

# East Central Area Plan Steering Committee Meeting #20



Date and Time: Thursday, March 14, 2019, 6 – 8 p.m.

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

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## Attendees

### STEERING COMMITTEE MEMBERS

Frank Locantore, Chair; Myles Tangalin; Brad Cameron; Neil Goldblatt; Buzz Geller; Jesse Clark; Caroline Schomp; Jimmy Balafas

### DENVER ELECTED OFFICIALS

Councilman Albus Brooks, District 9; Melissa Horn, District 10 staff

### COMMUNITY PLANNING AND DEVELOPMENT STAFF

Scott Robinson; Curt Upton

### CONSULTANT TEAM

JJ Folsom; Brad Segal; Cheney Bostic

### OTHER ATTENDEES

Dave Engelken

## Meeting Summary

### 1. WELCOME

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

### 2. COMMUNITY ENGAGEMENT SUMMARY

JJ Folsom recapped the community engagement that had occurred in 2017 and 2018, and then discussed the key themes identified in the focus group meetings held in January 2019. Brad Segal then summarized the community input from the February 2019 workshops relating to the economy and housing. Steering committee members brought up the state and city governments as large employers in and near the area. They also discussed the impacts of the upcoming Colfax BRT project, both with businesses needing support during construction, and the long-term effects on businesses that rely on drive-by traffic that will instead need to rely on patronage from the surrounding neighborhoods. Committee members also talked about accessory dwelling units (ADUs) and the barriers to financing and constructing them, concerns about them being used for short-term rentals, ways the city could incentivize their construction and use for affordable housing, and other options for providing missing-middle housing. They also discussed the market for new housing on Colfax and ways to accommodate new housing around BRT stations without negatively impacting the surrounding neighborhoods.

Cheney Bostic then summarized the input relating to design. The steering committee raised concerns about the tension between adding density and preserving character along Colfax. They also pointed out that encouraging growth along Colfax does not mean there will be no growth elsewhere. Members also discussed the impacts of design decisions on development, including requirements that be disproportionate to the changes on the property and parking requirements, which may hinder otherwise desirable development. JJ Folsom then summarized the input relating to mobility and parks. The steering committee asked about coordinating with Denver Parks and Recreation and getting data on closing streets within parks like Cheesman. The committee also was in favor of studying converting one-way streets to two-way. Overall, the committee agreed with the themes and priorities identified from the community input.

### 3. REVIEW REMAINING COMMUNITY ENGAGEMENT

JJ Folsom described the upcoming community engagement activities, including a second round of focus groups in April and another community workshop in May. Curt Upton asked the steering committee members to help arrange meetings with their RNOs and the project team.