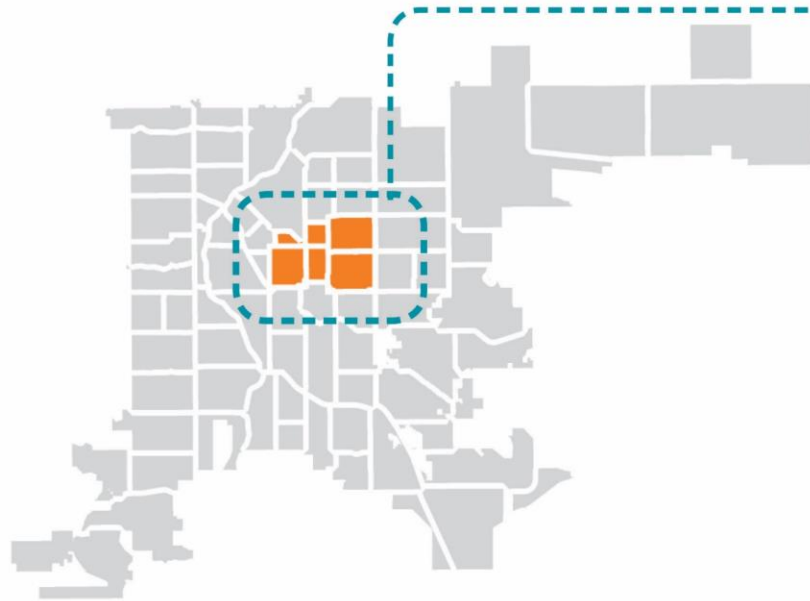


East Central Area Plan

LUTI Committee

September 15, 2020



EAST
N CAPITOL HILL
CITY PARK WEST
CITY PARK
CAPITOL HILL
CHEESMAN PARK
CONGRESS PARK
CENTRAL

Presentation

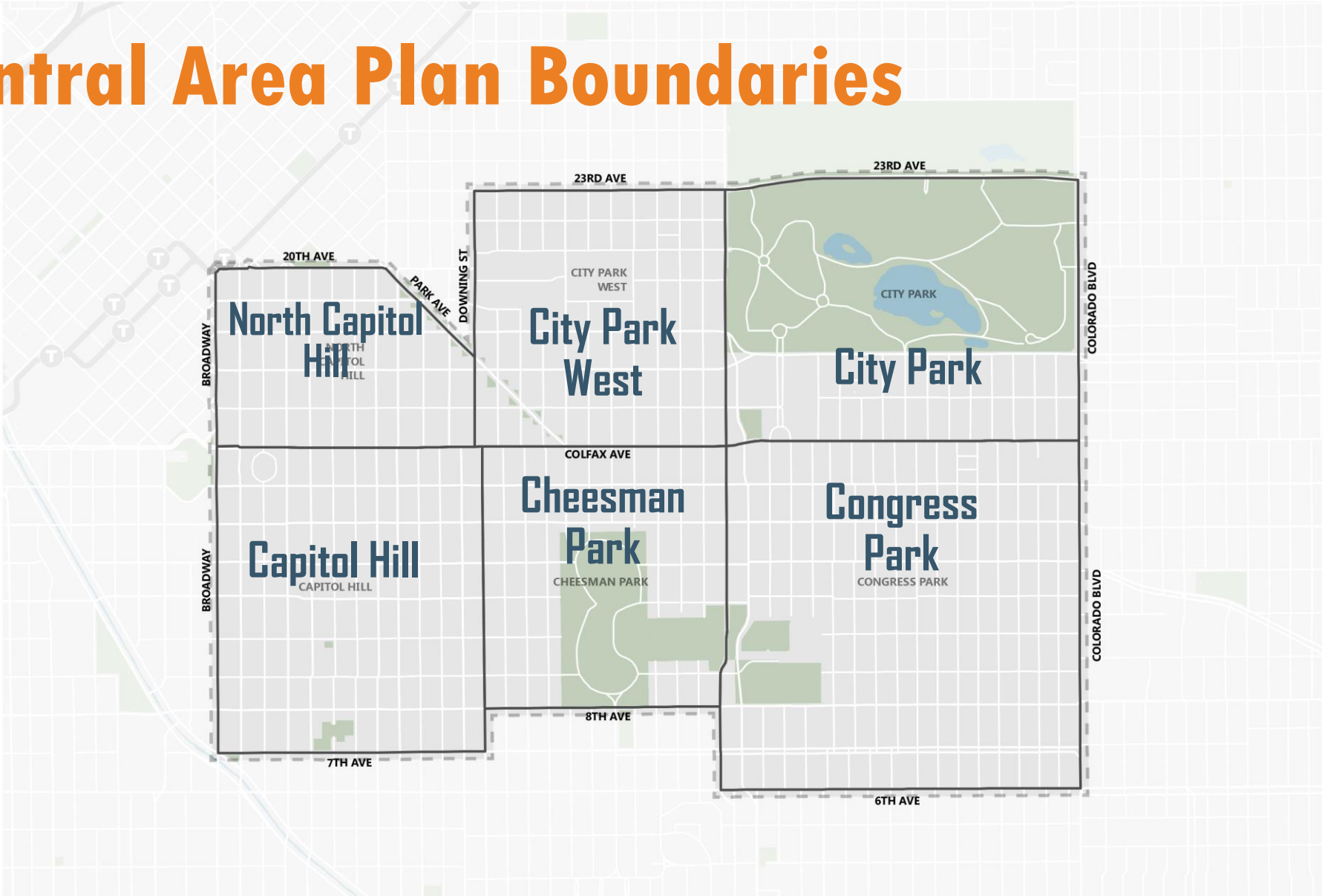
- Overview of plan structure and content
- Planning Board review
 - Public process
 - Plan consistency
 - Long-term view




Plan Overview

Structure & Content

East Central Area Plan Boundaries



 Plan area boundary



Map date: 6/22/2017
Denver Community Planning and Development
Data source: City and County of Denver



Vision Elements



Plan Structure

- Introduction
- Area-wide Recommendations
 - Land Use & Built Form
 - Economy & Housing
 - Mobility
 - Quality of Life Infrastructure
- Neighborhoods of East Central
- Colfax Corridor
- Implementation

Equity Concepts

- Access to Opportunity
- Vulnerability to Displacement
- Jobs and Housing Diversity



Improving Access to Opportunity

creating more equitable access to quality-of-life amenities, health and quality education.

Reducing Vulnerability to Displacement

stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.

Expanding Housing and Jobs Diversity

providing a better and more inclusive range of housing and employment options in all neighborhoods.

Priority Recommendations

1. Strengthen the local economy by providing training for jobs in local industries, improving access to employment, and supporting locally-owned, independent businesses. Priority recommendations include:
 - A. Partnering with East Central hospitals to provide job training to residents and affordable housing for healthcare employees (See Policies E1 & E10)
 - B. Preserving the independent culture of Colfax by proactively helping small, independent businesses survive and thrive during and after Colfax Bus Rapid Transit (BRT) construction by providing financial and technical assistance (see Policies C-E3 and C-E4).



Priority Recommendations

2. Make housing more affordable and make more options available to a wide range of families and individuals. Priority recommendations include:
 - A. Providing a more diverse range of housing options in neighborhoods (See Policies L5, & E11)
 - B. Using every tool in the tool box, including zoning, to address the housing shortage by adding new affordable housing close to convenient public transit. (see Policies L3, E10 & E11)



Priority Recommendations

3. Improve services for residents experiencing homelessness and take steps to prevent more people from losing their homes.

Priority recommendations include:

- A. Reducing involuntary displacement by preserving existing affordable housing (see Policy E9)
- B. Enhancing social services to residents experiencing homelessness (see Policies E12, E13, & E14)



Priority Recommendations

4. Make streets safer and more comfortable for everybody by improving walking, bicycling and public transit infrastructure. Priority recommendations include:
 - A. Building high-quality sidewalks and safe crossings on Colfax (see Policy M1-A)
 - B. Making 13th (see Policy M1-L), 14th (see Policy M1-M), 16th (see Policy M1-N), and 17th (see Policy M1-O) avenues much safer to cross and travel along.



Priority Recommendations



5. Expand historic preservation by making it easier to reuse existing buildings, creating more historic districts, and ensuring new buildings fit in with surrounding neighborhoods. Priority recommendations include:
 - A. Creating an adaptive reuse ordinance that addresses barriers across multiple codes. (see Policies L4 & C-11).
 - B. Incentivizing preservation of historically significant and character-providing buildings (see Policies L5, L6, & L9).
 - C. Adopting new standards for quality design and compatibility with adjacent homes (see Policies L6, L7, & L8).

Priority Recommendations

6. Reduce carbon pollution and create more climate-resilient neighborhoods by providing more opportunities for people to live and work near transit, adding shade trees, and taking a green approach to stormwater management. Priority recommendations include:
- A. Directing growth near high quality transit (see Policies L3, E2, E10).
 - B. Protecting mature trees (see Policy Q6) and focusing tree planting efforts in strategic areas (see Policy Q5).



Implementation

- Regulatory
- Public Infrastructure
- Partnerships / Programs

62

**LAND USE & BUILT FORM
RECOMMENDATIONS**

90

**ECONOMY & HOUSING
RECOMMENDATIONS**

75

**MOBILITY
RECOMMENDATIONS**

44

**QUALITY-OF-LIFE
INFRASTRUCTURE
RECOMMENDATIONS**

Planning Board Review

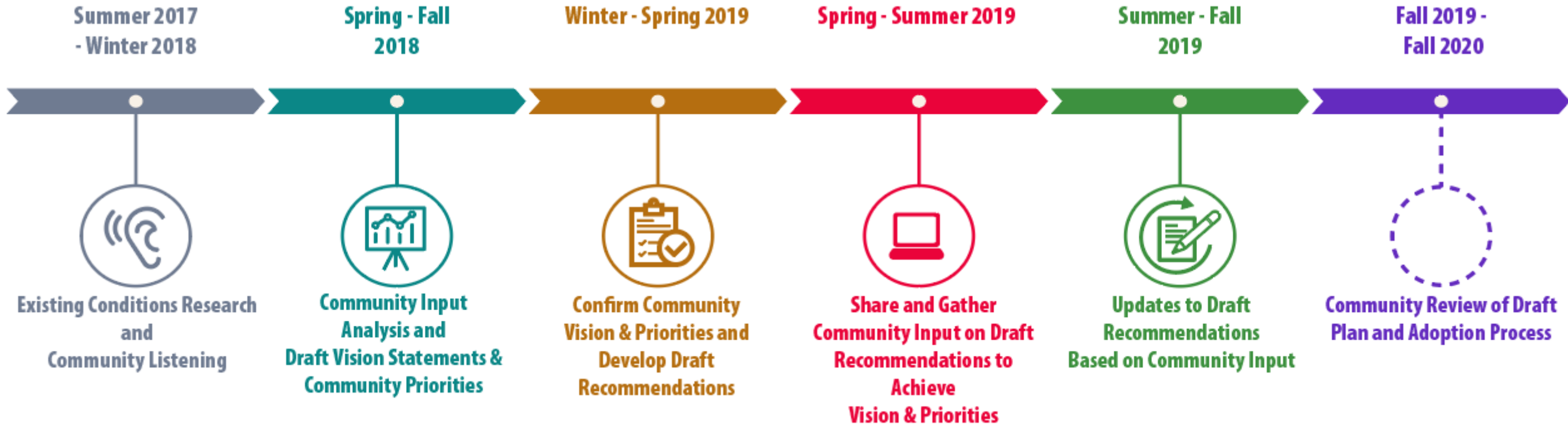
East Central Planning Board Review Draft

When evaluating plans to be adopted as supplements to *Comprehensive Plan 2040*, the Denver Planning Board and City Council shall consider the following criteria:

1. An inclusive community process was used to develop the plan.
2. The plan is consistent with the vision, goals and strategies of *Comprehensive Plan 2040*.
3. The plan demonstrates a long-term view.

