

***City Council
Business Retention & Development Committee***

A sub-committee of the Louisville City Council

**Monday, May 4, 2015
8:00 AM – 10:00 AM
Library Meeting Room
951 Spruce Street
(entry on the north side of building)**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of March 2, 2015 Meeting Minutes
- V. Public Comments on Items Not on the Agenda
- VI. Review of McCaslin Area Property Owner Roundtable
- VII. Retention Meetings
 - Via Toscana
 - Hobby Lobby
 - Burger King
- VIII. Reports from committee members –
- IX. Discussion Items for Next Meeting: June 2015
- X. Adjourn

***City Council
Business Retention &
Development Committee
Meeting Minutes***

**March 2, 2015
Library Meeting Room
951 Spruce Street**

CALL TO ORDER –The meeting was called to order by Chair Dalton at 8:00 AM in the 1st Floor Meeting room at the Louisville Library, 951 Spruce Street, Louisville, Colorado.

ROLL CALL – The following members were present:

Committee Members: Chair Hank Dalton
Shelley Angell, Chamber of Commerce
Rob Lathrop,
Jeff Lipton, City Council
Sue Loo, City Council
Michael Menaker, Alternate Revitalization Commission
Chris Pritchard, Planning Commission
Jim Tienken, Downtown Business Association

Staff Present: Malcolm Fleming, City Manager
Aaron DeJong, Economic Development Director
Scott Robinson, Planner II
Dawn Burgess, Executive Assistant to the City Manager

Others Present: Randy Caranci
Justin McClure

APPROVAL OF AGENDA – approved

APPROVAL OF MINUTES: The February 2, 2015 minutes were approved with the following changes:

City Manager Fleming said the City has had numerous people come through saying they want to build housing and mixed use, housing and senior, etc. **and we have told them there is not community support for more housing on the Phillips 66 site.**

RMCS Rich Brew said in terms of what they experience, Public Works takes a lot of time to review. He understands that it is hard to bring staff on for one project review. When demand is there, there aren't always people there. Can the City hire temps? City Manager Fleming said the City should be able to bring resources on when we are taking in a lot of fees. However, Developers need to submit complete plans. Brew said ideally there would be a City staffer who is available to us to come over at a **days'** notice.

Council member Loo said **given other pressing priorities** regional business collaboration not a topic for us.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA:

None

REVIEW OF SOUTH BOULDER ROAD SMALL AREA PLAN GUIDING PRINCIPLES:

DeJong said conceptual designs are coming. He asked Planner II Scott Robinson to present a review of the guiding principles gathered from community input so BRaD could consider this from a business perception.

Planning is developing 3 different alternatives to take to City Council to create a preferred alternative. There were 3 opportunities for input:

1. stakeholders interviews
2. envisionLouisvilleco.com
3. public kick-off meetings

Took comments and distilled them down to a Strength, Weaknesses, Opportunities and Threats (SWOT) analysis.

Four community values emerged:

1. Integrated open space and trail networks
2. Our livable small town feel
3. Sense of community
4. Balanced transportation system

Measures of success in the packet.

Principles 1 - Provide for safer and more convenient connections across SoBoRd and Hwy 42 for bikes and pedestrians.

DeJong said business property owners feel interconnectivity is important to them too. Do we need underpasses or better signal configuration? That is what will be looked at for best solution.

Principle 2 - Utilize policy and design to encourage desired uses to locate in the corridor.

More senior housing, more open space for small parks, more office??? (more uses)

Council member Loo is concerned that we are asking for desired visions but some people may not have an understanding of fiscal and legal constraints. And does not want to raise expectations beyond what we can reasonably do. Constraints need to be discussed in a public forum. Chair Dalton said that at the beginning process, we should "blue sky it" to perhaps reveal things we can do without huge cost.

Commissioner Menaker would like to make sure the entire community is represented. Chair Dalton said that residents have said they want entire city involved but not everyone participates. City Manager Fleming reiterates it is a brainstorming session however he agrees with concerns about setting unrealistic expectations.

Planning will develop 3 alternatives with costs and constraints. Commissioner Angell said voices were heard and that is important.

Are incentives just financial? No, could be zoning incentives.

Council member Lipton said there were no surprises in results. On the fiscal side, a lot of development has occurred. The City is slightly behind in some infrastructure. This will identify future CIP opportunities. There is an appetite for big box stores on north side of South Boulder Road. Use this as data along with all other data for future decision making.

Principle 3 - Establish design regulations to ensure development closely reflects the community's vision for the corridor while accommodating creativity in design.

Principle 4 - Mitigate impacts of train and improve safety of railroad crossings

Principle 5 - Balance the regional traffic needs of South Boulder Road and Hwy 42 with the community's desire for safety and accessibility.

Overall the corridor is pretty safe.

Principle 6 - Provide for community gathering spaces and public infrastructure to encourage visitors to spend time in the corridor.

People appreciate plazas like in front of Alfalfa's.

Council member Lipton said the process was well done. Very important people come out as individuals or to represent their business. Council would like a balanced view. Perhaps send a letter to business owners or remind people to email Council. Letter could come from Chamber or DBA and those Boards should come speak at meetings.

RETENTION MEETINGS

- 1st Bank – met with Branch president and Boulder area president. They are very interested in the Urban Renewal process as it relates to the former Sam's Club. DeJong asked them to participate in SAP. Employees come from around the region. Hard to keep employees.
- Hampton Inn – and Busaba – same topics came up: real difficulty getting employees. Housing expensive and transportation poor.. Both companies are paying above minimum wage. Busabas business is booming and they will not expand because they can't get employees. Transportation is a big issue. Want outside heaters for people who are waiting. Trees and signs were discussed. Busabas would like sign raised up. Hampton said US 36 process is creating incredible dust.

Discussion of employee housing issues.

- Carrabba's – They do good catering business. Businesses use rooms for management meetings and provide good lunch business. Lunch business has increased since Chili's closed.

ECONOMIC DEVELOPMENT UPDATE

DeJong discussed Economic Development items in the March 2, 2015 packet.

REPORT FROM COMMITTEE MEMBERS:

None

ITEMS FOR THE NEXT AGENDA:

McCaslin Roundtable

CEO Forum – early to mid-April

ADJOURN – The meeting adjourned at 9:26 am.