

East Central Area Plan

Congress Park Land Use

January 15, 2020



Ground Rules

INCLUSIVE

- Everyone is welcome
- Keep your questions/comments brief so everyone has more time to participate
- First before seconds
- Not okay to interrupt or disrupt the discussion

RESPECTFUL

- Tensions are real, but discuss respectfully
- When disagreeing: focus on the idea, not the person/personalities

SOCIAL MEDIA

- Focus on ideas and concepts, not individuals
- Share online input opportunities with your neighbors

What's in This Presentation?

East Central Area Plan

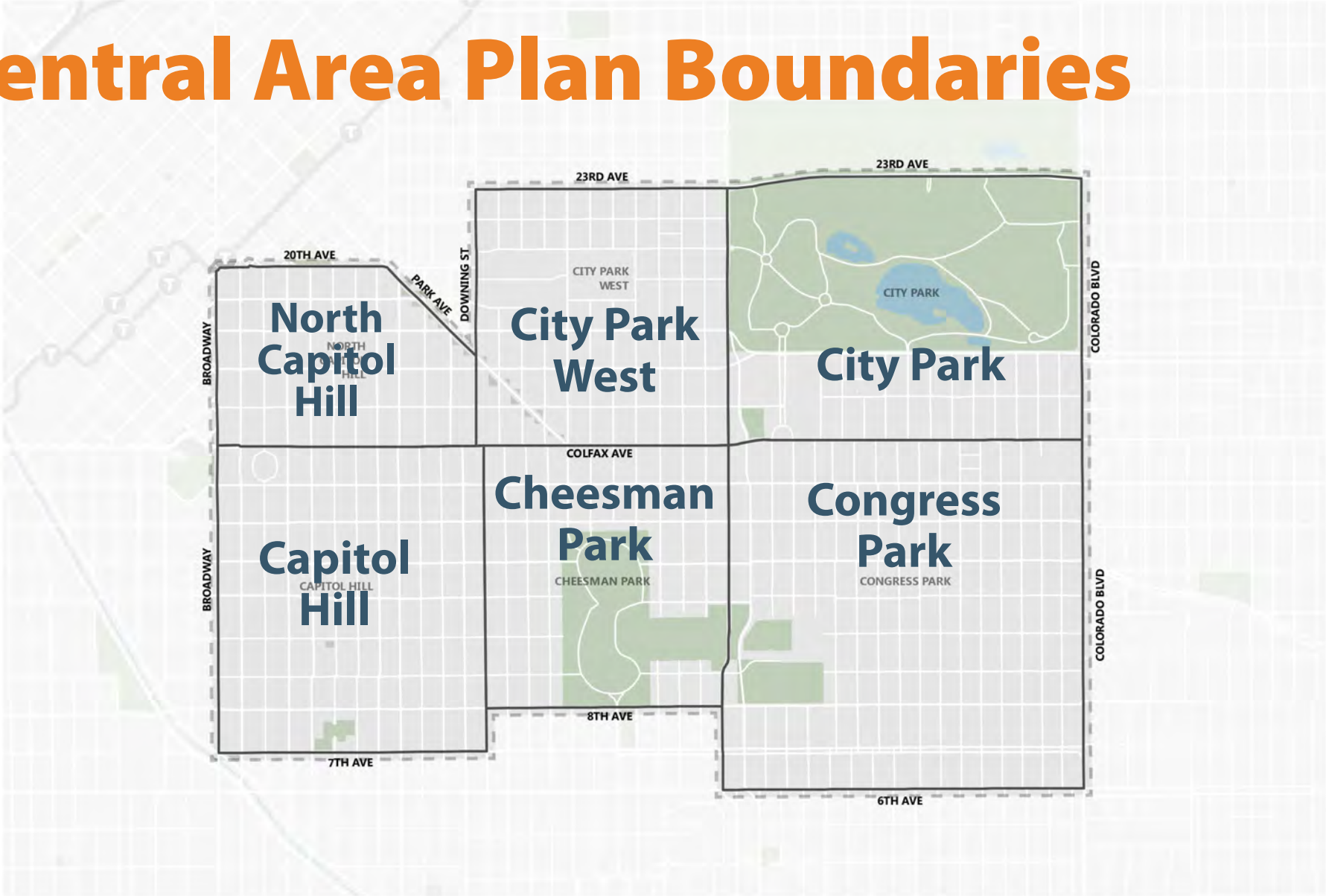
- Plan overview and process
- Recommendations for Colfax and mixed-use areas
- Recommendations for residential areas
- Recommendations for affordable housing
- Q & A

Review and comment on the draft plan online:

www.denvergov.org/eastcentralplan



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



Why Plan?



- Create a shared long-term vision that addresses the diverse needs and concerns of the community
- Anticipate change to ensure community's goals are achieved

What Do Plans Do?



Plans inform how things should evolve in the future for the benefit of the community

- Engage people in a dialog about the future
- Define a vision and recommend strategies to achieve it
- Inform decision-making (public & private)

Plans are policy documents, not regulations

2040 East Central Area Vision

East Central continues to be a welcoming, walkable, historic, and dynamic place where a diversity of people live and work.