1. Inclusive Community Process

East Central Area Plan Process



- Over 3,500 participants
- Over 10,000 comments

Community Engagement

- 6 community-wide workshops
- 14 focus group meetings
- 11 online surveys and activities
- 30 steering committee meetings
- 24 RNO and other community group meetings
- 6 office-hours sessions
- 11 field surveys

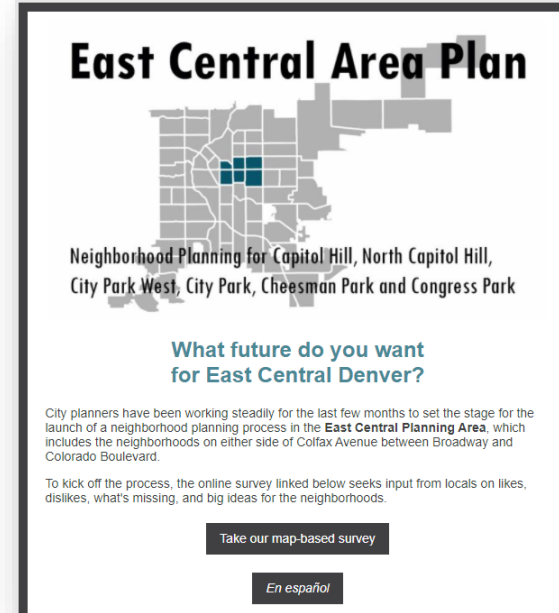


TOP 6 MOST FREQUENT RESPONSES (NO. OF MENTIONS)



Community Outreach

- 23 CPD newsletters
- 3 Denver Planning Board meetings
- 81 locations and pop-up events provided with flyers and other printed materials
- At least 8 stories by local media including the Denver Post, Denver's 7, 9News and Fox31.



East Central Area Plan

Neighborhood Planning for Capitol Hill, North Capitol Hill, City Park West, City Park, Cheesman Park and Congress Park

What future do you want for East Central Denver?

City planners have been working steadily for the last few months to set the stage for the launch of a neighborhood planning process in the **East Central Planning Area**, which includes the neighborhoods on either side of Colfax Avenue between Broadway and Colorado Boulevard.

To kick off the process, the online survey linked below seeks input from locals on likes, dislikes, what's missing, and big ideas for the neighborhoods.

[Take our map-based survey](#)

[En español](#)



Community Outreach

- Spanish language interpretation, food and childcare were provided at every community workshop
- Bilingual flyers were distributed throughout the East Central area, including libraries, recreation centers, schools, apartment buildings and community-serving businesses to promote each workshop
- Electronic communication, web materials and online activities are compatible with smart phones, ADA accessible and available for auto-translation
- Print copies of materials and additional language services were made available upon request

¡REVISAS EL BORRADOR DEL
PLAN EN LA WEB!



LEA EL PRIMER BORRADOR DEL PLAN DE EL ÁREA EAST CENTRAL &
DIGANOS LO QUE PIENSAS SOBRE LAS ESTRATEGIAS ACTUALIZADAS

¿Te perdiste el taller de la comunidad o quieres más tiempo para revisar y comentar sobre el borrador del plan? Danos tu opinión por la web. El borrador del plan completo está disponible en el sitio web en: denvergov.org/eastcentralplan.

PARA MÁS INFORMACIÓN y para añadirse a la lista de correo electrónico, visitedenvergov.org/eastcentralplan



Targeted Outreach

- Residences at Franklin Park (a Senior Living community)
- Renaissance Uptown Lofts (supportive housing for residents experiencing homelessness)
- Christ in the City (people experiencing homelessness)
- Atlantis Community (an independent living center)
- DC-21 school
- East High School
- Seniors in September Educational and Resource Fair at Denver Botanic Gardens
- Apartment management companies
- Partnership with Councilman Hinds' Office on additional renter outreach



East Central Area Plan: Kick-Off Survey (Reopened*)

Denver Community Planning and Development is working with residents to create a new neighborhood plan for the East Central Area, which includes Capitol Hill, Cheesman Park, City Park, City Park West, Congress Park, and North Capitol Hill. As a first step, the planning team is interested in gaining a better understanding of each neighborhood's needs.

This survey includes 11 questions that cover:

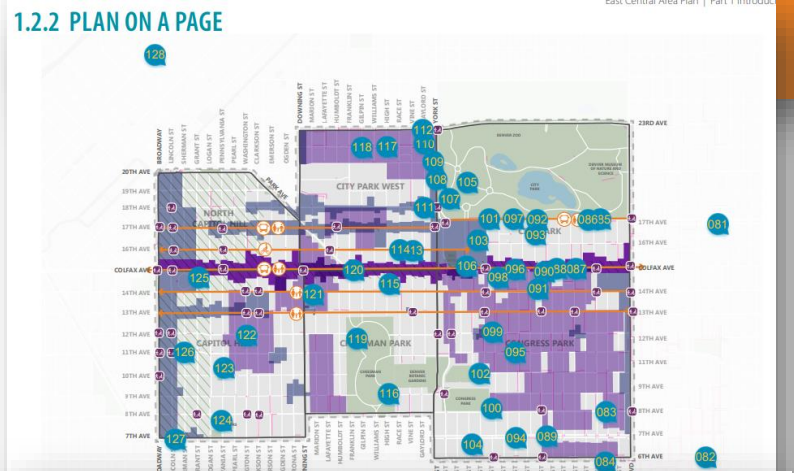
1. What you like about the area, and how it could be improved
2. How walkable, bikable, transit-friendly and safe the area is
3. Does the area offer good housing options?
4. How well the businesses in the area meet the neighborhood's needs
5. Which amenities are most important to you to have in your neighborhood

To learn more and get involved, visit the [East Central Area Plan website](#). Estimated survey time: 10 minutes.

*This survey has been reopened to allow for additional feedback. We look forward to reviewing your input!

Draft Plan Participation

- Over 3,000 comments on the draft plan
- About 300 commenters took part
- 1st draft open from November 9 to April 12
- 2nd draft open May 29 to July 1
- Most comments were small changes and clarification
- 107 substantive changes were made
- All comments and changes detailed on project website



East Central Area Plan public review draft summary of changes

Chapter	Page	Change
1 - Intro	9	Added summary text to executive summary
1 - Intro	9	Added hospital partnerships as a priority
1 - Intro	9	Added housing options in neighborhood priorities
1 - Intro	9	Added directing growth near high quality transit to priorities
2.1 - Land Use	25	Changed context for area between 13th, 14th, Harrison, & Garfield to General Urban to match existing zoning and development
2.1 - Land Use	27	Modified spread for clarity
2.1 - Land Use	31	Updated L1.B to include additional compatibility to adjacent residential areas
2.1 - Land Use	34	In Strategy L3 added coordination with residential transitions in Policy L8
2.1 - Land Use	34	In Strategy L3 added outreach to underrepresented communities.
2.1 - Land Use	39	In Strategy L5 clarified definition of missing middle housing
2.1 - Land Use	39	In Strategy L5 identified additional East Central issues to address
2.1 - Land Use	39	In Strategy L5 clarified how policy applies to single unit parcels
2.1 - Land Use	39	In Strategy L5 added support to rezone neighborhoods to allow ADUs prior to citywide implementation.
2.1 - Land Use	41	Added sidebar illustrating examples of missing middle housing.
2.1 - Land Use	42	Added sub-strategy L6.A.1 - Facilitate adaptive reuse of historic structures by allowing a broader range of uses, including commercial
2.1 - Land Use	42	Added sub-strategy L6.A.2 - Facilitate the preservation of large single-unit structures by ensuring regulations do not prevent
2.1 - Land Use	42	Added sidebar illustrating examples of good transitions
2.2 - Economy & Housing	57	Added reference to maintaining character in sign recommendation E4.B
2.2 - Economy & Housing	57	Clarified small business technical assistance is to be made available to English as a second language businesses in recommendation E4.E
2.2 - Economy & Housing	57	Clarified fee waivers or deferrals should be available to new and existing small businesses in recommendation E4.E
2.2 - Economy & Housing	63	Added home rehabilitation assistance to Strategy E8.A
2.2 - Economy & Housing	63	Added Strategy E8.E regarding access to programs to help residents stay in their homes
2.2 - Economy & Housing	63	Added Strategies E9.A.3 and E9.A.4 regarding working with non-profit partners and exploring a no net loss policy
2.2 - Economy & Housing	63	Added Strategy E9.D regarding connecting landlords with tenant assistance and rehabilitation programs
2.2 - Economy & Housing	63	Added homes to Strategy E9.B.1

Planning Board Summary

- Planning Board approved the East Central Area Plan 7-0 at the September 2, 2020 meeting with 2 conditions
- 7 members of the public spoke in support of the plan, and 3 spoke in opposition

1. Inclusive Community Process

Finding: The East Central Area Plan was developed through an inclusive public process.

2. Plan Consistency

Consistency with Comprehensive Plan 2040



- Equitable, Affordable, & Inclusive
 - 9 Goals, 19 Strategies



- Strong & Authentic Neighborhoods
 - 8 Goals, 21 Strategies



- Connected, Safe, & Accessible
 - 8 Goals, 17 Strategies



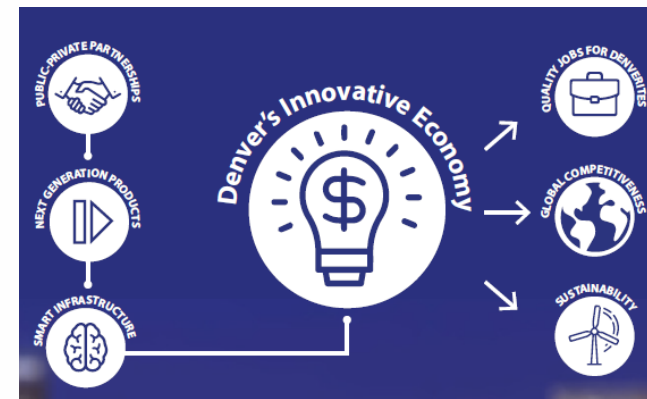
- Economically Diverse & Vibrant
 - 4 Goals, 8 Strategies



- Environmentally Resilient
 - 5 Goals, 11 Strategies



- Healthy & Active
 - 5 Goals, 11 Strategies



Consistency with Blueprint Denver



- Land Use & Built Form (General)
 - 5 Policies, 10 Strategies
 - Housing
 - 4 Policies, 6 Strategies
 - Economic
 - 5 Policies, 7 Strategies
 - Design Quality & Preservation
 - 5 Policies, 17 Strategies
- Mobility
 - 5 Policies, 15 Strategies
 - Quality of Life Infrastructure
 - 7 Policies, 19 Strategies



"A well connected, diverse, friendly, pedestrian-scaled community"

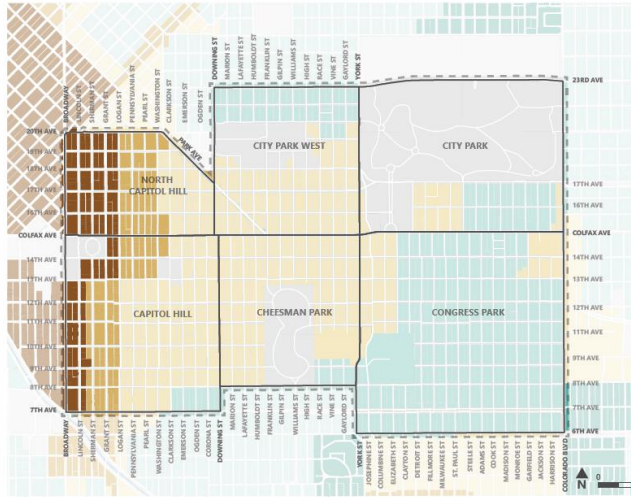
"Very healthy...fun, active prosperous, engaged, and easily mobile"



