East Area Plan

Steering Committee Meeting

April 25, 2019

Montclair Civic Center (Molkery) 6829 E. 12th Ave
## East Area Plan

### Steering Committee Meeting

**April 25, 2019**

**AGENDA**

<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
<th>Objective</th>
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</thead>
<tbody>
<tr>
<td>6:00 – 6:10</td>
<td>Approval of March Meeting Summary</td>
<td>Confirm or make edits</td>
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<tr>
<td>6:10 – 6:20</td>
<td>Remaining Community Engagement</td>
<td>Update on engagement to date and remaining community meetings</td>
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<tr>
<td>6:20 – 7:45</td>
<td>Preliminary Recommendations</td>
<td>Provide input on high level recommendations and priorities taking shape</td>
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<td>7:45 – 8:00</td>
<td>Performance Measures and Long Range Targets</td>
<td>Provide input on how we are measuring successful outcomes and tracking progress on implementation</td>
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Remaining Community Engagement
Remaining 2019 Engagement

May RNO/BID Meetings

- April 17: Colfax Mayfair BID *(tentative)*
- May 2/June 6: Greater Park Hill Community Inc. *(tentative)*
- May 15: Historic Montclair RNO *(confirmed)*
- May 30: East Colfax Neighborhood Association *(confirmed)*
- June 3: Mayfair Neighbors Inc. *(confirmed)*

May 14 East Area Workshop – Draft Recommendations

June TBD East Area Workshop – Draft Plan

Late Summer/Fall Planning Board and City Council Adoption Process
East Area Steering Committee Dates

May 23: Review priority recommendations/focus areas/transformative projects

June 27: Review draft plan

July 25: SC recommendation on East Area Plan Draft
3 Questions to Focus On:

1. Do we disagree with any of these recommendations?
2. What recommendations are we missing?
3. How should we prioritize recommendations?
Quality of Life/Green Infrastructure
Preliminary Recommendations

1. Create **additional park space and** encourage transition of underutilized public and private spaces to green space

2. **Rethink Parkways** for increased mobility
   - Parkways as linear parks – creating contemporary parkways
   - Use underutilized lots for parks/green space

3. **Maintain and modernize our tree canopy and tree lawns**

4. **Rethinking right-of-ways**
   - Green Streets (12\textsuperscript{th}, 16\textsuperscript{th}, 22\textsuperscript{nd})
   - Green alleys
1. **Increase Our Park Space**

**Recommendations:**

1. Mayfair Town Center
2. Community Center in East Colfax
3. Transition underutilized lots to Pocket Parks by incentivizing private development?
4. Create shared public green spaces (schools/institutions/carriage lots)

**Workshop Participant Input**

- 90% of participants think we should explore converting vacant/parking lots into park space
- Shared green spaces was #2 strategy to make the area more resilient
Mayfair Town Center Concept

Low Intervention Option: Green Street/Shared Street

Intervention Examples
• Perimeter landscaping
• Landscape parking islands
• Street intervention
Mayfair Town Center Concept

Low Intervention Examples

Stormwater Planter
Carla Madison Rec Center

Landscape Parking Island
Taxi (RiNo)

Street Intervention
San Francisco, CA
Mayfair Town Center Concept

Medium Intervention Exercise

Intervention Examples
- Park integrated into development
Mayfair Town Center Concept

Intervention Examples
East Area – Community Multipurpose Space (Gathering/Rec Center/Education/etc.)

Recommendations:

1. Community space that serves several needs: gathering space, rec center, educational and training, evening programs, and non-profit space.

