

TIE Meeting Notes –Fishbowl Discussion: 07.18.19

Q1. What is your general reaction to the Future Land Use Map and Building Blocks?

- A little concerned; looking for comparison snapshot (what's changed) overall statistics would be helpful to see to provide perspective
- Unclear about how decisions were made to change land uses from one to another
- If roads are going to be following (TMP) – how can you know what land uses are appropriate – e.g., density in traffic due to changes in land use designation
- Linkages between different uses a key consideration – how was that factored in
- Three overlays – existing plan, land use, and transportation
- Was connectivity a factor in making those changes
- HS students at initial meetings – desire to connect them to community college; also seniors
- If you are going to focus on land use – need to know what transportation is
- Trails follow floodplain – keeps them out of street and road traffic
- Like building block 3 (revitalization focus/commercial shift) -making it into a community – might help take the pressure off of transportation system by providing more services near where people live (Belle Creek example- community feel)
- Community gardens, mixed use areas
- Two maps illustrate that things aren't set in stone – some have changed 3-4 times; commend goals and aspirations – good to think about it
- Transportation model (for building them) is flawed; using other people's \$
- People share responsibility for congestion due by not wanting connections to neighborhoods; puts pressure on section line roads
- Lack of connections in some cases are because developer isn't there to pay for it
- Other models out there to pay for infrastructure up front (and city gets reimbursed as development occurs) – other model is to raise taxes
- Concern that piece meal approach means it won't be built correctly
- Lack of connections in some places relate to neighboring communities (e.g., Northglenn)
- Dead ends result – should have been planned together years ago
- 104th and York – provides better access, but more traffic as a result
- York and Steel – TOD designation; concern about school being built in this area (should be labeled as a school)
- Keeping up with developments an issue
- Steel/S of 104th – new development fits in with TOD designation
- Unclear about how things being built currently
- Need to clarify where schools

Q2. How do you expect that the Plan so far will influence your everyday activities as a community member and individual in COT?

- If what we're striving for becomes reality; it will be easier to plan activities within COT in the future (e.g. movie theatres) – if so, could participate more recreation, entertainment activities in the city
- It would be nice to have option to take public transportation and find places of interest within the COT without having to commute
- TOD is a great opportunity for the city – blessed to have this many locations; could make a lot of changes – would like to see the city be more proactive in updating standards to support TOD
- If you are going to make it an urban, walkable village - street standards (and others) may need to change – should be done in advance of development (not when someone comes forward)
- Opportunity to engage citizens in the process has been far reaching and good; have personally been involved and have volunteered, provides good perspective on what can and can't happen
- Plan is a good tool to use; many boards and commissions open now, fact that you may be able to change particular areas of town in a way that is positive
- Citizens have set the groundwork and identified priorities for the community
- Everyone has things they want to change; no reason that when the time comes, all of the concerns raised tonight will be worked out – now have solid foundation to implement vision
- Concern re: quality of life; don't want to use every square inch of dirt we have - where will we get water (and what about quality of water)
- What will quality of life be for new residents coming in?
- COT doesn't have same level of amenities as in other locations
- Don't have a true shopping center
- Would like to see new uses come in; need some of that to stay in COT
- Northglenn is landlocked; they don't have the same issue
- Bowling alley summit – sprinklers for irrigation; need to incentives xeric landscaping and other conservation measures
- Two new big businesses coming in - Applejack liquor
- Concern about need to accommodate smaller businesses; a few places where mixed use shift (from neighborhood commercial) would violate building block ideas – 120th and Quebec (7K units?)

Process observations

- Wasn't sure what I was getting to, but if you stay engaged – don't always like specifics (some want black, some want white) – process allows you to see what the city is planning; opened our eyes as to what the future will look like
- Don't want any more houses, but recognize that change will happen – insight into what we can expect, good to have a voice in the process

- Informative; well put together and presented – if you didn't learn something you weren't listening
- Different types of people; some redundancy - could have moved quicker to focus on substance
- Read in Denver Post how they are doing their planning – wonder if it would have been helpful to have geographically focused groups? Would give more focus on sub parts of the city and then come together with map that integrates that – might have built some common ground before big picture discussion
- Disagree with that; most of what we were looking at is process re: different points of view – wouldn't mind having that focus, but harder to build buy in at higher level (might be too focused on immediate area of participants)
- Need to focus on how to move forward as a community as a whole
- If you want it to be inclusive, has to start inclusive (otherwise becomes too siloed)
- Representatives from each area; liked the diversity of the participants at first meeting – forced me to take the needs/views of others into account
- Clinica had a community meeting every few months; small gift card might be helpful for some areas (to encourage participation)
- You often hear about focus on the northern parts of the city – somehow you have to bring people together
- Differences are imbedded in the community
- Commend efforts to bring everyone in the community in – particularly the younger folks – they are the future
- Nice to have diversity in the group – as a student, was less familiar with some of the information; helpful to see how plan would influence day to day life in community