**Equitable,
Affordable and
Inclusive**



**Strong and
Authentic
Neighborhoods**



**Connected,
Safe and
Accessible Places**



**Economically
Diverse and
Vibrant**



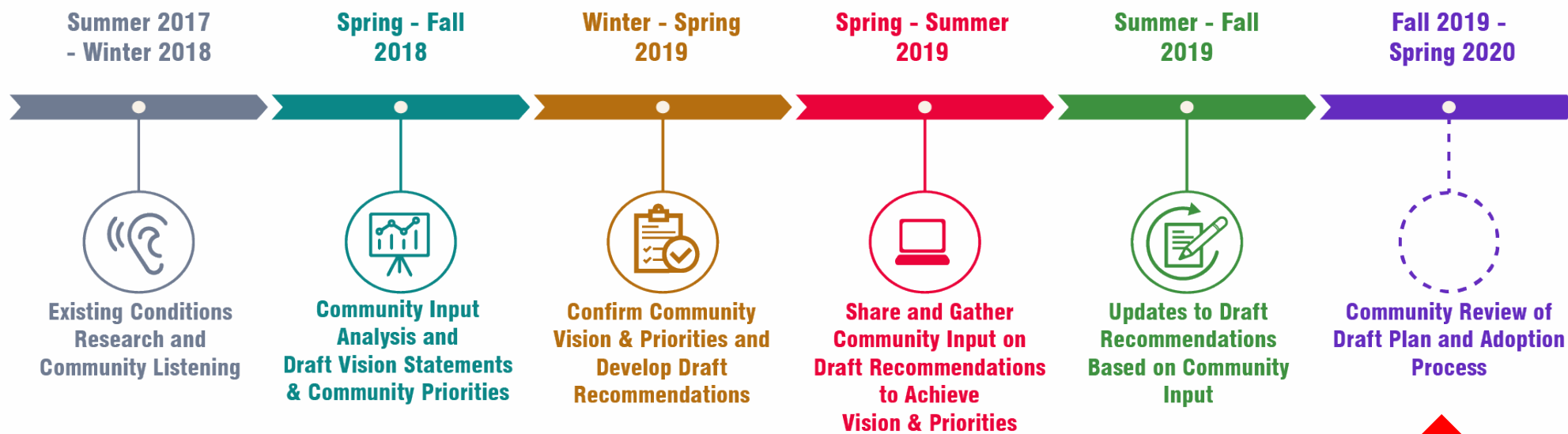
**Environmentally
Resilient**



**Healthy and
Active**



East Central Area Plan Process



We Are Here

- **7** pop-up workshops
- **6** community workshops + on-line equivalent
- **8,900+** online responses
- **33** community events and meetings
- **14** focus groups
- **11** walking audits
- **24** steering committee meetings
- Adding up to **10,000+** touchpoints with community members

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Comments will be open through February 5, 2020



Vision

Strong and Authentic Neighborhoods

- **Walkable place to live**
- **Mix of building uses, scales, stories, materials and designs, including historic and modern**
- **Neighborhoods are connected, diverse, complete and cohesive**
- **Commercial hubs have a bustling main street feel**
- **Diversity of residents and housing options**
- **Neighborhood schools thrive with more families in multi-bedroom units**



Why Is This Important?

1 Direct Growth Responsibly

2 Maintain Character

3 Address Displacement and Affordability

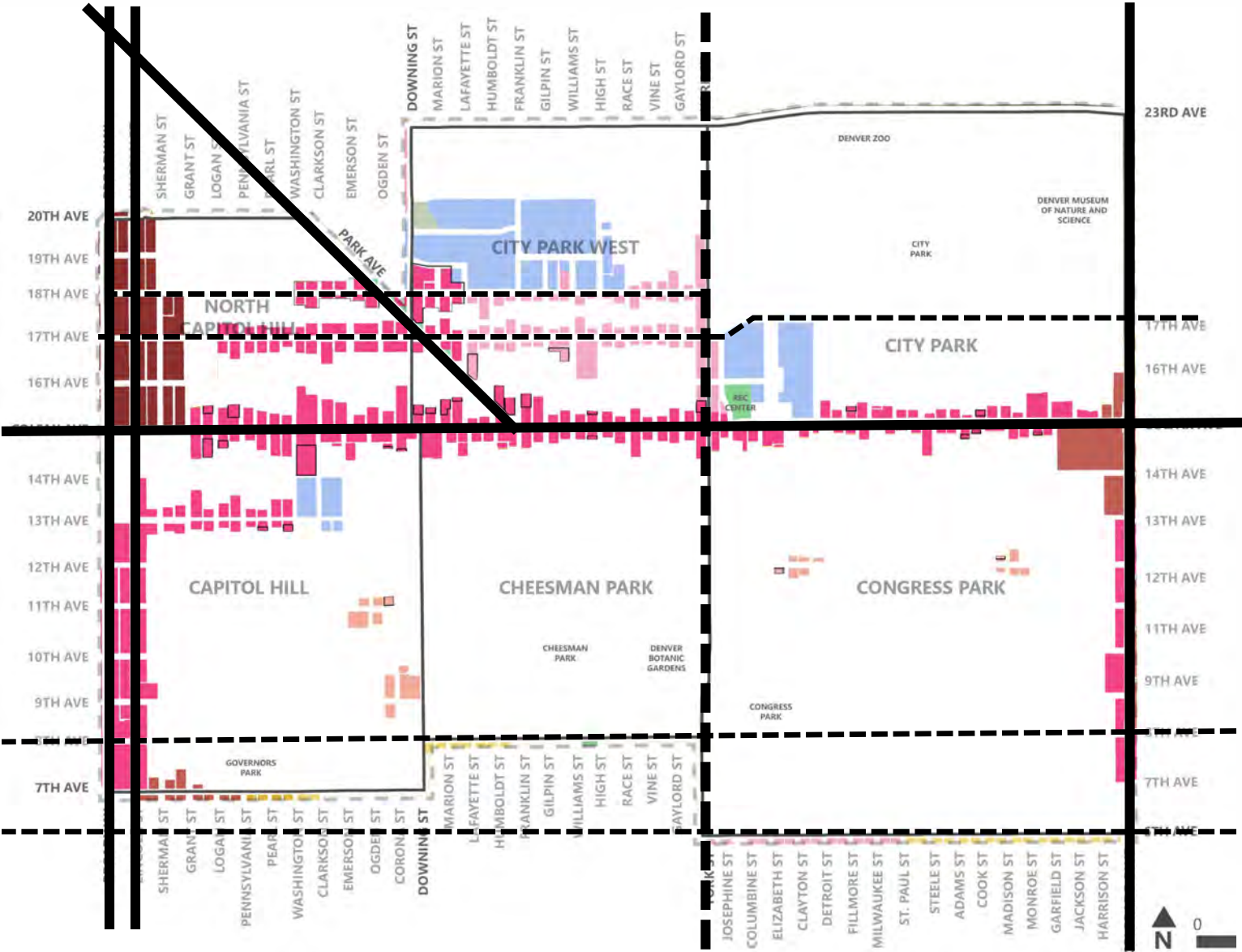
Colfax & Mixed Use Areas

Recommendations

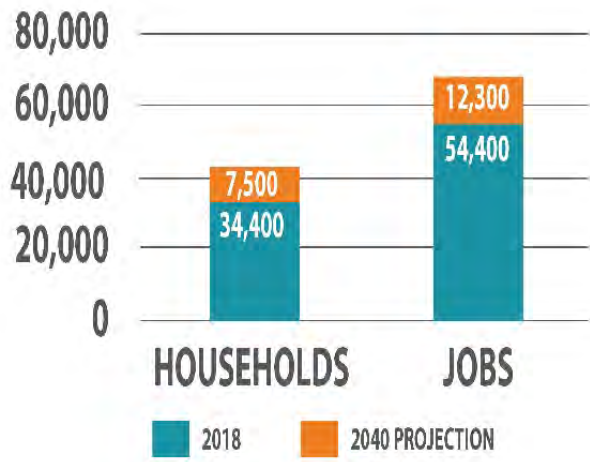
Goals

- Direct growth to appropriate places
- Achieve desired community benefits
- Preserve character and ensure high-quality design

