East Central Area Plan
Steering Committee Meeting
May 14, 2020
Webex
# East Central Area Plan

## Steering Committee Meeting

May 14, 2020

### AGENDA

<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
<th>Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>6:00 – 6:10</td>
<td>Welcome</td>
<td>Welcome, approval of meeting summaries</td>
</tr>
<tr>
<td>6:10 – 7:00</td>
<td>Substantive changes</td>
<td>Review proposed changes based on committee feedback from the April meeting</td>
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<tr>
<td>7:00 – 7:15</td>
<td>Next steps</td>
<td>Discuss remaining schedule</td>
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Draft Plan Substantive Changes
Building Height on Colfax

Steering committee:
• Concern about potential impacts of additional height on adjacent neighbors

Potential changes:
• Add language to Land Use Policy L3 (Building Heights): “Include targeted outreach to residents who may be disproportionately impacted, such as residents at risk of displacement, residents on affordable housing wait lists, and neighbors adjacent to increased height areas.
• Include illustration showing improved transitions and a sidebar highlighting an example of a good transition in the Land Use section
Missing Middle Housing

Steering committee:
• Refine the definition and recommendations around missing middle housing to make it clear what is to be allowed

Potential changes:
• Add language to Land Use Policy L5 to say “Missing middle housing in Residential Low Places consists of 2-4 unit homes, such as duplexes and row houses.”
• Add a sidebar with photo examples of existing missing middle housing in East Central.
• Keep existing plan language that prohibits demolition of historically significant homes when language new housing options are built.
Height/Density

Steering committee:
• The Royal Palace Motel parcel (1565 Colorado Blvd) should have a maximum allowed height of 12 stories

Potential change:
• Modify the height map to show the property has a maximum allowed height of 12 stories, only achievable if community benefits are provided
Parking

Steering committee:
• Concern that parking around BRT stops would not be provided at the appropriate ratios or would inhibit good development

Potential change:
Add language to the Land Use, Mobility, and Colfax sections to say
• “Evaluate parking requirements near BRT stations to facilitate adaptive reuse and small scale development (3-stories or less) while prioritizing street parking management strategies (See Policies M10 and M11) on residential streets adjacent to Colfax.”
• “Study parking ratios along all high capacity transit corridors to help ensure the plan’s goal for strategic growth is achieved along with well-managed street parking in residential neighborhoods.”
Transit Amenities

Steering committee:

• Request that amenities be a priority at all BRT stops

Potential change:

• Add language to Mobility Policy M8 to say “Priority transit stops include all BRT station locations”
BRT Stop Locations

Steering committee:
• Discussion of alternative BRT stop locations

Potential changes:
• Add language to support studying alternative locations/additional stations for the proposed Steele and Williams stations.
Remaining Community Engagement
East Central Area Plan Process

- 7 pop-up workshops
- 6 community workshops + on-line equivalent
- 8,900+ online responses
- 48 community events and meetings
- 14 focus groups
- 11 walking audits
- 24 steering committee meetings
- Adding up to 10,000+ touchpoints with community members
Modified Remaining Process

- New public review draft soon
- Outreach will continue to focus on underrepresented groups
- Virtual or phone office hours will be offered
- Final steering committee meeting after second review closes and public hearings are scheduled
- Planning Board
- City Council

IMPORTANT: Please be sure to thoroughly review 2nd Draft and contact Scott or Curt with any questions so you are prepared to make a recommendation on the final draft.