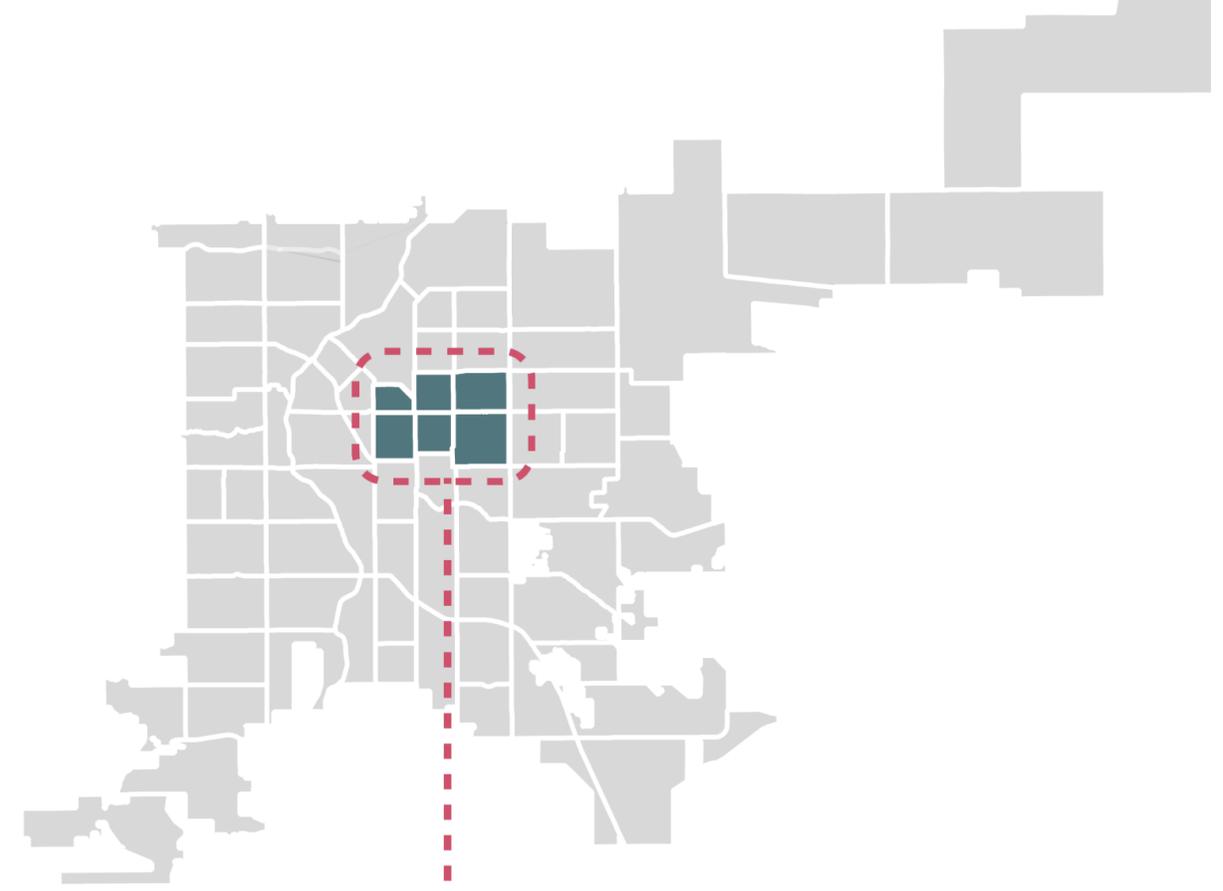


# EAST CENTRAL AREA PLAN

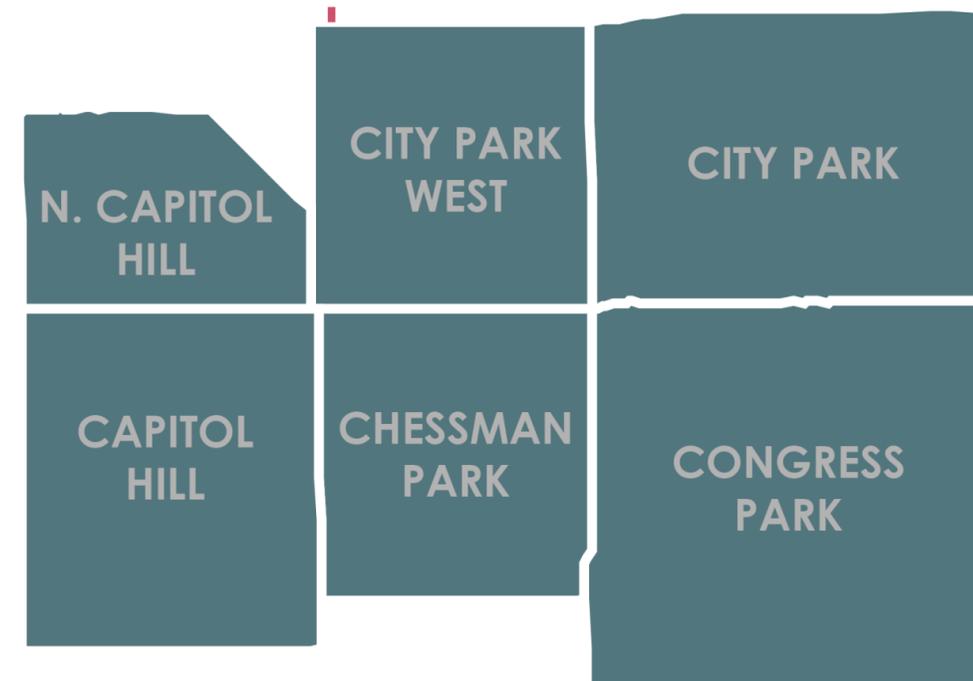
# Steering Committee Meeting

**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

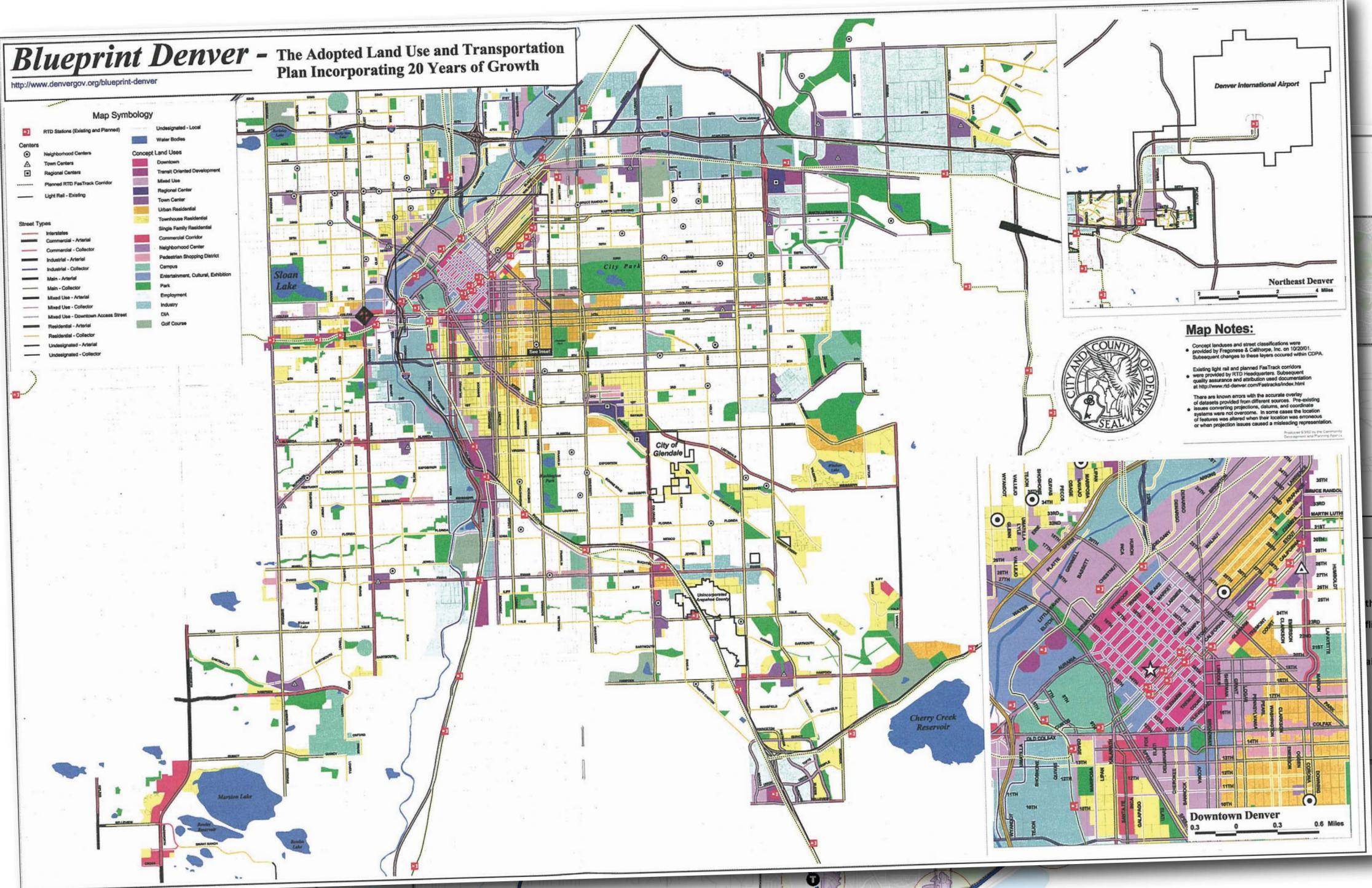
- Engages people in a dialogue about the future
- Defines a vision & identifies how to achieve it
- Informs decision-making (public & private)

# CITYWIDE PLANNING



- 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

# CITYWIDE PLANNING



the walk network)  
 lies")  
 ill

# NEIGHBORHOOD & SMALL AREA PLANS

## 38th & Blake Station Area Plan

Community Planning & Development  
Adopted August 10, 2009

## 41st and Fox Station Area Plan

Community Planning & Development  
Adopted December 7th, 2009

## 61ST & PEÑA STATION AREA PLAN 2014

Adopted January 13, 2014

## 38th & Blake Station Area Height Amendments

ADOPTED BY DENVER CITY COUNCIL  
SEPTEMBER 19, 2016

### 38th & Blake - Executive Summary

Figure 1.6 - Future Land Use

The plan should provide more detailed evaluation and recommendations for multi-modal operations, station locations and land uses along Downing Street.

• Pending the results of the Next Steps Transportation Operations Study, the success of collaboration with RTD to change the location of pedestrian bridge and explore park-n-ride access options, and any new development projects that implement the street reconfigurations in this plan, the City should take steps to ensure that the station area street network meets pedestrian access needs by opening day in 2015.

Implementation

Several recommendations of this plan call for design changes to the East Corridor and Central Corridor Extension projects. To be implemented by opening day these will require immediate collaboration with RTD. It is the desire of the City and the neighborhoods

Figure 1.7 - Proposed Station Concept

### 41st and Fox Station Area Plan - Executive Summary

#### Land Use and Circulation Plan Concept

Figure 1.8 - Land Use and Circulation Plan Concept

### CONNECTED RECOMMENDATIONS

#### STREET CROSS SECTIONS

These street cross sections provide recommendations for the general components - travel lanes, parking, tree lanes, and sidewalks - of key streets in the station area.

#### AVIATION PLACE

Aviation Place is the key local pedestrian priority street in the station area, connecting the transit plaza at the commuter rail station with Aviation Park at the center of the Transit Community Core of the station area. As this key street in the station area, Aviation Place should have the flexibility to serve multiple roles for the community, not only moving people through its space with low-vehicle travel lanes and ample pedestrian zones, but also a place to host festivals and other neighborhood events. Buildings along Aviation Place should consider appropriate signs, heights, and design elements that promote strong later access to the street. Aviation Place may be a private street to meet all of its various roles.

#### TELLURIDE STREET

Telluride Street serves as a mixed-use arterial in the station area with four vehicle travel lanes and ample pedestrian zones but without on-street parking. The street has a wide pathway for median with trees and a clear zone to accommodate the Phillips gas pipeline that travels from southeast to northeast through the station area. The cross section generally applies to Telluride north of First Creek and south of Blue Grama Drive.

### Future Maximum Building Heights Map

The map below illustrates appropriate maximum building heights, and provides a Maximum Base Height and a Maximum Incentive Height throughout the Plan area. It will be used to inform amendments to Denver's official zoning map to apply zone districts or overlay zone districts with appropriate maximum height limits and associated requirements.

- Maximum Base Height:** This is the maximum height based on review of recommendations from previously adopted plans. Zoning map amendments that would allow these base heights are appropriate prior to adoption of tools to implement requirements for higher design quality and integrated affordable housing (see "1.1 Regulatory and Policy Strategies" on page 11 for more information on implementation tools).
- Maximum Incentive Height:** This is an increased maximum height as a density bonus to deliver specific community benefits within the station area such as affordable housing (see Recommendation 4 on page 10). Regulations, such as zoning map amendments that would allow these increased maximum heights are not appropriate until tools have been adopted to further define specific community benefits, to be implemented through incentive requirements for higher design quality, and station area affordable housing (see "1.1 Regulatory and Policy Strategies" on page 11 for more information on implementation tools).

Figure 1.9 - Maximum Building Heights Map

- 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

# NEIGHBORHOOD & SMALL AREA PLANS

## SECTION 3. RIVER NORTH CATALYTIC SITE

### Alternative 2 – Fully Utilized C-MX-8 Zoning

This alternative illustrates full utilization of the C-MX-8 zoning entitlement for an eight story building applied in two phases. Phase II is the same in Alternative 1 and Alternative 2. The greater densities and higher price of this alternative could be in direct competition with projects in the area such as Denargo Market. This potential for over-saturation of the market suggests that this alternative is more of a mid to long-term development opportunity in the next 10 to 15 years.

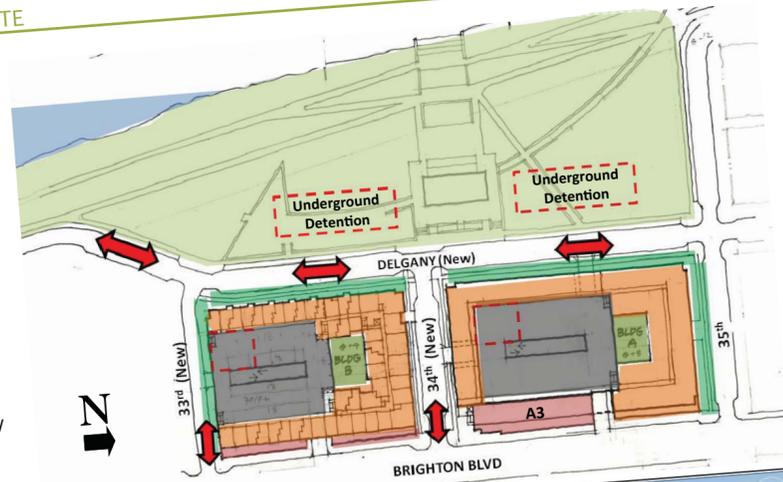
#### First Phase (north block)

- ☒ 275 Residential Units (251,000 GSF)
- ☒ 10,000 GSF Retail / Restaurant / Gallery renovation of existing building
- ☒ 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 garage

- Residential
- Commercial
- Parking
- Park / Courtyard
- Water Quality Enhancement
- A3** Renovated Existing Building



# PLANNING CAN HAVE A BIG IMPACT

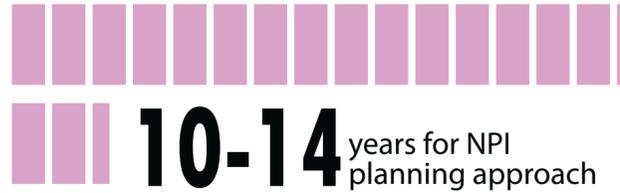


**EARLY 1990's**  
COMMONS PARK AREA



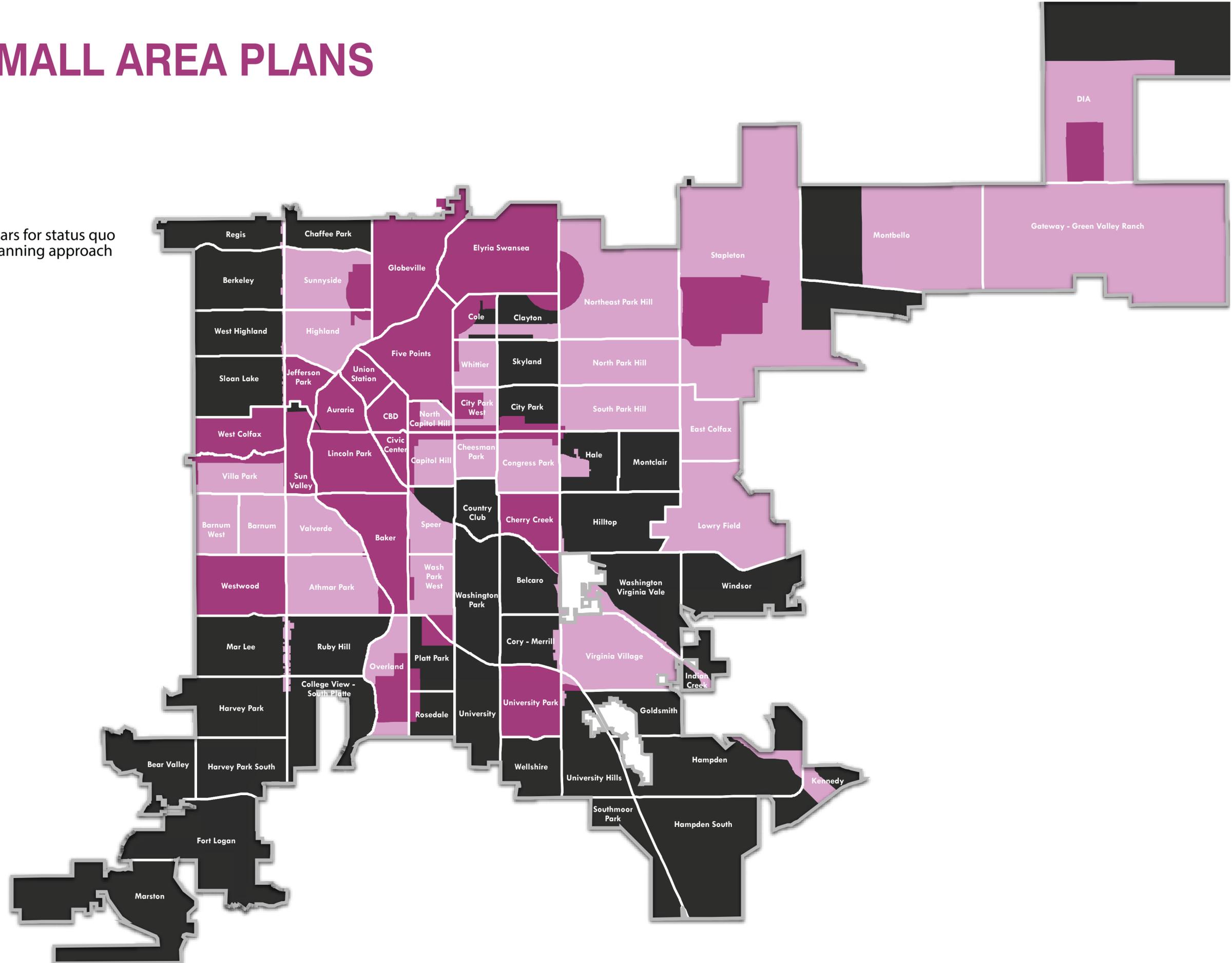
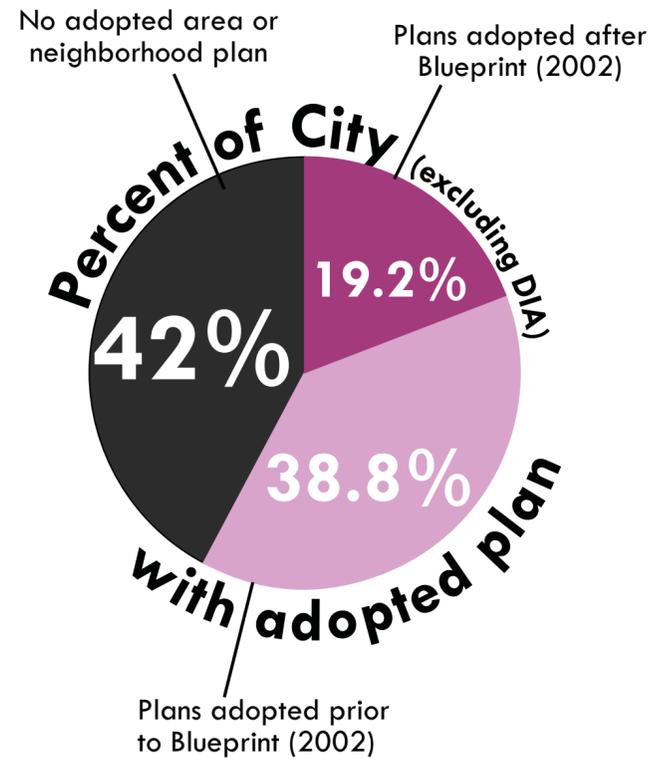
**TODAY**  
COMMONS PARK AREA

