC discussed having a chairperson to help facilitate meetings as well as having a process to make sure that all voices and perspectives are given an opportunity to be heard. Marcus and Ian talked about the intent of the ELAC; the goal is to collect input and information from a neighborhood level to be part of the design of the new housing community. BCHA has incorporated feedback from the ELAC so far, including adding transportation focus and feedback on shaping the site.

The Committee discussed the City of Lafayette process, and how that shapes the items that are discussed at ELAC. Members of the Committee raised the idea of having polls of the Committee for aspects of the discussion, such as density.

4. Transportation & Mobility Presentation

Project Traffic Consultant Troy Russ reviewed a presentation he previously shared with the ELAC (attached). He explained that he did conduct traffic counts which will be released once it is confirmed by the City. He did look at peak use for the proposed use, 6 to 9 a.m. and 3 to 6 p.m.

Troy explained that the BCHA team also watched the traffic in the afternoon via a neighborhood walk, and we will do the same during the morning peak time. He clarified that in a traffic impact study, an engineer counts and then with these counts he calculates the impact of land use and factors in the transportation challenges. He then explained that the proposed land use and project has to have a level of determination in order to do traffic counts and understand the total scenario. A single-family home has 10 trips, apartments have 8.5 trips per day. The Engineers look at: where are the trips going, trip distribution, average of 10% of the trips happen in the peak period. He noted that during the afternoon peak 30% of all traffic will be making a left on to Emma. He will then

assign the type of transportation modular, evaluate the level of service (typical service level is D) and then in phase 2 look at safety.

ELAC members asked questions about RTD thresholds, sidewalks and industry standards for determining impact based on types of housing units.

5. Review Preliminary Site Concepts

The BCHA team reviewed the three preliminary conceptual plans for the East Lafayette site with the ELAC. The plans were sent to the ELAC a week prior to the meeting and are available on the website. Each of the three plans includes the outcomes that were identified in the Community Design Workshop:

- Provide a connection from Canterbury to 120th
- Buffer along 120th and Emma
- Lower intensity development should occur along Emma
- Higher intensity of uses should occur along the industrial edge
- Senior housing should interact with the Community Center
- Offer community gardens and trail connections
- Encourage multi-modal connections
- Disperse senior housing throughout the project

ELAC discussed the three preliminary plans and asked clarifying questions. Feedback on the plans includes:

- Additional spaces for kids to play
- More safe green spaces instead of the pavement
- Fewer Emma street connections
- Provide parking closer to the buildings it serves
- More organized streets

6. Public Questions and Answers

The ELAC discussion on the preliminary plans continued with comments on density, building heights and ways to minimize the overall neighborhood impacts. BCHA explained that these 3 preliminary draft plans will evolve into one proposed plan that will be submitted to the City.

The ELAC decided to look at having one more meeting before the end of the year, a date to be determined.

Meeting adjourned at 9:20pm