



Land Use, Transportation & Infrastructure Committee Summary Minutes

Tuesday, February 14, 2012 10:30 AM City & County Building, Room 391

Members Present: Lehmann, Lopez, Montero, Robb, Shepherd, Susman, Nevitt

Members Absent: None

**Other Council
Present:**

Committee Staff: Gretchen Williams

Bill Request

BR12-0127 Amends the purchase agreement with Avondale Commons to add \$215,000 for increased infrastructure and site development costs, for a new total of \$1,200,000, for the Westside Library site in Council District 1.

Scott Hergenrader and Rafael Augusta, Bond Program; Lisa Lumley, Real Estate; JoAnn Weinstein, Assistant City Attorney

This is an amendment to the purchase agreement with Avondale for the site, which was approved by Council. That agreement had two contingencies

ensure city has a clean site

assure we can enter agreement with ULC regarding site development costs

Close by April on the land sale. Bidding process on library now. Construction contract back through Council soon.

Lopez - itemized infrastructure list? Where is money from? (City's portion of the overall cost)

37,000 square foot site for the library of the 2-acre site.

Infrastructure we are talking about:

Drive aisle, underground detention, storm and water and sewer connections (all bond funds).

ULC - responsible for env cleanup coordinated with state. Major contaminants removed. 2-year monitoring well on site to assure the monitoring.

Robb - how soon build out in the whole site?

Debra Bostos, ULC - residential in design process - Del Norte - March 1 will submit app for low income housing tax credits. Contractors are selected.

Commercial - haven't pursued this yet but lots of inquiries, anticipate have something underway within a year.

Lehmann - how compare to Stapleton? 15K sq ft footprint - 2 story. Very comparable to Stapleton and the other new one -

Letti - content in the bldg will be the similar but very different builds. 50 public computers, wireless. No fireplace

Lopez - CM Sandoval and I went to GVR library. Great sunroom, childrens area, multi-purpose room for meetings. not many spaces in this area of town. other than Rude Recreation Center. Design will reflect the culture of the neighborhood. Pretty snazzy. Solar, natural lighting.

Community spaces - reading area most of time, but opens up with sliding doors for 100 people.

Councilwoman Montero thanked the Library Commission and Better Denver Bond staff for work on this project. It brings all the communities and Council Districts together.

Robb - how staff this facility? Letti - city has committed to staff these new buildings. Service expansion for new staffing. 18-20 FTE.

Robb - with expansion one place something else goes away

A motion offered by Councilmember Lopez, duly seconded by Councilmember Susmanto file the bill carried by the following vote:

AYES:	Lehmann, Lopez, Montero, Robb, Shepherd, Susman(6)
NAYS:	(None)
ABSENT:	Nevitt(1)
ABSTAIN:	(None)

Presentations

1 DevelopDENVER: Development Services plans and goals. *Kelly Leid, Development Services Director*

Kelly Leid, Development Services, said he had shared a plan with the Mayor before he started work in September. Drive2012 Dev. Responsiveness I V E

Most projects are very small. Range of customers is diverse. over 200 customers he met with and discussed the process. retreats with staff. agency partners - PW, Fire, CPD.

Ex. Order by former mayor - create Development Services.

Product of outreach - DevelopDENVER

Mission Statement read

Theory of Action - how we do business

DRIVE D= development; R= responsiveness; i=investment of staff ; V=value - add value to every project that comes through the office. E=execute in consistent and predictable manner.

Must be the staff's plan, not just Kelly Leid's plan

Success factors.

Over-arching Goals

structure as a program is not very strong organization

4 agencies - PW, CPD, Park, Fire - have agreements to share resources, but directors can take the funding back. Need to strengthen this relationship.

Improve - have staff identify processes -define the task, identify best practices. If staff owns it, it will be sustainable over time.

Specific initiatives

Susman - how will a developer's experience be different?

Large projects come in very early in the process. Have a project manager and a charter with a schedule, issues identified.

Project debrief after every project to bring clarity.

Accela will allow people with simple projects to do the process on-line

Montero - how work with CPD, OED , use neighborhood plans, etc.

We are mostly on the same floor. Close work

Robb - developmnet is more than just planning . I am concerned a bit about the separation of planning and development.

Leid - former director thought the two should be separated. Not my view.

OED - working with Paul Washington 1) plan; 2) invest; (3 build. We can assign a project manager

Robb - Excise and License was previously involved. Should be part of the process. Lot of issues that are connected.

Leid - support small projects. Tom Downy, Paul Washington and I are created a unified checklist so the applicant gets the same information no matter where they enter the process.

Ortega - contracting process. When OED is involved they are lending money. Is this tied in so it is a critical part of this process. Leid - need to be coordianted. Example - TAXI. We are serving has their bank through OED. we will get more involved.

Ortega - Environmental health involved? Leid- yes. to any project - any agency needed will be included early. Will assemble a team.

Lehmann - as project moves trthrough the process, my office is chasing down who can best answer each question.

Susman - Peak Performance - How integrating that into this?

Leid - we are one of the identified organization in the first round of Peak Performance.

Nevitt - structure remains plastic for now - restructuring will have to ask how the PM are empowered with respect to those respective agencies. If they don't have the power, they will fail. How they hold the agenceis accountable.

Leid - DS Ex Committee created earlier . Had been dormant. Restarted in Dec. meet monthly. They will be signatories to the agreements , the charter. Monthly stop light - every project with a dozen key actions.

Nevitt - accountability piece - the developer also has lots of responsibilities. They don't meet their expectations but it's our fault.

Leid- charter outlines the process - build in the developer's steps and schedule.

2 **Better Denver Bond Program: 4th Quarter 2011 Report** *Scott Hergenrader and Lotte Dula, Bond Program*

Remind everyone of objectives of the Better Denver Bond Program.

Pipeline - 318 projects currently; 6 future projects; 4 in post program phase.

2011-- \$140M worth of work. Largest yet. Created a new project to renovate the former animal shelter for some future use by Parks.

\$392M - 96% of the expected program .

Completed projects - 262

27 projects under construction 17 under design; 2 in planning

DMNS - completed all deferred maintenance, now just the addition

Ortega - Anything left over in Purpose 1? A small reserve, using for restroom . If we want to change - Bond Ex Committee. 4th floor buildout for Council.

Lotte - most purposes nearly done. \$350M spent; \$60M of capacity left

Work left - Westside library, Lowry fire station.

Continue address excess funds. complete documentation on finished projects.
Migrate management systems

Ortega - how many people benefitted from these projects?

for ever \$100M of work = how many FTE????, Our work equals \$5K FTE

over 90% is local. 10% out of state, but money comes back into the local economy.

Of \$60M remaining, 2013 - will that go to market? Most of it related to Boettcher. \$20M deferred \$40M new for cultural's if not for Boettcher. Any change would require ok from the voters.

Lehmann and Nevitt - amazing process.

