# East Area Plan

Steering Committee Meeting  
July 26, 2018  
ArtGym Denver, 1460 Leyden Street  
AGENDA

<table>
<thead>
<tr>
<th></th>
<th>Time</th>
<th>Topic</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6:00-6:05</td>
<td>Approval of June Meeting Summary</td>
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<tr>
<td>2</td>
<td>6:05-6:30</td>
<td>Draft Vision Statements</td>
</tr>
<tr>
<td>3</td>
<td>6:30-7:30</td>
<td>Guiding Principles</td>
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<tr>
<td>4</td>
<td>7:30-8:00</td>
<td>Draft Focus Topics and Focus Areas</td>
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Plan Topics

- Land Use
- Design Quality
- Transit-Oriented Development
- Community Diversity
- Housing Affordability & Diversity
- Housing Quality
- Supportive Housing
- Pedestrian & Bicycle Safety
- Transit
- Vehicles
- Parking
- Jobs
- Education
- Small Businesses
- Arts & Culture
- Financial Stability
- Storm Water
- Trees & Landscaping
- Heat
- Impervious Surfaces
- Energy
- Waste Management
- Healthcare
- Food Access
- Parks & Open Space
- Crime
- Pollution
Focus Topics

- Land Use
- Design Quality
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- Pollution
Design Quality

491
Map pin comments that listed ‘urban design’ as a dislike

25%
Percent of survey respondents who listed Architecture/History/Character as what they liked most about their neighborhood
**Design Quality: Survey Results**

Among survey respondents who indicated an interest in each neighborhood:

### What do you like most?
Architecture/History/Character

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Share of Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Area Total</td>
<td>25%</td>
</tr>
<tr>
<td>South Park Hill</td>
<td>27%</td>
</tr>
<tr>
<td>Montclair</td>
<td>24%</td>
</tr>
<tr>
<td>Colfax Corridor</td>
<td>22%</td>
</tr>
<tr>
<td>Hale</td>
<td>22%</td>
</tr>
<tr>
<td>East Colfax</td>
<td>21%</td>
</tr>
</tbody>
</table>

Source: East Area Kick-Off Survey. N = 1,126

### What are you concerned about? Dev/Loss of character

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Share of Respondents</th>
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<tbody>
<tr>
<td>East Area Total</td>
<td>10%</td>
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<tr>
<td>South Park Hill</td>
<td>11%</td>
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<tr>
<td>Hale</td>
<td>10%</td>
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<tr>
<td>Colfax Corridor</td>
<td>9%</td>
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<tr>
<td>Montclair</td>
<td>9%</td>
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<tr>
<td>East Colfax</td>
<td>6%</td>
</tr>
</tbody>
</table>

Source: East Area Kick-Off Survey. N = 1,021

### Most common “dislike” map pins by topic

- Crime: 705
- Urban Design: 491
- Cars: 455
- Pedestrians: 452
- Community: 345
- Pollution: 284
- Affordability: 219
- Zoning: 156

Source: East Area Kick-Off Survey. N = 2,100

- East Area residents love the architectural character in their neighborhoods, particularly South Park Hill and Montclair, but are concerned about potential erosion of that character.
- “Architecture/history/character” was the second-most mentioned “like” after local businesses.
Survey respondents that listed ‘Development’ as their top concern

East Area Households without a car

East Area Households within ¼ mile from a frequent transit stop
Transit Oriented Dev: Survey Results

Among survey respondents who indicated an interest in each neighborhood:

What are you most concerned about? “Development”

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Share of respondents</th>
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</thead>
<tbody>
<tr>
<td>East Area Total</td>
<td>19%</td>
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<tr>
<td>Hale</td>
<td>18%</td>
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<tr>
<td>South Park Hill</td>
<td>18%</td>
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<tr>
<td>Colfax Corridor</td>
<td>16%</td>
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<tr>
<td>Montclair</td>
<td>15%</td>
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<tr>
<td>East Colfax</td>
<td>15%</td>
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</tbody>
</table>

Public Transit-related feedback: “Concerns” vs. “Likes”

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Concerns</th>
<th>Likes</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Area Total</td>
<td>6%</td>
<td>4%</td>
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<tr>
<td>East Colfax</td>
<td>4%</td>
<td>4%</td>
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<tr>
<td>Montclair</td>
<td>5%</td>
<td>3%</td>
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<tr>
<td>Colfax Corridor</td>
<td>5%</td>
<td>4%</td>
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<tr>
<td>South Park Hill</td>
<td>7%</td>
<td>3%</td>
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<td>Hale</td>
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</tbody>
</table>

