East Area Plan
Steering Committee Meeting
June 27, 2019
Art Gym Denver, 1460 Leyden Street
## East Area Plan
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#### June 27, 2019
##### Art Gym Denver, 1460 Leyden Street

**AGENDA**

<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
<th>Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>6:00 – 6:05</td>
<td>Approval of May Meeting Summary</td>
<td>Confirm or make edits</td>
</tr>
<tr>
<td>6:05 – 6:30</td>
<td>Engagement comments received to date/key issues for discussion</td>
<td>Update on engagement to date and remaining meetings</td>
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<tr>
<td>6:30 – 7:40</td>
<td>Review working 3d model of Mayfair Town Center to describe recommendations</td>
<td>Feedback on recommendations – Are we headed in the right direction?</td>
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<td>7:45 – 8:00</td>
<td>Next Steps</td>
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Remaining Community Engagement
We are here

750 + participants in 2019

(250 + participants for targeted outreach)

2,500 + participants to date
East Area Plan

- Adopted by City Council
- Guides public and private decision-making
- Will require implementation processes to achieve many of the policies, such as
  - Zoning Text Amendments
  - Next steps analysis for transportation and infrastructure improvements
Engagement

- **6** community workshops
- **3** surveys (in-person + online)
- **17** focus group meetings
- **43** RNO, BIDs, and other community events
- **21** steering committee meetings
- **2,500+** participants
Public Process – Targeted Engagement

307+ Connections
170+ Renters
74+ Businesses
15+ Targeted “Pop-up” Outreach Events
9 Motels
5 community meetings held in 5 languages
3 Focus groups (Homeless & Refugee Service Providers)
What We’ve Heard

• Housing costs are rising and there are increasingly less options for low- and moderate income households

• It is not easy or safe to get around without a car
  • No sidewalks
  • Cut-through and fast-moving vehicular traffic makes walking and biking difficult

• Smaller houses being scraped for new, larger houses

• Flooding problems in key areas

• Colfax should be a community destination – small businesses, pedestrian-friendly, transit options

• Need more parks, recreation, community gathering spaces
A collection of vibrant neighborhoods anchored by Colfax Avenue, Denver’s “Main Street,” where it’s easy and safe to get around and where a wide range of people and families can live and work.
Draft Recommendations Feedback

May 14 Workshop

- 58 questionnaires submitted (~100 attendees)

RNO Meetings

- East Colfax Neighborhood Association
- Mayfair Neighbors (Hilltop invited)
- Historic Montclair
- Greater Park Hill Community
- East Side RNO
- Fax Partnership
- Colfax Mayfair BID

Online Surveys (Open through June 30)

- Land Use & Built Form: 191 participants
- Economy & Housing: 263 participants
- Mobility: 170 participants
- Quality of Life: 129 participants
Major Economy & Housing Recommendations
Economy & Housing Recommendations – Online Survey

1. Preserve and enhance a community-serving, locally-owned businesses 87% support

2. Provide more small, professional office spaces 84% support

3. Support and strengthen the healthcare sector 72% support

4. Preserve housing affordability and stabilize residents at risk of displacement 76% support

5. Increase access to supportive housing and social services for vulnerable residents 69% support

6. Create new affordable housing near transit and amenities 56% support (91% support at workshop)

7. Expand diversity of housing types and affordability in all neighborhoods 57% support (85% support at workshop)

8. Increase access to supportive housing and social services

Top 3 priorities:

1. Support local businesses

2. Create new affordable housing near transit (tied for 2nd)

2. Increase access to supportive housing and services (tied for 2nd)
Major Land Use Recommendations
Land Use & Built Form Recommendations – Online Survey

1. Preserve Colfax character while encouraging new development 64% support

2. Provide design guidance and design review for new development in Centers and Corridors 88% support

3. Allow taller buildings in key areas in exchange for community benefits 59% support (55% support at workshop)

4. Ensure new homes in residential areas fit with the existing character by modifying zoning standards 70% support

5. Discourage demolition and encourage renovations and additions 62% support

6. Incentivize maintaining valuable housing stock by offering additional units in locations near transit 61%

Top 3 priorities:
1. Design guidelines
2. Ensure new homes fit residential character
3. Preserve Colfax Character while encouraging new development (tied for 3rd)
3. Allow taller buildings in key areas in exchange for community benefits (tied for 3rd)
Major Mobility Recommendations
Mobility Recommendations – Online Survey

