

East Central Area Plan Steering Committee Meeting #21



Date and Time: Thursday, April 11, 2019, 6 – 8 p.m.

Location: Capitol Hill United Neighborhoods' Tears McFarlane House, 1290 Williams St.

Attendees

STEERING COMMITTEE MEMBERS

Frank Locantore, Chair; Myles Tangalin; Buzz Geller; Jesse Clark; Caroline Schomp; Jimmy Balafas; Don Novak; Heather O'Neil; Bob Hampe; Michelle Reichmuth

DENVER ELECTED OFFICIALS

Councilman Wayne New, District 10; Melissa Horn, District 10 staff

COMMUNITY PLANNING AND DEVELOPMENT STAFF

Scott Robinson; Curt Upton

CONSULTANT TEAM

JJ Folsom; Brad Segal; Cheney Bostic

OTHER ATTENDEES

Nick Morgan

Meeting Summary

1. WELCOME

Frank Locantore welcomed the steering committee members and walked the committee through the meeting agenda.

2. REVIEW REMAINING COMMUNITY ENGAGEMENT

JJ Folsom described the upcoming community engagement activities, including the remaining focus group meeting, the community workshop in May, and the remaining steering committee meetings. Frank Locantore asked about the role of the steering committee as it goes through the adoption process, which is to advocate for the plan and answer questions.

3. DRAFT RECOMMENDATIONS

Brad Segal walked through the preliminary draft recommendations for economy and housing, based on community input from the February meetings, the focus group meetings, and all other public input. The committee was supportive of the recommendations and pointed out that grocery services could be provided by several smaller stores, the relationship between small offices and job creation should be clarified, the commercial areas off Colfax area also important, and coordinating with downtown and other initiatives is important. Regarding housing, the committee mentioned there are sometimes barriers within the zoning code to constructing ADUs,

proving alternative financing for ADUs is important, policies for affordable housing should try to target employees in the area, and apartments near transit should be a high priority.

Cheney Bostic then walked through the land use and built form preliminary draft recommendations. Again, the committee was supportive of the recommendations. For commercial development, the steering committee mentioned that making development easier may result in more existing businesses leaving, more information is needed on parking, lots larger than 6,250 square feet face similar problems to those smaller, minimum building heights could vary along with maximums, and setbacks and transitions between commercial and residential are important. For residential development, the steering committee had questions about the impacts of historic designations on development potential and property values, how other design elements besides scale and bulk could be addressed, and what other unintended consequences from overlays could result.

JJ Folsom then walked through the mobility and green infrastructure preliminary draft recommendations. The steering committee was supportive of the recommendations and brought up questions about excessive crowns on roads and how they would impact some recommendations like speed tables.