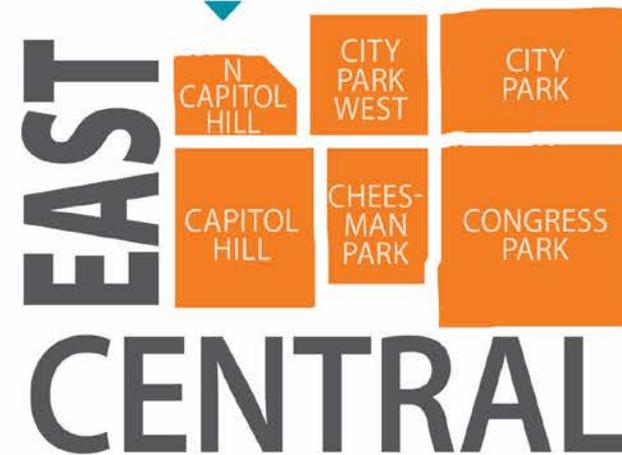
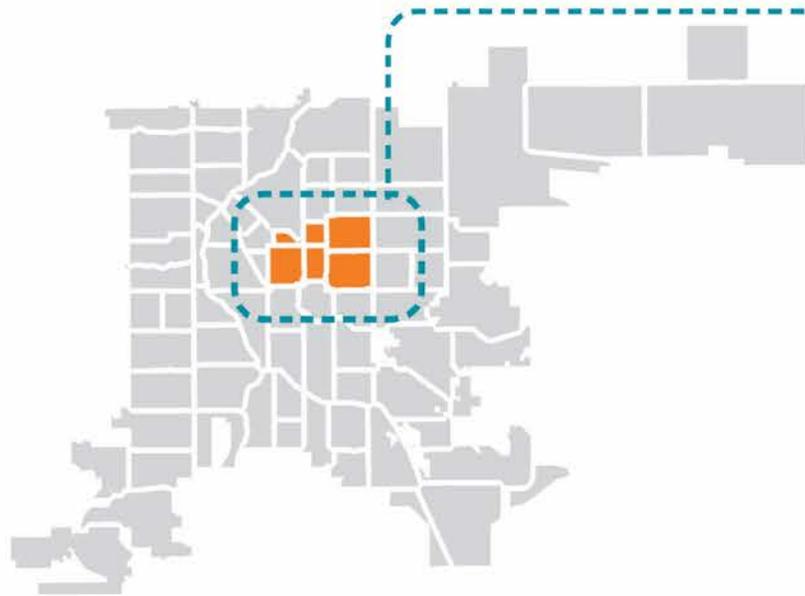


East Central Area Plan

Steering Committee Meeting

October 11th, 2018

CHUN Tears McFarlane House



East Central Area Plan Steering Committee Meeting 10/11/18 AGENDA

6:00p – 8:00p

CHUN Tears McFarlane House Community Room - 1290 Williams St

	Time	Item	Objective
1	6:00-6:05	Approval of September Meeting Summary	Confirm or make edits to meeting summary
2	6:05 – 6:20	Performance Measures	Review and provide input on preliminary performance measures
3	6:20 – 7:00	Best Practice Examples	Review and provide input on example projects that have the potential to advance the Vision for East Central
4	7:00-7:50	Opportunity Mapping Exercise	Review and provide direction on potential locations for pedestrian, bicycle, and open space improvements
5	7:50 – 8:00	Focus Groups	Review proposed Focus Groups that will focus on specific topics and determine which groups members are most interested in participating in.

**OVERALL
PROJECT
MANAGEMENT**

J.J FOLSOM
P.U.M.A.



CURT UPTON
CITY OF DENVER

**COMMUNITY
ENGAGEMENT TEAM**

LIZ VISCARDI
LEAD: CIG
BEN KELLY
URBAN INTERACTIVE STUDIO
TWO HUNDRED

**EAST
CENTRAL
NEIGHBORHOOD
PLAN**

SCOTT ROBINSON
CITY OF DENVER



CHENEY BOSTIC
STUDIO SEED

**EAST
NEIGHBORHOOD
PLAN**

BETH VOGELSANG
OV CONSULTING



ELIZABETH WEIGLE
CITY OF DENVER

**DESIGN & HEALTHY
LIVING TEAM**

LEAD: STUDIO SEED
CIVITAS
WINTER & COMPANY
RF URBAN DESIGN

**MARKET
TEAM**

LEAD: P.U.M.A.
ARLAND LAND USE ECONOMICS
MJB CONSULTING
BBC RESEARCH & CONSULTING

**TRANSPORTATION
TEAM**

LEAD: HDR
OV CONSULTING
ROCKY MOUNTAIN WEST



TEAM MEMBER RESIDENCE



TEAM MEMBER OFFICE



TEAM MEMBER COMMUTE
(bus, bike, walk, drive)



