East Area Plan
Community Open House
September 10, 2020
Tonight’s Agenda

• 6:05 - Overview of East Area Plan & Key Updates

• 6:30 - Questions & Answers
  Type your question into the Q&A box at the bottom of the screen

• 7:20 - Next Steps

www.denvergov.org/eastplan
Participating this evening

- Everyone is welcome
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Panelists

• Curt Upton and Liz Weigle, Community Planning and Development

• Mike Gill and Stephen Rijo, Transportation and Infrastructure

• Irene Aguilar, Neighborhood Equity and Stabilization

• Melissa Thate and Jennifer Siegel, Housing Stability

• Joanne Greek, Economic Development & Opportunity
East Area Plan Boundaries

Poll
Which neighborhood do you live or work in?
A. East Colfax
B. Hale
C. Montclair
D. South Park Hill
E. Other Denver neighborhood
F. Other – outside Denver
Why Plan?

• Create a shared long-term vision that addresses the diverse needs and concerns of the community

• Anticipate change to ensure community’s goals are achieved

What Do Plans Do?

Plans inform how things should evolve in the future for the benefit of the community

• Engage people in a dialog about the future

• Define a vision and recommend strategies to achieve it

• Inform decision-making (public & private)

Plans are policy documents, not regulations
Next Steps

- Review the draft plan and send us your comments
- Planning Board Informational Item – September 16
- Steering Committee – September 23
- Planning Board/City Council Public Hearings – October/November
2040 East Area Vision

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.
Priority Recommendations

Help current residents and small businesses stay in the community long-term by connecting them to resources and making more housing options available and affordable to families and individuals.
Priority Recommendations

Ensure the East area is an **inclusive place** in the future by increasing the amount of affordable housing using all available methods.
Priority Recommendations

Make Colfax Avenue a street that brings the East area’s diverse community together
Priority Recommendations

Celebrate the architectural history of East Area neighborhoods by encouraging the preservation of existing homes and requiring complementary design of new housing.
Priority Recommendations

Preserve trees and landscaped areas. Create new parks and community-gathering spaces and use green approaches to storm-water management to make the East area safe from flooding, healthier, and more climate resilient.
Priority Recommendations

Save lives and reduce pollution by making streets safer and more convenient for walking, bicycling, and using transit.
Draft Plan Participation

- 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
Draft Plan Participation – Comment Themes

• Specific areas proposed for additional height
  o Comments support more or less height in specific areas

• Comments on integrating housing options in neighborhoods
  • Concerns that additional housing will have negative impacts
  • Concerns that language is too limiting and should allow more housing

• Need for more anti-displacement strategies (residents & businesses) and affordable housing tools

• Safety for pedestrians and bicyclists is a top priority

• Mixed opinions about Bus Rapid Transit and its impacts

• More direction for new parks

• Strengthen green infrastructure recommendations
What updates were made since May 2019?

- Building Heights
- Diversity of Housing Options
- Anti-Displacement Strategies
- Mobility /Parking
- Quality of Life/Open Space
What does the plan say about building heights?

- Recommends mostly 3 and 5 stories, with 7 at Krameria and Yosemite*
- Allow additional height in key areas only when community benefits provided
  - On-site affordable units
  - New park in Mayfair Town Center
  - Affordable commercial space or community-serving uses
  - Preservation of an existing Character Building
- Include inclusive engagement in development of regulations
- Integrate additional tools for affordability
- Improve transitions to residential areas

*Heights above 7 stories on the height map reflect existing zoning
May 2019 Building Heights Map (no longer applicable)

September 2020 Building Heights Map
What does the plan say about housing in residential neighborhoods?

- Update zoning regulations to discourage demolition and ensure new housing is compatible
- Allow accessory dwelling units (e.g., carriage house or basement unit) on all lots
- Integrate additional housing, interspersed in single- and two-unit areas in appropriate locations, through a citywide process
- Survey all neighborhoods for historic significance
Diversity of Housing Options

• Previous Draft Recommendation included map of specific recommendations for different areas

• Current Draft Plan
  o Removed specific map/area recommendations
  o Now an area-wide recommendation with guidance for citywide implementation
  o Clarified guidance and added support for neighborhood-wide rezonings for ADUs
Anti-Displacement Strategies

- **Current Draft Plan**
  - Strengthened recommendations to support residents and businesses—prioritize affordable housing, locally-based services, elevating community voices in implementation
  - Added neighborhood sections with specific guidance
  - Added guidance for redevelopment of large campuses
Mobility

• **Current Draft Plan**
  - Prioritizes safety improvements, particularly on parallel corridors to Colfax, and making walking, rolling, biking and taking transit easier
  - Added safety improvements at multiple locations
  - Added two North-South bikeway recommendations
  - Added 8th Avenue as a transformative street
  - Clarified historic parkway guidance

• **Short-term implementation**
  - 13th & 14th Avenue Safety Improvements
What does the plan say about parking?

- Create neighborhood parking strategies (Curbside Area Management Plans)
- Evaluate parking impacts when allowing new housing options in neighborhoods
- Encourage shared parking arrangements, such as parking garages, in commercial areas
- Implement transportation demand strategies to make easier not to rely on your car
- Evaluate parking requirements to encourage small-scale development and adaptive on small lots by evaluating parking requirements for these types of projects
Quality of Life

- **Current Draft Plan**
  - Updated map to better illustrate the park opportunities and priority areas
  - Added guidance for large campuses
  - Incorporated enhanced strategies in riparian zones
  - Strengthened standards for new buildings to integrate green infrastructure and resilient design
  - Updated Mayfair Town Center Park policy
What does the plan say about Mayfair Town Center?
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Next Steps

• Plan Draft #2 available on project webpage
• Planning Board Informational Item – September 16
• Steering Committee – September 23
• Planning Board Public Hearing – October 7
• City Council Public Hearing – November

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