

City and County of Denver  
Community Planning & Development  
Planning Services  
201 West Colfax Avenue  
Denver, CO 80202  
[www.denvergov.org](http://www.denvergov.org)

Subject: NNW Steering Committee Meeting #23  
Meeting Date: Tuesday, July 25<sup>th</sup>, 2023  
Meeting Time: 6:00 pm – 8:00 pm  
Meeting Location: In Person (Aztlan Recreation Center)

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City Staff Attendees: Sung Han, Fernando Abbud, Scott Robinson, and Will Prince

City Council District One Attendees: Councilwoman Amanda Sandoval, Alessandra Dominguez, and Andrew Blanco

Steering Committee Attendees: Tim Boers, Bill Hare, Rebecca Hunt, Renee Martinez-Stone, Trupti Suthar, Emily Weiss, Rafael Espinoza, Michael Gates, Lorenzo Ramirez

Consultant Staff: Brad Segal, Cheney Bostic, Naomi Grunditz Lacewell, and Grace Herbison

## AGENDA & NOTES

### 1. Intro

- a. Public Draft is now available online, share with network to help increase participation/engagement
- b. Today's goal is focusing on priorities and what's important to the neighborhood/planning area

### 2. Engagement

- a. Kick-off June 22 at North High, 84 attendees sign in
- b. Recent pop-up, over 100 interactions
- c. Draft Plan – 4055 view
- d. Draft Plan and Survey – 150 respondents
- e. Draft Plan Online Comments – 108 comments
- f. Various upcoming events throughout the summer
- g. Promotoras bringing in additional surveys and overall supportive feedback, more door to door in Chaffee Park and public spaces in coming weeks
- h. Various Focus Groups with Businesses, Quigg Homes, and Sunnyside in coming weeks
  - i. Request for social media and/or flyers or graphics for events – for Council office
  - ii. Suggested to format better for Instagram
- i. Committee Suggestions for other engagement (events or plan survey)
  - i. E-newsletters for RNOs for content
  - ii. Flyering at DHA or other locations
  - iii. More active social media “make land use sexy”
  - iv. School registration (2nd week of August – online and in person)

- v. Latinos in Action – HS group
- vi. Church Bazaar/Games to engage for tickets for participating
- vii. Pig Roast – Localvore, August 26 – Trupti may reach out to include NNW
- j. Survey Results and Feedback on Comments
  - i. Very strong support for mobility
  - ii. For QOL policies and reinforces the important of food access for Chaffee Park
  - iii. Some feel very strong about pushing for greater housing options and density in neighborhood
  - iv. A few Sunnyside residents strongly disagree on future place changes on Federal between 41<sup>st</sup> and 42<sup>nd</sup>

### 3. Plan Content Discussion

- a. Missing Middle Housing
  - i. To respond to public feedback on pushing for more missing middle housing, should plan recommendations for missing middle housing be modified to allow additional areas to accommodate new missing middle housing areas?
  - ii. Preservation Bonus – allow unit if original house is preserved
  - iii. New MM Housing Area – regulations in place for design, scale
    - 1. Carriage House, Streetcar line areas
    - 2. Biggest question or concern is usually related to height
      - a. Height map would cover to compliment existing zoning, match regulations
  - iv. Affordability Priority
  - v. Preserve Traditional Missing Middle
- b. Option 1 – expand area more broadly by including all corner lots of low residential; and Option 2 – where new areas for missing middle housing overlap with potentially historic areas, prioritize new missing middle housing
  - i. Both options erase historic fabric in some way over time
  - ii. Jefferson Park – no current opportunity for missing middle or has current missing middle (no low residential today) need better regulation or language less broad
  - iii. Mandatory Housing – vs smaller market rate – currently in West building 9 units or less to avoid affordable AMI requirements – missing middle is not affordable
  - iv. Establish a maximum for building such as X sq ft or similar, number of bedrooms
  - v. Encourage more tandem homes – need to call out to have what to avoid
  - vi. Corridors and Carriage Blocks – why isn't that enough – should it be more incremental, will other neighborhoods have same how is equitable from place to place
  - vii. Inserting Missing Middle – focus on outcome of policies for affordability and affordable units
  - viii. Less need to map missing middle areas but create more criteria for area – must take in all elements and consideration
  - ix. Capture more near transit and TOD with minimum units/affordability/not 1 bdr more family options
  - x. Opportunity to ID affordable target areas in SU areas such as Chaffee Park on end of blocks/corners
  - xi. Policy on new housing and if lived for long time, option to buy out entitlement
  - xii. HOST – Prioritization Policy – for new – marry policies/programs and how to better implement them – needs to be called out

