

East Area Plan Virtual Community Open House, September 10, 2020  
 Question & Answers

#	Question	Asker Name	Answer(s)	Additional Answer
1	Once the plan is passed what will developers have to do to override the plan as they have done often in the past. Blueprint be damned.	Saletha Isaacson	Saletha, this plan is 'policy guidance' so any development that would like to use the guidance of this plan, i.e. a re-zoning of their property, will still require that rezoning process, which involves public hearings at planning board and city council. The ultimate approval is dependant on the approval of those bodies (pb and city council)	
2	How will this plan prevent displacement with certain language, not merely suggestions? (AKA what is the policy language around displacement?)	Blair Stapp	live answered	
3	How can this be a good idea if on my street from 13th to 14th (one block) the increase in families would go from 32 to 160 families with no limits on the number of people in the families or cars.	Alan Knepper	Thanks Alan, your question is a bit open-ended...how can this be a good idea depends on the suggestion that every single home on your block would max out its potential? we know that this is highly unlikely, take a look at the development on colfax...most places you can do 3-5 stories, yet we are seeing brand new one-story drive-thru fast food restraurants pop up. So this potential development can be a good idea to increase housing options and allow for more people to live near transit...I don't know your exact block so if you have a specific request let me know.	
4	How can people calling in on phone ask a question?	Tracey MacDermott	Hi Tracey, it looks like we have the function to allow call-in listeners to speak. Once we go to the Q&A session, I would just need to know the number to grant speaking access	
5	Will the rezoning process remain the same or will it be changed?	g martyn	rezonings will follow the same process, this plan only sets the 'policy guidance' for what rezonings could change to, things like building height, etc.	The rezoning process will remain the same, yes. If you'd like more information on the process please visit our webpage. Thanks for your question.
6	The hospital campus area of the EAP has had one small area that allowed for an exception to height restrictions. The most current version seems more ambiguous and looks as though there may be room for more variance. Is this correct?	park mayfair	most of the hospital campus is either old zoning code, ch59 or a PUD (planned unit development) more or less custom zoning...none of the heights proposed increase the previous height of the hospitals allowances...see height map on p32, all of the increases in height are outlined in bold black lines.	
7	One house on my block would qualify for the group living/halfway house of up to 40 people. What are the Vehicle limits?	Alan Knepper	Please see the group living website: <a href="https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/text-amendments/Group_Living.html">https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/text-amendments/Group_Living.html</a>	
8	In the previous plan, a section of South Park Hill: 17th to 23rd and Monaco to Quebec was to be rezoned to include duplexes, triplexes and quads. Is this still the case? And why?	Diane Deschanel	live answered	
9	What specific changes have been made to this draft in response to the Johnson & Wales closing/sale?	Clark Strickland	Policy L1 on page 29 now includes a discussion of redevelopment of large campuses, including Johnson & Wales. Policy Q3 on page 133 added strategy E providing guidance to include open space as part of redevelopment of large campuses. Policy PH-L2 on page 215 was added to address new development on the Johnson & Wales campus should the use transition from an educational campus.	
10	In pre-pandemic days, I rode the East Colfax bus to work for 25 years. It was a habit I had first learned in a different city as a 5th grader, so transit is almost in my DNA. In COVID times like right now, I have to wonder about the current validity of your BRT-centric assumptions. I'd be apprehensive about the 15 as my ride to work in the current environment. With tax revenues down, concerns about health, transit agencies laying off drivers, etc., how have you adjusted the plan to be reflective of the times?	Brian Hyde	Some aspects of implementing the plan rely on the city's budget, which may continue to see impacts from COVID-19. However, over the 20-year life of the plan, current budget issues will have less impact on the implementation of the plan. In addition, many plan recommendations can be accomplished through partnerships or existing or alternative funding sources.	

East Area Plan Virtual Community Open House, September 10, 2020  
 Question & Answers

