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

ELECTED OFFICIALS/COUNCIL DISTRICT AIDES
Ben Chavez, #3
Melissa Mejia, #3
Tangier Barnes Wright, District At Large

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

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.

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