East Central Area Plan
Steering Committee Meeting
August 9th, 2018
CHUN Tears McFarlane House
<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
<th>Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>6:00-6:05</td>
<td>Approval of July Meeting Summary</td>
<td>Confirm or make edits to meeting summary</td>
</tr>
<tr>
<td>6:05-6:20</td>
<td>Draft Vision Statements</td>
<td>Review and confirm changes to draft Vision Statements based on last month’s committee direction.</td>
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<tr>
<td>6:20 – 7:00</td>
<td>Draft Guiding Principles</td>
<td>Review draft Guiding Principles.</td>
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<tr>
<td>7:00 – 7:30</td>
<td>Draft Focus Topics and Focus Areas</td>
<td>Review and discuss proposed priority topics and locations that will receive greater attention in the plan</td>
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<td>7:30-7:45</td>
<td>Performance Measures</td>
<td>Review and provide input on preliminary performance measures</td>
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<tr>
<td>7:45 – 8:00</td>
<td>Best Practice Examples</td>
<td>Review and provide input on example projects that have the potential to advance the Vision for East Central</td>
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Draft Guiding Principles
What are Guiding Principles?

• Shared community values that provide guidance for decision-making when ideas come into conflict.

• Are intended to apply generally, acknowledging that there are situations with unique circumstances.

• Help clarify and confirm the Vision by articulating the trade-offs and priorities needed to achieve it.
Pedestrians should be the top priority, especially children, seniors, and those with special needs. When pedestrian safety comes into conflict with convenient driving conditions, such as higher traffic speeds or multiple driveways across sidewalks, pedestrian safety should take precedence.

- Considerations for unique situations:
  - Heavy traffic corridors with the potential to significantly redirect vehicle traffic onto residential streets.
  - Identified mode-priority corridors, such as high capacity transit or protected bike routes.
Draft Guiding Principle #2

New construction should be high quality with design elements such as durable materials, pedestrian orientation, a scale that is compatible with surrounding buildings, and a variety of architectural details and frequent entryways that avoid monolithic or homogeneous buildings.

- Considerations for unique situations:
  - Where more intensive growth is desirable, such as transit corridors, larger buildings should incorporate scale transition measures to avoid sharp juxtapositions with adjacent buildings.
  - Civic buildings, such as museums and libraries, that are intended to be dramatically different from surrounding contexts.
Shared parking should be encouraged while private parking should be limited and hidden. On-street parking as well as shared lots and garages provide a much more efficient use of land compared to private parking on each site. Excessive parking can increase vehicular traffic, raise costs for residents and businesses, increase evening temperatures, and make places less attractive for pedestrians.

• Considerations for unique situations:
  ▪ Priority transit and bicycle routes that require removal of street parking.
  ▪ Streets where trees are desired but there is no room adjacent to the sidewalk
  ▪ Major High Capacity Transit Hubs
  ▪ High commercial-residential spill-over areas
Draft Guiding Principle #4

More housing, businesses, and community events should be encouraged in the right locations. Increased land use intensity can help improve housing affordability, walkability, and the sense of community when thoughtfully located and well-managed.

- Considerations for unique situations:
  - Low intensity residential areas should have appropriately-scaled land use intensities.
  - Locations where there is a desire to preserve the existing building stock.
Draft Guiding Principle #5

Social Services should be well-managed and comprehensive to meet the needs of residents while minimizing negative impacts on neighborhoods.

- Considerations for unique situations:
  - Locations that already have a concentration of a social service.
Draft Focus Topics & Areas

• Focus Topics are subjects that will receive extra resources in the planning process and extra attention in the plan.
• All topics will still be covered in the plan, but Focus Topics will benefit from a deeper dive.
• Focus Areas are subareas of East Central where different sets of Focus Topics overlap.
• Focus Topics and Focus Areas were defined based on input from the Community Survey and data from the Briefing Book.
Plan Topics

