Meeting Details

<table>
<thead>
<tr>
<th>Meeting Name:</th>
<th>Far Northeast Steering Committee</th>
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<tbody>
<tr>
<td>Date/Time:</td>
<td>Wednesday, January 24, 2018 - 6:00pm – 7:30pm</td>
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<tr>
<td>Location:</td>
<td>Montbello Library</td>
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</tbody>
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Attendees

Steering Committee Members (Present)
- Ann White
- Frank Tagader
- Terry Liggins
- Rose Thomas
- Charlie Foster
- John Foote
- Katie McKenna
- Earleen Brown
- Shelli Brown

Steering Committee Members (Absent)
- Loretta Pineda
- Brian Smith
- Turner Wyatt
- Rich Barrows
- LaToya Petty
- Susan Stanton
- Blanca Madrid
- Angie Rivera-Malpiede
- Tim Camarillo

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
- Lilly Djanians

Visitors/Guests
- Peter Hynes
- Jay Renkins, MIG
- Ignacio Correa-Ortiz
- Dan Craig
- Andre Baros
- Mondi Mason, DDPHE
- Gretchen Armijo, DDPHE
- Beth Vogelsang, OV
- Fernando Abbud, OV
- Maricruz Herrera
- Estefan Rivero
Meeting Summary

1. **Welcome and Introductions** - Co-Chair John Foote welcomed the attendees and led the meeting.

2. **Meeting Notes Approval**
   The November 29, 2017 meeting notes were reviewed and approved. There were no changes.

3. **Opportunities Mapping Exercise**
   Volunteers from the American Institute of Architects (AIA) worked with steering committee members in small groups to map ideas in six opportunity areas within the Far Northeast study area. The six areas were:
   - Peoria Near I-70
   - Chambers Rd and Gateway Ave Intersection
   - Peña Blvd between 40th Ave and 56th Ave
   - Placemaking on Tower Rd
   - Development around Tower Rd and 56th Ave
   - Tower Rd north of 64th Ave

   The Steering Committee’s work for each area is summarized below:

   **Peoria Near I-70**
   The community has expressed a desire to see this area become a commercial center that serves the needs of the community, this includes food and beverage, retail, medical, and other small businesses.

   Steering committee proposed the following:
   - Create a roundabout intersection at the intersection of 45th and Peoria
     - Set the buildings back at the corners of the intersection to create a plaza-like gateway into the Montbello neighborhood
     - Repurpose the industrial spaces on both sides of Peoria around 45th Ave intersection
   - Widen Peoria north of 46th Ave to accommodate better access and create extra room for bus pickup and drop off
   - Program the area with big box retailers, a farmers’ market, and yoga studios.
   - Develop family-oriented entertainment, community oriented spaces, and small-scale retail spaces along Albrook Dr
   - Redevelop industrial uses as multi-family residential (10+ stories) along 42nd Ave between Crown Blvd and Anaheim Ct
Chambers Rd and Gateway Ave Intersection

The northwest and northeast corners of the intersection have existing suburban strip malls with large surface parking lots. Current uses include: gas station, fast food, Planet Fitness, Save-a-Lot, and Walmart Neighborhood Market. The southeast corner is undeveloped and will serve storm drainage needs for nearby residential development that is currently under construction.

Steering committee proposed the following:

- Low rise (two-three story) mixed-use development and infill that would provide more commercial retail spaces that would support local and small-scale businesses.
  - Desired uses include: coffee shop, pharmacy, butcher shop, bakery, retail uses serving the Hispanic community, farmers market, local restaurants, Fed-ex and UPS shipping services, clothing stores, bank, dance studio, yoga studio, karate studio, and bowling alley
Peña Blvd between 40th Ave and 56th Ave

This large stretch of undeveloped land along Peña Blvd is sandwiched between two rail stops on the A-line, – 40th Ave & Airport Blvd / Gateway Park Station and the 61st & Peña Station. Areas closer to rail stops are encouraged to have Transit Oriented Development (TOD). A scenic buffer extends 1000ft from Peña in both directions. No development is allowed there.

Steering committee proposed the following:

- Mid-density development at the intersection of Telluride and GVR Blvd.
  - Plazas, community gardens, “mom and pop” retail spaces, community gathering spaces, and a farmers’ market

- Enhance the High Line trail to become a community park.

- Develop office towers and entertainment uses parallel to the A line.
  - Desired entertainment uses include: bowling, movie theaters, skating rinks, and arcade
Placemaking on Tower Rd

The community has identified Tower Rd as a future community-oriented corridor with higher-density development and a variety of uses. Tower Rd provides access to the Peña Station area, and will be a main route connecting to the Gaylord development in Aurora.
Steering committee proposed the following:

- Suburban infill that creates a stronger street edge and encourages a pedestrian friendly environment
- Existing strip mall development could be densified with low-rise (two-story) infill
  - Desired uses include restaurants, retail, plaza, open market, lifestyle centers, and other neighborhood-serving businesses
- Undeveloped lots to be developed with medium density commercial, and residential with active ground floor retail and commerce.
  - Mix-use development along Tower Rd
  - Higher density between GVR Blvd and East 45th Ave
- Lower density residential along Yampa St
Development around Tower Rd and 56th Ave

This area is a large undeveloped greenfield with some new single-family residential developments underway. Residential development north of 56th Ave is limited to multi-unit only (no single-family or two-unit residential is allowed).

Steering committee proposed:

- A large park at the southwest corner of Tower and 56th intersection.
  - Park would be connected to the High-Line trail
  - Portion of the park could be a splash park
- Development along 56th would be mixed use, medium density
- Development at the northeast corner of Tower and 56th would be low density, typical strip mall typology and would support uses such as grocery stores, retail, post office, non-chain local restaurants that cater to families.
- Development along 56th is also encouraged to be pedestrian friendly with multiple trail connections.
- North of 56th would be multistory low density residential
- South of 56th would be single-family housing and community gardens
There are some recent developments along Tower Rd that cater to travelers such as hotels, food and beverage uses. No residential is allowed north of 64th Ave. The community has identified this as a possible opportunity area to serve entertainment and large-scale retail needs.

Steering committee proposed:
• Nature-oriented development, with the area just north of 64th to have a rotated grid that would address passive solar design.
• Build on Topography: use natural streams and runoff areas as recreational and green corridors
• Subdivide Tower Rd into multiple blocks and develop mixed-density commercial, retail and light industrial
4. **Health and Food Access**

Gretchen Armijo from the Denver Department of Public Health and the Environment (DDPHE) gave a presentation explaining how the built environment affects human health. Mondi Mason (DDPHE) and Beth Vogelsang (OV Consulting) presented on the topic of Food Access in Far Northeast Denver. Because the community has identified food access as one of the top issues in Far Northeast Denver, the planning process will be addressing it as a focus topic. Gretchen and Mondi will be working with the steering committee in the months ahead to develop strategies and recommendations specific to health and food.

5. **Upcoming Meetings and Events**
   i. **NEXT STEERING COMMITTEE MEETING:** Thursday, February 22, 2018 6:00-7:30pm
      Green Valley Ranch Public Library