

# East Central Area Plan

Steering Committee Meeting  
September 13<sup>th</sup>, 2018

CHUN Tears McFarlane House



# East Central Area Plan Steering Committee Meeting 9/13/18 AGENDA

6:00p – 8:00p

CHUN Tears McFarlane House Community Room - 1290 Williams St

	<b>Time</b>	<b>Item</b>	<b>Objective</b>
1	6:00-6:05	Approval of August Meeting Summary	Confirm or make edits to meeting summary
2	6:05 – 6:30	Draft Guiding Principles	Review changes to draft Guiding Principles.
3	6:30 – 6:45	Draft Focus Areas	Review and discuss proposed priority topics and locations that will receive greater attention in the plan
4	6:45 – 7:00	Performance Measures	Review and provide input on preliminary performance measures
5	7:00 – 7:30	Best Practice Examples	Review and provide input on example projects that have the potential to advance the Vision for East Central
6	7:30 – 8:00	Draft Blue Print Denver Future Place Map	Review and provide input on future land use map provided in the Blueprint Denver update

# Draft Guiding Principles

# What are Guiding Principles?

- Shared community values that provide guidance for decision-making when ideas come into conflict.
- Are intended to apply generally, acknowledging that there are situations with unique circumstances.
- Help clarify and confirm the Vision by articulating the trade-offs and priorities needed to achieve it.

# Draft Guiding Principle #1

**Pedestrians should be the top priority**, especially children, seniors, and those with special needs. When pedestrian safety comes into conflict with convenient driving conditions, such as higher traffic speeds or multiple driveways across sidewalks, pedestrian safety should take precedence.

- Considerations for unique situations:
  - Heavy traffic corridors with the potential to significantly redirect vehicle traffic onto residential streets.
  - Identified mode-priority corridors, such as high capacity transit or protected bike routes.

# **Draft Guiding Principle #1**

## **Steering Committee Comments**

- **Concern that reducing driveways on Colfax Avenue may make driveways on intersecting streets less safe for pedestrians**
- **Need to ensure that traffic engineering standards are consistent with the vision for a pedestrian-friendly area**

# Draft Guiding Principle #2

**New construction should be high quality** with design elements such as durable materials, pedestrian orientation, a scale that is compatible with surrounding buildings, and a variety of architectural details and frequent entryways that avoid monolithic or homogeneous buildings.

- Considerations for unique situations:
  - Where more intensive growth is desirable, such as transit corridors, larger buildings should incorporate scale transition measures to avoid sharp juxtapositions with adjacent buildings.
  - Civic buildings, such as museums and libraries, that are intended to be dramatically different from surrounding contexts.

# **Draft Guiding Principle #2**

## **Steering Committee Comments**

- **Add clarification on the meaning of “monolithic or homogenous buildings”.**
- **Add clarification that height transitions should be based on future building heights allowed by zoning, not heights of existing buildings.**



# Draft Guiding Principle #3

**Shared parking should be encouraged while private parking should be limited and hidden.** On-street parking as well as shared lots and garages provide a much more efficient use of land compared to private parking on each site. Excessive parking can increase vehicular traffic, raise costs for residents and businesses, increase evening temperatures, and make places less attractive for pedestrians.

- Considerations for unique situations:
  - Priority transit and bicycle routes that require removal of street parking.
  - Streets where trees are desired but there is no room adjacent to the sidewalk
  - Major High Capacity Transit Hubs
  - High commercial-residential spill-over areas

# **Draft Guiding Principle #3**

## **Steering Committee Comments**

- **Concern that insufficient on-site parking will lead to less parking available on-street for existing residents and businesses.**
- **Mixed use areas and Residential areas should have a different approach to parking.**
- **What is the relationship between traffic and parking?**
- **Parking requirements should be responsive to the market demand for parking.**

# Draft Guiding Principle #4

**More housing, businesses, and community events should be encouraged in the right locations.** Increased land use intensity can help improve housing affordability, walkability, and the sense of community when thoughtfully located and well-managed.

- Considerations for unique situations:
  - Low intensity residential areas should have appropriately-scaled land use intensities.
  - Locations where there is a desire to preserve the existing building stock.

# **Draft Guiding Principle #4**

## **Steering Committee Comments**

- **Should explicitly encourage more intensive development in high capacity transit corridors.**
- **What is the relationship between land use intensity and affordability?**
- **What is the relationship between land use intensity and the sense of community?**

# Draft Guiding Principle #5

**Social Services should be well-managed and comprehensive** to meet the needs of residents while minimizing negative impacts on neighborhoods.

- Considerations for unique situations:
  - Locations that already have a concentration of a social service.