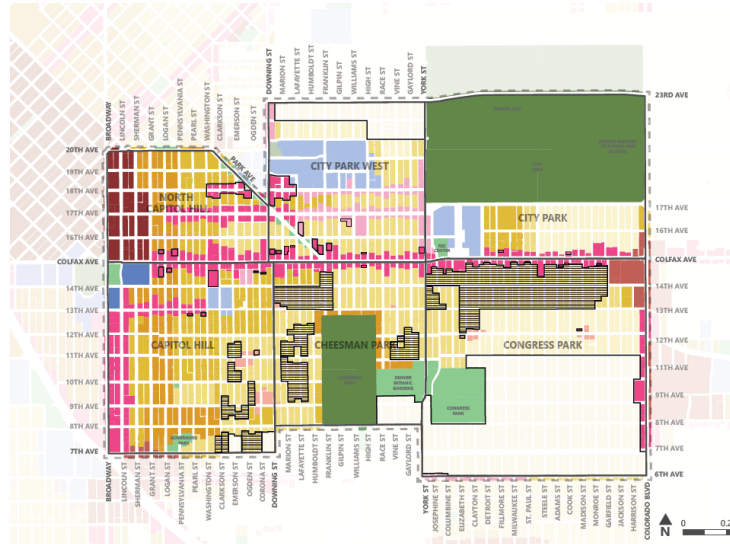
"a robust transportation system"

Consistency with Blueprint Denver

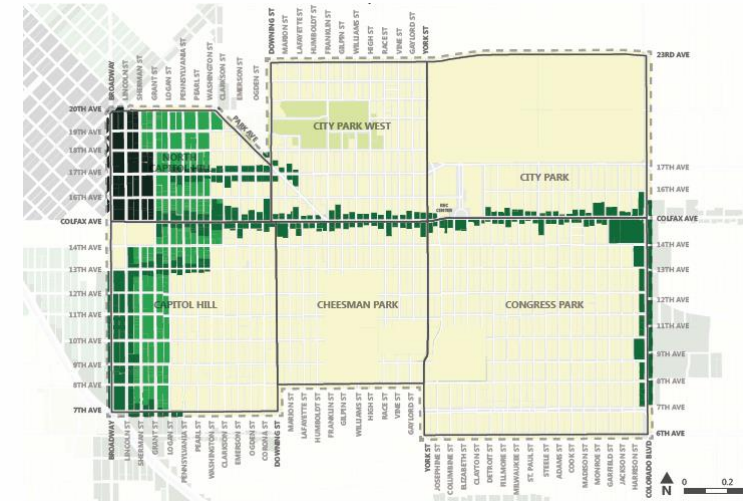
Neighborhood Contexts



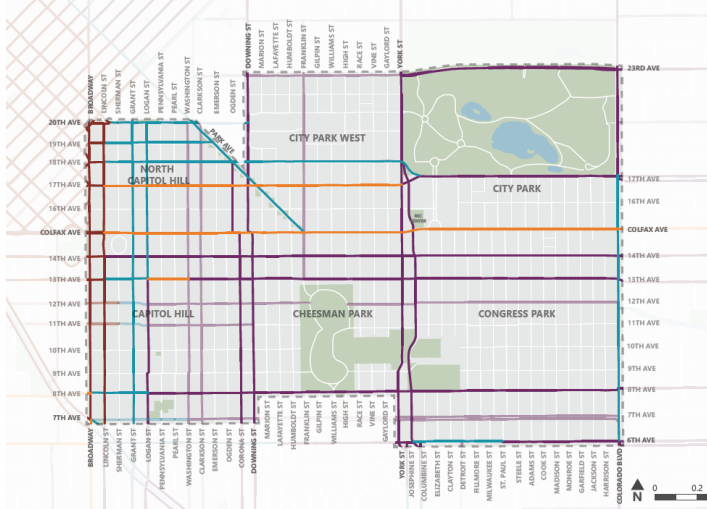
Future Places



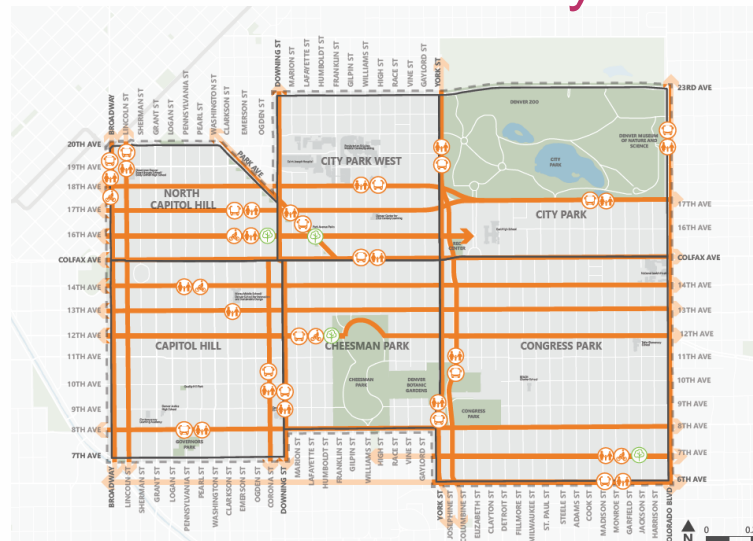
Growth Strategy



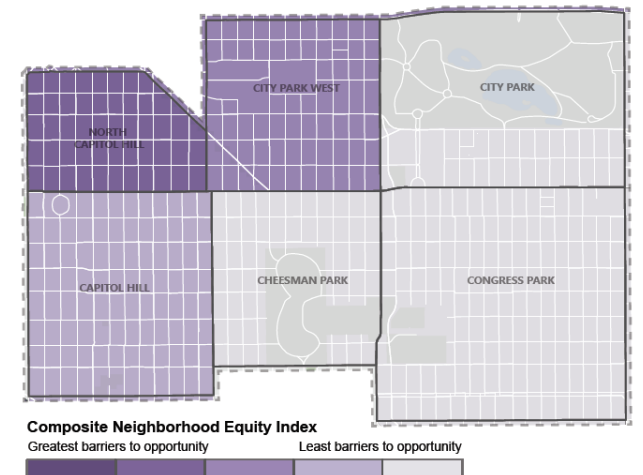
Future Street Types



Modal Priority



Equitable Planning



2. Plan Consistency

Finding: The East Central Area Plan is consistent with Comprehensive Plan 2040 and Blueprint Denver.

3. Long-Term View

3. Long-Term View

The East Central Area Plan:

- Has a 2040 planning horizon
- Establishes a vision for maintaining the look and feel of established residential neighborhoods
- Directs a majority of growth to centers and corridors in areas that are served by transit
- The vision will take many years to achieve

Finding: The East Central Area Plan has an appropriate long-term perspective.

Staff Recommendation

Approval with the condition that the document be edited for clarity and correctness.

Next Steps

- September 2 - Planning Board Public Hearing
- September 15 - LUTI Committee
- September 28 - City Council 1st Reading
- October 5 - City Council Public Hearing

Reference Maps

PRIORITY RECOMMENDATIONS MAP



LEGEND

- Plan Area Boundary
- Neighborhood Boundary
- Parks and Open Space

- Transformativ Street
- Transit Priority
- Pedestrian Priority
- Bicycle Priority

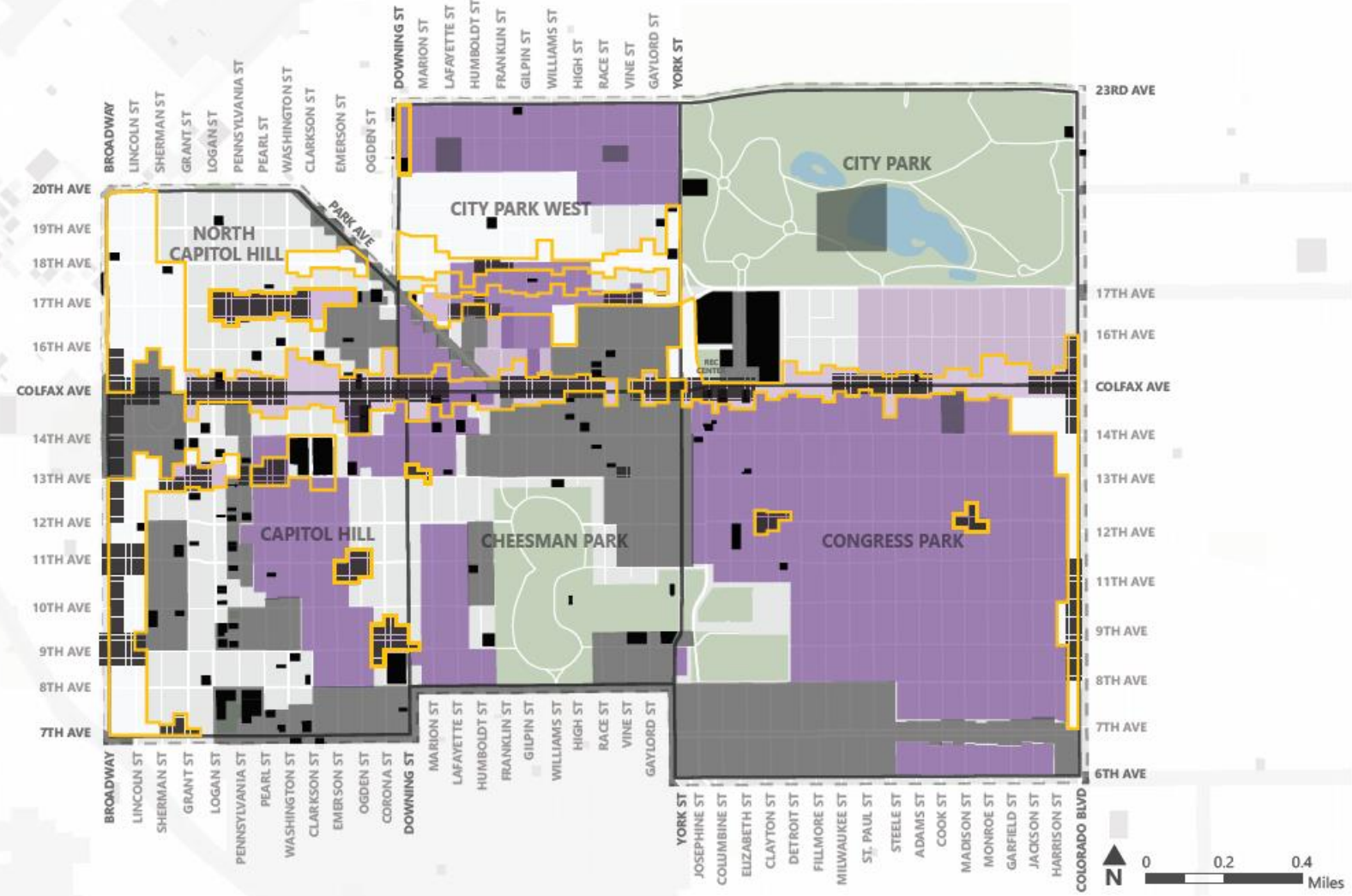
- Intersection Safety Improvement
- Priority Sidewalk Segments
- Tree Canopy Focus Areas
- Enhanced Mixed-Use Design Quality

- Areas of Historic Significance
- Enhanced Residential Design Quality

- Colfax: Small Business Preservation, Design Quality, Affordable Housing, and Historic Preservation



