EAST CENTRAL AREA PLAN
Steering Committee Meeting

JULY 19, 2017
6:00PM – 8:00PM
Colorado Health Foundation Offices

Area: 3.89 square miles
Population: 46,488 people
Housing units: 32,684 units
East Central Area Plan Steering Committee Meeting
7/19/17 AGENDA
Colorado Health Foundation 1780 Pennsylvania St. Room #124
6:00p – 8:00p

10 MIN  Welcome (CM New and CM Brooks)
20 MIN  Project Team Intro and Project Overview (Curt)
10 MIN  Role of Steering Committee and Chair (Curt)
  5 MIN  Steering Committee Chair Introduction (Frank)
30 MIN  Committee Member Introductions
30 MIN  East Central Area Overview (Scott)
10 MIN  Online Survey Launch (Scott)
  5 MIN  Questions and Wrap Up (Curt)
WHY PLAN?
Create a shared vision that addresses the diverse needs and concerns of the community

WHAT DO PLANS DO?
Plans inform how things should evolve in the future for the benefit of the community

- Engages people in a dialogue about the future
- Defines a vision & identifies how to achieve it
- Informs decision-making (public & private)
Sets broad policies and recommendations that apply citywide

Many citywide plans focus on a single topic
- Parks & Recreation Game Plan
- Denver Moves: Pedestrians & Trails
- Denver Moves: Transit

Comp Plan 2000 & Blueprint Denver provide general planning guidance
New Open Space and Parks

2014

THIS PLAN AMENDED IN 2016

Designed to inter-relate

Future Maximum Building Heights Map

The map below illustrates appropriate maximum building heights, and provides a Maximum Base Height and a Maximum Incentive Height. These street cross sections provide recommendations for the general components - travel lanes, parking, tree lawns, and sidewalks - of key streets in the station area. These recommendations from previously adopted plans. Zoning map amendments that would provide greater levels of analysis, data and recommendations for transportation infrastructure projects for opening day and beyond.

As described in “Synopsis of Neighborhoods to each other and to the South Platte and major riverfront parks and trails.”

Cherokee St. 33rd Street 35th Ave. 40th Ave.

TELLURIDE STREET

Telluride Street serves as a mixed-use arterial in the station area with four vehicular travel lanes and two pedestrian crossing zones. This cross section generally reflects the development projects that implement the street re-

Update Blueprint Denver

NEIGHBORHOOD & SMALL AREA PLANS

• Detailed recommendations that apply only to specific areas

• Address many topics and show how systems inter-relate

• Must be consistent with Comp Plan Goals

• Update Blueprint Denver
Alternative 2 – Fully Utilized C-MX-8

Zoning

The alternative illustrates full utilization of the C-MX-8 zoning designation for up to ten buildings required in two phases. Phase I is the same as Alternative 1, with Alternative 2. The greater density and higher price of the alternative combines a dual configuration with projects in the area such as Donny's Market. This permits for new commercial and residential development that aligns with the character of the neighborhood and could be in direct competition with projects such as Donny's Market. The alternative suggests that this alternative is more attractive to new development opportunities in the next 10 to 15 years.

First Phase (north block):
- 275 residential units (125,000 GSF)
- 10,000 GSF retail / restaurant / gallery
- 265 parking spaces in a two-level parking garage.

Second Phase (south block):
- 250 residential units (14,000 GSF retail / restaurant / gallery
- 270 parking spaces in a multi-level parking garage.

Source: Google Earth

NEIGHBORHOOD & SMALL AREA PLANS
PLANNING CAN HAVE A BIG IMPACT

EARLY 1990’s
COMMONS PARK AREA

TODAY
COMMONS PARK AREA
**NEIGHBORHOOD & SMALL AREA PLANS**

- **Percent of City (excluding DIA):**
  - With adopted plan: 19.2%
  - No adopted area or neighborhood plan: 38.8%
  - Plans adopted prior to Blueprint (2002): 42%
  - Plans adopted after Blueprint (2002): 78%

- **Years for status quo planning approach:** 10-14 years
- **Years for NPI planning approach:** 78 years

