WELCOME

Meeting Purpose/Agenda

• Review the neighborhood planning process (5 min)
• Primary recommendations (40 min)
• Break-out stations (75 min)

Interactive web version of this meeting:
www.denvergov.org/eastcentralplan
What is the Neighborhood Planning Initiative

- Uptown (City Park West/N. Cap Hill: 1983
- Cap Hill/ Cheesman Park Plan: 1993
- Congress Park Plan: 1995
- No City Park Plan
East Central Area Plan Boundaries

North Capitol Hill
City Park West
City Park
Cheesman Park
Capitol Hill
Congress Park
How does NPI relate to Denveright?

**Denveright Plans** (Comprehensive Plan, Blueprint, Game Plan, Denver Moves)

- Set broad city-wide policies and recommendations

**Area Plans**

- Detailed recommendations that apply only to specific areas/neighborhoods
- Address many topics, show how systems inter-relate
- Must be consistent with Citywide vision
- Update Blueprint Denver
Comprehensive Plan 2040 Creates a Vision and goals to tie together the City’s plans and policies.

- Equitable, Affordable and Inclusive
- Strong and Authentic Neighborhoods
- Connected, Safe and Accessible Places
- Economically Diverse and Vibrant
- Environmentally Resilient
- Healthy and Active
Remaining Community Engagement
We are here

EAST CENTRAL AREA NEIGHBORHOOD PLANNING INITIATIVE SCHEDULE

<table>
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<tr>
<th>STEERING COMMITTEE MEETINGS</th>
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<td>JUL 2017 - DEC 2018</td>
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<td>1,288 SURVEY PARTICIPANTS</td>
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<td>16 EVENTS</td>
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<td>15 STEERING COMMITTEE MEETINGS</td>
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<td>FRAMING ISSUES AND DIRECTION</td>
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| MAR | APR | MAY | JUN |
|----------------|
| NEIGHBORHOOD WORKSHOPS |
| AREA WORKSHOP |

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<td>DRAFT PLAN PUBLIC OPEN HOUSE</td>
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500 + participants in 2019

(100 + participants for targeted outreach)

Approximately 1,900 participants to date
Recent/Remaining 2019 Engagement

**Recent** Neighborhood/Organization Meetings
- May 1: CHUN
- May 8: CHUN Zoning, Transportation, & Land Use Conversation
- May 15: South City Park Neighborhood Association
- May 15: Bluebird BID
- May 16: Congress Park Neighborhood Association

**May/June** Neighborhood/Organization Meetings
- May 28: Fax Partnership
- June 19: Congress Park Neighborhood Association

**July TBD East Central Area Workshop** – Draft Plan

**Fall** Planning Board and City Council Adoption Process
Questionnaire Handout for Each Topic:

1. For recommendations circle one that best describes how you feel: *strongly agree, agree, disagree, strongly disagree, need more info*

2. Prioritize each recommendation with 1 being most important, using each number only once.

3. If you disagree with any of the recommendations, please tell us why.

4. What is missing? Other ideas?
Major Economy Recommendations
Vision

Economically Diverse and Vibrant
- Strong, self-sustaining economy
- Locally-owned businesses
- Access to quality education and jobs
- Support a vibrant local arts community

Equitable, Affordable and Inclusive
- Access to convenient, affordable, and high-quality housing
- Innovative and attainable housing models
Economy Recommendations

A. Bolster the healthcare and wellness sector as the foundation for economic growth.

B. Strengthen the small professional office niche
Economy Recommendations

C. Build upon East Central’s adjacency to Downtown Denver as an economic asset.

D. Preserve and enhance community-serving locally-owned businesses

Supporting local retail was most common theme for participants
Economy Recommendations

E. Preserve housing affordability and stabilize residents at risk of displacement

F. Create new affordable housing near transit and amenities

Housing affordability was #1 concern for participants
Economy Recommendations

G. Expand diversity of housing types and affordability in all neighborhoods

H. Increase access to supportive housing and social services for vulnerable residents

Half of participants support these housing types
Major Land Use Recommendations
Vision

Strong and Authentic Neighborhoods

- Walkable place to live
- Mix of building uses, scales, stories, materials and designs, including historic and modern
- Neighborhoods are connected, diverse, dense, integrated and community-based
- Commercial hubs have a bustling main street feel
- Diversity of residents and housing options
- Neighborhood schools thrive with more families in multibedroom units
WHAT PLACES MAKE UP OUR EAST CENTRAL NEIGHBORHOODS AND HOW WILL THEY ACCOMMODATE GROWTH?