📍 TEAM MEMBER RESIDENCE

📍 TEAM MEMBER OFFICE

— TEAM MEMBER COMMUTE
(bus, bike, walk, drive)

■ RECENT OR CURRENT PLANNING PROJECT

Performance Measures and Best Practices

Preliminary Performance Measures



- Percentage of housing units and jobs in centers and corridors
- Urban Quality Tool score



- Ped and bike crashes per 100k residents
- Acreage of surface parking
- Mode split



- Percentage of Impervious Surface
- Percentage of Tree Canopy



- Housing shortage
- Cost burdened households



- Sales tax
- Poverty rate
- Jobs per household



- Crime rates
- Residents within 10 minute walk to a park
- Percentage of households with limited food access

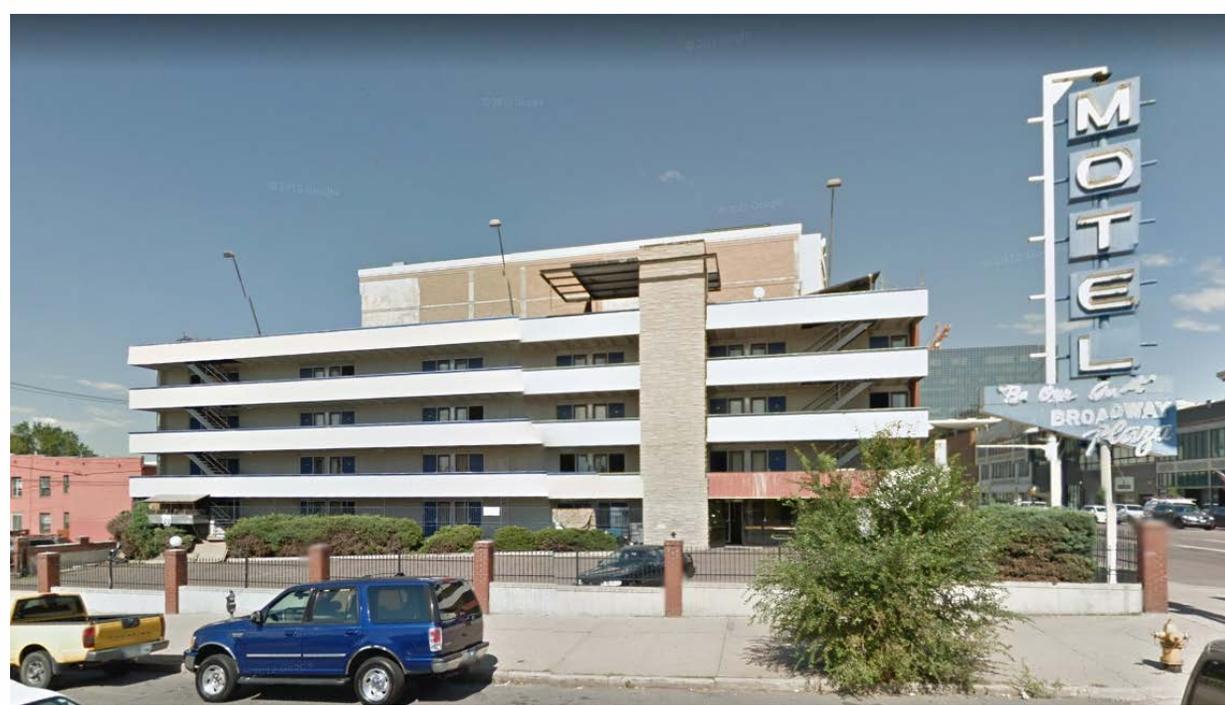
Best Practices

- Do the best practices depict the vision?
- Are there other example projects we should research?

Design Quality

Motel Adaptive Reuse

- 1957 Mid-century Modern Architecture
- Office and Retail mixed use
- 30 Suites
- Vintage Signage
- 2016 Mayor's Design Award



Design Quality

Appropriate Infill

Contextual design

- Scale / Proportion relationship to existing buildings
- Window to wall ratio, fenestration
- Street facing orientation
- Entry features: porch, stoop, balcony, etc.
- Materials: brick or wood cladding



Design Quality

Appropriate Infill

Contextual design

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Housing Affordability

Phoenix on the Fax – South Park Hill

Mixed Use Housing & Retail

- Target population: Households with income below 30-60% area median income
- 50 income-restricted rental apartments
- 1, 2, and 3 bedroom units
- Ground floor retail uses
- Opened in 2011
- Received City financing