Direct Growth Responsibly



2040 ECAP PROJECTIONS:

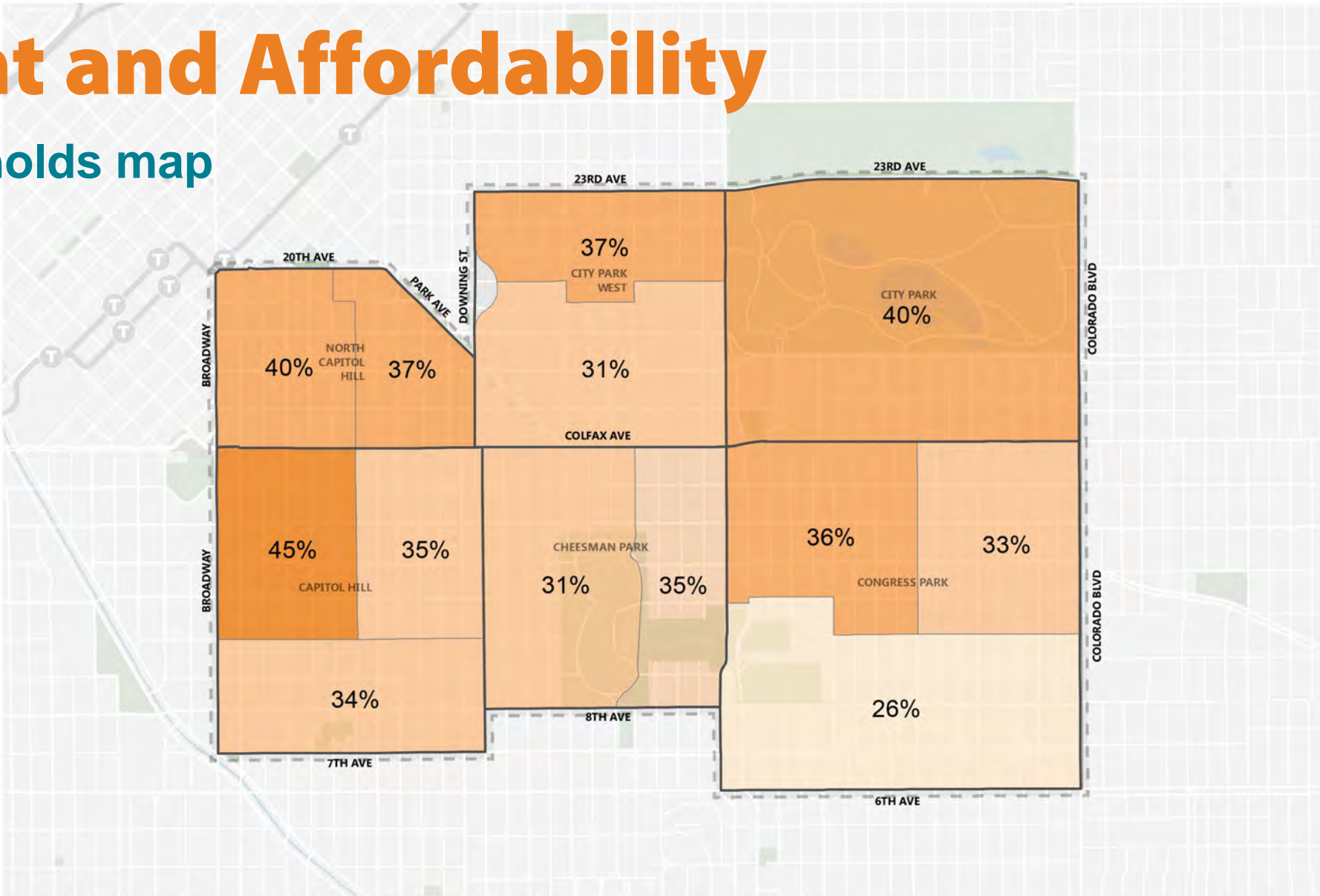


75%
of growth should occur in
Centers, Corridors and Districts
25% of growth should occur in all other areas



