



Meeting Details

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

Attendees

Steering Committee Members

Jim Stone, Jared Mackey, Chris Viscardi, Erika McCallin, Sara Stewart, Judy Kriss, Dustin Browne, Scott Caldwell

Denver Elected Officials and Staff

Councilman Kashmann, Elise Bupp, Kathy Gile, Logan Fry, Brent Fahrberger

Denver Staff

Scott Robinson (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:
 - Phase 3 engagement – surveys have closed and are being reviewed
 - Draft Plan – working through October
 - Phase 4 community engagement with public draft plan review starting in November
 - i. Week of November 14 – draft plan release and survey
 - ii. Week of December 5 – in-person community workshop
 - iii. Early January – virtual community workshop
 - iv. Mid-January – close survey
 - v. Continue office hours, intentional engagement, community events, community org meetings
 - Phase 5 adoption, goal in spring 2023
- **Other**
 - Discussion and question if new Cherry Creek development will affect this plan
 - i. CPD is encouraging them to get involved and zone in new code, developers updating revised proposal that will not be 20 stories after meeting with Councilmember Kashmann
- **DRAFT Land Use Maps**
 - Framework and Recommendations of Draft



- These are not final and not to be publicly shared outside steering committee, looking for feedback as we discuss in steering committee and with public
- Key goals
 - i. Modernize centers and corridors – land use, design, mobility
 - ii. Balance housing affordability, options, and preservation
 - iii. Improve sustainability through mobility, infrastructure, and greenery
- LAND USE
 - i. It is CPD's goal to make sure infrastructure and regulations are in place first
 - ii. Direct growth to corridors and key intersections or will be in place with mobility and design improvements
 - iii. Preserve and improve affordability through building preservation and design improvements, anti-displacement policies, and adding housing options
 - iv. Missing middle is anything between 2 and 19 units and survey drove recommendations to identify areas to add housing options along with where infrastructure is in place
 - v. Recommending a suite of tools to preserve in different ways through landmark conservation or related options to retain character but encourage affordability and growth – it will require further community process to implement and determine the best fit for each area
 - vi. Growth Centers are where the plan envisions future development
 - vii. Indian Creek has concern for development on Arapahoe County side and mobility improvements will be major concern
- FUTURE CONTEXT
 - i. Majority of area follows suburban and do not include any changes at this time. Suburban Blueprint encourages walkability, ease of access to services, high quality design
- FUTURE PLACES
 - i. Proposed changes are mostly near centers and corridors – new or expanded community centers or regional center (Colorado Station)
 - ii. Adding missing middle housing by transitions with new low-medium residential areas
 - iii. Industrial Area in Indian Creek changes partial to innovation flex to expand use and design improvements
 - iv. Regional Center at Colorado Center – Asked if there a connection between two sections. Other recommendations in zoning and adding bridge (will need future study and design to determine feasibility) will address this
- HEIGHTS
 - i. Where height is changed, CPD will make sure infrastructure is present and has higher quality design with priorities to open space, mobility, and sustainability
 - ii. When incentives such as Expanding Housing Affordability, additional heights can be applied – and/or other community benefits (community and open space to be included)
 - iii. This map focuses on base height, sites hashed are areas where incentives can be applied, mostly corridors
 - iv. Neighborhoods maintain 2.5 story existing status
 - v. Areas for missing middle/transition to go to 3 stories



- vi. Holly and Florida is currently two stories and advised to stay at that level
- vii. Some have been downsized as current old code would allow “unlimited” options as stands
- viii. Evans is currently zoned for 3 stories and propose retain or up to 5 dependent on support/feedback
- ix. 3 stories may be challenge to make ground floor activation work around Evans and other centers, may need more height to encourage ground level activities and retail
- x. Waste Transfer Station as 5 story – Discussion if leaving...Solid Waste Management Plan recognizes as staying, future recommendation is 5 if that were to change/leave
- xi. Indian Creek – 3 stories, units at HOA are 2 stories. Proposals for 3 stories were not supported in recent years. It is currently zoned with FC 59 code, doesn't have height limit so recommend for 3 but can change on feedback from community
- xii. Group discussed if trying to get something more than gas stations, will higher heights discourage them from being built or would development continue to spread-out
- Center and Corridors
 - i. Policies for Mixed Use Design and Development to encourage walkable development and desired services including housing
 - ii. Early planning discussion focused in cultural or entertainment venue– was suggested to better pinpoint location(s) in plan
- Residential
 - i. Provide high quality and affordable options, promote improved design, and promote preservation and anti-displacement and encourage new housing options
 - ii. Building envelop size/requirements would be left up to regulatory process. Do not set number in a statement as it will need further analysis
 - iii. Preservation Priority – zoning improvements, landmark/conservation overlays – these will reduce incentive to do scrapes for new infill
 - iv. This is a toolbox of recommendations, will not be rezoning or applied – neighborhood will review options and considerations at what level they think works best
- Anti-Displacement
 - i. Focus on affordability, policies to reduce scrapes, prevent displacement, based on equity scores and ratio of structure value to land value
- Combined Residential Policy
 - i. Design and housing policies come first before considering duplex under certain conditions such as preservation or income restrictions
 - ii. Full areas would not be zoned for duplex, would be one by one on their own meeting their conditions
 - iii. Would duplex plus preservation encourage quick high sales? – not a huge rush from previous areas, policies would hopefully mitigate this



- iv. Virginia Village has most in place infrastructure to support duplex with consistent street grid. It is suggested to only identify a few blocks, consider pilot in small area before larger area
- v. What is adding a “duplex” look like? Split? New Unit? This will need to be defined in regulatory process
- vi. This would require a new Suburban Two Unit District, will need design guideline on setbacks, etc
- vii. Not every property might be able to comply depending on regulations
- Lot Size
 - i. Design and policies would also need to be in place first before permitting
 - ii. Allow larger lots (9,000 or 12,000) to split creating a new SU district in the suburban district, many on corners
 - iii. Question if this would retain setbacks requirement – if space between is retained to keep look and feel, do not build closer to lot line after split
 - iv. Design details would be reviewed
 - v. This only applies for a few properties, mostly scattered – not whole blocks
 - vi. Scenario: Split lot, can build a duplex on each = 4 units in single unit neighbor – but could have regulations
 - vii. Duplex and lot splitting should not be overlapping in same neighborhood
- ADUS
 - i. Implement of ADUs in Denver plan and suburban context for ADUs or proactively rezone – Virginia Village has strong support
 - Kashmann asked for data on response
 - ii. Intended to be complementary to other previous recommendations – EX Duplex + ADU
- Other Topics
 - i. Industrial to special district, FC 59, strengthen community through design, interactions, and events
 - ii. Liked idea of piloting some of the more controversial topics

The meeting concluded at 7:55 PM