Homelessness

Warren Village – Cheesman Park

Transitional Housing

- Target population: low-income, single-parent families experiencing homelessness or housing instability
- Established in 1974
- 2-year transitional program
- 1, 2 & 3 bedroom apartments
- Career, education and financial counseling
- Life skills and parenting classes
- Wellness initiative
- Child care, learning center, and pediatric clinic
- Income-based rent

<https://warrenvillage.org/>



Homelessness

Sanderson Apartments— *S. Federal Boulevard*

Permanent Supportive Housing

- 60 one-bedroom apartments
- Target population: people experiencing homelessness and high utilizers of public safety net programs
- On-site staff and services, including clinical case manager, psychiatrist, nurse, clinical supervisor, and therapists
- Owned/Operated by Mental Health Center of Denver
- Includes Good Neighbor Agreement
 - Staff on site 24-7, available to answer questions/address issues
 - Security
 - Noise
 - Maintenance, screening of outdoor areas
 - Adequate Parking
 - Annual meeting with neighbors and with DPD
- Financed through LIHTCs, Social Impact Bond, OED, Colorado Division of Housing, and Mental Health Center



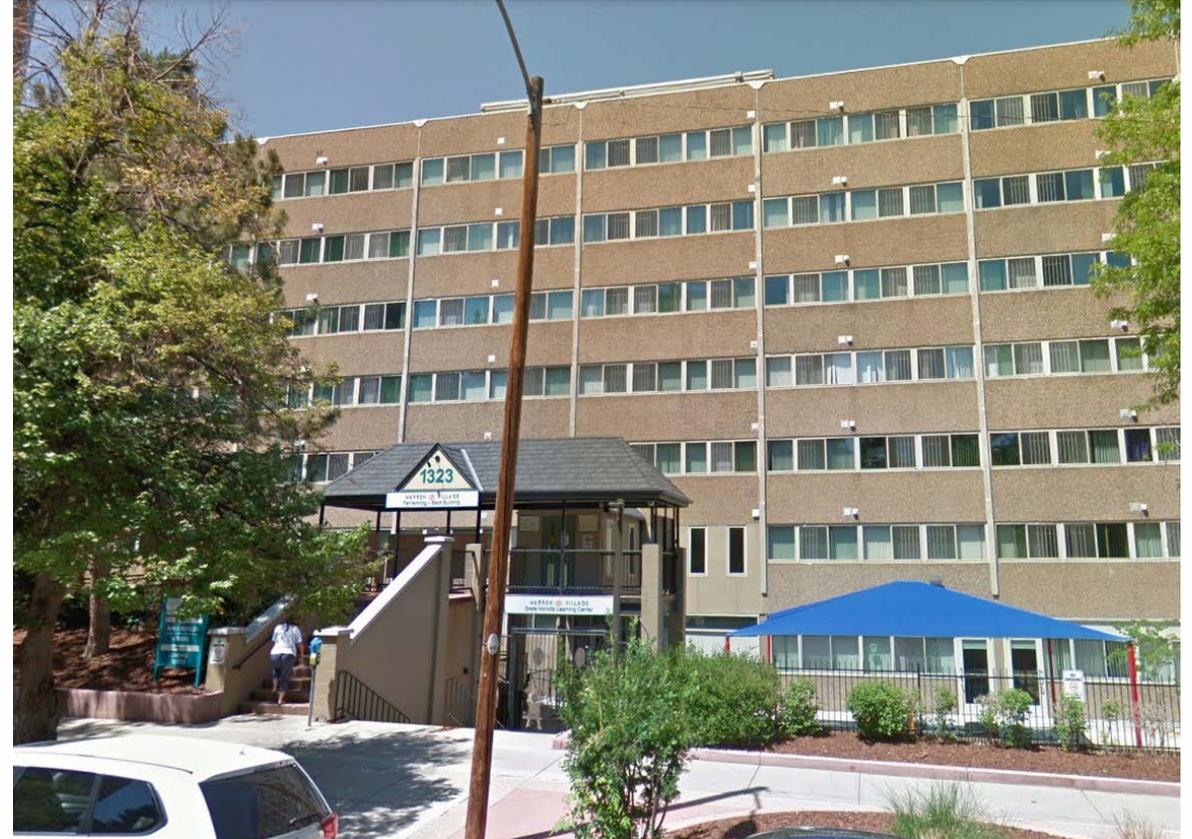
<https://mhcd.org/sanderson-apartments>

Financial Stability

Denver Financial Empowerment Centers – Cheesman Park

Partnership between *mpowered* and Denver Human Rights and Community Partnerships

- 6 locations in the city, including Warren Village in Cheesman Park
- Provide one-on-one counseling in English and Spanish
- Help households reduce debt, increase savings, and gain access to the financial system



Small Businesses

Mi Casa Resource Center — *West Denver*

A non-profit organization with the goal of advancing the economic success of Latino and working families and a focus on helping residents start and grow businesses.

