East Central Area Plan
Design Quality & Historic Preservation Focus Group
October 10, 2018
CHUN Historic Preservation Committee
<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
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<tbody>
<tr>
<td>1</td>
<td>6:00- 6:10 Agenda and East Central Plan Overview</td>
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<tr>
<td>2</td>
<td>6:15 – 6:25 Key Pad Poll</td>
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<td>3</td>
<td>6:25 – 6:35 Discover Denver Survey</td>
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<td>4</td>
<td>6:35 – 7:00 Residential Character Patterns of East Central</td>
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<td>5</td>
<td>7:00 – 7:45 Small Group Activity Discussion</td>
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<td>6</td>
<td>7:45 – 8:00 Group Report Out and Next Steps</td>
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East Central “Visioning” Process

• Initial Outreach Informed “Vision Statements” that Establish **Common Themes** and **Priorities**

• **Pedestrian Friendly, High Quality** Development that Reinforces the **Distinctive Character** of Neighborhoods is a Common Theme and Priority.

• Tonight’s focus: Identifying specific **characteristics** of neighborhoods that should be **preserved** and **reinforced** with new development
Which neighborhood do you live in?

A. Capitol Hill
B. Cheesman Park
C. Congress Park
D. North Capitol Hill
E. City Park West
F. City Park
G. None of these
H. I don’t know
Do you currently live in a building that is over 30 years old?

A. Yes
B. No
C. I don’t know
Since you’ve lived in your neighborhood, development has been:

A. Mostly positive  
B. Mostly negative  
C. Mixed
In managing development in my neighborhood, the City of Denver has done:

A. Mostly a good job
B. Mostly a poor Job
C. Mixed
A. High quality design
B. Compatible with neighborhood
C. Both
D. Neither
A. High quality design
B. Compatible with neighborhood
C. Both
D. Neither
A. High quality design
B. Compatible with neighborhood
C. Both
D. Neither
Discover Denver

• **Citywide Building Survey** focused on identifying buildings that are historically, architecturally or culturally significant to Denver’s history

• **Partnership between Historic Denver and City of Denver** with primary funding from the Colorado State Historical Fund

• **Local volunteers** document and research each of Denver’s neighborhoods, building by building
Discover Denver

Areas Surveyed to Date
Discover Denver
East Central Neighborhood Plan Overlap

✓ Capitol Hill
✓ City Park West
✓ Cheesman Park
➢ Congress Park
❓ North Capitol Hill
❓ City Park
Discover Denver
Existing Landmarks in East Central Neighborhoods
Discover Denver Findings

2206 Gaylord St, City Park West

- Craftsman Bungalow
- Early African American-owned house outside the redline district
Discover Denver Findings

1201 Logan St, Capitol Hill

- Classical Revival Style Duplex
- Designed by Denver architect Edwin Moorman (Fillmore Auditorium/Mammoth Skating Rink & Tower of Jewels at Lakeside Amusement Park)
Discover Denver Findings

River Drive, Jefferson Park

- Rare, intact historic fabric
- Community support for potential historic district
Discover Denver

Use of Survey Data

Contribute to strategies for the preservation and enhancement of historic resources:
• Public Involvement
• Interpretive Programs
• Building Reuse
• Designation

Contribute to community development planning:
• Demolition and Design Review
• Neighborhood Plans
• Prioritize preservation in citywide plans like Blueprint Denver
• Identify opportunities to incorporate Denver’s unique historic character in development
Discover Denver

www.discoverdenver.com
**pattern book**

*noun*

1. a book containing plans or diagrams used as a guide in making something (esp sewing)
2. a book containing samples of different styles of something, such as fabric, wallpaper, etc
pattern book

noun
1. a book containing plans or diagrams used as a guide in making something (esp cities)
2. a book containing samples of different styles of something, such as buildings or architecture
NEIGHBORHOOD PATTERN
NEIGHBORHOOD MONOTONY
NEIGHBORHOOD

VARIETY
NEIGHBORHOOD
IN FLUX
Built 1941
Size 858sf

Built 2011
Size 2,357sf
the problem?

Materials?
Mass/Scale?
Height?
Design Quality?
Roof line?
the problem?

Where does the front of this house begin?
the problem?

How many front porches are too/three many?
What else is substantially different between these two?
Goal of the neighborhood pattern book

Find the good DNA in each neighborhood
Find out what makes your neighborhood unique

Document what is worth preserving
Document what is worth replicating

All to promote contextual design in the future
Outcomes of the neighborhood pattern book

Inform future zoning changes

Possible solutions:

* Further contextualize zone districts

* Modifications to building form standards

* Inform overlay districts

* Design Standards and Guidelines

* Landmark Designations
Metrics to distinguish neighborhood patterns

Era of construction
Zoning allowances
Land-use
Parcel size
Building Coverage
Parking lot Coverage
Architectural character
Topography
Ecology
Parks
Connectivity
Etc.
EAST CENTRAL
### NEIGHBORHOOD ANALYSIS

#### ERA
- 1901-1925

#### ZONING
- SU

#### LAND-USE
- single-unit

### PARCEL ANALYSIS

<table>
<thead>
<tr>
<th>NEIGHBORHOOD</th>
<th>MEDIAN PARCEL SIZE</th>
<th>MEDIAN PRIMARY FOOTPRINT</th>
<th>LOT COVERAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONGRESS PARK</td>
<td>4,759 sf</td>
<td>1,691 sf</td>
<td>35.50%</td>
</tr>
<tr>
<td>CHEESEMAN PARK</td>
<td>4,632 sf</td>
<td>1,546 sf</td>
<td>33.40%</td>
</tr>
<tr>
<td>CAPITOL HILL</td>
<td>4,589 sf</td>
<td>1,510 sf</td>
<td>32.90%</td>
</tr>
<tr>
<td>NORTH CAP HILL</td>
<td>3,852 sf</td>
<td>1,239 sf</td>
<td>32.20%</td>
</tr>
<tr>
<td>CITY PARK WEST</td>
<td>4,425 sf</td>
<td>1,426 sf</td>
<td>32.20%</td>
</tr>
<tr>
<td>CITY PARK</td>
<td>4,680 sf</td>
<td>1,463 sf</td>
<td>31.30%</td>
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Group Activity

1. Identify **Areas** within East Central Where **More Attention** to Character **Preservation** or Design **Quality** is needed.

2. Use Images at each Table to help **Identify Design Characteristics** that:
   a) Are high quality or contribute to the desired character of the neighborhood
   b) Are low quality or take away from the desired character of the neighborhood.
Next Steps

• Community Workshop in 1st Quarter of 2019 will present findings of outreach to date for public review and comment.

• Additional Focus Group meeting to develop policy recommendations for design quality and character preservation

www.denver.gov/eastcentralplan

- Review Work Completed to Date
- Sign Up for Email Updates and Notices of Upcoming Community Workshops