In 2040, East Central is one of the most walkable places in the city. New buildings have pedestrian-friendly designs, such as front porches and balconies, ground floor windows, and have incorporated quality, durable materials that help maintain the area’s distinctive character. Historic street views are still visible, and provide a sense of place that makes it easy for people to meet their neighbors and enjoy the area’s well-connected community. Each neighborhood has a rich diversity of young people, seniors, and families of a variety of ethnicities and income levels. Neighborhood schools are thriving, as diverse areas that once contained few children now have many more families due to the construction of more multi-bedroom units. Older residents have been able to stay in the neighborhoods they love through the addition of smaller apartments and modernized cottage homes. Historic buildings, including several with mid-20th century designs, are well preserved, with some renovations. Sustainability is also a major design consideration for new buildings, cafes and co-working offices. Colfax Avenue, Colorado Boulevard, 17th Avenue, and the other commercial areas have a bustling main street feel with eclectic, engaging buildings and benches, lighting, and public art that create a welcoming and exciting environment. During the day, the sidewalks are filled with residents shopping for daily needs while evening is bustling with restaurants, bars, and concert venues. Many multi-story, mixed-use buildings have been preserved into Colfax, Broadway, Colorado, and other major transit corridors, which has eased vehicle traffic and development pressure on surrounding neighborhoods by allowing more residents to conveniently access quality, reliable transit.

COMMUNITY FEEDBACK

MEASURABLE GOALS

LAND USE & BUILT FORM OPPORTUNITIES & CONCEPTS

PLACES
**MAXIMUM BUILDING HEIGHTS**

**HEIGHT INCENTIVES & COMMUNITY BENEFITS ILLUSTRATIVE CONCEPT**

**POLICIES**

**L1** Ensure compatible development on institutional sites within neighborhoods.

**L2** Allow taller buildings close to Downtown and along major transit corridors when significant community benefits are provided.

**L3** Encourage preserving buildings in Low Residential Places and expand housing options in neighborhoods.

**L4** Work with neighborhoods to modify zoning standards for new construction to be more consistent with neighborhood character in Low Residential Places.

**L5** Mobilize most steps for preserving historic buildings and neighborhood character.

**L6** Encourage shared use and activation of institutional and quasi-public buildings and open space during off-peak times.

**L7** Encourage renovations and additions instead of demolitions in residential areas.

**L8** Retain the character of High, High-Medium, and Low-Medium Residential Places and facilitate compatible SFD development.

**L9** Encourage high-quality design and character preservation in Centers and Corridors.

**L10** Continue Improving Out of Date Zoning Regulations.

**COMMUNITY BENEFITS**

- Affordable Housing
- Accessibility
- Publicly Accessible Open Space and Parks
- Open Space during Off-Peak Times
- Increased tree canopy
- Stormwater planters

**EAST CENTRAL AREA PLAN**