Displacement and Affordability

Cost burdened households map



Percent of households spending 30%+ of their income on housing costs

- 26% - 30%
- 31% - 35%
- 36% - 40%
- 41% - 45%

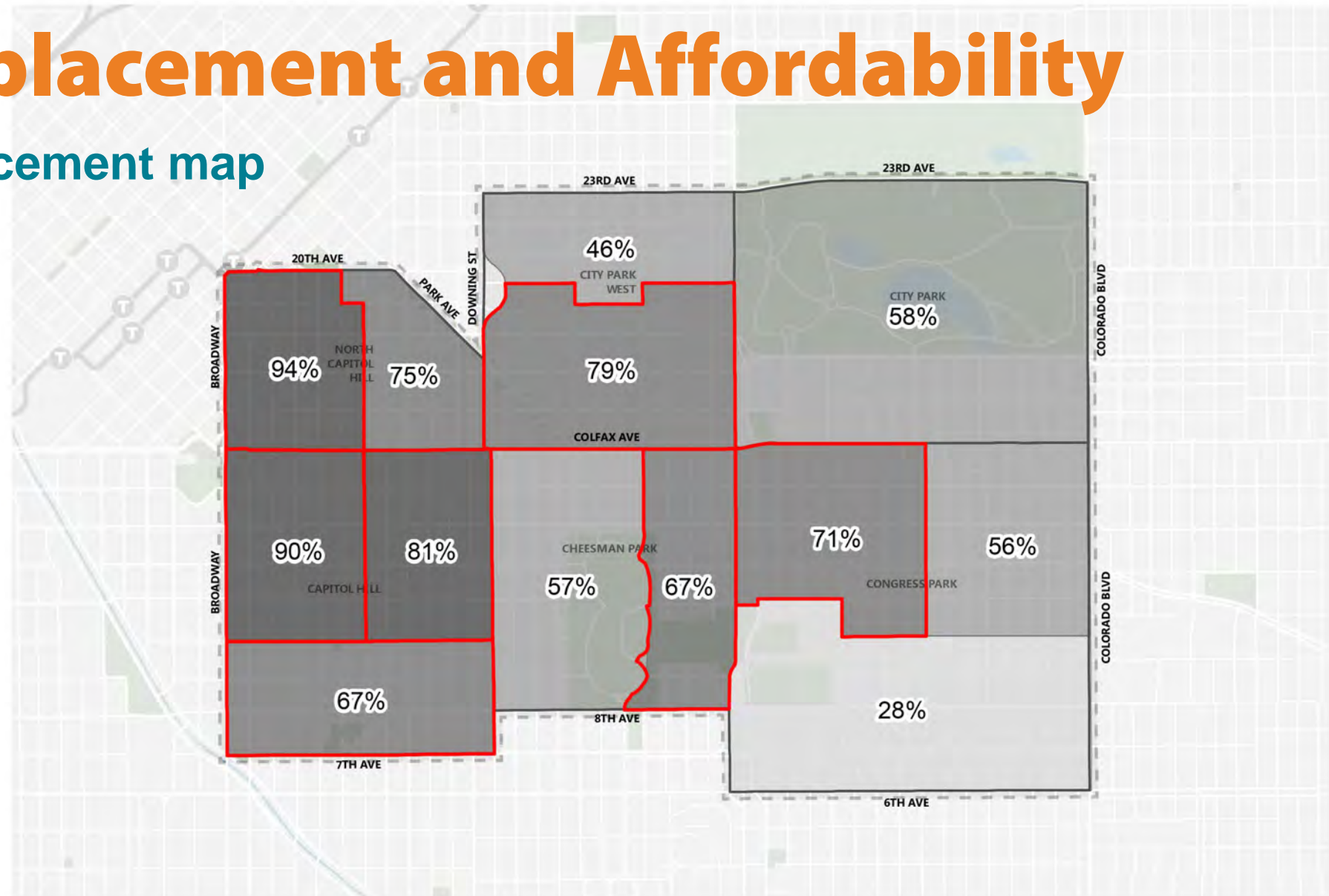
Plan area boundary



Map date: 6/22/2017
 Denver Community Planning and Development
 Data source: 2011-2015 American Community Survey 5-Year Estimates


Address Displacement and Affordability

Vulnerability to displacement map



Census Tracts - Percentage of Renters



 Plan area boundary



Map date: 6/22/2017
 Denver Community Planning and Development
 Data source: 2011-2015 American Community Survey 5-Year Estimates, Denver Office of Economic Development

Address Displacement and Affordability

ARE WE SERVING OUR MOST VULNERABLE POPULATIONS (LOWEST INCOME)?

6,000

WHAT WE NEED NOW
(INCOME-RESTRICTED UNITS)

3,000

WHAT EXISTS
(INCOME-RESTRICTED UNITS)

1,500

WHAT'S EXPIRING
(INCOME-RESTRICTED UNITS)



PERCENT HOUSING UNITS OCCUPIED BY RENTERS



PERCENT OF HOUSEHOLDS LIVE IN AREAS THAT ARE VULNERABLE TO DISPLACEMENT

Draft Land Use Policies – Mixed Use Areas

- L3 – Allow taller buildings close to Downtown and along major transit corridors only when significant community benefits are provided
- L8 – Encourage high-quality design and character preservation in Centers and Corridors
- C-L1 – Reduce regulatory barriers to make it easier to reuse existing buildings that contribute to the character of Colfax and offer a higher level of protection for more significant buildings
- C-L2 – Encourage new development to provide community benefits adjacent to transit stations. Create a program that links potential increases in building heights or flexibility in zoning in specified areas in exchange for public benefits

RECOMMENDATIONS

COMMUNITY BENEFIT:
Affordable housing



RECOMMENDATIONS

NO AFFORDABLE
HOUSING; NO BONUS
HEIGHT



WHY INCENTIVE ZONING? HOW DO WE KNOW IF IT WORKS?

SEATTLE (2006-2016)

318

ON-SITE
AFFORDABLE UNITS

OUT OF 2,252 (14%)
Source: City Auditor

LOS ANGELES (2016-19)

4,000

PROPOSED+ BUILT LOW-
INCOME AFFORDABLE UNITS

OUT OF 20,000 (20%)
Source: LA Times

SAN DIEGO (2007-17)

473

PROPOSED + BUILT LOW-
INCOME AFFORDABLE UNITS

OUT OF (UNKOWN)
Source: Next City

- ✓ **Seattle** has offered Incentive Zoning since **1960s**
- ✓ **New York City** has had Incentive Zoning since **1961**
- ✓ **State of California** enacted Density Bonus Law in **1979**
- ✓ **State of Washington** HB 2984 passed in **2006**

RECOMMENDATIONS

COMMUNITY BENEFIT:
Significant public open space



COMMUNITY BENEFIT:
Keep locally owned / mom
'n pop shops in place



COMMUNITY BENEFIT:
Community-serving use
(affordable grocery store;
day care; non-profit)





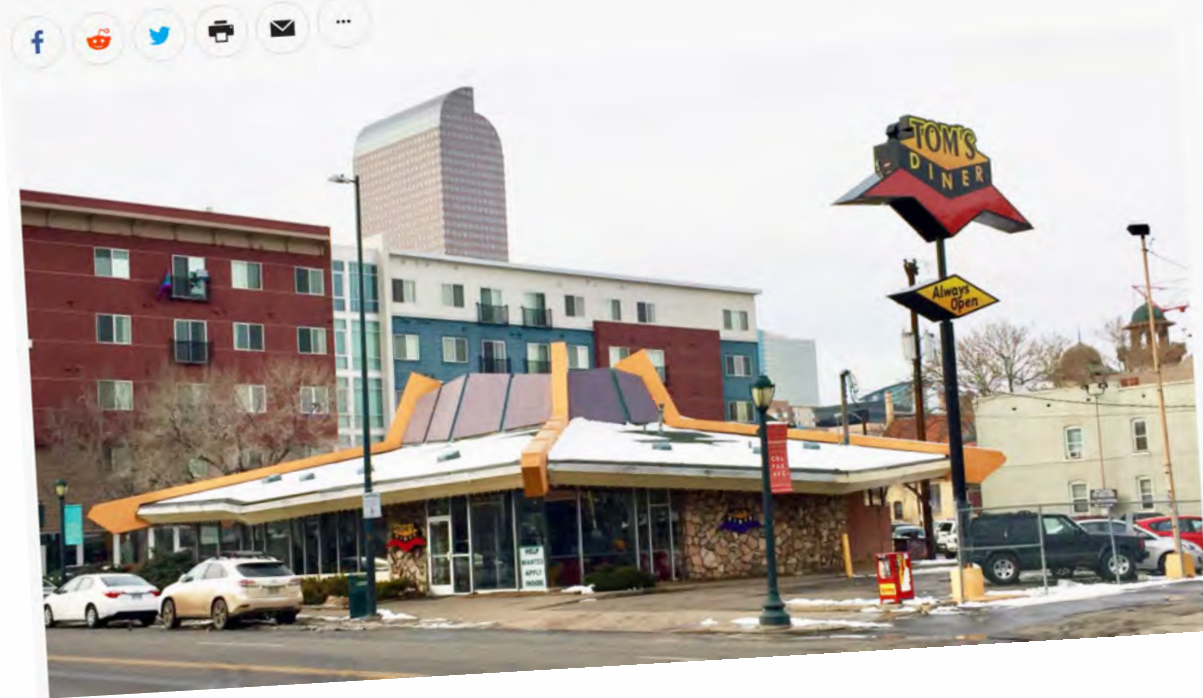
RECOMMENDATIONS

HOW CAN WE SAVE THE BUILDINGS WE LOVE WHERE EVERYONE WINS?

