



Land Use, Transportation & Infrastructure Committee Summary Minutes

Tuesday, March 11, 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, Lopez, Montero, Robb, Shepherd, Susman, Brooks

Members Absent: None

Presentations

- 1 Welcome: Brad Buchanan, New Executive Director of Community Planning & Development**
Brad Buchanan, Executive Director of Community Planning & Development

Brad Buchanan stated he was glad to be here in Denver and moving forward with creating and protecting healthy livable communities. He is supportive of tactical urbanism that incorporates creativity in development. The vision is to connect neighborhoods and to create more two-way streets; with the idea of mixing work and play developments and making places experiences. He would like to continue to build trust, incorporate respect for all ideas, and to protect the historical value of neighborhoods. "Your Favorite Place" initiative will start soon to ask Denver residents where their favorite place is; which will help to incorporate place-making.

Councilmember Shepherd asked what it meant to incorporate tactical urbanism. Mr. Buchanan said it is evaluating for appropriate programming in partnership with

others. In would include infrastructure needs in addition to design needs and incorporating small business and job development in the mix.

Councilmember Montero asked how he was going to address Denver areas where people who are disadvantaged and living in poverty. Mr. Buchanan talked about partnerships among Denver City Council, Office of Economic Development, and Denver Housing Authority to proactively address these issues. He noted that Councilmember Kniech is working with many stakeholders on revising the Inclusionary Housing Ordinance to assure that mixed housing is available in all areas of city.

Councilmember Lopez stressed that some neighborhoods do not have a modern and/or updated neighborhood plan. Mr. Buchanan said that he is aware that two neighborhood plans in the Council goals plan that did not get accomplished, and he offered to meet with the Councilmember to look into his district needs.

Bill Requests

BR14-0153 Approves a rezoning of 2157 Downing Street from PUD 96 to U-MX-3 in Council District 8.
Courtland Hyser, Community Planning & Development

Courtland Hyser, Community Planning & Development, explained the proposed rezoning project is located in District 8; San Rafael neighborhood. The property was zoned in 1983 as a PUD 96 which did not allow for any uses on the site other than a restaurant and/or lounge. The site was formerly known as Pierre's Supper Club, and has a maximum height allowance of 30 ft. The proposal is to change the site to U-MX-3, which is the zoning for adjacent areas. (See attachments.)

The Planning Board approved this rezoning on February 19, 2014, and staff recommended approval. Registered neighborhood organizations have been notified, posting requirements have been met, and staff has received one letter of support. There is no opposition. Mr. Hyser stated the proposal is consistent with the Northeast Downtown Neighborhood Plan.

Councilmember Brooks said the property is an historic site and that there was some opposition early on, but an agreement was arrived at. He added that the city is also helping the current tenant to relocate somewhere in Five Points. Councilmember Lehmann suggested that the new development plan for this site include unique designs.

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, Robb, Shepherd(7)
- NAYS: (None)
- ABSENT: (None)

ABSTAIN: (None)

BR14-0154 Approves a rezoning of 3226 W. 19th Avenue from P.U.D 81 to G-MU-3 in Council District 1.

Tim Watkins, Community Planning & Development

Tim Watkins, Community Planning & Development (CPD), explained that this property is on a carriage lot and the proposal is to rezone from PUD 81 to G-MU-3, to match the current zoning of adjacent properties on all four sides of the property. The Planning Board approved the rezoning on February 19, there is no opposition, and CPD approves since all criteria has been met.

Councilmember Shepherd said she was not aware of this rezoning in her district. Mr. Watkins said this proposal would allow for a different building form with a maximum height of three stories. The property is located near Sloans Lake. The Councilwoman said she was okay with moving it out of committee.

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, Montero, Robb, Shepherd(7)
- NAYS: (None)
- ABSENT: (None)
- ABSTAIN: (None)

BR14-0155 Approves a rezoning of 1205-1275 Osage Street from R-MU-20 w Waivers (2008-106) to C-MX-5 in Council District 9.