- Business Counseling
- Entrepreneurial Training
- ESL Classes
- Legal Clinic
- Financial Coaching
- Free Tax Prep
- Career Development Training Programs



Parks & Open Space

Thriftway Pocket Park – Westwood

- An interim park transformed from an abandoned Thrift-way building
- Part of a multi-step goal of creating a healthier neighborhood during community visioning process by Westwood Unidos & Healthy Places and the Westwood Neighborhood Plan
- Goals are to transform Morrison Road from auto-oriented street to a people-oriented space and become a cultural destination
- Expansive partnerships between organizations and stakeholders: Urban Land Conservancy (ULI), Office of Economic Development (OED), Wells Fargo, Healthy Places Westwood, Business Culture West (BuCu), and more.



Parks & Open Space

Columbia Heights Civic Plaza — *Washington D.C.'s Commercial District*

A high quality, streetscape improvement of a 12,000 sq. ft., publicly owned parcel connecting a Metro station and adjacent development.

- Committed to inclusivity and cultural and economic diversity
- Functional art installations
- Paving patterns of surrounding nodes/street create a unique, unifying, and flexible space that can accommodate 800-3,000 people with street closures.
- Managed by the Civic Plaza Partnerships (CPP)—an expansive organization of stakeholders dedicated to support the plaza with maintenance, fundraising, and programming.



Pedestrian & Bicycle Safety

Updated sidewalks

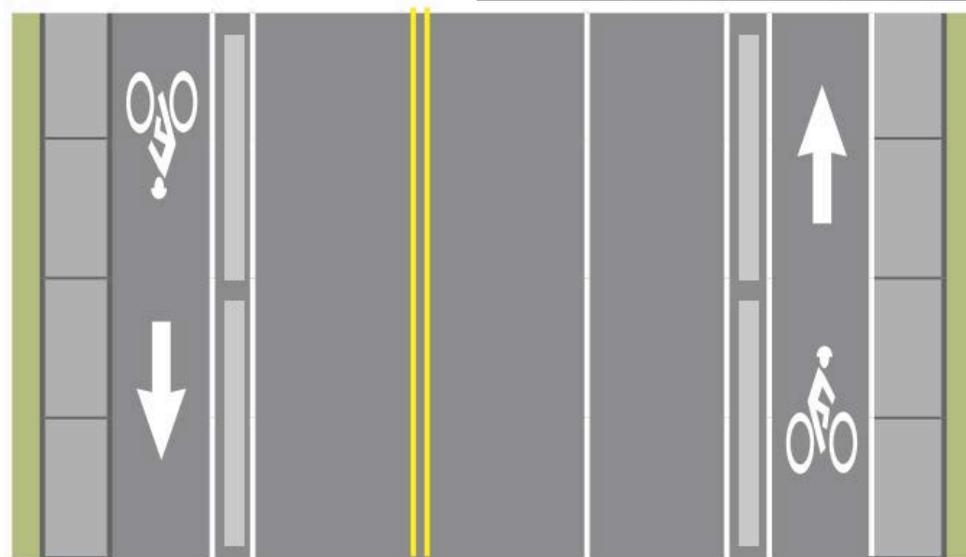
- Adjacent to new development (Carla Madison Rec Center)
- New residential sidewalk construction (Corey-Merril, Washington Park neighborhoods)



Pedestrian & Bicycle Safety

19th Avenue

- Converted to two-way
- Added a protected bike lane



4 19th Avenue (West of Grant) East ↑

Impervious Surfaces (Stormwater)

NE Siskiyou Green Street – Portland, Oregon

- Green street project **carves out a portion of the street's parking zone** and converts it into two landscaped curb extensions
- The design provides **water quality treatment** but also maximizes infiltration of the runoff.
- The existing street curb was left intact and no modifications were made to the stormwater collection system. The design also provides for **traffic calming and pedestrian safety**.
- The design integrates well with its surroundings and the adjacent neighbors have played a major role in maintaining the two facilities, providing seasonal watering and weeding



Trees & Landscaping

NoMa Neighborhood Green Street – Washington, D.C.

- Landscape improvements integrate a series of **stormwater gardens** and **retention areas** with new trees and landscape beds. **Native plants and trees** are sustained by stormwater runoff from adjacent streets and buildings.



Focus Groups

- **Topic-specific groups that will do a “deep dive” in 2-3 intensive work-sessions**
- **A mix of professionals and interested residents**
- **Conversation will be more technical than a typical community meeting.**

Preliminary Focus Groups

1. Design Quality and Character Preservation
2. Pedestrian and Bicycle Safety
3. Affordable Housing, Social Services, and Financial Stability
4. TOD, Small Businesses, and Healthy Food
5. Green Infrastructure, Recreation, Open Space, Trees and Landscaping