# NEIGHBORHOOD & SMALL AREA PLANS



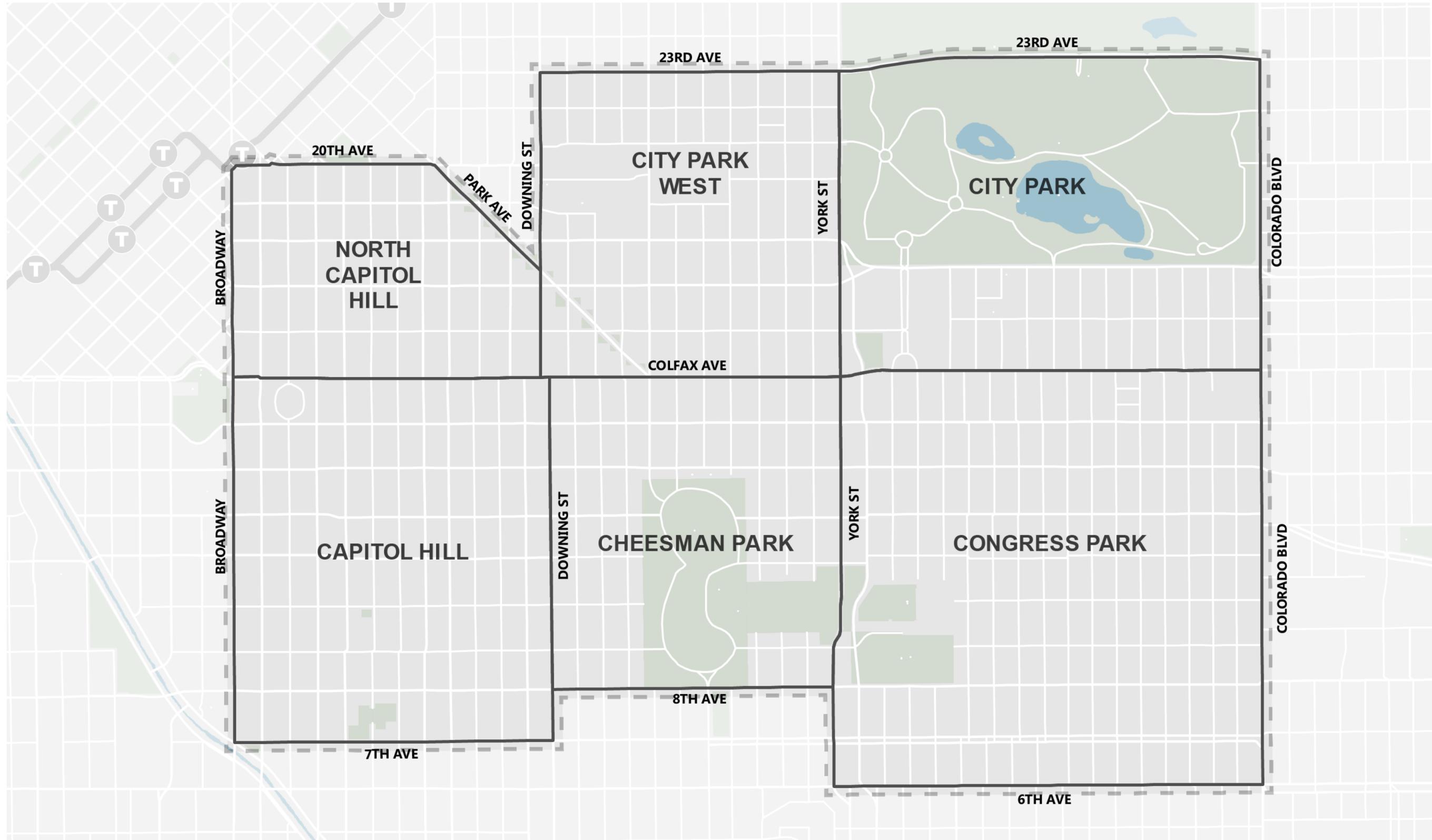
**78** years for status quo planning approach

**10-14** years for NPI planning approach





# East Central Planning Area



# Major Topics

- Land Use / Urban Design
- Affordable Housing
- Mobility
- Economic Development
- Health
- Green Stormwater / Water Quality
- Implementation

# General Process

## Phase I (6-8 Months)

Understand the Area

- Assets
- Issues
- Trends

Objective: Identify Key Opportunities

## Phase II (8-10 Months)

Establish a Vision

- Comprehensive
- Long Term
- Measurable

Objective: Prioritize & Design Community Investments

## Phase III (6-8 Months)

Develop Recommendations

- Regulations
- Financing
- Partnerships

Objective: Propose Policies and Tools to Achieve Vision

# 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



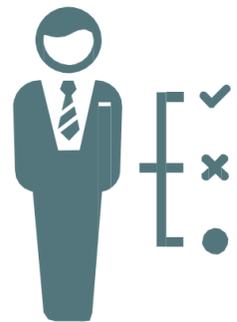
- **Steering Committee** – Formally appointed Community Stakeholders

# 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**

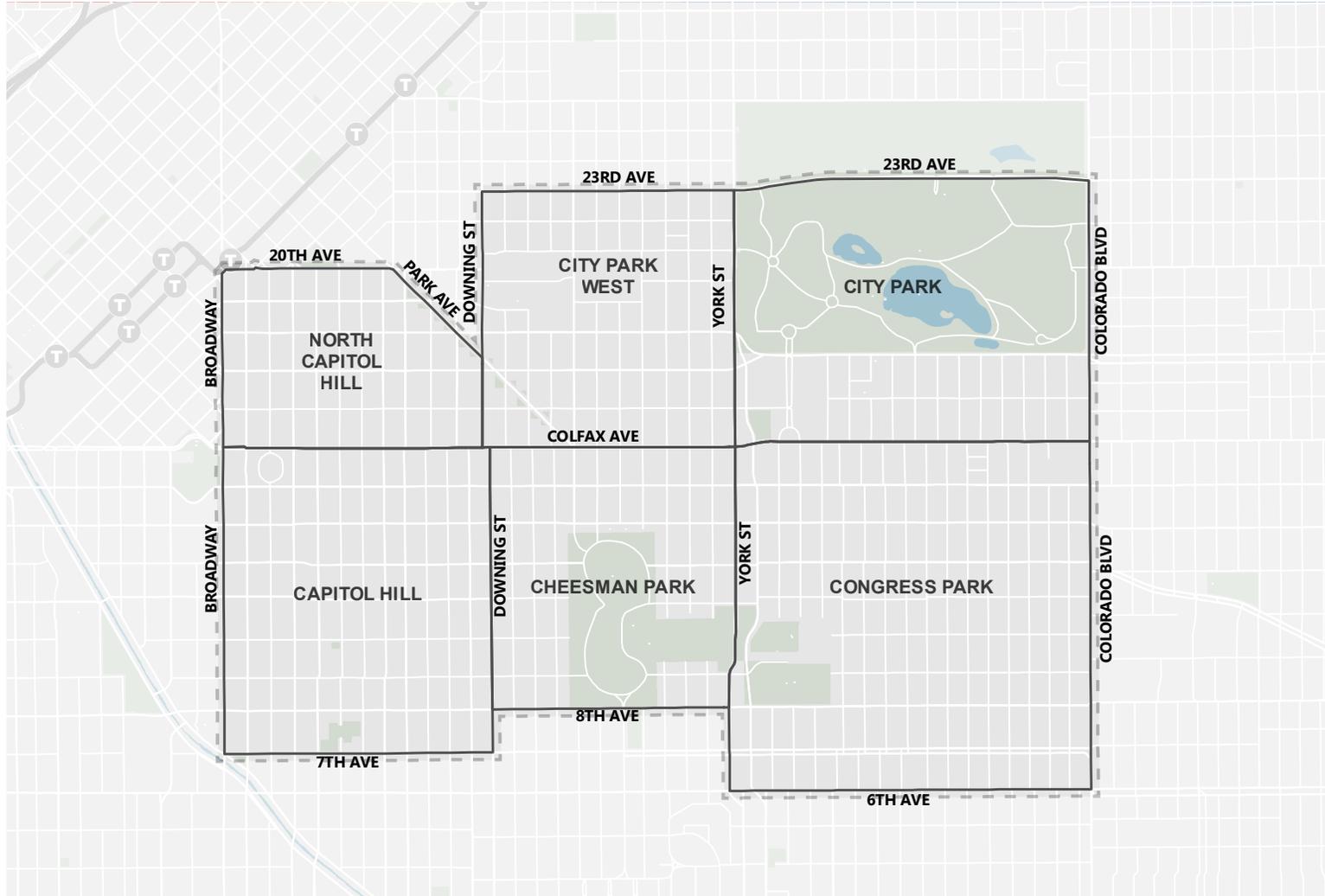
Respectfully challenge the idea, not the person. Blame or judgment will get you further from a solution, not closer. Honest and constructive discussions are necessary to get the best results.

- **JOINTLY DESIGN NEXT STEPS**

This ensures that everyone is committed to moving forward together as a team.

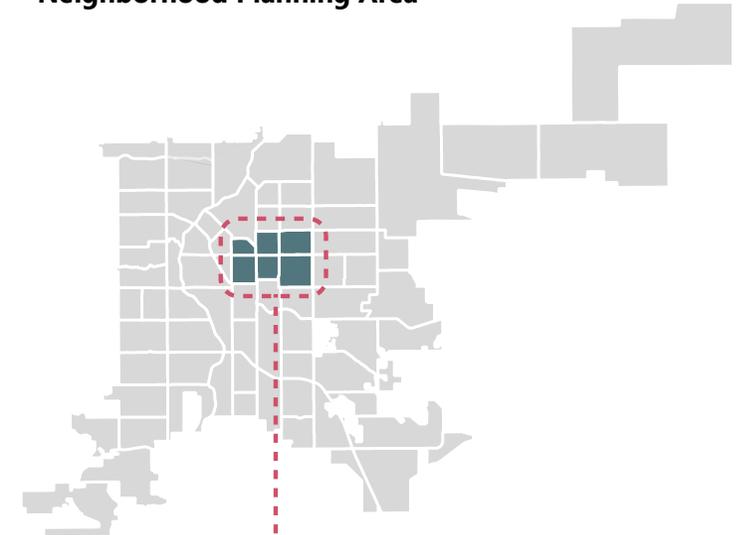
# Steering Committee Introductions

# East Central Area Plan

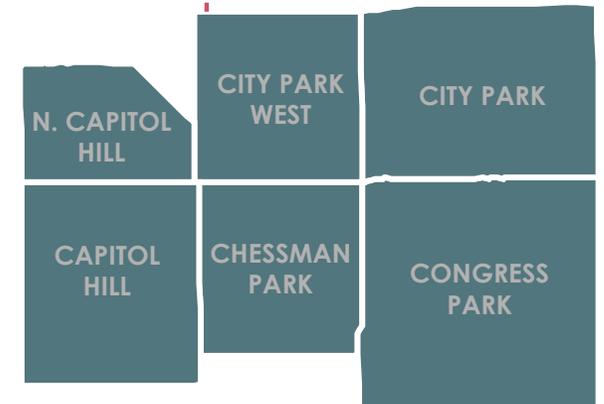


Map date: 6/21/2017  
Denver Community Planning and Development  
Data source: City and County of Denver

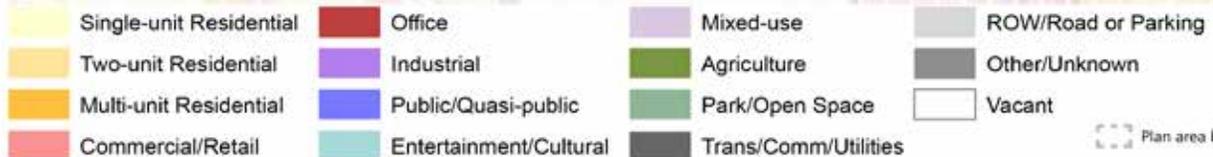
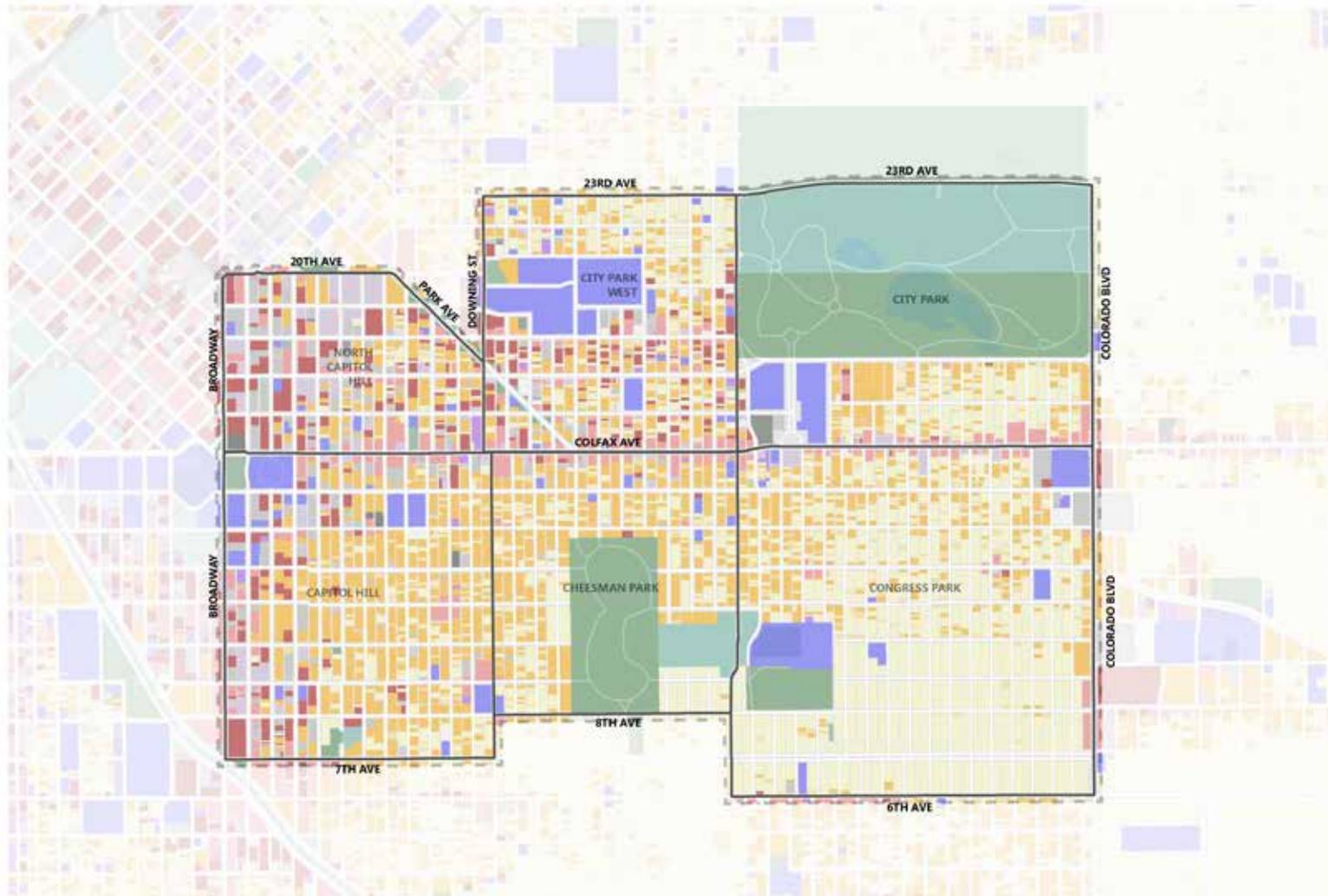
## Neighborhood Planning Area



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



# Land Use

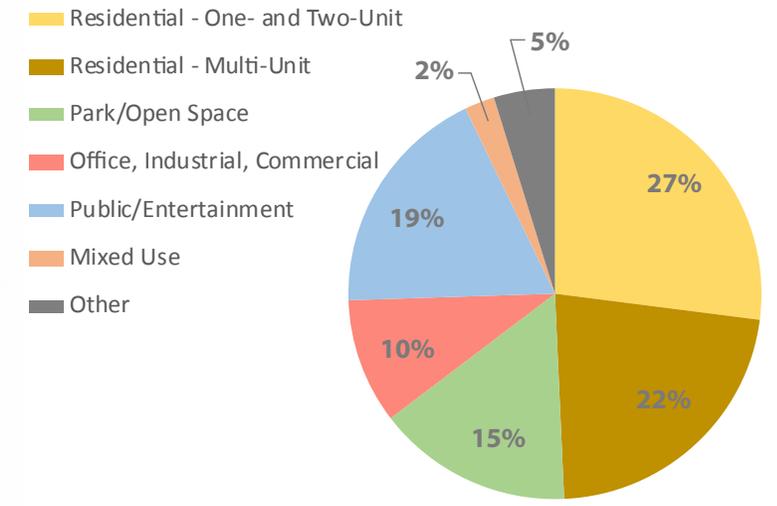


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 Map Date: 6/22/2017  
 Denver Community Planning and Development  
 Data source: City and County of Denver

