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## Land Use, Transportation & Infrastructure Committee Summary Minutes

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**Tuesday, March 05, 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, Robb, Shepherd, Susman

**Members Absent:** Montero

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### Bill Requests

**BR13-0144 Approves a \$5,115,519 contract with Mark Young Construction for the new Denver Fire Station No. 18 at Lowry, a Better Denver Bond Project, in Council District 5 (201208899).**

*Scott Hergenrader, Better Denver Bond Program Manager*

The Lowry Fire Station was designed by OZ Architecture. Today's request is approval to file the bill authorizing the proposed \$5,115,519 construction contract with Mark Young Construction Company.

The facility will have a state-of-the-art geothermal heating/cooling system, which intrigued Councilwoman Shepherd. The design includes other sustainability items, such as concrete roof tiles. The project includes installation of a full traffic signal at Alameda and Zenia, which the Fire Dept. will be able to control as needed. Zenia will be extended to the north side of Alameda to serve the fire station and a future development known as Lowry Vista. IRG, owner of the Lowry Vista property, will reimburse the City up to

\$397,000 for its share of these infrastructure improvements.

Construction is slated to begin in April 2013 and be completed in April 2014. The facility will begin operations that June.

Chief Garrett said this additional station will dramatically improve the response time in this part of Denver, as well as in Aurora. Response times should drop to a maximum of four minutes. Windsor Gardens will have one minute response time.

Councilman Lopez asked about the environmental issues on the site of the proposed Lowry Vista project and expressed concerns for the health and safety of the firefighters. Mr. Hergenrader said there is a series of monitoring wells along the western edge of the former land fill site, and these wells have indicated no contamination, according to IRG. The soils testing on the fire station site has found no contamination.

Councilwoman Susman said this western section of the former landfill site has not been in question. The Army's refuse was put into trenches and buried further east.

Councilwoman Robb asked if the station will provide any shared services with Aurora since it is so close to Havana St. Chief Tade reminded the Committee that Denver and Aurora have shared service agreements in place in this area of town, but the two fire departments are discussing future shared services.

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

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

**BR13-0105 Changes the zoning classification from C-CCN t(Urban Center context, Cherry Creek North) to C-MX-12 (Urban Center context, mixed use, max. 12 stories) of 102-128 Steele in Council District 10 (2012I-00031).**  
*Chris Gleissner, Community Planning & Development*

This 0.59 acre site is on the northeast corner of First Ave. and Steele in

Cherry Creek North. The site used to contain a gas station on First. The redevelopment site also includes a small office building which will be demolished. The general neighborhood area is of mixed uses, commercial and retail, with a varied context in terms of building designs and heights. The Cherry Creek North Design Standards and Guidelines apply to this site, and the proposed zoning is C-MX-12, which allows up to 12 stories or 150 feet. However, a park view plane across the site holds height to 144 feet.

Community Planning & Development (CPD) staff determined that the proposed zoning is consistent with adopted City plans, such as Blueprint Denver, which identifies the neighborhood as an Area of Change. Recommendations include reinvestment and redevelopment with more density to increase street activity. The First and Steele corridor is designated as mixed-use arterial; First east of Steele is a mixed use collector; and Steele north of First is an undesignated local street.

The proposed zoning is also consistent with the Cherry Creek Area Plan, adopted in 2012, which includes Cherry Creek Shopping District and Cherry Creek North District recommendations. Mixed, higher-density uses with less surface parking are recommended, consistent with the proposed zoning. The justifications for rezoning are the changed and changing conditions, including adoption of the Cherry Creek Area Plan. The current zoning is insufficient to achieve the plan goals.

The Planning Board held a public hearing after which it recommended approval on a 7 to 1 vote on Feb. 6.

To date, CPD has received 25 letters of support and five in opposition. Additionally, two Registered Neighborhood Organizations (RNO) sent letters expressing support and one RNO expressed opposition.

The area has fairly good transit access, and the C-MX districts have a lower parking ratio than the more suburban commercial corridors. The district requires 0.75 parking spaces per residential unit.

David Zucker and Brad Buchanan, architects for the project, which will be a LEED Gold building, explained the urban design evolution of the area and how that influences design for this major opportunity site. The building will come in under the 144 feet allowed by the view plane. Mr. Buchanan said it is important in their design work to acknowledge that Cherry Creek happens at the street level and how it is activated. The ground level will contain a lobby area and a restaurant. Underground parking will be provided for residents and businesses in the planned building.

Cindy Patton, Public Works Policy & Planning, talked about the numerous and varied studies and plans focused on pedestrian movement as well as vehicular traffic in Cherry Creek. These include a 2009 study of First Ave. between Steele and Colorado Blvd. to investigate how the pedestrian crossing distance could be narrowed. A study Public Works is trying to identify funding for is the entire Cherry Creek Corridor from Colorado to I-25 downtown, which was identified for study in the Strategic Transportation Plan due to the high traffic volume and its being the major east-west corridor between Evans and 6th/8th avenues. The First and Steele intersection, which sees 51,000 vehicles a day, is also under study to improve movements for all modes of transportation.

Councilwoman Robb said it is important to connect Cherry Creek with Downtown and Union Station. She said we have lots of studies but we need engineering designs so we are ready for any future bond issue.

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

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