#	Question	Asker Name	Answer(s)	Additional Answer
11	No rezoning is needed in the East Area Plan. The existing 3-5 stories that is currently zoned along Colfax has more than enough room for growth. This has been said over and over by existing residents, why are we not being heard?	Heather Jones	Thanks Heather. We do agree that the 'potential' on Colfax is there. But unfortunately, it is not the reality of what we are seeing being developed. We are still getting lots of single-story fast food drive-thru chains and underutilized properties. Also, many lots on Colfax are too narrow in lot depth, from Colfax towards the neighborhood to actually build out to their maximum building height, whilst providing parking, etc.. So, in turn, we do need to provide height in appropriate locations, ideally near transit stops, so that it is accessible and affordable.	
12	On my block there is currently street parking for 32 cars, how will 160 families park there?	Alan Knepper	This plan has several recommendations for parking and curbside management. See FAQ #16. <a href="https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/East_Area_Plan/East_Area_Plan_FAQs.pdf">https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/East_Area_Plan/East_Area_Plan_FAQs.pdf</a>	
13	With regard to parks- there still isn't one planned for South Park Hill. Why?	g martyn	J&W campus just became available as a potential park location! have you seen the updated map?	
14	The metro area of Denver is in the top 10 nationwide for having built the most apartments in the past decade. A total of 61,700 units have been built by endless construction in Denver since 2010. Additionally, more than 52,000 units are currently in the works or planned in metro area. Most all of the developers are not building these to help low-income people, even though that's their common argument on why they "need" to build skyscrapers in our neighborhoods.  According to the 2017 U.S. Census, there are an estimated 19,452 unoccupied housing units in the city. At the same time, according to the 2019 Point in Time Survey, there are approximately 3,943 people experiencing homelessness in Denver on any given night. "We could literally house the entire population of people experiencing homelessness in Denver alone with the vacant rate and market luxury apartments. It's like a gut-punch every time I say it out loud," says Cathy Alderman, Colorado Coalition for the Homeless.	Heather Jones	Thanks Heather, we are still in a housing crisis. The latest articles from the realtor's associations put the median single family home price at \$600k...and the main cause stated is a lack of supply. This is not sustainable.	
15	Is there any enforcement in "encouraged historic designs"?	Alan Knepper	This question was answered live.	
16	We are still in the middle of a historic housing crisis and a climate crisis, and every new home we don't build represents either another homeless person in a camp downtown or new development out in the exurbs. This is inherently unsustainable and leads to the climate impacts we see burning our foothills and mountains.  Nearly half of people evicted in Denver over the last year are Black people, even though they're only about 10% of Denver's population. People who are evicted are at a hundred-fold higher risk for suicide. Anyone who knee-jerk opposes housing development in Denver, but claims to support Black Lives Matter, needs to account for this disconnect.  So why is there so little new housing being allowed in this plan?	ROBERT GREER	The plan recommends new housing options throughout the East Area, both on the major corridors and in residential neighborhoods.	
17	Three questions:	Judy Baxter	N/A	

East Area Plan Virtual Community Open House, September 10, 2020  
 Question & Answers

#	Question	Asker Name	Answer(s)	Additional Answer
18	Liz-If you are having the steering committee final meeting the week of September 21 but you have said we can comment and changes can be made till Council hearing - how can that be if Steering Committee's final meeting is before the zoning and council meeting and they are voting on the plan presented of that date?	Jeanne Lee	Hi Jeanne, Thank you for your question. While the steering committee may have provide a recommendation on the area plan prior to planning board and council, we will still gather public input up until the adoption of the plan. These changes are for clarity and correctness and are allowed by the Denver Zoning Code. The public can also submit comment until the adoption of the plan.	
19	I am fielding questions for residents who can't get on via Zoom: Jess Carson Jones is asking Why a planned bus stop at Cherry so late in this process when there is already a MS 5 zoning curenly in place at Bellaire instead of Cherry which will destro a communal garden and personal gardens? Not everything needs to be a "communal benefit" when you have already upzoned most of the corridor	Tracey MacDermott	The BRT project is still assessing specific stop placement, and this plan is suggesting to consider Cherry in that process based on comments received.	
20	With reference to "affordability" — how is that defined? Is that a sliding scale? Is there a goal base of 60% AMI?	Blair Taylor	Hello Blair, the city is currently working on a city-wide approach to affordable housing, you can learn more here: <a href="https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/text-amendments/Affordable_Housing_Zoning_Incentive">https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/text-amendments/Affordable_Housing_Zoning_Incentive</a>	Blair, The City's HOST division considers housing serving households up to 80% AMI to be affordable.
21	I have. The campus has two suitors right now to keep it as an academic institution. I was refering to the plan's objectives which includes more parks. There isn't anything there that has South Park Hill in it.	g martyn	Thanks G, if you take a look at the park need map, SPH is well covered by parks, it's actually completely covered if you count the many parkways. SPH is not nearly in as high of a demand of a park as other neighborhoods are, such as East Colfax. Do you have a suggestion for a location of a park?	Unfortunately there isn't a clear site where a park in South Park Hill should go since there aren't any large sites that don't contain homes or other community uses, which is why there isn't a clear area mapped for a future park. Instead, there are several strategies that aim to respond to future opportunities to create a park. First, the map now highlights large portions of South Park Hill that were identified as a priority area for future parks. This means that area is on Department of Parks and Recreation's radar for future land acquisition as future opportunities arise. The Johnson & Wales campus is another potential opportunity, both through a complete redevelopment or through a future campus use—there are some strategies around shared open space use and other ways to leverage campuses for open space. Another strategy is privately-developed public open space through development along Colfax. All of these strategies are detailed in Policy Q3 on page 133.
22	What is holding staff back from advocating a policy of no net-loss of affordable housing? The strategy on page 52 only speaks to "studying and developing strategies" to achieve that end? That isn't much change from the strategy contained in the March draft which called for "exploring" a no net-loss strategy.	John Fernandez	This question was answered live.	
23	Elizabeth Weigle: the phone number of someone who wants to ask a question is _____	Tracey MacDermott	Can I ask whats the general topic/questionn? we are grouping them by topics. whats the person's name so we can call on them	

East Area Plan Virtual Community Open House, September 10, 2020  
 Question & Answers

