COMMUNITY FEEDBACK

Throughout the planning process, the community emphasized the importance of maintaining community open space and ensuring that new developments do not dominate the neighborhood. The Plan’s Community Quality Tool (CQT) diagnoses needs and community feedback has shaped the Plan’s recommendations in securing community open space and ensuring pedestrian-friendly streets. Community feedback is critical to the success of the Plan and will help ensure that the Plan meets the needs of the community.

- Help businesses prepare for a future BRT transit-oriented development (TOD) by promoting a mix of use, supporting retail businesses and improving the pedestrian environment along Colfax Avenue.
- Provide additional support to community-serving retail businesses and improve the development environment along Colfax Avenue.
- Create a multi-faceted BRT construction mitigation program for small businesses along the Colfax corridor to help them thrive during the period of construction.
- Protect trees and add greenery, including green roofs, to the overall environment.

COLFAX CORRIDOR

HISTORIC, ADAPTIVE REUSE, AND NEW BUILDINGS

In the East Central corridor, the Plan recommends a reduction in the maximum allowed height from 150 feet to 100 feet to appropriately control development along key corridors. This recommendation is intended to maintain the neighborhood character and to prevent visual blight. The Plan also recommends new building heights of 40 feet at the existing pedestrian and commercial nodes, and 70 feet near transit stops to accommodate a mix of uses.

MAXIMUM ALLOWED HEIGHTS VERSUS WHAT IS BUILT

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POLICIES

- Reduce regulatory barriers to make it easier to reuse existing buildings that contribute to the character of Colfax and pursue designation for historically or culturally significant buildings or uses.
- Discourage low-utilization of land and auto-oriented uses along Colfax.
- Help businesses prepare for a future BRT transit-oriented development that is more neighborhood oriented and pedestrian-friendly.
- Provide regulatory incentives for the adaptive reuse of existing buildings and support new local businesses.
- Support new local businesses and improve the pedestrian environment along Colfax Avenue.
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DEVELOPABLE PARCELS AND DEGREE OF DIFFICULTY

- The Plan identifies developable parcels and the degree of difficulty in developing each parcel. This information is critical to the success of the Plan and will help ensure that the Plan meets the needs of the community.
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The East Central Plan is the neighborhood plan for the neighborhoods of Capitol Hill, Cheesman Park, City Park, City Park West, Congress Park, and North Capitol Hill. The plan is the result of a three-year community engagement process starting in 2015. The plan sets a vision and goals for the future development of the neighborhoods and provides a framework for land use decisions. The plan is now under implementation by the City and County of Denver.

COMMUNITY PRIORITIES

The plan's vision and goals are informed by community engagement processes and the work of Community Planning and Development staff. The plan's vision and goals are informed by community engagement processes and the work of Community Planning and Development staff. The plan's vision and goals are informed by community engagement processes and the work of Community Planning and Development staff. The plan's vision and goals are informed by community engagement processes and the work of Community Planning and Development staff. The plan's vision and goals are informed by community engagement processes and the work of Community Planning and Development staff.

COMMUNITY ENGAGEMENT

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PLANNING FOR AN EQUITABLE EAST CENTRAL DENVER

As an area preparing to reflect the Denver 2020 goal of a green and sustainable city, the East Central Plan sets a goal of providing a high quality of life to all residents. The plan identifies key priorities for achieving this goal and includes recommendations for how to achieve them. The plan is now under implementation by the City and County of Denver.

RENTAL OCCUPANCY RATIO

MEDIAN HOUSEHOLD INCOME RATIO

TENURE DIVERSITY

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HOME SIZE DIVERSITY

JOBS DIVERSITY

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