LAND USE AND BUILT FORM OPPORTUNITY AREAS

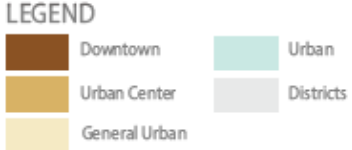
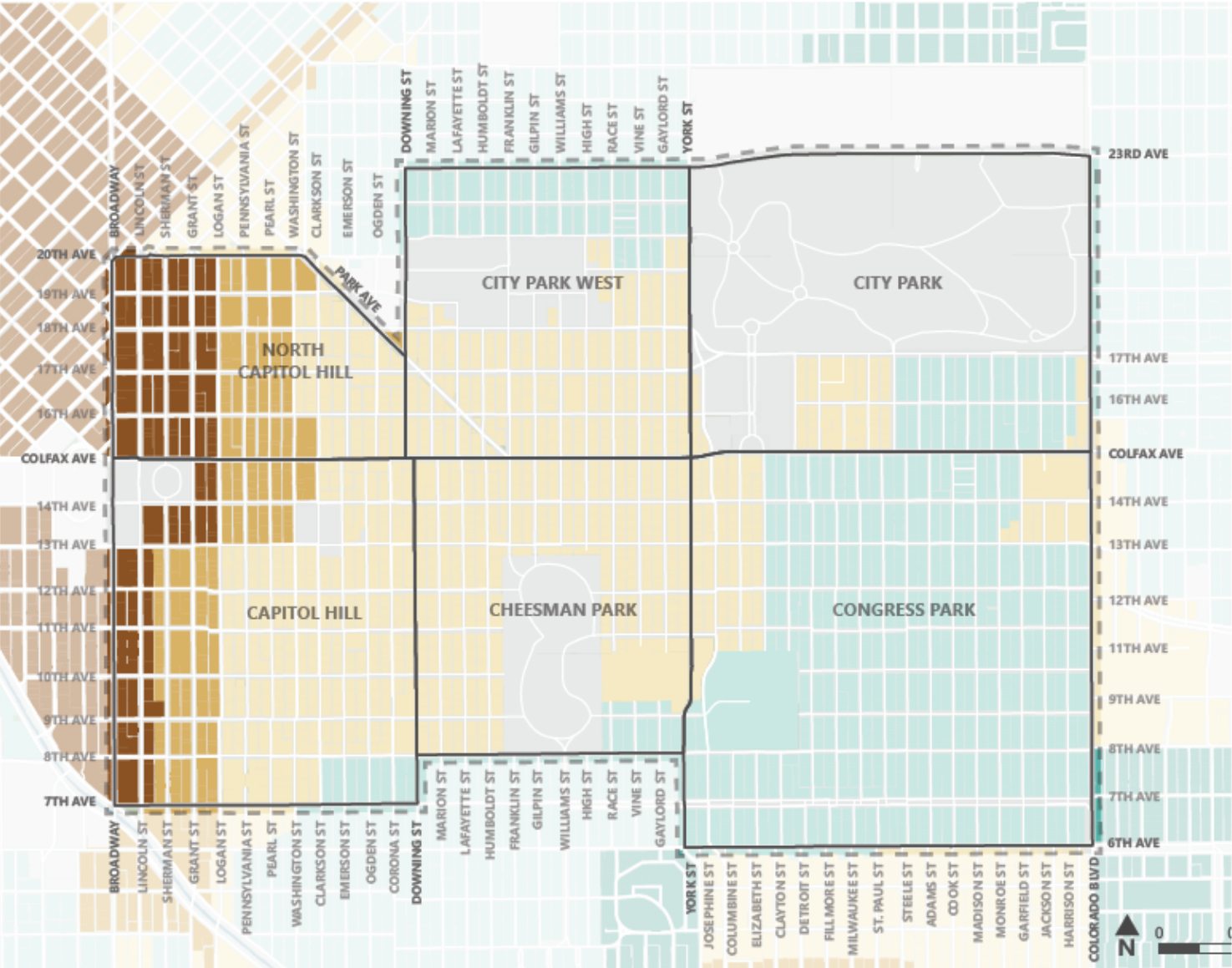


LEGEND

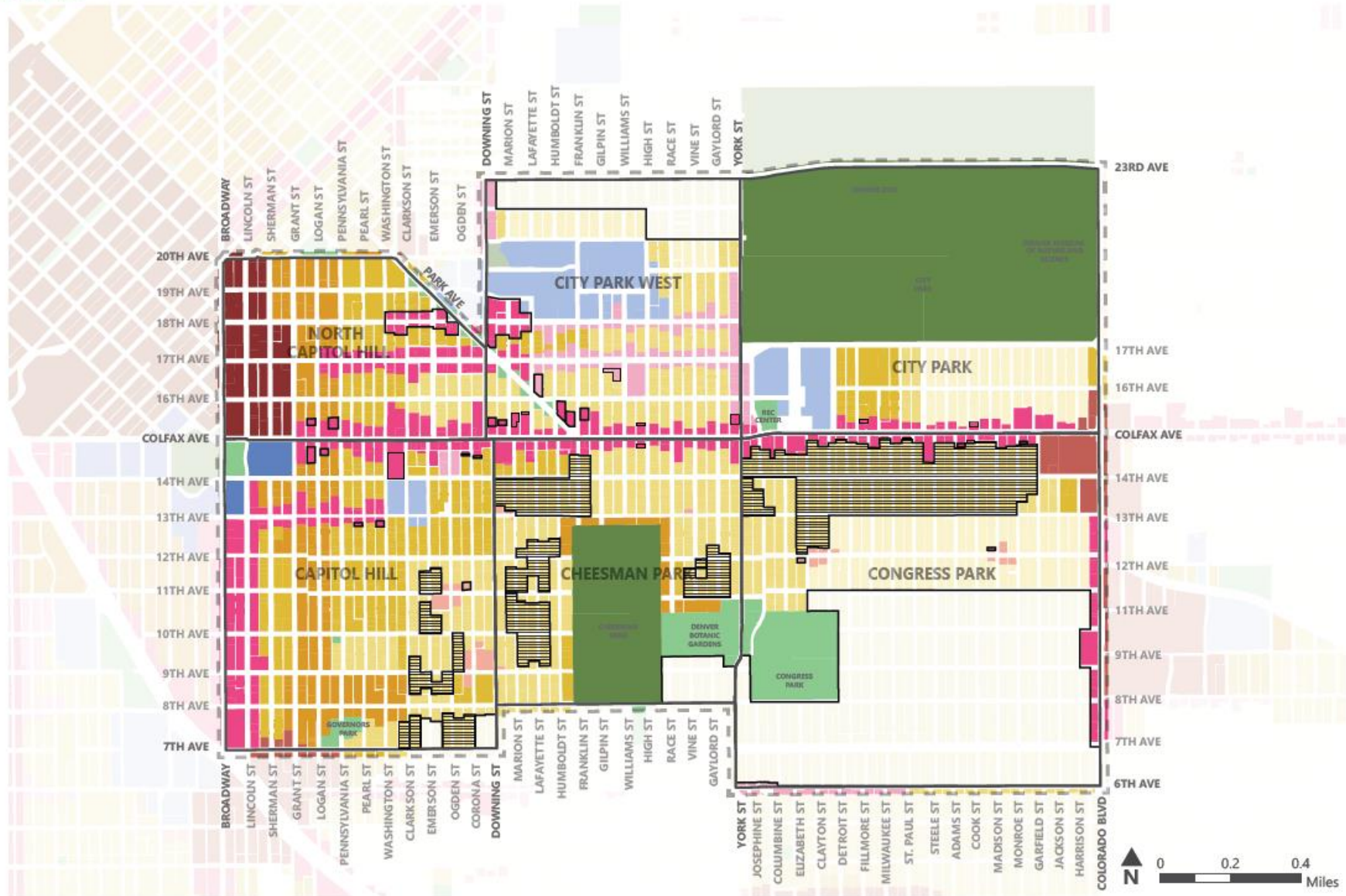
- Enhanced Residential Design Quality Area **01**
- Areas of Historic Preservation **02**
- Existing Historic Landmark/District **03**
- Area of Historic Interest / Commercial Character Preservation **04**
- Active Ground Floor Use Area **05**
- Enhanced Mixed-Use Design Quality Area **06**



NEIGHBORHOOD CONTEXTS



PLACES

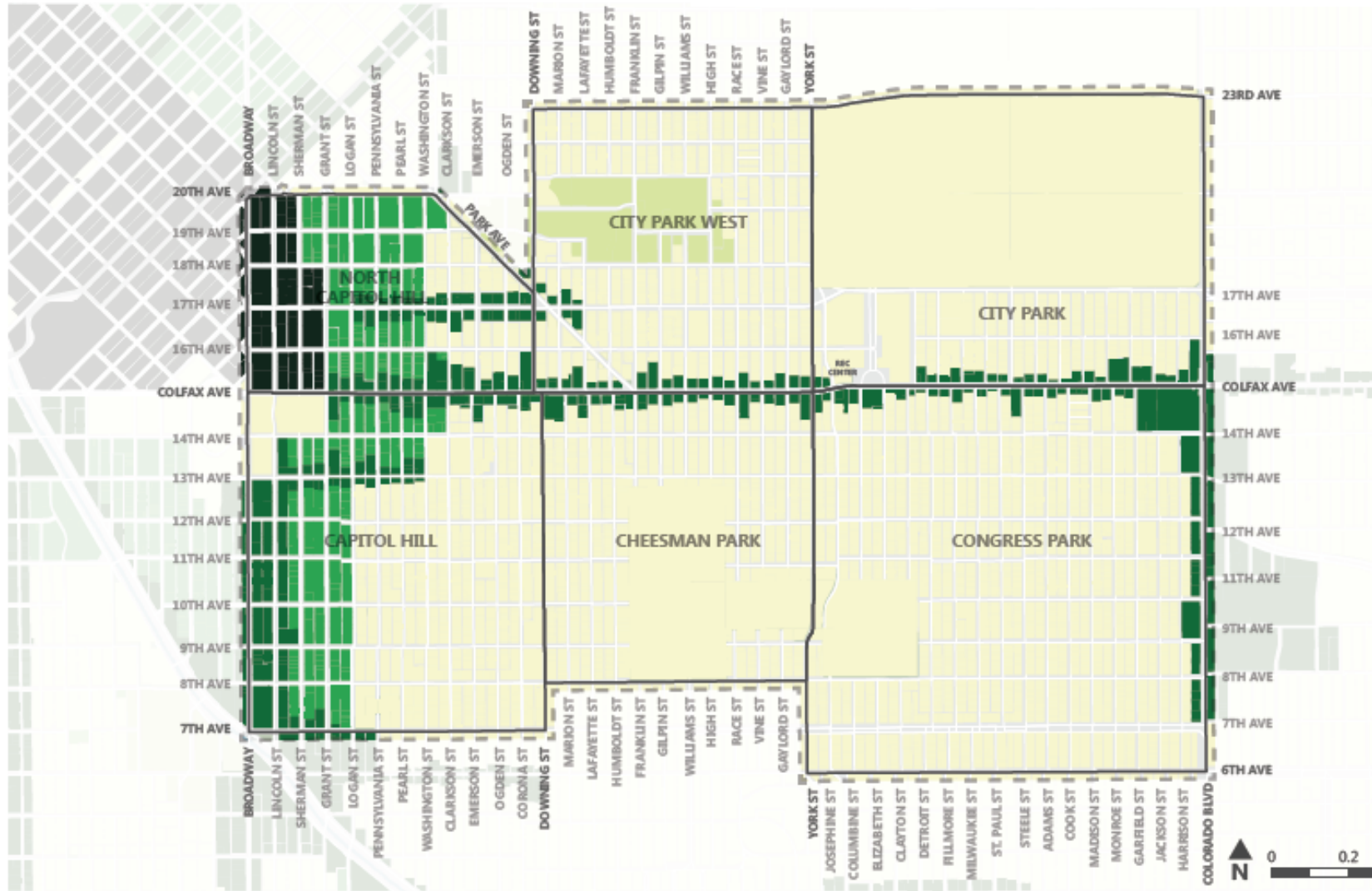


LEGEND

- | | | | | |
|------------------|-------------------------|------------------------------------|----------------------|--------------------------------|
| Regional Center | Community Corridor | Low-Medium Residential | Civic | Refinements from Blueprint Map |
| Community Center | Local Corridor | Low-Medium Residential - Row House | Campus | |
| Local Center | High Residential | Low Residential | Regional Park | |
| | High-Medium Residential | Low Residential - Single Unit | Parks and Open Space | |