#	Question	Asker Name	Answer(s)	Additional Answer
24	Why are we shunting (mostly poorer and people-of-color) apartment dwellers onto the most polluted streets in Denver? Why are we prohibiting developing housing on streets where poor people don't have to breathe the car exhaust, brake dust, etc. of rich people commuting into downtown? Air pollution kills probably a thousand Denverites a year and gives even more kids asthma; won't this plan, which would concentrate poorer apartment-dwellers on hyper-polluted Colfax Ave., make even more people sick?	ROBERT GREER	Hey Robert, Colfax + Colorado is the only location in this entire plan area that allows for multi-unit and mixed use development (aside from small local centers and corridors in neighborhoods)...it makes good sense to place the density along transit lines for sustainable/affordable/accessible goals. With the future BRT improvements, green infrastructure will be incorporated to create better stormwater management and greenery streetscaping.	
25	I love that you are considering allowing ADUs in all neighborhoods! Also I really like the Mayfair plans.	Leslie Twarogowski	Thanks for your feedback!	
26	1. So for the most part housing won't exceed 5 stories? 2) for adding accessory dwelling units or additional dwelling units will there be off street parking required? 3) Meaningful green space, not token green space?	Judy Baxter	1. that is correct, see the height map referenced on p32, only some areas of the old hospital campus/9th and Colorado would exceed based on existing zoning 2. parking is not currently required for ADUs, nor is it currently required for single-unit homes, but it is incentivized in the code, by creating a 'lot coverage' exemption, meaning you can cover 500sf of your lot with an ADU or a garage when it is used for 'car storage' 3. meaningful green space, meaning? The parks map in the plan has been updated to better reflect the recommendations for new park space	
27	Section 5.1.2 of the draft plan says an "appendix will identify the current top priorities" of the plan. Shouldn't such an appendix be included now since its purpose is to identify "current" top priorities?	John Fernandez	The plan includes priorities. This will be clarified in the text you mentioned. An implementation matrix will be included in the appendix for reference.	
28	Elean Can you identify that partnerships and alternative fundings to which you speak to?	Jeanne Lee	The City seeks grant opportunities, partnerships with community organizations, and local, state, and federal funding opportunities to meet goals.	
29	Are both Safeway and King Soopers on board with staying in Mayfair? That was the number one thing people liked in one of your surveys- 2 grocery stores.	g martyn	We are not aware of plans of either grocery store to leave, and the plan does not preclude their continued operation. Access to food was certainly a priority for the community.	
30	How will the "Historic Neighborhood" assessment work? Will it be neighborhood centric, by block or even by house?	Bryan Lancelot	Thanks Bryan, Discover Denver who would help assess the neighborhoods does a block by block, unit by unit assessment.	
31	How do you plan for parking in neighborhoods expanding without additional parking requirements, where a huge amount of new residents parking will not be accommodated in the current street parking?	Anna McCaffery	The zoning code sets parking requirements and this plan has recommendations for where they may need changes. See FAQ #16 for some specific examples in the plan.	
32	This is too general -- give some specifics--- like what exactly are the safety improvements you are planning for 13th/-14th Avenues?	K S	Please see specific recommendations in the draft plan for detailed proposed improvements. See Policy M1 - Transformative Streets: <a href="https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/East_Area_Plan/East_Area_Plan_draft2.pdf">https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/East_Area_Plan/East_Area_Plan_draft2.pdf</a>	They are intersection safety improvements to help everyone driving, walking, or biking. They often aim to reduce the speed of turning cars and shorten crossing distances for people walking or biking. They are similar to the intersection safety improvements that went in along Colfax this past year and we've coordinated with those improvements to help folks cross all the streets (13,14,Colfax) along one corridor. They were prioritized based on safety data, and comments from this planning process
33	Thank you. Once this is presented to the zoning board and city council what happens next? You have put a lot of energy and time into this and have obviously listened and did what you could to meet community requests. I worry that it will then be put on the shelf and what happens may have no resemblance to the this plan.	Saletha Isaacson	Once adopted, the plan will provide policy guidance for City decisions over the next 20 years. The plan sets priorities for implementation (p. 9)	

East Area Plan Virtual Community Open House, September 10, 2020  
 Question & Answers

