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## Land Use, Transportation & Infrastructure Committee Summary Minutes

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**Tuesday, January 08, 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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### Presentations

- 1                    Introduction: Rocky Piro, Manager of Community Planning & Development**  
*Councilwoman Jeanne Robb, Chair*

Councilwoman Robb introduced Rocky Piro, the new Manager of Community Planning & Development, who grew up in Northwest Denver. After his graduate work at University of Colorado at Denver, he moved to Seattle and has been in professional planning positions in the Northwest.

Mr. Piro said he is honored to return to and serve Denver, which has a national reputation as a leader and innovator in planning and sustainability issues. He is currently learning by reading planning documents and meeting with each Council Member and other City officials. In the near future, he will begin meeting with community groups.

In response to questions, Mr. Piro said that Denver has a good planning framework with its Comprehensive Plan, Blueprint Denver and the new Denver Zoning Code. Preservation and growth do not have to be mutually

exclusive. He indicated that both the revitalization of older neighborhoods and new development, such as proposed at DIA, can be accomplished. As in any city, some Denver neighborhoods, such as Globeville, Elyria and Swansea, have been mistreated through history, but we are now beginning to realize the potential and opportunities for redevelopment.

Mr. Piro said that his philosophy is that planning is a participatory process. Planning documents are meant to be aspirational but at the same time, they are designed to provide clear guidance and direction, like a road map. Walkability is an important and worthy value, and sidewalks are critical to achieving that, but sidewalks cannot be "one size fits all" in a city such as Denver. We need to work on that, and Denver has lots of opportunities. He said he looks forward to working with the City Council.

## **Bill Requests**

**BR12-0807 Changes the zoning classification from C-CCN (Urban Center Neighborhood Context, Cherry Creek North) to C-MX-8 (Urban Center Neighborhood Context, Mixed Use, 8 story max. height) with a condition that a regulating plan be filed for property at 245 Columbine in Council District 10 (continued from Nov. 27).**

*Kyle Dalton, Community Planning & Development*

Councilwoman Robb introduced the proposed zoning case that is back at Committee after being held on Nov. 27 to provide an opportunity for the neighborhood and the developer to work out some of the issues, including overdevelopment, density, traffic congestion, and parking. An overarching issue is what the Cherry Creek Area Plan means in relation to this proposed development. She and the neighborhood received a memo from the developer late Monday, following a meeting with the neighborhood representatives. This morning, a meeting summary was distributed from the neighborhood representatives. (both documents attached).

Councilwoman Robb said she did not intend to have Community Planning & Development (CPD) go through the staff report again. However, she did want to address one statement made in a neighborhood email. The statement indicated that the proposed building is twice the size of buildings along First Avenue, and she asked CPD about that relationship. CPD staff displayed a chart and graphics (attached) to illustrate the comparison of the proposed building to some of those on First. Those visuals demonstrated the actual differences in size.

Councilwoman Robb noted that the only change offered by the developer since the Nov. 27 Committee meeting is an additional 5-foot setback on both the east and west frontages of the building, which represents about a 4% reduction in building size.

She said the neighborhood representatives said they had a good conversation with the developer on Monday, and they want more time to talk. They request that Committee hold this application again today. She noted that even if the bill is moved out of Committee today, that action in no way portends what Council will do. If it does move out today, there will be about 6 weeks to talk before Council's public hearing, which is anticipated to be on Feb. 19.

A motion offered by Councilmember Robb, duly seconded by Councilmember Lehmann, that this item be held in committee failed by the following vote:

- AYES: Lopez, Robb(2)
- NAYS: Susman, Brown, Lehmann, Montero, Shepherd(5)
- ABSENT: (None)
- ABSTAIN: (None)

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

- AYES: Susman, Brown, Lehmann, Lopez, Montero, Shepherd(6)
- NAYS: Robb(1)
- ABSENT: (None)
- ABSTAIN: (None)