

East Area Plan

Steering Committee Meeting #14



Date and Time: Thursday, August 23, 2018, 6 - 8 p.m.

Location: Art Gym Denver, 1460 Leyden Street

Attendees

STEERING COMMITTEE MEMBERS

Merritt Pullam, Chair; Laurie Bogue; Tom Fesing; Marti Holmes; Monica Martinez; Tom Meyer; Wende Reoch

DENVER ELECTED OFFICIALS

Luke Palmisano, District 5 staff

COMMUNITY PLANNING AND DEVELOPMENT STAFF

Curt Upton; Liz Weigle; Gretchen Armijo

Meeting Summary

1. WELCOME

Merritt Pullman welcomed the steering committee members and introduced the meeting agenda.

2. APPROVAL OF JULY MEETING MINUTES

The committee had no comments on the July meeting summary and voted to approve it for posting it on the website.

3. REVIEW OF DRAFT VISION STATEMENTS

Steering Committee members were emailed updated draft vision statements that incorporated comments from the July meeting. Curt Upton asked if Steering Committee members had any additional comments on the draft. Members in attendance felt that the comments were addressed and did not have further comments.

4. DRAFT GUIDING PRINCIPLES

Curt Upton led a discussion of draft guiding principles. The guiding principles are intended to provide direction for the plan when competing interests must be balanced. The initial drafts were created based on review of community input and committee discussion of pros and cons at the June and July meetings. Comments on the draft guiding principles included:

- Design Quality
 - Consider alternative, more aspirational language for monolithic and homogenous
 - Scale transition could be difficult to achieve on Colfax where the lots are constrained
 - Ensure the wording of the unique situations is clear as to what parts of the guiding principles may need to be tailored

- Concern that the language sounds like it's more about the transit corridors than the residential neighborhoods
- Difficult to define good design
- Businesses, housing, and community events
 - Consider emphasizing a desire for more community-serving businesses; residents should be able to reach all their daily amenities within a short walk or bus ride
 - The committee had a preliminary discussion around the idea that it may be difficult to define what business types are community-serving
 - Consider whether community events should be included in this guiding principle, or if there should be a separate guiding principle regarding culture/community-building

5. DRAFT FOCUS TOPICS AND FOCUS AREAS

Liz Weigle reviewed the draft focus topics that were presented at the July meeting. Throughout the planning process, extra time and resources will be spent on focus topics because they have been identified as especially important for the East Area. Liz also gave an overview of draft focus areas, which include each residential neighborhood and mixed use corridors and centers in the East Area. The committee discussed which focus topics should apply in each of the focus areas. Comments included:

- Consider renaming the housing focus topics “quality affordable housing” and “quality supportive housing”
- Housing affordability should also be considered a focus topic within neighborhood nodes
- Consider calling out alternative transportation as part of the Pedestrian & Bicycle Safety focus topic; scooters or other unforeseen modes that would use a sidewalk or bike lane should be considered
- Consider whether food access applies in Montclair; lack of sidewalks in some areas may limit access, so it should probably apply.

6. PERFORMANCE MEASURES AND BEST PRACTICES

Liz Weigle provided an overview of preliminarily identified performance measures and best practices. Performance measures will be used to measure progress towards achieving the plan's vision. Best practices provide examples of the community's vision and are models that can be researched further in terms of strategies for implementation. Comments on the best practices included:

- Design quality examples are hard to evaluate as residents have a wide variety of opinions about what good design looks like
- Some motels may be appropriate for adaptive reuse; others should be redeveloped
- Phoenix on the Fax is a good housing model (affordable housing; mixed-use; more density), but a negative example of design quality (boxy, unimaginative; some residents are concerned about a canyon of bland buildings that may detract from the charm of Colfax as a destination)
- Sanderson Apartments is a good supportive housing model (better living conditions than motels; MHCD as a partner)
- Consider Florence Square in Aurora as a design quality example