



## Village Planning Committee Meeting Summary

### Z-68-18-8

<b>Date of VPC Meeting</b>	November 19, 2018
<b>Request From</b>	R-4 (Multifamily Residential) R-5 (Multifamily Residential)
<b>Request To</b>	WU Code T4:3 EG (Walkable Urban Code Transect T4:3 District, Transit Eastlake-Garfield Character Area) WU Code T5:5 EG (Walkable Urban Code Transect T5:5 District, Transit Eastlake-Garfield Character Area)
<b>Proposed Use</b>	Multifamily Residential
<b>Location</b>	Southwest corner of 19th Street and Roosevelt Street
<b>VPC Recommendation</b>	Approved with an additional stipulation
<b>VPC Vote</b>	12-0 (Eva Olivas recused herself from the item)

#### **VPC DISCUSSION & RECOMMENDED STIPULATIONS:**

Eva Olivas recused herself from the item because she is doing consulting work for this project.

Staff, Hannah Bleam, provided an overview of the rezoning request and noted that there was a rezoning case (Z-57-17-8) from the Housing Department last year with a similar request on the adjacent property. Staff recommends approval of the rezoning request to the WU Code with 10 stipulations that are included in the staff report.

The applicant's representative, Manjula Vaz from Gammage and Burnham, provided an overview of the request and noted that this is a part of the Choice Neighborhoods grant and would provide 177 mixed-income housing unit. She also showed a few concepts of what the housing development could look like when complete.

Cindy Stotler from the Housing Department noted that there would be 10% market rate, Section 8 voucher housing, and 40-80% of area median income housing available within this project. This is a federal government requirement with the Choice Neighborhood Grant to include this mix of housing.

Chairman Sean Sweat opened up the floor for committee questions.

Shannon Dubasik asked if commercial or retail was proposed in this development. Ms. Stotler said that it would be only multifamily residential because in this location it would be hard to lease out retail space.

Dana Johnson asked if infrastructure improvements were a part of this project and the Choice Neighborhoods grant. He has concerns about the intersection at 20th Street and Roosevelt Street. Ms. Stotler noted that they are working with the Streets Departments to add infrastructure to improve pedestrian and vehicular safety.

Chairman Sweat noted that is one card submitted who wishes to speak. Stephanie Figgins from the Trans Queer Pueblo spoke that she had concerns regarding the Choice Neighborhood Grant and the gentrification that may occur with the increase of market rate housing in this area. She asked how the prices of the affordable housing are set. She also noted concerns about police presence in the neighborhood with the new developments.

Sean Sweat asked Ms. Stotler how the prices for affordable housing are set. Ms. Stotler responded that they are set by the federal government standards and HUD. In addition, she noted that the residents already in the existing housing have the 1st priority to come to the new housing developments.

**Motion:** Approval subject to staff's stipulations with a second by Patrick Panetta.

**Friendly Amendment:** Janey Starks amended the motion to add a stipulation that if Trans Queer Pueblo agrees then the Housing Department should meet with that group to discuss the project.

This friendly amendment was accepted.

**Vote:** 12-0

**Roll Call:**

**Yays:**

Sean Sweat  
Veronyka Lockhart  
Zach Burns  
Ray Cabrera III  
Shannon Dubasik  
Calvin Goode  
Dana Johnson  
Rachel Frazier Johnson  
Michael Langley  
Caitlyn Mitchell  
Patrick Panetta  
Janey Starks

**STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:**

Staff has no comments.