## East Central Area Plan

**Steering Committee Meeting**

**September 12, 2019**

### AGENDA

<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
<th>Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>6:05 – 6:30</td>
<td>Engagement to date and Remaining Community Engagement</td>
<td>Update on engagement to date and remaining community meetings</td>
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<tr>
<td>6:30 – 8:00</td>
<td>Draft plan review discussion</td>
<td>Discuss draft plan review, changes from working draft #1 to working draft #2, questions and feedback from SC members</td>
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Community Engagement to Date

5 pop-up workshops
6 community workshops (+ online equivalent)
15 focus group meetings
59 RNO, BIDs, and other community events
22 steering committee meetings
1780+ on-line respondents
4,500+ participants
“Allow taller buildings near transit in exchange for community benefits, such as affordable housing, public open space, preservation of an existing building, and community-serving businesses.”

Overall 58% Strongly or Somewhat Support
Ensure new homes in residential areas fit with the existing character by modifying zoning standards (building coverage, side setbacks, length of 2-story side walls, height, etc.)

Q: “How do you feel about this recommendation?”

% by Neighborhood

- Capitol Hill: 65% Strongly support, 17% Somewhat support, 8% Neutral, 4% Somewhat do not support, 15% Strongly do not support
- Cheesman Park: 42% Strongly support, 17% Somewhat support, 10% Neutral, 8% Somewhat do not support, 17% Strongly do not support
- City Park: 50% Strongly support, 25% Somewhat support, 8% Neutral, 5% Somewhat do not support, 15% Strongly do not support
- City Park West: 31% Strongly support, 33% Somewhat support, 16% Neutral, 4% Somewhat do not support, 15% Strongly do not support
- Congress Park: 76% Strongly support, 4% Somewhat support, 4% Neutral, 4% Somewhat do not support, 8% Strongly do not support
- North Capitol Hill: 50% Strongly support, 25% Somewhat support, 5% Neutral, 5% Somewhat do not support, 25% Strongly do not support
- Other: 42% Strongly support, 25% Somewhat support, 8% Neutral, 4% Somewhat do not support, 17% Strongly do not support

Overall 71% Strongly or Somewhat Support
Discourage demolition and encourage renovations and additions, in part by:

- Providing flexibility in requirements, such as allowing dormers or rear additions above the bulk plane and/or modifying building coverage and separation
- Requiring deconstruction and recycling of materials on homes that are a certain age.
- Clarifying the definition of "voluntary demolition" so that retaining an existing building means saving the majority of a structure.

Overall 75% Strongly or Somewhat Support
Improve housing options near transit by allowing homeowners to add units in exchange for keeping most of an existing building (for example, by converting a single-unit home into a duplex instead of scraping it to rebuild).

Q: “How do you feel about this recommendation?”

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Strongly support</th>
<th>Somewhat support</th>
<th>Neutral</th>
<th>Somewhat do not support</th>
<th>Strongly do not support</th>
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<tbody>
<tr>
<td>Capitol Hill</td>
<td>44%</td>
<td>11%</td>
<td>33%</td>
<td>8%</td>
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<tr>
<td>Cheesman Park</td>
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<tr>
<td>City Park</td>
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<tr>
<td>City Park West Congress Park</td>
<td>54%</td>
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<tr>
<td>North Capitol Hill</td>
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<td>Other</td>
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Overall 83% Strongly or Somewhat Support
Take steps to establishing historic or "conservation overlay" districts in key areas, including:

• Working with neighborhoods in "areas of significance" to determine appropriate tools.

• Encouraging Discover Denver to prioritize "areas of interest" for the next survey phase.

• Encouraging interested neighborhood organizations to complete their own studies with technical assistance from staff.”

Overall 67% Strongly or Somewhat Support
Land Use & Urban Design Recommendation

“Preserve Colfax’s character while encouraging new development, in part by:

- Implementing a customized "adaptive reuse" ordinance to set guidelines and remove barriers
- Offering financial assistance for Colfax renovation projects
- Providing technical assistance for projects
- Encouraging flashing neon and other creative signs
- Reducing off-street parking requirements
- Offering flexibility in public improvement requirements
- Establishing a Colfax historic or cultural district”

Q: “How do you feel about this recommendation?”
% by Neighborhood

Overall 68% Strongly or Somewhat Support
Economy & Housing: Recommendation

“Support and strengthen the healthcare job sector, in part by:

- Partnering with hospitals, schools, and nonprofit housing developers to address workforce housing and training needs
- Making it easier to walk between hospitals and neighborhood amenities such as parks and transit stops
- Encouraging medical offices and clinics in mixed-use areas (a blend of commercial and residential) throughout East Central”

Q: “How do you feel about this recommendation?”
% by Neighborhood

58% 67% 54% 70% 73% 83%
**Economy & Housing: Recommendation**

“Provide more small, professional office spaces, in part by:

- Encouraging more co-working spaces and gathering spaces for entrepreneurs
- Marketing underused spaces in existing buildings to small businesses
- Considering creative office uses for ground floors along Colfax.”