- Land Use
- Design Quality
- Transit-Oriented Development
- Community Diversity
- Housing Affordability
- Housing Quality
- Housing Diversity
- Homelessness
- Pedestrian & Bicycle Safety
- Transit
- Vehicles
- Parking
- Jobs
- Education
- Small Businesses
- Arts & Culture
- Financial Stability
- Storm Water
- Trees & Landscaping
- Heat
- Impervious Surfaces
- Energy
- Waste Management
- Healthcare
- Food
- Parks & Open Space
- Crime
- Pollution
Focus Topics

- Land Use
- Design Quality
- Transit-Oriented Development
- Community Diversity
- Housing Affordability
- Housing Quality
- Housing Diversity
- Homelessness
- Pedestrian & Bicycle Safety
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- Impervious Surfaces
- Energy
- Waste Management
- Healthcare
- Food
- Parks & Open Space
- Crime
- Pollution
Design Quality

1,144
Survey comments and map pins received on urban design

28%
Percent of survey respondents who expressed concern about design quality

26%
Percent of survey respondents who listed architecture/historic character as what they liked most about their neighborhood.

Source: City and County of Denver. Map displays the age of buildings in East Central.

Source: East Central Kick-Off Survey;
**Design Quality: Survey Results**

Among survey respondents who indicated an interest in each neighborhood:

What do you like most about the area?
- Architecture/historical character

![Bar chart showing the share of respondents who like various aspects of the area](chart1.png)

Most common “dislike” map pins by topic (all neighborhoods):

- Cars: 510
- Crime: 408
- Urban Design: 397
- Affordability: 289
- Community: 268
- Pedestrians: 257
- Zoning: 199
- Bikes: 125

![Bar chart showing the number of comments for different topics](chart2.png)

- East Central residents **love the architecture and historical character** in their neighborhoods.
- They are also very concerned about development, and its potential to **erode that character**.
Transit Oriented Development

4

Number of High Capacity Transit routes planned in East Central.

203

Survey respondents who listed ‘development’ as their top concern (out of 781 responses).

71%

Households within ¼ mile of a frequent transit stop (Denver is 36%)

Source: City and County of Denver; East Central Kick-Off Survey

Source: xxx. Map displays xxx
Transit Oriented Dev: Survey Results

Among survey respondents who indicated an interest in each neighborhood:

**What are you most concerned about? “Development”**

- City Park West: 29%
- City Park: 29%
- Cheesman Park: 28%
- Capitol Hill: 26%
- Congress Park: 26%
- North Capitol Hill: 19%

**What do you like most? “Easy access to public transit”**

- City Park West: 6%
- North Capitol Hill: 6%
- Cheesman Park: 6%
- Capitol Hill: 5%
- Congress Park: 5%
- City Park: 5%

Source: East Central Kick-Off Survey. N = 781

East Central residents are concerned about the effects of development, and they agree that easy access to public transit is an important component in their neighborhoods.
Housing Affordability

Survey comments and map pins received on affordability concerns

36%
Households (10,696) that are cost-burdened (spend more than 30% of income on housing)

65%
Households (19,440) that are in areas vulnerable to involuntary displacement, the majority (72%) being renters

Source: 2011-2015 American Community Survey 5-Year Estimates, Denver Office of Economic Development. Map shows the percent of households that rent their home in each census tract in the East Central area and those census tracts where residents are particularly vulnerable to displacement.
Housing Affordability: Survey Results

Among survey respondents who indicated an interest in each neighborhood:

What are you most concerned about: Lack of/Declining affordability

North Capitol Hill 19%
Congress Park 15%
Cheesman Park 15%
Capitol Hill 15%
City Park West 15%
City Park 13%

This area has good housing options for...

Congress Park
- 10% Disabled Residents
- 10% Low-Income Residents
- 11% Seniors

City Park West
- 10% Disabled Residents
- 14% Low-Income Residents
- 14% Seniors

Capitol Hill
- 11% Disabled Residents
- 14% Low-Income Residents
- 27% Seniors

Cheesman Park
- 10% Disabled Residents
- 14% Low-Income Residents
- 14% Seniors

North Capitol Hill
- 13% Disabled Residents
- 25% Low-Income Residents
- 17% Seniors

City Park
- 10% Disabled Residents
- 14% Low-Income Residents
- 31% Seniors

Source: East Central Kick-Off Survey. N = 732

• Housing affordability is a significant concern, particularly the idea that declining affordability is causing displacement. The majority of survey takers felt none of the neighborhoods had good housing options for disabled residents, low-income residents, or seniors.
Homelessness

261
Survey comments and map pins received on homelessness.

20%
Comments on homelessness specifically related to Colfax

4th
Ranked concern across all East Central neighborhoods, after traffic, development, and crime.