Source: East Area Kick-Off Survey. N = 1,021

- East Area residents are concerned about development, and its effect on neighborhood character.
- They also value public transportation: Survey respondents mentioned access to public transit as a benefit of their neighborhoods, but also expressed a need for even better, more reliable transit.
Housing Affordability & Diversity

Survey comments expressed affordability concerns

Households (4,585) are cost-burdened

Survey comments spoke to a desire for more housing options

Households (7,030) are in areas vulnerable to involuntary displacement, incl. 70% of renter households
Housing Affordability & Diversity: Survey Results

Among survey respondents who indicated an interest in each neighborhood:

Affordability-related feedback: “Concerns” vs. “Likes”

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Concerns</th>
<th>Likes</th>
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</thead>
<tbody>
<tr>
<td>East Area Total</td>
<td>8%</td>
<td>6%</td>
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<tr>
<td>South Park Hill</td>
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<td>Montclair</td>
<td>7%</td>
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<td>8%</td>
<td>5%</td>
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<td>9%</td>
<td>6%</td>
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</table>

This area has good housing options for...

- Disabled Residents
- Low-Income Residents
- Seniors

Survey respondents appreciate that the East Area is a relatively affordable part of the city; however, they are concerned that affordability is declining.

Most respondents agreed that disabled residents, low-income residents, and (to a lesser extent) seniors have limited housing options.

Source: East Area Kick-Off Survey. N = 1,021 “concerns”, 1,003 “likes”
Survey comments received on homelessness, perceived issues related to homelessness, concerns about motel living conditions, and desire to provide better housing conditions and services.

Survey comments received on motels and desire to improve conditions.
Supportive Housing: Survey Results

Among survey respondents who indicated an interest in each neighborhood:

What are you most concerned about?
“Homelessness” and “Hotels/Motels on Colfax”

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Share of respondents</th>
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<tbody>
<tr>
<td>East Area Total</td>
<td>12%</td>
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<td>Hale</td>
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<td>Montclair</td>
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<td>Colfax Corridor</td>
<td>14%</td>
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“I’m concerned about both the presence of the semi homeless motel culture and also what will happen to housing if those are taken away without some other, better, option…it’s a conundrum”

–East Colfax

“The motels in the area can be difficult, on the one hand, we appreciate the low cost for people that need a place to say, but they also have a tendency to invite …[crime].”

–South Park Hill

• Residents are concerned about what they observe to be a rise in homelessness and perceived related crime, as well as the lack of suitable housing for low-income residents.
• In particular, residents hope for better support and options for the community members currently living in the hotels/motels on Colfax.

Source: East Area Kick-Off Survey, N = 771
Pedestrians & Bicycle Safety

Missing sidewalks, which are concentrated in East Colfax, also impact residents' ability to reach services such as groceries, parks, and school on foot.

55%
Mobility-related comments and map pins were related to pedestrians and sidewalks.

17%
Missing sidewalks in the East Area (9% citywide). In East Colfax, 23% of sidewalks are missing.

Half
Of survey respondents cited pedestrian safety as a key priority.
Pedestrians & Bicycle Safety

19% of mobility-related comments and map pins were related to bicyclists and bike lanes.

1 mile of linear bikeway per square mile, compared to 1.25 linear miles citywide.

1/4 of survey respondents cited bike lanes as a priority.
Residents expressed concern about the availability of effective sidewalks and well-connected bike lanes (both were among the most frequent “what’s missing in the East Area?” responses).

Many also mentioned crime and traffic speeds along Colfax in relation to pedestrian and bike safety.
Transit

17%
Of mobility-related comments and map pins were related to transit

1/4
Of respondents cited transit access as a priority

50%
Of households are within ¼-mile of a high-frequency transit stop
Transit

What is transit propensity?

The transit propensity index rates the need for public transit in an area, based on:

- Low-income households
- Zero car households
- Population of adults over 65
- Population of young adults (15 to 17)
- People with disabilities

How does the East score?