# **Draft Guiding Principle #5**

## **Steering Committee Comments**

- **Change “comprehensive” to “complimentary”.**
- **How are “locations that already have a concentration of social services” defined?**

# Draft Focus Topics & Areas

- Focus Topics are subjects that will receive extra resources in the planning process and extra attention in the plan
- All topics will still be covered in the plan, but Focus Topics will benefit from a deeper dive
- Focus Areas are subareas of East Central where different sets of Focus Topics overlap
- Focus Topics and Focus Areas were defined based on input from the Community Survey and data from the Briefing Book

# Focus Topics



- Land Use
- Design Quality
- Transit-Oriented Development
- Community Diversity



- Pedestrian & Bicycle Safety
- Transit
- Vehicles
- Parking



- Trees & Landscaping
- Heat
- Impervious Surfaces/ Stormwater
- Energy
- Waste Management



- Housing Affordability
- Housing Quality
- Housing Diversity
- Homelessness



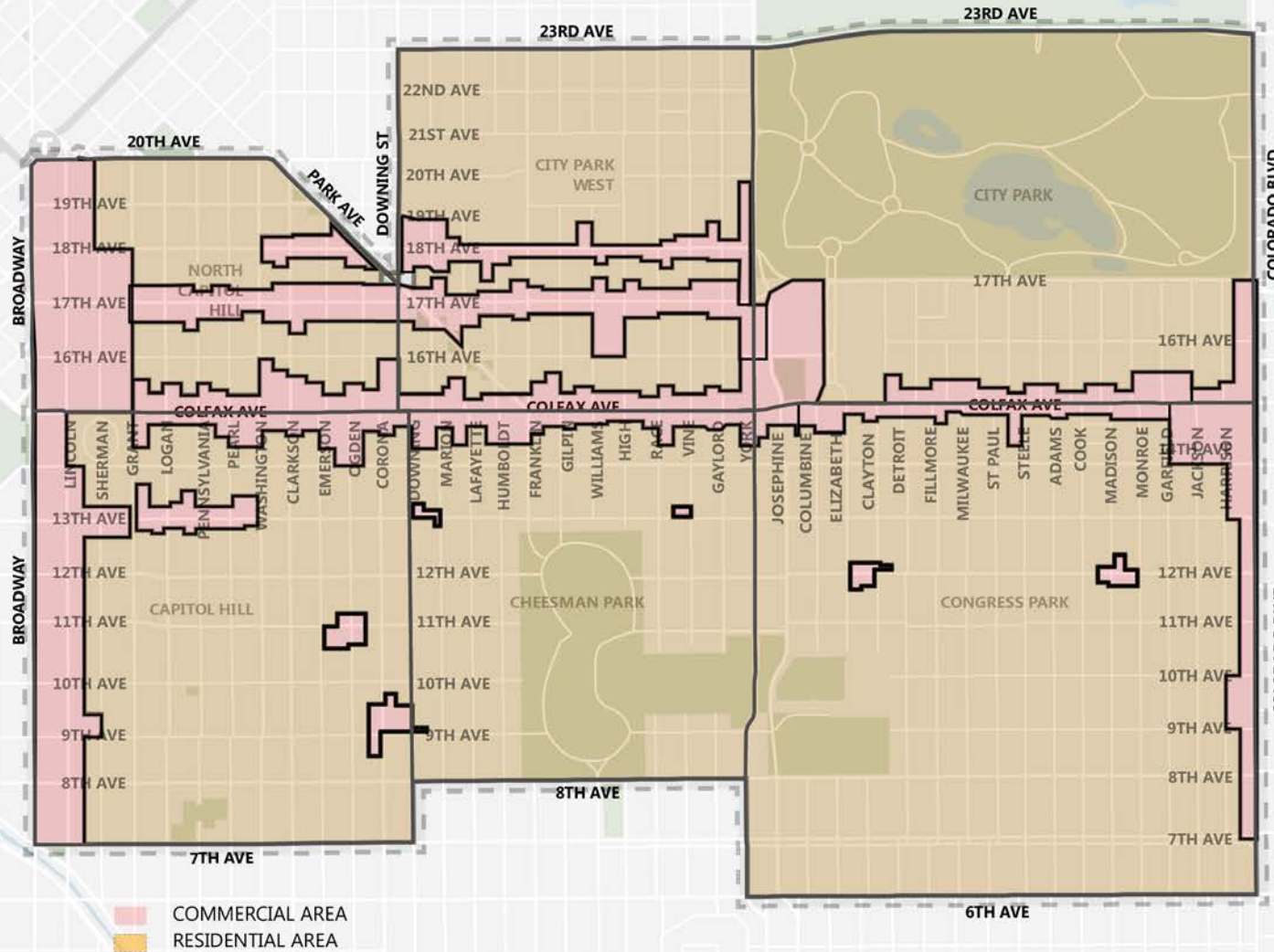
- Jobs
- Education
- Small Businesses
- Arts & Culture
- Financial Stability



- Healthcare
- Food
- Parks & Open Space
- Crime
- Pollution



# Focus Areas



- Colfax Corridor
- Broadway/Lincoln Corridor
- Colorado Corridor
- 17<sup>th</sup>/18<sup>th</sup> Ave. Corridor
- Neighborhood Nodes
- North Capitol Hill
- Capitol Hill
- City Park West
- Cheesman Park
- City Park
- Congress Park

# Focus Topics & Areas

- Are these the right Focus Topics?
- Are these the right Focus Areas for each Focus Topic?
- Any other questions or comments?

# Blueprint Denver

## Draft Place Type Map

# Draft Place Types

- Review the draft place maps
- Mark any areas you think have the wrong designation
- Mark any areas you think need more specific guidance