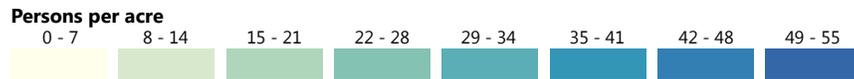
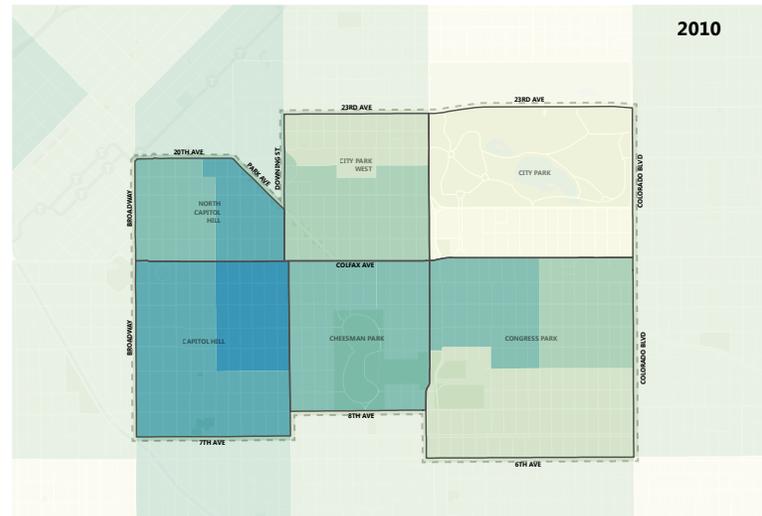
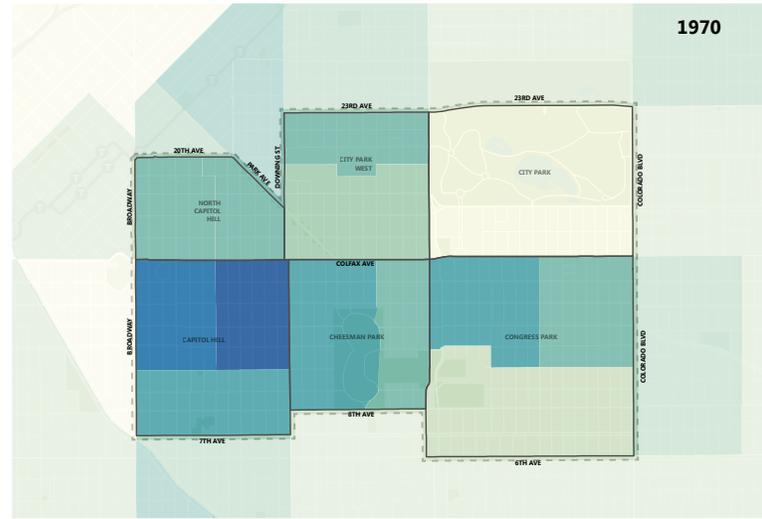
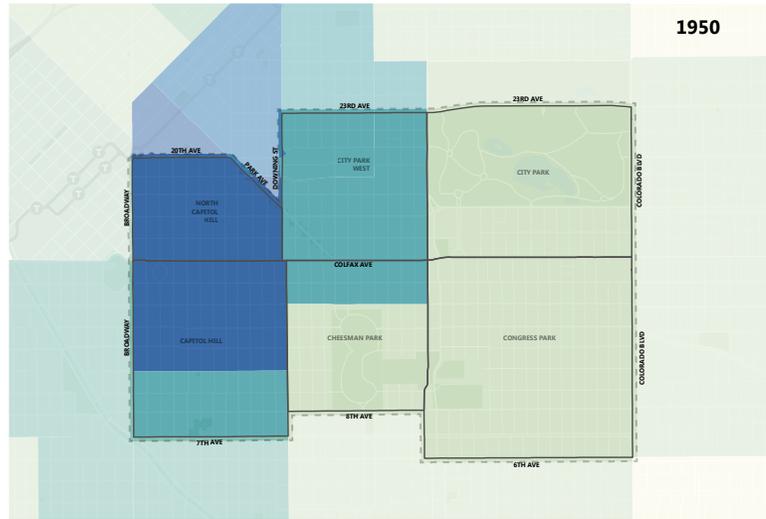
## Land Use



Land Use Breakdown



# Population Density



Plan area boundary



Map date: 7/18/2017  
Denver Community Planning and Development

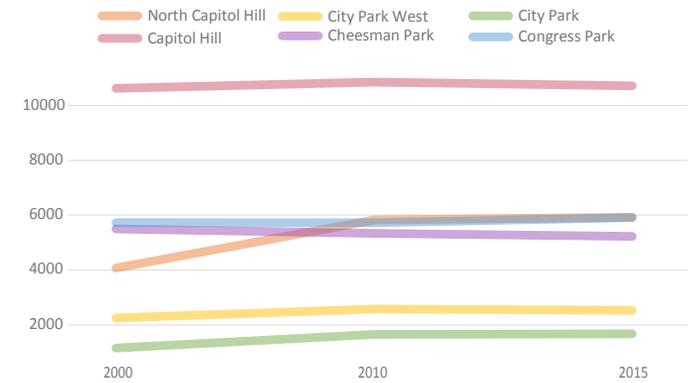
Data source: U.S. Census Bureau; Minnesota Population Center. National Historical Geographic Information System: Version 2.0. Minneapolis, MN: University of Minnesota 2011.

## Households



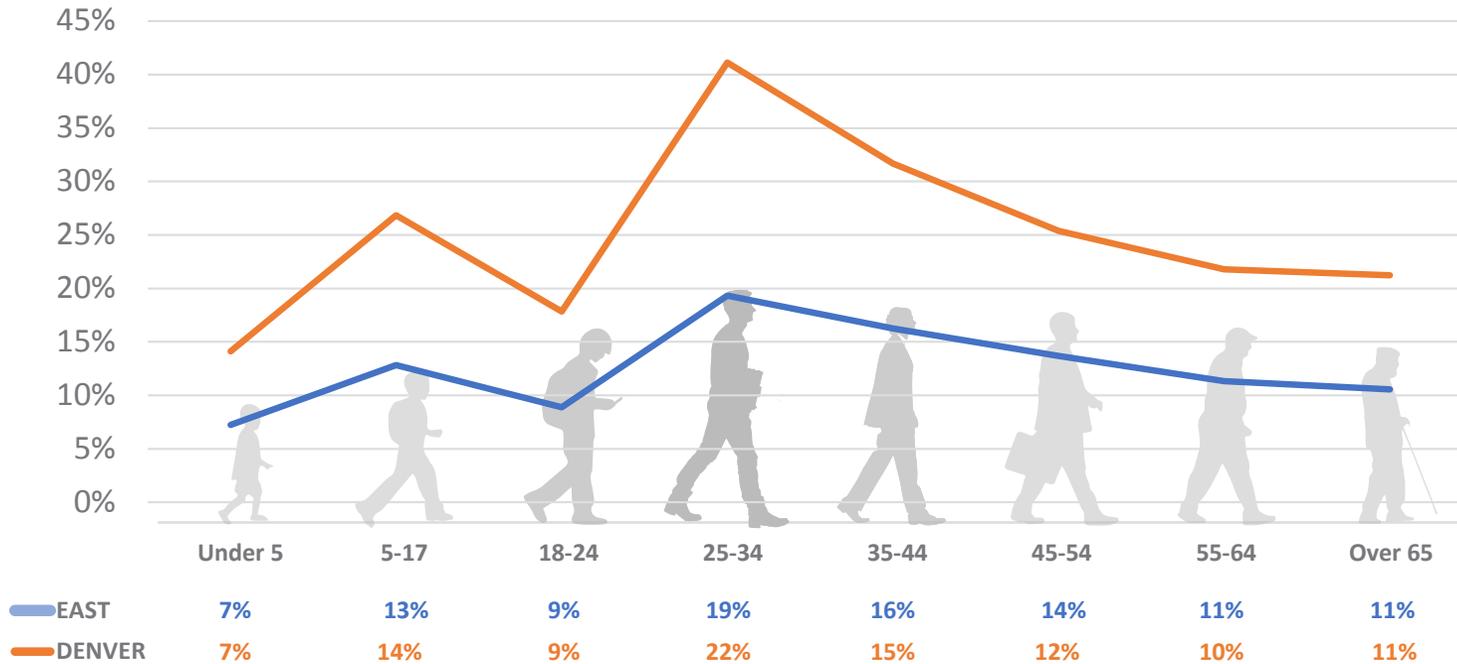
**East Central 30,005**  
**Denver 275,795**

**Population:**  
**East Central 49,190**  
**Denver 649,654**



# Demographics

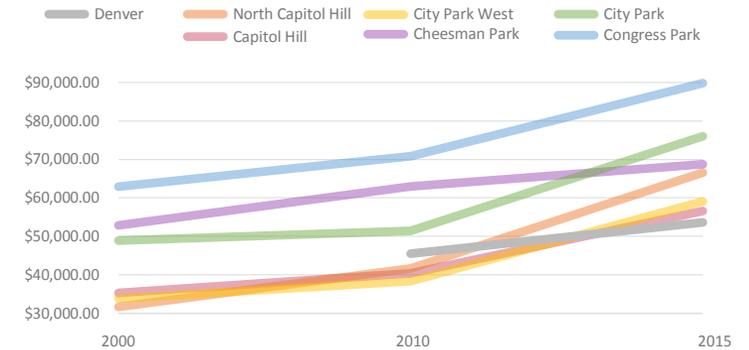
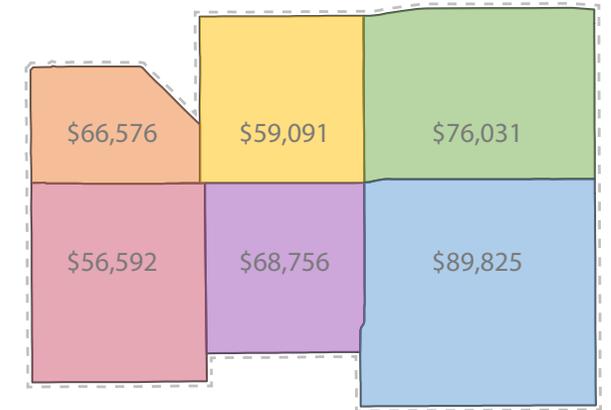
## AGE BREAKDOWN



## Median Income

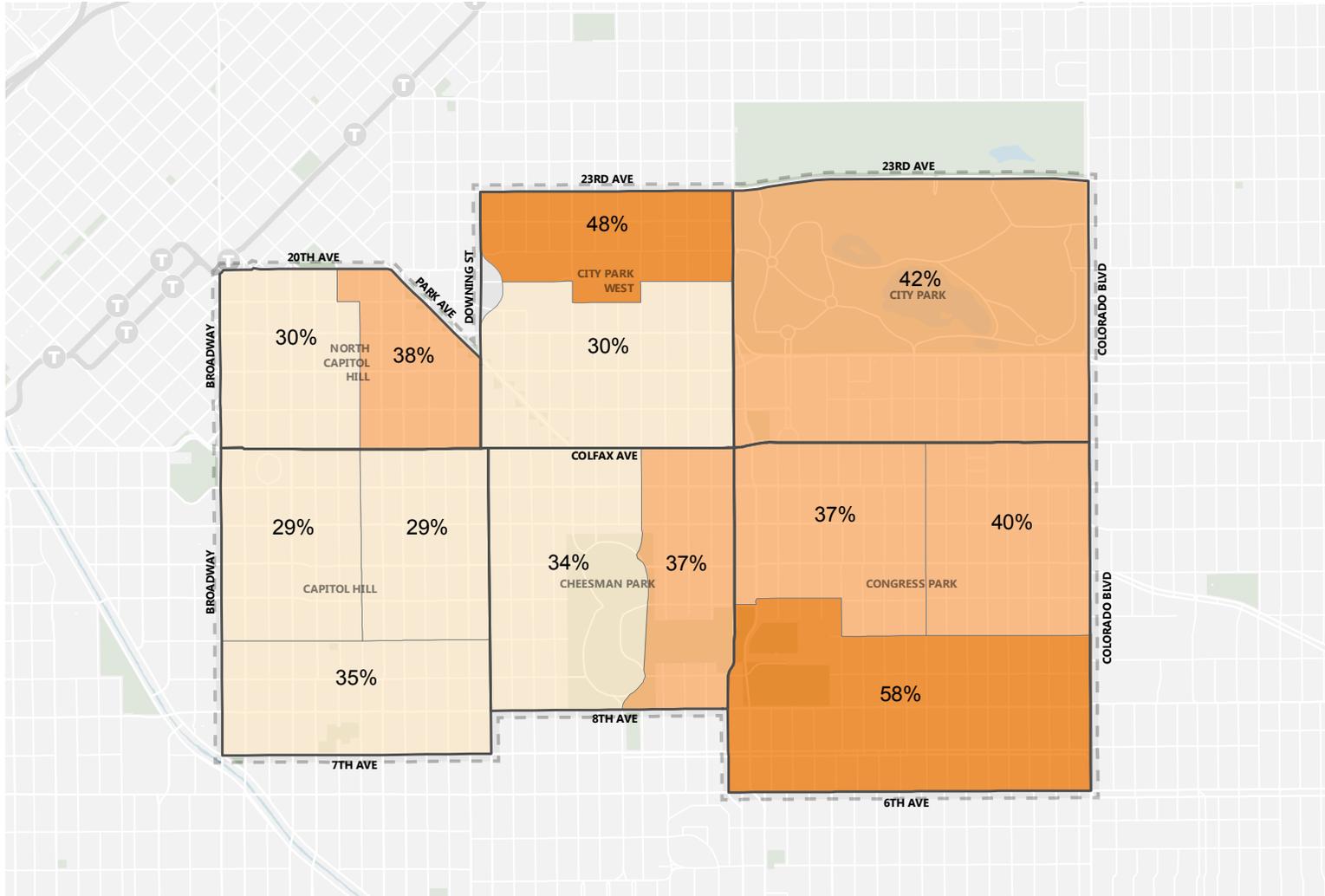


**East Central** \$67,864  
**Denver** \$53,637



Data source: 2011-2015 American Community Survey 5-Year Estimates

# H + T Index



Housing & Transportation Costs as a Percentage of Typical Regional Household Income

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

Plan area boundary

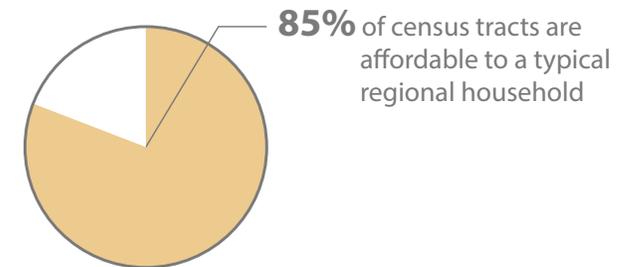


Map date: 6/22/2017  
 Denver Community Planning and Development  
 Data source: Center for Neighborhood Technology

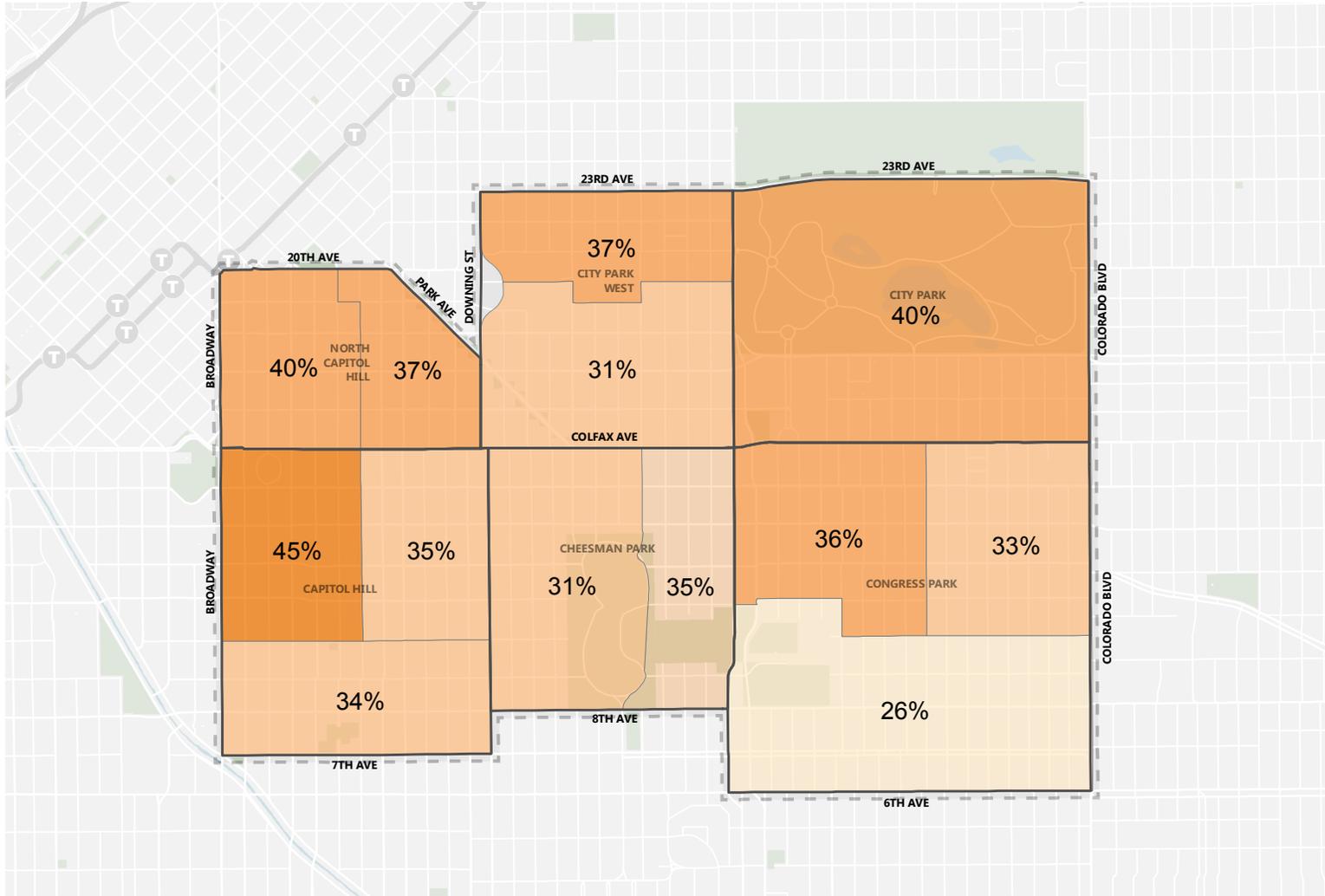
## Affordability



An area is considered affordable when housing and transportation costs total less than **45%** of household income.