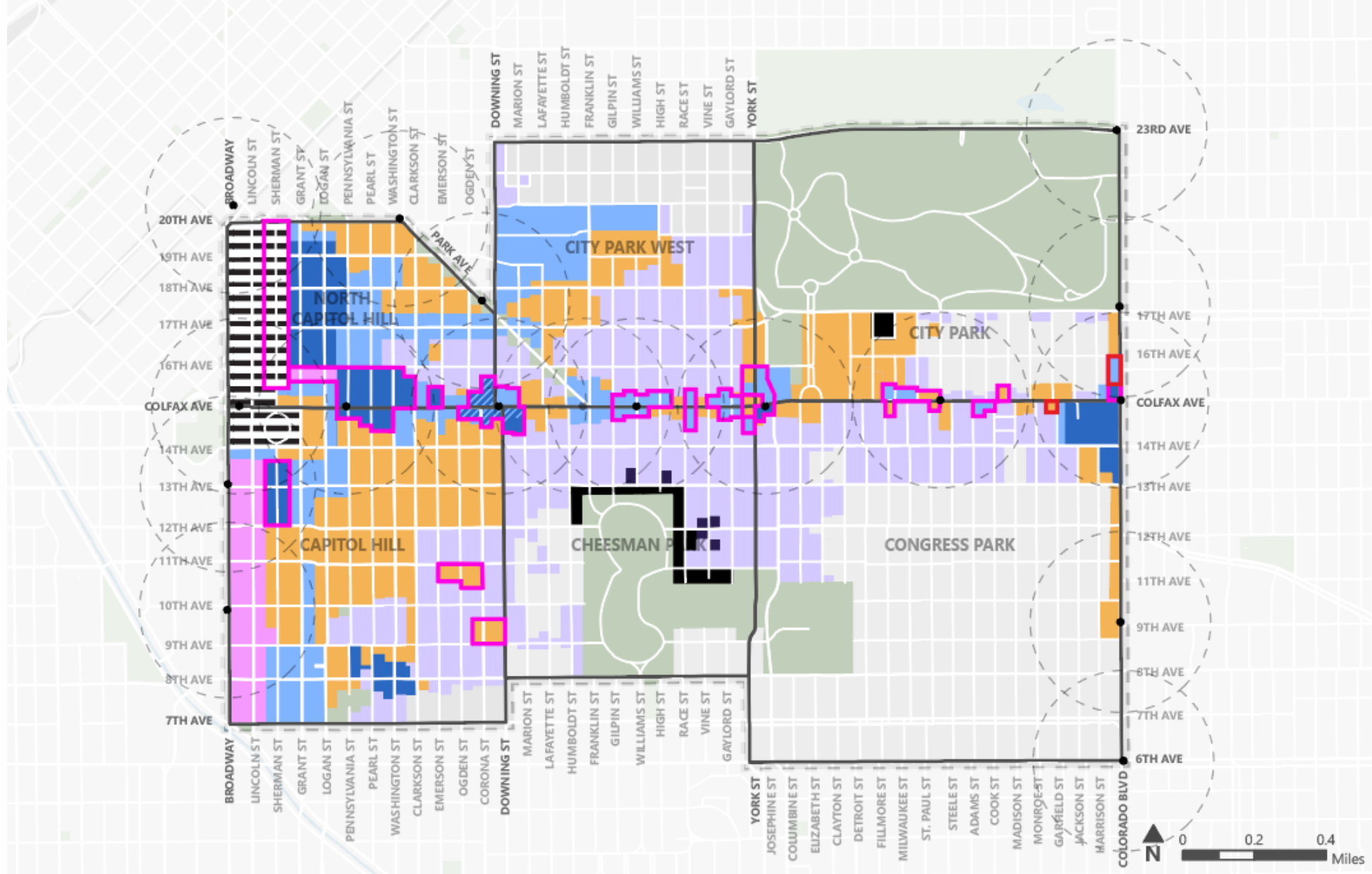
GROWTH STRATEGY



LEGEND

- Regional Center
- Community Centers and Corridors
- Districts
- High and High-Medium Residential in Downtown and Urban Center Contexts
- All Other Areas





FUTURE HEIGHTS MAP

- | | | | |
|-------------------|------------------|------------------|--|
| Up to 2.5 Stories | Up to 8 Stories | Up to 16 Stories | Incentive Receiving Areas
(Height shown only available if community benefit provided) |
| Up to 3 Stories | Up to 10 Stories | Up to 20 Stories | Open Space |
| Up to 5 Stories | Up to 12 Stories | Downtown Zoning | |

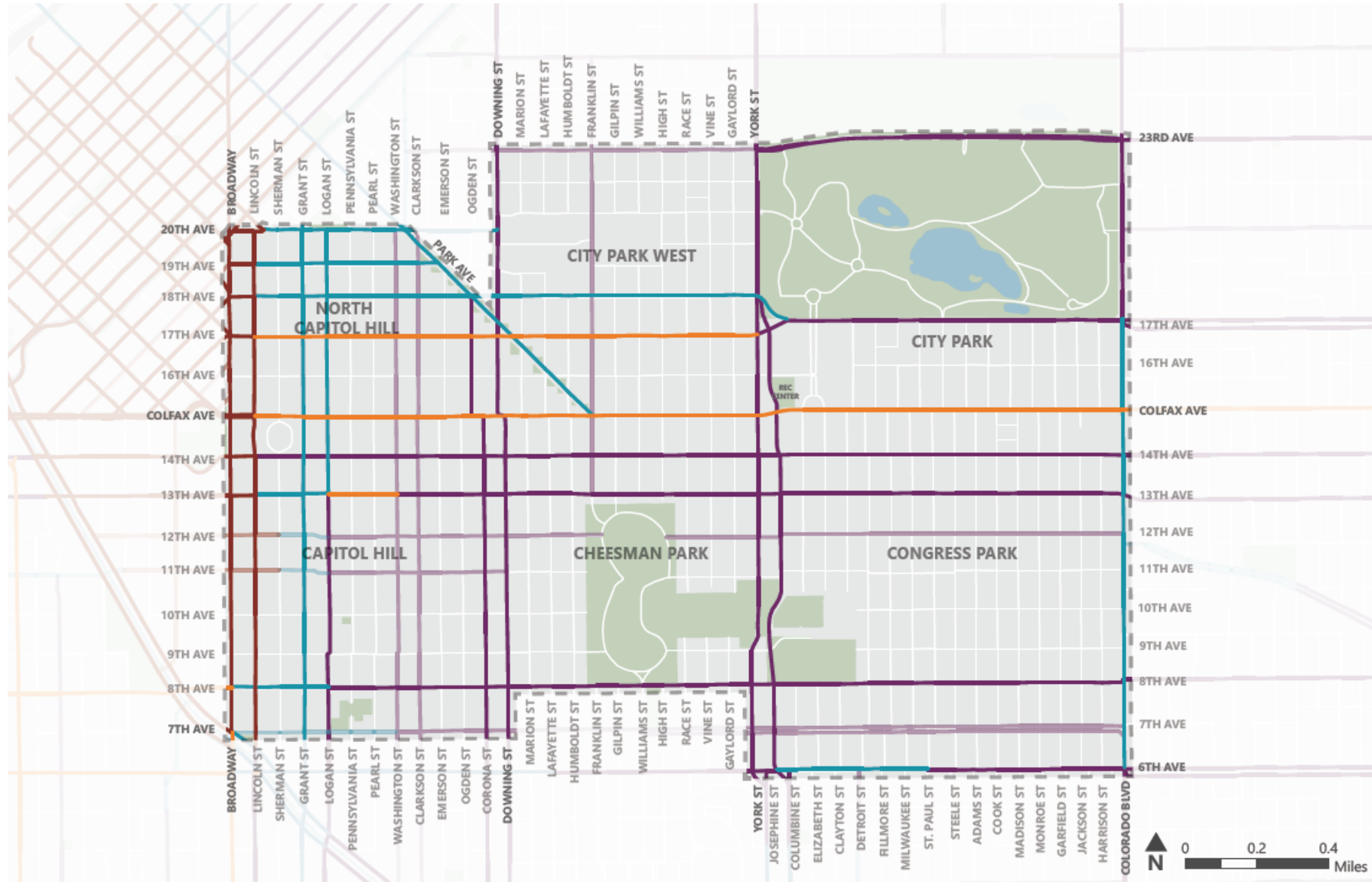


5 Minute Walk to Existing or Future High Capacity Transit Station

NOTE: many heights in North Capitol Hill, City Park West and Capitol Hill are limited due to various view plane ordinances.



STREET TYPES

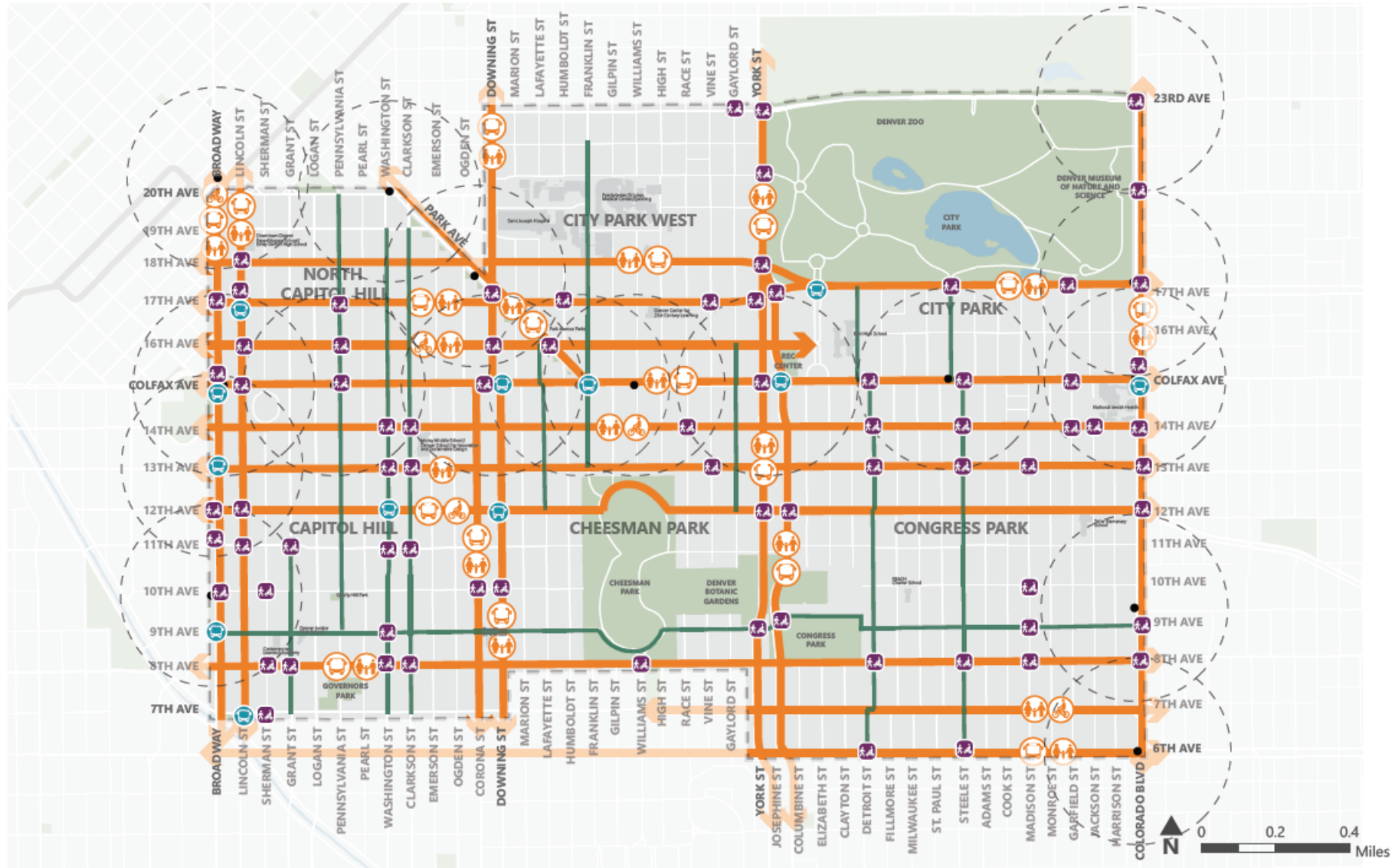


Legend

- Plan Area Boundary
- Parks and Open Space
- Downtown Arterial
- Downtown Collector
- Mixed Use Arterial
- Mixed Use Collector
- Main Street Arterial
- Main Street Collector
- Residential Arterial
- Residential Collector



