EAST AREA PLAN
Steering Committee Meeting
JULY 26, 2017
6:00PM – 8:00PM
East Montclair Community Center

Area: 4.55 square miles
Population: 33,082 people
Housing units: 15,533 units
East Area Plan Steering Committee Meeting
7/26/17 AGENDA
East Montclair Community Center
6:00p – 8:00p

10 MIN Welcome (CW Susman and CM Herndon)
20 MIN Project Team Intro and Project Overview (Curt)
10 MIN Role of Steering Committee and Chair (Curt)
30 MIN Committee Member Introductions
30 MIN East Area Overview (Liz)
10 MIN Online Survey Launch (Liz)
5 MIN Questions and Wrap Up (Curt)
WHY PLAN?
Create a shared vision that addresses the diverse needs and concerns of the community

WHAT DO PLANS DO?
Plans inform how things should evolve in the future for the benefit of the community

- Engages people in a dialogue about the future
- Defines a vision & identifies how to achieve it
- Informs decision-making (public & private)
CITYWIDE PLANNING

- Sets broad policies and recommendations that apply citywide
- Many citywide plans focus on a single topic
  - Parks & Recreation Game Plan
  - Denver Moves: Pedestrians & Trails
  - Denver Moves: Transit
- Comp Plan 2000 & Blueprint Denver provide general planning guidance
Detailed recommendations that apply only to specific areas

Address many topics and show how systems inter-relate

Must be consistent with Comp Plan Goals

Update Blueprint Denver
SECTION 3. RIVER NORTH CATALYTIC SITE

Alternative 2 – Fully Utilized C-MX-8

Zoning

The alternative illustrates full utilization of the C-MX-8 zoning requirements for so that they build a high-rise two-phase. Phase I is the same in Alternative 1 and Alternative 2. The greater density and higher price of this alternative continue to be confirms with projects in the area such as Denver Plaza. This phase in the new construction of the market rate units, the community value is seen at a major opportunity for development in the area in the next 10 to 15 years.

First Phase Growth (North)

- 275 Residences (26,000 GSF)
- 10,000 GSF Retail / Restaurant / Gallery
- 265 parking spaces in a two-level parking garage.

Second phase Growth (North)

- 250 Residences (24,000 GSF)
- 16,000 GSF Retail / Restaurant / Gallery
- 270 parking spaces in a multi-level parking garage.

Undeveloped Ground

Source: Google Earth

NEIGHBORHOOD & SMALL AREA PLANS
PLANNING CAN HAVE A BIG IMPACT

EARLY 1990’s
COMMONS PARK AREA

TODAY
COMMONS PARK AREA
NEIGHBORHOOD & SMALL AREA PLANS

10-14 years for NPI planning approach

78 years for status quo planning approach

Percent of City (excluding DIA):
- 19.2% with adopted plan
- 42% with no adopted area or neighborhood plan
- 38.8% plans adopted after Blueprint (2002)

Plans adopted prior to Blueprint (2002):
- 10-14 years for status quo planning approach

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No adopted area or neighborhood plan
GROUP NEIGHBORHOODS TOGETHER & DEVELOP (3) PLANS CONCURRENTLY
East Area Plan

Neighborhood Planning Area

Area: 4.55 square miles
Population: 33,082 people
Housing units: 15,533 units

Plan area boundary

Map date: 7/20/2017
Denver Community Planning and Development
Data source: City and County of Denver
Major Topics

• Land Use / Urban Design
• Affordable Housing
• Mobility
• Economic Development
• Health
• Green Stormwater / Water Quality
• Implementation
General Process

Phase I (6-8 Months)
- Understand the Area
  - Assets
  - Issues
  - Trends
Objective: Identify Key Opportunities

Phase II (8-10 Months)
- Establish a Vision
  - Comprehensive
  - Long Term
  - Measurable
Objective: Prioritize & Design Community Investments

Phase III (6-8 Months)
- Develop Recommendations
  - Regulations
  - Financing
  - Partnerships
Objective: Propose Policies and Tools to Achieve Vision

General Process

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Objective: Propose Policies and Tools to Achieve Vision
Community Engagement Methods

- **Online** – Surveys, Mapping Exercises, etc.
- **Targeted** – Existing Meetings, Street Team, Field Tours, etc.
- **Community Workshops** – Visioning, Design Charrette, Open House
- **Focus Groups** – Topical Experts, Advocates, Interested Residents
- **Steering Committee** – Formally appointed Community Stakeholders
WHAT IS A STEERING COMMITTEE?

- A small group of representative stakeholders who engage in the planning process at a level of detail that is not possible with the general public or larger groups.

WHAT DOES THE STEERING COMMITTEE DO?

- Represent a diverse set of community interests
- Advise on planning process, outreach, and public meetings
- Help communicate information to other groups
- Develop and refine plan content and ideas
- Make a recommendation to planning board & city council on the final plan
EXPECTATIONS FOR STEERING COMMITTEE MEMBERS

- Attend 2-hour monthly meetings
- Complete work assignments, as needed, outside of meetings
- Represent and communicate with a larger group of stakeholders
- Be a constructive participant and committed to building consensus
HOW DO STEERING COMMITTEE MEETINGS WORK?

