



Meeting Details

Meeting Name:	Near Southeast Area Plan Steering Committee
Date/Time:	Wednesday, January 12 th , 2022 6-8 PM
Location:	Zoom Meeting

Attendees

Steering Committee Members

Jared Mackey, Lisa Foreman, Judy Anne Kriss, Erika McCallin, Harvey Cohen, Scott Kilgore, Jenny Neuhalphen, Spenser Stevens, Felicia Rodriguez, Nancy Barlow, Scott Caldwell, Spenser, Adrian

Denver Elected Officials

Councilman Kashmann, Elyse Bupp, Councilwoman Black, Logan Fry (Councilwoman Sawyer); Kathy Gile (Councilwoman Kendra Black)

Denver Staff

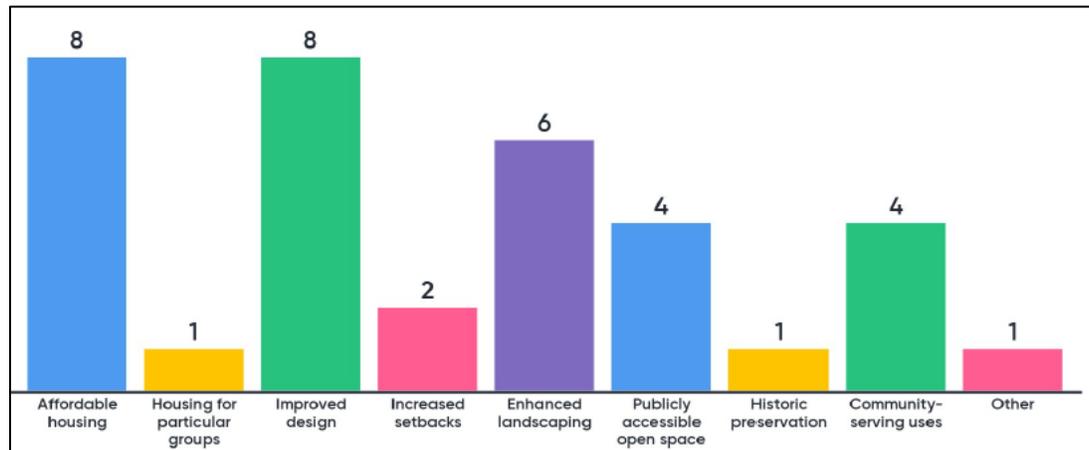
Scott Robinson (CPD), Jason Morrison (CPD), Libbie Adams (CPD), Courtland Hyser (CPD),

Meeting Summary

- **Welcome** – Scott Robinson welcomed the steering committee members to the meeting and thanked everyone for returning.
- **Phase II Engagement Plan** – Scott Robinson reviewed the Phase II Engagement Plan with the Steering Committee and identified the work that has already been done and where we are headed in the process. This included discussion around the Phase II Goals as well as which type of engagement activities will be used to gather additional feedback. Such activities include online surveys, community workshops and using focused engagement and community navigators.
- **Land Use and Built Form Activity/Discussion** – Scott Robinson presented the evening’s activity which consisted of a number of polling questions about future land use in the Near Southeast Area. The purpose of this activity was to better understand from the steering committee some of the future land use goals and objectives surrounding certain topics, as well as test the interactive software which will be used to gather similar input from the larger community during the Phase II outreach. After each question was asked, a discussion followed.



- Question 1 – Which community benefits should be prioritized for areas where new growth is directed?



- i. **Affordable housing:** We have affordable housing goals but are there specific ideas for which groups you would like to see have affordable housing?

1. Missing middle housing; apartments don't necessarily meet need – need townhomes, duplexes, condos and low income housing near transportation hubs.
3. Any future rental affordable housing should be built for larger families
4. Thinking about housing and transportation costs combined – leverage what we have with the Light Rail Stations and major transit hubs in the area.

- ii. **Improved Design**

1. Leetsdale Drive is a good example for discussion. Sidewalks are subpar; want wider sidewalks and tree lawns
2. University Hills North – new development sometimes doesn't have rhyme or reason when it comes to architecture; Deco apartment buildings (Colorado and Evans) seems like it is low quality, unfinished, no brick, balconies don't match; no landscaping and nothing to engage the public. These are all things to avoid when it comes to future multi-family design.
3. Colorado Center; improved design can mean increased landscaping, connectivity in addition to new construction and design. This should be used as an example of how to do things correctly.
4. Holly and Leetsdale – the assisted living facility was built right up to the sidewalk and there is not natural amenity that engages the public. Additionally, the shadows prevent ice melt. What was done correctly,



