

# Far Northeast Area Plan Steering Committee Meeting #14



Date and Time: Wednesday, July 25, 2018, 6:00 - 7:30 p.m.  
Location: Montbello Library

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## Attendees

### STEERING COMMITTEE MEMBERS (PRESENT)

Charlie Foster	John Foote
Ann White	Susan Stanton
Frank Tagader	Tim Camarillo

### STEERING COMMITTEE MEMBERS (ABSENT)

Brian Smith	LaToya Petty
Earleen Brown	Katie McKenna
Turner Wyatt	Rachel Marion
Shelli Brown	Angie Rivera-Malpiede
Rich Barrows	Loretta Pineda
Donna Garnett	Terry Liggins
Rose Thomas	Rick Wells
Blanca Madrid	

### ELECTED OFFICIALS/COUNCIL DISTRICT AIDES

Dondre Smallwood, District 11

### COMMUNITY PLANNING AND DEVELOPMENT STAFF

Eugene Howard	Courtland Hyser
Valerie Herrera	

### VISITORS/GUESTS

Gretchen Armijo

## Meeting Summary

### 1. WELCOME AND INTRODUCTIONS

Co-Chair Ann White welcomed the attendees and led the meeting.

### 2. MEETING NOTES APPROVAL

The June 28, 2018 meeting notes were reviewed and approved with the correction that Norah Kimball was present at that meeting as a proxy for Susan Stanton.

### 3. REVIEW RESULTS FROM PUBLIC MEETING #4

Courtland Hyser and Eugene Howard summarized the attendance and exercise results from public meeting #4, which was held on July 12, 2018 at the Montbello Campus cafeteria. Attendance was comparable to previous public meetings, with approximately 75 attendees representing diverse demographic backgrounds and an approximately equal distribution of attendees from Montbello and Green Valley Ranch. Boards and stations at this meeting presented draft recommendations on a variety of topics. Feedback collected at each station is summarized below.

#### a. Future Growth and Development

- Public Input Summary:
  - Positive feedback overall
  - Support for allowing more intense development along major roads; scaling down intensity adjacent to residential areas
  - Enthusiastic support for Peoria and Tower corridor ideas
  - Strong desire for more retail
    - People see future growth as a way to attract retail and services
    - Support for mixed use and walkable development
    - But also support for conventional suburban commercial
  - Concerns that local businesses could get pushed out as the area grows
- Steering Committee Input Summary:
  - Pena Blvd is a major separator. The plan should include strategies for connecting across this road and the scenic buffer.

#### b. Food Access

- Public Input Summary:
  - People are excited about improving food access
  - Nearly everyone is comfortable with the strategies presented
  - Fresh food access is the core issue, but also food affordability
  - Most-discussed topics:
    - Regulations to limit fast food concentrations
    - Full service grocery
  - Support for FreshLo and Complete Food Environment ideas
    - But these don't replace the need for a full service grocery
- Steering Committee Input Summary:
  - There are many elements of a complete food network in Far Northeast, and new sit-down restaurants are locating in the area.
  - The plan should define what is meant by “fast food” so that policy guidance is clear.
  - Address healthy foods in schools.

#### c. Parks and Recreation

- Public Input Summary:
  - Participants largely agreed with the strategies
  - Increased/enhanced connectivity to parks
  - Increased street tree canopy

- Expanded recreation center hours of operation
  - Upgrades to existing pools and increased access to pools
  - Greater access to playgrounds in GVR
  - Steering Committee Input Summary:
    - Promoting increased tree canopy is good, but the right species need to be selected to increase survival rates, and they need to be properly watered and maintained.
    - Coordination needed to promote tree canopy:
      - Property owner education
      - Urban Forestry coordination with HOAs
      - Possible parkway designation
- d. Affordable Housing
- Public Input Summary:
    - Feedback on this topic is mixed (less consensus)
      - Many “uncomfortable” responses are related to comments that target goals are too low
    - Need to address rental affordability
    - Provide a range of different housing types
    - Avoid concentrating affordable units together
    - Need more “starter homes”
    - Support for Accessory Dwelling Units (ADUs) and smaller lot sizes
  - Steering Committee Input Summary:
    - Concerns with ADUs include the ability for adjacent neighbors to enjoy their yards and concerns that doubling the number of units on a residential lot will also double the number of cars.
    - Are the new short term rental rules working?
- e. Transportation
- Public Input Summary:
    - Overall Transportation Feedback:
      - Transportation maps are doing a good job of capturing needed projects and facilities
      - Not many comments that things are missing from the network maps
      - Safety improvements for children and seniors are priorities
      - Need enhanced connections to employment, schools and transit
    - Roadways and Intersections
      - On-street parking is often misused (trailers, large vehicles)
      - Proposed Widening of Picadilly:
        - Needs traffic calming today (speeding, drag racing)
        - Widening should be a phased recommendation (long term and only if warranted by future development)
      - Pedestrian connections to transit and the Wildlife Refuge
      - Call for more signalized intersections on 56<sup>th</sup> Avenue
    - Bike & Pedestrian
      - Strong preference for off-street facilities

- Support for connecting pedestrian and trail networks to each other
    - Mid-block crossings are an issue in many places
    - More signage and wayfinding for bikes and pedestrians
    - More lighting along bike trails and heavily utilized pedestrian pathways
    - Support for street calming measures to combat speeding
  - Open Channel Street Alternatives (Montbello)
    - Mixed feedback on removing a travel lane
      - Pros: Beautification, tree canopy, amenities
      - Cons: Concerns about limiting future options; Wide streets are useful as “cut-through” routes
    - Consider different treatments for different streets
    - Maybe take parking instead of a travel lane?
    - Most would support a plan recommendation for further study
- Steering Committee Input Summary:
  - East/West transit routes are needed on 56<sup>th</sup> and 64<sup>th</sup> and should continue into Aurora rather than ending at Tower.
  - Gaylord, Highpoint, Painted Prairie, and other Aurora developments will attract retail. This plan should try to keep significant retail in Far Northeast Denver.
  - Are Montbello’s open channel streets oversized? There is some concern that narrowing streets won’t slow down traffic, and instead may make the impacts worse. Education and enforcement of speed limits may be a more effective strategy.

#### 4. UPCOMING MEETINGS AND EVENTS

- a. Online Survey
  - Replicates the exercises from Public Meeting #4
  - Open through September 14 at [www.denvergov.org/farnortheastplan](http://www.denvergov.org/farnortheastplan)
- b. Montbello Wellness Fair
  - Saturday, August 25 from 11:00-3:00 at the Montbello Rec Center