• All meetings are open for public to observe

• Chair
  • Works with city staff to set agendas
  • Runs the meetings

• Group operates on consensus
  • Work to address concerns and reach agreement

• City staff produces a meeting summary
  • Reviewed and endorsed by the committee at the beginning of each meeting
GROUND RULES

• SHOW UP ON TIME AND COME PREPARED
Be prompt in arriving to the meeting and in returning from breaks. Be prepared to contribute to achieving the meeting goals. Come to the meeting with a positive attitude.

• LET EVERYONE PARTICIPATE
Share time so that all can participate. Be patient when listening to others speak and do not interrupt them. Respect each other’s thinking and value everyone’s contributions.

• LISTEN WITH AN OPEN MIND
Value the learning from different inputs, and stay open to new ways of doing things. You can respect another person’s point of view without agreeing with them.

• STAY ON POINT AND ON TIME
Respect the group’s time and keep comments brief and to the point. When a topic has been discussed fully, do not bring it back up. Save time by not repeating what others have said.

• ATTACK THE PROBLEM, NOT THE PERSON
Respectfully challenge the idea, not the person. Blame or judgment will get you further from a solution, not closer. Honest and constructive discussions are necessary to get the best results.

• JOINTLY DESIGN NEXT STEPS
This ensures that everyone is committed to moving forward together as a team.
Steering Committee Introductions
Study Area

Map showing various land use types including:
- Residential - One- and Two-Unit
- Residential - Multi-Unit
- Public/Entertainment
- Mixed Use
- Other/Unknown

Legend:
- Residential - One- and Two-Unit
- Residential - Multi-Unit
- Office
- Industrial
- Public/Quasi-public
- Entertainment/Cultural
- Mixed-use
- Agriculture
- Park/Open Space
- Vacant
- Trans/Comm/Utilities
- ROW/Road or Parking
- Other/Unknown
- Mixed Use
- Other

Note: Map data sourced from City and County of Denver.
Demographics

Age

6,630
Children

3,490
65+

Race & Ethnicity

63.1%
WHITE (Not Hispanic or Latino)

16.5%
HISPANIC OR LATINO

11.9%
BLACK OR AFRICAN AMERICAN

5.2%
ASIAN

2.3%
TWO OR MORE RACES

0.7%
AMERICAN INDIAN OR ALASKAN NATIVE

0.3%
OTHER RACE

0.1%
NATIVE HAWAIIAN or PACIFIC ISLANDER

Data source: 2011-2015 American Community Survey 5-Year Estimates
Median Household Income

Median Income

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<th>Income Range</th>
<th>South Park Hill</th>
<th>Montclair</th>
<th>Hale</th>
<th>East Colfax</th>
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Map data: 7/20/2017
Denver Community Planning and Development
Data source: 2011-2015 American Community Survey 5-Year Estimates

NPI neighborhood planning initiative

Median Income

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<th>Year</th>
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The H+T Index considers an area affordable when housing and transportation costs total less than 45% of household income.

43% of census tracts are affordable to a typical regional household.
Percent of Cost-Burdened Households by Census Tract

15% - 20%
21% - 30%
31% - 40%
41% - 46%

Housing Costs

Median Home Value (2017)
East $435,700
Denver $364,400
increased 20-48% over last two years

Median Rent (2015)
East $797-1,276
Denver $1,103

Existing Income Restricted Units
East 808 (5% of all units)
Denver 22,558 (8% of all units)
Renters Vulnerable to Gentrification

A tract is considered vulnerable if it meets at least two of these criteria:

- Median household income lower than Denver median
- Percent of renter-occupied units higher than Denver
- Percent of residents with less than a Bachelor’s Degree is higher than Denver

4,569 renter-occupied units in vulnerable neighborhoods

Map date: 7/20/2017
Denver Community Planning and Development

Data source: 2011-2015 American Community Survey 5-Year Estimates
Denver Office of Economic Development
Equity Index

Equity

- **Socioeconomic**: families in poverty, educational attainment
- **Built Environment**: access to full service grocery stores, access to parks or open space
- **Healthcare**: first trimester care during pregnancy
- **Morbidity**: Children and youth overweight and obese
- **Mortality**: life expectancy

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<td>3.9</td>
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<td>East Colfax</td>
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| Denver average      | 3.20         |
| East average        | 3.16         |

Plan area boundary

Map date: 7/20/2017
Data source: Denver Department of Environmental Health
Violent Crime

Fewer incidents of violent crime

More incidents of violent crime

Violent crime includes murder, assault, and robbery. Incidents reported from 2012 to 2017.

