



Land Use, Transportation & Infrastructure Committee Summary Minutes

Tuesday, June 19, 2012

10:30 AM City & County Building, Room 391

Committee Members: Robb, Chair; Montero, Co-Chair; Lehmann; López; Shepherd; Susman

Committee Staff: Gretchen Williams

Members Present: Lehmann, Lopez, Montero, Robb, Shepherd, Susman, Kniech, Nevitt

Members Absent: None

Bill Requests

BR12-0486 Adopts the Cherry Creek Area Plan.

Molly Urbina, Steve Gordon, Ellen Ittelson and Chris Gleissner, Community Planning & Development; Cindy Patton, Public Works

Molly Urbina, Interim Manager of Community Planning & Development (CPD), thanked Councilwoman Robb and members of the Cherry Creek Steering Committee and all others who worked on this plan.

Staff presented an overview of the Cherry Creek Area Plan. Both the plan document and the presentation are attached to these minutes.

The Framework Plan is developed around the vision of creating a connected, distinctive, green and prosperous Cherry Creek area, bounded by University on the west, Colorado Blvd. on the east, 6th Ave. on the north and the actual Cherry Creek on the south.

Four distinct subareas were identified, and each has its own strengths,

opportunities and challenges.

- Shopping District (includes the mall and Cherry Creek North)
- Cherry Creek North Neighborhood (residential area)
- Cherry Creek East (residential area)
- Cherry Creek Triangle (mixed uses)

Plan implementation will happen over time and will involve various components:

- Regulatory actions
- Public investment
- Public/private partnerships
- Champions and advocates

On June 6, 2012, the Planning Board held a public hearing, at which the staff presented recommendations for clarifications and corrections, including expanding on the urban form goals for Cherry Creek North and changing the "Alameda Triangle" (area between Colorado, Alameda and Cherry Creek) to the "Cherry Creek Triangle".

Several public speakers addressed the Planning Board, most of whom supported the Plan, although several conditioned support on including the "Cherry Creek Shopping District Development Study and the "Cherry Creek North Urban Form Study as reference appendices.

The Planning Board found that the Plan 1) is consistent with the Denver Comprehensive Plan 2000 and applicable supplements and policy documents, including Blueprint Denver, the Strategic Transportation Plan and Strategic Parking Plan; 2) was developed through an inclusive public process; and 3) has an appropriate long term perspective.

Ms. Urbina read the transmittal of the Cherry Creek Area Plan to City Council with Planning Board Approval.

Some of the issues include:

- Building heights and the plan recommendations to change some of the current height limits.
- Design guidelines have not been adopted.
- Harrison Street and the perimeter streets need more attention.

Councilwoman Robb said that the economic study by KHO Consulting was controversial because some people felt the goal was to rezone based on property owners getting the most return. The white paper on urban form was prepared to help illustrate some of the concepts being discussed. The working group was very skilled attentive to detail.

Ms. Urbina said these documents will serve as good stepping stones when new zoning districts are being created.

Councilwoman Shepherd asked what happens if a property owner wants to exceed the plan's recommended building height. Chris Gleissner, CPD, said the zoning controls the height, so if the zoning does not allow the height the owner wants, a zoning map amendment would be needed. Staff would review that map amendment application in view of all aspects of the plan, not just heights.

Councilwoman Shepherd noted that the Plan is considered a 20 year plan, and she asked how often plans are updated. Ellen Ittelson, CPD, replied that it varies area by area. Some of the stable areas have plans that are good for years and years. The Downtown Plan has to be updated fairly often due to the rate of change. Cherry Creek has been growing and maturing rapidly, so more updates have been needed. CPD hopes that the proposed new one will have a longer life.

Councilwoman Lehmann asked how the plan addresses needs of families with children. Ms. Ittelson noted that the area is accessible to all ages, as it is very walkable. The area contains many housing units specifically for seniors, but it also contains two of the best schools in the state as well as lots of parks. Cherry Creek is a great neighborhood for ageing in place. Mr. Gleissner added that the plan recognizes that the diversity of housing stock is one of the area's strengths.

Councilwoman Kniech said the housing stock does not have price point diversity. Opportunities to provide more moderately priced homes for families need to be enforced. Being thoughtful as the price points become less

Councilwoman Robb said she had asked for figures on housing types and costs but does not have a full report yet. There are 336 units with rental level restrictions in Cherry Creek, or about 10% of total housing.

Councilwoman Kniech responded that many of those are occupied by single adults. Family income diversity is important, and we need to get families into those units.

