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## Land Use, Transportation & Infrastructure Committee Summary Minutes

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**Tuesday, April 16, 2013**

**10:30 AM City & County Building, Room 391**

**Committee Members:** Robb, Chair; Montero, Vice-Chair; Brown; Lehmann; López; Shepherd

**Committee Staff:** Gretchen Williams

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**Council Members Present:** Brown, Lehmann, Lopez, Montero, Robb, Shepherd, Susman

**Members Absent:** None

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### Bill Requests

**BR13-0228 Changes the zoning classification from PUD #309 [Former Chapter 59 Planned Unit Development] to PUD-G [Planned Unit Development - General] at 11150 & 11100 E. Dartmouth Ave. and 3101 S. Parker Road in Council District 4.**  
*Steve Nalley, Community Planning & Development*

A motion offered by Councilmember Lehmann, duly seconded by Councilmember Brown, to file the bill carried by the following vote:

**AYES:** Susman, Brown, Lehmann, Lopez, Montero, Robb, Shepherd(7)

**NAYS:** (None)

**ABSENT:** (None)

**ABSTAIN:** (None)

This 4.5-acre site in the Kennedy Statistical Neighborhood is at Dartmouth and Parker Road, immediately east of the Kennedy Park. Current - and proposed - uses are an office building, a funeral home, a crematorium and a columbarium, all

allowed in the site's current PUD. The applicant wants to expand the office structure, but the PUD includes a specific site plan and does not allow for expansion of the building. The proposed PUD will allow for expansion of the office use and will allow flexibility in the future to allow for redevelopment that conforms with the S-CC-5 zone district without another amendment to the PUD.

The existing funeral home and crematorium are not allowed in the S-CC-5 district, creating the need to remain as a PUD.

The surrounding area is Kennedy Golf Course, multi-unit residential and some strip commercial retail.

Community Planning & Development staff found that the proposal is consistent with adopted city plans, namely Denver Comprehensive Plan 2000 and Blueprint Denver. The site is in an Area of Stability with concept land use of Urban Residential.

Written notice of the proposed amendment was sent to the relevant Registered Neighborhood Organizations and the property was posted with information about the Planning Board hearing on March 20. No community communications have been received.

CPD staff finds that the application meets the requisite review criteria and recommends approval. On March 20, the Planning Board unanimously voted to recommend approval to City Council.

**BR13-0265 Changes the zoning classification from E-SU-Dx [Urban Edge Context, Single Unit, min. 6,000 sf lot, Suburban House building form ] to OS-A [Open Space, Public Park] at 1101 Quebec St. in Council District 5.**  
*Theresa Lucero, Community Planning & Development*

A motion offered by Councilmember Susman, duly seconded by Councilmember Shepherd, to file the bill carried by the following vote:

- AYES: Susman, Brown, Lehmann, Lopez, Montero, Robb, Shepherd(7)
- NAYS: (None)
- ABSENT: (None)
- ABSTAIN: (None)

This 19,200 square foot lot is in the Montclair Statistical neighborhood at the northwest corner of E 11th Ave. and Quebec. The City owns the property, which was transferred to it by Denver Water last September. The land is vacant, but it is adjacent to City parkland. The plan is for Parks & Recreation to incorporate this parcel into Dennison Park.

The surrounding area is Dennison Park and single-family residential, a 2-story apartment

building, and a Denver Water building.

Relevant Registered Neighborhood Organizations were notified of this application and the property was posted with information about the Planning Board Hearing.

Staff found that the application meets the requisite review criteria and recommends approval.

This application was on the Planning Board's consent agenda for April 3. The Board voted unanimously to recommend approval to Council.

Councilwoman Susman explained that the Denver Water building is new, and it is named for Chips Barry, the former Denver Water Manager, who lived in the neighborhood.

## **Presentations**

### **1**

#### **Denver Composts!**

*Charlotte Pitt, Solid Waste Management*

Charlotte Pitt, Solid Waste, presented an update on the City's Composting Program. The impetus for this conversation was the addition of compostable materials collections on the 3rd, 4th, and 5th floors of the City & County Building. Compostable material collection has been available on the 4th floor of the Webb Building for awhile.

In 2008, the City started a residential pilot compost program in selected test neighborhoods. Due to lack of funding, the program is still a pilot, with no expansion and participants now must pay for the services. This is testing the system and providing an opportunity to study how it works and to be sure the program functions as tightly as possible.

Public Works provides trash and recycling services to residential neighborhoods, Denver Public Schools and 145 municipal buildings and facilities. Adding composting collection as a test in some of these buildings was a logical progression. Eighteen elementary schools were added last year. Now the Wastewater Building, the Central Platte Campus, and the 4th floor of the Webb Building have compost collection service as well. Addition of the 3rd, 4th and 5th floors of the City & County Building was driven mainly by Ean Tafoya, City Council staff, and Suzi Latona, Facilities Management.

Materials collected from office building are significantly different from the residential stream. Composting has less room for error than recycling collections, which are sorted after collection. Compostable items are primarily food waste, but others include soiled paper products, such as used coffee filters, tea bags and a large volume of paper towels from restrooms.

Ean Tafoya said that the cleaning crew takes out the compost material every day. In one day, this building fills a 65 gallon cart with organic materials, diverting it from the landfill. He pointed out that this was a goal of the City Council, and now it is a reality. Eventually,

the program will extend to the entire building.

Councilman Lopez noted that restaurants toss out a lot of food, and many use City dumpsters for food waste.

Ms. Pitts said they are not supposed to, and we try to monitor that. Some private companies provide compost services, but they focus on grocery stores. Many of the commercial trash/recycling services do not yet offer compost pick up. One of our goals is to drive the development of the infrastructure and help bring down the costs of composting.

Councilman Lopez said the City struggles with providing better trash service without raising taxes. Maybe the City should develop a compost pickup service as an enterprise activity to pay for implementation of the solid waste plan. The more mixed-use zones that develop, the more complicated it is to sort out who is producing what waste and policing use of dumpsters. We are charging residents for compost pickup; we could charge businesses.

Ms. Pitts said she thinks the Green Business Initiative includes composting as they talk to businesses about energy savings. Solid Waste maintains a list of commercial composters on its website.

Councilman Brown asked if the composting program is paying for itself. Ms. Pitt said 2200 homes pay for service as part of the pilot, but we are not charging the municipal buildings.

The cost of composting is higher than trash disposal. A1 Organics takes Denver's compost material to a collection facility then transports it to its facility near Keensburg for the composting process.

Solid Waste envisions taking the compost program City-wide at some point. The challenge is capital cost for collection barrels and trucks. Staff keep trying to identify funding. The City would do collection but would contract for the composting and marketing of compost, activities the City wants not want to do.

Saturday May 4 is the annual mulch give-a-way and compost sale. Compost is highly valuable for holding water in the soil, and that is important in draught.

Councilwoman Lehmann asked the cost to operate a City-wide compost program. Ms. Pitt said she would need an \$8 million budget for a full service program.

Councilwoman Robb said one of Council's goals is to have a plan of how to do it, even though it would require a phased approach.

Councilman Lopez said it is worth investigating how the City could do it as an enterprise.