East Central Area Plan

Steering Committee Meeting

March 14th, 2019

Tears-McFarlane House Community Room
## East Central Area Plan

**Steering Committee Meeting**  
March 14, 2019  
CHUN Tears-McFarlane House Community Room | 1290 Williams St

### AGENDA

<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
<th>Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>6:00 – 6:10</td>
<td>Approval of January Meeting Summary</td>
<td>Confirm or make edits</td>
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<tr>
<td>6:00 – 7:30</td>
<td>Jan – March Community Engagement Summary</td>
<td>Review and discuss key themes</td>
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<tr>
<td>7:30 – 7:45</td>
<td>Review Remaining Community Engagement</td>
<td>Provide input on community engagement for project remainder</td>
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<td>7:30 – 8:00</td>
<td>SC involvement in drafting portions of plan</td>
<td>Discuss SC/resident participation in drafting plan content</td>
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Jan-March Community Engagement Report
2017/18 Engagement

- 1,228 participants
- 16 events (including several RNO meetings)
- 4,860 comments on-line
- 15 Steering Committee Meetings (open to the public with all material on-line)
January – March 2019 Engagement

• 4 Neighborhood Meetings + 5 Focus Groups
• 1 pop-up workshop
• 300+ participants
• On-line engagement activities (open until March 22)
Focus Group Key Themes
Mobility Focus Group Key Themes

• Pedestrians as top priority
• Updates to policy and city standards
• More frequent and reliable transit service
• Improved north-south bicycle connections
• Quick implementation projects and development of evaluation criteria
• Enforcement and education
• Safety and speed
Green Infrastructure Focus Group Key Themes

• Repurposing of large paved areas within the study area, including portions of the street ROW and alleys to increase green infrastructure options, green space and mobility options
• Balance water conservation with the need for increased green spaces by increasing use of native vegetation
• Increase incentives/regulations for private property owners to preserve existing trees, retain setback and reduce impervious footprint and detain stormwater onsite.
• Consider the area’s historic parkways as a common community asset with potential for community co-benefits.
• Test out new technologies and improve educational efforts around green infrastructure
Design Focus Group RESIDENTIAL Key Themes

• SIZE of homes not necessarily the problem; scale, proportion, materials are.

• HOWEVER, the size of homes are formula-driven from code to get maximum SF possible (leaves less $$ for exterior attention)

• Out of town developers don’t know the neighborhoods – just see opportunity.

• Solutions need to be careful about unintended consequences (i.e. regulating materials can make housing less affordable).

• Some level of historic preservation and/or design review is needed to ensure character is maintained over time.

• Encourage additions and renovations over scrapes. Fix loopholes in what counts as “renovation” – end up looking like scrapes.
Design Focus Group COLFA X/MIXED USE Key Themes

• Adaptive reuse and additions to existing buildings is preferred to help maintain character – BUT, something is better than nothing.
• Need to reflect history of Colfax more.
• Change of use triggers and proportionality need to be addressed.
• Encourage small-scale development – educate and eliminate barriers.
• Pattern book of possible building types that also represents “character” of Colfax and educates on process of development.
• Parking regulations to onerous, esp. with BRT.
• Design review critical to getting it right.
• Existing density near Colfax not supportive of high capacity transit.
• L.A. Adaptive Reuse Ord. and Legacy Business + Danforth in Toronto.
Neighborhood Meetings Key Findings/Themes
Vision Statements

One of the purposes of the exercises was to confirm the vision statements. Nearly all participants agreed with the Vision Statements.

- **Economically Diverse and Vibrant:** 96% agree; 4% neutral; 0 disagree
- **Equitable, Affordable and Inclusive:** 100% agree; 0 neutral; 0 disagree
- **Strong and Authentic Neighborhoods:** 97% agree; 3% neutral; 0 disagree
- **Environmentally Resilient:** 100% agree; 0 neutral; 0 disagree
- **Well Connected, Safe, Accessible Places:** 98% agree; 2% neutral; 0 disagree
- **Healthy & Active:** 98% agree; 2% neutral; 0 disagree
Economy