Source: East Central Kick-Off Survey. Displays all map pins placed by respondents relating to homelessness. Survey comments on homelessness provided without a corresponding map pin are not represented.
Homelessness: Survey Results

Among survey respondents who indicated an interest in each neighborhood:

What are you most concerned about? Homelessness and perceived related issues

- North Capitol Hill: 26% (Source: East Central Kick-Off Survey, N = 771)
- Capitol Hill: 22%
- Cheesman Park: 21%
- City Park West: 20%
- City Park: 16%
- Congress Park: 16%

• Homelessness and perceived associated issues (panhandling, usage of alleys) are a concern in all areas, though particularly in North Capitol Hill, Capitol Hill, Cheesman Park and City Park West.

“...the number of homeless people keeps growing, but I want them to be helped, not chased away.”
– Capitol Hill

“homeless camps… in the parks and alleys and after they leave there is a lot of litter…makes people feel less safe walking around after dark.”
– Cheesman Park

Source: East Central Kick-Off Survey
Pedestrian & Bicycle Safety

1,647
Survey comments and map pins received related to pedestrians and biking

2 times
As many pedestrian crashes as the citywide average

3 times
As many bike crashes as the citywide average

Source: City and County of Denver; Map shows locations of pedestrian and bicycle crashes and streets in the High Injury Network in the East Central area.
Ped and Bicycle Safety: Survey Results

Among survey respondents who indicated an interest in each neighborhood:

- **What are you most concerned about? “Walkability/Bikeability”**
  - North Capitol Hill: 11%, City Park West: 12%, Cheesman Park: 11%, Capitol Hill: 11%, Congress Park: 12%, City Park: 11%

- **Walking in the area is…**
  - North Capitol Hill: Very easy 13%, Fairly easy 11%, Not easy 11%
  - Cheesman Park: Very easy 9%, Fairly easy 11%, Not easy 12%
  - Capitol Hill: Very easy 11%, Fairly easy 11%, Not easy 12%
  - Congress Park: Very easy 11%, Fairly easy 11%, Not easy 11%
  - City Park: Very easy 10%, Fairly easy 12%, Not easy 11%

- **Biking in the area is…**
  - City Park West: Very easy 11%, Fairly easy 11%, Not easy 12%
  - City Park: Very easy 9%, Fairly easy 11%, Not easy 12%
  - Congress Park: Very easy 11%, Fairly easy 11%, Not easy 12%
  - Capitol Hill: Very easy 11%, Fairly easy 11%, Not easy 12%
  - Cheesman Park: Very easy 13%, Fairly easy 11%, Not easy 12%
  - North Capitol Hill: Very easy 13%, Fairly easy 11%, Not easy 12%

Source: East Central Kick-Off Survey. N = 781

- Walkability scores were generally high, but respondents expressed concerns with **high traffic speeds**, **difficult crossings**, and poorly maintained or missing **sidewalks** in many areas.
- Bikeability scores were more moderate; respondents had concerns about a need for more **bike lanes** and better connections.
Parking

Survey comments and map pins on parking; 23% of which related to development concerns

East Central households do not own a car, greater than the 11% citywide average

Households within ¼ mile of a transit stop

Source: City and County of Denver; Map shows impervious surface locations in the East Central area. Surface parking lots have been outlined in red.

Source: East Central Kick-Off Survey; US Census Bureau; City and County of Denver
Parking: Survey Results

Among survey respondents who indicated an interest in each neighborhood:

What are you most concerned about? Not enough parking/Difficult to park

- North Capitol Hill: 20%
- Cheesman Park: 18%
- Capitol Hill: 17%
- City Park West: 17%
- City Park: 16%
- Congress Park: 15%

Share of respondents

Source: East Central Kick-Off Survey. N = 771

- East Central residents are very concerned about parking, particularly the issue of new housing without adequate parking spaces to keep up with increasing density
Survey comments and map pins received regarding local businesses.

