

48th & RACE TOD

Community Engagement Sessions

Morning and Evening Sessions

November 20, 2018



Two sessions were held in the Clínica Tepeyac Community Room for the November Third Tuesday final fall sessions, one at 9:30am and one at 5:30pm. Around 50 community residents participated in the morning session, with a group of approximately 30 community residents in the evening session, in addition to other participants. Notable other attendees included representatives from GES Coalition,

Denver Public Schools, the Parks & Recreation building adjacent to the site, Habitat for Humanity and NDCC (North Denver Cornerstone Collaborative). Ad Verbum Productions provided translation services, while Comal prepared a delicious breakfast and dinner buffet.

Dillon Baynes recapped previous meetings and provided an overview.

Bonnie Niziolek with Norris Design summarized the concepts the main take-aways from previous community engagement meetings around the following topics:

- the connection between the project, the adjacent park and surrounding sites
- streetscapes - making sure all sidewalks will be stroller friendly and trees won't block the way
- the design of porches and patios
- the use of mixed materials and how materials will tie into the community's heritage
- bedroom preferences
- retail type and brand – the community's desire to have a local and established name

Chad Holtzinger with Shopworks described Phase I of the project and how the concepts that Bonnie presented are being incorporated in the design.

He explained the zoning and terracing of the height, and how that influences structures and density. He indicated current density is 150 units in a 4-story building with the clinic and retail, and that it hasn't been determined yet if there will be units on the ground floor.

He presented a concept showing a pedestrian realm that is barrier free, elegant and offering ease of access and an environment that will touch the neighborhood appropriately. He presented the conceptual massing of the building and described how that is expected to evolve into architectural concepts, with community spaces and an internal courtyard, private for families.

Chad also addressed:

- Parking – there will be adjacent parking sufficient for the uses within the structure. Structured parking is still under review to determine if feasible.
- Range of units types - from studios to 3 bedrooms
- Storage – currently under review to make sure the need for storage is addressed, particularly for families
- Balconies – asked feedback from community on the desire/ need for balconies
- The use of bicycles and how they can help connectivity

Brad Haigh with Norris Design - described seating elements, green areas, amphitheater space and courtyard with playground for families. He explained how art and culture integrate in the project, also showing preliminary visuals. He showed visuals of Clínica Tepeyac space, describing the softscapes and views from units toward the interior courtyard.

Suggestions from the community:

- Parking should be secured and fenced in, particularly important in January during Stock Show, when cars overflow on all surrounding sites.
- Reduced energy usage as a way to reduce the cost of living for residents

Residents asked how parking will be allotted. Dillon Baynes with Columbia Ventures indicated that the long-term solution is a central parking solution where time restrictions are set in place so that the different uses of the project share parking, and separate spaces are set aside for residents. TBD on the interim and/or first phase parking solution.

Diana Stoian with Columbia Ventures summarized her conversation with Sara Walsh at Denver Public Schools (DPS) around the community's need for an Early Childhood Learning Center (ECLC). She said DPS indicated there are no current plans for an ECLC, other than the program at Swansea Elementary, but the DSP asked to be kept informed about the project and the feedback received from the community. Nick Emehiser with DPS was present in the morning community engagement session.

Jim Garcia with Clínica Tepeyac described the beginnings of Clínica and their desire and mission to continue to provide high quality services, to continue to welcome the community and promote its health and engagement. He mentioned their current building is 5,000 SF with 11 exam rooms (1 procedure room). In the new space, they plan to go to 30,000 SF with a complete dental program and a pharmacy to address community needs.

Residents asked who made the decision to include the clinic in this project. Jim Garcia said the board of directors made this decision based on the current lack of space and desire to offer more services. They wanted to stay in the neighborhood and continue to provide services to people outside the neighborhood as well.

Erin Clark with the ULC indicated this was brought up in the initial community engagement and it was the community's original request to include a local institution and a pharmacy.

Residents asked about parking, as the clinic gets bigger and how that will affect the pricing. Dillon Baynes with Columbia Ventures acknowledged there is tension in the neighborhood around the number of parking spaces, some feel the development should have less parking, as it is adjacent to a RTD station, while others feel that parking is already in short supply in the neighborhood. He described what Columbia Ventures has done in other transit-oriented developments.

Additional questions from residents:

1. How will the services the clinic offers impact the housing?

Jim Garcia responded parking is one consideration that is addressed. Hours are 8:00 AM to 5 PM Monday through Friday, and 8-12 Saturdays. They are thinking of adding evening hours to support working families.

As a federal approved health center they are required to provide an after-hours number and provide access to an on-call provider. Jim Garcia said they visited the Colorado Coalition to see their operations and how that is designed and integrated with the residences above. He described that noise from the clinic will not affect residents.

2. Does Clínica have transit alternatives (like telecommuting or car pooling) for employees or are they open to using that as an option?

Shuttle bus from Focus Points to Globeville will have a stop at Clínica (current location).

3. How many people in the neighborhood use Clínica services?

Jim responded that 5-10% of their patients come from the neighborhood, but numbers are increasing as they are able to offer services to people without insurance.

Dillon Baynes with Columbia Ventures announced there will be a January meeting to present final unit mix and affordability. He indicated that the project may not receive the award from CHFA, and that everything we present is based on the idea CHFA funds will be approved in June. He indicated design and pricing will be in progress until January 2020, when construction is set to begin. The estimated timeline is 16 months to complete Phase I, with delivery in 2021.

Dillon Baynes showed a conceptual unit matrix and asked for feedback and mentioned the final decision will also take into account the market study. Residents recommended more 3-bedroom units, a decrease 2-bedroom units and more efficiency or 1-bedroom units to support more seniors.

Dillon described affordability and how rents are set. In answering questions, he indicated that applications will start in January 2020, and that residents who don't have any income will need to address the DHA to identify solutions for rent support.

Residents asked if they would need to relinquish the vouchers they currently have in order to live in the new apartments. Dillon Baynes said he will research the topic to have a clear answer on this.

Gary Snadell with North Denver Cornerstone Collaborative (NDCC) – coordinates all construction projects in GES. He described what developments are occurring in the neighborhood.

- Roadway traffic will be alleviated, but construction will continue with sidewalks and landscaping coming in.
- 48th street is in design and scheduled to begin in 2020 (sidewalk and gutters).
- Brighton is under construction on different segments and sequences.
- Pedestrian bridge at 47th and York – construction in March of next year, and usable by end of 2019 will improve mobility.
- City is working on lots of changes in how to get to the rail and bus stops.
- Gary will try to address lighting needs and signage and enforcements to keep speed down where roads are closed.

- Gary Snadell said he will talk with Excel about public lighting issues in the area.

Residents were concerned about the trains blocking access for neighbors without cars, and about busses not making their stops in the neighborhood as needed. Erin Clark with the ULC said she will bring it up with RTD and try to have an RTD representative present at the January meeting.