75% of growth should occur in Centers, Corridors and Districts

25% of growth should occur in all other areas

FUTURE PLACES OF EAST CENTRAL AREA NEIGHBORHOODS

Blueprint Denver uses Future Places as an organizational system that describes the desired character of an area, including the scale and type of development. Future Places work together to promote “complete neighborhoods” meaning residents have necessary services, jobs and recreation near where they live.
HOW DO WE ACHIEVE OUR VISION FOR COMMUNITY-SERVING DESTINATIONS THAT REFLECT THE CHARACTER OF THE EAST CENTRAL AREA?

FUTURE HEIGHTS OF EAST CENTRAL AREA NEIGHBORHOODS

AREAS FOR DESIGN EXCELLENCE AND COMMUNITY BENEFIT

ENCOURAGE AND DIRECT GROWTH IN AREAS THAT SUPPORT TRANSIT RIDERSHIP AND EXPERIENCE

- Provide additional height (above what current zoning allows) in specific areas adjacent to transit in exchange for:
  - Affordable housing
  - Publicly accessible open space
  - Saving an existing building
  - Subsidizing or investing in local businesses

NOTE: Areas outlined in the above map show additional height equal to the next highest available zone district.
- Areas that currently allow 3 stories are shown as S
- Areas that currently allow 5 stories are shown as B
- Areas that currently allow 8 stories are shown as 12
If areas are not outlined, it means that the existing building is desired to remain (contributes to character of Collide) or the existing zoning height is desired to continue.

REQUIRE BETTER DESIGN FOR DEVELOPMENT IN CORRIDORS AND CENTERS

- Provide design guidance and flexibility for some code requirements in order to get better design solutions in all centers and corridors in the following:
  - Transitions
  - High quality designs and materials
  - Creative design solutions

- Provide design guidance and flexibility for “Nodes of Primary Activation” in key locations adjacent to transit stations and neighborhood commercial nodes that address the following:
  - Require ground floor retail
  - Enhanced streetscape amenities
  - Prohibit upper floor parking facing primary streets
  - More small, shared open spaces
  - Keeping local businesses
HOW CAN NEW DEVELOPMENT BETTER RESPOND TO NEIGHBORHOOD CHARACTER?

ENCOURAGE RENOVATIONS OR ADDITIONS OVER DEMOLITION THROUGH TOOLS SUCH AS:
- Requiring deconstruction and recycling of materials on homes that are a certain age.
- This program would include criteria for eligible structures.
- Providing flexibility in code requirements and administrative relief such as:
  - Allow roof elements such as dormers to penetrate bulk plane
  - Offer flexibility in building coverage and separation requirements
  - Allow taller additions behind single story homes
  - Offer expedited permit processing or other administrative or financial relief

WORK WITH NEIGHBORHOODS TO MODIFY ZONING STANDARDS FOR NEW CONSTRUCTION TO MORE CLOSELY SUPPORT NEIGHBORHOOD CHARACTER.

- Recommendations include modifying:
  - Building coverage
  - Side setbacks
  - Length of two-story side walls
  - Bulk plane + way height is measured

Existing small homes
- Smaller footprint fits the needs of many families but desire to live in these neighborhoods.
- But, they may contribute to the character and history of the neighborhood.
- Current regulations offer advantages to occupying them as bulkable homes.

Existing small homes
- Encourage additions over demolition
  - Saving the majority of a structure, but allowing the square footage to be increased may better meet the needs of modern urban neighborhoods.
  - Plan "pop ups" often in certain character-defining features, such as brick bases, roofline porches, and window side setbacks in side yards.