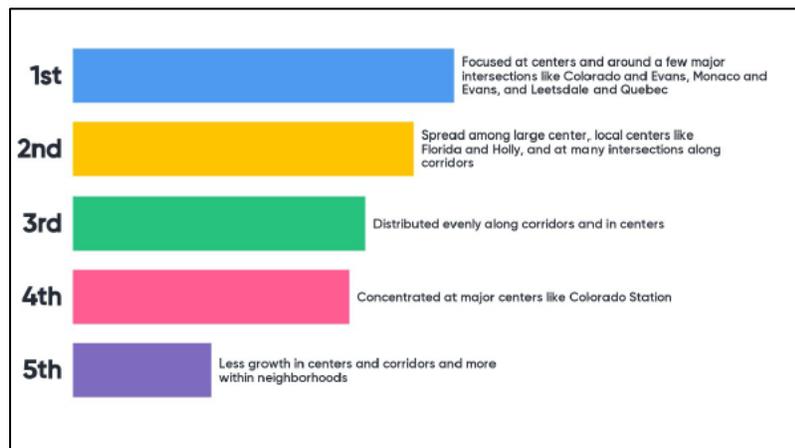
however, is the turn lane at Holly and Leetsdale which is an example of a community benefit.

5. Like the idea of keep the old history and incorporating it into the new design (example used as the old motel sign at Interstate 25 and Evans Avenue).

iii. **Landscaping and Open Space**

1. Dog park is greatly needed
2. Landscaping needs to include appropriate vegetation for this front range environment, climate ready vegetation is absolutely crucial for sustainability.
3. City of Chennai Park could be example of how to use better landscaping that is more appropriate for the area
4. Increased setbacks, landscaped tree lawn are ideal elements
5. One good example to examine is the 9th and Colorado location north of the Trader Joe's.

- o Question 2 – Which growth scenario would you like to see in Near Southeast? Please rank the options from most desirable to least desirable.

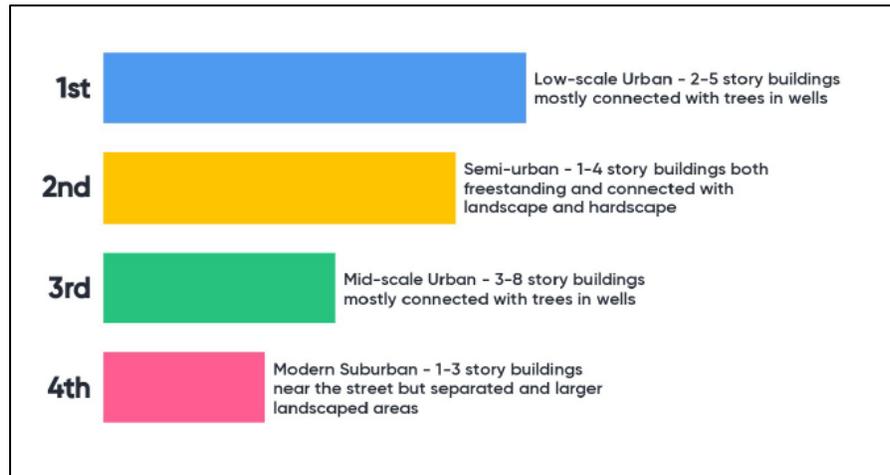


- ii. The outcomes are appropriate because it helps to regulate traffic; keeps traffic where it should be
- iii. Spreading out traffic and creating amenities at central corridors and not forcing traffic into certain areas
- iv. Appropriate to put growth on Colorado Boulevard and along other major corridors
- v. Concern about adding density at popular intersections because of congestion; it is a balance of having more density and walkable centers and trying to keep people out of their cars



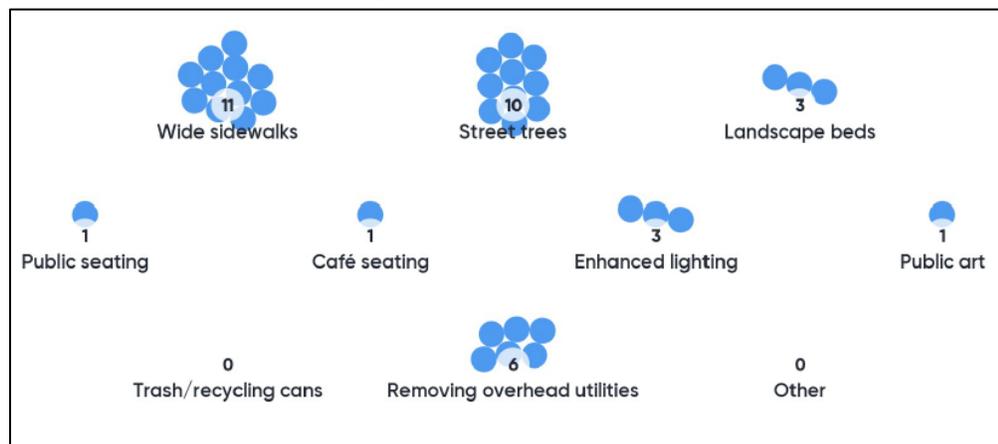
vi. Walkability is important and Transit Oriented Development promotes the use of public transportation and alternate modes to driving.

- Question 3 – Rank the options for how Evans could look in the future from most appropriate to least.



