



Meeting Details

Meeting Name:	Far Northeast Steering Committee
Date/Time:	Wednesday, November 29, 2017 - 6:00pm – 7:30pm
Location:	Montbello Library

Attendees

Steering Committee Members (Present)

Ann White
Frank Tagader
Tim Camarillo
LaToya Petty
Terry Liggins
Rose Thomas

Charlie Foster
John Foote
Katie McKenna
Susan Stanton
Blanca Madrid

Steering Committee Members (Absent)

Loretta Pineda
Brian Smith
Turner Wyatt
Rich Barrows

Earleen Brown
Shellie Brown
Angie Rivera-Malpede

Denver Elected Officials/Council District Aides

District 8
Councilman Chris Herndon

District 11
Magen Elenz, City Council Aide

Community Planning & Development Staff

Courtland Hyser
Valerie Herrera

Eugene Howard
Lilly Djanians

Visitors/Guests

Jay Renkins, MIG Consulting

Meeting Summary

1. **Welcome and Introductions** - Co-Chair Mr. Frank Tagader welcomed the attendees and led the meeting.



2. Meeting Notes Approval

The October 26, 2017 meeting notes were reviewed and approved. There were no changes.

3. Review of Steering Committee Homework Assignment

Steering Committee members shared the results of their homework assignment to take pictures of examples of places they would like to see in the Far Northeast.

- i. **Frank Tagader-** Frank showed photos of businesses that are needed in Far Northeast, including big box retail (Target, Big Lots), entertainment (Alamo Draft House) and clothing retail (Stein Mart). Far Northeast residents currently need to travel to Aurora or Stapleton to access these businesses.
- ii. **Blanca Madrid-** Blanca's photos showed grocers and retailers who sell healthy foods (Sam's Club, Whole Foods, and Costco). Residents need to travel long distances to access these stores today. Blanca also showed a photo of the Bellview Children's Park, which has a farm and is a good destination for kids and families.
- iii. **John Foote-** John pointed out that Far Northeast lacks a regional destination. City Market in Kansas City is his model for successfully mixing retail with outdoor event space. Additionally, main street-style development, possibly with angled parking, could be an option for major streets like Tower and Peoria.
- iv. **Katie McKenna-** Katie highlighted Washington Street in Globeville as a street that is currently being redesigned to better accommodate cars, people, and street trees. She also pointed out that townhouses are needed in Far Northeast as an affordable housing option for people of modest income.
- v. **Susan Stanton-** Susan showed photos of Rapid City, SD as an example of a community that has done great placemaking around a downtown park. Reston, VA is an example of an airport community that has stood the test of time.
- vi. **Tim Camarillo-** Tim's photos highlighted Stapleton's 29th Ave Town Center. The town center is small in geographic size, but it doesn't feel small because of the way it is designed. It integrates a park with the commercial development and serves as a gateway for the community. Similar developments could be located at 46th & Peoria, GVR Blvd & Chambers, or GVR Blvd & Tower.
- vii. **Terry Liggins-** Terry showed photos of Stanley Marketplace, which she described as having a great community feel and atmosphere. Any warehouse on Peoria could be a candidate for similar development. Pedestrian bridges could be considered as a strategy for Peoria, where people frequently dash across the street to catch the bus. Terry also highlighted the public art project in one of Montbello's open channels as a clever way to beautify the neighborhood.
- viii. **Christopher Herndon-** Councilman Herndon shared photos of the Dahlia Campus in Northeast Park Hill, which creates a successful community space by combining a clinic with a farm, a school, and community gardens. The air traffic control tower in Stapleton has been adaptively reused as a bar, restaurant and entertainment destination (Punchbowl Social).



- ix. **Magen Elenz-** Magen echoed Terry's thoughts on Stanley Marketplace and the open channel public art project. The open channel project resulted from a mayoral challenge to create public art with a grant of \$2020. Magen also showed a photo of the splash fountains in the plaza in front of Union Station. Far Northeast would benefit from having a similar amenity where kids could play.
- x. **Eugene Howard-** Eugene showed photos of Belmar in Lakewood as a place that successfully mixes a variety of housing types within walking distance to a regional retail destination. Eugene also showed slides showing how multigenerational housing, prefabricated housing, and accessory dwelling units (ADUs) can be designed to blend in with typical single family homes.
- xi. **Courtland Hyser-** Courtland shared an idea from Burlington, VT, which has invested public money in a facility to build modular homes as an affordable housing strategy. Courtland suggested that a similar facility could be located in Far Northeast to build housing units that meet the Denver zoning code's standards for ADUs. Such a strategy would make it relatively easy for homeowners to add an ADU to their property because they could get a home equity loan and buy an ADU "off the shelf". If enough people did this, it could greatly increase the city's affordable housing supply.
- xii. **Valerie Herrera-** Val showed a selection of photos illustrating how common urban infrastructure like sidewalk ramps, crosswalks, bus stops, and parks can be opportunities for beautification and public art.
- xiii. **Jay Renkins-** Jay highlighted a case study from Boseman, MT, where a community that struggled to get a grocery store formed their own food co-op. Upon seeing the success of the co-op, a full service grocer later decided to locate in the community. Jay also showed slides of community gardens and strategies for retrofitting parking lots with plants and landscaping to make them more green.
- xiv. **Lilly Djanians-** Lilly's photos showed urban design strategies for creating more successful places in suburban environments. Many of the examples share a common strategy of filling in the edges of large developments so that buildings front the street and hold the corner. Parking should be located behind and between buildings. Existing developments can be retrofitted to make use of these strategies, especially suburban strip malls, which often have large surface parking lots and lack any development along the street itself.

4. Overview of Public Meeting #3

The next public meeting will have 3 components:

- i. Far Northeast Area Plan- There will be a presentation followed by a set of exercises designed to collect public input on geographic areas of focus for the plan. The exercises will take place at stations where attendees will be asked to review photos and identify types and styles of development that are appropriate for each focus area.



- ii. Resource Fair- The meeting will incorporate a resource fair to connect the public to available services and programs. Public agencies, service providers, and city departments will have display tables and staff available to answer questions.
- iii. Town Hall Meeting- The meeting will serve as the annual District 11 Town Hall Meeting.

5. Upcoming Meetings and Events

- i. **NEXT STEERING COMMITTEE MEETING: Wednesday, January 24, 2018 6:00-7:30pm**
Montbello Public Library
- ii. **NEXT PUBLIC MEETING: Tuesday, January 30, 2018 6-8pm**
(Weather Delay Back-Up Date, Wednesday, February 8, 2018)
Evie Garrett Dennis Campus – Commons Building

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