

East Area Plan - Substantive Changes (First Draft Plan Review)

Chapter	Page	Change
2.1	23	Land Use and Built Form Concepts map updated to remove areas of historic interest based on community feedback that all neighborhoods have historic resources and should be surveyed.
2.1	24	Updated description of Areas of Historic Interest to describe potential areas that may warrant historic preservation measures.
2.1	25	Updated map to recommend General Urban at Colfax and Yosemite to correspond with the recommended community center.
2.1	28	Update to description of Low Residential to correct typos and clarify guidance for ADUs and missing middle housing.
2.1	29	Added recommendation for Large Development Review for large campus redevelopment
2.1	30	Updated Future Places map to show Community Center (as opposed to Low Medium Residential) where campus zoning exists today on 9th Avenue between Cherry and Dexter.
2.1	31	Updated Policy L3 (Building heights) to: 1) specify that community benefits are to be provided on-site; 2) add targeted outreach in development of incentives; 3) add improved transitional heights to adjacent houses; and 4) clarify that no additional heights may be allowed without specific benefits requirements.
2.1	32	Updated Maximum Building Heights map to remove 5 story height incentive for areas at Colfax and Quince, Colfax and Valentia, and Colfax and Verbena due to shallow depth.
2.1	37	Added increased permeable surface to Strategy L4.A.6.
2.1	39	Updated Policy L6 (Missing Middle and ADUs) to clarify that missing middle housing should be limited to appropriate locations but ADUs should be allowed on all lots and to add recommendation to consider neighborhood-wide rezonings to allow ADUs
2.1	43	Added Strategy L9.A1 - Encourage properties with Former Chapter 59 zoning to rezone in order to apply up-to-date standards and regulations.
2.1	43	Updated Strategy L8.B - Work with Discover Denver to survey all East Area neighborhoods
2.1	43	Added strategy L8.C - Promotion of other preservation tools
2.2	52	Added more programs to Strategy E1.A, including foreclosure assistance and food access.
2.2	52	Added "address equity considerations" to Strategy E1.D.
2.2	52	Added strategy E2.A.3 - Creating a rental registration program to better track rental housing and connect with landlords and tenants.
2.2	52	Added to strategy E2.B.3 - "through strategies such as through partnerships with Denver Housing Authority to exempt property taxes"
2.2	52	Updated strategy E2.B.4 - Studying and developing strategies to ensure no net loss of existing income-restricted housing through demolition, conversion or renovation.
2.2	53	Added to Strategy E3.A - added non-profit affordable housing developers
2.2	53	Added Strategy E3.H - Continue to advocate for changes to state law that remove barriers to access affordable housing options, consistency with Blue-print Denver guidance.
2.2	55	Updated Strategy E4.F for clarity and to add support for universal design principles.
2.2	55	Updated Strategy E4.G for clarity and to add an example program to E4.G.5
2.2	60	Added reference to maintaining character in sign recommendation E8.B
2.2	60	Added strategy E8.I - Evaluate the impacts of construction on local businesses and develop strategies to mitigate those impacts.
2.2	60	Added strategy E8.H - Ensure on-street parking is effectively managed to support local businesses (see Policies M10 & M11)
2.2	60	Updated Strategy E8.E to include evaluation of permitting time and other barriers for small businesses.
2.2	60	Updated Strategy E9.E to add maintenance fees.
2.2	60	Updated Strategy E9.F to reference a services hub in addition to a community center.
2.2	61	Updated Strategy E10.B to include the example of right of first refusal.
2.2	62	Added Strategy E11.G - Facilitate access for small businesses to the City's procurement process.