#	Question	Asker Name	Answer(s)	Additional Answer
34	Another example; What are Curbside Management Strategies??	K S	We will be addressing this question live.	Curbside management refers to how the City uses curbside space. Some examples of uses include parking, deliveries, and parklets. Check out all the plan recommendations for parking and curbside management in FAQ #16: <a href="https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/East_Area_Plan/East_Area_Plan_FAQs.pdf">https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/East_Area_Plan/East_Area_Plan_FAQs.pdf</a>
35	Jason - are you saying that there will be no more major changes to the plan - just clarifications going forward?	Jeanne Lee	Hi Jeanne - Substantive changes can be made up until the planning board public hearing. After the planning board public hearing, major changes may require returning to Planning Board for further consideration.	
36	No upzoning is needed, the 3-5 stories currently zoned are more than enough. Of those who say that we need to change the zoning to increase the height limits and the density, who actually lives here in our neighborhood?	Heather Jones	The East Area population is expected to grow over the next 20 years, and the plan seeks to make sure that we have diverse, inclusive options for both existing and future residents.	
37	Elizabeth Weigle: another cell phone who wants to ask a question: 303-656-7446	Tracey MacDermott	Hi Tracey, is this number Jess Jones Carson? Whats Andres' number, we can only see numbers for people calling in	
38	What are the cross streets for Mayfair Center?	Saletha Isaacson	13th/14th and Krameria/Kearney	
39	THX. Pretty thin in terms of guidance and planning.	Clark Strickland	Thank you for your comment; this will be included in the comment log for this meeting.	
40	Liz - are you planning fo only one grocery store or will we have both Safeway and King Soopers	Jeanne Lee	We are not aware of any plans for either grocery store to leave, and the plan does not preclude their continued operation.	
41	Elizabeth Weigle: the people are Jess Jones Carson and Andres Torres	Tracey MacDermott	Great. We'll call on people on their phones towards the end, we'll call on them. Let us know if there are more	
42	The assumption with the illustrations of 7 story buildings (around Mayfair) town center is that there will be onsite affordable housing, correct? Like a lot, right? The park should be there for flood mitigation, not the community benefit.	Blair Taylor	The priority in the plan for Mayfair Town Center is the public park. We do believe this a community benefit based on comments received throughout this process.	
43	Please explain the cross streets on the Mayfair Center.	James Korn	Hi James - approximately 14th and Krameria	
44	What is the NSEW orientaon of the Mayfair Center map you showed? What would be removed- and exactly where would the park be?	K S	The drawing is labeled on page 34 of plan. It is shown on the grocery store parking lot, but this is only an illustrative concept. The plan recommends locating the park somewhere within the mixed-use area of the Mayfair Town Center.	
45	what are the street boundaries for this Mayfair Park?	Patricia Longo	13/14th and krameria/kearney	
46	I'm one house in from Colfax. I appreciate all the work you've done and the changes/clarifications since the first meeting I attended. Thank you!	Laura Strand	Thanks for being involved and participating tonight!	
47	There doesn't seem to be any substance of the discussion. Liz and Kurt have spoken in such a non comprehensive way, I can't understand what you are actually telling us about the plan the city has created. I truly can't understand the specifics of anything that has been said except that all of us are suppose to be uncomfortable and unhappy according to Sawyer.	James Korn	Mr. Korn, the planners would be more than happy to have a one-on-one meeting with you. Please send an email to Liz at Elizabeth.Weigle@denvergov.org to schedule a meeting. Thanks	

East Area Plan Virtual Community Open House, September 10, 2020  
 Question & Answers

#	Question	Asker Name	Answer(s)	Additional Answer
48	We have been trying to get sidewalks in the East Colfax north of Colfax, South Park Hill and Montclair areas since 1994. Neighborhood plans and Denver Plans have included policies for sidewalks. All studies have concluded this area, particularly the Quebec corridor, is in desperate need of sidewalks and mobility accommodations. More and more development comes into these areas and more and more people move into these neighborhoods and more and more traffic fills the roads. When is infrastructure going to take priority?	Ché	Completing the sidewalk network is a priority for the implementation of the plan. We're planning to answer this live, and Stephen can give more detail. Thanks for participating tonight!	
49	We are considering buying a house in the 16th block of Bellaire. Will we likely get more traffic on our local streets? How do we determine how this plan will effect our home value?	Jill Slansky	This is a long-term policy document, and the vision proposes improving mobility and slowing traffic on neighborhood streets. Further, it recommends a balanced approach to preservation and intergrating compatible housing options. Property values are impacted by a number of factors, mainly what similar homes in your area are selling for.	
50	Is there any discussion about identifying a specific early-action item transformative transportation project to manifest the values of the plan? I'm thinking about the conversion of a neighborhood street such as 16th Avenue or other low volume local street to a shared street. Given the success of other temporary shared streets elsewhere in the city, this would be a powerful move.	John Desmond	This question was answered live. Thanks for participating!	
51	The intersection of Colfax and Colorado, the stretch of Colfax between Dahlia and Jersey, the intersection of Colfax and Yosemite, the majority of the Mayfair Town Center, the intersection of Hale Parkway and 12th Avenue, 12th Avenue and Colorado Boulevard, and the intersection of 17th Avenue and Colorado Boulevard are all in floodplains that have been mapped by the City, via its consultants. Why put new development in those areas; certainly don't put affordable housing and facilities intended in part or entirely to serve communities of color, immigrant communities, lower-income people, etc. in higher hazard locations. Floodplains should become, over time, a logical network of parks, greenways, open space, bike/ped corridors, and linkages to connect our community better. The creeks were there thousands of years ago, as were their floodplains. The plan should reflect that.	Brian Hyde	Thank you for your commetn Brian. We will make sure to include it in the records of our meeting and are looking at ways to improve drainage through other projects in this plan and that the City has planned	
52	Jason - when is the planning board meeting?	Jeanne Lee	There is an info item on September 16th and the public hearing is tentatively scheduled for October 7th.	
53	Some of what I remember is that developers were being incentivised to provide community benefit with green space in return for higher buildings with more units.	Judy Baxter	correct, this is the priority at Mayfair Town Center.	
54	How do you determine if someone can add density to their land? How do I know if my neighbor may build a big dense building next to me or near me?	Jill Slansky	The plan is a policy document. Regulations will be updated through future implementation processes, which will include community feedback. The height map on p.32 provides height guidance.	