MOBILITY OPPORTUNITIES



Legend

- Plan Area Boundary
- Neighborhood Boundary
- Parks and Open Space

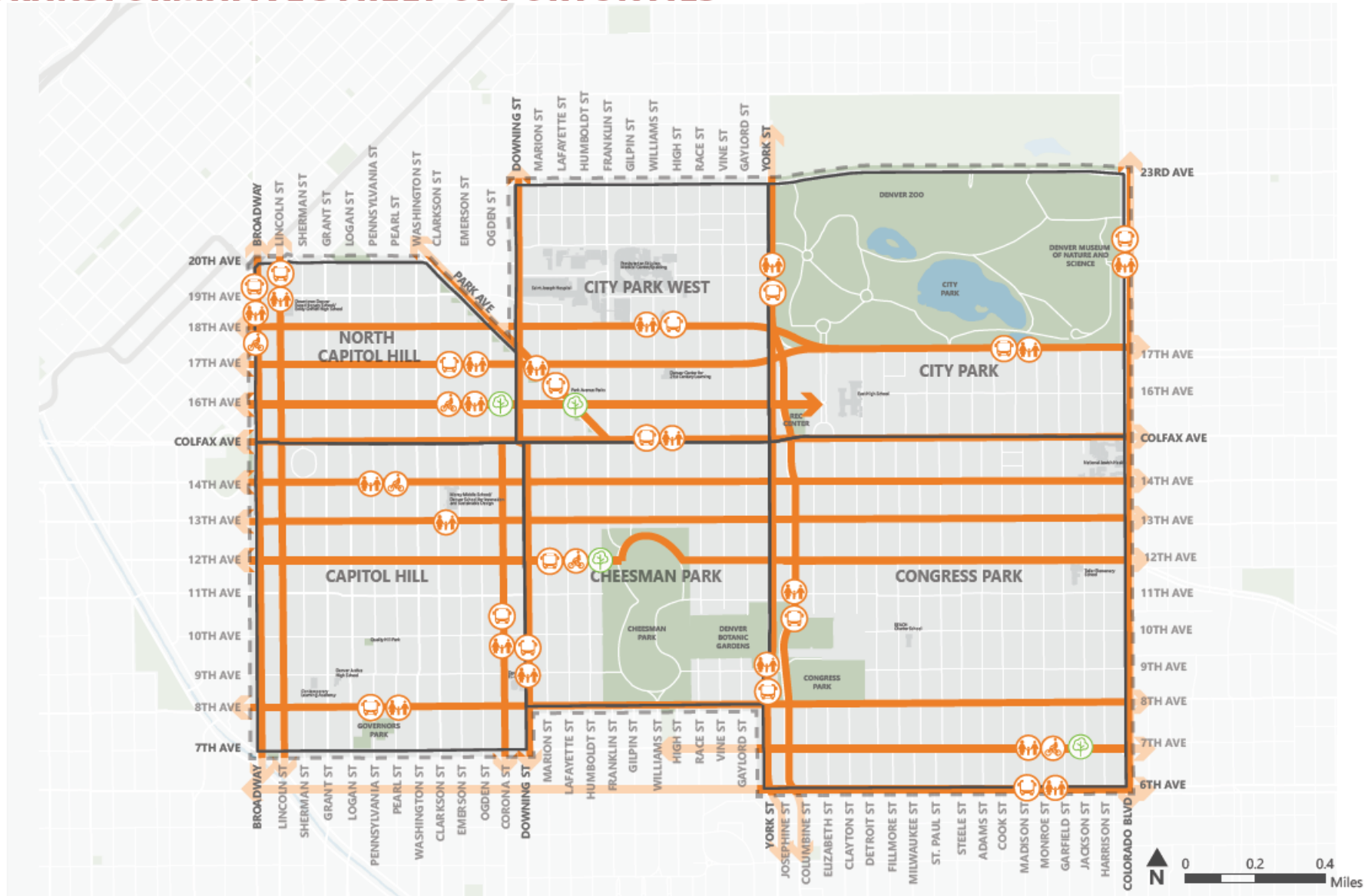
- Transformative Street
- Transit Priority
- Pedestrian Priority
- Bicycle Priority

- High Comfort Bikeways*
- Mobility Hub
- Intersection Safety Improvement

- 5 Minute Walk to Existing or Future High Capacity Transit Station

*See 2.3.4 High Comfort Bikeways for more detailed recommendations, including Neighborhood Bikev
 **See Neighborhood Chapters for more detailed traffic calming recommendations.

TRANSFORMATIVE STREET OPPORTUNITIES



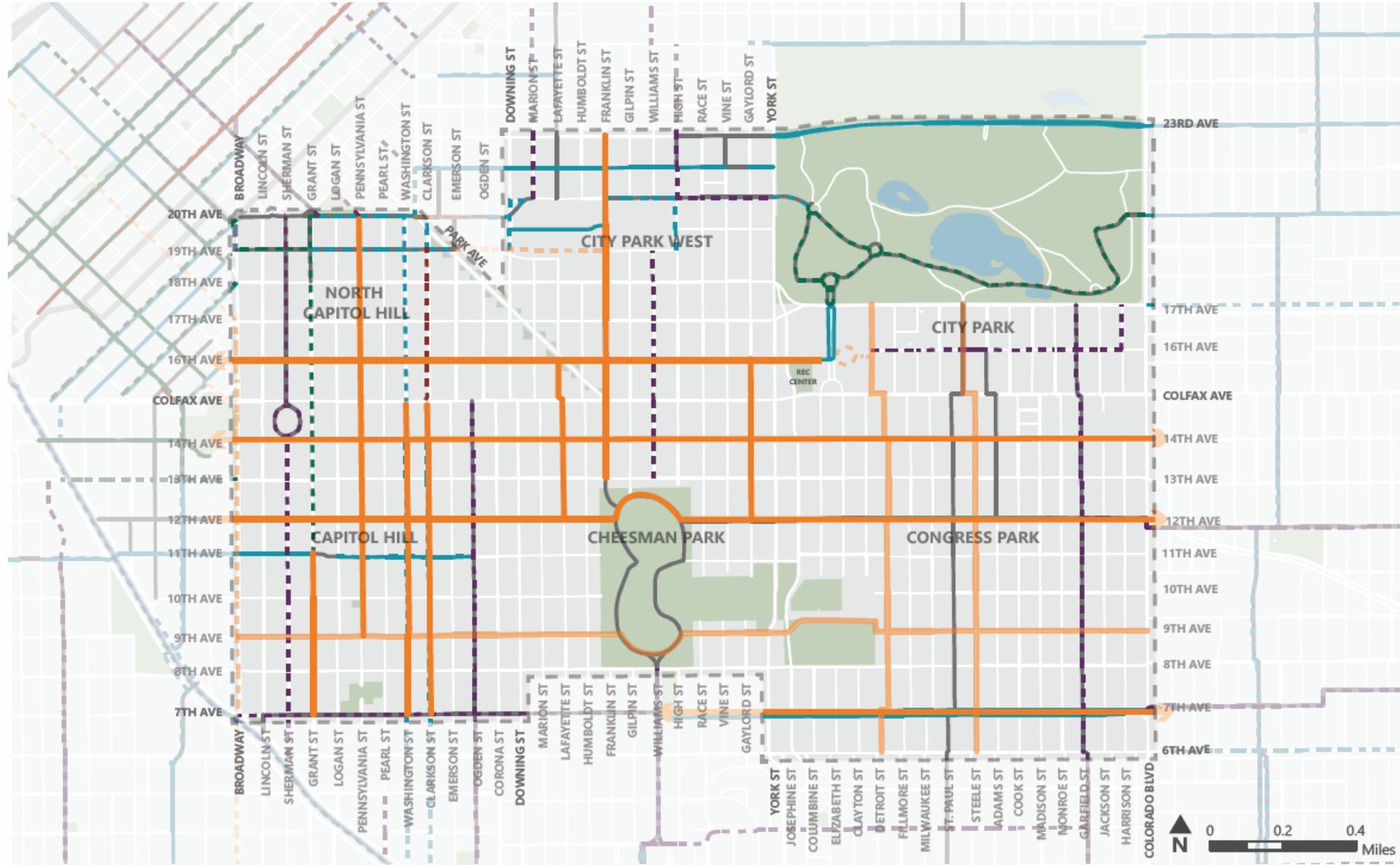
Legend

- Plan Area Boundary
- Neighborhood Boundary
- Parks and Open Space

- Transformative Street
- Transit Priority
- Pedestrian Priority
- Bicycle Priority

Proposed Green Street or Contemporary Parkway. See Quality of Life recommendations.

