

### Public Review Draft #1 Feedback Summary:

- 3-month review period from 3/20/20 - 7/1/20
- Over 1,100 comments received
- Over 450 participants
- Most changes focused on small changes and clarification
- 85 substantive changes made to draft plan
- Key changes made to the plan based on community input
  - Added more guidance for community benefits and engagement to the incentive height recommendation
  - Clarified recommendations for missing middle and accessory dwelling units
  - Added recommendations to further affordable housing and small business goals
  - Added mobility safety improvements in multiple locations and two new north-south bike connections
  - Improved recommendations for parks, historic parkways, and green infrastructure
- In addition to this document, please also refer to the updated FAQs on the plan website at [denvergov.org/eastplan](https://denvergov.org/eastplan).

### Feedback and Changes by Topic:

#### Land Use & Built Form

- Common Themes of Feedback
  - Specific comments about building heights (areas that should be lowered or increased)
  - Desire for more specifics about affordable housing/community benefits and the height incentive recommendation
  - Comments about integration of housing options (concerns that additional housing will have negative impacts; concerns that language is too limiting and should allow more housing)
  - Impacts of new development on parking
  - More areas should be included as areas of historic interest for future surveying
  - Support for improvements on Colfax to support small businesses, adaptive reuse, small lot development, and a safer street streetscape
  - Guidance needed for Johnson & Wales campus to ensure compatible development that meets plan goals
- Substantive Changes Made
  - Updates to the Land Use and Built Form map and Areas of Historic Interest description to respond to feedback that all neighborhoods have historic resources and should be surveyed to help identify areas that may warrant historic preservation measures
  - Updated map to recommend General Urban at Colfax and Yosemite to correspond with the recommended community center on the future places map
  - Update to description of Low Residential to clarify guidance for ADUs and missing middle housing

- Added recommendation for Large Development Review for large campus redevelopment
- 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
- 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
- Updated height map to remove 5 story height incentive for areas at Colfax and Quince, Colfax and Valentia, and Colfax and Verbena due to shallow lot depth
- Added increased permeable surface to Strategy L4.A.6
- 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
- Updated Strategy L8.B - Work with Discover Denver to survey all East Area neighborhoods
- Added strategy L8.C - Promotion of other preservation tools
- Added Strategy L9.A1 - Encourage properties with Former Chapter 59 zoning to rezone in order to apply up-to-date standards and regulations
- Johnson & Wales: Added Policy PH-L2 to address new development on the Johnson & Wales campus should the use transition from an educational campus
- Expanded C-L1 to reduce barriers to small flex spaces and to consider additional incentives for historic preservation
- Added Strategy C-L3.C to ensure compatibility of signs with residential areas

### Economy & Housing

- Common Themes of Feedback
  - Anti-displacement strategies (for both residents and small businesses) are even more important given the impacts of the pandemic
  - Consider additional tools for affordable housing
  - Consider additional tools to support small businesses
- Substantive Changes Made
  - Updated E1 to include foreclosure assistance and food access and address equity considerations
  - Updated E2 to create a rental registration program, clarify strategies and partnerships, and minimize demolition, conversion, or renovation of income-restricted housing
  - Updated E3 to include non-profit affordable housing developers and address advocacy for changing state laws to remove barriers to affordable housing options

- Updated E8 to include maintaining character in sign recommendation, evaluate and mitigate the impacts of construction on local businesses, manage on-street parking, and evaluate permitting time and other barriers for small businesses
- Updated E9 to add maintenance fees and reference a service hub in addition to a community center
- Updated Strategy E10.B to include the example of right of first refusal
- Added Strategy E11.G - Facilitate access for small businesses to the City's procurement process
- Prioritized equity and community through focus on community input, expanding multi-lingual access to various services in East Colfax section
- Expanded legal, technical, and business support as well as resources such as computer labs and/or other library resources in East Colfax section
- Updated C-E2 to add preservation of existing businesses and clarify that advisory committee should be representative of the community and notified of TIF projects early in the process
- Updated Policy C-E3 to clarify that the district may be International or Cultural; steering committee should be representative of community and engaged in major City investments and projects
- Expanded C-E5 to recommend partnering with RTD and other relevant organizations for streetscape improvements that enhance safety and well-being of visitors, including public restrooms

### Mobility

- Common Themes of Feedback
  - Safety for pedestrians and bicyclists is a top priority
  - Strong opinions on BRT, both for and against, and its potential impacts (safety, traffic, parking, transit access)
  - Support for better sidewalks and improved pedestrian environment
  - Support for multimodal elements on parkways, but need to make sure they keep their historic character
  - Support for bike improvements, include more North/South bike facilities
- Substantive Changes Made
  - Added 8th Ave Transformative Street recommendation. See M1.C.
  - Added recommendations for neighborhood bikeways on two N/S corridors: Fairfax and Quince. See M3.H & M3.I.
  - Added recommendation to implement Westerly Creek Master Plan connection into Aurora. See M3.J.
  - Added sub-strategy to install sidewalks along Monaco where missing. See M1.L.2.c.
  - Added sub-strategies M5.B and M6.B to include consideration for permanent intersection improvements, such as curb extensions, at all appropriate locations.
  - Due to public feedback, added intersection improvement priority at: 23rd/Cherry, Fairfax, Holly, Kearney, Oneida, & Quince; Montview/Quince, Fairfax, Forest, & Glencoe;

17<sup>th</sup>/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.

- Added sidebar highlighting 12th/Monaco crossing at offset intersection.
- Updated neighborhood opportunity maps to reflect changes detailed in the Mobility and Quality of Life sections, including intersection and other mobility improvements detailed in each neighborhood

### Quality of Life

- Common Themes of Feedback
  - Not enough direction for new parks
  - More deliberate discussion of riparian zones and reflecting historic water patterns
  - Strengthen green infrastructure recommendations
- Substantive Changes Made
  - Clarified new park strategy and added guidance for redevelopment of large campuses
  - Added sub-strategy for improving access to current and future recreation facilities
  - Updated Parks, Recreation and Open Space Opportunities map to better illustrate the recommendations
  - Incorporated enhanced strategies in riparian zones to utilize the natural benefits of historic water patterns
  - Updated 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
  - Added a paragraph after discussion of DDPHE's lead program to discuss the ongoing Lead Abatement Program through Denver Water
  - Updated the former CPTED policy and strategies 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
  - 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
  - Updated Mayfair Town Center Park policy to add that planning for the park should include an inclusive community process, with considerations for how to meet the goals of the plan and consider strategies for managing parking in the area
  - Updated neighborhood opportunity maps to reflect changes detailed in the Mobility and Quality of Life sections, including intersection and other mobility improvements detailed in each neighborhood