

Far Northeast Area Plan Steering Committee Meeting #16



Date and Time: Thursday, October 25, 2018, 6:00 - 7:30 p.m.
Location: Montbello Recreation Center

Attendees

STEERING COMMITTEE MEMBERS (PRESENT)

Charlie Foster	Ann White
Frank Tagader	Donna Garnett
John Foote	Rick Wells
Susan Stanton	Angie Rivera-Malpiede
Blanca Madrid	Terry Liggins

STEERING COMMITTEE MEMBERS (ABSENT)

Brian Smith	LaToya Petty
Earleen Brown	Katie McKenna
Turner Wyatt	Rachel Marion
Shelli Brown	Rose Thomas
Rich Barrows	Loretta Pineda

ELECTED OFFICIALS/COUNCIL DISTRICT AIDES

Chris Herndon, District 8	Melissa Sotelo, District 11
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COMMUNITY PLANNING AND DEVELOPMENT STAFF

Eugene Howard	Courtland Hyser
Valerie Herrera	

VISITORS/GUESTS

Esteban Rivero	Andrew Knudtsen, EPS
Pam Jiner	Rachel Shindman, EPS
Judah James	Mark De La Torre, MIG

Meeting Summary

1. WELCOME AND INTRODUCTIONS

Co-Chair Frank Tagader welcomed the attendees and led the meeting.

2. MEETING NOTES APPROVAL

The September 26, 2018 meeting notes were reviewed and approved. There were no corrections.

3. COUNCIL COMMENTS ON THE DRAFT DENVERIGHT PLANS

Council District 11 drafted their responses to the Draft Denveright Citywide plans and reviewed their comments with the steering committee members. Gateway area land owners also drafted a letter with comments on the Blueprint Denver Update. Melissa Sotelo agreed to share the Council office's letter with the steering committee electronically for their review after the meeting.

4. FAR NORTHEAST MARKET OVERVIEW

Andrew Knudtsen and Rachel Shindman from Economic and Planning Systems presented market research and analysis for Far Northeast on the following market sectors:

- Housing Trends from 2000-2007
- New development and permit activity from 2000-2017
- Employment Data for the plan area (based upon 2015 figures, the latest available)
- Commercial Trends in the Industrial and Retail sectors
- Retail Demand in the sub-regional Far Northeast trade area which includes DIA, Fitzsimmons and parts of northwest Aurora
- Grocery and Retail Potential within the Far Northeast Trade Area
- Future Economic Development Viability
 - Predicated on Land Use, Transportation and Education Policies
 - The importance of collaboration and the coordination of local, grass-roots efforts to bring resources and expertise to the Far Northeast Opportunity Areas
 - Competition from surrounding municipalities such as Aurora, Commerce City and large-scale greenfield developments like the Gaylord development in Aurora

5. SUBURBAN RETROFIT STRATEGIES – OVERVIEW PROVIDED BY MIG

Mark De La Torre from MIG shared strategies that could be employed to slowly retrofit key opportunity areas over time. His presentation included case studies from a number of national examples of suburban retrofit projects that included:

- Belmar in Lakewood: Conversion of a suburban mall to a walkable, mixed use community
- Mashpee Commons, Cape Cod, MA, a strip mall conversion that started 20 years ago
- Legacy Town Center, Plano, TX
- Licton Springs in northern Seattle, WA where Detached Accessory Dwelling Units have been introduced to add affordable housing
- Better Block Foundation, Dallas, TX - enhancements within the public realm, an example of a smaller scale, more nimble, incremental approach

Mark also discussed the pace of potential redevelopment which was broken down into three timeframe scenarios:

- Near Term:
 - Infill underutilized areas, parking lots; develop more street facing building frontages, bike/ped connectivity, safety and comfort
- Mid-Term:

- Introduce a mix of land uses; connect residents to destinations; maximize connections; minimize block sizes.
- Long-Term:
 - Increased Density
 - Variety of Housing Options
 - Walkability, community and local centers

6. PLAN GUIDANCE AND REVIEW OF SPECIFIC REDEVELOPMENT OPPORTUNITY AREAS

Courtland Hyser, Denver Community Planning and Development, reviewed the opportunity area maps that have been developed over time by the steering committee and the public via the Far Northeast planning process. The overview showed how the market research, retrofit concepts, and citywide plans are coming together with the input and guidance from the steering committee and the community to inform the Far Northeast Plan recommendations. The steering committee participants reviewed draft concept direction for the following areas:

- South Peoria, identified as a Community Center concept
- North Peoria, currently identified as an Innovation/Flex concept and adaptive reuse area
- Chambers Road and Green Valley Ranch Boulevard, identified as a Local Center concept
- Chambers Road and 40th Avenue, identified as a Community Center concept

The concepts for the remaining Far Northeast opportunity areas will be reviewed at the November 28, 2018 Steering Committee meeting.

7. UPCOMING MEETINGS AND EVENTS

- a. Planning Board Update
Thursday November 14th, 3:00pm
City & County Building, 1437 Bannock St. Room #389
- b. November Steering Committee Meeting & Pot-Luck!
Wednesday, November 28, 2018, 6:00pm-8:00pm
Green Valley Ranch Recreation Center
- c. No December Steering Committee Meeting (holidays)
- d. Council District 11 Town Hall/Final Far NE Public Meeting
DATE: TUESDAY, JANUARY 15, 2019
LOCATION: Evie Garrett Dennis Campus
1-West Commons Building
4800 Telluride Street
Denver, CO 80249
TIME: 6PM-8PM