- Once a TDR occurs, the “sending” site would be Landmarked.
- Property owners win.
- Neighborhood wins.

Historic status of Tom's Diner up to Denver City Council as owner confirms plans to close

Tom Messina says his namesake eatery on East Colfax will shut down regardless of his building's landmark status



RECOMMENDATIONS



**COMMUNITY
BENEFIT:**
Save existing
“character”
buildings
(TDR)

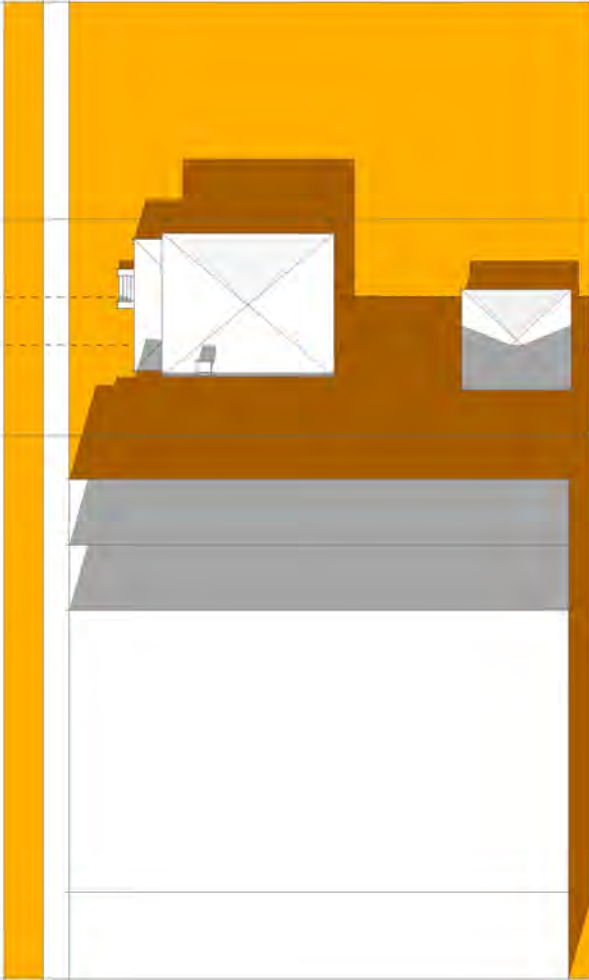


**EAST
CENTRAL**
neighborhood
PLANNING INITIATIVE

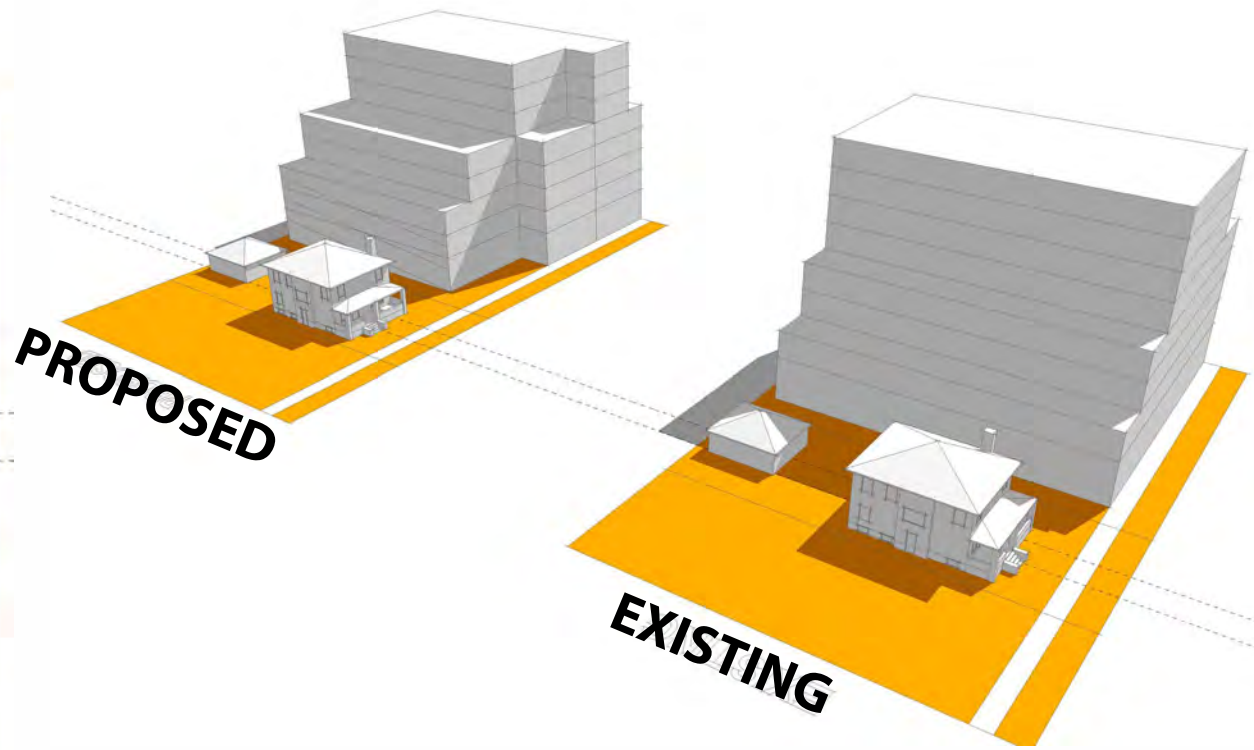
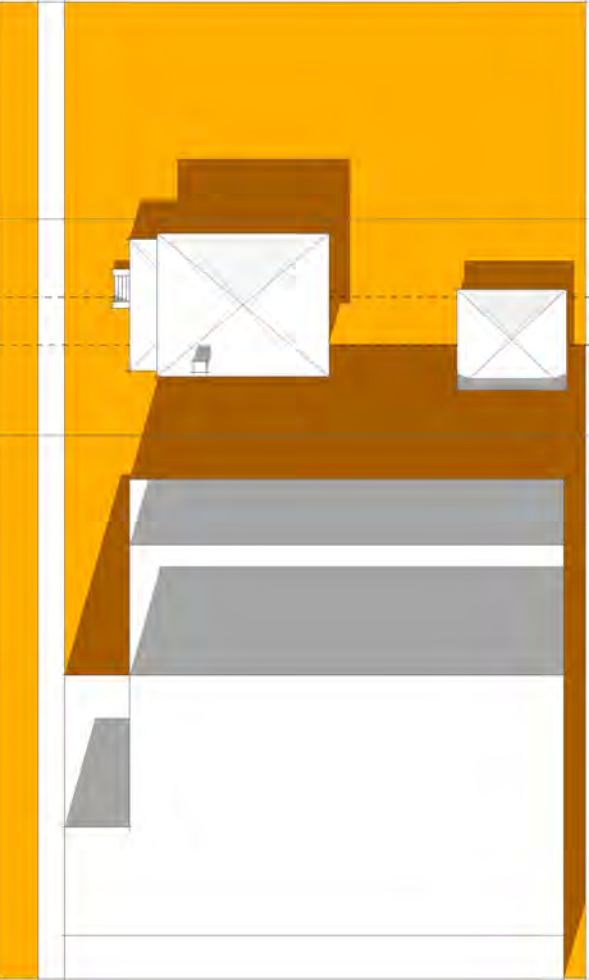
DENVER
COMMUNITY PLANNING
& DEVELOPMENT

HOW WILL TALLER BUILDINGS TRANSITION?