# Cost Burdened Households



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

- 26% - 30%
- 31% - 35%
- 36% - 40%
- 41% - 45%

Plan area boundary

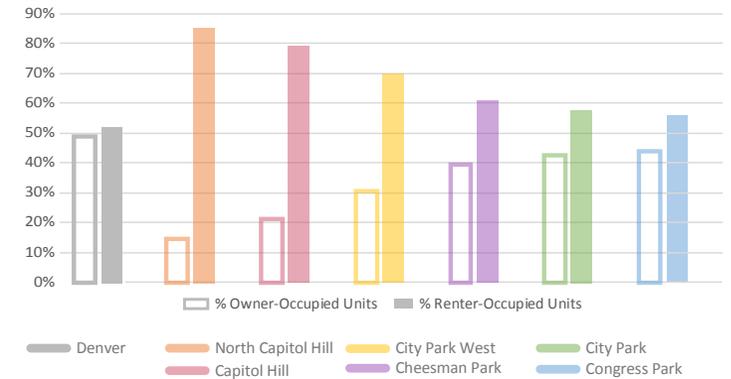
0 0.2 0.4 Miles

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

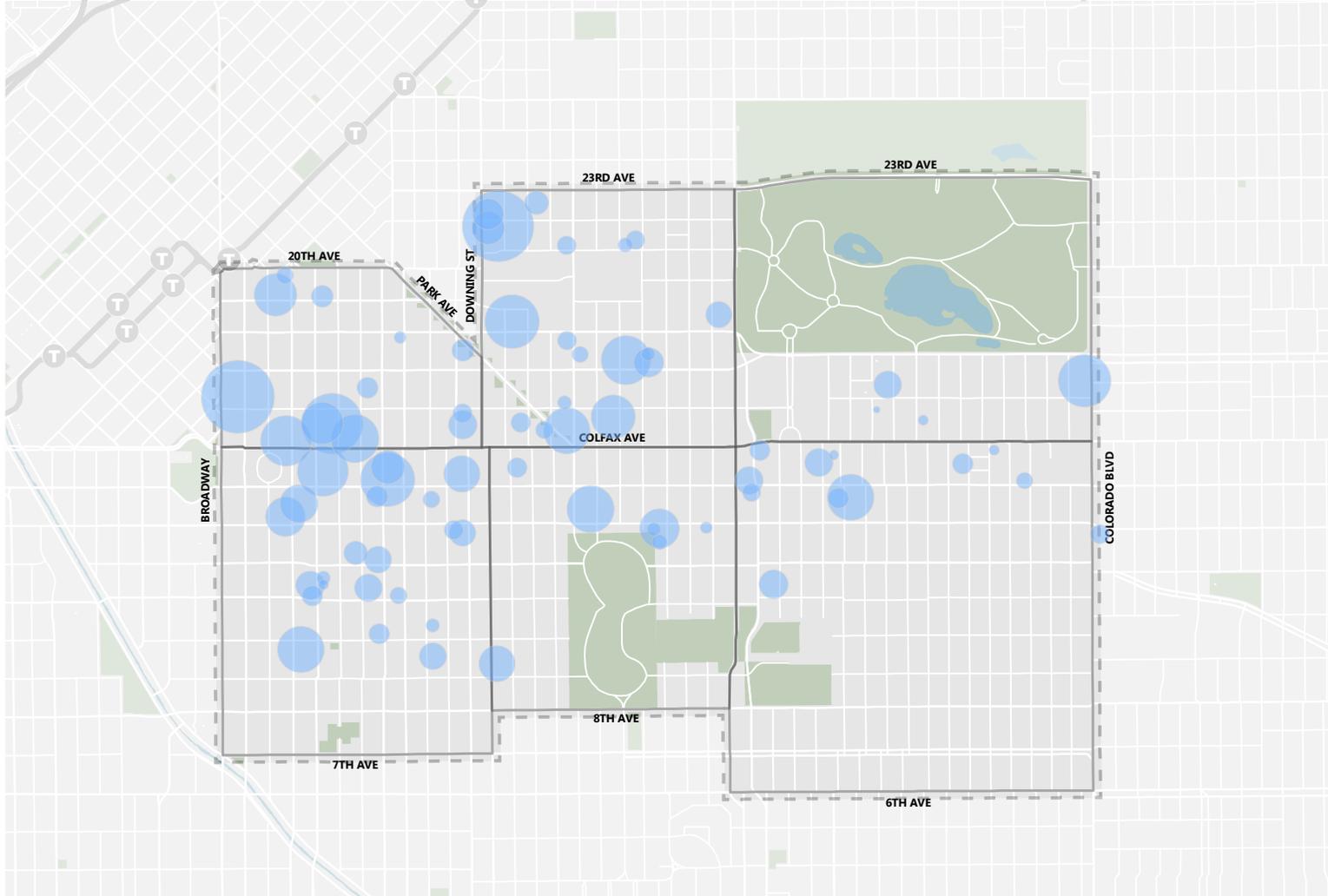
## Percent Renter Occupied Units



East Central 70%  
 Denver 51%



# Income Restricted Units



Number of Income Restricted Units



Plan area boundary

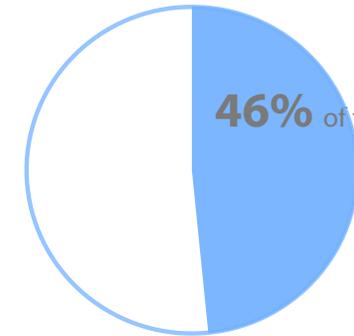


Map date: 6/22/2017  
 Denver Community Planning and Development  
 Data source: City and County of Denver

## Number of IRU's

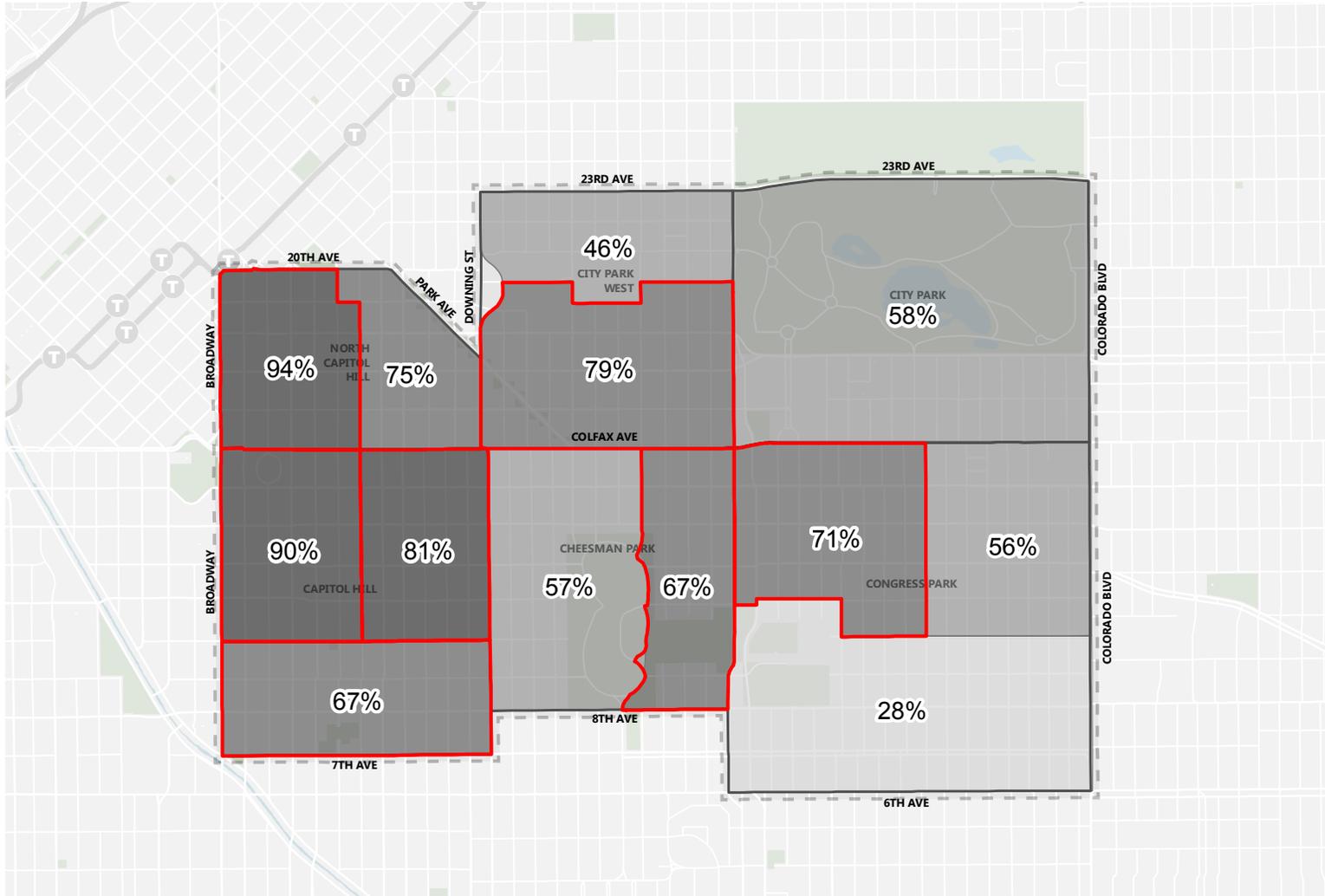


**East Central** 3,255  
 (10% of all units)  
**Denver** 22,558  
 (8% of all units)

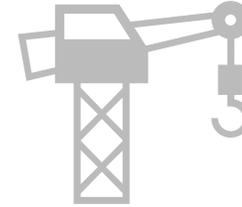


**46%** of these **Income Restricted Units**  
 will expire in the next 20 years

# Renters Vulnerable to Gentrification



## Vulnerable Households



**15,212** number of renters in vulnerable neighborhoods

**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



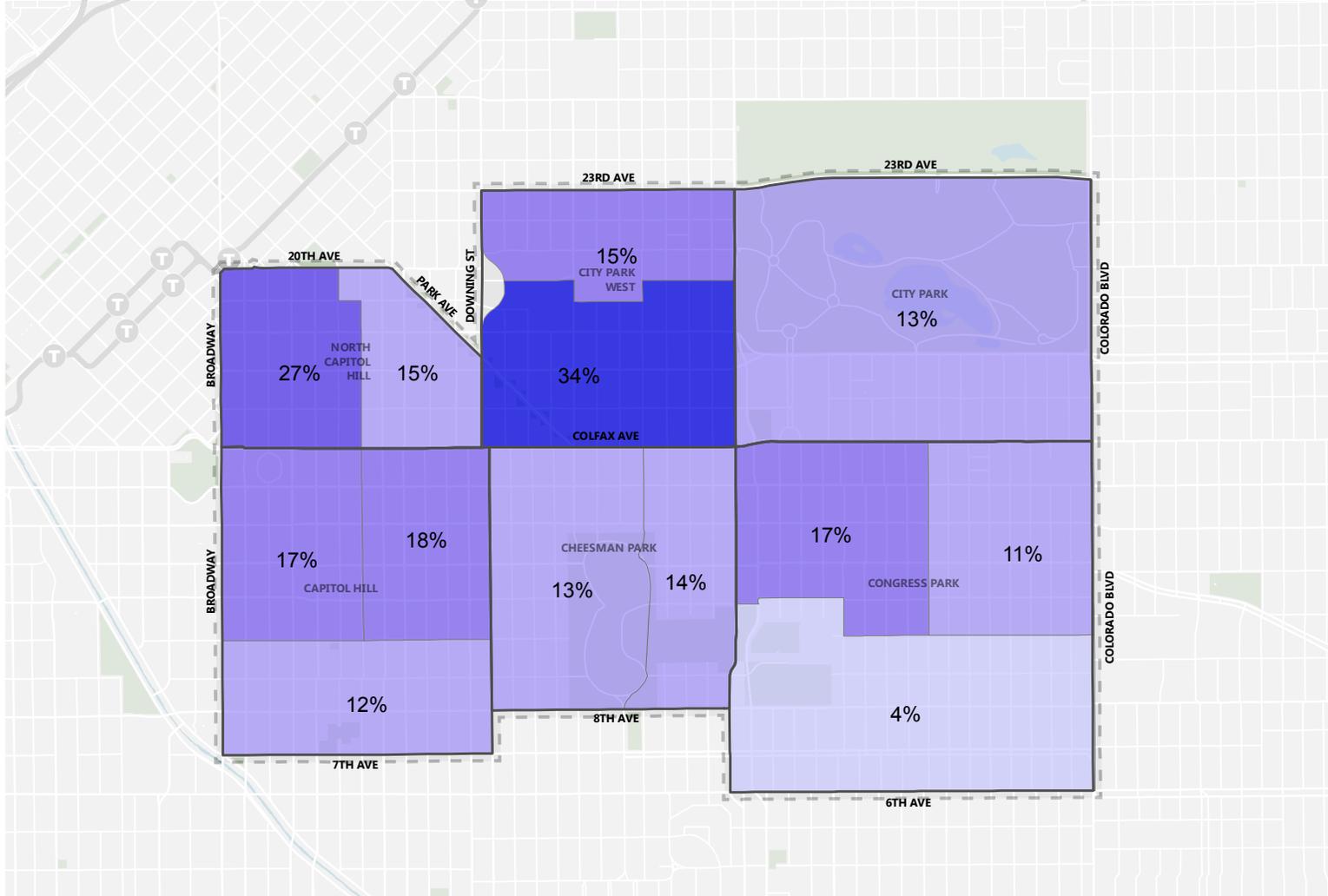
**Census Tracts Vulnerable to Gentrification**

Plan area boundary



Map date: 6/22/2017  
 Denver Community Planning and Development  
 Data source: 2011-2015 American Community Survey 5-Year Estimates, Denver Office of Economic Development