Common form for existing duplexes and some single unit homes
- Either supported in a residential context or converted to other uses.
- "Third floor "play rooms"" and balconies are uncommon in traditional forms. Most third stories were included as part of a small frame with dormers or steep roofs, but bulk plane rules don’t allow.

Modify building coverage rules
- By relaxing traditions in building coverage, the bulkiness of the building declines.
- This also allows for more permeable surfaces.

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Side wall standards and increased side setbacks
- Adding a standard of intelligent two-story walls at the setback line will encourage modulation of the building form and lessen the appearance of scale from neighboring properties.
- Encourage side yards by modifying side setbacks to be cumulative and asymmetrical.

Modify height and bulk plane standards
- Bungalows have fought for flat roofs to be more in scale with surroundings.
- Modify bulk plane rules so that dormers and cross gables are able to penetrate the bulk plane to allow for more interesting roof forms.
HOW DO WE PROVIDE HOUSING OPTIONS WHILE MAINTAINING NEIGHBORHOOD CHARACTER?

MOBILIZE NEXT STEPS FOR ESTABLISHING HISTORIC OR CONSERVATION OVERLAY DISTRICTS IN AREAS OF SIGNIFICANCE AND AREAS OF INTEREST.

- Work with neighborhoods in Areas of Significance to determine appropriate tools.
- Encourage Discover Denver to prioritize these areas for the next survey phase.
- Interested neighborhood organizations could also elect to complete their own study with technical assistance from staff.

ENCOURAGE MAINTAINING VALUED HOUSING STOCK THAT CONTRIBUTES TO NEIGHBORHOOD CHARACTER BY ALLOWING ADDITIONAL UNITS IN LOCATIONS NEAR TRANSIT THROUGH TOOLS SUCH AS:

- Creating a “Character Home + Density Bonus” Program for locations around transit that adjusts regulations to encourage retaining existing houses, or the majority of their structure, by:
  - Permitting up to 2 units in SU districts
  - Permitting up to 3 units in TU districts
  - Permitting up to 4 units in RH districts
  - Allow one ADU per lot
- This program would include criteria for eligible structures.

Existing homes near transit:
- In some locations near future DRT stations, homes may be at risk to demolitions, especially where zoning allows other building forms.
- Near transit, additional density is desired but the community would like to see the architectural character maintained.

Encouraging additions over demolition:
- At one additional unit in specific locations, if the majority of a house is saved, could be encouraged to maintain the character of a neighborhood with traditional buildings, but with density that supports high capacity transit.
HOW DO WE ENCOURAGE NEW HOUSING AND COMMUNITY-SERVING USES WHILE MAINTAINING THE CHARACTER OF COLFAX?

ENCOURAGE AND DIRECT GROWTH IN AREAS THAT SUPPORT TRANSIT RIDERSHIP AND EXPERIENCE

REMOVE REGULATORY BARRIERS AND OPEN UP FINANCIAL INCENTIVES TO MAKE IT EASIER TO REUSE EXISTING BUILDINGS THAT CONTRIBUTE TO THE CHARACTER OF COLFAX.

- Establish an Adaptive Reuse Ordinance that eliminates barriers to reusing structures
- Offer financial assistance for renovating existing buildings  
- Establish Historic or Cultural District

MODIFY REGULATORY BARRIERS TO REDEVELOPMENT WHILE ALSO INCENTIVIZING COMMUNITY BENEFITS AND CHARACTER PRESERVATION TOOLS TO RESPECT THE UNIQUE HISTORY AND CHARACTER OF COLFAX.

- Leverage increased development potential (e.g., increased height or intensity allowed through rezoning) to achieve community benefits, including:
  - Affordable housing
  - Publicly accessible open space
  - Saving an existing building
  - Community-serving businesses
- Reduce off-street parking requirements and offer flexibility in public improvement requirements to reduce barriers to development

OTHER COLFAX-SPECIFIC RECOMMENDATIONS:

- Make redevelopment process easier with technical assistance and handbook with common questions and considerations.
- Modify standards to encourage flashing neon, artistic signs, blade signs, and more.

