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## Land Use, Transportation & Infrastructure Committee Summary Minutes

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**Tuesday, January 28, 2014      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, Nevitt

**Members Absent:** Montero

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### Bill Requests

**BR14-0034 Changes the zoning classification from B-4 with waivers and Use Overlays 1 and 2 (Former code, relatively high density mixed use and overlays allowing billboards and adult businesses) to C-MX-8 and C-MX-12 (Urban Center context, Mixed Use, 8 and 12 stories maximum) for property at 351 S. Jackson in Council District 10.**

*Chris Gleissner, Community Planning & Development*

This proposed rezoning is in the Alameda Triange area of the Cherry Creek neighborhood at 351 S. Jackson. The proposed zoning conforms to the Cherry Creek Area Plan and Blueprint Denver. Because the existing zoning contains waivers and conditions, the site was not included in the city-wide rezoning. So far, there has been no momentum for a legislative zoning in this area.

The Planning Board and Community Planning & Development recommend approval.

Don Ruggles, architect, said the owners are looking at various uses. We do plan to save the building, constructed in the 1980s, and build a new structure in the

parking lot connected to the existing building by a breezeway. A portion will be 8 stories and a portion will be 12 stories.

Councilwoman Robb said the intensity of zoning of Cherry Creek is very high, and this means we need better transportation. We are starting a mobility study this spring that will cover this area.

Councilwoman Lehmann asked if there is any study of what is the optimum number of residential units in Cherry Creek. Chris Gleisner, CPD, said residential is what is being financed,

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)

**BR14-0035 Changes the zoning classification from B-A-3 (Former code, large-lot commercial) to C-MX-3 and C-MX-12 (Urban Center context, Mixed Use, 3 and 12 stories maximum) for property at 1465 S. Colorado Boulevard in Council District 6.**  
*Chris Gleissner, Community Planning & Development*

This site on the west side of the 1400 block of S. Colorado. The planned zone district will bring this site into the new zoning. There is currently a 12-story hotel on most of the site. The proposed zoning is consistent with adopted plans. The Urban Center context was debated by the Planning Board because much of this corridor is zoned suburban. But there are nodes along Colorado that are developing into urban context nodes.

The Planning Board and Community Planning & Development recommend approval of the proposed zoning.

Councilwoman Robb raised the issue of bringing Colorado up to our standards as far as sidewalks and bringing the buildings up to the street. Chris Gleissner, CPD, said we are seeing more and more redevelopment along Colorado and it is conforming to our urban context.

Bob Gollick, consultant to the owner, addressed the history of the current zoning. There is much more parking now that is required. We will do 2-story buildings on the parcels up at Colorado. The back part will be redeveloped with 12 stories.

A motion offered by Councilmember Shepherd, 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)

**Presentations**

**1 Car Share Program Update**  
*Jose Cornejo, Crissy Fanganello and Robert Ferrin, Public Works Department*

Jose Cornejo, Manager of Public Works, introduced the staff, including Crissy Fanganello, the newly-appointed Director of Transportation for the City. The car share program nicely complements our other multi-modal efforts.

Ms. Fanganello talked about the Strategic Transportation Plan and the Strategic Parking Plan and how the car share program came up at just the right time. It helps reduce the parking demand and expands the multi-modal use of the streets and decreases the vehicle miles traveled.

The presentation is attached to this meeting summary.

Robert Ferrin, Public Works, said we adopted the Manager's Rules & Regulations last April, and three additional car share companies joined the two we already had. We now have six companies; over 400 vehicles; 12,563 members; 114,890 trips with an average of 5.13 miles and 36 minutes.

Users pay the rental car tax. Fees cover the lost parking meter revenue.

Operators of the companies were at the meeting. They will be expanding their fleets and areas. Car2Go provided a video showing the movements of their cars over a week.

Denver is being recognized as a national leader on car share.

Public Works will report to Committee every 6 months.