# Poverty

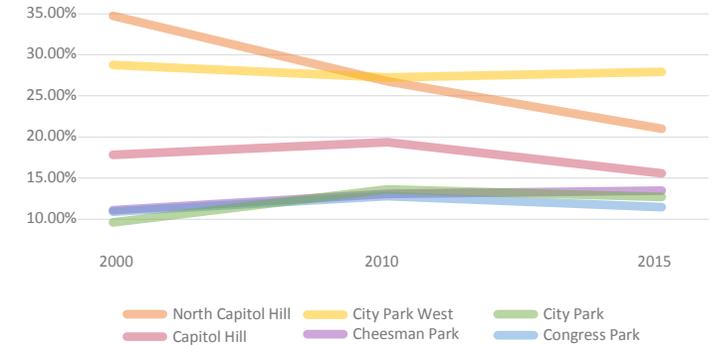


## Poverty Rate 2000 - 2015

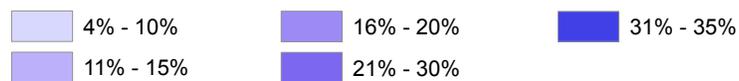


East Central 15.82%  
Denver 15.7%

Change from 2010 - 2015  
East Central  $\Delta$  -2.99%



### Poverty Rate

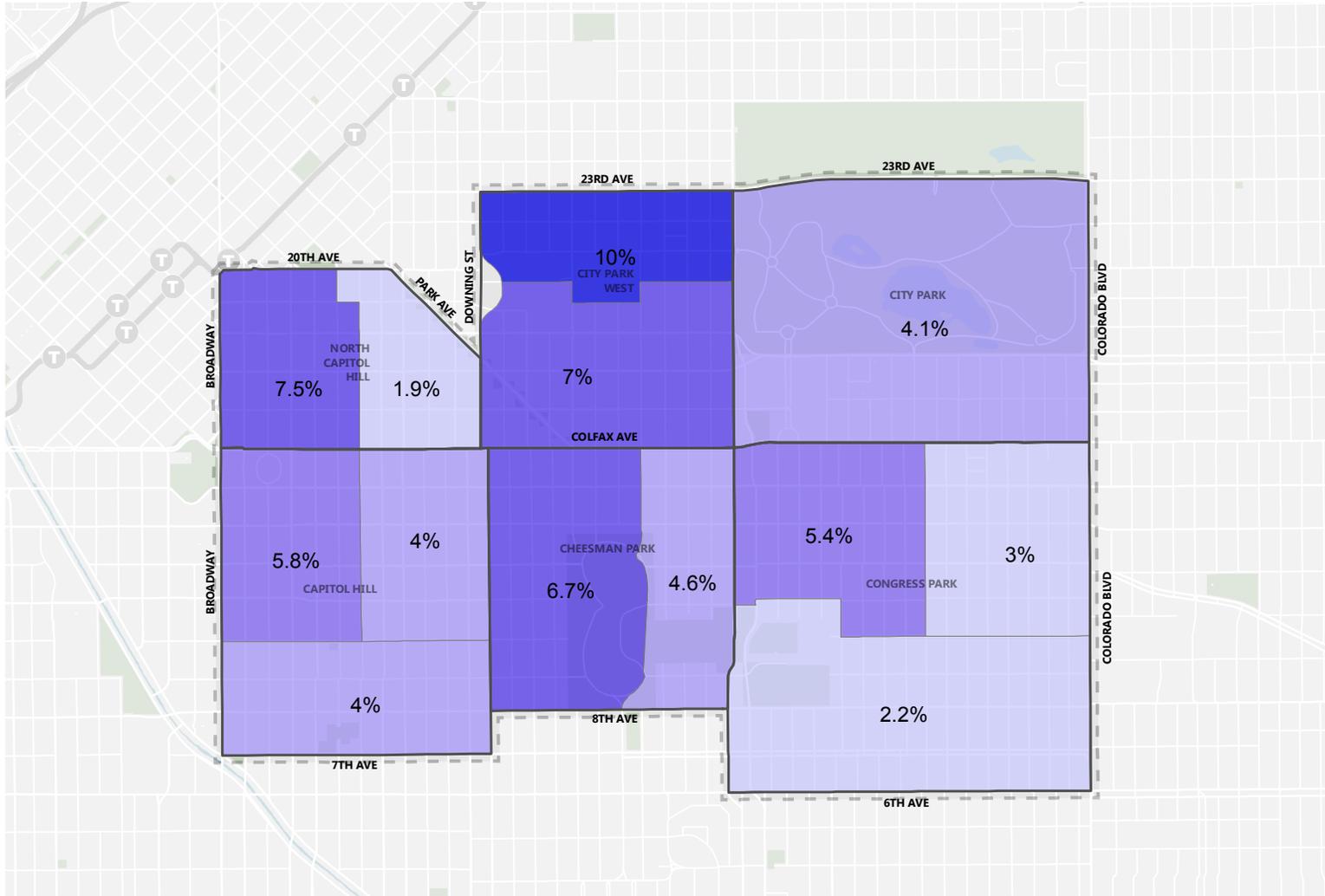


Plan area boundary



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

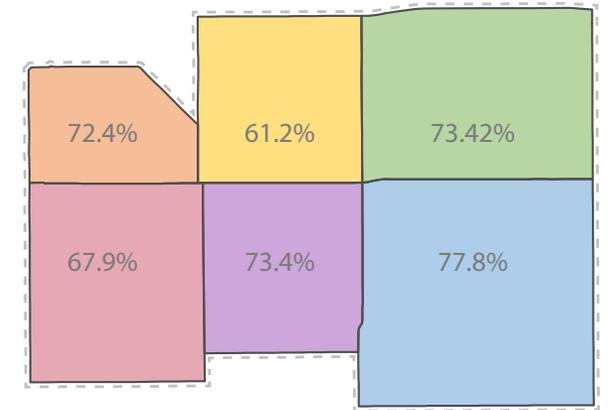
# Unemployment



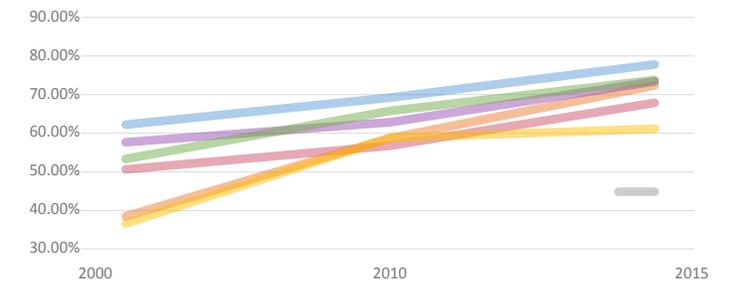
## Population with college degree



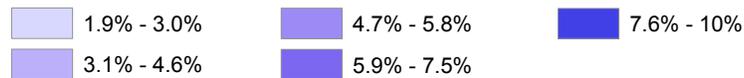
East Central 71.3%  
Denver 45.0%



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



### Unemployment Rate

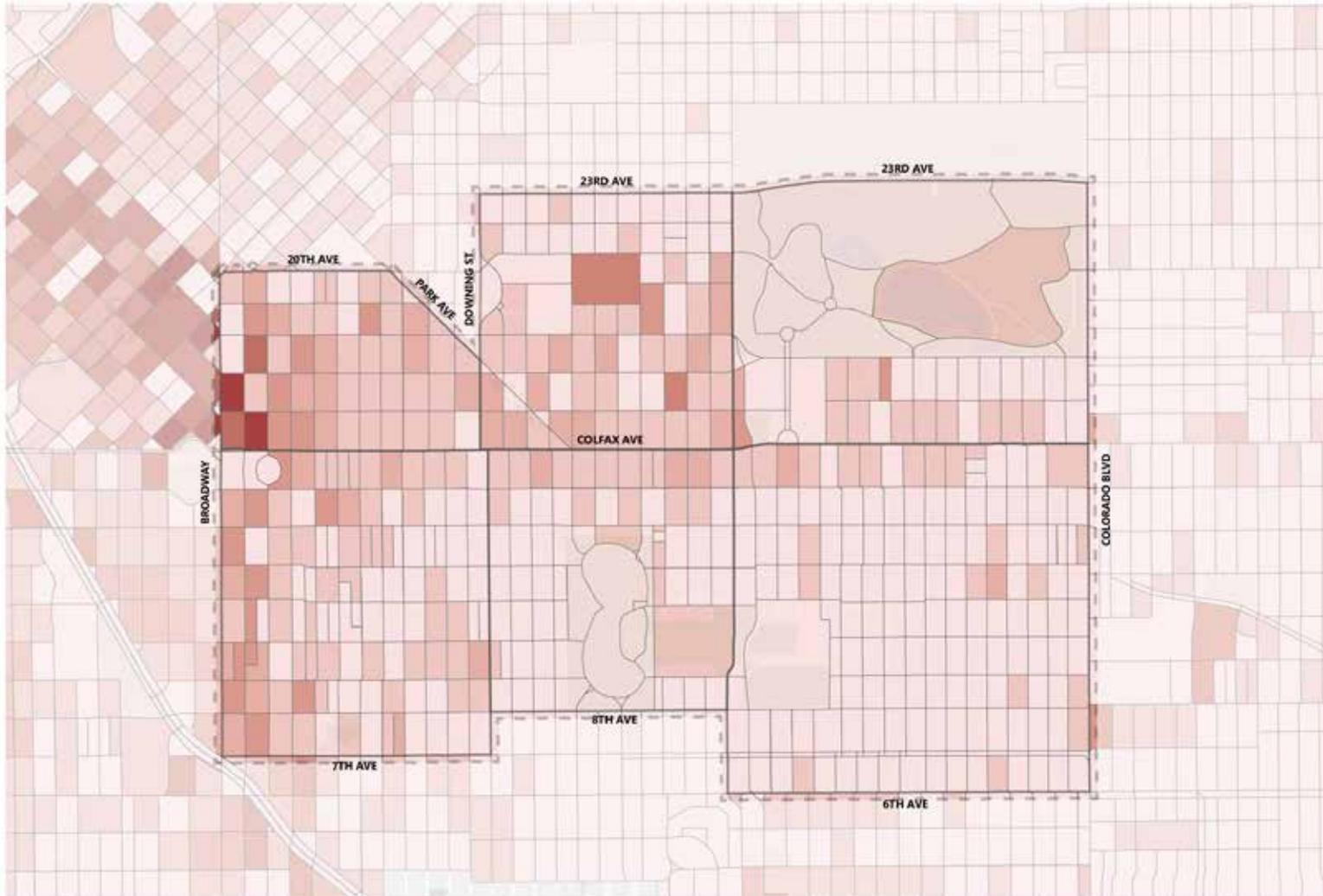


Plan area boundary

0 0.2 0.4 Miles

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

# Employment Density



## Jobs Per Acre



Plan area boundary



Map date: 6/22/2017  
 Denver Community Planning and Development  
 Data source: Infogroup 2016 Mid-Year Business Data

## Total Jobs



East Central 62,692  
 Denver 430,587

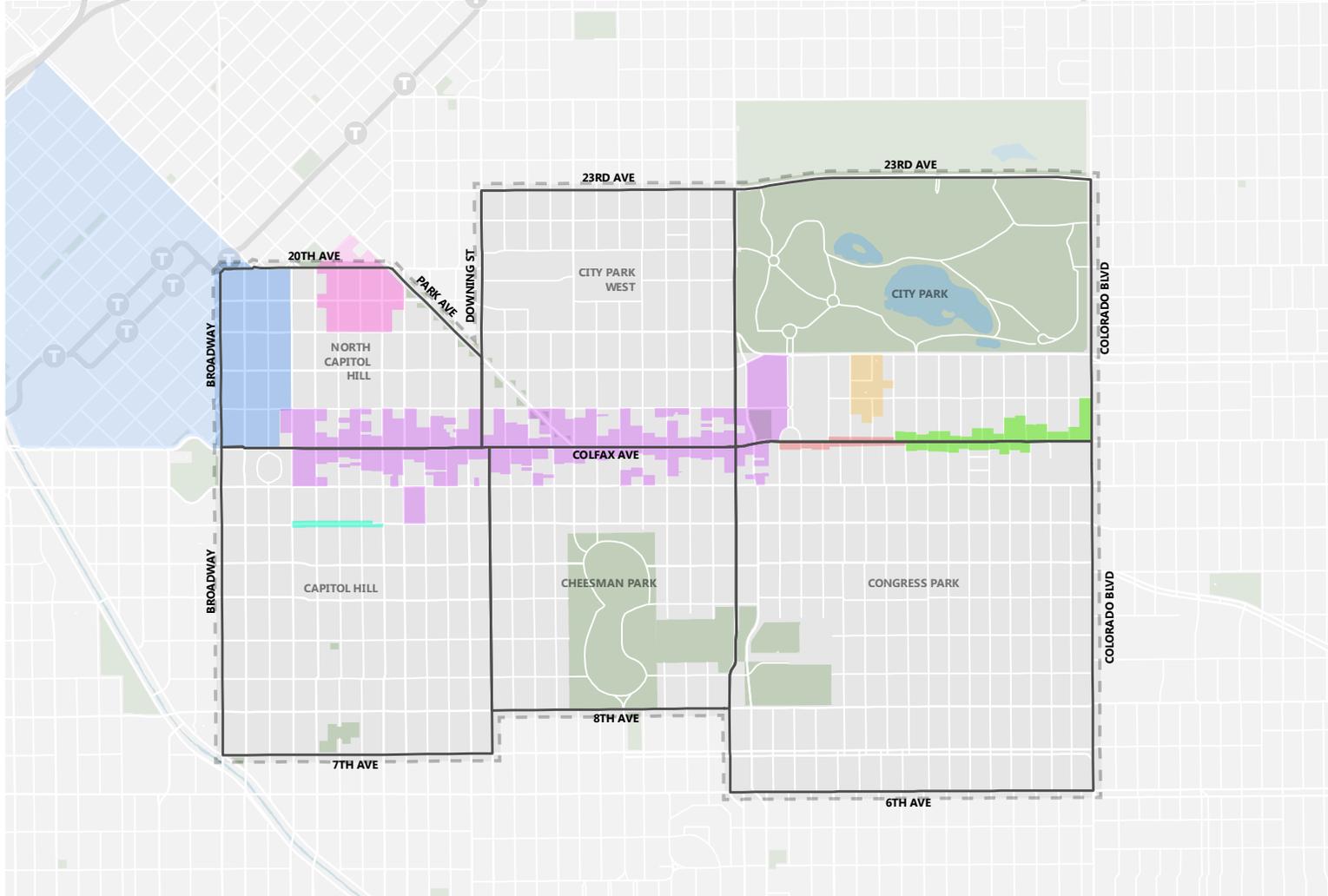
## Top Sectors:

Health Care  
 Public Administration  
 Finance and Insurance

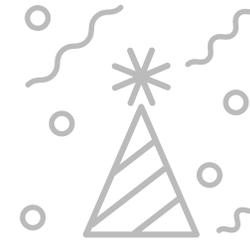
## Top Employers:

Wells Fargo  
 Presbyterian - St. Luke's Hospital  
 Blue Cross Blue Shield  
 State of Colorado

# Special Districts



## Special Districts



### Coverage By Type:

BID 224 ac (9%)  
 TIF 11 ac (0.5%)  
 LMD 33 ac (1%)

- 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

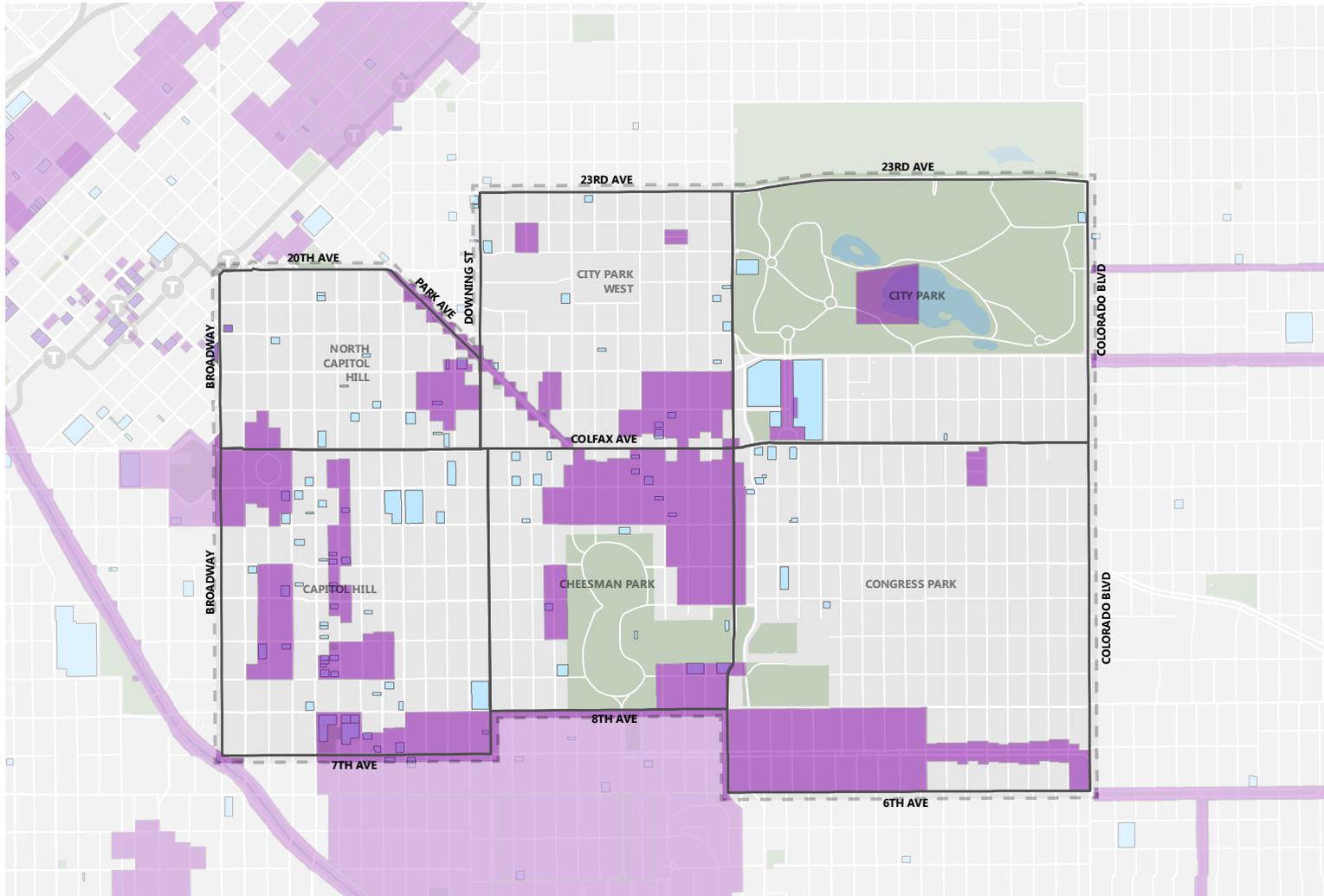
**BID:** Buisness Improvement District  
**TIF:** Tax Increment Finance District  
**LMD:** Local Maintenance District

Plan area boundary



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

# Historic Districts & Landmark Structures



Local Historic Landmark Structures  
 Local Historic Districts

   Plan area boundary

0 0.2 0.4 Miles

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

## Historic Districts



Molly Brown House

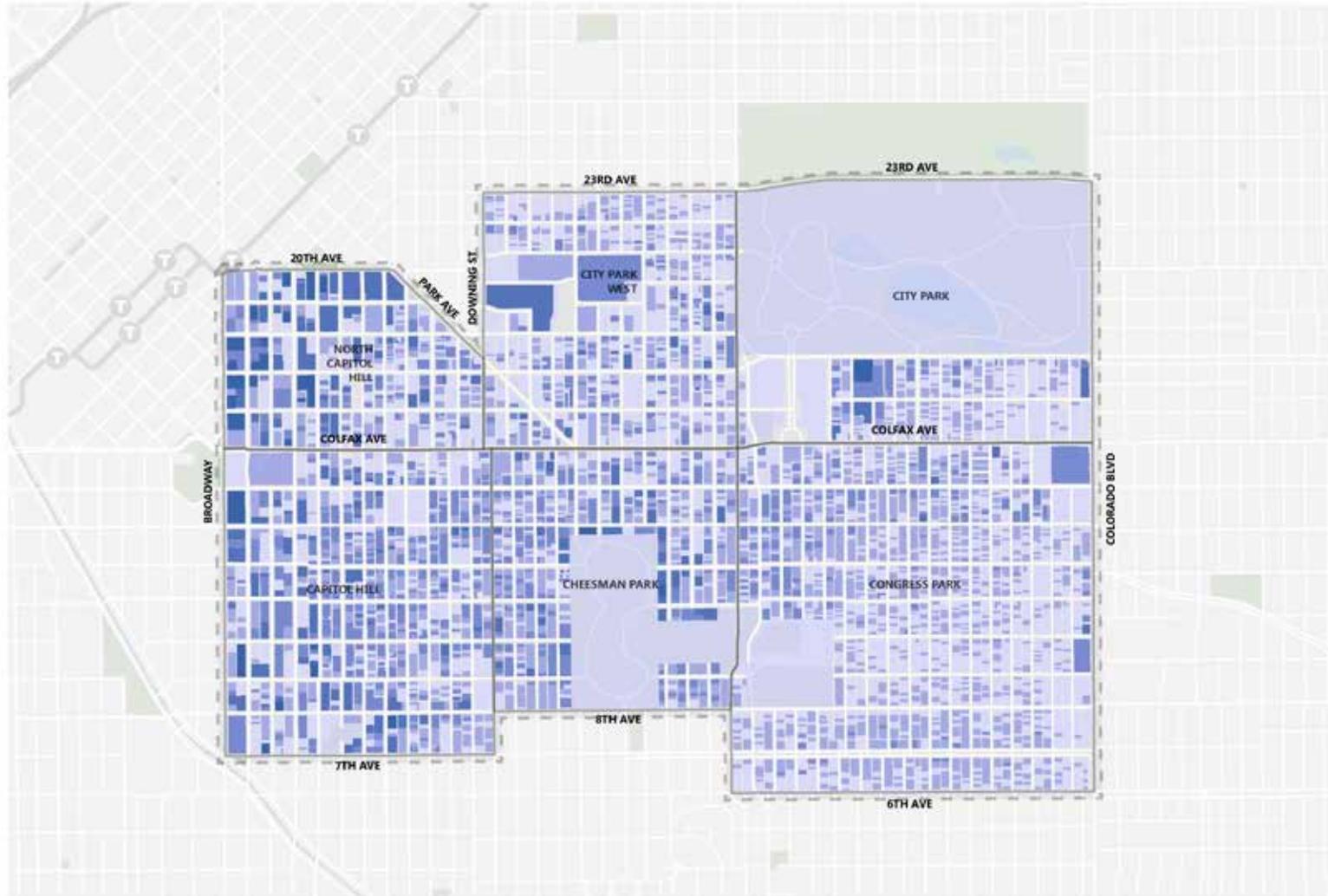


Cheesman Pavilion



City Park Pavilion

# Parcel Value Per Acre

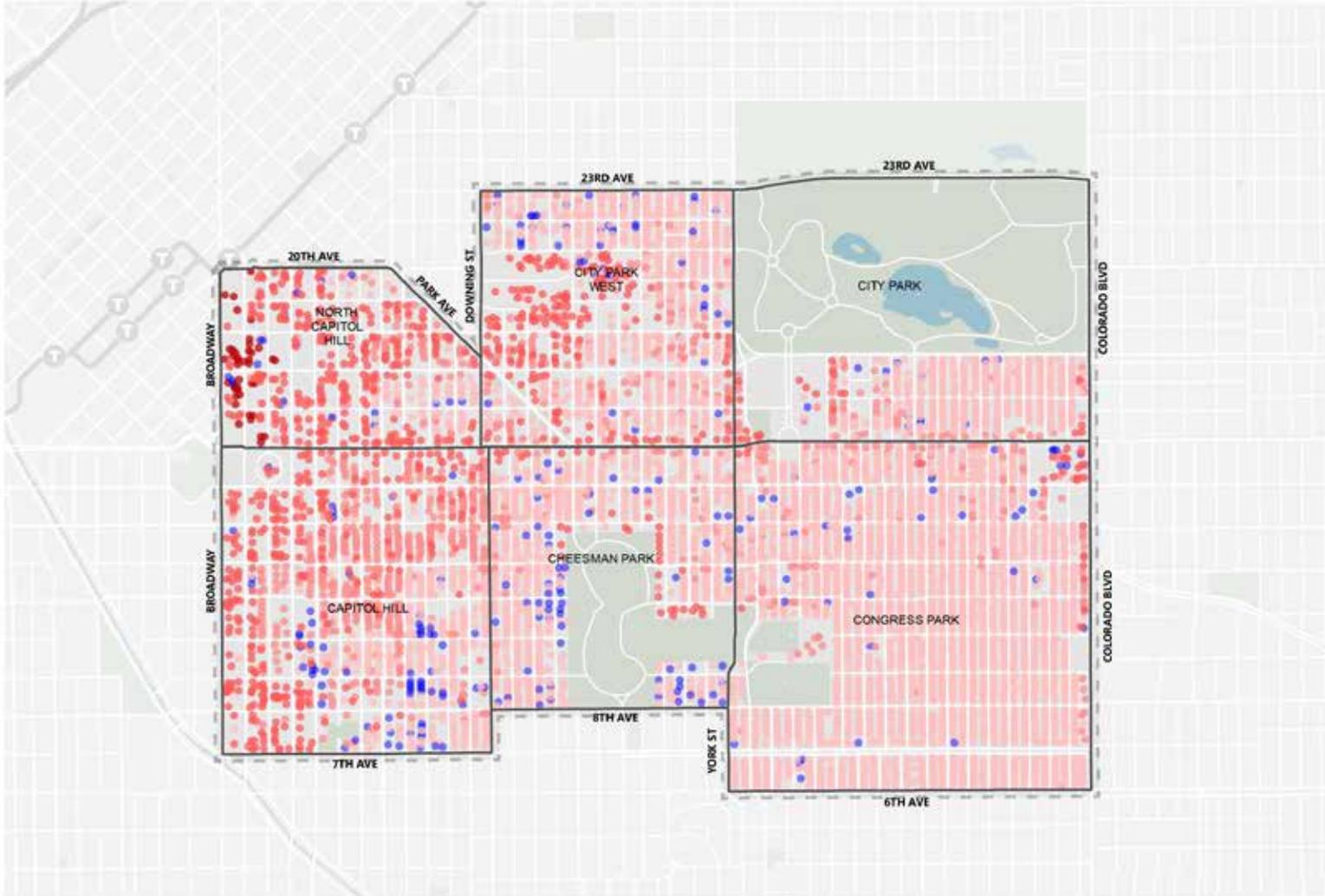


Plan area boundary



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

# Zoning Mismatch



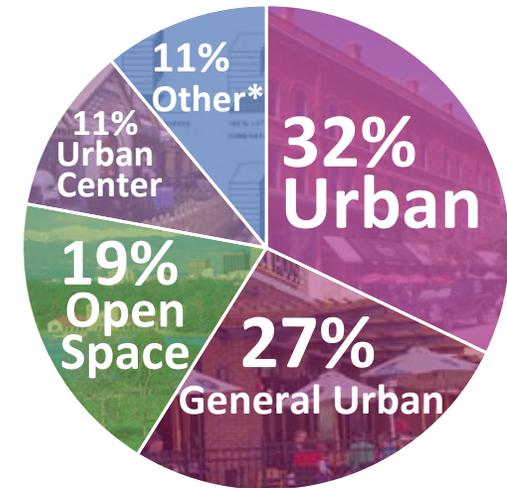
**Buildings by number of stories below entitlement**