EXISTING



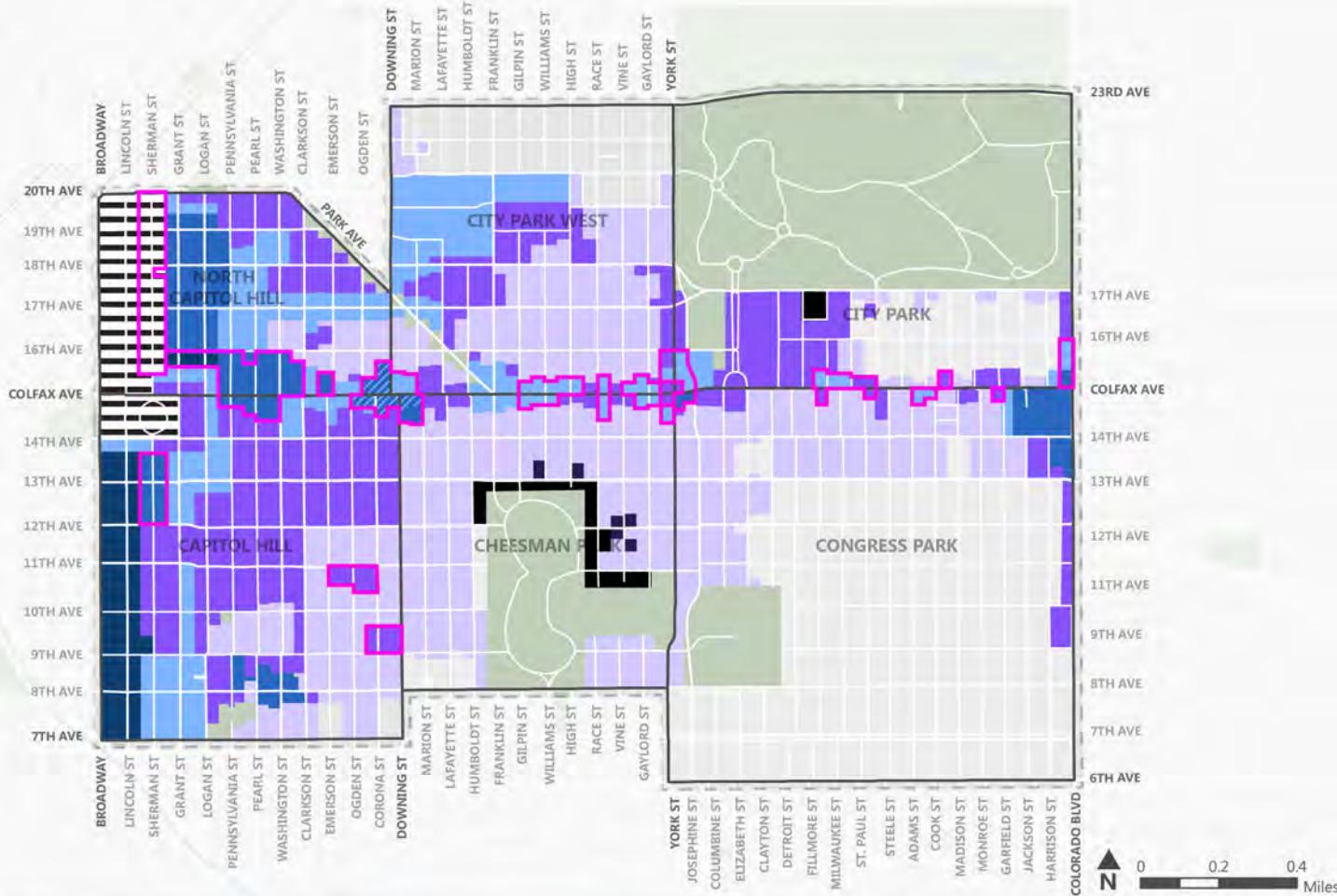
PROPOSED



HOW WILL TALLER BUILDINGS TRANSITION?



DRAFT HEIGHT RECOMMENDATIONS



Allow additional height in specific areas as an incentive to receiving specific community benefits and to responsibly direct growth.