### 4. Neighborhood Discussion

- a. Chaffee Park
  - i. Federal Boulevard is high priority for safety and mobility improvements
  - ii. Need more commercial options in the neighborhood
    - 1. Is it feasible to expand local center at 48/Pecos to include currently SU area along Dixie and Quivas
    - 2. Street grid dead ends aren't conducive for commercial – could be better for missing middle
    - 3. Require commercial along 48/Pecos in local center designation
    - 4. have IMX uses recommended along all of 48th and 52nd;
      - a. 52nd seems more suitable for I-MX with the context of having the park, a street with two sides that could support commercial or other uses
      - b. 48th seems more suitable for housing (see housing notes for more details)
    - 5. Encourage ADU commercial use (i.e., people can have businesses in the back of their homes), and or allow commercial in small redevelopments like that at 49/Zuni--would be nice if there was the first floor commercial requirement on this?
    - 6. I feel like there is skepticism about the Pecos plaza thing actually working, or changing much and we would like to see some other ideas also represented in the plan beyond just Pecos and Federal retail that keep just giving us gas stations and dollar stores.
    - 7. Policy that encourages preservation of residential structure in areas newly mapped as something other than residential (local center/ innovation flex) but allows commercial uses
    - 8. Explore policy to mandate/require first floor commercial in areas within local center designation
  - iii. Capitalize on unused land and call it out specifically in the plan
    - 1. CDOT area for housing/mixed use
    - 2. 52nd – other uses such as missing middle or mixed use to compliment park area
  - iv. More specific affordable housing recommendations for CP – target home ownership, and and NOAH preservation
  - v. Opportunity to include more recommendations for library/community/rec center in Chaffee Park – ultimately a place to gather indoors
    - 1. This could tie into Zuni & 52 Park area for more programs/events
    - 2. Old Baptist Church at 50/Umatilla
- b. Sunnyside
  - i. Preserving and new greenspace is a missing top priority – identify where exists and where to add such as with Quigg redevelopment and other new developments
  - ii. Development around 41st and Inca is already happening – need design guidelines and better-quality elements in place as top priority
  - iii. Many priorities are themed about housing – could be combined but ultimately focus on affordability and new solutions/models
  - iv. 46th Parkway is happening already – need to continue to improve and enhance
  - v. Strong support for improving and helping small businesses throughout but especially in the hubs around 44th and streetcar line areas
  - vi. Need better options to purchase housing not just rent (housing diversity)
  - vii. Sidewalk is universal

- viii. Missing Middle should be near transit corridors
  
- c. Highland
  - i. Overall consensus on priorities
  - ii. Need to focus on Preventing displacement and Preserving Housing, need additional ways to fix up housing in need of repair such as boutique rental units (4-8)
  - iii. Concern of density added to Federal that might clash design between new construction and designated historic buildings or parks
  - iv. Possibly add language about supporting "mom-and-pop" residential landlords who own a few single or multiunit buildings (probably overlaps with the "existing missing middle" or naturally affordable housing section and could go with or near that language). These "Legacy landlords" often pass down ownership over generations and face aging building upkeep issues and difficulty dealing with taxes, permits. Technically these people are small business owners, but we haven't really thought of it that way.
  - v. Rebecca had concern about pushing density to Federal, how new buildings might clash with existing historic designated structures and parks.
  - vi. Acknowledging the interconnected nature of recommendations: preserving physical places/buildings and preventing displacement of people/businesses that inhabit them have to go hand-in-hand.
  - vii. Area goal #8, anti-displacement of residents, was deemed the most urgent goal during prioritization
- d. Jefferson Park
  - i. 25th Ave – old trolley car ROW should be an area to add/incentivize density with mixed use in Diamond Hill, ultimately connecting new development and historic district in the ROW
    - 1. Similar 25th to 23rd (relates to stadium plan) Elliot Street
    - 2. Extend 25th green corridor
    - 3. Additional focus on Eliot between 25<sup>th</sup> and 26<sup>th</sup>
  - ii. Area is vulnerable to downturn in the economy – many renters, could leave
  - iii. If one slot home becomes derelict, could create chain reaction
  - iv. Stabilize diversity that still exists, increase resilience as units age
  - v. Require neighborhood retail, and require joining BID in Diamond Hill
  - vi. Improvements to parks is a priority, especially Jefferson Park (maintenance)
  - vii. Preventing displacement is important, but it may be too late, is taken care of through EHA
  - viii. Important to preserve remaining historic areas
    - 1. Eliot south of 23rd or 22nd
    - 2. Commercial areas, and additional business support
  - ix. Need better middle density design in Jefferson Park