

Group Living Advisory Committee – Transitional and Special Care Subgroup Meeting #3

Date and Time: Thursday, May 31, 2018, 5:30-7:00 PM

Location: Webb Municipal Building

Attendees

ADVISORY COMMITTEE MEMBERS

JR Ronczy
Rachel Keeven
Cole Chandler
Loretta Koehler
Joel Noble
Robert Fisher

DENVER PLANNING BOARD MEMBER

Heidi Aggeler

DENVER STAFF MEMBERS

Andrew Webb
Eugene Howard
Kyle Dalton

FACILITATOR

Meagan Picard

- I. **Welcome and Check-Ins**
Eugene introduced Meagan Picard for those who have not had a chance to meet her. The group went around to provide introductions and brief check-ins.
- II. **Meeting Goals**
 - a. Consensus on the draft problem statement, following the group process agreement ground rules.
 - b. Clarification and shared understanding of the draft problem statement.
 - c. Inclusion of all the Emerging Trend concepts that have been discussed.
- III. **Review Problem Statement**
 - a. **Staff Overview and Discussion:** Eugene explained how the draft statement was developed, sharing that staff spent the first few meetings listening intently and discussing committee member homework and ideas. A first draft was developed based on these conversations. The city's internal technical committee reviewed the draft and gave input. The current draft is a result of input from both the advisory and technical committees.

Eugene then gave an overview of the problem statement and invited clarifying discussion on “tiny homes” and three different ways of defining them. The group agreed that the focus shouldn’t be solely on tiny homes, which are a distinct form, or “tiny home villages”, which are a set of detached living units clustered around a central building with shared bathroom and kitchen and community space. Rather, this group should address the village concept more broadly as cluster or collection of detached dwelling units on a single zone lot (disaggregated SROs or full dwelling units) that may/may not be tiny but appropriately scaled to fit within the context of the existing community.

Based on this concept, the group recommended incorporating into the problem statement an element that addresses the fact that such clustered dwelling units are currently not allowed in single unit and two-unit zone districts. Discussion ensued about how, like problem element #4, the technical committee may consider this to be out of scope based on the group living definition. The city’s definition of group living, however, does not fully incorporate how committee members view group living and how they see group living evolving in recent years. They strongly recommend including this issue as well as adaptive reuse of single unit uses for multi-unit uses (element #4, currently identified as a parking lot issue) in the recommended problem statement. To do this, they recommend a revised definition of group living.

Finally, they discussed element #3, definition of SROs as a lodging use. The group agreed there is still research to be done about barriers to developing these uses, but they recommend including it in the problem statement for further work during the solutions phase of this process.

- b. Straw Poll: An informal poll (by raising hands) was taken on each element of the problem statement, and consensus was reached on recommending that the problem statement incorporate all elements, along with the additions described in the previous section of this summary.

IV. Next Steps/Close

- a. Eugene will revise the problem statement to incorporate the recommendations from this meeting and send it back to the group for review. It will also go back through the technical committee. The group will only meet again before the full advisory committee meeting if there appears to be need for further discussion.
- b. The full advisory committee meeting date has been moved to June 26. Notice will be sent via email.