



## Meeting Details

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| <b>Meeting Name:</b> | Near Southeast Area Plan Steering Committee |
| <b>Date/Time:</b>    | Wednesday, September 14th, 2022: 6-8 PM     |
| <b>Location:</b>     | Zoom Meeting                                |

## Attendees

### Steering Committee Members

Jim Stone, Lisa Foreman, Jared Mackey, Jenny Neuhalfen, Christopher Viscardi, Scott Kilgore, Adrian Kinney, Harvey Cohen, Dustin Browne, Spenser Stephens, Erika McCallin, Guadalupe Cantu

### Denver Elected Officials

Councilwoman Black, Councilman Kashmann, Elise Bupp, Owen Brigner

### Denver Staff

Scott Robinson (CPD), Jason Morrison (CPD), Will Prince (CPD), Christin Brandow (CPD)

## Meeting Summary

- **Welcome** – Scott Robinson welcomed the steering committee members to the meeting
- **Project Updates** – Scott Robinson provided an update on the overall project timeline as well as the goals for Phase III of the planning process.
  - Online Surveys remain open till end of September
  - Draft plan document under work through October
  - Phase 4 community engagement with draft plan review starting in November
  - Phase 5 adoption, goal in spring 2023 prior to mayor and council changes
- **Former Chapter 59** – Scott Robinson presented about zoning history in Denver and Former Chapter 59 districts related to plan area.
  - 24% of NSE is zoned under FC 59 , 18% Citywide is zoned under FC59
  - Plan recommendation to update F59 into new code, The discussion focused on depending on what is built, or what is allowed
  - Each site might need to be reviewed or considered on a case by case situation, negotiation will need to be considered
  - 2010 large scale rezoning criteria: What was built, what was allowed (under old code), and what's in plans



- Blueprint Denver can guide appropriateness as an overall recommendation for individual sites – but this plan will also update that guidance, example use height guidance to be applied for new consideration
- Suggestion of statement on density zoning on corridors and light rail/TOD areas, but needs fine tuned
- Need to focus on existing context and more about what could be built in sq ft for future rezoning and development (related to FAR formula)
- Recommend to prioritize sites based on age of construction that could be redeveloped, prioritize mismatch of what's existing
- PUD – can be accessed via clerk and recorders system, or record request via CPD – many have not been rezoned because they have custom zoning and could be lost in new code (ex retain greenspace or setbacks), PUD's are not a crisis compared to F59 that are up for question/concern
- Further/Future community engagement should review impact and support or lack of support on large scale before being dedicated and approved in the plan
- **Potential Rezoning** - Opportunities to implement plan recommendations by rezoning properties concurrent with or soon after plan adoption
  - FC59 to DZC
    - i. Outreach to individual owners and surrounding community feedback to determine which sites should be targeted
  - ADUs
    - i. Recommended to look at localized areas where most appropriate or most supported to start, example Urban Edge above Leetsdale
  - Active Center and Corridors Design Overlay DO-8
    - i. Doesn't seem to be an area that would benefit from this in the suburban setting, like idea but not as valuable in NSE
  - Center and Corridors > MS/MX
    - i. Supported as interim solution to get toward overall goals
  - Continue to analysis of best for these 4, but do due diligence with public engagement
  - Prioritization: some support all 4 topics, some suggest to focus on Centers and Corridors or wait till ADUs in Denver is finalized
- **Mobility connections into neighborhoods** - Scott Robinson provided an overview and map concept for future street connections missing from the overall grid of planning area.
  - All sites were N-S, concerns of lack of E-W, especially Florida with developments outside of planning area
  - Won't solve congestion, but connections will ease flow with more options with intersection backups, especially with other modes
  - Local concern of proposed bike lane on Oneida and loss of parking area or having dedicated parking options (here and other street). Other concerns such as bike lane relation to driveways, dedicated and overflow parking in residential areas. There will need to be a compromise for street conditions in all situations
  - N-S routes off of Evans – they were not designed to be traffic streets and need further upgrades to handle flow – Additional discussion noted that these connections do not all need to be car focused and new connections could be consider for bike/ped focus first



- **Contemporary parkways** - Scott Robinson presented recommendations for design components to create street improvements as contemporary parkways as a way to connect parks through streets and related interactions.
  - Group supported identified streets to help support safety and design of major corridors. A timeframe for implementation cannot be put on each street but prioritization of streets will then be better timed to funding to make upgrades
  - Discussed speed mitigation related to proposed streets near Louisiana
  - Evans is not included since it is not connected to a park, it is more commercial in nature and requires multiple needs for improvements. Improvements may be similar to a parkway but focus is more on a Main Street/Complete Street design. Parkway are targeted to residential areas.

The meeting concluded at 8:00 PM