East Area Plan Virtual Community Open House, September 10, 2020  
Question & Answers

#	Question	Asker Name	Answer(s)	Additional Answer
55	Denver's East Area Plan proposes to change the area's zoning recommendations to allow for higher buildings. That is simply not right – they cannot change recommendations or zoning without approval of the residents who already live here. They don't have our approval. We've been to the city meetings and discussions surrounding the East Area Plan, and there were hundreds of people who LIVE in our neighborhood who were upset and do NOT approve of ANY height increase recommendations. The current zoning and recommendations are plenty sufficient for more than enough growth. And, if the city changes the height recommendations for the zoning without the existing residents approval, how will we be compensated if zoning is changed?	Heather Jones	The plan proposes a balance of preservation and providing new housing options that will help keep the East Area a diverse and inclusive place. The plan is a policy document, not regulations. No changes will be permitted until the zoning is updated through a future regulatory process, which will include community engagement.	
56	Could someone buy the house next door to me, and turn it into a duplex? 13th - 14th and Pontiac St.	Alan Knepper	Mr. Knepper, no. Not without going through the rezoning process. This is a policy document. It does not automatically rezone anything.	
57	I am still quite concerned about parking and no real design requirements	Judy Baxter	This question was answered live, and you can also read more in FAQ #16 about specific proposals in the plan: <a href="https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/East_Area_Plan/East_Area_Plan_FAQs.pdf">https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/East_Area_Plan/East_Area_Plan_FAQs.pdf</a>	
58	Is it correct that ADUs can be 600 sq ft or less? Can ownership be transfered, meaning the lot the home and ADU are on would be split ownership.	g martyn	ADU size limitations are based on lot size...there are 3 sizes allowed, 650sf, 800sf, or 1,000sf...they may not be sold off as they are subject to accessory uses which must be tied to a primary use i.e. the main house	
59	I support the incentive based increase in heights around key urban/transit centers dependent on community benefits but think the plan needs clearer guidance on how much height for what benefit. Q. How can the necessary community benefits such as affordable housing or open space be more clearly defined in the plan?	Richard M.	We updated the plan to provide additional guidance, but the plan is a policy document and not regulation. Details of regulations will be determined through a follow-up implementation process.	
60	As a homeowner of a duplex, I'm glad to hear that there is a possible city rezoning for more of that missing middle. Do you have any links available where we can read more about that?	Curtis Haverkamp	<a href="https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/text-amendments.html">https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/text-amendments.html</a>  under the upcoming residential infill project	
61	Does the new draft plan change 17th Ave parkway in any way?	A Rea	Check out the specific recommendations in the plan for 17th Ave here. See M1 - Transformative Street recommendations in the Mobility Chapter: <a href="https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/East_Area_Plan/East_Area_Plan_draft2.pdf">https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/East_Area_Plan/East_Area_Plan_draft2.pdf</a> The plan was update to clarify that any improvements should be in keeping with the historic context of the parkway.	
62	Reply to Josh Palmeri: SPH is NOT covered with parks and asking people to enjoy respite in parkways with cars rushing by is not a park amenity.	Tracey MacDermott	Thanks Tracey, correct SPH is not covered with parks, it is adjacent to City Park, the largest regional park in the city. The map was updated to better illustrate park recommendations, including highlighting South Park Hill as a priority area in Game Plan.	
63	Could someone buy the house next door to me, and turn it into a duplex? 13th - 14th and Pontiac St. And if so what would be the family limits?	Alan Knepper	The plan recommends integrating additional housing options in appropriate locations. This plan is a policy document, and additional allowances will be determined through a future regulatory process.	
64	Does the plan allow for the possibility of the Johnson and Wales campus to be used for affordable or transition housing? :)  Also, any short-term implementations planned for Quebec?	Leslie Twarogowski	live answered	

East Area Plan Virtual Community Open House, September 10, 2020  
 Question & Answers

