WORKSHOP EXERCISE #1: HOW CAN WE USE INCREASED HEIGHT TO CREATE AFFORDABLE HOUSING & COMMUNITY BENEFITS?

BACKGROUND & GOALS
The focus of this activity is to consider how much potential height to allow in certain areas to achieve benefits that the community has identified as important.

Things to keep in mind:
- These are recommendations only. Additional steps, which would follow East Area Plan adoption and involve community engagement, would need to be taken to change zoning to allow for more height.
- Height above current limits would only be allowed if the development provides community benefits. The additional height allowed would be proportionate to the benefits provided.

Required Community Benefits
- Affordable (income-restricted) housing
- Preservation of buildings that contribute to Colfax character
- Public open space
- Community serving uses (e.g., childcare, grocery store)

Factors to Consider
- Potential for community benefits
- Opportunity for people to live near transit
- Community influence over key sites
- Need to address traffic, parking, and visual impacts
- Predictability of specific heights
- Predictability of specific community benefits

APPROACH 1:
MIX OF UP TO 5, 8, AND 12 STORIES
MOST HEIGHT; MOST BENEFITS; MOST IMPACTS

HOW INCENTIVE HEIGHT AREAS WERE MAPPED:
• Within 2 blocks of transit stop
• Includes buildings along Colfax desired for preservation
• Heights above 5 stories recommended only near major transit stops (Colfax, Krameria, Quebec, Yosemite)
• Includes key opportunity sites at Colorado, Krameria/Mayfair Town Center, Quebec, Yosemite

- Height Allowances:
  - 1% of Colfax at up to 12 stories
  - 1% of Colfax at up to 8 stories
  - 46% of Colfax at up to 3 stories
  - 1% of Colfax frontage at up to 12 stories

APPROACH 2:
MIX OF UP TO 3, 5, AND 7 STORIES
LESS HEIGHT; LESS BENEFITS; LESS IMPACTS COMPARED TO APPROACH 1

HOW INCENTIVE HEIGHT AREAS WERE MAPPED:
• Within 2 blocks of transit stop
• Minimum of 125’ north-south depth from street
• Includes buildings along Colfax desired for preservation
• Limits incentive height areas to 7 stories
• In Mayfair Town Center, focus on taller structures toward Krameria Street
• Includes some key opportunity sites at Krameria/Mayfair Town Center, Quebec, and Yosemite

- Height Allowances:
  - 10% of Colfax at up to 5 stories
  - 7% of Colfax at up to 7 stories
  - 1% of Colfax frontage at up to 8 stories

APPROACH 3:
MIX OF UP TO 3 AND 5 STORIES
LEAST HEIGHT; LEAST BENEFITS; LEAST IMPACTS COMPARED TO APPROACHES 1 & 2

HOW INCENTIVE HEIGHT AREAS WERE MAPPED:
• Within 2 blocks of transit stop
• Minimum of 125’ north-south depth from street
• Includes buildings along Colfax desired for preservation
• Limits incentive height areas to 5 stories
• Excludes key opportunity sites at Colorado, Krameria/ Mayfair Town Center, Quebec, and Yosemite

- Height Allowances:
  - 10% of Colfax at up to 3 stories
  - 8% of Colfax at up to 5 stories
  - 1% of Colfax frontage at up to 8 stories

APPROACH 4:
USE EXISTING CITYWIDE POLICY AND DETERMINE INCENTIVE HEIGHTS IN FUTURE REGULATORY PROCESS
5, 6, OR MORE STORIES

CURRENT POLICY IN BLUEPRINT DERIVED:
• Generally allows up to 5 stories along Colfax Avenue with additional height for community benefits (maximum is not defined)
• Generally allows up to 6 stories for Community Centers on Colfax (Colorado and WH/Colorado)
• Recommends incentivizing affordable housing, including through potential increases in height (maximum is not defined)
• Amount of additional height would be determined through future regulatory process that includes defining specific benefits (e.g., % affordable units)

OTHER APPROACH?
GROUP DISCUSSION