

West Area Plan Steering Committee Meeting #31



Date and Time: June 28, 2022 at 6 pm

Location: Microsoft Teams

Attendees

STEERING COMMITTEE MEMBERS (PRESENT)

Jeanne Granville	Kathy Sandoval
Sean Brady	Elizabeth Walsh
Mo McCanna	Heidi Newheart
Adriana Pena (Lopex?)	Jaime Aguilar
Chala Mohr	Jillian - COJWJ

ELECTED OFFICIALS/COUNCIL DISTRICT AIDES

Daisy Rocha Vasquez
Katie Heidemann

COMMUNITY PLANNING PROJECT TEAM

Courtland Hyser	Chelsea Bennouna
Eugene Howard	
Valerie Herrera	

GUESTS

Meeting Summary

Eugene and Val give a summary of what has been happening since last stakeholder meeting

Kathy:

Again, I'm concern that the document is not reflecting the intent and concern of centering the Quality of Life and believe this will mislead the public in it's current draft.

Elizabeth:

I would like to explore how to integrate conversations about West Area Plan with the CASR Rapid Assessment Process for West Colfax, Villa Park, Valverde.

Elizabeth:

Gives positive feedback about the working group.
Explains we are thinking about how to integrate density thoughtfully.

Kathy:

We are looking at the plan/maps holistically

Heidi:

Its so great to come together with neighbors and envision a different way forward and I so appreciate the city is open to what we are talking about

Jeanne:

Appreciate CDP's openness and Val's facilitation

Evon:

Gives thanks to the indigenous populations who had their land stolen

Val:

Perhaps we can incorporate land acknowledgements at the beginning of each meeting

Val:

Explains how we are working to evaluate and organize and prioritize ourselves

We will get into the summary, but this is not everything

Provides a slide with summary of potential improvements

Explains the powerful conversations guide and hands it to Elizabeth

Summarizes what we have been hearing and what we are working on

Elizabeth:

Provides an overview of the purpose and content of the powerful conversations guide

Thank you, Kathy - adaptive solutions, leaning into the edge of discomfort - yes - being clear in our intentions and north star can help us navigate these uncertain times.

"Green Zones" here is specifically actually from an environmental justice and zoning brief that Katy brought to our attention.

It includes discussion of performance zoning among many other strategies.

I think fourth bullet is really "performance zoning and form-based codes v. euclidian zoning"

performance zoning and form-based codes are very similar in spirit, not a verus or contradiction sorry - that Kathy brought to our attention. Not sure why I can't type

Kathy:

Green zones also relates to industrial areas and environmental justice issues in nghds.

Elizabeth:

Provides more information about green zones

Including mention of the APA's greenzone guide that Kathy shared

Opportunity zones are opportunity zones for whom? They are a tool for trump and gentrification

Chala:

Asks for Val to read the chats aloud, it is still not working

Val:

Apologies, we are going to try to move to Zoom

Elizabeth:

- There was a bullet about form based codes vs performance zoning
- They are similar in spirit but the intention is to meet an outcome that is needed
- This is a contrast to Euclidean zoning
- These other zonings recognize that there are potentials for mutual beneficial uses, and you cant expect environmental justice outcomes to come out of those
- There is an example in NY of putting a dry cleaner and childcare center in the same building, and this isn't good for children
- We need performance built in so we can have density and diversity that are actually healthy

Val:

Opens up some space to discuss the mapping part of SWG #3
Do members want to expand on this?

Sean:

QoL is the number one top issues, not just physically but also in planning
If we get that right, everything else should fall into place

Val:

Agreed, and this is really changing the system of how we write these plans
But that doesn't mean that there isn't more we can do, and we can do better

Jeanne:

- I am having trouble reconciling Blueprint Denver maps with the maps we have now
- Specifically, the access to opportunity in sun valley
- Can we put this in context w a city-wide map?
- The terminology is confusing

Courtland:

Agreed it would be helpful to see these maps city wide
We also know people want to see more data, get under the hood of these maps, we are looking into that to see what resources we can provide to let people dig a little deeper

Elizabeth:

- Thanks for that
- The opportunity map is particularly confusing as an index
- It includes projections but presents as a map for the present
- We need to see the layers on their own before they are indexed and have an index that shows what happens if you do combines them and weight it a certain way

- But the index alone is confusing and misleading

Kathy:

- The impervious surface and drainage map really reflects these gaps, and we need to look at these in comparison
- We also need to look at what happened in our change to form based zoning and how it led to scraping older homes
- We need to tell the whole story and not select just part of that story
- Certainly, need to see history of redlining and how it has played out

Elizabeth:

Thank you Kathy - wow, you really summed up so much just now. I will be looking for the replay reel

Jaime:

Expressed appreciation, and said he will follow up to talk about strategy around community engagement events

Renee:

- Kathy: you hit on a lot of issues that are so important. I am processing how and where we integrate the QOL issue of the options/resources/LU/policy/support to "stay in place". It is about systemic issues but also access to opportunity.
- Really trying to understand the solutions to ability to stay in place/displacement
- Next month we will share an update on number of families that have been displaced since 2018
- What are the tools that really help someone stay in place?
- 50% of households are doubled up now, alarmingly
- We keep butting up against systems that make it impossible to stay in place, so where can that go?

Elizabeth:

- We want QOL section to drive the metrics in the implementation section
- What are key performance indicators that have worked with the choice neighborhoods program? Renee will be helpful with this
- Home repair programs helped people feel pride in their home and that actually decreased their impulse to cash out and move, bc they felt less other than if they were able to keep up with house maintenance (I thought it would be more about saving money on medical and utilities but it was more about pride of place)

Evon:

- Decatur Fresh gave me so much hope for Valverde
- I know we probably won't get a grocery store but it is still helpful
- We have people who lead with their heart and not with documentation and studies
- I am tired of being called a hazardous neighborhood, we need action
- Love goes many places, understanding cannot

Evon:

Looking fwd to new partnerships that create new jobs

Speaking about importance of renaming the park and changing the narrative

Jeanne:

Future conversations: Looking forward to more discussion on industrial area in Sun Valley and Valverde - enviromental and economic

Adriana:

Each project is a spoke on the wheel to move us all forward

Kathy:

City, can you please share about a tool you are working on for equity analysis that we can use to evaluate development or rezoning

Does the city have any info to share on that?

Elizabeth:

(r)evolutionary spirits gathered here - equity and vitality for all our relations

Heidi:

We need to talk about the process for community engagement

Eugene wraps up and thanks everyone

Balance what we can do through an aspirational land use document

We may not be able to do everything but we will do our best