- above entitlement
- 1 story
- 2 - 3 stories
- 4 - 18 stories
- 19 - 32 stories

0 0.2 0.4 Miles

Map date: 6/21/2017  
 Denver Community Planning and Development  
 Data source: City and County of Denver

## Zoning Context



\*Old Zoning Code, Downtown, Campus

# Valuations

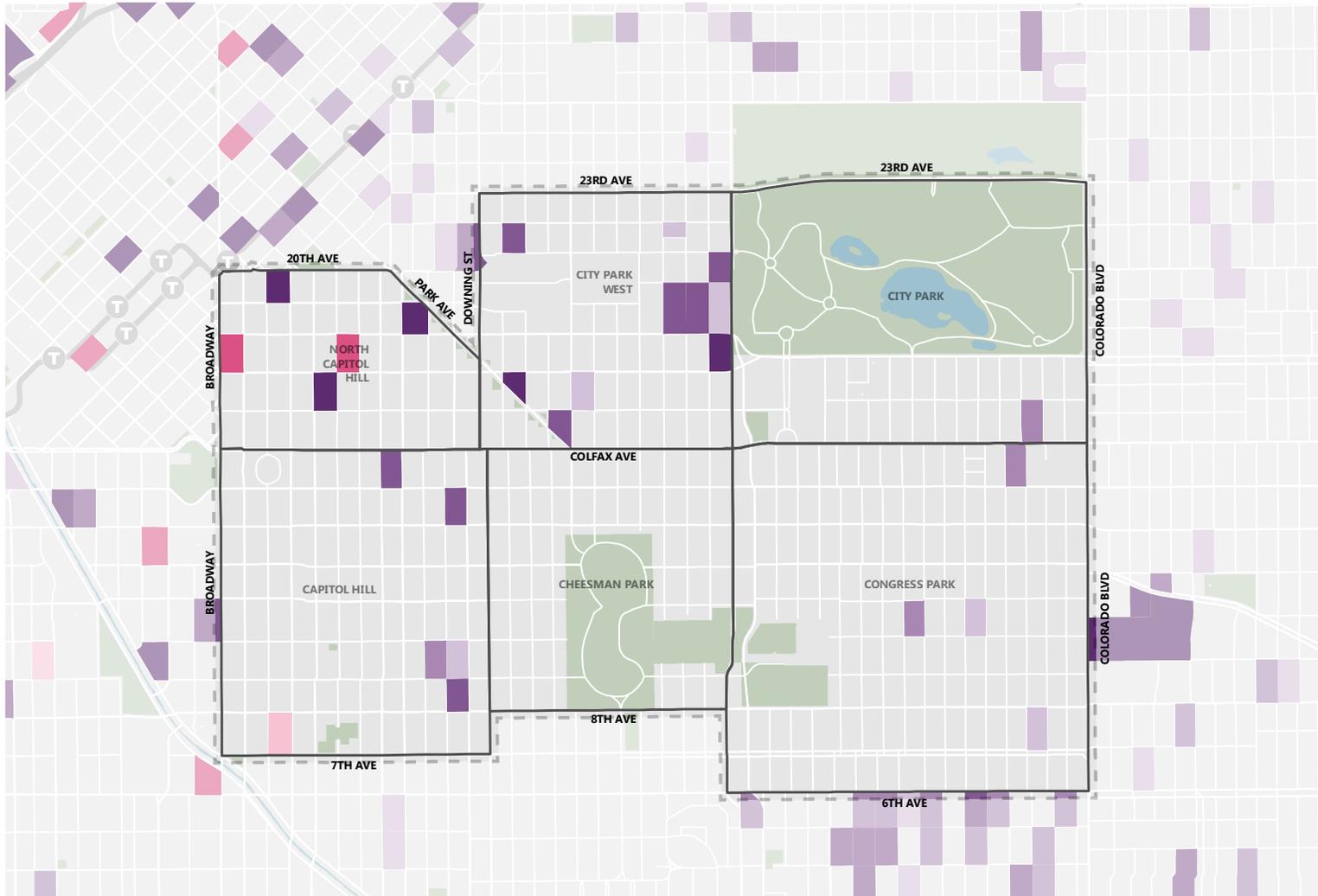
Valuations from July 2015 - May 2017



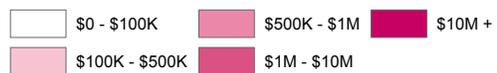
The building permit valuations are based on permits issued in the last two years for new buildings only

Total permit valuation in East Central:

- Residential - **\$141,572,629**
- Commercial - **\$21,492,243**
- Combined - **\$163,064,871**



## Commercial Permit Valuation

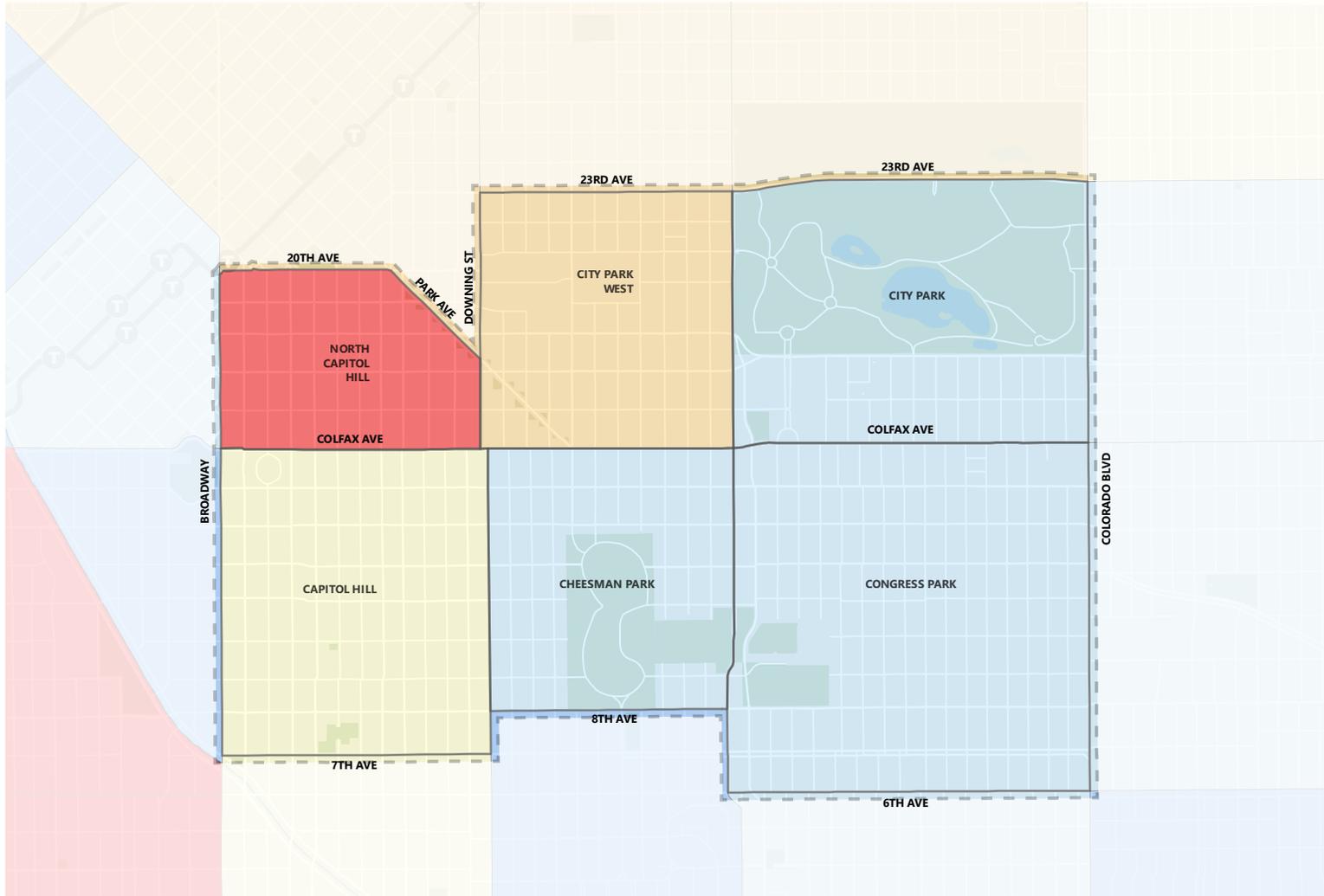


## Residential Permit Valuation

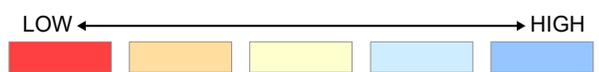


Map date: 6/22/2017  
 Denver Community Planning and Development  
 Data source: City and County of Denver

# Equity Index



## Equity Index

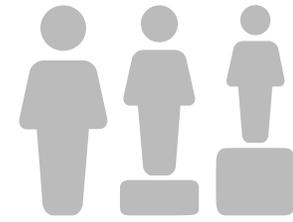


Plan area boundary



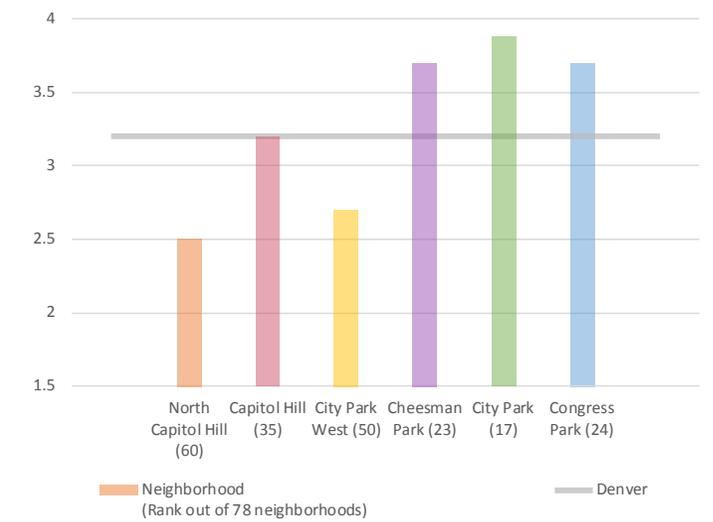
Map date: 6/22/2017  
 Denver Community Planning and Development  
 Data source: Denver Department of Environmental Health

## Equity Index

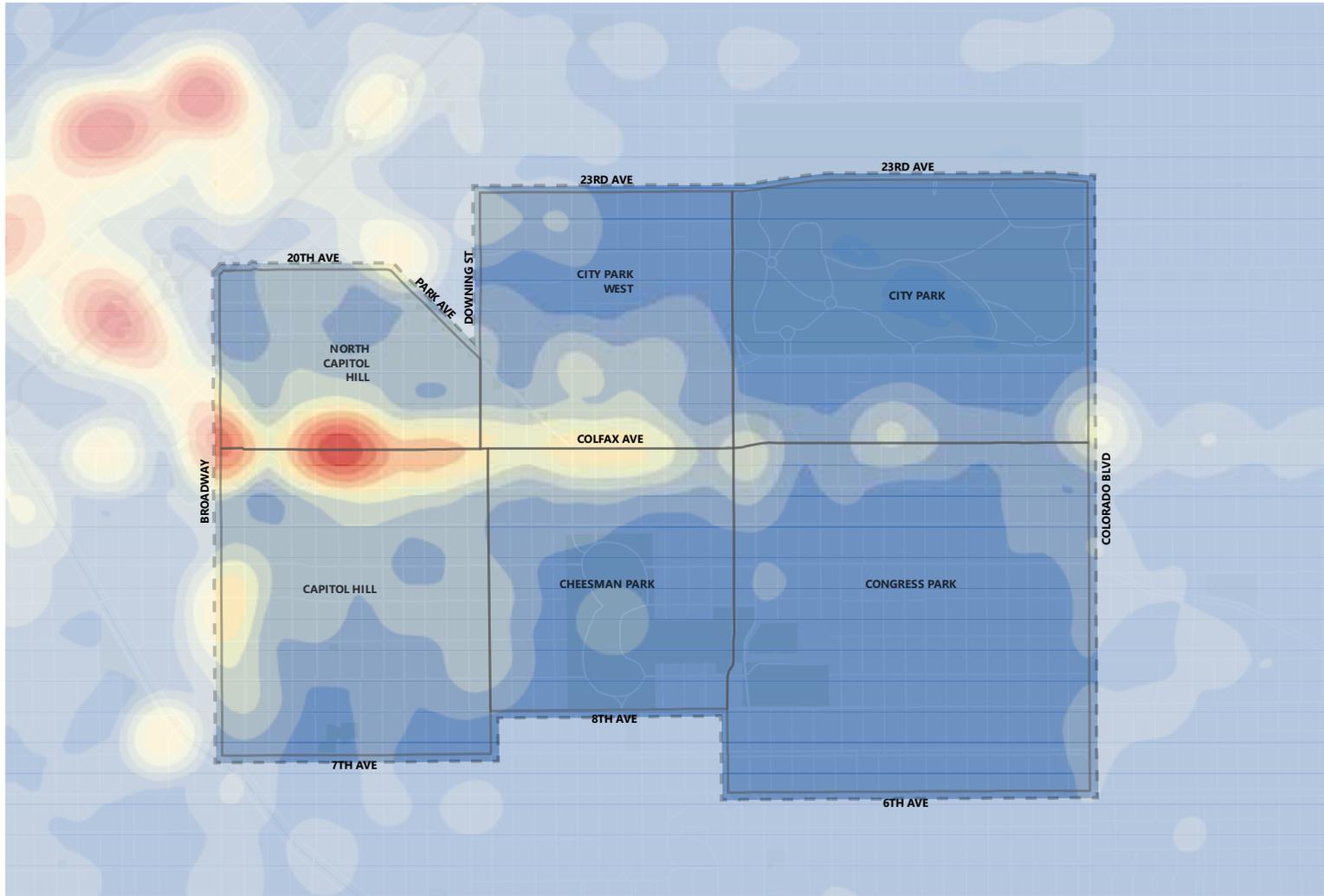


### Index Components:

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**



# Violent Crime



Fewer incidents of violent crime More incidents of violent crime



Violent crime includes murder, assault, and robbery.