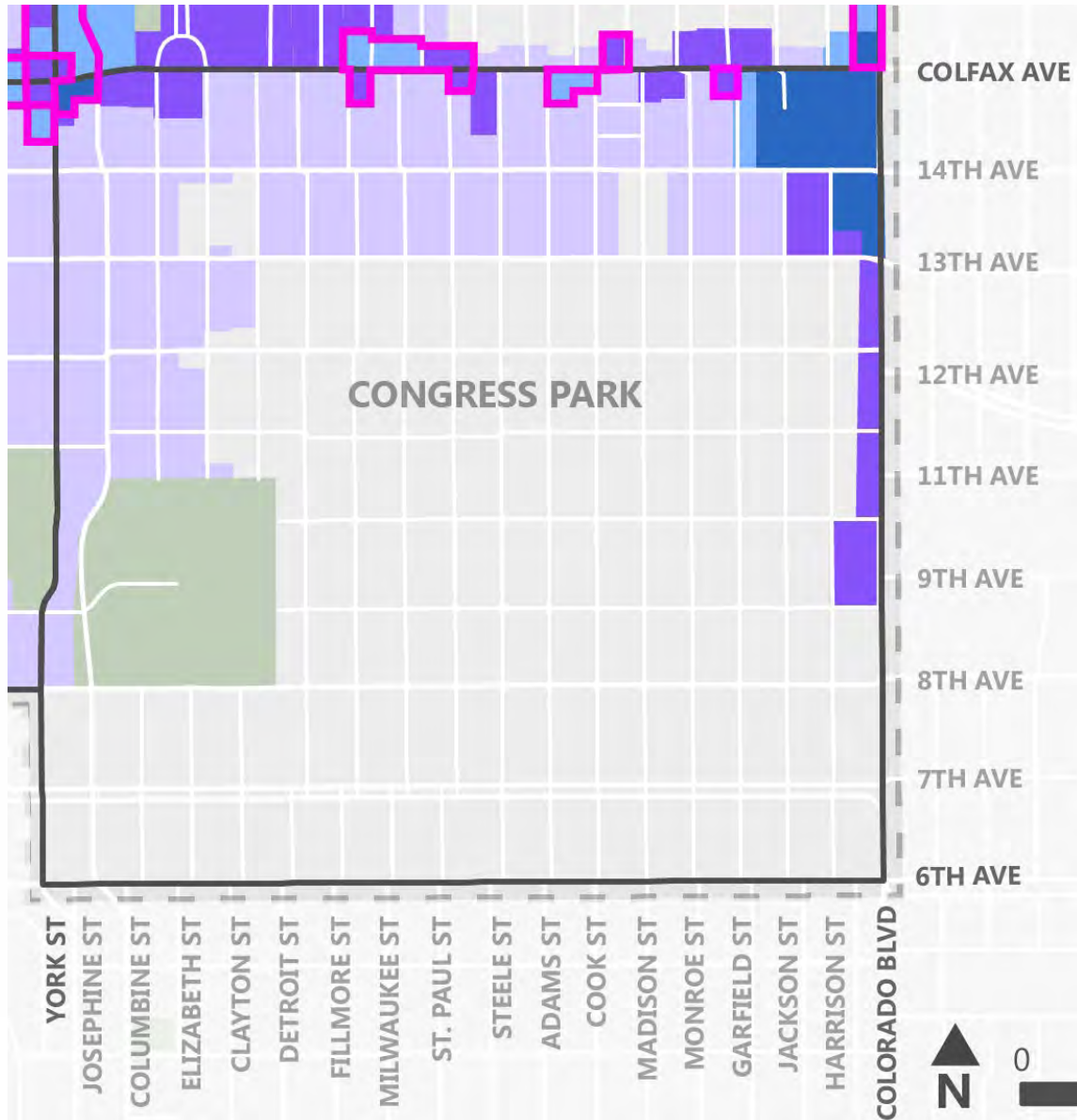
- Grant optional additional height to next highest zone district.
- In exchange for requiring specific community benefits.

LEGEND

	Up to 2.5 Stories		Up to 8 Stories		Up to 16 Stories		Increase from Current Allowance (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		

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

CONGRESS PARK



- 5 properties in Congress Park
- Approximately 19% of Congress Park Colfax frontage recommended for additional height in exchange for community benefits.
- Approximately 81% of Congress Park Colfax frontage recommended to remain at existing zoning height.
- No recommended height increases adjacent to single unit zone districts