BIKE NETWORK: EXISTING, PLANNED, AND OPPORTUNITIES

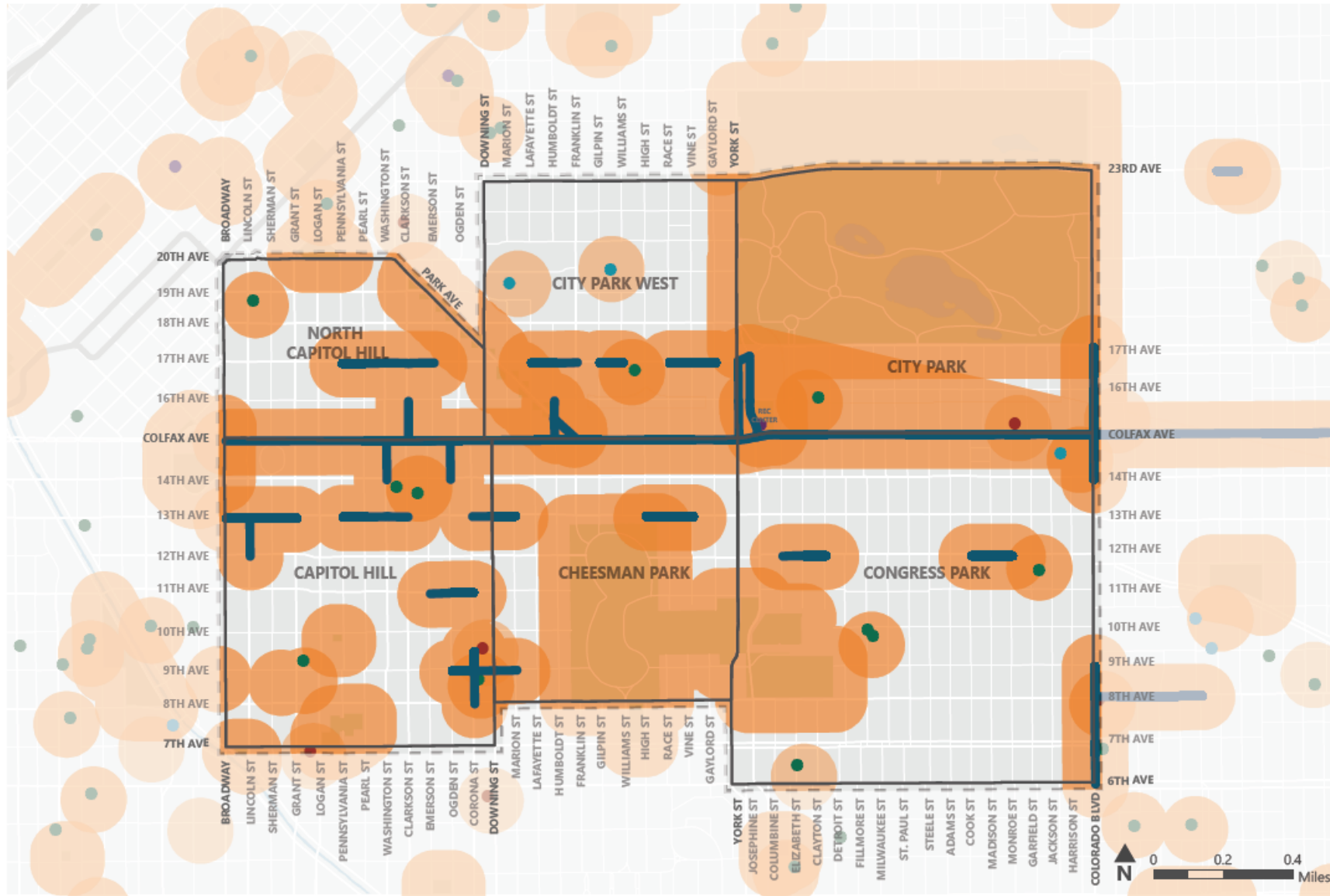


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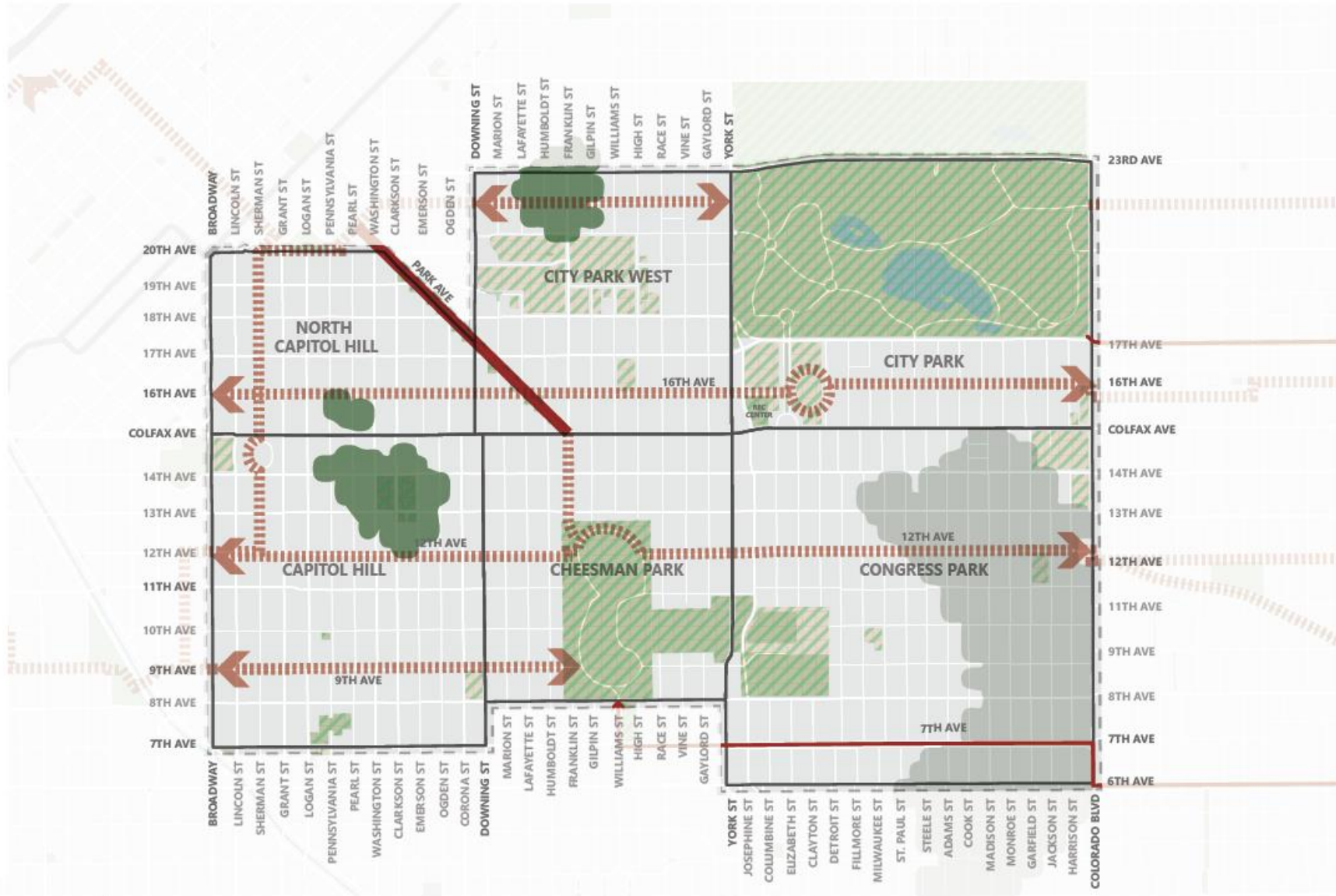
- | | | | |
|----------------------|------------------------------|----------------------|---|
| Parks and Open Space | Existing / Planned Bike Lane | Neighborhood Bikeway | Recommended High Comfort Bikeway (Neighborhood Bikeway, Buffered or Protected Bikeway, Trail) |
| Plan Area Boundary | Buffered Bike Lane | Trail | Recommended Neighborhood Bikeway (type of high comfort bikeway) |
| Protected Bike Lane | Shared Roadway | Study | |

*Future study and outreach will determine and confirm bikeway type

NEIGHBORHOOD TRAFFIC CALMING OPPORTUNITIES



OPEN SPACE AND CONNECTIONS OPPORTUNITIES



LEGEND

Parkways

- Historic Parkways
- Enhanced Park Avenue

Enhanced Connections and Open Spaces

- Contemporary Parkways
- Enhanced or Shared Open Spaces

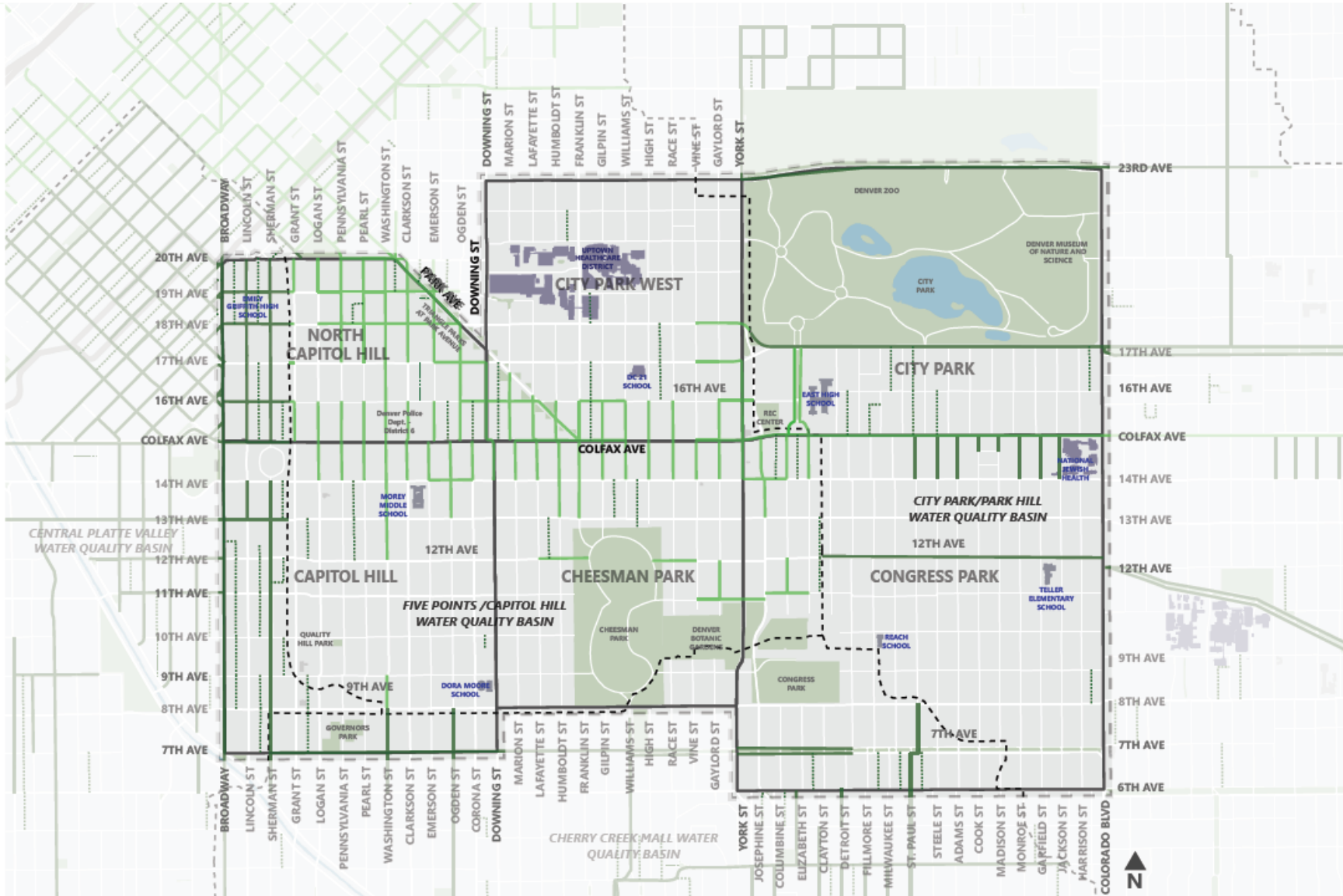
New Community Open Space and Parks

- Second priority areas for new parks (Game Plan)
- Lower priority areas for new parks (Game Plan)

Plan area boundary



GREEN INFRASTRUCTURE IN STREETS AND ALLEYS FOR WATER QUALITY CAPTURE



LEGEND

- New Green Street Opportunity
- Previous Green Street Opportunity (GI Implementation Strategy)
- - - Water Quality Basin Boundaries
- Green Alley Opportunity