2. Preferred location within East Colfax along Colfax Ave. or post office (?)
Incentivize the Repurposing of Private Parking Lots / Vacant Buildings along Colfax or inundation areas

+/- .75 acre

+/- 1 acre
2. Rethink Parkways as Linear Parks/Contemporary Parkways

Increased mobility on Hale Parkway, 6th, 17th, Monaco

94% of participants think we should re-think parkways to provide better pedestrian bike connections.
2. Rethink Parkways as Linear Parks/ Contemporary Parkways
Hale Parkway
3. Maintain and Modernize our Tree Canopy

- Understanding of existing tree canopy as a unique urban asset, particularly in these neighborhoods.
East Area Tree Canopy Recommendations

• Increase and diversify the tree canopy using Denver appropriate trees

• Work with Forestry to remove/replace trees for sustainable canopy

• Maintain the health of existing canopy and increase coverage where needed

• Develop a simple standard to improve infiltration in associated tree lawns

• Develop educational program and partnerships around maintenance and care of the tree canopy and tree lawn

• Encourage the use of low-water vegetation in public and private property

• Incentive developers to increase tree canopy and protect existing trees in redevelopment process.
4. Rethink our R.O.W. (Streets & Alleys)

Recommendations:

1. 12th Avenue
2. 16th Avenue
3. 22nd Avenue (bike/ped connection to City Park)
4. Alleys (Green and/or Mobility)
East Area R.O.W. Recommendations

1. Green Streets and Green Alleys to reduce runoff and increase infiltration and connect to the overall “green network” (12th, 16th, 22nd, New Freedom Park Alley)

2. Further study for feasibility of one block north/south of Colfax

3. Modern tree lawn. (Remove and replace the soil and turf grass for the length of the tree lawn; replace trees as needed in 4” depressed lawn for infiltration purposes).

4. Increase stormwater education (similar to Xcel Energy usage information) and rebates or incentives for improvements
3 Questions to Focus On:

1. Do we disagree with any of these recommendations?
2. What recommendations are we missing?
3. How should we prioritize recommendations?
Mobility Preliminary Recommendations

1. Transformative Streets
2. Bicycle Facility Improvements
3. Intersection Safety Improvements
4. Pedestrian and Bicycle Crossings
5. Mobility Hubs
6. Neighborhood Traffic Calming
7. Other Potential Project Types
Mobility

1. Transformative Streets: Provide treatments to streets that enhance safety and/or multi-modal options

Types of Potential Treatments

- One-Way to Two-Way Street Conversion
- Additional/Improved Bike/Pedestrian Crossings
- Improved Transit Speed & Reliability
- More Usable Green Space & Enhanced Bike Facilities

Some Potential Locations

- 13th & 14th Avenues – Further study for two-way conversion (focus on Pedestrian Improvements)
- 6th Avenue - Colorado to Quebec (focus on Transit/Pedestrian Improvements)
Mobility
2. Bicycle Facility Improvements

Types of Potential Treatments
• Protected and buffered bike lanes
• Neighborhood bikeways
• Intersection treatments (operational and facility)

Some potential Locations
• Enhanced East-West connections between Hale Parkway and New Freedom Park/Westerly Creek
• 7th Ave protected bike lane - Colorado to Yosemite
• Adopt planned facility along 17th Avenue – Colorado to Yosemite
Mobility

3. Intersection Safety Improvements:

Types of Potential Treatments

- Pedestrian Facility Treatments (Reduced Crossing Distances, Signs + Markings, etc.)
- Operational Treatments (Parking Restrictions, New Signal, etc.)
- Simplified Intersections / Modified Grid

Some Potential Locations

- Colfax Ave & Yosemite
- Colfax and Colorado Blvd.
- 13th and 14th at Yosemite
- Quebec St and Montview Blvd.
- 17th Ave. and Bellaire
Mobility

4. New Pedestrian and Bicycle Crossings

Types of Potential Treatments

• Operational Treatments (New Crossing Signals, Crosswalks, etc.)
• Pedestrian Facility Treatments (Reduced Crossing Distances, etc.)
• Bicycle Facility Treatments (Bike Boxes, Bicycle Signals, etc.)

