**WORKSHOP EXERCISE #2: HOW SHOULD WE GUIDE HOUSING OPTIONS IN NEIGHBORHOODS TO IMPROVE AFFORDABILITY & PRESERVE EXISTING HOMES?**

**BACKGROUND & GOALS**

The focus of this activity is to consider strategies to encourage the preservation of existing historic homes and expand the diversity of attainable housing options in residential areas. In addition to the strategies on this board, the draft plan recommendations include more strategies for character preservation, urban design, and housing affordability. Keep in mind that these are policy recommendations. Additional steps, which would follow East Area Plan adoption and involve community engagement, would need to be taken to make zoning changes.

**GOALS**

- Encourage a diversity of housing options in all neighborhoods
- Discourage scapes of historic housing stock

**FACTORS TO CONSIDER**

- Defined locations
- Defined criteria

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**APPROACH 1:** MAP AREAS TO GUIDE FUTURE REGULATORY PROCESS

**KEY ELEMENTS**

- Map provides clearly defined boundaries
- Map does not consider other, more refined criteria (e.g., flood-prone areas, historic areas, house size, lot size, additional transit corridors, etc.)

**FACTORS TO CONSIDER**

- Defined locations
- Defined criteria

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**APPROACH 2:** SET EAST AREA-SPECIFIC CRITERIA TO GUIDE FUTURE REGULATORY PROCESS (NO MAP)

**KEY ELEMENTS**

- Location Criteria
  - Age of structure
  - Historic areas
  - Lush home size
  - Areas vulnerable to displacement
  - Lot location on block
  - Adjacent to commercial corridor or center
  - Near transit
  - Major streets
  - Existing mix of housing types on block
  - Flood-prone areas
  - Other

- Additional Guidance
  - Affordability requirements and tools
  - Ownership requirements
  - Discussing short-term rentals
  - Addressing street parking
  - Discussing "piping"
  - Limiting building coverage or addition size
  - Other

**FACTORS TO CONSIDER**

- Defined locations
- Defined criteria

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**APPROACH 3:** USE EXISTING CITYWIDE POLICY TO GUIDE FUTURE REGULATORY PROCESS

**KEY ELEMENTS**

- In low and medium residential areas of Denver: allow 2- to 4-unit structures, random houses, and/or smaller minimum lot sizes in locations where slightly higher density may be appropriate. This might include lots on corners, near transit, and/or adjacent to commercial areas

- Allowance should advance goals for affordability

- Encourage reuse, rather than demolition of existing structures

- This could be accomplished by allowing additional unit(s) be added to an existing structure if the structure is preserved

**FACTORS TO CONSIDER**

- Defined locations
- Defined criteria

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**OTHER APPROACH? GROUP DISCUSSION**

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**ADDITIONAL HOUSING TYPES WITH AFFORDABILITY TOOLS**

This recommendation suggests exploring additional housing types, including duplexes, random houses, stories, row houses, and cottage courts, with integrated tools to ensure affordability. This is especially relevant in areas where small, more affordable existing homes on large lots are at risk of being swapped for larger, more expensive homes. New building forms could also be used to promote affordable homeownership models.

- DUPLEX (2 UNITS)
- TANDEM HOUSE (2 UNITS)
- COTTAGE COURT (3-4 UNITS)

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**CHARACTER HOME PRESERVATION INCENTIVE**

A character home preservation incentive would be similar to an ADU in that you can add a unit within an existing home. However, it’s less about meeting certain location criteria and architectural characteristics and, if adding a unit, the original structure would have to be saved and rehabilitated. In other words, if the building is demolished or does not meet certain criteria, the lot would not be eligible to add a unit. This incentive could also be used to promote affordable homeownership models, through shared wall agreements, condominiums, or cooperative models.

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**ACCESSORY DWELLING UNIT (ADU)**

An accessory dwelling unit is a smaller, secondary unit on the same lot as a primary unit. It can be attached to the main home, located in a basement or addition, or detached in the rear yard, usually on top of a garage. The property owner must live on-site (either in the primary unit or in the ADU), and the ADU is limited in size. Citywide policy, as adopted in Proposal Denver, states that ADUs are appropriate in all residential areas.

- ADU ATTACHED (BASEMENT UNIT)
- ADU DETACHED (REAR)
- ADU ATTACHED (REAR)