Opinions on whether local businesses are a “like” or a “concern”. Some respondents like the nearby mix, while others feel it doesn’t serve the community well.

Survey respondents stated local businesses met just “some” or “didn’t meet” their daily needs.

Source: East Central Kick-Off Survey.
**Businesses: Survey Results**

Among survey respondents who indicated an interest in each neighborhood:

### What do you like most?

**Local businesses**

- North Capitol Hill: 29%
- Cheesman Park: 28%
- Capitol Hill: 26%
- City Park West: 33%
- City Park: 33%
- Congress Park: 30%

### What are you most concerned about? Undesirable business mix

- North Capitol Hill: 5%
- Cheesman Park: 6%
- Capitol Hill: 6%
- City Park West: 7%
- City Park: 8%
- Congress Park: 6%

### East Central area businesses

________ my daily needs

- Meet most of: [Graph]
- Meet some of: [Graph]
- Don't meet: [Graph]
15.8%
Poverty rate across all of the East Central Area, as compared to 15.7% citywide average.

34%
Poverty rate in portions of City Park West

10%
Unemployment rate in portions of City Park West, as compared to 5.5% citywide average.


Source: US Census Bureau
Trees & Landscaping

Survey comments and map pins on trees and landscaping

1st

Most common map pin topic within the “environmentally resilient” category

18.4%

East Central area with tree canopy coverage, compared to 19% citywide average
Trees & Landscaping: Survey Results

Among survey respondents who indicated an interest in each neighborhood:

What do you like most?
Tree Canopy/Mature Trees

<table>
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<th>Neighborhood</th>
<th>Share of respondents</th>
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<td>City Park</td>
<td>13%</td>
</tr>
<tr>
<td>Capitol Hill</td>
<td>12%</td>
</tr>
<tr>
<td>Cheesman Park</td>
<td>11%</td>
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<tr>
<td>North Capitol Hill</td>
<td>10%</td>
</tr>
<tr>
<td>Congress Park</td>
<td>10%</td>
</tr>
<tr>
<td>City Park West</td>
<td>10%</td>
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“Great tree lined streets…”
– Congress Park

“It is generally beautiful with attractive houses, parkways and street trees.”
– City Park

– Source: East Central Kick-Off Survey

Survey respondents love the East Central Area’s tree-lined streets and **mature tree canopy**, particularly in City Park and Capitol Hill. Results also showed residents would like to see more greenery and **landscaping enhancements** along the Colfax Corridor.

– Source: East Central Kick-Off Survey. N = 771
Impervious Surfaces

68%

Impervious surface in East Central, compared to 44% citywide average

High

Resulting risk of localized flooding and poor water quality, increased surface temperature.

2

Priority basins within the area: 
Central Platte Valley Basin, Upper Montclair Basin

Source: City and County of Denver. Map shows locations of impervious surfaces in the East Central Area.

Sources: City and County of Denver
Parks & Open Space

Survey findings: Need for more pocket parks, green spaces.

Survey findings: Not safe/welcoming due to drug activity.

Survey findings: Respondents like walking along the parkway.

25%
Of map pins pointing out “Likes” in the area included parks and open spaces.

36%
Of answers to what respondents “liked most about” their area included parks.

15%
Households not currently located within a 10-minute walk to a park.

Source: City and County of Denver. Map shows areas within ½-mile walk of city parks.

