



Meeting Details

Meeting Name:	Near Southeast Area Plan Steering Committee
Date/Time:	Wednesday, March 8, 2023 – 6-8PM
Location:	Colorado Station (In-person) and Virtual via Zoom

Attendees

Steering Committee Members, x = attended

Nancy Barlow		Erika McCallin	
Dustin Browne		Miranda Meadow	
Scott Caldwell		Joe Miklosi	
Guadalupe Cantu	X	Jennifer Neuhalfen	X
Harvey Cohen	X	Maria Jose Torres	
Lisa Foreman	X	Spencer Stephens	
Scott Kilgore	X	Sara E. Stewart	
Adrian Kinney	X	Jim Stone	
Judy Kriss		Chris Viscardi	X
Jared Mackey	X		

Denver Elected Officials and Staff

Elise Bupp, Kathy Gile

City and County of Denver Staff

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

Meeting Summary

MEETING TOPICS

- **Implementation Projects Package**
 - Residential FC 59
 - i. Rezone to appropriate zone districts, Facilitate missing middle
 - Commercial FC59



- i. Rezone to appropriate zone districts, Improve design outcomes
 - Commercial Corridors – Colorado, Evans, Leetsdale
 - i. Improve design outcomes
 - ADUs
 - Parks and Rec Properties
 - i. Create new parks, rezone FC-59
 - ADUs
 - Will continue with focus groups and additional studies, steering committee welcome to participate in further steps
 - Committee in support of the Implementation Project Package
 - **Residential Policy Updates – Preservation and Affordability**
 - Duplex Policy
 - i. Additions with Preservation
 - Denver Gardens – near Florida and Monaco – this is recommend as Low Medium and doesn't fit under these policies, to be reviewed
 - ii. Mid Century Areas– member will send additional ones that could be considered for preservation
 - iii. Additions with Affordability
 - Discussion if existing updates be allowed/permitted prior to this plan
 - Discussion of name change between Anti-displacement/Affordability, there is no change in policy
 - Discussion of how to manage/determine income restrictions for affordable units (as developer or personal property) deed restrictions, etc
 - Low vs Low Med vs Med High
 - i. Plan references Page 50 but might not be where to look at, previous pages have some description – need additional information or examples of types
 - Two map update is much easier to understand
 - i. Confusion in some areas on what are what we trying to preserve – particularly where has changed from afford > preservation when area is of different eras of construction
 - ii. Need additional preface to section of what these policies will do “protect neighborhood” “reduce scrapes” “tools or options to expand structure for additional units/density”
 - **Planning Board Info Item Debrief**
 - Infrastructure Evaluation
 - i. Planning board viewed recommendations would prevent development and be difficult to administrate
 - ii. Provide citywide tools to improve rezonings and provide infrastructure
 - iii. Reduce issues for singular property owner on rezoning – put citywide project to focus on infrastructure, promotes LDR process for review of multifaceted view to make sure development is appropriate and making improvements
 - Center and Corridor Design
 - i. Supported updates, discussion of citywide considerations for guidelines
 - Affordability + Duplex
 - i. Update anti-displacement to affordability in policy narrative



- ii. Existing programs paired with new programs supplement or expand these to encourage people to stay in their neighborhood of choice
- iii. Putting programs in place make it harder that people are not pushed out, slows displacement
- **Letter of Support**
 - Jared and Scott – will start draft – template available from CW Black’s office
 - Will sign off from committee at April meeting
- **April Scheduling**
 - additional email to finalize by Friday 3/10
- **Remaining Schedule**
 - Close 2nd Public Review – 3/22
 - Steering Committee – week of 4/5
 - Planning Board Hearing – 4/19
 - LUTI – May 2
 - City Council 1st Hearing – May 15
 - City Council Public Hearing – May 22

Meeting concluded at 7:25