#	Question	Asker Name	Answer(s)	Additional Answer
65	How does the EA plan interact with the Group Living Zoning changes being proposed (all 3 elements?)	Judy Baxter	live answered	
66	Thanks	g martyn	Thanks for participating tonight!	
67	Josh Please direct us to where we can find out more about ADUS.	Jeanne Lee	adu allowances are in the zoning code, one example can be found on p50 of this zone district <a href="https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/DZC/Denver_Zoning_Code_Article4_Urban_Edge.pdf">https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/DZC/Denver_Zoning_Code_Article4_Urban_Edge.pdf</a>	
68	When is the proposed change from 4 lanes to 2 lanes for cars on Colfax going to go into practice?	Jill Slansky	When the BRT project is complete likely 5-8 years from now	
69	I appreciate the initiatives to prioritize people and ecomobility options over private vehicle storage in our public ROWs. I would also like to see the elimination of parking minimums to help keep new housing affordable.	Nicole McSpirit	Thanks for your comment and support Nicole. We will document your comment with the materials for this meeting.	
70	Mike and Ellen- there are over 2000 people who oppose the BRT. We have sent that petition to you. Can you meet with us to resolve some of our concerns???	Jeanne Lee	Please reach out to the team to schedule follow-up discussions.	
71	With Johnson & Wales leaving, that site merits a VERY CAREFUL look at future uses (i.e. affordable housing, education, the arts, perhaps all of the above at the same time?)	Brian Hyde	New policy PH-L2 recommends additional planning should the site transition to another use.	
72	The relationship between the plan and BRT seems to be set. Higher density at transit stops, enhanced transit stops, etc. What if BRT is not built? With the problems facing RTD, it is not improbable that RTD will not even be around in a few years. Their situation is dire. I am wondering if upzoning will be allowed if BRT never gets built?	g martyn	RTD and other public transit agencies are facing challenges and have difficult tradeoffs, and ridership data has shown that the 15 bus along Colfax Ave. is still experiencing high ridership at pre-covid levels. While there are many questions ahead for RTD, the need for quality transit service along Colfax has been highlighted by the pandemic.	
73	The duplexes being put in Hale are at least 2 stories and cost a small fortune. The older multi-family units are usually one story and smaller units which are more affordable. Many are being flipped to condos. Affordable rental properties are needed throughout.	Saletha Isaacson	agreed! we would like to allow more duplexes to be built, in order to increase the supply of homes and housing options, ideally these will be smaller and more affordable housing option. See Policy L6 in the plan.	
74	Since there is a mass exodus from offices downtown, is there a way affordable housing can be put into the existing skyrisers downtown? This would also be the most logical place as it is the public transportation hub.	Heather Jones	Blueprint Denver recommends a growth strategy for Denver, which includes new housing in Downtown.	
75	Multifamily housing should be allowed throughout. The restrictive zoning in this plan and throughout the city have created the affordable housing crisis, and fostered inequities and segregated neighborhoods. The park hill community used to pride itself on being an integrated neighborhood. Yet, many commenters here, and the GPHC board want are pushing for restrictive zoning to keep the neighborhoods segregated. How can fostering and prolonging segregation, and the affordable housing crisis be continuously sanctioned?	Tamir	live answered	
76	It is interesting that the Johnson & Wales site is not community open space. In COVID times, people are notified not to enter. Perhaps the plan EAP should include stronger language to dedicate public open space at that site.	Clark Strickland	Thank you for your comment; this will be included in the comment log for this meeting.	

East Area Plan Virtual Community Open House, September 10, 2020  
 Question & Answers

#	Question	Asker Name	Answer(s)	Additional Answer
77	Josh - are there any committess that are looking into changing the ADU current language?	Jeanne Lee	Yes Jeanne. We are just kicking off a city-wide project to address ADUs. see the upcoming text ammendments page, it will be a 2-year long process : <a href="https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/text-amendments.html">https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/text-amendments.html</a>	
78	To help alleviate potential parking issues, not only on Colfax, but also invading the residential areas, can't our city require the developers to include off street parking in all their buildings?	Christine Schmidt	there are currently parking requirements for these developments, mixed-use and multi-unit...often developers build way more parking that zoning requires, due to market demand	
79	Is there a lot depth requirement to upzone from M3 to a M5?	Heather Shockey	there is not a lot depth requirement in the zoning, it comes down to what is feasible to actually build, park, etc. Generally, areas with less than 125 feet of depth were not recommened for additional height on the height map.	
80	Are sidewalks going to be added to 13th and 14th as part of the safety?	Laura Strand	Hi Laura! Completing the sidewalk network is a priority coming out of the East Area Plan. We don't have a specific timeline for individual corridors, but it is a goal in this 20 yr plan to complete the network and bring all walks up to standard.	
81	My question about COVID impacts was not only about budget impacts. To put it simplistically, "Who's going to ride your Colfax bus?" Does the plan lean on BRT at a time when mass transit may be struggling?	Brian Hyde	See FAQ #17-21 regarding COVID questions. The plan provides a number of recommendations to improve moblity for all modes, and the 15 and 15L continue to see the highest ridership numbers in the region. The plans recommendation for additional height and housing options are intended to help achieve community priorities.	
82	On draft p. 22 there is a goal of access by 45% of households withing walking or rolling distance. Where is this talked about further in EAP and what are the standards for walking or rolling. What is the "attainment" at present in the area?	Clark Strickland	No neighborhoods currently meet this target. The methodology will be described further in an appedix. This is addressed by the mobility improvements in the plan and by allowing more people to live near transit and amenities.	
83	Re: Page 39 of the Plan (PDF version): Could you please reconcile something for me. Point A1 on the page says, "Single-unit areas should remain primarily single-unit." Point D1 on same page says, "missing middle housing (2-4 units) should be integrated into appropriate locations." Does this mean single-unit areas will be protected from the intrusion of duplexes, triplexes, and fourplexes because they are NOT considered appropriate locations. Please clarify, particularly what is meant by the word "appropriate." Thank you.	John Sawyer	The plan is a policy document, which recommends allowing additional housing where appropriate while still retaining areas as primarily single unit. This guidance applies to all areas, including single unit. A follow-up regulatory process will determine the exact regulations.	
84	Will allowable zoning density be increased between 13th and 17th, or just on Colfax...and when will this change take place? Will this unleash random sudden development? How ill this development be managed, or will it?	Jill Slansky	The plan recommends integrating additional housing options where appropriate throughout the East Area. A follow-up regulatory process will determine the exact regulations.	
85	For the Mayfair Park, what will happen to the businesses such as King Soopers, Safeway, City FLoral and Postal Centers?	Patricia Wright	The plan recommends supporting community-serving uses and businesses in Mayfair Town Center. See recommendation MC-L2.	
86	I do not support upzoning at Cherry and Colfax, especially since this M3 to M5 was proposed in recent months. The exisiting M3 is more than appropriate given the goals of density and holds to language of transition. If you need to put a bus stop, look to the current Bellarie stop which has M5 zoning currently in place. A "community benefit" should not be traded for our quality of life.	Heather Shockey	The lot meets the criteria used along the entire Colfax corridor for appropriate location for additional height, if a BRT station is added. The segment of Colfax between Elm and Colorado is the longest segment of the planned BRT line without a station and is longer than national accessibility standards for high capacity transit. The plan recommends studying the addition of a stop in this area to increase access. Policy L7 recommends improving transitions to residential areas.	

