



Land Use, Transportation & Infrastructure Committee Summary Minutes

Tuesday, April 01, 2014

10:30 AM City & County Building, Room 391

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

Committee Staff: Debra Bartleson

Council Members Present: Brown, Lehmann, Montero, Robb, Ortega, Susman

Members Absent: Lopez, Shepherd

Bill Requests

BR14-0267 Approves the rezoning of 4300 East Warren Avenue and 4275 East Iliff Avenue from PUD 205 to G-MU-3 in Council District 6.

Theresa Lucero, Community Planning and Development

Theresa Lucero, Community Planning & Development (CPD), stated the proposal is to rezone the property located at 4300 E. Warren Ave. and 4275 E. Iliff Ave. from PUD 205 to G-MU-3. The plan is to change the land use from an office to day care center. No change of land use is being considered for the southern parcel. The impetus for this change came when the northern part of the parcel was sold, said Ms. Lucero. The intent is to take some of the parking area for a playground. Ms. Lucero stated that day care centers are allowed in this zoning.

Councilmember Robb asked how this block was put together. Ms. Lucero said she thought the block was aggregated years ago and when the City was annexed that street was already vacated. Bob Gollick, owner representative, said the block was

aggregated in the early 60's and zoning then didn't allow more than a certain number of structures, so it was zoned a PUD.

The plan is consistent with all adopted plans of the City, said Ms. Lucero. The plan is to schedule the hearing for May 12.

Councilmember Lehmann asked why the building is being re-purposed from its original use. Ms. Lucero explained that the offices will now be vacant as the Board of Realtors office will now be moving to Lakewood.

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

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

BR14-0275 A bill for an ordinance approving a proposed Agreement for professional consulting services between the City and County of Denver and Parsons Brinkerhoff, Inc., for the National Western Stock Show Complex and Coliseum Master Plan.
Kelly Leid, Mayor's Office-NDCC; Peter Baertlein and Jenn Hillhouse, Public Works; Eric Anderson, Parsons Brinkerhoff (PB)

Kelly Leid, North Denver Cornerstone Collaborative (NDCC), stated that the NDCC encompasses six major projects in the area. Today, City staff is bringing forward the contract for Master Planning services for the stock show and coliseum. Pete Baertlein, Public Works (PW), said a request for qualifications (RFQ) was released in December 2013. Six proposals were received and four firms were interviewed in February 2014. Parsons Brinkerhoff (PB) was selected by an 11-member Selection Committee. The City's Project Manager is Jennifer Hillhouse (PW), and Eric Anderson is PB's Project Manager.

Ms. Hillhouse said this project incorporates seven key elements (see handout). She explained that the visioning component includes neighborhood integration, open connectivity, infrastructure, and road network. The project team and Master Planner will also look at costs and phasing opportunities. In the end, all the information will be wrapped up into a Master Plan for City Council approval. It will be a 12 month process starting in April. The plan would be to get feedback from the stakeholders from January to March in 2015 before coming to Council.

Eric Anderson, PB, said they have put together a great team - Laura Aldretti,

Civitas, Populus, Kiewit, and others. Mr. Anderson stated that PB has worked on other major projects such as Denver Union Station, the Sochi Olympics, Stapleton Redevelopment, and the Los Angeles River project.

Councilmember Ortega asked if the transportation review will include the neighborhood plan and what will be the minority goals for contracts. Mr. Anderson said they will look at all transportation plans for that area, including bicycles and rail. Mr. Baertlein said they discussed minority goals with the Office of Economic Development, but these specific contracts do not require minority goals. He added that PB proposed including minority contractors in their submittal for the contract. Mr. Anderson report that they contracted with three firms that represent 12% minority representation.

Councilmember Susman asked what the City will have after this phase is completed. Mr. Baertlein said the City will have a Master Plan (MP) with phasing and costs identified. There could be a General Development Plan and Council will have opportunity to approve the outcome of the study and plans. Mr. Leid said the Finance Committee will begin soon and those on the Committee will look at various funding tools. Councilmember Montero asked what role the Citizens Advisory Committee will play in this process. Mr. Leid said they meet monthly and that their feedback will be a key conduit for ideas in getting to the final plan. Mr. Leid said the City is funding this contract for the first phase of planning.

Councilmember Ortega said that some projects may need to be addressed prior to the final MP and asked how that would be handled. Ms. Hillhouse said they've identified certain projects already and they are planning for early actions in some cases, but there will be collaboration.