Plan area boundary

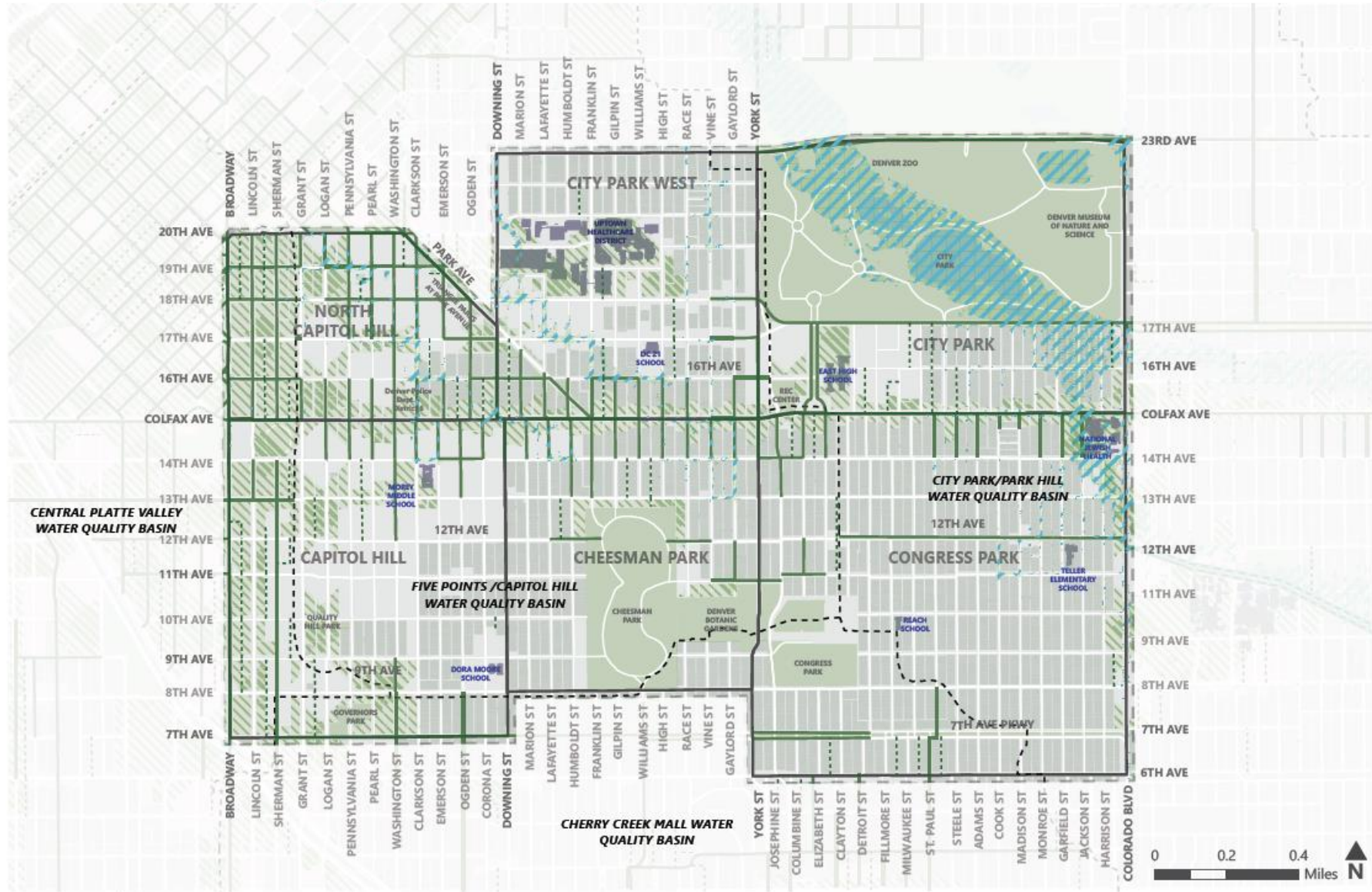
*Refer to Mobility chapter for transformative street recommendations on 7th Ave., 12th Ave., and 16th Ave..

0 0.2 0.4 Miles

Map date: 01/28/2019
Data source: City and County of Denver



ENVIRONMENTAL QUALITY & CLIMATE RESILIENCY OPPORTUNITIES

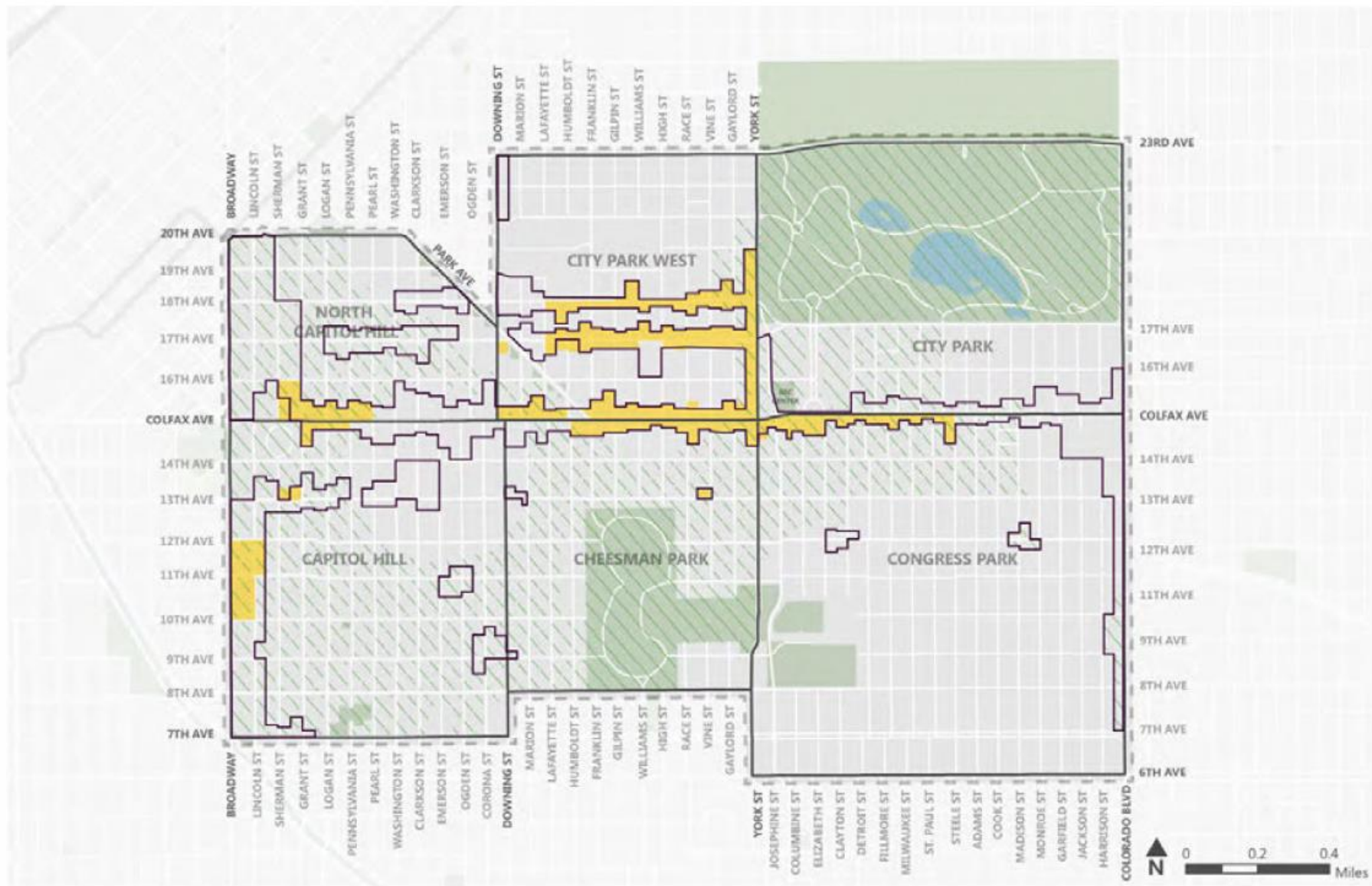


- LEGEND**
- Green Infrastructure
 - Green Streets
 - - - - Green Alleys
 - ▨ Green Roofs
 - ▨ Private Property Practices
 - ▨ Detention Priority Areas.

--- Water Quality Basin Boundaries
 *Refer to Mobility chapter for transformative street recommendations on 7th Ave., 12th Ave., and 16th Ave.,



HEALTHY FOOD OPPORTUNITIES

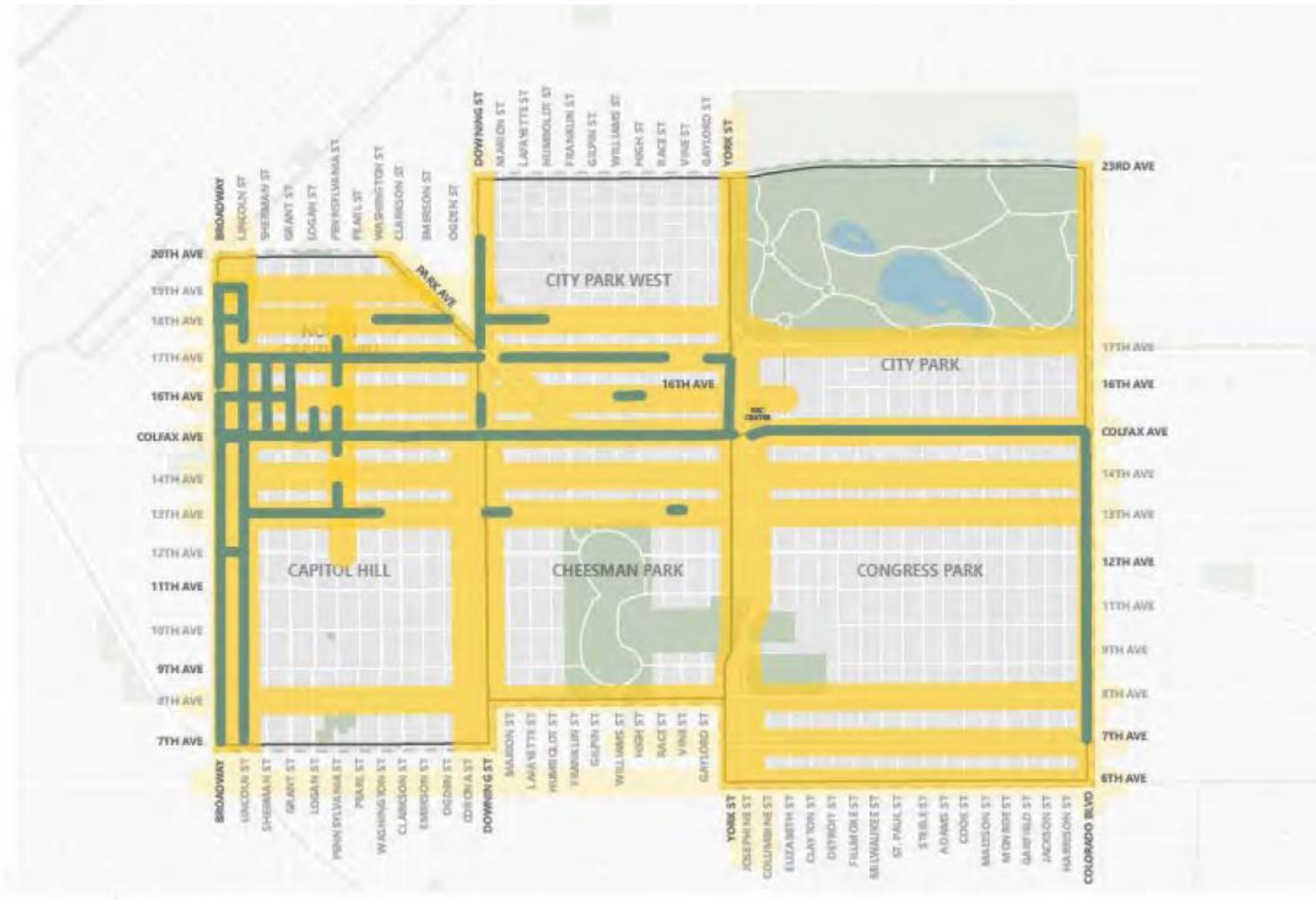


LEGEND

-  Community Garden
-  Small- to Mid-Sized Grocery Retailers and Specialty Stores
-  Healthy Restaurant



STREET ACTIVATION THROUGH DESIGN OPPORTUNITIES



LEGEND

- Pedestrian Lighting Priority Areas
- Street Level Activation and Public Art Priority Areas

Plan area boundary