Q: “How do you feel about this recommendation?”

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<thead>
<tr>
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<tr>
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<tr>
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<td>City Park</td>
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Economy & Housing: Recommendation

“Encourage more local businesses that serve the community, in part by:

• Easing regulations that make it difficult to open a business
• Working with area partners to provide technical assistance such as marketing, lease negotiations, or English-as-a-second-language (ESL) help
• Expanding the Business Impact Opportunity program for small businesses affected by BRT construction along Colfax.”

Q: “How do you feel about this recommendation?”
% by Neighborhood

- Capitol Hill: 33% strongly support, 39% somewhat support, 22% neutral
- Cheesman Park: 40% strongly support, 27% somewhat support, 7% neutral
- City Park: 62% strongly support, 15% somewhat support, 5% neutral
- City Park West Congress Park: 40% strongly support, 20% somewhat support, 10% neutral
- North Capitol Hill: 83% strongly support, 17% somewhat support, 4% neutral
- Other: 39% strongly support, 36% somewhat support, 7% neutral
Economy & Housing: Recommendation

“Keep housing affordable and help current residents stay in the area, in part by:

- Keeping existing income-restricted properties affordable long-term
- Connect residents with assistance, such as temporary rental and utility assistance, property tax rebates, homeowner preservation initiatives, ownership programs, and eviction legal defense funds.”

Q: “How do you feel about this recommendation?”

% by Neighborhood

- 89% Strongly support
- 67% Somewhat support
- 85% Support
- 60% Neutral
- 69% Somewhat oppose
- 67% Strongly oppose

Capitol Hill: 56% Strongly support, Cheesman Park: 40% Somewhat support, City Park: 62% Support, City Park West: 40% Neutral, Congress Park: 46% Somewhat oppose, North Capitol Hill: 50% Strongly oppose, Other: 54% Strongly oppose.
Economy & Housing: Recommendation

“Create new affordable housing near transit stops and amenities, in part by:

• Allowing higher density along Colfax in exchange for affordable units or community-benefiting space

• Supporting acquisition of land by the City and/or its partners (such as Denver Housing Authority and land trust entities) for the future development of affordable housing, particularly in mixed-use areas (areas with a blend of commercial and residential) and higher-density residential areas.”

Q: “How do you feel about this recommendation?” % by Neighborhood

61% 53% 75% 70% 57% 66%

Strongly support Somewhat support Neutral
Economy & Housing: Recommendation

“Provide a wider variety of housing options at affordable prices, in part by:

- Encouraging development of accessory dwelling units (ADUs: separate units added to the grounds of an existing home) in single-family home and two-unit housing districts, in forms that match the surrounding neighborhood
- Encouraging more “missing middle” types (such as duplexes, triplexes, fourplexes, rowhouses, and townhouses) that are compatible and at affordable price points
- Ensuring new development is family-friendly and expand housing options for non-traditional households, including seniors and group living.”

Q: “How do you feel about this recommendation?”

% by Neighborhood

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78% 46% 75% 70% 73% 67%
Economy & Housing: Recommendation

“Make it easier for vulnerable residents to get supportive housing and social services, in part by:

• Creating more housing that includes services like health care, child care, and workforce training

• Promote innovative forms of services such as hygiene centers, navigation centers (shelters that offer places to sleep as well as other support services), and rest and resource centers.”
Mobility: Recommendation

“Encourage better and more equitable use of curbside space, in part by:

- Customizing how curb lanes should be used based on the area and surrounding building uses
- Converting on-street parking areas in key locations into other amenities, such as public parklets (extensions of the sidewalk that act as mini parks), cafe seating, bicycle parking,…
- Converting alleys into public open space with green stormwater infrastructure
- Converting on-street parking into freight loading zones at varying times of the day....(cont.)
Remaining Community Engagement
Remaining 2019 Engagement

Sept 19: Congress Park Neighborhood Meeting - Land Use
Sept 25: Congress Park Neighborhood Meeting - Mobility
Oct 11: Draft Plan on-line for 2 months for public review
Oct 17 (tentative): East Central Area Open House – Draft Plan
Dec xx: Final East Central Steering Committee Meeting

Winter 2019/2020 Planning Board and City Council Adoption Process
Major Plan Edits Since May Workshops

Addressed several neighborhood concerns:

• Removed 5 story height incentive on 12th Ave.
• Added neighborhood bikeway as subcategory to High Comfort Bikeway mobility maps
• Transition and design quality recommendations adjacent to Colfax