Councilwoman Robb invited some members of the leadership team to speak.

Trish Palamara, Chair of the Cherry Creek Steering Committee, explained the diversity of the Committee. She said the Plan is only a milestone, and the Committee already has plans to focus further on several aspects. She figures over 1000 different people touched this project at different times.

Bob Mattucci, Realty Management Group, and Co-chair of the Leadership Team, said the group challenged each other in areas such as density, heights and housing types. Currently, there is not a single rental unit within the Cherry Creek North Business Improvement District (CCN BID), and the current zoning makes achieving that goal very difficult. The BID needs some rental housing for teachers, firefighters and retail employees. We all need to work together to really address

the issues that will make it a better place. This is an aspirational plan.

Wayne New, Co-Chair of the Leadership Team and president of Cherry Creek North, said we have to look at the balance of residential and commercial and maintaining the quality of life. He thanked Councilwoman Robb for getting the White Paper and the Ken Ho plan included because those being in the plan make it more meaningful. Residents are concerned about balance, but we are looking forward.

Julie Bender, Executive Director of Cherry Creek North BID, said the BID area and the shopping center together produce about 5% of the City's retail sales tax revenue. Downtown produces 6%.

Seventy percent of the 400 stores in the BID are locally owned. The CCN BID reinvests in itself through a local property tax of 17 mills, and it issued its own bonds for \$18 M for streetscape improvements. Overall, it is a successful retail area, but parts of it are struggling. These are the areas with older buildings, higher vacancy rates, higher turnover, and a substandard retail mix. We need more office workers, residents, shoppers and visitors. Of the 16 blocks of Cherry Creek North, 15 are supported by visitors from outside the CC area.

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

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

Presentations

1 Manager of Parks & Recreation update.
Lauri Dannemiller, Manager, Denver Parks & Recreation

Due to lack of time, Councilwoman Robb apologized but asked Ms. Dannemiller to limit her presentation to Resources, Allocation and Priorities Plan (RAPP) today. The other topics will be re-scheduled for June 26.

Ms. Dannemiller and Chris Dropinski of Greenplay Consulting presented the information in the attached PowerPoint.

The purposes of RAPP are:

- identify core services;
- identify duplication in services;
- recommend provision strategies;
- help determine resource allocation;

- recommend pricing strategies; and
- enhance partnerships.

Outcomes of the process will include short and long term strategies. The plan will help make the system more sustainable and will help balance fees and charges. Cost recovery was discussed, and it was pointed out that cost recovery does not necessarily mean recovering all costs of every service.

Ms. Dropinski said Greenplay performed a RAPP process for San Diego County, and the Board of Supervisors now use the results as a business plan.

A steering committee will be formed for the process, and City Council and the Parks& recreation Advisory Board (PRAB) will be kept informed. The schedule calls for finishing the plan in time to finalize a new fee structure in time for the 2014 budget process.

Councilwoman Montero asked if this group's recommendations will include closing certain recreation centers. Ms. Dannemiller said that is not the intent of this process. This is more focused on the financial structures within the Department.

Councilwoman Kniech noted that it is impossible to sign up kids for swimming lessons because demand far out paces supply. She asked if this process will look at how we can change that, and also at such things as leakage to other cities' recreation facilities. Ms. Dannemiller anticipates looking at both of those aspects. If there are services that are adequately provided by others, we have to question if Denver needs to be providing that service.

Councilwoman Susman said Peak Performance does this type of analysis and she is unsure why we are doing this separately. Ms. Dannemiller replied that Peak Performance is looking at the things the department does and how we can do them better, but does not get to the gritty level like fee structure, and it will not provide the foundation we are looking to gain from RAPP.

Chris - Greenplay – This will get all the information in place so it is not a point in time study but a way of doing business over time.

Councilwoman Lehmann said one of the problems is that every program is citywide, and not everything needs to be provided at every center. People in various parts of the city may want different services. Ms. Dannemiller said we will look to recover costs based on the value to the communities within Denver.

Councilman Nevitt said this is an attempt to bring reason and a rational basis to the fee structure so that we stop making pricing decisions on the fly.

Councilwoman Shepherd asked if this conversation will include revenue sources and ideas for enhancements. Ms. Dannemiller replied that we must look at all possible revenue sources - endowment projects, partners like Public Land Trust and lease-

back opportunities.

Recreation fees are now tied to Consumer Price Index, and we may decide to use that index for other fees or to change the recreation fees. We want to use the results from this study for those things in the future.

Councilwoman Robb said this will be a challenge, and lots of public outreach will be needed.