Reported Incidents of Violent Crime per 1,000 residents, 2012-2015

Denver average

East average
Employment Density

Total Jobs

East 11,155
Denver 430,587
-48% decrease in jobs 2010-2015

Top Sectors:
Health Care
Retail Trade
Accommodation & Food Services

Top Employers:
Rose Medical Center
Veterans Administration
Johnson & Wales University
King Sooper’s
Special Districts

Coverage By Type:
- BID 45 ac (2%)
- TIF 40 ac (1%)
- MD 18 ac (0.6%)

BID: Business Improvement District
TIF: Tax Increment Finance District
MD: Metropolitan District
Parcel Value Per Acre
Valuations

Valuations from July 2015 - May 2017

The building permit valuations are based on permits issued in the last two years for new buildings only

Total permit valuation in East:

- Residential - $71,232,800
- Commercial - $0
Zoning Mismatch

![Map of Zoning Mismatch in Denver, Colorado](image)
Sidewalk

Sidewalk Widths

- 38% of sidewalks are missing
- 18% of sidewalks exist but are too narrow
- 44% of sidewalks are at least 4ft wide

Overall Sidewalk Status:
- Existing Sidewalk (4' or more)
- Existing Sidewalk (less than 4')
- Missing

Map: 7/20/2027
Data source: City and County of Denver

Plan area boundary

DENVER COMMUNITY PLANNING & DEVELOPMENT

NPI neighborhood planning initiative
Crashes Involving Pedestrians

Top Crash Intersections
Highest Rate of Mid-block and Un-signalized Crashes
High Crash Corridors

Top Crash Intersection: Colfax and Colorado Blvd
Most Mid-block and Un-signalized Crashes
Tamarac Street to Wabash Street

#1 Highest Crash Corridor: East Colfax
#6 Highest Crash Corridor: Colorado Blvd

Map data: City and County of Denver
Plan area boundary
High Crash Corridor

Denver Community Planning and Development
City of Denver
City of Aurora
COLORADO

Miles

Map date: 7/20/2017
Data source: City and County of Denver
Transit Frequency by Route

Transit Frequency (Number of Minutes)

- 0
- 15 - 19
- 1 - 10
- 20 - 29
- 11 - 14
- 30 - 45
- RTD Bus Stop

Most Frequent Routes:
- Colfax - 15/15L
- 9th Ave - 10

15/15L - Proposed BRT

82% of households are within 1/4 mile of a transit stop (Denver = 75%)

50% of households are within 1/4 mile of a transit stop with service at least every 15min throughout the day (Denver = 36%)
Transit Ridership by Stop

Average Weekly Ridership (Boarding)

- 0-10
- 11-100
- 101-500
- 501-1000
- 1001-2500
- 2501-5000

Top Three Stops:
1. Colfax Ave and Colorado Blvd (Westbound)
2. Colfax Ave and Yosemite St (Westbound)
3. Colorado Blvd and 16th Ave (Northbound)

Data source: Regional Transportation District, 2016
City and County of Denver, 2017
Car-less Households

Census Tracts - Percent of Housing Units with No Cars

- 0%
- 1%-10%
- 11%-20%
- 21%-22%

11% of households without a car (Denver 11%)
Bike Infrastructure

Bicycle Facilities

**Protected Bikeways**
- Existing Proposed
- Protected Bike Lane
- Shared Use Sidewalk
- Trail

**Separated Bikeways**
- Existing Proposed
- Bike Lane
- Shared Parking/Bike Lane
- Buffered Bike Lane

**Shared Roadway**
- Neighborhood Bikeway
- Needs Further Study

**Plan area boundary**

Map date: 7/20/2017
Denver Community Planning and Development
Data source: Denver Public Works, 2017

**Density of Protected or Separated Bikeways**

**EXISTING**
- 4 miles of Separated Bikeways
- Less than 1 mile of Protected Bikeways

**PROPOSED**
- 11 miles of Separated Bikeways
- Less than 1 mile of Protected Bikeways

**Bike Infrastructure**

**Density of Facility per Square Mile**

- Denver: 0.5 miles
- East: 1.0 miles

- Denver East Miles of Facility per Square Mile
- Density of Protected or Separated Bikeways

**Legend**

- Green: Existing
- Gray: Proposed
Park Access

Map source: City and County of Denver

Denver Community Planning and Development

Plan area boundary

Half Mile Buffer

Park

Recreation Centers

Park Coverage

East: 1 acre of park per 1,000 residents
Denver: 8 acres of park per 1,000 residents

90 Percent of East Households are within Half Mile of a Park
Food Access

Limited Access to Healthy Food

- Almost 30% of households have low access to healthy food

  - More than quarter mile from full-service grocery store
  - Have higher than average percentage of low income residents
  - Have higher than average percentage of residents with no vehicle
Tree Canopy

41% canopy coverage (Denver 19%)

Map data: 7/29/2017
Denver Community Planning and Development
Data source: City and County of Denver, 2017
Impervious Surface

56% of area is impervious (Denver 44%)
Flood Risk

Upper Montclair Basin:
9 Square Miles

Major Flood Areas:
Hale Parkway
Colfax Avenue
16th Avenue
14th Avenue and Krameria Street
E Severn Place at Jersey Street

On Going Projects:

Upper Montclair Basin Study
Identify Infrastructure Improvements
• Green Infrastructure: Stormwater retention
• Gray Infrastructure: Draining improvements
• Hybrid Solutions: Resiliency through land use and infrastructure

Coordinate with Citywide flood management
Early 2018 Plan Completion
Online Survey
Project Website

www.denvergov.org/eastplan