

5 IMPLEMENTATION

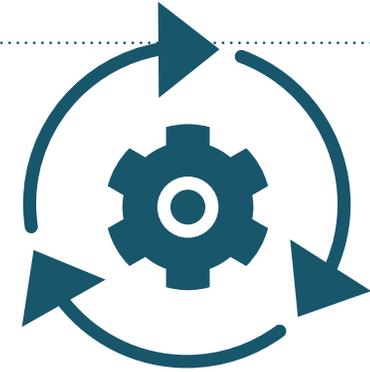
IN THIS SECTION:

5.1 IMPLEMENTATION *(P. 266)*

ARLA MADISON
CREATION CENTER
E. COLFAX

5.1 IMPLEMENTATION

The East Central Area Plan sets forth the community's vision for the area and includes many recommendations for achieving that vision. To make that vision reality, the plan recommendations must be implemented. This section will describe the types of implementation tools available, identify the recommendations that are priorities for implementation, and explain how implementation efforts will be monitored and tracked. Successfully implementing this plan will require the combined efforts of the city, external organizations, and the community.



5.1.1 TYPES OF IMPLEMENTATION

Implementation activities generally fall into three categories: regulatory changes, public infrastructure, and partnerships. Each fills a different role, but all are necessary to successfully achieve the vision.

REGULATORY

Most community development comes from private investment. The city can ensure private investment advances city goals by adopting or amending appropriate regulations. These regulations may include rules, requirements, procedures, fees, or laws. Typical examples include Denver Zoning Code text and map amendments, Public Works requirements for infrastructure improvements associated with development projects, and Parks and Recreation requirements regarding the provision of publicly accessible parks and open space. Developing these regulations based on the guidance of this plan will involve additional community engagement. Regulatory and policy implementation priorities for East Central include the following:

- Strategies for incentivizing historic preservation (see Policies L5, L6, & L9).
- Creating an adaptive reuse ordinance (see Policies L4 & C-L1).
- New standards for quality design (see Policies L6, L7, & L8).
- Targeted financial and technical assistance to small businesses along Colfax (see Policies C-E3 & C-E4) in preparation of BRT.

PUBLIC INFRASTRUCTURE

To ensure community members have access to all the amenities that make a complete neighborhood, the city must provide infrastructure and public facilities that complement the private investment. Examples include public investment in street reconstruction, bicycle lane installations, new transit routes, park improvements, or new or expanded recreation centers. The City, or other governmental entities, typically take the lead in designing, constructing and funding these projects and may use a variety of public funding mechanisms or partnerships with the private sector. New streets, utilities, open space and other major public infrastructure associated with new development are typically led and funded by private developers or through public-private partnerships (see Partnerships below). Some strategies may require detailed studies and further assessment to identify appropriate solutions that must consider existing and projected mobility demands. These studies will inform future needs and capacities and also determine project costs and funding eligibility. Public infrastructure implementation priorities for East Central include the following:

- Building high quality sidewalks and safe crossings on Colfax (see Policy M1-A).
- Making 13th (see Policy M1-L), 14th (see Policy M1-M), 16th (see Policy M1-N), and 17th (see Policy M1-O) streets much safer to cross and travel down.

PARTNERSHIPS

1460

Where neither the city nor the private sector can alone achieve the vision, partnerships offer an opportunity to work together to advance community goals. Many partnerships focus on services, with the city working alongside an outside organization to provide for community needs. Other partnerships can provide infrastructure through public-private financing arrangements. There are many different potential partners identified for specific recommendations throughout the plan to accomplish many different goals. Partnership implementation priorities for East Central include the following:

- Enhanced social services to residents experiencing homelessness (see Policies E12, E13, & E14).
- Permanently preserving current affordable housing and units with expiring income restrictions (see Policy E9).
- Targeted areas to focus tree planting efforts (see Policy Q5).

#1460

Posted by **Cindy sestrich** on **02/05/2020** at **11:56pm** - [Link](#)

Agree: 0, Disagree: 0

Partnerships – it should be added that improvements in commercial pockets and along Colfax Ave. could be accomplished with partnerships with private enterprise more aggressively. Community forums with community-oriented companies would be a great public meeting to arrange, identifying needs and places where this could occur. Community groups could increase fund raising with some partnerships in existing commercial areas.