Some Potential Locations

• 13th & Xenia at New Freedom Park
• Colorado Blvd. & 12th Ave
• Montview Blvd. & 17th Ave – CO Blvd to Yosemite
• Colfax & Yosemite – connect to Westerly Creek
Mobility
5. Mobility Hubs

Types of Potential Treatments

• Enhanced customer amenities (real-time arrival info, high quality shelters, etc.)
• High Capacity Bicycle Parking
• Bike/Ped Facility and Access Treatments
• Streetscape Elements (Wayfinding, Seating, Lighting, etc.)
• Access for Car Share, Bike Share, etc.

Some Potential Locations

• All Colfax BRT stops: CO Blvd., Elm, Hudson, Krameria, Monaco, Quebec, Unita, Yosemite)
• Colfax Ave. and Monaco
• Colorado Blvd. and 11th
Mobility
6. Neighborhood Traffic Calming

Types of Potential Treatments
• Pedestrian activated signals
• Curb extensions/neck downs
• Reduced lane widths
• Diverters
• Traffic Circles
• Parklets

Some Potential Locations
• Park Hill School
• New Freedom Park
• Rose Medical Center and Veterans Hospital
• 16th Ave.
• Krameria between Colfax and 17th Ave.
7. Other Potential Project Types

- Sidewalk Improvements
- Transit Service Improvements
- Policy Recommendations
- Transportation Demand Management
- Freight/Delivery zones
- Parking
3 Questions to Focus On:

1. Do we disagree with any of these recommendations?
2. What recommendations are we missing?
3. How should we prioritize recommendations?
Economy Recommendations

1. Healthcare & Wellness as the economic anchor
2. Broaden healthy food access
3. Protect community-serving retail/small business
4. Nurture & Promote small office niche
5. Focus potential urban renewal district to preserve/build affordable housing and incentives to prevent small business displacement
Economy

Healthcare & Wellness Recommendations (in partnership with hospitals):

1. Establish quality workforce housing (community workshops #1)
2. Attract high-level talent (hospitals focus group #1)
3. Create community-based workforce training
4. Allow residents to “age in place”
5. Weave services throughout neighborhoods
6. Blend the edges of the hospital campuses
7. Strengthen daily services, retail, and dining options
8. Create strong transportation connections
9. Attract hotels, including extended stay
10. Attract spinoff jobs and entrepreneurs
Economy

Recommendations to Broaden Healthy Food Access:

1. Recruit/incentivize small- or mid-sized grocery in the low-access area (East Colfax)
   • 69% of East Central households are not within walking distance to a full-service grocery

2. Expand availability of healthy food options in convenience stores
   • #3 community priority in workshops

3. Creative recruitment/incentives for more healthy (and affordable) dining/fast-food establishments

4. Partnerships with hospitals to promote fresh food access and community health
Economy

Recommendations to Protect Community-Serving Retail:
(25 total presented to focus groups)

1. The regulatory process
   • Dedicated staff position/liaison within CPD/DEDO to help navigate City processes
   • Allow flexibility in the zoning code to ease burden of opening new business and/or changing a use

2. Technical assistance
   • Marketing package of small businesses
   • Provide TA & legal support with succession/transition planning, lease negotiations, etc.

3. Financial incentives (for businesses and/or landlords)
   • BRT construction mitigation

4. Community-minded ownership models
Economy

Nurture and Promote Small Office Niche

*Rising Downtown & Cherry Creek rents are pressuring small professional firms to relocate*

**Recommendations:**

1. Coworking
2. Live-work spaces
3. Small-format commercial spaces
4. Innovative flex spaces – i.e., more blending between office, retail, and light industrial
5. Ground floor activation beyond retail – i.e., creative office uses appropriate for ground floors
3 Questions to Focus On:

