East Central Area Plan

Neighborhood Workshop
Draft Plan
November 13, 2019
Tonight’s Agenda

• Plan overview presentation
• Visit stations to learn about recommendations and provide feedback
  • Mobility
  • Land Use and Built Form
  • Quality-of-Life Infrastructure
  • Economy and Housing
  • Neighborhoods
  • Colfax Corridor
• Q&A
Review and comment on the draft plan online: 
www.denvergov.org/eastcentralplan
Comments will be open through the end of 2019
What’s in This Presentation?

Overview of the East Central Area Plan

• Planning Process
• Feedback and updates to draft recommendations
• Vision & Priority Recommendation
• Schedule and next steps

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EAST CENTRAL AREA PLAN OVERVIEW
Why Plan?

• Create a shared long-term vision that addresses the diverse needs and concerns of the community
• Anticipate change to ensure community’s goals are achieved

What Do Plans Do?

Plans inform how things should evolve in the future for the benefit of the community
• Engage people in a dialog about the future
• Define a vision and recommend strategies to achieve it
• Inform decision-making (public & private)

*Plans are policy documents, not regulations*
What is the Neighborhood Planning Initiative

- Uptown (City Park West/N. Cap Hill: 1986
- Cap Hill/ Cheesman Park Plan: 1993
- Congress Park Plan: 1995
- City Park has no plan
How does the East Central Area Plan relate to Citywide plans?

**Citywide Plans** (Comprehensive Plan, Blueprint, Game Plan, Denver Moves)

- Set broad city-wide policies and recommendations
- Strong focus on equity and complete neighborhoods

**Area Plans**

- Detailed recommendations that apply only to specific areas/neighborhoods
- Address many topics, show how systems inter-relate
- Adopted by City Council as a supplement to Comprehensive Plan and must be consistent with Citywide vision and policies
Blueprint Denver

A City of Complete Neighborhoods and Networks

The vision for a city of complete neighborhoods, connected by a complete transportation network, so that all Denverites can access their daily needs.

Complete Networks
- Complete Network: Denver is a city that promotes walk and bike-friendly neighborhoods and policies designed to provide the public spaces and opportunities to enhance public spaces.
- Bicycle Network: Denver promotes a network of pedestrian and bike-friendly routes and policies.
- Transit Network: The entire city is connected by a network of high-quality, convenient and reliable transit routes.

Joto and Growth Movement
- Joto and Growth Movement: The city promotes the growth and development of neighborhoods, ensuring equitable access to quality-of-life amenities, health and quality education.

Improving Access to Opportunity
- Creating more equitable access to quality-of-life amenities, health and quality education.

Reducing Vulnerability to Displacement
- Stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.

Expanding Housing and Jobs Diversity
- Providing a better and more inclusive range of housing and employment options in all neighborhoods.
How does the East Central Area Plan relate to the Colfax Bus Rapid Transit project?
We Are Here

- 7 pop-up workshops
- 6 community workshops + on-line equivalent
- 8,900+ online responses
- 33 community events and meetings
- 14 focus groups
- 11 walking audits
- 24 steering committee meetings
- Adding up to 10,000+ touchpoints with community members
First Draft of Recommendations – May 2019

33 recommendations addressing:

• Affordable housing
• Small business support
• Jobs and education
• Open space and green infrastructure
• Neighborhood character
• Building form and scale
• Over 30 transportation projects
Updates to First Draft of Recommendations

Update Highlights

• Removed height incentives for community benefits along 12th Avenue in Congress Park
• Removed historic preservation incentive locations (bonus residential unit) – will examine and determine locations during future regulatory process
• Clarified no future public transit on 7th Avenue and added traffic calming to 7th avenue
• Clarified no bike lane on Detroit street (intersection safety improvements only)
East Central Vision & Priority Recommendations
2040 East Central Area Vision

East Central continues to be a welcoming, walkable, historic, and dynamic place where a diversity of people live and work.
Enhance character by preserving significant buildings and raising the bar on design for new buildings
The plan recommends:

• Modifying standards so new development is in character and scale with traditional patterns, and

• Encouraging renovations and additions instead of demolition.
Commercial Character & Design

The plan recommends:

• Making it easier to reuse existing buildings, and

• Raising the bar for design quality in Centers and Corridors
Achieving Community Benefits

The plan recommends incentives to achieve:

• Affordable housing and commercial space
• Historic preservation
• Public open space
Keep the independent culture of Colfax by proactively helping small, locally-owned businesses survive and thrive during and after Colfax Bus Rapid Transit (BRT) construction.
The plan recommends targeted financial and technical assistance to small businesses along Colfax in preparation of BRT.
Reduce homelessness and involuntary displacement by preserving existing affordable housing and adding new affordable housing close to convenient public transit.
3,100 Affordable Units Needed for Existing Residents
11,000 households are cost burdened

Cost-burdened is defined as spending more than 30% of a household’s income on housing costs.
46%

Of covenants for East Central’s existing income-restricted housing is at risk of expiring
The plan recommends

• Enhanced social services to residents experiencing homelessness

• Permanently preserving current affordable housing and units with expiring income restrictions

• Innovating and using every tool in the tool box to address the housing shortage
Save lives and reduce pollution by making streets safer and more convenient for walking, bicycling and using transit.
• Several of Denver’s most dangerous streets are located in East Central.

• 59 people have been killed or seriously injured in the East Central area since October 2016.
The plan recommends building high quality sidewalks and safe crossings on Colfax and making 13th, 14th, 16th, and 17th Avenues much safer to cross and travel on.
Neighborhood Traffic Calming Examples
Make neighborhoods more climate resilient and beautiful by protecting the existing tree canopy and adding street trees where they are missing.
The plan recommends strategies to protect mature trees and identifies targeted areas to focus tree planting efforts.
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Constructive Participation

- Be critical of ideas, not people.
- Everyone is welcome to participate.
- Listen and be respectful of different points of view.
We will be photographing tonight’s open house session.

If you do not want to be photographed, kindly tell the photographer or raise your hand when you see a camera pointed towards you. No names will be used without permission.

Thank you for your participation!

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