- Support for Medical/Health/Wellness as foundational to study area economy
- Colfax as an office location for small service businesses
- Community serving retail – tools, incentives and policies to prevent displacement
- Lack of consensus when it came to identifying retail missing from Colfax -- focus instead on creating a safe and welcoming environment for pedestrians in order to strengthen local businesses and retail.
- Downtown Adjacencies – what does this mean for East Central?
Housing

- Missing Middle housing – form and price points
- ADUs – support from community meetings (need to make them more easier to finance)
- Support for motel sites to be rehabilitated/redeveloped as affordable housing
- Supportive services needed in/near affordable housing
- Encourage more apartment buildings with affordable housing near transit
- How does BRT make Colfax a neighborhood serving street and a place to LIVE. This will contribute to transforming Colfax – (can this plan inform BRT design?)
Land Use - COLFAX

Directing growth to Colfax makes sense.
Adaptive reuse is a positive for Colfax. Top comments included: encouraging infill of parking lots over tearing down existing buildings, keeping architecturally significant buildings, saving small businesses in place, and saving the history of Colfax.
# Land Use – UQT (COLFAIX NODES)

Three Nodes - #2 Penn to Ogden; #3 Lafayette to Gilpin; #6 York/Josephine

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<th>Provide places to sit and eat outside</th>
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<th>Provide more trees and shade</th>
<th>Prioritize building edges and memorable buildings</th>
<th>Add/keep iconic elements with local flavor</th>
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## Land Use – UQT (13th Ave. Nodes)

### Encourage a variety of retail, businesses, and housing
- Provide places to sit and eat outside
- Keep existing and support new local businesses
- Replace vacant/parking lots with new buildings

### Provide more trees and shade
- Prioritize building edges and memorable buildings
- Add/keep iconic elements with local flavor
- Promote windows and visibility at the ground floor

### Widen sidewalks and reduce driveways
- Make crossing the street easier
- Slow down vehicular traffic
- Add benches and greenery along the sidewalk

### UQT Community Planning & Development
## Land Use – UQT (11th & 12th Ave. Nodes)
Three Nodes - #10 12th - Cook to Monroe; #11 12th - Columbia to Clayton; #16 11th - Corona to Emerson

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Land Use – RESIDENTIAL DESIGN (MU)

USE A STICKER TO INDICATE HOW IMPORTANT IT IS TO ADDRESS EACH OF THE FOLLOWING DESIGN ELEMENTS IN NEW CONSTRUCTION.

HEIGHT

34

VARIATION IN DETAILS

29

MATERIALS

40

VARIATION IN MASSING

35

GROUND FLOOR DESIGN

38

QUALITY

26

OTHER COMMENTS...

If you have other comments about new multifamily construction, please tell us what that is. (Write your idea below.)

KEY

New Building

Element Being Considered

EAST CENTRAL AREA PLAN

CAPITOL HILL | NORTH CAPITOL HILL | CITY PARK WEST | CHEESMAN PARK | CONGRESS PARK | CITY PARK
Land Use – RESIDENTIAL DESIGN (SU, TU)

USE A STICKER TO INDICATE HOW IMPORTANT IT IS TO ADDRESS EACH OF THE FOLLOWING DESIGN ELEMENTS IN NEW CONSTRUCTION.

HEIGHT
Long side walls
Mass and scale
Roof forms
Ground floor level
Articulation
Materials
Side setbacks

OTHER COMMENTS...
If you have other comments about new single family construction, please tell us what that is. (Write your idea below.)

KEY
New Building
Element Being Considered
Context Buildings
Mobility

• Prioritizing pedestrians – gaps, ped crossings, improved sidewalks
• Improved transit connections to bus lines and BRT, more coverages, reduced fare
• Parking concerns for high density neighborhoods where off-street parking is not provided
• North-South crossing of Colfax – increased traffic lights and stop signs
• Better bike lanes and connections lanes
• Traffic calming through improved street design
  o Cut through traffic in neighborhoods
  o Also on major streets (8th, 13th, 14th, 17th)
  o Potential closing 16th to cars from York to Broadway
Mobility

- Less vehicular access & parking in parks/close some parks to automobiles
- One-way streets should be reduced/eliminated
- Regulate scooters/micromobility and add micromobility/bike parking
- Increase visibility at intersections (aka daylighting)
- Improve park access
- Install real-time transit info/wayfinding on Colfax and throughout neighborhoods
- Eliminate sidewalk closures during construction
Quality of Life