1. Make streets safer and easier for people walking, biking, using wheel chairs, or taking public transit **92% support**
2. Improve the bike lane network, making it safer and more connected **84% support**
3. Make intersections safer by reducing pedestrian, bicyclist, and driver exposure to crashes **91% support**
4. Provide more opportunities for pedestrians and bikes to safely cross major streets **91% support**
5. Make buses easier to use by providing more routes, added stops, and less waiting time **79% support**
6. Encourage slower traffic near parks and schools **82% support**
7. Provide options for more effective use of transportation system (transit incentives, parking strategies, alley use) **75% support**
8. Implement strategies for efficient and equitable use of curbside space **51% support**

Top 3 priorities:
1. Make streets safer for walking, biking, rolling and transit
2. Improve the bike network
3. Provide more opportunities for pedestrians and bikes to safely cross major streets
Major Quality of Life Recommendations
Quality of Life Recommendations – Online Survey

1. Improve **pedestrian network** on **historic parkways** 92% support
2. Develop new **Contemporary Parkways** 87% support
3. Enhance **existing open spaces**, parks and recreation facilities 87% support
4. Create **new open spaces**, parks, and recreation facilities 86% support
5. Improve **tree coverage** along streets 96% support
6. Strengthen guidelines that protect trees during building projects 86% support
7. Design and implement "**green infrastructure**", using plants and unpaved ground to help manage water cycles naturally 91% support
8. Encourage **sustainable water practices**, including stormwater management, flood protection, water quality, and water use 92% support
9. Recruit a **grocery store** in the East Colfax neighborhood 77% support
10. Support **small grocers** and **corner stores** 72% support
11. Support the offer of **healthier food options** at existing restaurants and retail establishments 64% support

**Top 3 priorities:**
1. Develop new contemporary parkways
2. Improve pedestrian network on historic parkways
3. Improve tree coverage along streets
Key Recent Comments (RNOs, Surveys, Emails)

- **Building Heights**
  - Heights on Colfax, particularly 8 stories, are too high
    - Traffic/lack of infrastructure – more congestion and spillover into neighborhoods
    - Looming structures, solar access
    - Out of character for Colfax
    - High-rise development should only be along rail lines
    - Taller buildings should not be in flood-prone areas (need more green space at Mayfair)
  - Support for additional height if it provides community benefit and transitions appropriately
  - Not enough increased height areas to achieve the vision
    - 5 stories in more places (along Colfax, along 8th)
    - 8 stories in more areas of Mayfair Town Center and at Uinta
    - 3 stories in more places in residential areas
    - Need more to support transit and businesses
Key Recent Comments (RNOs, Surveys, Emails)

- **Housing Diversity / Neighborhood Character**
  - Concern that developers will take advantage of housing incentives instead of homeowners
  - Too much traffic/lack of infrastructure to support density
  - More areas should be highlighted for further study as historic
  - Special considerations for flood prone areas
  - Need more density and diversity of housing than mapped
    - Missing middle and character home incentive should apply in more places (not just close to Colfax/Colorado and in East Colfax)
    - Expand corridor/low medium residential areas
    - If we can get the design right so that it is compatible with neighborhood character, we should allow more units
  - East Colfax shouldn’t bear the burden of all of the affordability (all neighborhoods need to provide)

WORKSHOP/SURVEY: 65% OF PARTICIPANTS SUPPORTED RECOMMENDATIONS FOR HOUSING DIVERSITY
Key Recent Comments (RNOs, Surveys, Emails)

• **Mobility/Quality of Life**
  - More/specific mobility improvements to consider
    - 8th Avenue
    - Specific intersections
    - Bikeways on less busy streets, e.g., Oneida, 16th/Batavia, Forest
    - Opportunities for more green streets/contemporary parkways
  - Short-term improvements to increase pedestrian safety are critical
3D Model & Discussion