

Minutes 4-17-19

Attendees Jo Untiedt, Patty Chapman, Tom Werge, Brendan Cady, Janna Goodwin, Alyssa Knutson, Scott, Curt Upton

6:00 PM

Discussion of Facebook City Park West Guidelines
Best practices for Facebook page members going forward

6:05 PM

Member introductions

6:08

Existing Building at 1860 Gaylord – owner would like to add a third floor
Argument is that existing buildings are already 30 feet, so it would be within the street standards
Goes to the Board of Appeal on April 23
Scott's interest is with historic preservation
Occupies the same block as the Pearce-McAllister Cottage
Scott can go and represent City Park West RNO

6:17 PM

Tom asked to reiterate our policies with new buildings and zoning requests.
Janna stated that we've had limited exposure to such issues, but we don't take a stand. We try to solicit feedback from the community and bring that feedback to the zoning board
The request was denied and now they are appealing the denial (possibly the Planning Board)
It was a variance issue, and they are appealing the variance issue

6:23 PM

Scott agrees to attend the Appeal Board Meeting
Motion voted and passed for Scott to attend CPW

6:25

Curt Upton – East Central Area Plan
Planning 6 neighborhoods between Broadway and Colorado around Colfax, south 7th and 8th and 23rd North (roughly)
Comprehensive vision of how this neighborhood will improve in the next 10-20 years
Community Workshop on May 21, 6 PM: Church in the City Beth Abraham, 1580 Gaylord St

Land Use and Built Form

Colfax

- Threat the future of Colfax as a neighborhood-serving street with a series of nodes, rather than a corridor/arterial
- nurture a culture for small scale development and adaptive reuse;
- protect historic assets and cultural significance of the past while encouraging sustainable growth

Colfax will be one lane in each direction, with a neighborhood transit going down the center, like a main street

Most of the lots around Colfax are pretty small; don't anticipate much bigger rise buildings; keeping the commercial zoning where it is today; more 2-3 story development; encourage reuse i.e. Illegal Pete's adaptive reuse;

Protect historic assets (from above):

Quite a few buildings are not landmark designated along Colfax; certain buildings are 3 stories but are not prohibited from being built upon; encourage growth via a finite amount of development permits; certain buildings can give their permits to others to allow development while retaining their historical character

Neighborhoods

Legalize ADUs everywhere in East Central

Create a Conservation Overlay "starter kit" for neighborhoods to rein in massing, scale and cost

Create a "Character Home" Incentive program with density bonuses near transit

Slot Homes – take 2 home properties and add 8 units that each face the street; these are no longer allowed

ADU i.e. carriage house, granny flat; smaller unit in the backyard and usually above a garage

People don't want ADUs to be short term rentals;

Licensing wouldn't be issued to ADUs to address people with short term rentals; enforcement may be challenging

Conservation Overlay Starter Kit

Can help define certain standards so that new construction mimics the neighborhood; they're only 7-8 currently established with Overlays;

Conservation Overlay is different from a Historic District or Landmark District; You can still demolish the house and rebuild it within an Overlay, but the new build would need to meet certain criteria

No minimum size for a Conservation Overlay area

An overlay is a change in zoning;

"Character Home" incentive program with density bonuses near transit

Can't do midsize along Colfax due to the character of Colfax

Use a quarter mile which is roughly 2 blocks from Colfax, e.g. encourage more apartments in a mansion apartment; preserve existing house and convert more units; they can also add additional units to these buildings;

Patty asked about parking for these new high density Character Homes;

Population projections for Denver is another 100,000 people in the next 10 years; transportation planning is to improve other options for people

Goal of the city is to encourage affordability;

One of the barriers to ADUs is the financing and zoning;

Housing

- Preserve existing housing
- More apartments near transit
- ADUs
- Non-Conventional Housing
- New Affordable Housing

- Supportive Services

Mobility

Transformative Streets – make the emphasis different away from vehicles

Convert Park Ave from Colfax to 16th to a plaza (this was a plaza at one point of time)

Park Avenue would not go all the way through to Colfax

More Bike Lanes

-would you let your 8 or 9 year old ride this bike lane

Mobility Hubs – stations along Colfax where we will encourage spots for bike shares, scooters, etc

Traffic Calming – 16th and 17th Avenues; make design changes to make drivers a more appropriate speeds

City has a long term goal to eliminate traffic deaths; going from 25 to 35 dramatically increase likelihood of fatality

Economy

Healthcare and Wellness as the economic anchor

-Weave services throughout neighborhoods, blend the edges of the hospital campuses, strengthen daily services, retail and dining options

Broaden healthy food access, particularly to CPW

Protect community-serving retail/small business

Allow flexibility in the zoning code to ease burden of opening new business and/or changing a use; marketing package of small businesses; BRT construction mitigation

Nurture and Promote small office niche

-Co-working; liv-work spaces; small-format commercial spaces; innovative flex spaces

Green Infrastructure

-Maintain and modernize our tree canopy and tree lawns; neighborhood is more than 20% covered by tree canopy

Create additional park space

-parkways as linear parks – creating contemporary parkways i.e. people jogging down them but there are not designated jogging lanes

-user underutilized lots for parks/green space

-Encourage the use of green infrastructure and natural vegetation to reduce runoff and increase infiltration

Part of the discussion of the Community Workshop will to help prioritize plans

Colorado Black Guards Festival; Friday July 12 and July 13

Have block captains for neighborhood meetings;

Next Meeting
Process for intake of information