



Meeting Details

Meeting Name:	East Central Steering Committee
Date/Time:	Thursday, January 11, 2018, 6-8 PM
Location:	Capitol Hill United Neighborhoods' Tears McFarlane House, 1290 Williams St.

Attendees

Steering Committee Members

Frank Locantore, Chair; Michelle Reichmuth; Trent Thompson; Brad Cameron; Myles Tangalin; Caroline Schomp; Jimmy Balafas; Don Novak

Non-member Technical Advisors

Brian Klipp

Denver Elected Officials

Councilman Wayne New

Denver Staff

Curt Upton; Josh Palmeri, Scott Robinson

Meeting Summary

- Welcome** – Frank Locantore welcomed the steering committee members and walked the committee through the meeting agenda. There was a brief discussion about the timing of streetscape improvements on Colfax and opportunities for public input on final design.
- Upcoming Look Forward** – Curt Upton gave a brief overview of the upcoming items in the planning process for February and March, which include a review of public input, coordination with Blueprint Denver, and a shift to developing the vision for the plan. There was a discussion of what public input may be missing and how to include supplemental outreach if necessary.
- Financing Tools Overview and Discussion** – Curt Upton gave an overview of financing tools that may be used to implement recommendations from the plan including fees, grants, tax credits, taxes, bonds, structured funds, and credit assistance. There were questions about where tax increment financing (TIF) has been used, such as 9th & Colorado and the Lowenstein Theater, and whether a finding of blight is necessary. Structured funds are loans for revenue-generating projects where the city or state assume most of the risk of the loan. Credit assistance is where the state or federal government guarantees the loan. Questions were asked about extending covenants on existing affordable housing and how private finance fits into the picture.



There was discussion about how these tools can be used to inform the recommendations of the plan, with the example recommendation of adding affordable housing. The plan then could suggest specific tools, such as tax credits, to achieve the recommendation. The plan can also be an opportunity to think creatively about financing and ways to fill funding gaps. These recommendations would also tie into other recommendations for areas such as zoning, project coordination, and phasing.

4. **Urban Quality Tool** – Curt Upton reminded the steering committee to schedule times with staff to conduct the UQT in their areas. The format of the tool has changed some, so training will be provided by staff before each session. The areas where the tool is to be used were selected using public input from the survey.
5. **Neighborhood Pattern Book** – Josh Palmeri gave an overview of pattern books, which are studies of building character in an area. The plan will use the pattern book to identify desired residential characteristics to help inform the vision and recommendations related to neighborhood character. Josh presented an analysis of each neighborhood to show what a typical block and typical residential structures look like. Residential characteristics the steering committee likes include brick facades, durable building materials, the bulk and mass of existing homes, wide detached sidewalks, simple design, diversity of character, spaces between buildings, trees, tree lawns, transitions from Colfax, porches, balconies, places to engage, landscaping, Denver squares, bungalows, and multifamily buildings. Characteristics the steering committee does not like include bad materials, cheap construction, stucco boxes, and design out of context with the surrounding development.

There was discussion about how recommendations would be implemented, including landmark districts, design review, conservation overlays, or zoning changes. Community input was desired on whether and where design review would be appropriate. There was concern the community may not want to reexamine zoning having gone through the citywide rezoning in 2010. The recommendations need to be finer grained than by neighborhood as character changes on a small scale, especially in Capitol Hill. Other regulations, such as parking, will also come into play. Community support will be important for any recommended changes, and efforts need to be made to reach those who do not normally participate, such as renters. The steering committee members were asked to provide examples of residential structures they like as a starting point for developing the pattern book.

6. **General Announcements** – The myths and facts discussion will be moved to the next meeting.