Map showing neighborhoods and small area plans with percentages of adopted plans and years of planning approaches.
GROUP NEIGHBORHOODS TOGETHER & DEVELOP (3) PLANS CONCURRENTLY
Major Topics

• Land Use / Urban Design
• Affordable Housing
• Mobility
• Economic Development
• Health
• Green Stormwater / Water Quality
• Implementation
Understand the Area
- Assets
- Issues
- Trends

Objective: Identify Key Opportunities

Phase I (6-8 Months)

Establish a Vision
- Comprehensive
- Long Term
- Measurable

Objective: Prioritize & Design Community Investments

Phase II (8-10 Months)

Develop Recommendations
- Regulations
- Financing
- Partnerships

Objective: Propose Policies and Tools to Achieve Vision

Phase III (6-8 Months)

General Process

Phase I (6-8 Months) Phase II (8-10 Months) Phase III (6-8 Months)
Community Engagement Methods

- **Online** – Surveys, Mapping Exercises, etc.
- **Targeted** – Existing Meetings, Street Team, Field Tours, etc.
- **Community Workshops** – Visioning, Design Charrette, Open House
- **Focus Groups** – Topical Experts, Advocates, Interested Residents
- **Steering Committee** – Formally appointed Community Stakeholders
WHAT IS A STEERING COMMITTEE?

• A small group of representative stakeholders who engage in the planning process at a level of detail that is not possible with the general public or larger groups

WHAT DOES THE STEERING COMMITTEE DO?

• Represent a diverse set of community interests
• Advise on planning process, outreach, and public meetings
• Help communicate information to other groups
• Develop and refine plan content and ideas
• Make a recommendation to planning board & city council on the final plan
EXPECTATIONS FOR STEERING COMMITTEE MEMBERS

- Attend 2-hour monthly meetings
- Complete work assignments, as needed, outside of meetings
- Represent and communicate with a larger group of stakeholders
- Be a constructive participant and committed to building consensus
HOW DO STEERING COMMITTEE MEETINGS WORK?

• All meetings are open for public to observe

• Chair
  • Works with city staff to set agendas
  • Runs the meetings

• Group operates on consensus
  • Work to address concerns and reach agreement

• City staff produces a meeting summary
  • Reviewed and endorsed by the committee at the beginning of each meeting
**GROUND RULES**

- **SHOW UP ON TIME AND COME PREPARED**
  Be prompt in arriving to the meeting and in returning from breaks. Be prepared to contribute to achieving the meeting goals. Come to the meeting with a positive attitude.

- **LET EVERYONE PARTICIPATE**
  Share time so that all can participate. Be patient when listening to others speak and do not interrupt them. Respect each other’s thinking and value everyone’s contributions.

- **LISTEN WITH AN OPEN MIND**
  Value the learning from different inputs, and stay open to new ways of doing things. You can respect another person’s point of view without agreeing with them.

- **STAY ON POINT AND ON TIME**
  Respect the group’s time and keep comments brief and to the point. When a topic has been discussed fully, do not bring it back up. Save time by not repeating what others have said.

- **ATTACK THE PROBLEM, NOT THE PERSON**
  Respectfully challenge the idea, not the person. Blame or judgment will get you further from a solution, not closer. Honest and constructive discussions are necessary to get the best results.

- **JOINTLY DESIGN NEXT STEPS**
  This ensures that everyone is committed to moving forward together as a team.
Steering Committee Introductions
East Central Area Plan

Neighborhood Planning Area

Area: 3.89 square miles
Population: 49,190 people
Housing units: 32,269 units

Map: City and County of Denver

Data Source: City and County of Denver
Land Use

Land Use Breakdown:
- Residential - One- and Two-Unit: 27%
- Residential - Multi-Unit: 22%
- Park/Open Space: 19%
- Office, Industrial, Commercial: 10%
- Public/Entertainment: 5%
- Mixed Use: 2%
- Other: 15%

Legend:
- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Mixed-use
- Agriculture
- Park/Open Space
- Vacant
- ROW/Road or Parking
- Other/Unknown