East Area Plan Virtual Community Open House, September 10, 2020  
 Question & Answers

#	Question	Asker Name	Answer(s)	Additional Answer
87	The upzoning on Cherry st seems to go against the plans goals to not encroach in to the neighborhood, instead to gradually step up the building height away from. hosing. On Cherry, homes are built right up agaist the lot that could be upzoned, not in the usual grid pattern that the neighborhood has. There are homes on 16th that are alley neighbors to the proposed upzoned lot.	g martyn	The lot meets the criteria used along the entire Colfax corridor for appropriate location for additional height, if a BRT station is added. The segment of Colfax between Elm and Colorado is the longest segment of the planned BRT line without a station and is longer than national accessibility standards for high capacity transit. The plan recommends studying the addition of a stop in this area to increase access. Policy L7 recommends improving transitions to residential areas.	
88	What are the setback requirements for the BRT locations? Are sidewalk setbacks deeper for these transit hubs?	Heather Shockey	Details of BRT will be determined through the separate project. The plan recommends improved sidewalks, street trees, and community gathering spaces at BRT stops.	
89	If you surveyed people in the 1960s they would have told you they "appreciated" rules outright **requiring** racial segregation. But we rightly would ignore those people now. So why are we giving so much deference to people who push in 2020 for single-family zoning overregulation, when it predictably results in mostly the same kind of racial exclusion?	ROBERT GREER	The plan recommends a balanced approach to integrating new housing options into neighborhoods.	
90	If developers truly cared about affordable housing, they could work to deal with converting existing empty office buildings to residential spaces - and they could overcome the building code issues, just like they're fighting so hard to have us change the zoning here. If there is a will, there is a way. This will also greatly benefit our environment, as new buildings are very costly in terms of pollution and materials. Renovating buildings is almost always greener than new construction.	Heather Jones	Through focus groups and analysis in this study, we have identified that there are barriers to adaptive reuse. We recommend reducing these barriers to make adaptive reuse more feasible.	
91	You all are doing a great job with this this long process. I hope this effort has stickability. That as we move forward this plan can actually make a difference.	Judy Baxter	Thanks for participating tonight!	
92	I'm in South Park Hill and Tamir's insinuation that the neighborhood wants segregation and promotes it is absolutely false and frankly repulsive. The GPHC board has never pushed segregation and that staement is also false and repulsive. The Park Hill neighborhood is i credibly inclusive and welcoming. I have been a resident for all but 4 of my 69 years. In all fairness, Tamir, you are horribly mistaken.	g martyn	Thank you for your comment.	
93	I appreciAte Curt's comments regarding future regulatory language but why forestall potential zoning activity in the interim as Point L6.c.7 does, essentially prohibiting any rezoning, except ADUs? CP Wing	CP Wong	The plan recommends a legislative process to update the zoning code to ensure the plan's guidance is considered and we have comprehensive approach at the citywide level.	
94	GPHC has not advocated for restricted zoning unfortunately some individuals continue to present falsehoods that are simply not true.	Tracey MacDermott	Thanks for your comment.	
95	Can you tell me where I can learn more about Mayfair center - thanks!	e clark	There's more info on Mayfair in the following locations: L3B on page 31 and illustrative concept on page 34, Q3B3 on page 133, MC-L2 on page 201, and MC-Q3 on page 209.	