1. Do we disagree with any of these recommendations?
2. What recommendations are we missing?
3. How should we prioritize recommendations?
### Affordable Housing, Social Services, Financial Stability

| Estimated Shortage of Affordable Rentals | **1,500 units at less than $625/month**  
These renters are paying between $875 and $1,250 |
<table>
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<tbody>
<tr>
<td>Units Renting at $750 or Less</td>
<td><strong>Year 2000:</strong> 72%  <strong>Year 2017:</strong> 48%</td>
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<tr>
<td>Homeownership Trends</td>
<td>Declining ownership for racial and ethnic minorities, particularly South Park Hill and Montclair</td>
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<tr>
<td>Homeownership Opportunities</td>
<td>Virtually non-existent for households with incomes less than $50,000 – (92 condo or attached units available in 2017, 9 SF homes)</td>
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<tr>
<td>Naturally Occurring Affordable Housing at Risk</td>
<td>500 affordable rentals (including motels) plus SF detached homes moving from rental to ownership market</td>
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Affordable Housing Preliminary Recommendations: APPLICATIONS

1. Preserve Affordability & Stabilize Residents at Risk of Involuntary Displacement
   - Extend existing covenants
   - Incentivize new covenants in exchange for rehabilitation
   - Assistance for tenants to purchase buildings
   - Marketing of tenant/owner assistance tools

2. Create New Affordable Housing with Access to Transit and Amenities
   - Incentive overlay
   - Land acquisition

3. Expand Diversity of Housing Types & Affordability (including ADUs)

4. Integrate Supportive Services with Housing

More than 25 strategies offered in preceding categories.
3 Questions to Focus On:

1. Do we disagree with any of these recommendations?
2. What recommendations are we missing?
3. How should we prioritize recommendations?
Land Use + Built Form – COLFAUX AVENUE

• Treat the future of Colfax Avenue as a **neighborhood-serving street** with a series of **nodes**, rather than a corridor/arterial.

• Nurture a culture for **small-scale development** and **adaptive reuse**.

• **Protect historic assets** and **cultural significance** of the past while encouraging **sustainable growth around transit**.
Colfax as a Neighborhood-Serving Street

Refine “community corridor” place type to match future nodal character of street.

Limit ground floor residential adjacent to transit, but allow/support it in between (allow new building forms in certain locations)

Add BRT (or enhanced transit) platform as additional limitation for drive thru building forms in MS districts.

Require a 2-story minimum in new construction for MS-5.
A Culture of Small-Scale Development and Adaptive Reuse
(SITE IMPROVEMENTS)

Adaptive Reuse Ordinance + Colfax Ombudsmen/Coordinated Review Team

Rule of lenience for new projects with very constrained sites.

Coordinate with BRT Design and consider during development review

- Develop sensitive design solutions for small/narrow sites.
- Consider phasing and timing of construction when reviewing.

Of lots on Colfax are “very small” to “small” which are already challenging to redevelop. Required public realm improvements significantly increase the burden.
A Culture of Small-Scale Development and Adaptive Reuse

Adaptive Reuse Ordinance + Colfax Ombudsmen/Coordinated Review Team

Create a “Developer’s Guide” to small-scale development and adaptive reuse on Colfax.

Eliminate or significantly reduce parking requirements for small lots and existing buildings constructed prior to 19XX (TBD).

BUSINESS AND DEVELOPER INPUT

- Small business owners and developers, with support from BIDs, note public improvement requirements, change in use triggers, small lots, and “process” as the biggest challenges for Colfax.
Protect Historic Assets/Culture while Encouraging Sustainable Growth Near Transit

Adaptive Reuse Ordinance

TDR Program

Local Colfax Historic/Cultural District (boundary TBD)
- Open up financial incentives
- Design review

Density bonus program (and limited other areas) properties near transit (define).
- Affordable housing
- Community-serving business
- Publicly accessible open space

Combine parking district with parking maximums.

WORKSHOP PARTICIPANT INPUT
- Priorities for new development on Colfax included: saving existing buildings, design review, small businesses, and publicly accessible open space.
E. Colfax Ave. – Small-Scale Development

Criteria for Height Incentive Areas
• Lot Depth
• Proximity to BRT stations
Land Use + Built Form – NEIGHBORHOOD CHARACTER + MISSING MIDDLE

- **Allow ADUs** everywhere in East while ensuring appropriate massing, scale, and footprint.
- Incentivize **affordability** restrict short-term rentals.
- Create a “**Character Home**” incentive program with **density bonuses** near transit.
Allow ADUs in East

Infrastructure supports (alleys).