Sources: East Central Kick-Off survey, City and County of Denver.
Parks & Open Space: Survey Results

Among survey respondents who indicated an interest in each neighborhood:

What do you like most?
Parks and open space

- City Park West
- City Park
- North Capitol Hill
- Congress Park
- Cheesman Park
- Capitol Hill

Share of respondents

0% 37% 36% 36% 35% 34% 29%

“Great parks that are walkable from the neighborhood.”
–City Park West

“The diversity of homes, people, and of course the crown jewel - City Park!”
– City Park

Source: East Central Kick-Off Survey

- East Central area residents **love their parks and open space**, particularly those that area easily walkable.
- Areas that need additional park access include parts of **Congress Park, City Park West, North Capitol Hill**, and **Capitol Hill**
Crime

Survey findings:
High crime, drug activity

Survey findings:
Public drunkenness, drug activity

Survey findings:
Participants dislike the blight on Colfax and associated crime

569
Survey comments and map pins expressed concern with crime and safety in the area

25
Average incidents of violent crime per 1000 people in East Central, with a particular concentration along Colfax Avenue and on Broadway

214
Average incidents of property crime per 1000 people in East Central, slightly higher than the citywide average (184)

Source: East Central Kick-Off Survey, Denver Police Department
Source: Denver Police Department. Map shows concentration of violent crime in the East Central area.
Crime: Survey Results

Among survey respondents who indicated an interest in each neighborhood:

What are you most concerned about?
Crime/Safety

- Capitol Hill: 29%
- North Capitol Hill: 29%
- City Park West: 28%
- Cheesman Park: 27%
- Congress Park: 24%
- City Park: 23%

I feel safe in the East Central area…

- Always
- Usually
- Rarely

- City Park West
- City Park
- Congress Park
- Capitol Hill
- Cheesman Park
- North Capitol Hill

Source: East Central Kick-Off Survey; N = 771

- Crime is a significant concern for many residents, particularly along Colfax Avenue. It was the third-ranked concern mentioned in all six neighborhoods, after traffic and development.
- Many respondents also cited what they perceived to be an increase in property crime in neighborhoods.
Focus Areas

Colfax Corridor
Broadway/Lincoln Corridor
Colorado Corridor
17th/18th Ave. Corridor
Neighborhood Nodes
North Capitol Hill
Capitol Hill
City Park West
Cheesman Park
City Park
Congress Park
Colfax Corridor

- Design Quality
- Transit Oriented Development
- Homelessness
- Housing Affordability
- Pedestrian & Bicycle Safety
- Parking
- Businesses
- Trees & Landscaping
- Impervious Surfaces
- Parks & Open Space
- Crime
Broadway/ Lincoln Corridor

- Design Quality
- Transit Oriented Development
- Homelessness
- Housing Affordability
- Pedestrian & Bicycle Safety
- Parking
- Businesses
- Trees & Landscaping
- Impervious Surfaces
- Crime
Colorado Blvd. Corridor

- Design Quality
- Transit Oriented Development
- Pedestrian & Bicycle Safety
- Parking
- Businesses
- Trees & Landscaping
- Impervious Surfaces
- Parks & Open Space
17th & 18th Ave. Corridors

- Design Quality
- Pedestrian & Bicycle Safety
- Parking
- Businesses
- Trees & Landscaping
- Impervious Surfaces
- Parks & Open Space
- Housing Affordability
Neighborhood Nodes

- Design Quality
- Pedestrian & Bicycle Safety
- Parking
- Businesses
- Trees & Landscaping
- Impervious Surfaces
- Parks & Open Space
North Capitol Hill

- Transit Oriented Development
- Design Quality
- Homelessness
- Housing Affordability
- Pedestrian & Bicycle Safety
- Parking
- Financial Stability
- Trees & Landscaping
- Impervious Surfaces
- Parks & Open Space
Capitol Hill

- Design Quality
- Pedestrian & Bicycle Safety
- Parking
- Parks & Open Space
- Housing Affordability
- Homelessness
City Park West

- Transit Oriented Development
- Design Quality
- Pedestrian & Bicycle Safety
- Parking
- Housing Affordability
- Homelessness
- Financial Stability
- Parks & Open Space
Cheesman Park

- Design Quality
- Pedestrian & Bicycle Safety
- Parking
- Housing Affordability
- Homelessness
City Park

- Design Quality
- Housing Affordability
- Pedestrian & Bicycle Safety
Congress Park

- Design Quality
- Housing Affordability
- Pedestrian & Bicycle Safety
- Parks & Open Space
Focus Topics & Areas

• Are these the right Focus Topics?
• Are these the right Focus Areas for each Focus Topic?
• Any other questions or comments?