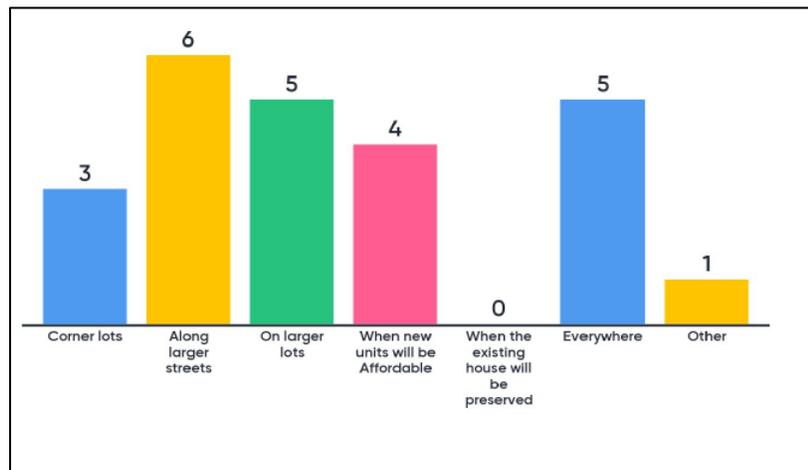
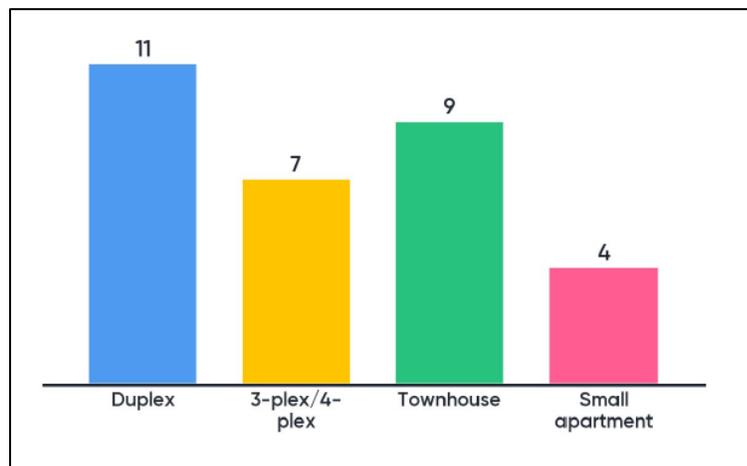
- ii. Evans is our biggest deliverable. If the Evans Study is the next step to do that I am in full support.
- iii. Modern suburban does not really work and we need to be better prepared for how to bring this space into a more urban environment
- iv. Modern Suburban and Semi-Urban may introduce more landscaping and open space which is a positive
- v. Perhaps one option can be modern suburban with 3-8 stories but only if open space access and landscape is provided

- Question 4 – Which urban design elements are more important to include?





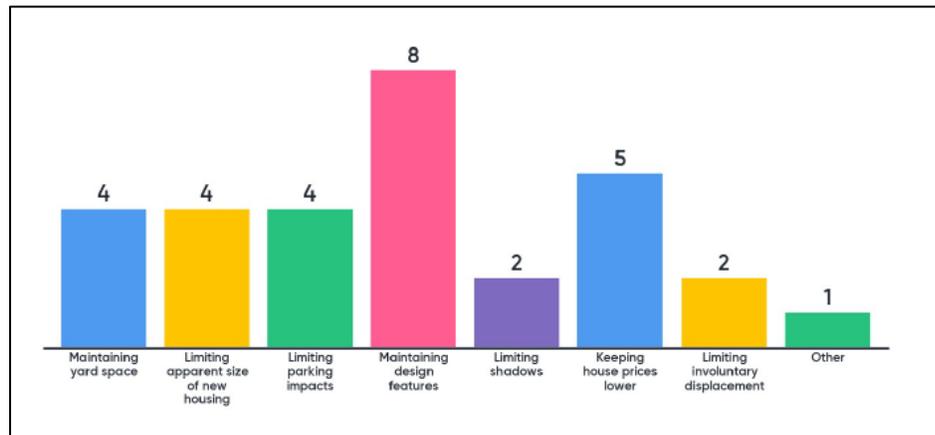
- i. Most of these items are inter-related and it's a tradeoff question
 - ii. Wider sidewalks has a utilitarian value
 - iii. The other elements are aesthetic but better connections will help us achieve better urban design.
 - iv. Great idea to do the low-hanging items first (i.e. get small wins to improve the appearance of the corridor in the meantime until larger projects can be funded and implemented)
- o Question 5 – Which housing options do you think would be appropriate someplace in your neighborhood? Where and under what circumstances should these housing options be permitted in your neighborhood?



- ii. Surprised to not see ADUs in this question considering Blueprint Denver holds ADU to a high value but the city is not zoned that way yet. Would like to see this option included.



- Question 6 – Adding missing middle housing options into existing neighborhoods involves tradeoffs – tell us which of the following are most important to you.



- ii. Trying to maintain the feeling of the community (it's not among Denver's expensive neighborhoods) is one thing we should try to keep in the front of our minds during the drafting of this Plan.
- Question 7 – What were your thoughts on the overall exercise?
 - i. The urban design elements question was the most straight-forward, directed question; real tangible options

The meeting concluded at 8:00pm