EAST CENTRAL neighborhoods planning initiative

NPI
Demographics

AGE BREAKDOWN

<table>
<thead>
<tr>
<th>Age Group</th>
<th>EAST</th>
<th>DENVER</th>
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<tbody>
<tr>
<td>Under 5</td>
<td>7%</td>
<td>7%</td>
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<tr>
<td>5-17</td>
<td>13%</td>
<td>14%</td>
</tr>
<tr>
<td>18-24</td>
<td>9%</td>
<td>9%</td>
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<td>25-34</td>
<td>19%</td>
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<tr>
<td>35-44</td>
<td>16%</td>
<td>15%</td>
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<tr>
<td>45-54</td>
<td>14%</td>
<td>12%</td>
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<tr>
<td>55-64</td>
<td>11%</td>
<td>10%</td>
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<tr>
<td>Over 65</td>
<td>11%</td>
<td>11%</td>
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Median Income

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<tr>
<th>Year</th>
<th>Denver</th>
<th>East Central</th>
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<tbody>
<tr>
<td>2000</td>
<td>$53,637</td>
<td>$67,864</td>
</tr>
<tr>
<td>2010</td>
<td>$66,576</td>
<td>$76,031</td>
</tr>
<tr>
<td>2015</td>
<td>$75,262</td>
<td>$89,825</td>
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Data source: 2011-2015 American Community Survey 5-Year Estimates
Housing & Transportation Costs as a Percentage of Typical Regional Household Income

- 29% - 35%
- 36% - 45%
- 46% - 58%

Affordability

- An area is considered affordable when housing and transportation costs total less than 45% of household income.
- 85% of census tracts are affordable to a typical regional household.

Data source: Center for Neighborhood Technology

Map date: 6/22/2017
Denver Community Planning and Development

Plan area boundary

H + T Index

EAST CENTRAL NPI
neighborhood planning initiative

DENVER COMMUNITY PLANNING & DEVELOPMENT
Cost Burdened Households

Percent of households spending 30%+ of their income on housing costs

Percent Renter Occupied Units

East Central 70%  
Denver 51%
Income Restricted Units

Number of IRU's

East Central 3,255
(10% of all units)
Denver 22,558
(8% of all units)

46% of these Income Restricted Units will expire in the next 20 years

Number of Income Restricted Units

- 1
- 10
- 50
- 100

Data source: City and County of Denver
Renters Vulnerable to Gentrification

A tract is considered vulnerable if it meets at least two of these criteria:

- Median household income lower than Denver median
- Percent of renter-occupied units higher than Denver
- Percent of residents with less than a Bachelor's Degree is higher than Denver

Census Tracts - Percentage of Renters

- 28% - 40%
- 41% - 60%
- 61% - 80%
- 81% - 94%

<table>
<thead>
<tr>
<th>Census Tracts Vulnerable to Gentrification</th>
</tr>
</thead>
<tbody>
<tr>
<td>28% - 40%</td>
</tr>
<tr>
<td>61% - 80%</td>
</tr>
<tr>
<td>81% - 94%</td>
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</table>

15,212 number of renters in vulnerable neighborhoods


Map date: 6/22/2017

Denver Community Planning and Development
Poverty Rate 2000 - 2015

East Central 15.82%
Denver 15.7%
Change from 2010 - 2015
East Central ∆ -2.99%

Poverty Rate

- 4% - 10%
- 11% - 15%
- 16% - 20%
- 21% - 30%
- 31% - 35%

Map date: 6/22/2017
Data source: 2011-2015 American Community Survey 5-Year Estimates

Denver Community Planning and Development
Plan area boundary

Poverty Map

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

Total Jobs

East Central 62,692
Denver 430,587

Top Sectors:
Health Care
Public Administration
Finance and Insurance

Top Employers:
Wells Fargo
Presbyterian - St. Luke's Hospital
Blue Cross Blue Shield
State of Colorado
Special Districts

Coverage By Type:
- BID 224 ac (9%)
- TIF 11 ac (0.5%)
- LMD 33 ac (1%)

BID: Business Improvement District
TIF: Tax Increment Finance District
LMD: Local Maintenance District

Bluebird BID
City Park South TIF
Colfax Ave BID
Downtown Denver BID
St. Luke’s Pedestrian Mall LMD
East 13th Avenue Pedestrian Mall
Expanded Greek Town Pedestrian Mall

Special Districts
The building permit valuations are based on permits issued in the last two years for new buildings only.

