August 16: 2nd Community Meeting for 73rd and Lowell Proposed Change of Use

Suggested Ground Rules

- Come from a place of Respect & Be Open to all points of view
- Listen with Curiosity
- Encourage others to share & speak up
- Capture and allow for different ideas
- Stay on Topic
- Be kind: we are one community seeking a shared outcome

AGENDA: Site Background

All of tonight's materials will be posted on the project webpage:

Map: Handout overview

- Site has six parcels; three south of the Penguin Building and three north of the building – on corner.
- History of acquisition
    - Parcels originally purchased as they came available originally using proceeds from the sale of Westminster Commons.
    - 2012-2014: Staff then assembled all parcels under a federal loan to stimulate community revitalization
    - Proposed mixed use: ground level business incubator, retails space, two levels of affordable housing – two buildings wrap the Penguin.
    - Two developers were unsuccessful in getting the project developed.
    - 2018: partnership with Community Resources and Housing Development Corporation (CRHDC) to build 17 units of affordable housing with community space
    - City Council did not approve development funding in May 2021
- Federal requirements
    - Federal funding used has requirements for how the property can be used
        - Affordable Housing
        - Community use that benefits area population
            - In neighborhood where census tract where 50% of residents earn less than 80% of the Area Median Income
            - Could be a pocket park, event center, community market, economic development enterprise to support local jobs, community needs
- Status of clean up
    - Removal of buildings – required asbestos remediation
    - Concrete auto service bays removed and soils tested.
        - No soils contamination detected
    - Ground water contamination plume remediated
        - State issued "No Further Action Required" Spring of 2021
- Harris Park Plan
    - Character Area 5
    - Community retails, services, arts and event opportunity

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FLIP CHARTS

Proposals we want to see/hear more about:

- Affordable housing construction bordered by trees/foliage raised by Kim
- Affordable housing, bordered by trees. Affordable housing above retail – next to Penny's building (2 comments)
- Affordable Housing is a priority in the community
- Is retail grocery in it to make it a more vital use of space?
- What or how will it be filled? Will there be an income base to qualify?
- Where and how will the water tap be paid for, for these new units?
- Westminster community needs affordable housing
- Viviendas accesibles (affordable housing)
- Homeless tiny home village like sponsored in RINO. It was clean and well maintained. Coulgo south of Penguin.
- A good baby step would be to maintain the sidewalk gardens and add trash cans on 73rd and Lowell & 73rd. A lot of trash goes into the gardens on rd on Lowell between 72 and 73rd.
- Since it is so difficult to build big – what would it hurt to have the food truck/farmers market site?
- Purposes: retail that would complement the existing businesses on 73rd.
- Restaurants or small pub
- Unique stores as opposed to chain retail
- Add trees and 'green scape' to the area with area for small events
- Possible uses: Neighborhood grocery, affordable housing, neighborhood clinic or health center, medical/professional offices [maybe mixture of above]
- Affordable housing and businesses
- Beauty shop, small grocery, computer "help" store
- Negocios, Que apoyen, negoaos para la comunidad hispana . Me gustaria que hubiera talleres para Jovenes. Un refugio para las mujeres que sufren violencia. (Business that support the Hispanic community. I would like there to be workshops for young people. A refuges for women who suffer violence.)
- Food store. Restaurant. Garden. Coffee shop. Senior Housing. Bookstore.
- Alcohol free sports grill with quality affordable food w/ multiple flat screens available
    - Internet access
    - Self-help brochures available
    - Max occupancy 75
- Ice cream parlor (olde fashioned)
- Small business ownership needs an inquiry
- Small grocery store
- Used books and magazines
- Used clothing/furniture/toys
- Ice cream store with games, candy
- Sandwich
- Mexican food

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?? Other Process Needs:

- City incentives for restaurant
- Unique retail
- Manufacturing – using local

Two additional Meetings to organize identified needs and hear proposals

Tuesday, August 30

Wednesday, September 14

Report to City Council on October 3