

WOODLAND PARK PLANNING COMMISSION  
REGULAR MEETING MINUTES  
WOODLAND PARK CITY COUNCIL CHAMBERS  
February 22, 2007  
7:00 PM

- I. CALL TO ORDER AND ROLL CALL Chairman Hartsfield called the meeting to order at 7:00PM. Commissioners in attendance were Hartsfield, Millard, Miller, Morrison, Scott, Smith, and Ullo. Staff present were Napoleon, Riley, and Weien. Absent commissioners were Maluschka and Todd.
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING  
Minutes of the January 25, 2007 meeting were approved as presented by general consent.
- IV. ELECTION OF VICE CHAIRMAN  
At the January 25, 2007 meeting, Mark Maluschka was nominated and elected for the position of Vice Chair for the 2007 calendar year. Maluschka was not present at this meeting to officially accept this nomination. When staff shared the election results with Maluschka, he was concerned as his current plans are to not re-apply for Planning Commission when his term expires in January 2008. Riley reported that he would serve as Vice-Chair if that were the wishes of the Commission knowing that typically the Vice-Chair moves into the Chair position the following year. Bill Miller had nominated Maluschka and felt that he should have the experience of the position.  
  
MOTION: Morrison moved to keep Maluschka as Vice Chairman as previously voted upon. Scott seconded this motion. Approved 7-0.
- V. REQUESTS AND/OR PUBLIC HEARINGS – No Cases
- VI. WORKSHOP – Updates regarding the Downtown Development Authority and the Woodland Station Redevelopment Project.

Joe Napoleon, Planning Director, conducted a workshop to advise the commissioners of the progress that has been made with the development of the 10-acre parcel formerly the Woodland Park Saddle Club that has recently been renamed "Woodland Station".

Napoleon gave a brief history of how the property had been acquired by the City; how the Downtown Development Authority had been

created and funded; original developers that were given exclusive development rights but did not meet the benchmarks and timelines; and the evolution to the current stage of doing business with 5 independent developers with a partnership with the DDA and the City.

Napoleon shared the current site plan and explained the possible changes that will occur. He showed various boards with design concepts that would create the railroad theme; some designs that have been presented for various buildings by developers that are moving forward with multi-use buildings. The mixed use will be retail on the first floor, a combination of office space and retail on the second floor and residential on the third floor.

One of the developers will be building an 80 room Hampton Inn & Suites. Concept drawings of trestle theme structures for a possible two-story restaurant, streetscapes and lighting.

The City will build the Plaza and the Pavilion. The Pavilion will be an all-purpose building with a flat floor that will accommodate various events from conventions to proms with a spill out feature to the Plaza area. Part of the Pavilion will have a sloped floor with fixed seating for 300-400 people for concerts, etc.

The City will own the Pavilion and subcontract out for the management of the facility much like the proposed YMCA.

Napoleon emphasized that the buildings and entire project is still in the concept stages. Napoleon reviewed the process and timelines.

The City Attorney has revised the "draft" Ordinance regarding the Woodland Station Overlay District. That new draft will be in the packets that will be sent to the commissioners for the March 8, 2007 meeting. The Planning Commission will review the Preliminary and Final Plats for Woodland Station, which will follow the normal plat process.

The designs for buildings, lighting, streetscape, etc. will first go through the Design Review Committee of the DDA. Staff will work with developers to produce a quality product.

Napoleon reviewed some of the opportunities that the Overlay District would provide developers, such as, zero lot lines, mixed uses, height of buildings, etc. The overlay to the Central Business District for Woodland Station will provide greater design flexibility similar to the PUD/PBD process.

Commissioners had questions regarding parking spaces, snow removal, view sheds, landscaping, and lighting.

The current projection for construction startup is late July or early August.

Napoleon shared the enthusiasm of the developers. This is a very exciting project with a projected value of approximately 50 million dollars for our City's revitalization.

VII. REPORTS

- a. Chairman's Report-none
- b. Planning Director's Report-The January 2007 Planning Dept. monthly report was distributed along with the 2006 End of the Year Report. Napoleon pointed out the figures for Single Family Residents for 2004-2006. Some discussion took place as to the much lower number of new homes constructed in 2006 and the reasons for this decline.

VIII. DISCUSSION AND COMMENT

- IX. ADJOURNMENT – Chairman Hartsfield adjourned the meeting at 8:50PM.

Recorded by,

Maggie Weien

This \_\_\_\_\_ day of \_\_\_\_\_, 2007.

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Ken Hartsfield, Chairman