Plan area boundary

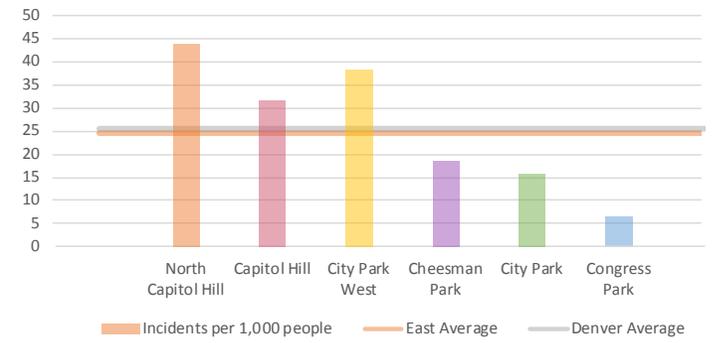


Map date: 6/22/2017  
 Denver Community Planning and Development  
 Data source: Denver Police Department

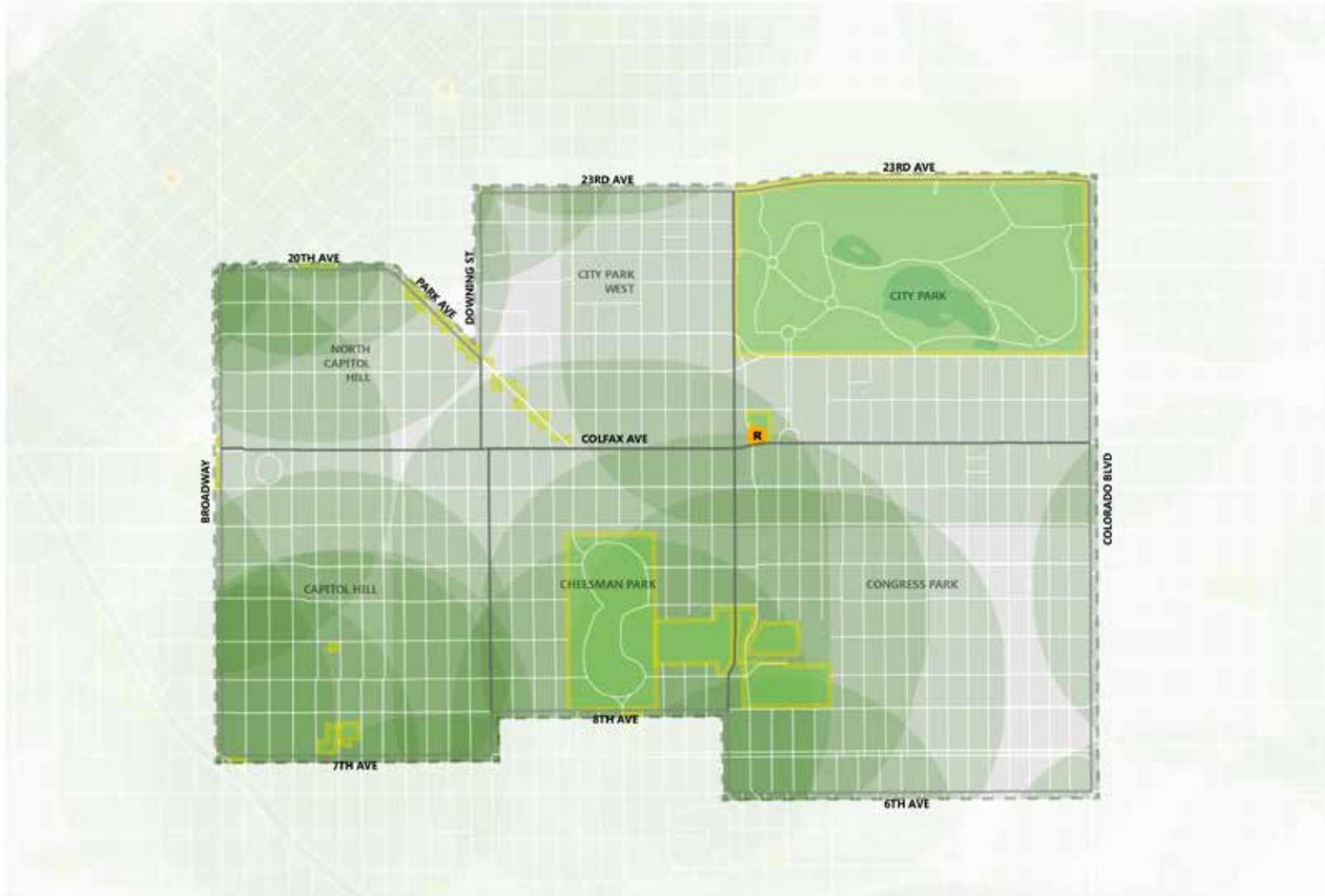
## Reported Incidents of Violent Crime per 1,000 Residents 2012 - 2015



East Central 25  
 Denver 25



# Park Access



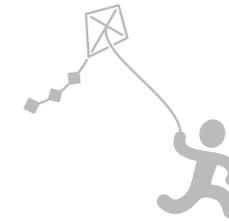
-  Half Mile Buffer
-  Recreation Centers
-  Park

 Plan area boundary

0 0.2 0.4 Miles

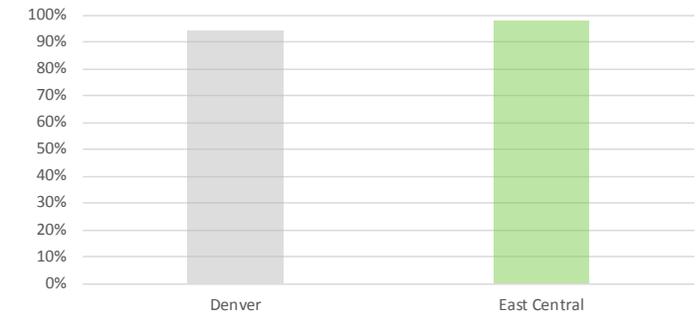
Map Date: 6/22/2017  
 Denver Community Planning and Development  
 Data source: City and County of Denver

## Park Coverage

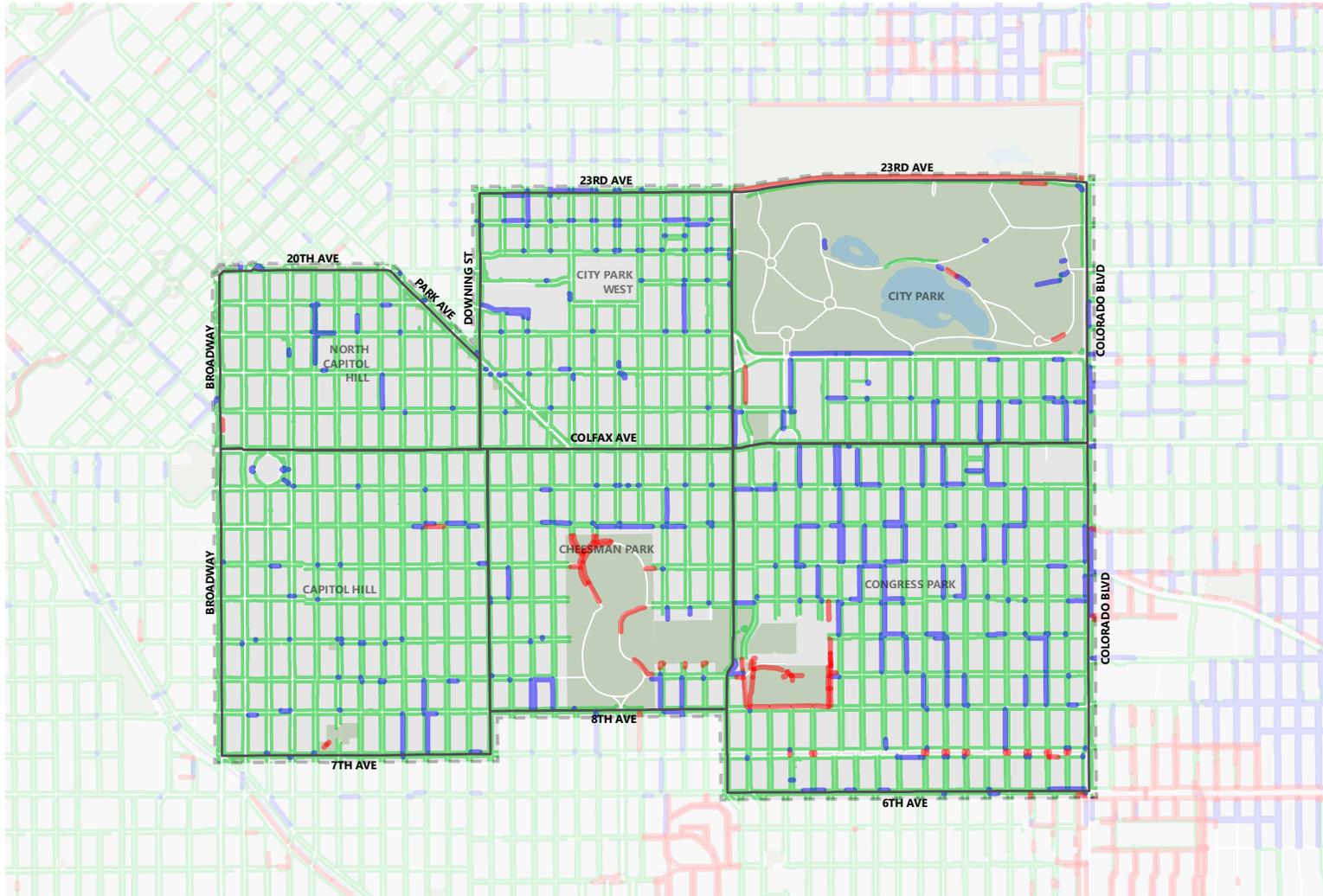


East Central 98%  
 Denver 94%

Percent of Households within Half Mile Buffer of a Park



# Sidewalk Quality



## Overall Sidewalk Status

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

Plan area boundary

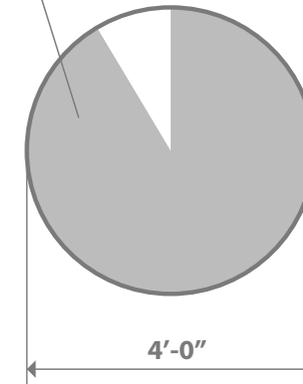


Map date: 6/22/2017  
 Denver Community Planning and Development  
 Data source: City and County of Denver

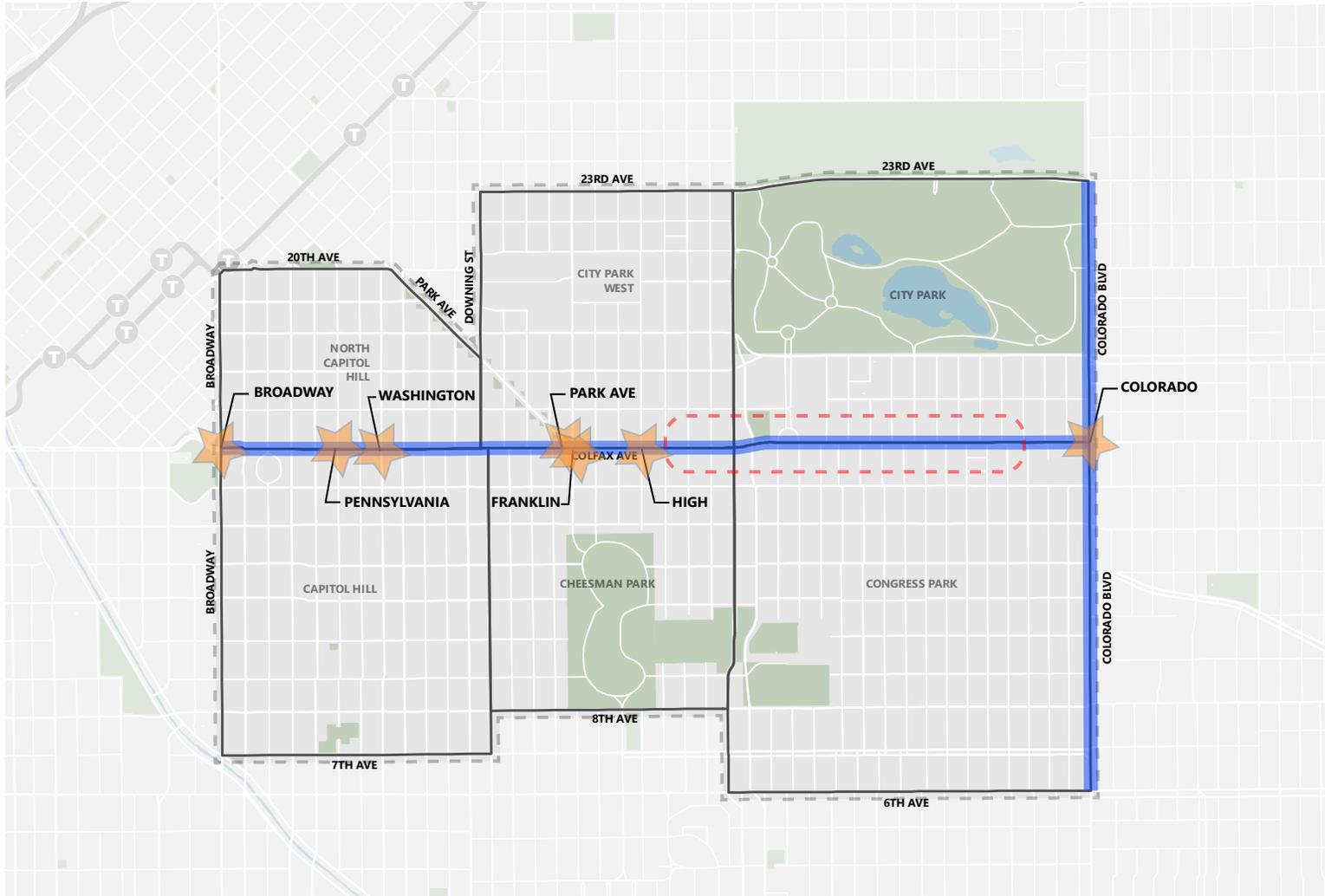
## Sidewalk Quality



**91%** of sidewalks are at least 4ft wide



# Vision Zero



## Crash Profile



### ★ Top Crash Intersections

Colfax and:

- Broadway
- Park Ave
- Franklin St
- Pennsylvania
- High St
- Washington St
- Colorado Blvd

### ⋯ 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**

★ Top Crash Intersections

⋯ Highest Rate of Mid-block and Un-signalized Crashes

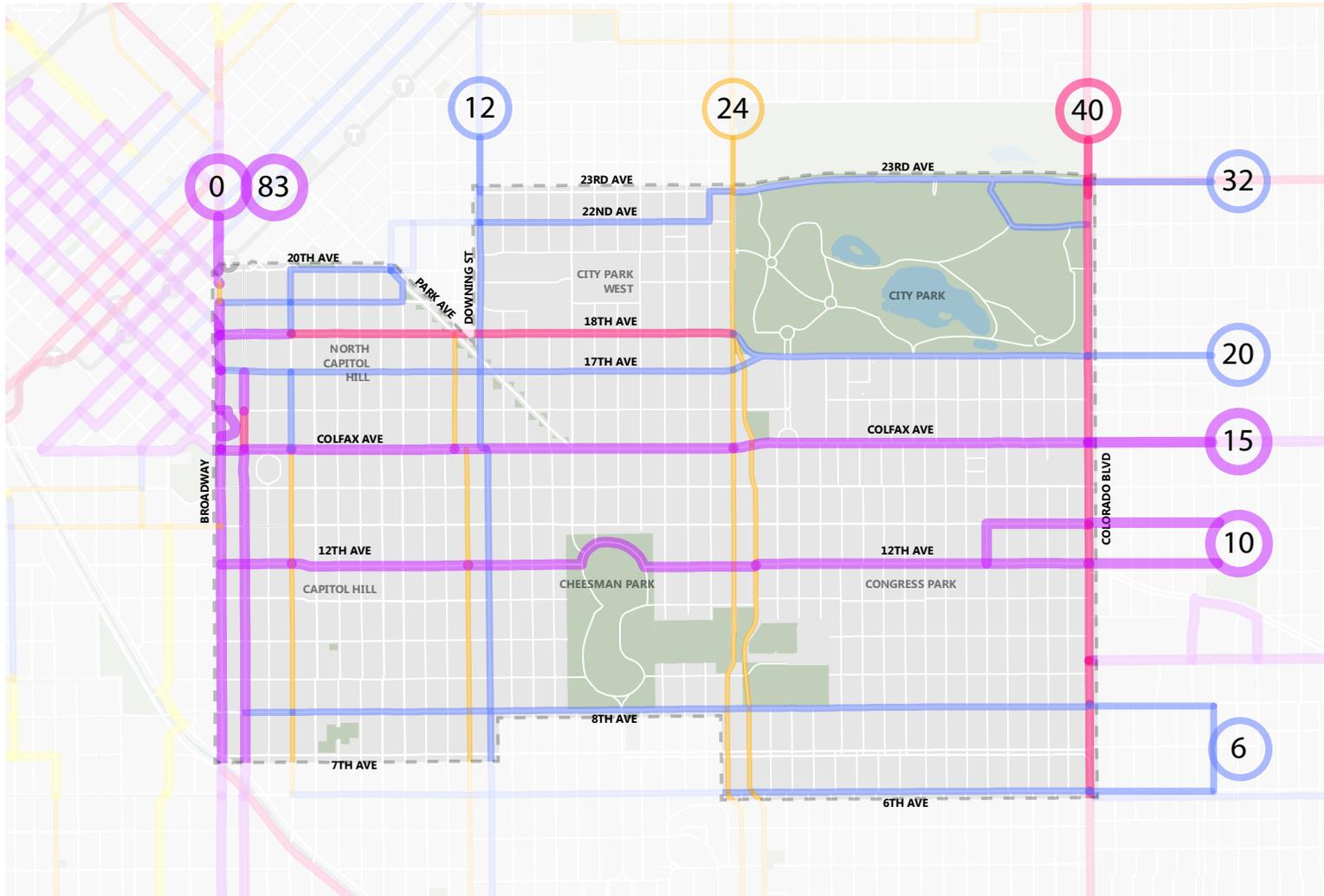
▬ High Crash Corridor

⋯ Plan area boundary

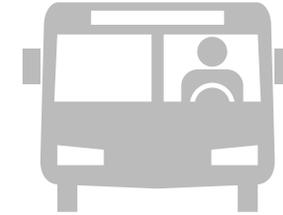


Map date: 6/22/2017  
 Denver Community Planning and Development  
 Data source: City and County of Denver

# Transit Frequency by Route

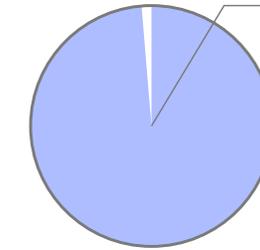


## Transit

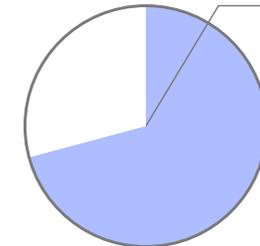


Most Frequent Routes:  
Colfax - **15/15L**  
12th Ave - **10**

**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 15min throughout the day (Denver = **36%**)

Transit Frequency (Number of Minutes)



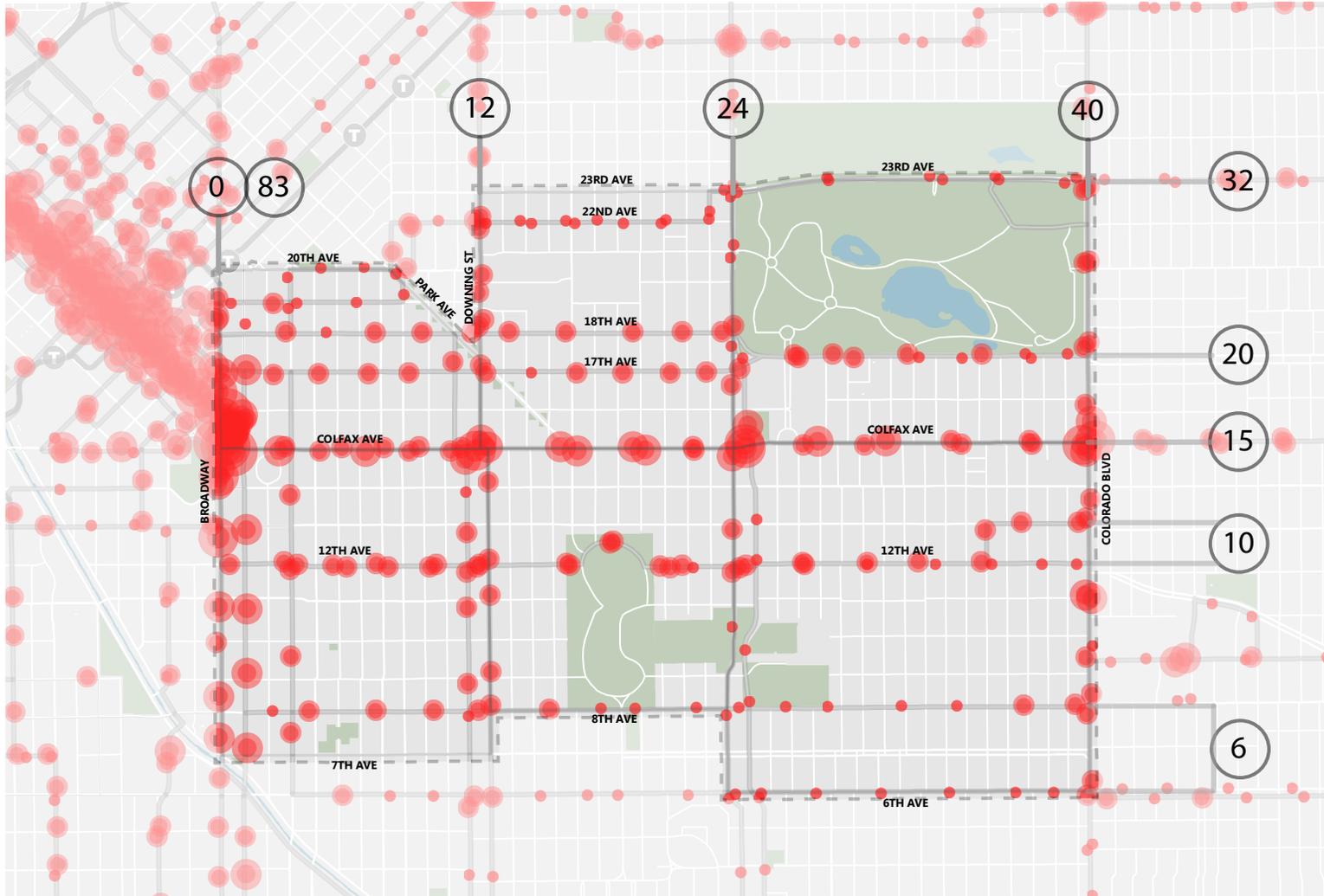
Plan area boundary



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

Data source: Regional Transportation District, 2015; Denver Public Works, 2017.

