

Near Southeast Area Plan

Phase 3 Focus Groups

Residential Design and Development – Thursday, October 6, 2022, 9 AM

- Kendra Black, Splitting lots – discussed by community members but not steering committee yet, initial guidance and research – only a few places can do this
- Concern of new owners/developers to split lot and remove existing affordable house for new expense units – try to mitigate with other recommendations and policies but cannot guarantee – looking to find balance by limit size of house with contextual design once in place (do not split until policy in place)
- Where would lot split take place – front/back? Encourage preserve existing build new
 - Would this amend the ADU option, separate lot and owner
 - ADU not tool for low income, but in suburban area unlikely to have support for new house in back yards – take into consideration mobility, infrastructure,
 - Need to formalize policy and procedures – could encourage affordability if unable to maintain taxes/size
- Building Coverage – in general, current zoning allows too much, reduce block lot coverage and height
- Preservation areas IDed by Discover Denver, Historic Contexts, and neighborhood input
 - Question or need further clarity on preservation and connection to adding housing or splitting lots
- Housing Diversity
 - Low Medium vs High Medium
 - Would need to create new S-TU district to be compatible and areas that can support expansion of zoning/development
 - Second lot or unit would be conditional of preserving existing historic house in overlap areas
- Displacement
 - Conduct outreach to understand the needs of older adults and explore additional assistance options to mitigate their involuntary displacement – is this in my recommendations
 - University Hills (south – experience gentrification), Goldsmith maybe not a concern on land vs. structure value – review later
 - Contradictory messages on affordable housing and adding housing
 - NEED TO HAVE LIST of PRIORTIES or PROCESS
 - Design Policy / Pilot Program before development
- Affordability
 - Design - should this all go under residential design and not under affordability

Our Business Environment – Thursday, October 6, 2022, 3:30 PM

- Centers and Corridors
 - Yale Station is stable neighborhood, limited room for development...as Center make connectivity – nearby apartments on East side are affordable
- Development and Investment
 - Policy perspective: reuse of commercial building, - keep sense of character, need better policy to encourage –
 - Adaptive reuse team via city to look at building code for policy change
 - Include or keep affordable housing for infill recommendation
 - Diversity of housing is supported until on map or in their neighborhood, general support to locate as transition area
- Business and Retail
 - Recommendations focus on small business – some
 - Need a distinction of location or business type
 - Formation tool for business assoc – 2019
 - 30000 grant – explore feasibility for assoc or bid
 - Grant available DEDO, loan program to legally form for additional costs, possible 2023
 - Outreach – main streets committee – bids, merchant assoc, bi monthly
- Mobility
 - Add to #2 – improvements to all of the streets (missing and narrow sidewalks)
 - Placement of parking lots
 - Study of shuttle or circulation among stations

Public Health Safety and Housing – Tuesday, October 11, 2022, 3 PM

- Services
 - Temporary
 - Long Term
 - Outreach and Awareness
 - Value statements, list of existing locations of services, What city should do
 - Kathy – sense overall generalities not area specific,
 - Mental health and drug treatment specific to NSE
 - Let people know that services available – do people want the services here for sure
 - Look at where these services could be placed
- Affordability
 - Need to communicate what we mean by affordable by definition – Denver Housing Authority – Virginia Village introductory neighborhood, first time buyer *statement of

doing whatever we can to preserve true affordability – income restricted vs market rate/noah need to address both

- Strong statement and guideline ---- cross reference of policy
- Maintain Affordability
- Housing Diversity
 - Full discussion single unit phrasing – implement diversity and SU should remain SU
 - Adding missing middle isn't retaining affordability, scrap is happening
 - Emphasize over prioritize corridor/transit for missing middle
 - Best tool is preservation to retain affordability and lots
 - Reduce building envelop for new construction – area wide zoning change, characteristic for landmark or overlay
 - Data for related changes – historical price changes, price appreciation – strong policy helps support diversity and offset of value /
- Displacement
- Community Safety

Commercial Land Use and Development – Wednesday, October 12, 2022, 2 PM

- Centers and Corridors
 - Sidewalks ice over and trees die from snow plow – this needs to be taken into consideration for mobility and property owners
 - Is self storage discriminatory for transit dependent persons – should this be train and not transit in language
 - This is best practice nationwide to focus best type of use is best for land/area around transit stations
 - Pedestrian corridors should be priorities
 - Add car washes to drive thrus and gas stations
- Mixed Use Design
 - Parking – create criteria for parking structures so that they can be reused
 - Garbage cans, benches, etc – add phone number of owner
 -
- Development and Revitalization
 - CDOT ground – increase green space with new development
 - Recycling – clarification of program
 - Add native to landscaping
- Mobility
 - Reference Yale Station and general safety improvements at top of station
 - Expectation of open space at large stations including Colorado needs to be repeated here
 - Concerns of parking at yale station – south of yale neighborhood parking in streets

Sustainability and Resiliency – Thursday, October 13, 2022, 3 PM

- Stormwater and Green Infrastructure

- Statement of clarification of watershed responsibility – who to contact, who is involved,
- Resources
 - Improving ecosystem health, do residents interest in building resource network
 - Examples from other cities
 - Some RNOs have sustainability
 - INC – committee for sustainability that is pretty robust
 - Scale of sustainability – as individual – as neighborhood
 - Definition or understanding of sustainability
 - Hard to recycle items
- Landscaping
 - New contemporary parkways – will not fit existing historic designation – try to achieve feel on a contemporary approach
 - What do we consider climate resilient
 - Adaptive term on native
 - Median vs parkways – comes from game plan and DPR, complementary
- Centers and Corridors
- Mixed Use Design