East Area Plan Virtual Community Open House, September 10, 2020  
 Question & Answers

#	Question	Asker Name	Answer(s)	Additional Answer
96	Josh Palmeri: SPH does not have everyone within 10 minutes of a park which this plan is supposed to provide. This needs to be mapped out throughout the entire area. I am surprised you are saying this as Curt and Liz already stated that they know we are not meeting this in the plan.	Tracey MacDermott	The parks map was updated to better illustrate plan recommendations, including showing SPH as a priority park area as identified in Game Plan.	
97	Is there a plan for the deserted large building on the north side of Colfax, east of Bellaire st and Safe Splash? Will this become a transport center?	Jill Slansky	we have no plans for private property, you would have to reach out to the owner of the property. The plan provides guidance for the types of uses desired and recommended changes to regulations in the future.	
98	Curt - Our concern is that you have all affordable housing along Colfax subjecting all at risk residents - redlining them to high level pollutions	Jeanne Lee	The plan recommends affordable housing throughout the East Area. Colfax is recommended for additional height in key areas to help meet this goal. Residents will benefit from access to transit, jobs and amenities.	
99	Any chance east colfax could be a light rail or street car?	Alan Knepper	Center Running BRT is the locally preferred alternative. Streetcar, light rail, and subway were studied as part of the alternatives analysis that identified center running BRT and you can read that study on the City website for further information on how that decision was made.	
100	Curt - this is why we asked that all corridors be considered to make housing equitable for all. Not all residents will use the Colfax corridor from one end to the other end to save 15 minutes.	Jeanne Lee	The plan recommends affordable housing throughout the East Area. Colfax is recommended for additional height in key areas to help meet this goal. Residents will benefit from access to transit, jobs and amenities.	
101	Question is directed to Josh regarding depth requirement...so is this potentially meaning that the house that is located adjacent to the colfax property could be removed in order to gain the height request?	Heather Shockey	There are a handful of homes adjacent to Colfax that are already zoned with mixed use zoning today and could be converted should the property owner decide to do so.	
102	To clarify Greater Park Hill Community has not taken a position on the EAP. GPHC has hosted Curt and Liz to inform the neighborhood and ensure involvement in the process. GPHC has never promoted restrictive zoning or exclusivity.	Blair Taylor	Thank you for clarifying this point.	
103	Once the plan is approved, how will it be used? How will the priorities that are the City's responsibility be accomplished? How will developers be required to follow these guidelines?	Mark Nemger	The plan is policy guidance that will inform future decisions, including budgeting for infrastructure, projects, and updates to zoning regulations. Page 9 of the plan recommends priorities for implementation.	
104	Climate change is one of the most critical issues facing us as a society. Increased density and access to public transit and non-driving means of transportation are critical in combating climate change. Do you think this plan does enough to combat climate change?	Tamir	We believe the plan is consistent with our citywide goals to address climate change, and will help move the needle towards addressing this enormous challenge.	
105	The rendering of height recommendations between adjacent buildings shows a tapering down of height, which makes sense. But how is this possible for the single-family homes directly behind Auto Zone?	A Rea	Policy L7 of the plan recommends updating our standards for transitions.	
106	Is the city considering vacating the alley behind Autozone for the developer's use? If so, has the city conducted an Impact study on how this will affect all neighbors on the west side of 15th and Cherry and the homes along 16th avenue that back up to this property?	Heather Shockey	The plan provides policy guidance regarding building heights and does not recommend vacating east-west alleys. Any proposal by the property owner would have to be reviewed through a vacation request with the City.	
107	I love the Mayfair Park plan. That space, currently dominated by parking, would be a much more equitable and pleasant space and help with stormwater management.	Nicole McSpirit	Thank you for your comment	
108	Good job. THX.	Clark Strickland	Thank you for your comment	

East Area Plan Virtual Community Open House, September 10, 2020  
 Question & Answers

#	Question	Asker Name	Answer(s)	Additional Answer
109	I would prefer for Liz or Curt to address since there is inconsistencies shared by josh	Heather Shockey	Please reach out to the team to schedule follow-up discussions.	
110	The response to the sidewalk issue was unresponsive. First, the Quebec corridor includes the streets coming off it and some streets running parallel like Quince Street. This is defined in several City documents and in the East Area Mobility Study. Second, back to 2008 we have discussed sidewalks with City Council members and Public Works and on several occasions told sidewalks would be included in the next budget. Sidewalks for East Colfax North of Colfax are not in the Go Bond. Chris Herndon promised the neighborhood that sidewalks were included in the Go Bond. They are not. Stephen's response repeated the same platitudes we have been hearing for 25 years. Sidewalks are imperative! With overwhelming traffic and no plans to address it our neighborhood streets are the overflow dump. We cannot walk in the street, certainly not safely. We are now not only trapped in our neighborhood, we have effectively become trapped in our homes.	Ché	Thank you for your comment.	
111	So lot combining is being allowed based on Josh's response? Again, this is not in alignment with what Liz and Curt have been stating for 3 years.	Heather Shockey	Ownership lines can change throughout the city based on the buying and selling of property. This is distinct from zoning rules which apply to districts and zone lots. Please reach out to the planning team if you need more clarity.	
112	Liz - Can you combine lots along Colfax?	Jeanne Lee	Ownership lines can change throughout the city based on the buying and selling of property. This is distinct from zoning rules which apply to districts and zone lots. Please reach out to the planning team if you need more clarity.	
113	Thanks !	Jeanne Lee	Thank you for your comment.	
114	Great Job CPD!!	J.J. Folsom	Thank you for your comment.	