

Group Living Advisory Committee – Emerging Trends Sub-Group Meeting

Date and Time: April 5, 2018, 5:30 – 7:00 PM

Location: Webb Municipal Building

Attendees

ADVISORY COMMITTEE MEMBERS

Debra Bustos
JR Ronczy
Rachel Keeven
Cole Chandler
Loretta Koehler
Mimi Florance
Amanda Lyall

DENVER STAFF MEMBERS

Andrew Webb
Eugene Howard
Kyle Dalton

FACILITATOR

Meagan Picard

Meeting Summary

1. MEETING OPENING

Meagan Picard opened the meeting, welcomed everyone and shared the meeting agenda:

1. Introductions
2. Housekeeping
3. “Emerging Trends”?
4. Problem Identification

2. INTRODUCTIONS

Meagan Picard invited committee members to share their names, affiliation and their interest in this group. Several members shared specific interest in tiny home villages as well as a desire for code to encourage innovation and for navigating challenges that innovation may bring in neighborhoods.

3. HOUSEKEEPING

- The group discussed meeting scheduling and agreed to meet bi-weekly (at least at first) on Thursdays at 5:30 pm. The next meeting will be held at the Webb Municipal Building again, but the group is going to explore other options for future meetings (current considerations: Urban Land Conservancy and KTGy).
- Meagan shared that the Definition of Success has been edited in response to kick-off meeting comments and asked committee members to review and consider it for discussion at the next full committee meeting.
- Meagan also shared that the agreements page had been updated to incorporate input from the kick-off meeting and asked members to sign it. Signed agreements were received from Cole Chandler, Loretta Koehler, Rachel Keeven, James Ronczy, and Debra Bustos.

4. “EMERGING TRENDS”?

The discussion began with talking about what's happening around the country that may be considered emerging trends. The following were identified:

- Single Room Occupancies (SROs), described as being like a step up from motel living or like dorm living
- Tiny Homes, village example given from Eugene, Oregon: 300 SF Tiny homes with shared facilities; described as similar to KOA camping cabins with shared amenities
- Cottage Homes - 600 to 1200 on small lots or on large lots with multiple units (Martha's Vineyard)
- Co-Housing - Urban/Suburban
- Micro-Housing
- Macro-Housing, described as multiple individual units within a larger structure – some as intentional communities (co-housing) and some not
- Mansion Apartments, effectively subdivided homes

Some discussion occurred about problems with the code that limit the possibilities of accommodating these trends. Issues to consider in the problem definition and future recommendations include:

- Revisit the number of unrelated people living together (San Francisco allows 10 unrelated, Seattle 8, Portland 6) *Note: Project team will confirm and clarify if necessary.*
- Need to meet the density needs of the city (Existing tiny home village utilized about 11,000 SF with 11 units to have 10' separation to meet fire, with each unit being 100 SF)
- Building Code drove the size of the units before other Building Code requirements kicked in requiring other elements
- Congregate Living limitations to 16 persons
- Provide for cooperative living that is intentional and practical
- Consider expanded Building Forms that allow for different price points – group needs to consider both uses and forms in making room for these new ways of living
- Recognize who created the zoning we're living with today (not women or people of color) and why – intention is to update code with 21st century thinking and be more inclusive of all people and needs
- Consider neighborhood impacts, including traffic congestion, parking, look/feel, etc. How will zoning for these new uses/forms benefit the communities and neighborhoods? How do we work with people's concerns?

A scope conversation ensued about which emerging trends fit into the DZC update on group living. The following were agreed upon as in scope:

- SROs: These have come and gone for a variety of reasons but are worth considering.
- Macro Housing: These are similar to dorms with a central kitchen/bathroom that is shared by residents who have attached, private sleeping rooms.
- Co-operative Housing: These arrangements have mutual community agreements but still have private personal space.
- Tiny Home Villages: These are multiple small residences on a single lot.

Assignment given to committee members: The group divided into pairs/small groups to review the code and identify problems related to specific trends in group living and to consider potential neighborhood impacts:

- SROs - JR and Kyle
- Macro Housing - Mimi & Rachel
- Co-operative Housing - Debra, Loretta and Amanda
- Tiny Homes - Cole and Amanda

Each group will begin filling out the Problem Identification Worksheet and will email them to Eugene and Meagan by April 17th and will be discussed in the next meeting on April 19th.

5. MEETING CLOSING

Next meeting scheduled: April 19, 5:30-7:00pm, at the Webb Municipal Building