

West Area Plan Steering Committee Meeting #5



Date and Time: Thursday, January 16, 2020 from 6:00-8:00pm
Location: Sun Valley Kitchen – 1260 Decatur St, Denver, CO 80204

Attendees

STEERING COMMITTEE MEMBERS (PRESENT)

Sean Brady	Jessica Dominguez
Dannie Dilonno	Jennifer Piper
Dan Shah	Adriana Peña
Jeanne Granville	Brien Darby
Chala Mohr	RB Fast
Bree Davies	Jaime Aguilar

ELECTED OFFICIALS/COUNCIL DISTRICT AIDES

Ben Chavez, #3	Tangier Barnes Wright, District At Large
Melissa Mejia, #3	

COMMUNITY PLANNING PROJECT TEAM

Eugene Howard	Anne Kuechenmeister, MBI
Beth Vogelsang	Steph Leonard, OV
Valerie Herrera	Zackary Wallace-Mendez, DOTI
Sung won Han	Geneva Hooten, DOTI
Fernando Abbud, OV	

GUESTS

JoAnn Phillips

Meeting Summary

1. WELCOME AND INTRODUCTIONS

Eugene opened the meeting at 6:15 pm.

2. AGENDA FOR THE EVENING

Item 1: Public Meeting #2 Takeaways – Tuesday, January 14, 2020 from 6-8pm at Lake Middle School (1820 Lowell Blvd.)

- a. Approximately 140 community members attended Public Meeting #2 based on estimated counts.
- b. The meeting consisted of an introductory presentation focused on zoning and land use followed by related board-based exercises to gather input from West Denver residents on their priorities for future uses and design. The meeting also held a

housing focused Community Resource Fair with approximately 20 community resources. The meeting content focused on the following topics:

- i. Residential Design Qualities and community design priorities
 - ii. Neighborhood Community Centers and Corridors
 - iii. Industrial Employment Areas
 - iv. Residential Housing ideas to preserve affordability
- c. General community priorities generated from the exercise are listed below:
- i. Community members are wanting to preserve housing affordability.
 - ii. Most meeting attendees are very comfortable with Accessory Dwelling Units (ADUs) and adaptive reuse strategies in commercial and industrial areas to increase housing, retail and jobs diversity. Residents shared support for adaptive reuse, and increased housing options along corridors and centers, particularly when balanced with the inclusion of community benefits that help meet daily needs.
 - iii. Community members would like to see single-unit residential design characteristics maintained, including through the addition of Accessory Dwelling Units (ADUs).
 - iv. Centers and corridors should be walkable and connected.
 - v. Community members would like to see more commercial options at key intersections, such as 1st Avenue and Knox Court or 10th Avenue and Knox Court, as well as along main arterial roads like Alameda, Sheridan and Federal south of 6th Avenue.
 - vi. Specific retail services that people would like to see include grocery and fresh food markets and community-serving businesses.
 - vii. Community members would like improved connections through the industrial areas that increase safety and comfort of travel.
 - viii. Community members are interested in enhancing the transition between residential and industrial areas through community-serving industrial mixed-uses.
- d. Steering Committee members had the following feedback and questions:
- i. How tall can a detached accessory dwelling unit be (ADUs) be? – Detached accessory dwelling units (ADUs) are governed by zoning and there are limits based on the lot size and available buildable area in the rear of the home (the primary structure).
 - ii. Redevelopment of the Colfax Avenue and Federal Boulevard cloverleaf offer opportunities for additional housing, retail and jobs.
 - iii. One committee member stated housing diversity and new housing options should be accompanied with regulations or incentives to help promote affordability. The committee would like more information about available tools and processes to incentivize affordability.
 - iv. The committee discussed Denver’s Group Living regulations and the connection to the West Area and housing affordability. There are two public meetings in February to learn more about the citywide initiative on potential group living zoning code updates. Public Open House #2 will be

on Saturday, February 22nd from 9-11am at Goldrick Elementary School, 1050 S. Zuni Street, Denver. Public Open House #3 will be on Wednesday, February 26th from 6-8pm at Hebrew Educational Alliance, 3600 S. Ivanhoe Way, Denver.

- v. Committee members discussed changing trends and demographics in home ownership and the potential impacts and increased demand for rental units, and units with more bedrooms.
- vi. Committee members would like to see examples of affordable housing and would like to spend dedicated time discussing the specifics of affordable housing strategies, particularly related to community benefits.
- vii. The committee requested meeting materials and “homework” be provided in advance to help facilitate more group discussion.

Item 2: Mobility Conditions

- e. Mobility facts related to all modes of transportation were presented. The next series of meetings will focus on the transportation network.
- f. There are several Department of Transportation & Infrastructure (DOTI, formerly the Department of Public Works) projects underway or scheduled to begin soon within the West Area. A map of these projects is available in the presentation.
- g. The DOTI Community Network presents an opportunity to design a neighborhood bikeway along Perry Street that will extend through the West Area. The DOTI Community Network project team will engage with the West Area steering committee during this process.
- h. The West Area project team will offer a transportation-related focus group on Thursday, February 27th from 6-7:30pm for committee members that are interested in participating.

Action Item #	Description	Responsible Party
01	Provide additional information about Accessory Dwelling Units (ADUs) requirements and affordability strategies	Project team
02	Schedule a housing affordability focus group (or specific meetings designated to this topic)	Project team
03	Share information about the group living public meetings	Project team
04	Send meeting materials in advance with additional “homework” to facilitate discussion-based meetings, including the Federal Corridor Plan	Project team
05	Provide information about the City’s curb ramp program	Project team
06	In future meetings include examples (images) of the different affordable housing strategies (ADUs, tandem homes, group living, etc.)	Project team

ANNOUNCEMENTS AND OTHER BUSINESS

WORK SESSION #1: HOUSING AND LAND USE

- Thursday, February 13, 2020
Mi Casa Resource Center
345 S Grove St, Denver, CO 80219
6:00 – 8:00 PM

STEERING COMMITTEE #6

- jueves, 20 de febrero de 2020
Valverde Elementary School
2030 W Alameda Ave, Denver, CO 80223
6:00 – 7:30 PM

STEERING COMMITTEE #7

- Thursday, March 19, 2020
Eggleton Elementary
880 Hooker St, Denver, CO 80204
6:00-7:30 PM

STEERING COMMITTEE #8

- Thursday, April 16, 2020
Barnum Recreation Center
360 Hooker St, Denver, CO 80219
6:00-7:30 PM