Properties along Colfax may experience challenges to accommodating taller buildings due to shallow lot depths. This is especially true for properties adjacent to a Protected District. Key dimensions for development include:

- 70 feet deep - necessary for buildings that front Colfax with parking in rear.
- 100 feet deep - necessary for 4-6 story buildings with "back in" parking behind.
- 125-150 feet deep - necessary for buildings 5 stories or more due to required setback.

Image with diagrams and photographs of Colfax area.
Major Mobility Recommendations
Vision

Well Connected, Safe and Accessible Places

• A well-connected pedestrian network has accessible sidewalks and safe street crossings
• Accessible, safe, and reliable multi-modal transportation options
• High-capacity transit along Colfax Avenue, Colorado Boulevard, and Broadway, makes it fast and easy for residents, businesses and visitors to reach destinations
Transformative Streets:

Prioritize walking, biking, rolling, and transit along key corridors that connect people and places.
Neighborhood Traffic Calming

Slow Traffic via a zone-based approach along neighborhood streets directly surrounding schools, parks, hospitals, libraries and recreation centers.
High Comfort Bikeways

Adopt and upgrade planned *Denver moves: Bikes* facilities and install new high comfort bikeways not previously recommended.
New and Widened Sidewalks

Create a complete sidewalk network, enabling pedestrians to safely access their destinations.
Pedestrian and bicycle intersection safety

Identify new crossings along segments of the High Injury Network and identify needed intersection safety improvements at the highest known pedestrian and bicycle crash locations.
Mobility Hubs

• Seamlessly integrate various transportation modes
• Create activity centers that maximize first and last mile connections
• Improve transit speed and reliability while reducing delay
• Provide customer amenities at high ridership transit stops.
Major Quality of Life Recommendations
Vision

Environmentally Resilient
• Extensive tree canopy for cool and shaded public spaces
• Multipurpose green storm water infrastructure
• Reduction of impervious surface
• Energy-efficient construction and advanced renewable energy technologies

Healthy and Active
• Diverse, affordable and healthy food
• Improved life expectancy and lowered obesity rates.
• Safe, walkable parks and open spaces
• Convenient access to affordable and healthy food
• Wide range of healthcare options
Recreation and Open Space Recommendations

A. Connect existing open space, parks and recreational assets through an enhanced historic parkway pedestrian network.

B. Develop new contemporary parkways that connect neighborhoods to open space, parks, and recreational assets as well as serve multiple community functions within the public right of way.
Recreation and Open Space Recommendations

C. Enhance existing community open space, parks, and recreation facilities.

D. Create new community open space, parks and recreation facilities.

90% of participants think we should explore converting vacant/parking lots into park space.
Environmental Quality/ Climate Resiliency Recommendations

A. Strengthen the existing tree canopy and increase tree canopy coverage within the public right-of-way.

B. Protect and preserve the existing tree assets in all redevelopment efforts.

C. Increase the pervious surface coverage through the design and implementation of green infrastructure systems.
Environmental Quality/ Climate Resiliency Recommendations

D. Encourage sustainable water management practices including stormwater management, flood protection, water quality, and water use.

E. Complement the network of existing historic parkways and new contemporary parkways with a system of green streets and green alleys.
Community Safety & Well-Being Recommendations

A. Enhance the physical fabric of the East Central Area to encourage social interaction and deter crime.

B. Improve relations between business public safety officers, and vulnerable or marginalized populations relations.
Healthy Food Access Recommendations

A. Recruit small/medium sized grocery outlets in underserved areas

B. Develop community gardens

C. Improve physical connections to food stores

D. Support small grocers & corner stores

E. Expand access to healthy prepared meals

F. Support initiatives that address food insecurity

G. Incorporate food access into housing
We will be photographing tonight's breakout session. If you do not want to be photographed, kindly tell the photographer or raise your hand when you see a camera pointed towards you. No names will be used without permission.

Thank you for your participation!

www.denvergov.org/eastcentralplan