

# Far Northeast Area Plan Steering Committee Meeting #11



Date and Time: Thursday, April 26, 2018, 6:00 - 7:45 p.m.  
Location: Green Valley Ranch Library

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## Attendees

### STEERING COMMITTEE MEMBERS (PRESENT)

Katie McKenna	Terry Liggins
Charlie Foster	Rose Thomas
Ann White	Rick Wells
Susan Stanton	Esteban Rivero (proxy for Blanca Madrid)

### STEERING COMMITTEE MEMBERS (ABSENT)

Loretta Pineda	John Foote
Brian Smith	Angie Rivera-Malpiede
Earleen Brown	Rich Barrows
Turner Wyatt	Tim Camarillo
Frank Tagader	LaToya Petty
Shelli Brown	

### ELECTED OFFICIALS/COUNCIL DISTRICT AIDES

Chris Herndon, District 8	Stacie Gilmore, District 11
	Magen Elenz, District 11

### COMMUNITY PLANNING AND DEVELOPMENT STAFF

Eugene Howard	Lilly Djanants
Valerie Herrera	Courtland Hyser

### VISITORS/GUESTS

Kevin Lewis	Megan Yonke
Haley Jordahl	Barb Chongtona
Melissa Thate	Sam Suter

## Meeting Summary

### 1. WELCOME AND INTRODUCTIONS

Co-Chair Ann White welcomed the attendees and led the meeting.

### 2. MEETING NOTES APPROVAL

The March 28, 2018 meeting notes were reviewed and approved. There were no changes.

### 3. STAKEHOLDER OUTREACH

Eugene Howard provided an overview of public outreach efforts to-date. Steering committee members are expected to support outreach efforts by regularly reporting back to other stakeholder groups that they are a part of or represent. This is critical to ensuring a strong and representative turnout at Public Meeting #4, where the public will have an opportunity to review and comment on draft ideas on a wide variety of topics.

Far Northeast Area Plan Public Meeting #4  
July 12 6:00pm-8:00pm  
Montbello High Campus Cafeteria  
5000 Crown Blvd

### 4. AIA DESIGN CHARRETTE

Lilly Djanants presented an overview of the upcoming Design Charrette with the Colorado chapter of the American institute of Architects (AIA). The charrette builds on the January 24th steering committee meeting, when a few representatives from AIA attended and worked in small tables with steering committee members to generate ideas and concepts for Far Northeast opportunity areas. The design charrette is being held at AIA's offices downtown so as to involve a large number of AIA members. This will allow the group to generate ideas for all 10 Far Northeast opportunity areas. Steering committee members were invited to attend and sign up for specific opportunity areas. Staff will take the output from the charrette and bring it back for steering committee review at the May 30th steering committee meeting.

AIA Design Charrette for Far Northeast  
May 10 5:00pm-8:00pm  
AIA Offices  
303 E. 17<sup>th</sup> Ave, Suite 110

### 5. AFFORDABLE HOUSING

Haley Jordahl, Melissa Thate, and Megan Yonke from the Denver Office of Economic Development (OED) summarized *Housing an Inclusive Denver*, the city's new five-year housing plan that was completed in February. *Housing an Inclusive Denver* advocates for creating affordable housing, preserving affordability and housing quality, promoting equitable and accessible housing options, and stabilizing residents at risk of displacement.

The Far Northeast Area Plan will build on *Housing an Inclusive Denver* by providing an affordable housing strategy that is consistent with citywide policies, but customized for Far Northeast. Specific strategies from *Housing an Inclusive Denver* that may be applicable to Far Northeast include the following:

- a. Affordable and Workforce Rental Housing
  - i. Preserve existing income-restricted and unsubsidized rental properties
  - ii. Promote programs that help households stay in their existing housing (eviction assistance)
  - iii. Promote development of new affordable, mixed-income, and mixed-use housing

- b. Attainable Homeownership
  - i. Promote programs to help households maintain their homes (financial literacy, home repair)
  - ii. Promote development of affordable and mixed-income homeownership stock
  - iii. Preserve affordability of existing affordable homeownership stock
  - iv. Promote programs to help households access for-sale housing (down payment assistance, mortgage interest tax incentives)

In addition to the above, steering committee members suggested that the following be considered as part of the affordable housing strategy for Far Northeast:

- a. Evaluate policies to better understand how to tailor programs for retirees and other people with fixed incomes.
- b. Income levels may need to be raised to better reflect the current cost of living.
- c. Far Northeast needs programs to help support housing options for the “missing middle” (people whose incomes are high enough that they don’t qualify for assistance, but still too low to afford market rate housing).
- d. An effective housing strategy for Far Northeast would promote four key outcomes:
  - i. Preserve the affordability of existing units
  - ii. Create new affordable units
  - iii. Provide affordability assistance to existing owners and tenants
  - iv. Provide affordability assistance to new/future owners and tenants
- e. Look into how we can partner with community land trusts in order to bring down land costs for affordable housing construction.
- f. Evaluate city-owned parcels to determine if the plan should recommend any for future affordable housing.
- g. Consider how higher-density single family lot layouts can reduce land costs and promote affordability.

## 6. MONTBELLO OPEN CHANNELS

Sam Suter from MIG presented an initial set of ideas for improving the open channel drainage system in Montbello. The draft options are conceptual and are intended to provide a range of choices and treatments. Public input on a variety of topics informed the development of the draft concepts: beautification, trail access, speeding cars, freight traffic, enhanced tree canopy, and healthy and active living. Thus far, MIG has identified five options:

- Option 1: A “no action” alternative that leaves the channels as-is.
- Option 2: Uses a landscaped edge to beautify the planting strip between the channel and the street.
- Option 3: Converts the concrete channel to a naturalized creek bed.
- Option 4: Removes on-street parking from adjacent streets and uses the extra space to add on-street bike lanes and expand the width of the naturalized channel.
- Option 5: Retains on-street parking but removes a travel lane from each side of the adjacent street. Uses the extra space to expand the naturalized channel width and adds a center-running bike lane and pedestrian trail.

Steering Committee feedback on the draft open channel concepts included the following:

- a. The approach to addressing the open channels should not be one-size-fits-all. Different treatments for different channel segments would be appropriate.
- b. Options that increase green space or tree canopy would only benefit the community if the plants are irrigated and the amenity is properly maintained.
- c. In refining the options, work with Urban Drainage and Flood Control District (UDFCD) and Denver Public Works so that the channel recommendations from the Far Northeast Plan can be used as an input for the upcoming Irondale Gulch Outfall Systems Plan.
- d. To ensure that the concept is viable and defensible, identify approximate implementation costs and a funding strategy for the open channel improvements that are eventually recommended by the plan.