Total permit valuation in East Central:

- Residential - $141,572,629
- Commercial - $21,492,243
- Combined - $163,064,871
Equity Index

Index Components:
1. Socioeconomic: Families in poverty, educational attainment
2. Built Environment: Access to full service grocery stores, access to parks or open space
3. First trimester care during pregnancy
4. Morbidity: Children and youth overweight and obese
5. Life Expectancy

Equity Index

Data source: Denver Department of Environmental Health
Map date: 6/22/2017
Violent Crime

Reported Incidents of Violent Crime per 1,000 Residents 2012 - 2015

Fewer incidents of violent crime

More incidents of violent crime

Violent crime includes murder, assault, and robbery.
Park Access

Park Coverage

EAST CENTRAL NPI neighborhood planning initiative

East Central 98%
Denver 94%

Percent of Households within Half Mile Buffer of a Park

Denver
East Central
Sidewalk Quality

91% of sidewalks are at least 4ft wide

Overall Sidewalk Status
- Existing Sidewalk (4' or more)
- Existing Sidewalk (less than 4')
- Missing

Data source: City and County of Denver
Map date: 6/22/2017
Denver Community Planning and Development
City and County of Denver
Vision Zero

Crash Profile

Top Crash Intersections
Colfax and:
- Broadway
- Park Ave
- Franklin St
- Pennsylvania
- High St
- Washington St
- Colorado Blvd

Highest Rate of Mid-block and Un-signalized Crashes
Vine St. to Monroe St.

High Crash Corridors
#1 Highest Crash Corridor: East Colfax
#6 Highest Crash Corridor: Colorado Blvd
Transit Frequency by Route

Most Frequent Routes:
- Colfax - 15/15L
- 12th Ave - 10

15/15L - Proposed BRT

99% of households are within 1/4 mile of a transit stop (Denver = 75%)

71% of households are within 1/4 mile of a transit stop with service at least every 15 min throughout the day (Denver = 36%)
Transit Ridership by Stop

Average Weekly Ridership (Boarding)
- 0-10
- 11-100
- 101-500
- 501-1000
- 1001-2500
- 2501-5000

Top Three Stops:
1. Broadway and 16th Street (Civic Center Station)
2. Colfax and Broadway (Eastbound)
3. Colfax and Broadway (Westbound)
Car-less Households

Census Tracts - Percent of Housing Units with No Cars

- 2% - 10%
- 11% - 20%
- 21% - 30%
- 31% - 38%

20% of households without a car (Denver 11%)
Bike Infrastructure

East Central - Bike Lanes

Bicycle Facilities

Protected Bikeways
Existing Proposed
Protected Bike Lane
Shared Use Sidewalk
Trail

Separate Bikeways
Existing Proposed
Bike Lane
Shared Parking/Bike Lane
Buffered Bike Lane

Shared Roadway
Existing Proposed
Neighborhood Bikeway
Needs Further Study

Separated or Protected Bike Facilities

Miles

Existing Separated Bikeways
Proposed Separated Bikeways
Proposed Protected Bikeways

Denver Community Planning and Development.
Tree Canopy

EAST CENTRAL

18.4% canopy coverage
(Denver 19%)
Impervious Surface

68% of area is impervious (Denver 44%)

Impervious Surface

DENVER COMMUNITY PLANNING & DEVELOPMENT
Major Flood Event

Flood Risk

On Going Projects:

Upper Montclair Basin Study
- Identify Infrastructure Improvements
- Green Infrastructure
- Hybrid Solutions
- Q1 - 2018 Completion

City Park Master Plan
Online Survey
Project Website

www.denvergov.org/eastcentralplan