

Meeting Called to Order on January 18, 2017 at 6:05pm.

1st Dick Taft, President and CEO of Rocky Mountain Communities presents on the Townview Community Redevelopment between 16th and 17th Ave. and Grove and Hooker. They own, manage, and develop affordable multi-family dwellings.

All buildings on property are past their useful life, over 50 years old. Losing money every year to keep them usable. New redevelopment is all internally parked, total of 5 acres. Looking to put around 220-240 apartments in the buildings. There are currently 123. In addition to the apartments, the ground floor would have community development spaces, such as coffee shops, senior center, as possibilities. Planning sidewalks as well as green space. Other ideas for commercial space would be to community centric uses, would NOT be liquor stores or cannabis dispensaries.

Question was asked if they are expanding low income properties in other parts of Denver? At this time, they are not but will in the future.

Question was asked, what is the relocation strategy? They will use the existing buildings to temporarily relocate people. Buildings would not be all built at the same time.

Rezoning needs to happen. Main assemblage is currently R2. The western block is zoned G-MU-3. They are requesting a rezone to C-MX-3. The east side would need to be CMX5.

Parking will be underground for the majority of needs. Some street parking will also be necessary.

What percentage of the neighborhood is currently low income housing? One person was concerned about over-saturation of low income housing in this area. It was pointed out that affordable housing is being developed all over the city. It was also pointed out having the affordable housing will help keep the cultural diversity and people who need the housing options.

One concern is that there are not more mixed-income residents. The property is focused on all low-income use in a concentrated area, which was pointed out to be a design flaw as it concentrates a lot of poverty in a small area.

The current land use restriction is set at 50% and below. A change of the land use restriction would have to be pursued. Mariposa is an example of mixed use, where they divide the units into thirds according to affordability.

A question was asked if there was a means to provide preference to local residents versus anyone else that applies? They can do direct marketing, probably not actual preference.

Concern is mostly in the concentration of poverty, although approving the 5 stories will have to be put out to the general membership for feedback. They will come to the next general membership meeting to talk to the general membership. Hoping to begin in 2019 and 2020, contingent on getting tax credits, financing, etc.

Lindi Stintin, Vice President of Program Operations for Volunteers of America about property around 1500 block of Xavier. Plan to build 104 units of low income housing. Two building, 45 unit building for families on Xavier St. Side. 59 units on Yates St side. Currently the center is vacant.

What are the parking ratios? Parking at .75 per unit.

Looking at 2019 as a completion date.

Will they be permanent or transitional homes? They are intended to be permanent if people intended to stay, although the hope is that people do better and eventually move out on their own desire.

They do not need any help from WeCAN, just providing the information to the neighborhood association to let us know what is going on.

6:55pm Leah passed out contact information and position for corrections and confirmation.

Calendar – changed the 2/14 general membership meeting to 2/21 to avoid Valentine's Day and other changes. Calendar will be coming out soon.

We received double the grant money we requested for the PS You Are Here Grant, \$6,000 instead of \$3,000. City also offered another engineer and other resources to help with the project. There will be 50 chimes. Outreach will be done to schools and other organizations to work together on the project.

Will talk about the chimes grant at the February meeting, as well as a kickoff meeting for the year. We also won the sustainability award, which may be presented in March along with the Denver Digs Trees group as well as the cleanup day announcement.

Need to get a fundraiser on the calendar. Will look into different ideas and possibilities.

Meeting Adjourned 7:30pm