• Utilize all of public right of way – not just for cars
• Use the parkways for mobility purposes – bikeways, sidewalks
• Use underutilized parcels for green space (parking lots)
• 11th/12th Bikeway through Cheesman Park
• Policy for redevelopment in flood prone areas
• Explore closing a portion of Park Ave. (i.e. Colfax to 17th) *(Park Ave. is identified as a major transit corridor in the Denveright Plans)*
• Explore closing portions of 16th Avenue to vehicular traffic and allow bike/scooter travel only
• Colfax intersections at BRT stations (larger bulbouts on North-South sides – create seating areas, water quality, bike/scooter parking)
• Cheesman park traffic reductions *(use travel lanes for occasional food trucks)*
• Maintain health of the existing tree canopy - increase coverage by planting additional trees
Area-Wide Themes

• BRT could fundamentally change Colfax from its traditional role as a thoroughfare into a neighborhood-serving street and a place to live - not a highway for pass though traffic (slowing down traffic)
• Rethinking Colfax as a series of nodes and neighborhood edges
• Connectivity & Linkages – how people get to work (interrelationships of each topic)
• Utilize parkways as bicycle and pedestrian connections
• Rethinking the use of public right of ways – not just for cars.
Meeting Format Feedback - Negative

- I am concerned that the representation at the meeting is narrow from a socio-economic and demographic perspective. I hope the process will include outreach to rec centers, grocery stores, schools, etc. to ensure that a broad cross section of our neighbors are included.
- These meetings should be way better publicized, not a diverse turnout.
- Could be improved by using examples of how data collected and community input evolved into recommendations included in the plan.
- Why are all these meetings in places of worship? This could keep some residents from attending.
- A few posters were confusing as to if input was wanted.
Meeting Format Feedback - Positive

• I really enjoyed this setup and felt my opinion was heard
• Glad to see our neighborhood participating in a thoughtful planning process.
• Thank you all for doing the outreach
• Really good format. Appreciated the info up front (presentation) and then a deeper dive.
• All representatives friendly and professional. Thank you.
• I appreciate your time and efforts - thank you so much
• (Perhaps attempts from previous entities like this)
• Some of the urban design boards were difficult to understand
• Great opportunity, I appreciate it
• Posters were well-designed and very helpful. Kudos!
Meeting Format Feedback Questionnaire Results

1. The information presented was clear and understandable.
   Strongly agree 48%, Agree 50%, Disagree 2%

2. I was able to share my opinions and ideas to the project team.
   Strongly agree 63%, Agree 37%, Disagree 0%

3. The topics discussed were important for my neighborhood.
   Strongly agree 58%, Agree 42%, Disagree 0%
Remaining Community Engagement
On-Line exercises extended to March 22 | www.denvergov.org/eastcentralplan
Focus Group Meetings | 6:00pm – 8:00pm
Carla Madison Rec Center

April 2: Economy
April 4: Green infrastructure
April 10: Housing
April 17: Mobility
April 18: Design quality & character preservation
Remaining 2019 Engagement

April/May RNO Meetings

- April 18: CHUN (Capitol Hill United Neighbors)
- May 16: CHUN
- May TBD: SCPNA (South City Park)
- June 19: Congress Park Neighborhood Associations

Pop-Up Workshops

- March/April TBD: Carla Madison Rec Center, Illegal Pete’s
- March/April TBD: Uptown Lofts Transitional Housing Colfax & Pearl

May 21 East Central Area Workshop – Draft Recommendations

June TBD East Central Area Workshop – Draft Plan

Planning Board and City Council Adoption Process
East Central Steering Committee Dates

April 11: Key elements/recommendations, focus areas/transformative projects
May 9: Review priority recommendations
June 13: Review draft plan
July 11: Approve Draft East Central Area Plan
Additional Questions & Discussion

1. How would you say the NPI process has been going?
2. Do you feel that the steering committee and the process itself has done enough to inform our communities about the area planning process?
3. How do we make that outreach better?
4. What constituencies have you communicated with; how; and, with what frequency?
Additional Questions & Discussion

1. Is this feedback representative of what you are hearing in the community? Any surprises?
2. Are you interested in helping draft sections of the neighborhood plan chapters? What sections?