2.3	76	Added 8th Ave Transformative Street recommendation.
2.3	76	Added High Comfort Bikeway on Fairfax and Quince.
2.3	76	Due to public feedback, added intersection improvement priority at: 23rd/Cherry, Fairfax, Holly, Kearney, Oneida, & Quince; Montview/Quince, Fairfax, Forest, & Glencoe; 17th/Fairfax, Monaco; Colfax/16th, Quince; 9th/Colorado; 8th/Clermont, Fairfax, Holly, Krameria, Monaco, Oneida, & Quebec; 7th/Monaco; 6th/Fairfax, Quebec; Ulster/Montview, Colfax, 14th, 13th; and Tamarac/Colfax, 14th, 13th.
2.3	80	Added 8th Ave Transformative Street recommendation. See M1.C. Mapped alignment with Quality of Life recommendations
2.3	82	Added 8th Ave Transformative Street recommendation. See M1.C
2.3	90	Added sidebar on successful 12th/Monaco multimodal crossing, due to public feedback.
2.3	92	Added clarifying language to Historic Parkway Conceptual Design Concept & Community Feedback sidebar
2.3	95	Added Neighborhood Bikeway recommendations on Fairfax St and Quince St due to public feedback for additional north/south connections. See M3.H & M3.I.
2.3	98	Added Neighborhood Bikeway recommendations on Fairfax St and Quince St due to public feedback for additional north/south connections. See M3.H & M3.I.
2.3	98	Added recommendation to implement Westerly Creek Master Plan connection into Aurora. See M3.J.
2.3	106	Added sub-strategy M5.B to include consideration for permanent intersection improvements, such as curb extensions, at all appropriate locations.
2.3	107	Added sub-strategy M6.B to include consideration for permanent intersection improvements, such as curb extensions, at all appropriate locations.
2.3	112	Added sub-strategy M8.A.7 to include public restrooms in rider amenities
2.4	133	Reworded Q3 B for clarity
2.4	133	Added Q3 E - providing guidance for redevelopment of large campuses
2.4	134	Added Q4 D - improving access to current and future recreation facilities
2.4	135	Updated Parks, Recreation and Open Space Opportunities map to better illustrate recommendations Q1, Q2, Q3, and Q4
2.4	142	Added Riparian Zone as a concept to be used throughout the East Area. Please see recommendation Q8
2.4	143	Added strategy Q7E: Update standards for new buildings to encourage the integration of green infrastructure and resilient design, such as low-energy cooling techniques, battery storage, storm resistance, limited impervious surfaces, and use of drought tolerant plants that provide pollinator habitat.
2.4	144	Added strategy Q8E: Incorporate enhanced strategies in riparian zones to utilize the natural benefits of historic water patterns.
2.4	154	Added final paragraph to discuss the ongoing Lead Abatement Program through Denver Water
2.4	158	Policy and strategies for Q19 rewritten to focus on community involvement and community-led design, which has been shown to have more equitable outcomes than traditional crime prevention through environmental design.
2.4	159	Updated the Street Activation through Design Opportunities map to show lighting priority areas as along the HIN and along streets designated as Pedestrian Priority streets in this plan. The previous version mapped this as areas within the HIN AND within what Blueprint designated as pedestrian priority streets.
3.2	165	Updated East Colfax Key Opportunities Map to reflect changes in previous sections
3.2	168	Added community input to Nonprofit and Small Business Support and Spaces, Access to Recreation, and Educational Opportunities.
3.2	172	Updated Strategy EC-E1.A.2 to add equitable access and programs in EC-E1.A.2a-c.
3.2	172	Added Strategy EC-E1.D.1.f - Expanding multi-lingual, local access to anti-displacement services, such as rental assistance, relief funds, mortgage assistance, legal assistance, and financial empowerment training.
3.2	174	Added Strategy EC-E3.B.1 - Provide technical and legal assistance at a convenient location
3.2	174	Added Strategy EC-E3.D.2-5 to expand on business support.
3.2	174	Added Strategy EC-E3.F - Offer multi-lingual, educational workshops in East Colfax.

3.2	175	Added Strategy EC-E4.C - Work with community members to provide business support for existing and new in-home based centers.
3.2	175	Updated Strategy EC-E7 to Ensure diverse, inclusive neighborhood participation in the community engagement process for major City investments and projects and rezonings, including TIF projects, regulatory projects, park improvements, and development of new services and programs in East Colfax.
3.2	176	Added Strategy EC-E8.F - Work with Denver Public Library to provide resources in East Colfax (i.e., computer lab and/or other library resources).
3.2	176	Added Strategy EC-E8.G - Increase internet and technological support for residents and families to better access online services, such as schooling and telehealth.
3.2	177	Added Strategies EC-M3.E and EC-M3.F to install a neighborhood bikeway on Quince St and implement the Westerley Creek Master Plan connection into Aurora.
3.2	178	Added Intersection Improvement priorities to Policy EC-M5 due to public feedback.
3.3	183	Updated Hale Key Opportunities Map to reflect changes in previous sections
3.3	191	Added Transformative Street recommendation for 8th Avenue. See M1.C. Added recommendation to install neighborhood bikeway on Fairfax Street.
3.3	192	Added Intersection Improvement priorities to Policy EC-M5 due to public feedback.
3.4	197	Updated Montclair Key Opportunities Map to reflect changes in previous sections
3.4	205	Added Transformative Street recommendation for 8th Avenue. See M1.C.
3.4	206	Added Intersection Improvement priorities to Policy MC-M5 due to public feedback.
3.4	209	Added Strategy MC-Q3.C - Planning for the park should include an inclusive community process, with considerations for how to meet the goals of this recommendation and those in MC-L3 and strategies for managing parking in the area.
3.5	211	Updated South Park Hill Key Opportunities Map to reflect changes in previous sections
3.5	215	Added Policy PH-L2 to address new development on the Johnson & Wales campus should the use transition from an educational campus.
3.5	218	Added recommendation to install neighborhood bikeway on Fairfax Street.
3.5	218	Added Intersection Improvement priorities to Policy PH-M5 due to public feedback.
4.3	229	Added Strategy C-L1.E to reduce barriers to small flex spaces.
4.3	229	Added Strategy CL1.G.3 to consider additional incentives for historic preservation
4.3	232	Added Strategy C-L3.C to ensure compatibility with residential areas
4.3	234	Updated Strategy C-E2.A - added preservation of existing businesses
4.3	234	Updated Strategy C-E2.B - Advisory committee should be representative of community and notified of TIF projects early in the process.
4.3	234	Updated Policy C-E3 - District may be International or Cultural. Steering committee should be representative of community and engaged in major City investments and projects.
4.3	236	Added Strategy H - Partner with RTD and other relevant organizations for streetscape improvements that enhance safety and well-being of visitors, including public restrooms (see Policy Q19).
4.3	241	Added Intersection Improvement priority areas to C-M3 due to public feedback.