East Area’s transit need ranks among the highest in the city.
Transit: Survey Results

Among survey respondents who indicated an interest in each neighborhood:

Public Transit-related feedback: “Concerns” vs. “Likes”

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Share of respondents

Source: East Area Kick-Off Survey, N = 1,029 “concerns”, 1,003 “likes”

I use public transit in the East Area…

<table>
<thead>
<tr>
<th>Frequency</th>
<th>Frequently</th>
<th>Occasionally</th>
<th>Rarely</th>
<th>Never</th>
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</thead>
<tbody>
<tr>
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Source: East Area Kick-Off Survey, N = 1,029

- East Area residents appreciate their access to public transit, but would like to see improvements made to frequency, reliability, and transit stop amenities.
- More than 60% of respondents in all neighborhoods stated they “rarely” or “never” use transit in the area.
Small Businesses

1,968
Survey comments/map pins related to businesses, the most common topic under “Economic Development”

366
Respondents said “local businesses” were what they “liked most” about the East

Colfax
Is a major retail/business focus, as are Colorado and Mayfair. Smaller commercial areas contribute to character.
Residents have a strong appreciation for the local businesses in their neighborhood; however, they also have concerns about some retailers which they feel do not serve the needs of the community.

22% of survey respondents stated that businesses in the area do not meet their daily needs.
Financial Stability

18.1%
Poverty rate across all of the East Area, as compared to 15.7% citywide average.

42%
Poverty rate in portions of East Colfax

11.6%
Unemployment rate in portions of East Colfax, as compared to 5.5% citywide average.
Survey comments and map pins on trees and landscaping, the most common topic under “environmentally resilient.”

Respondents said “trees/landscaping” were what they “liked most” about the area.

Tree canopy in East is significantly higher than the Denver average of 19%.
Among survey respondents who indicated an interest in each neighborhood:

What do you like most?
Tree Canopy/Mature Trees

- East Area Total: 13%
- South Park Hill: 16%
- Montclair: 12%
- Colfax Corridor: 11%
- Hale: 9%
- East Colfax: 8%

East Area: Most common “what’s missing” responses

- Restaurants: 287
- Retail/Grocery: 264
- Sidewalks: 237
- Safety/Clean-up: 117
- Parks: 97
- Family Amenities: 90
- Trees/Landscaping: 84
- Bike Lanes: 81

“I like the parks and the abundance of old growth trees.”
– Montclair

“The feeling of being in the country even though it’s part of a big city. I like all the trees, large lots and parks.”
– East Colfax

“How ugly, bare and hot Colfax is!”
– Colfax Corridor

- East Area residents have a strong appreciation for their mature tree canopy and landscaping.
- Some comments requested investment in even more trees and landscaping, particularly along Colfax.
Impervious Surface

56%

Impervious surface in East Area is higher than the Denver average of 44%

Higher risk

of localized flooding, poor water quality, and overall surface temperature as a result

148 acres

(5% of East Area) are within the 100-year flood plain

Upper Montclair Basin has been identified as a priority basin for storm drainage and water quality improvements.
Survey comments and map pins asked for higher quality restaurants and grocery options. Respondents also rated restaurants and grocery as the two most important amenities.

East households are within limited food access areas (entirely within East Colfax) compared to 24% citywide

East households are within a 10-minute walk of a full-service grocery store
Food Access: Survey Results

Among survey respondents who indicated an interest in each neighborhood:

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### By Neighborhood: What’s missing? “Restaurants”

- East Area Total: 34%
- South Park Hill: 25%
- Colfax Corridor: 24%
- Montclair: 24%
- East Colfax: 23%
- Hale: 23%

### By Neighborhood: What’s missing? “Retail/Grocery”

- East Area Total: 31%
- East Colfax: 25%
- Colfax Corridor: 23%
- Montclair: 22%
- South Park Hill: 22%
- Hale: 19%

- **Food access is a major concern in the East Area, according to residents. Residents feel that they need more and better quality restaurant options (not just fast food) and more and higher quality grocery options.**
Parks & Open Space

30%
Of health-related survey comments and map pins were about parks

45%
Households are not within a 10-minute walk of a park

Recreation Centers
were identified as a priority during outreach events

Park access can be constrained by lack of parks or by missing sidewalks surrounding parks
Parks & Open Space: Survey Results

Among survey respondents who indicated an interest in each neighborhood:

By neighborhood: What do you like most? “Parks and open space”

- East Area Total: 18%
- Montclair: 17%
- Colfax Corridor: 15%
- Hale: 15%
- South Park Hill: 14%
- East Colfax: 11%

East Area: Most common “what’s missing” responses

- Restaurants: 287
- Retail/Grocery: 264
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“I love the old neighborhoods full of nicely cared-for and renovated homes, the walkability, abundance of parks, mature trees, relative diversity... I could go on.”

– South Park Hill

“I like the mix of parks, residential, and commercial.”

– Hale

Source: East Area Kick-Off Survey

- East Area residents love their parks and open spaces, and would like to see even more of them.
- 18% of East Area respondents mentioned parks and open spaces as among what they “like most” about the East Area.
Focus Topics

• Are these the right focus topics?
• Any other questions or comments?