5.1.2 PRIORITIES

1462

Over the 20-year life of this plan, the city will evolve, recommendations will be implemented, and circumstances will change. All of these will impact ¹⁴⁶³ recommendations are the highest priorities for the city to focus on. An appendix will identify the current top priorities and will be updated regularly to reflect the changing situation. ¹⁴⁶¹

1464

5.1.3 SUMMARY OF UPDATES TO BLUEPRINT DENVER

The East Central Area Plan is adopted as a supplement to Comprehensive Plan 2040 and updates Blueprint Denver. This plan advances the vision of Comprehensive Plan 2040 and is consistent with Blueprint's overall approach including topics, maps, legend categories, and system hierarchies. This plan takes a closer and more detailed look at East Central and is intended to refine Blueprint Denver's guidance for this part of the city. Where this plan addresses topics also addressed by Blueprint, Blueprint's maps should be updated to be consistent with this plan, including the following maps:

- Neighborhood Context (Section 2.1.2)
- Future Places (Section 2.1.3)
- Growth Strategy (Section 2.1.4)
- Street Types (Section 2.3.1)
- Transformative Streets (Modal Priority) (Section 2.3.3)

#1461

Posted by **Morgan** on **12/27/2019** at **4:35pm** - [Link](#)

Type: Question

Agree: 2, Disagree: 0

What outreach will be done to modify? Concerns that City Council will give variances or change priorities without community input.

Reply by **John Riecke** on **12/31/2019** at **1:33am** - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Expecting no changes to occur over the twenty year life of a plan is unrealistic.

#1462

Posted by **Cindy sestrich** on **02/06/2020** at **12:01am** - [Link](#)

Agree: 0, Disagree: 0

We do need a robust public forum to discuss priorities. That will supply the proper Metrics for progress. Also meetings with each of the RNOs is highly advisable to collect final data. The public process isn't complete.

#1463

Posted by **Temple** on **01/07/2020** at **2:20am** - [Link](#)

Type: Suggestion

Agree: 3, Disagree: -1

Our priorities seem to be process with countless studies and consultants and years gone by, when the priority should be outcomes and quality which you only get with rapid implementation and iteration.

Reply by **Jackie** on **02/05/2020** at **10:00pm** - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Please involve the residents. There are very few of us commenting here and coming to meetings. I would like people to get excited about the good ideas here and help bring them to life so we can use this as an opportunity to really lift-up our community and come together. This process has been so divisive. I hope implementation can be

community-based and community-driven. Please consider a more robust community engagement plan in implementation. The planning process has made me sad for the way people have been attacked and have participated in attacking.

Reply by **Jackie** on **02/05/2020** at **10:01pm** - [Link](#)

Agree: 0, Disagree: 0

PS - this may mean slower but more people at the table.

#1464

Posted by **John Riecke** on **12/31/2019** at **1:33am** - [Link](#)

Type: Suggestion

Agree: 4, Disagree: -1

If we wait twenty years to implement all this we'll be dead of climate change before we see duplexes in Congress Park. We need action.

Reply by **Jackie** on **02/05/2020** at **10:03pm** - [Link](#)

Agree: 0, Disagree: 0

Duplexes in Congress Park? Can we just start with getting Congress Park to compost? My street is mostly duplexes. I feel like we have some good housing stock but we need to get these people positively engaged in how they can impact climate change every day just by simple acts like composting.

5.1.4 PROGRESS METRICS

Each topic within the Area Wide Recommendations section has associated performance measures to evaluate whether this plan is having the desired impact in achieving the community's vision. However, in addition to measuring the outcomes from the plan, it is also important to track how the recommendations of this plan are implemented. To determine how much progress the city is making in implementing this plan, the number of individual projects the plan calls for under each topic that have been completed will be tracked. See the numbers to the right for the implementation targets.

18

**LAND USE & BUILT FORM
PROJECTS**

35

**ECONOMY & HOUSING
PROJECTS**

142

MOBILITY PROJECTS

9

**QUALITY-OF-LIFE
INFRASTRUCTURE
PROJECTS**





1465

EAST

CENTRAL
neighborhood
PLANNING INITIATIVE
1466

#1465

Posted by **Nancy Stephenson and Georganne Bley** on **02/04/2020** at **11:04pm** - [Link](#)

Agree: 0, Disagree: 0

We would like to give a huge shout out to all who have worked on this plan. It is an enormous effort and we are impressed with the efforts.

#1466

Posted by **brad** on **11/11/2019** at **4:36pm** - [Link](#)

Agree: 5, Disagree: 0

Thank you for producing this document. It is easily apparent that a tremendous amount of research and considered thought went into making this.

Finally, what a beautiful shot of East High School to end on. A great symbol for Denver.