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

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

Presentations

1 Proclamation Proposal: Concerning the reconstruction of Interstate I-70 through Northeast Denver.

- a) Presentation**
 - b) 15 minutes of Public Comment**
 - c) Discussion/Action**
- Councilmember Montero, District 9*

Councilmember Montero said the proclamation proposal includes input from Councilmembers and their ideas about what to consider in the future for this area. She held a meeting last week to inform neighborhoods about the proclamation, and today people are here to express opposition and/or support of the document. The Councilwoman explained that it's not perfect, but she was trying to find a balance.

The following people signed up for public comment on the I-70 Proclamation (see video for complete details):

- 1) Keith Howard. Opposed to proclamation and doesn't want City to lose its leverage on this project.
- 2) Steve Kinney (Realtor). Opposed to proclamation and has concerns about the 8th Whereas in the document.
- 3) Seku. Supports the proclamation. Believes that it is important to send message to all stakeholders, including the disadvantaged.
- 4) Ron Rohr, Vice President of NWSS. Strongly endorses the proclamation.
- 5) Katie McKenna, Globeville resident/Habitat for Humanity employee. Ms. McKenna said she is speaking for herself not her employer. Concerned about 6th Whereas and believes the current plan has a high impact on minority communities and should be mitigated.
- 6) Anne Elizabeth, United Community Board of Directors. They oppose the proclamation. They have concerns with environmental justice, quality of life issues and would like stronger language on behalf of the communities.
- 7) Bob Davis, President of Power Auto. Employs 150 individuals and he has concerns about any closure at Vasquez Blvd. He would like to see the plans before the proclamation is approved.

Councilmember Montero asked Executive Director of Zoning Brad Buchanan and Tony DeVito from the Colorado Department of Transportation (CDOT) to comment on the process and proclamation. Mr. DeVito stated the I-70 project is one of the largest in the state and CDOT needed City Council support for future planning. Mr. Buchanan said it was the right time to show support and that all stakeholders needed some sense of direction in the future. The proclamation doesn't commit to a specific plan design, but shows direction for moving forward. Councilmember Robb commented that the proclamation puts forth goals.

Councilmember Ortega discussed her draft proclamation and the need to have more language in the Montero proclamation concerning neighborhood impacts. She asked if items in the Environmental Impact Statement (DEIS) document will be included in later planning and if the 10 lane proposal is final. Mr. DeVito said there will be two HOV lanes and will be part of the 10 lane proposal. The project cost is \$1.8 billion and will encompass the area

from Brighton Blvd. to Tower Rd. He noted that CDOT has entered into a partnership with Denver and others and everyone has made commitments to have some cost sharing where they can. He added that drainage plans are critical to the collaboration efforts.

Councilmember Nevitt said this is a dramatic and transforming project. He noted that the current planning efforts provide him with sufficient confidence that processes are in place and he supports the proclamation.

Councilmember Susman said the proclamation is a way for Denver to support the project and to show collaboration with CDOT in order for CDOT to show to the federal government that this project warrants funding. The proclamation doesn't say what to do it states what issues need to be considered - health, safety, and connectivity. She supports the proclamation.

Councilmember Lehmann asked how flexible the plans will be in conjunction with the proclamation. Mr. DeVito said there is still a lot of work to be done, but the legal binding document will be the Record of Decision (ROD). The federal government will get the ROD and record all the issues, but there will be tweaks before then as they proceed. Mr. Buchanan said the project is a complex design and they are in the conceptual design phase now. Various stakeholders are putting diverse lenses to this project, and there are shared guiding principles that everyone is following. They are looking at all the opportunities and identifying place-making elements, and that is where the neighborhoods can become involved.

Councilmember Ortega noted that a lot of traffic in the area now is not doing local deliveries and she feels that traffic needs to be routed away from I-70, and that any toll collections should be shared by percentage and placed in a fund where the dollars could be used for building up neighborhood and business plans. Mr. DeVito said getting into those areas are issues of interstate commerce and any re-routing or restricting vehicles is at the federal level and that type of suggestion would impact the Federal Transportation Act. He added that hazardous materials routing is also an entirely different process.

Councilmember Robb stated that this proclamation may not be the last proclamation regarding the I-70 project due to the size of the project.

Councilmember Nevitt suggested moving around the following proclamation language: Whereas #3 is really a Therefore statement, and move last three Whereas's to Therefore statements, and move Therefore Section 1 statement to a Whereas statement. Councilmember Montero said she will also add a few more organizations in the first Whereas statement. Councilmember Ortega feels the air quality language should be stronger. For the record, CDOT did not help draft the proposed proclamation, but they support it, said Mr. DeVito. Councilmember Montero asked the Mayor's Office if the Mayor has taken a position on the proclamation. Skye Stuart, Mayor's Office, said the Administration typically doesn't get involved in Council proclamations, but the Mayor is supportive of this

step for a collaborative vision.