East Area Plan

Neighborhood Workshop

May 14, 2019
WELCOME

Meeting Purpose/Agenda

- Review the neighborhood planning process (5 min)
- Primary recommendations (30 min)
- Break-out stations (85 min)

Interactive web version of this meeting:
www.denvergov.org/eastplan
What is the Neighborhood Planning Initiative

10-14 years for NPI planning approach

78 years for status quo planning approach

42% with adopted plan
38.8% plans adopted prior to Blueprint (2002)
19.2% plans adopted after Blueprint (2002)

E. Montclair/E. Colfax: 1994
Park Hill: 2000
Hale: no plan
East Area Plan Boundaries

- South Park Hill
- East Colfax
- Hale
- Montclair
How does NPI relate to Denveright?

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

- Set broad city-wide policies and recommendations

**Area Plans**

- Detailed recommendations that apply only to specific areas/neighborhoods
- Address many topics and show how systems inter-relate
- Must be consistent with Citywide vision
- Update Blueprint Denver
Comprehensive Plan 2040 Creates a Vision and goals to tie together the City’s plans and policies

- Equitable, Affordable and Inclusive
- Strong and Authentic Neighborhoods
- Connected, Safe and Accessible Places
- Economically Diverse and Vibrant
- Environmentally Resilient
- Healthy and Active
EAST AREA NEIGHBORHOOD PLANNING INITIATIVE SCHEDULE

2018 | 2019

JUL 2017 - DEC 2018

STEERING COMMITTEE MEETINGS

FOCUS GROUPS
(FOCUS TOPICS & AREAS)

ALL COMMUNITY MEMBERS

1,488 SURVEY PARTICIPANTS

19 EVENTS

15 STEERING COMMITTEE MEETINGS

FRAMING ISSUES AND DIRECTION

JAN

2018

FEB

MAR

STRATEGIES

KICK-OFF WORKSHOP

NEIGHBORHOOD WORKSHOPS

VISION AND GUIDING PRINCIPLES

STRATEGIES

MAY

JUN

JUL

600 + participants in 2019

(200 + participants for targeted outreach)

We are here

DRAFT PLAN
PUBLIC OPEN HOUSE

DENVER
THE MILE HIGH CITY
Questionnaire Handout for Each Topic:

1. For recommendations circle one that best describes how you feel: strongly agree, agree, disagree, strongly disagree, need more info

2. Prioritize each recommendation with 1 being most important, using each number only once.

3. If you disagree, please tell us why.

4. What is missing? Other ideas?
Major Economy & Housing Recommendations
Vision

Economically Diverse and Vibrant

- Strong, self-sustaining economy
- Locally-owned, multicultural businesses
- Training, support services, and partnerships
- Multi-cultural community center to bring neighbors together
- Access to quality education and jobs

Equitable, Affordable and Inclusive

- Access to convenient, affordable, and high-quality housing
- A variety of housing options and daily amenities are available
- Maintain a diverse community
- Residents can stay long-term
- Housing respects the historic character
Economy & Housing Recommendations

1. Bolster the healthcare and wellness sector as the foundation for economic growth

2. Strengthen the small professional office niche
Economy & Housing Recommendations

3. Preserve and enhance a community-serving retail / locally-owned businesses

Supporting local retail was most common theme for participants
Economy & Housing Recommendations

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

5. Create new affordable housing near transit and amenities
Economy & Housing Recommendations

6. Expand diversity of housing types and affordability in all neighborhoods

7. Increase access to supportive housing and social services for vulnerable residents
Major Land Use Recommendations
Vision

Strong and Authentic Neighborhoods

• Multi-cultural, cohesive community
• Pedestrian-friendly streets
• Easy access to transit
• Unique, gritty character maintained amidst renovated buildings
• Diverse mix of residents
Land Use and Built Form Recommendations

80% of growth should occur in Centers, Corridors and Districts. 20% of growth should occur in all other areas.

WORKSHOP PARTICIPANT INPUT
Most people said that new growth should be directed to: Colfax, 9th & Colorado and Mayfair Town Center. Other comments included: vacant or underutilized land (gas stations, drive thru’s) and parking lots.
Encourage a “nodal” environment and direct growth in areas that support transit ridership and experience.

