



Meeting Details

Meeting Name:	Near Southeast Area Plan Steering Committee
Date/Time:	Wednesday, November 9, 2022: 6-8 PM
Location:	Zoom Meeting

Attendees

Steering Committee Members

Lisa Foreman, Jenny Neuhalfen, Jared Mackey, Judy Kriss, Chris Viscardi, Scott Kilgore, Spenser Stevens, Adrian Kinney, Harvey Cohen, Gaudelupe Cantu

Denver Elected Officials and Staff

Councilman Kashmann, Councilmember Black, Elise Bupp, Logan Fry

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:
 - Phase 4 community engagement with public draft plan review starting in November
 - i. Week of November 14 or 21 – public draft plan release and survey
 - ii. Tuesday December 6 – in-person community workshop at Cook Park Rec Center, 5:30
 - iii. Wednesday December 14, Virtual Meeting Workshop
 - iv. Mid-January – close survey
 - v. Continue office hours, intentional engagement, community events, community org meetings, RNO meetings
 - Phase 5 adoption, goal in spring 2023

Land Use and Built Form Topics

- **Future Context Designations**
 - Majority of area is Suburban context, but many recommendations lean to Urban related types, discussion if context should be updated to reflect that
 - Blueprint Denver description of Suburban is more expansive than traditional with walkability and other multi-modal feature
 - Recommend having chart showing differences/similarities between Suburban/Urban Edge for public reading/understanding – CM Kashmann: I think a more clear slide showing the differences in context is important. I am requesting such a slide."



- Community is supportive of Suburban feeling/context but looking for more walkable features
- Larger context is suburban compared outside of City/County, is suburban in nature other than transit/traffic/etc
- Reconsider transit corridor to Urban Edge, also for growth consideration
- Virginia Village with standard grid near Leetsdale and transit area could be considered Urban Edge
- Cul de sacs and loops streets are suburban development/context and should stay in suburban context
- **Future Places Designations**
 - Some Corridors have been expanded since previous month meeting, especially Evans
 - CM Black: Difference between Corridor and Center? --- major difference is how development is orientated to street, building layout
 - CM Kashmann – Need examples of future place type for public understanding
 - Add BluePrint elements to plan to help define and understand better for public
- **Infrastructure**
 - Not allowing rezoning to greater heights or density unless adequate infrastructure in place, determining factors for considerations prior to developments
 - Such as mobility improvements (ped/bike/transit), water/sanitary updates, stormwater and green infrastructure, connect sidewalks to transit/retail/employment, bike facilities nearby with ¼ mile
 - Centers and Corridors: Large Development Review, Infrastructure analysis, corridor/next step study, will the develop complete the infrastructure upgrade, impact on mobility, community priority, financing included/budgeted, connected street grid, safe crossings
 - Question is if criteria is for just height or also density....this is written only for rezoning for additional heights, other recommendations address general redevelopments to go through other tools such as LDR (ex K Mart in old zoning)
 - Formal traffic study requirements, often a complaint for new developments but need better standards for when it applies – CM Kashmann
 - This is most applicable to center/corridors (Future Place)and large/multi property rezonings
 - Would incentives lean toward landscaping or setback improvements – This is highlighted in different recommendations outside of zoning to raise base requirement, if use incentives must go further on amenities
- **Future Heights**
 - Height increase can occur by rezoning or incentive Expanding Housing Affordability
 - Goal to improve amenities, affordability, open space, enhanced landscaping, etc
 - Indian Creek discussion on if modeled correctly, question if there is a need to increase the height of 3 stories. This is to adapt to new zoning code from older/PUD to match. May need to look into S-RH-2.5 or similar zoning.
 - Mapping error on incentive map at Yale/Colorado
 - Creekside Development – base 8, incentive 12 but proposed development showed 15 and 20. This guidance would discourage if they were to come into new zoning.
 - *Need to be clear that plan is providing guidance, not actual formal rezoning (must go through application process.) This is listed in various parts of the plan but needs to be clearly communicated to public.*



- Some existing one story building (shopping centers), but unsure what that could be – height increase could be developed as mixed use – Recent surveys want to keep 1-2 stories.
- **Residential Policies**
 - Provide variety of options, improve design for additions, while preserving existing units and affordability
 - Duplexes/Tandem Criteria – Design Improvements/Requirements before building/adding, include affordability guarantee, preservation of existing structure
 - CM Kashmann: Please let me know on what percentage of the study area duplexes are being recommended
 - These recommendations will take into account of existing overlays
 - ADUs – this section is targeted to just duplexes, ADU in Denver project and other recommendations look at neighborhood wide considerations
 - Pilot Program recommendation – no designated area has been selected – would be subsequent discussion, but could include in plan for potential site. Virginia Village highlighted as it has much of the infrastructure in place.
 - Expect these policies to be provocative/questions from public. Committee members discussed question or concern if area would switch over to completely to duplexes. From other neighborhoods it is a slow change
 - Area near Holly, lost opportunity for duplexes
 - Label as all duplexes in legend, show whats not change in map, overlap areas are confusing
 - Winston area – need criteria description such as street connection
 - Has this recommendation been provided in other plans – not as much in preservation/anti displacement but general SU to TU in small area plans
 - Regulatory process define preservation entails....as well as building envelope, other recommendations address scrapping concerns with large lots
- **Other Items**
 - Request to send in photos for plan, will be credited – link will be provided to upload/send
 - Steering committee meeting in person – in December or later time, offer for local business for afterhours use at later date

Meeting concluded at 7:45