Neighborhood supported.

Context-sensitive density and affordability.

WORKSHOP PARTICIPANT INPUT

- East Area attendees voted ADUs as #1 option for most desired “missing middle”
Tools to Address Mass and Scale

Modify standards in SU and TU districts to bring scale of new construction down.

• Address building coverage %.
• Side wall standards and setbacks.
• Modify bulk plane.

WORKSHOP PARTICIPANT INPUT

• East Area attendees voted “height” and “mass and scale” as the top two concerns with new construction in SU an TU.
Tools to Address Affordability

Modify standards in SU and TU districts may have direct correlation to cost.

Consider other methods, particularly in East Colfax:

- Establish a **new “urban house” form** that is much smaller.
- Allow existing “urban house” form only when providing multiple units
- Establish **maximum unit size.**

*costs assume $350/SF
Tools to Address Affordability

There is an urgent need to protect existing renters/homeowners and keep the neighborhoods affordable.

SOUTH PARK HILL – sold under $350k last 6 months
Tools to Address Affordability

There is an urgent need to protect existing renters/homeowners and keep the neighborhoods affordable.

HALE – sold under $350k last 6 months

MONTCLAIR – sold under $350k last 6 months

EAST COLFAIX – sold under $350k last 6 months
Character Home Program
Incentivize additions over demolition.

- **Establish criteria** – must save X% of original home, build before 19XX, save certain architectural characteristics, etc.

- Allow **exemptions and incentives**.

**SURVEY INPUT**

- **20%** expressed concern about **design quality**.
- **25%** listed **architecture/historic character** as what they liked MOST about their neighborhood.
Character Home Program + Density Bonus Near Transit

Incentivize additions over demolition and encourage sensitive density and affordable housing options near transit.

- **Establish criteria** – proximity to transit, must save X% of original home, build before 19XX, save certain architectural characteristics, etc.

- **Allow exemptions and provide incentives.**

**WORKSHOP PARTICIPANT INPUT**

- Strong support for directing growth/density near transit, but also concerns about transitions and loss of architectural character.
3 Questions to Focus On:

1. Do we disagree with any of these recommendations?
2. What recommendations are we missing?
3. How should we prioritize recommendations?
Outcome Measures

1. Percent of households that have access to quality transit and jobs and retail in walking and rolling distance
   • **Target:** All neighborhoods above 45%

2. Percent increase in housing and job growth in centers and corridors
   • **Target:** 70% of East Area growth

Progress Measures

1. Number / area covered by design quality/zoning projects
Economically Diverse and Vibrant

Outcome Measures

1. Job growth
   • **Target**: Increase the number of jobs in healthcare, innovation, and management sectors

2. Unemployment rate
   • **Target**: Rate for each neighborhood at or below the city average (currently 5%)

3. Percentage of locally-owned, independent businesses
   • **Target**: Maintain current status (75%)

Progress Measures

1. Number of economic development projects
Well Connected, Safe, and Accessible Places

Outcome Measures
1. Traffic deaths and serious injuries (KSI)
   • **Target:** Zero traffic deaths by 2030 (KSI 3-yr average)
2. Percent of commuters who drive alone to work (mode split)
   • **Target:** Less than 50% Drive Alone (SOV)
   • **Target:** Greater than 30% Walking, Biking, Taking Transit

Progress Measures
1. Number/length of mobility projects
Equitable, Affordable and Inclusive

Outcome Measures

1. Housing Diversity Index
   • **Target**: East rated as a 5
2. Low- and Moderate-Income Cost-Burdened Households
   • **Target** still in progress
3. Housing + Transportation Affordability
   • **Target**: All neighborhoods rated as affordable (no more than 45% of a typical household)

Progress Measures

1. Number of affordable units built or preserved