Provide additional height in specific areas adjacent to transit in exchange for:
- Affordable Housing
- Publicly accessible open space
- Saving an existing building
- Community serving businesses

**WORKSHOP PARTICIPANT INPUT**
- Priorities for new development on Colfax included: saving existing buildings, design review, affordable housing, and publicly accessible open space.
Land Use and Built Form Recommendations

Provide design guidelines and standards for new development in centers and corridors.

Ensure buildings are designed to activate the street in key locations adjacent to transit stations.
Land Use and Built Form Recommendations

Encourage renovations and additions over demolition.

Work with neighborhoods to modify zoning standards for new construction to more closely support neighborhood character.

**WORKSHOP PARTICIPANT INPUT**

- East Area attendees voted “height” and “mass and scale” as the top two concerns with new construction in SU an TU.
Land Use and Built Form Recommendations

Encourage maintaining valued housing stock by allowing additional units in locations near transit.

Mobilize next steps for establishing historic or conservation overlay districts in areas of interest.

WORKSHOP PARTICIPANT INPUT

Strong support for directing growth/density near transit, but also concerns about transitions and loss of architectural character.
Land Use and Built Form Recommendations

Remove regulatory barriers and open up financial incentives to reuse buildings.

Modify regulatory barriers to redevelopment while incentivizing community benefits and character preservation tools to respect history and character of Colfax.
Major Quality of Life Recommendations
Vision

Environmentally Resilient

• Extensive tree canopy for cool and shaded public spaces
• Enhanced open space network
• Green storm water infrastructure
• Reduction of impervious surface

Healthy and Active

• Diverse, affordable and healthy food
• Physically and financially accessible healthcare
• Welcoming, safe, walkable parks and open spaces
• Reduced crime
• Improved health
Recreation and Open Space Recommendations

1. Connect existing open space, parks and recreational assets through an enhanced historic parkway pedestrian network

2. Develop new contemporary parkways that connect neighborhoods to open space, parks, and recreational assets as well as serve multiple community functions within the public right of way

94% of participants think we should re-think parkways to provide better pedestrian bike connections.

95% of participants think we should re-think public right of way for parks and open space.
Recreation and Open Space Recommendations

3. Enhance existing community open space, parks, and recreation facilities

4. Create new community open space, parks, and recreation facilities

90% of participants think we should explore converting vacant/parking lots into park space
Environmental Quality/ Climate Resiliency Recommendations

1. Strengthen the existing tree canopy and increase tree canopy coverage within the public right-of-way.

2. Protect and preserve existing trees in all redevelopment efforts.

3. Increase pervious surface coverage through the design and implementation green infrastructure systems.
Environmental Quality/ Climate Resiliency Recommendations

4. Encourage sustainable water management practices including stormwater management, flood protection, water quality, and water use.
Healthy Food Access Recommendations

1. Improve physical connections to food stores
2. Support small grocers & corner stores
3. Expand access to healthy prepared meals
4. Support initiatives that address food insecurity
5. Incorporate food access into housing
6. Support more widespread food growing production
7. Support the development of a farmers market
Major Mobility Recommendations
Vision

Well Connected, Safe and Accessible Places

- Reduced traffic injuries and fatalities
- People can enjoy walking, biking, and taking transit on well-maintained streets that equitably serve the neighborhood
- Improved sidewalks and crossings, particularly around schools and bus stops
- Improved bike lanes
Transformative Streets:

Prioritize walking, biking, rolling, and transit along key corridors that connect people and places.
Neighborhood Traffic Calming

Slow Traffic via a zone-based approach along neighborhood streets directly surrounding schools, parks, hospitals, libraries and recreation centers
High Comfort Bikeways

Adopt and upgrade planned *Denver moves: Bikes* facilities and install new high comfort bikeways not previously recommended.
New and Widened Sidewalks

Create a complete sidewalk network, enabling pedestrians to safely access their destinations.
Pedestrian and bicycle intersection safety

Identify new crossings along segments of the High Injury Network and identify needed intersection safety improvements at the highest known pedestrian and bicycle crash locations
Mobility Hubs

- Seamlessly integrate various transportation modes
- Create activity centers that maximize first and last mile connections
- Improve transit speed and reliability while reducing delay
- Provide customer amenities at high ridership transit stops.
We will be photographing tonight's breakout 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.

An online version of this workshop will be available at

www.denvergov.org/eastplan

Thank you for your participation!