Tim Watkins, Community Planning & Development

Tim Watkins, Community Planning & Development (CPD), stated that the property is located in Central Denver in District 9, across from La Alma Lincoln Park, and that the representatives are here today to answer any questions. The rezoning request is to change to C-MX-5 to increase land use options for the reuse of the existing warehouse on site and to adopt a zone district for building and mixed use transit oriented development on the vacant side of the property. The maximum height would be five stories. The Denver Housing Authority Development housing project is a good tie in for this plan. The Planning board approved the rezoning on February 19. CPD recommends approval as this proposal also meets requirements.

Owner/developer has done a lot of work to coordinate with the entities (DHA) and discussing and giving updates. Educational use of site - DPS will move EGTC trades program to this new site. Includes auto tech, welding, etc. for auto repair. DPS is leasing site with 10 year options. 18th & Lincoln taking that site for DPS. Rezone because of waiver, asked Robb. It will add more use.

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

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

Presentations

1 Solid Waste Plan Implementation Update
Jose Cornejo, Executive Director of Public Works; Charlotte Pitt and Lars Williams, Solid Waste Management

Lars Williams, Solid Waste, stated that the Solid Waste program expanded in 2014 due to Council and the Administration providing more funding for vehicles and containers. This year they will add 20,000 more homes to the barrel program. At this time, they do not have projections for increased barrel service for 2015. The 2014 Expansion is Phase 1 of 5 of the Solid Waste implementation plan. Eventually, all three carts - barrel, recycling, composting - will be implemented under the plan. Information shows that 50% of Denver trash is organic and/or compostable, 20-25% is recyclable, and the rest is trash.

Charlotte Pitt, Solid Waste, stated that the benefits of cart based trash service include improved efficiencies. Ninety thousand homes have yet to make the transition to recycling. Globeville and Swansea neighborhoods are scheduled next to receive the services.

Ms. Pitt provided a map that represents areas of the city and the services provided. (See attachments.) The white areas represent 57,000 households that have trash barrel service. Mr. Williams said the goal is to containerize all areas, but the services will differ with the type of equipment pick up.

Councilmember Lehmann asked if charging for trash was still an option. Ms. Pitt said the city charges for composting and that other charges for solid waste services is a question for City Council and the Administration. The composting charge is \$9.75 per month.

Councilmember Brown said he was not notified that the services for dumpsters was being changed in his district and suggested that city staff inform Council when changes are occurring; since some of his constituents do want to maintain dumpsters.

Councilmember Montero said she's worked with the city for Globeville Swansea

neighborhoods for two years to transition to the black barrels. She also said she does not support charging for trash since they haven't had black barrels, and this would negatively impact the neighborhoods. Ms. Pitt said composting is strictly volunteer and staff is hoping services will work together and that residents can opt in as they can afford to do so.

Councilmember Nevitt said moving dumpsters has helped to reduce illegal dumping and he feels that trash barrels are working to eliminate the problem and long term planning for pay as you throw is a consideration for the future. Ms. Pitt confirmed that Platt Park neighborhood is online for composting and there is room for new subscribers in that route.

Councilmember Robb said the budget should have savings if efficiency of these services occurs. Mr. Williams noted that costs increase when there is more composting and recycling done (staffing and equipment).

Councilmember Brooks suggested that more outreach is conducted for various populations, such as the aging. Sometimes the aging constituency doesn't understand about landfill issues and sustainability, and more educational outreach would provide more understanding, said the Councilman.

Councilmember Shepherd said she is supportive of the pay as you throw system, and believes that incentivizing behavior to achieve the goal is a good idea, for example, Boulder charges .10 for use of single use plastic bags.

Ms. Pitt added that they have been working with seniors and disabled communities to assist with moving containers and they are looking into mini containers for all three styles. Mr. Williams said they are the resource for these questions should constituents call.