# Transit Ridership by Stop



## Average Weekly Ridership (Boarding)



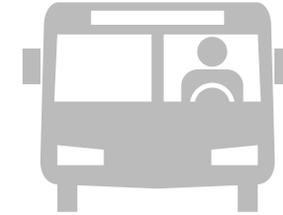
Plan area boundary



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

Data source: Regional Transportation District, 2015; Denver Public Works, 2017.

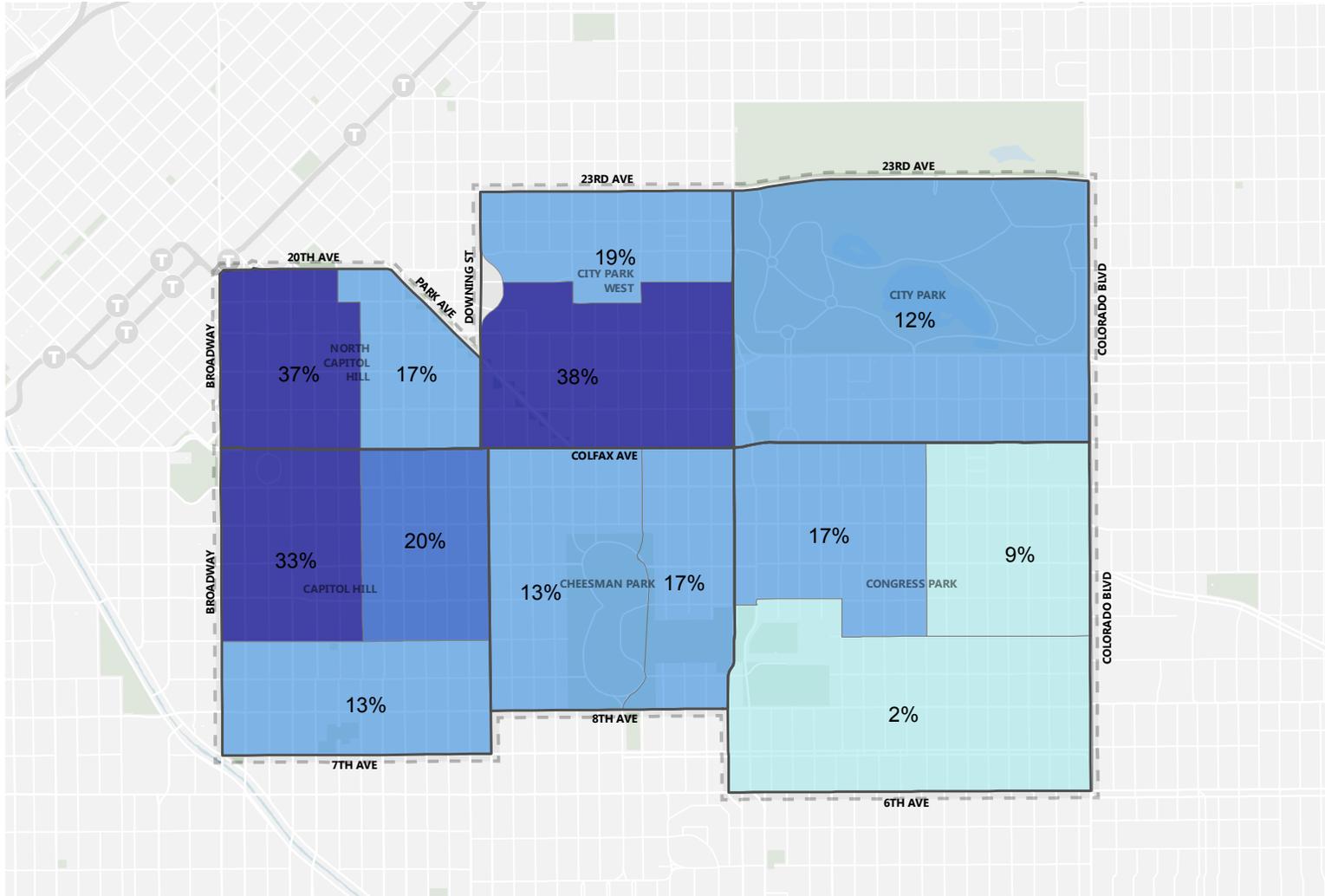
Transit



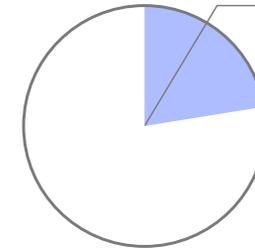
## Top Three Stops:

1. **Broadway and 16th Street**  
(Civic Center Station)
2. **Colfax and Broadway**  
(Eastbound)
3. **Colfax and Broadway**  
(Westbound)

# Car-less Households

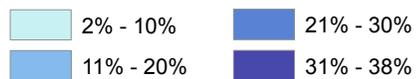


Car-less



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

Census Tracts - Percent of Housing Units with No Cars

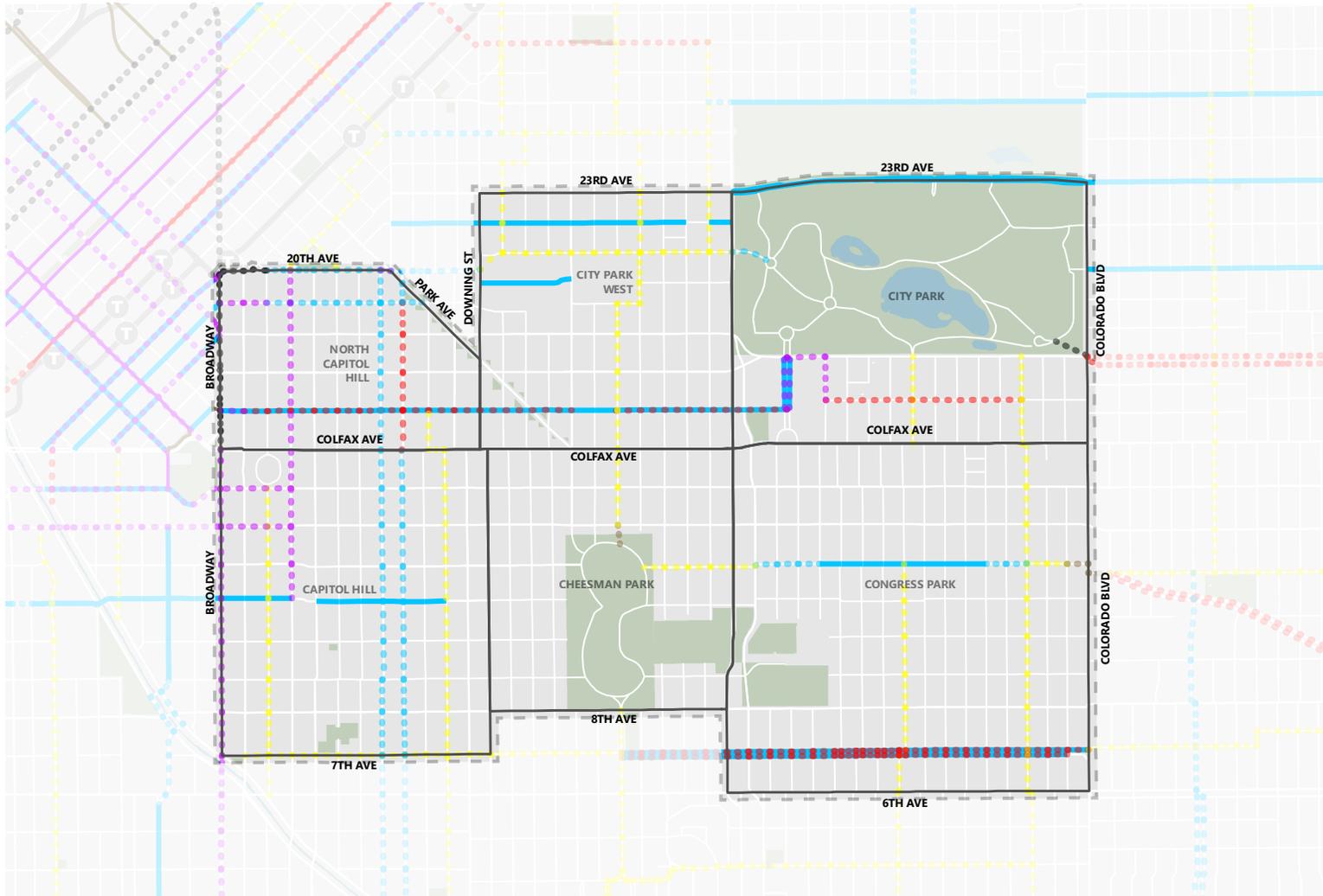


Plan area boundary



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

# Bike Infrastructure



## Bicycle Facilities

- Protected Bikeways**  
 Existing Proposed  
 Protected Bike Lane  
 Shared Use Sidewalk  
 Trail

- Separated Bikeways**  
 Existing Proposed  
 Bike Lane  
 Shared Parking/Bike Lane  
 Buffered Bike Lane

- Shared Roadway**  
 Existing Proposed  
 Neighborhood Bikeway  
 Needs Further Study

Plan area boundary

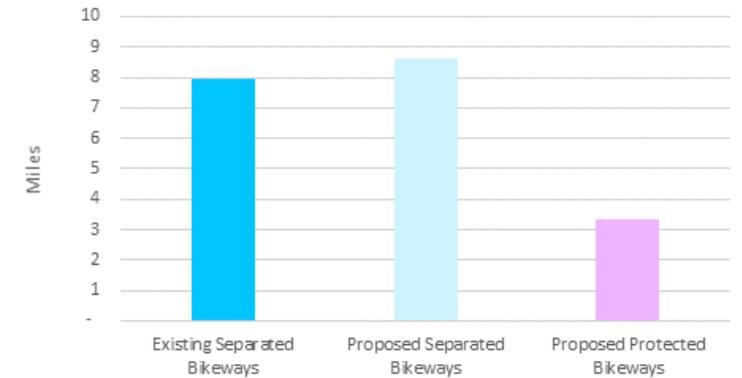
0 0.2 0.4  
 Miles

Map date: 6/22/2017  
 Denver Community Planning and Development  
 Data source: Denver Public Works, 2017.

## East Central - Bike Lanes



## Separated or Protected Bike Facilities



# Tree Canopy



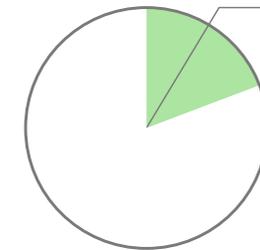
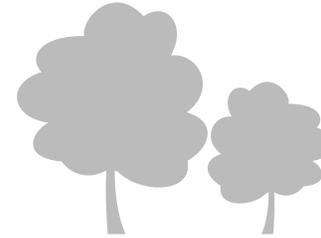
 Tree Coverage

 Plan area boundary

0 0.2 0.4 Miles

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

## Tree Canopy

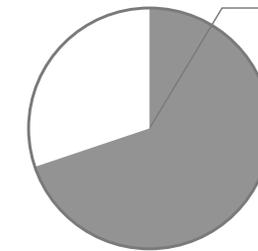
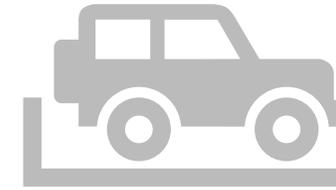


**18.4%** canopy coverage  
(Denver 19%)

# Impervious Surface



## Impervious Surface



**68%** of area is impervious  
(Denver **44%**)

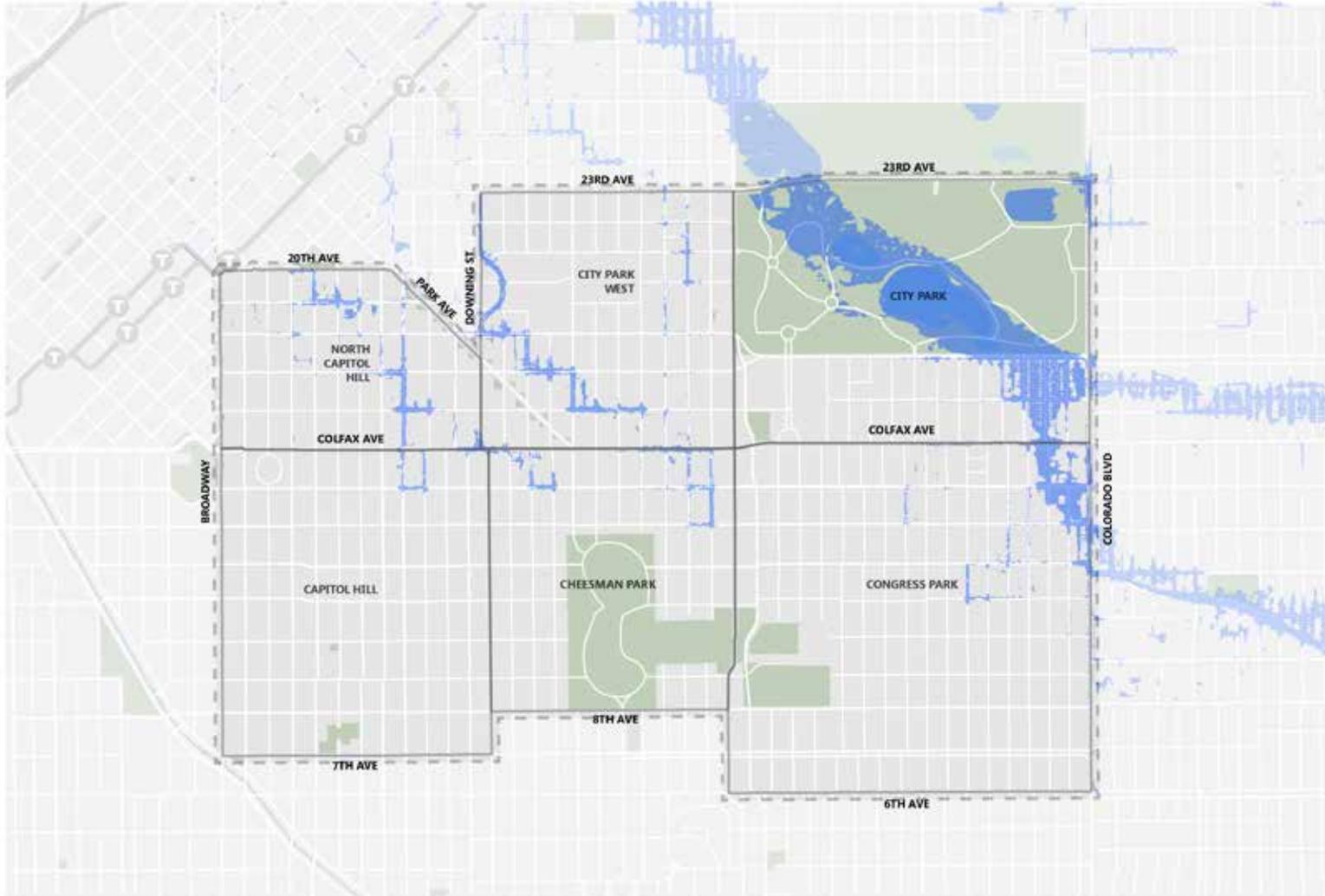
Impervious Surface

Plan area boundary

0 0.2 0.4 Miles

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

# Major Flood Event



Major Flood Event

Plan area boundary

0 0.2 0.4 Miles

Map Date: 6/22/2017  
Denver Community Planning and Development  
Data source:  
Denver Public Works, 2017.

## 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

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Community Planning and Development / Planning and Design / Neighborhood Planning / Planning Areas / East Central Area Plan

## East Central Area Plan

The East Central Planning Area includes the statistical neighborhoods adjacent to Colfax Avenue between Broadway and Colorado Boulevard, including Capitol Hill, North Capitol Hill, Cheesman Park, Congress Park, City Park and City Park West. The area contains a rich mix of amenities, jobs, and housing options, and remains one of the most dynamic places in the city. The area's outdated plans coupled with additional changes on the horizon—including plans to improve City Park, add Bus Rapid Transit (BRT) along Colfax Avenue, and new amenities such as Civic Center Transit Station and the Central Denver Recreation Center—make East Central a top priority for engaging the community in a new plan.

### Latest News

The planning process for the East Central Area Plan begins summer 2017 and continues for the next 18 to 24 months. Check back on this page for more details on the launch and timeline. Before planning begins, residents, property and business owners, and other community stakeholders interested in participating can take the following steps:

- Learn more about how the process will work by visiting the [neighborhood planning process page](#).
- [Sign up for updates](#) on the East Central planning process.

### About the East Central Planning Area

Current Zoning Context +

Planning Need Indicator Scores +

<b>Statistics</b>	<ul style="list-style-type: none"><li>• <b>Area:</b> 3.89 square miles</li><li>• <b>Population:</b> 46,488 people</li><li>• <b>Housing units:</b> 32,684 units</li></ul>
<b>Regional destinations</b>	<ul style="list-style-type: none"><li>• Denver Zoo</li><li>• Denver Museum of Nature &amp; Science</li><li>• Botanic Gardens</li><li>• Presbyterian-St. Luke's Medical Center</li><li>• St. Joseph Hospital</li><li>• National Jewish Health</li><li>• State Capitol</li><li>• History Colorado Center</li></ul>



### Stay Connected

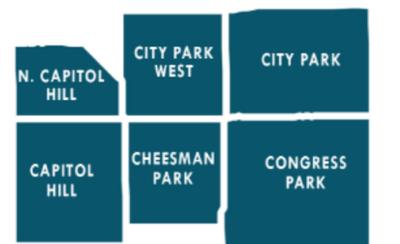
[Sign up for email updates »](#)

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#### Contact Us

**Scott Robinson**  
Senior City Planner  
[scott.robinson@denvergov.org](mailto:scott.robinson@denvergov.org)

### Neighborhoods



A map showing the six neighborhoods of the East Central Area Plan: N. Capitol Hill, City Park West, City Park, Capitol Hill, Cheesman Park, and Congress Park. The map uses a grid layout with colored boxes representing each neighborhood.