5 UP
TO
8

5 UP TO 8

3 UP TO 5

3

3

3

3

3

3 UP
TO
5

3

3

5

5

3 UP
TO
5

3

3

3

3 UP
TO
5

5

3

3

5 UP TO 8

3

5

5

3

3 UP
TO
5

N GARFIELD ST

N MILWAUKEE

N SAINT PAUL

E GOLFAX AVE

N MILWAUKEE ST

N SAINT PAUL ST

E 14TH AVE

E 14TH AVE

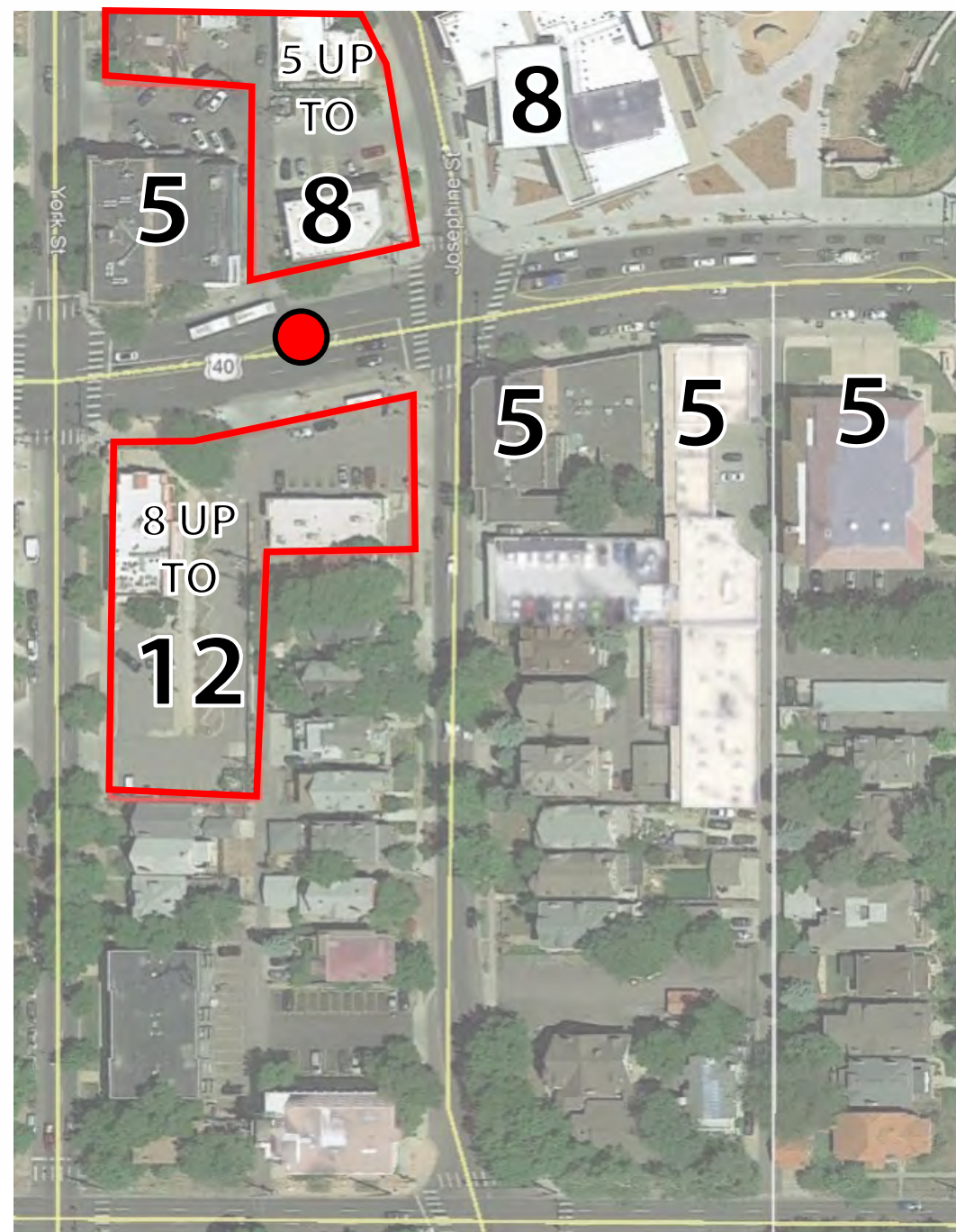
M 14TH AVE

M 14TH AVE

SON ST

E GOLFAX A PL

E GOLFAX B PL



Address	Name/Business	Zone District	#Stories
1501 N Colorado	Conoco Gas Station	MS-3	1
3805 E. Colfax	Mixed Use Commercial	U-MS-3	2
3705 E. Colfax	Strip Retail (Chic-Fil-A)	U-MS-3	1
2401 E. Colfax	Carla Madison Rec Center	C-MS-8	5
2526 E. Colfax	Tattered Cover	C-MU-10	4
2424 E. Colfax	Garage Maaco	U-MS-5	1
2341 E. Colfax	7-11	C-MS-5	1
2205 E. Colfax	Strip Retail (adaptive reuse)	C-MS-5	1
1975 E. Colfax	7-11	C-MS-5	1
1535 High St.	Gathering Place	C-MS-5/G-RO-3	3
1680 E. Colfax	Burger King	C-MS-8	1
1617 E. Colfax	First Bank	C-MS-8	1
700+760 E. Colfax	Argonaut / Slice-Works	C-MS-8	1
505 E. Colfax	McDonalds	C-MS-8	1
1450 N. Washington	Transitional Housing	C-MS-8	6

TAKING UP BIG LOTS...

87%

EAST CENTRAL

OF DEVELOPMENT HAS OCCURRED ON MEDIUM-LARGE LOTS

TO BUILD SMALL STUFF...

64%

EAST CENTRAL

OF DEVELOPMENT HAS BEEN ONE-STORY COMMERCIAL CHAINS OR AUTO-ORIENTED



Residential Areas

Recommendations

Goals

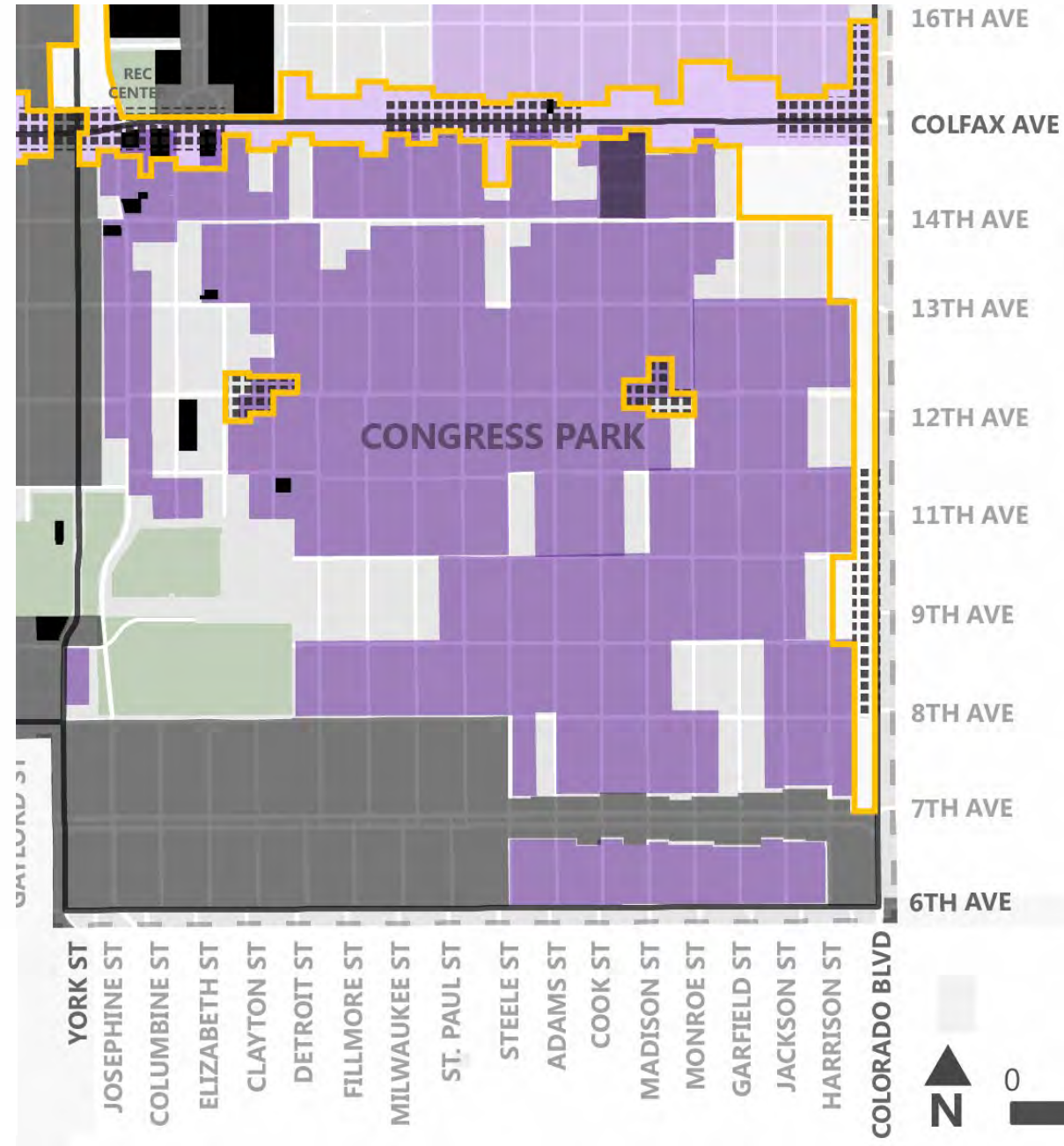
- Preserve neighborhood character
- Provide a variety of housing options
- Prevent involuntary displacement

Land Use Policies – Residential Areas

- L4 – Encourage renovations and additions instead of demolition in residential areas
- L5 – Encourage preserving buildings in Low Residential Places and expand housing options in neighborhoods
- L6 – Retain the character of High, High-Medium, and Low-Medium Residential Places and facilitate compatible infill development
- L7 – Work with neighborhoods to modify zoning standards for new construction to be more consistent with neighborhood character in Low Residential Places
- L9 – Mobilize next steps for preserving historic buildings and neighborhood character

Congress Park

- Support historic character preservation
- Modify zoning to ensure additions and new construction are compatible
- Provide incentives for historic preservation and more diverse housing options



LEGEND

- Enhanced Residential Design Quality Area
- Areas of Historic Significance
- Existing Historic Landmark/District
- Area of Historic Interest / Commercial Character Preservation
- Active Ground Floor Use Area
- Enhanced Mixed-Use Design Quality Area

Character Preservation

Built 1941
Size 858sf

Built 2011
Size 2,357sf

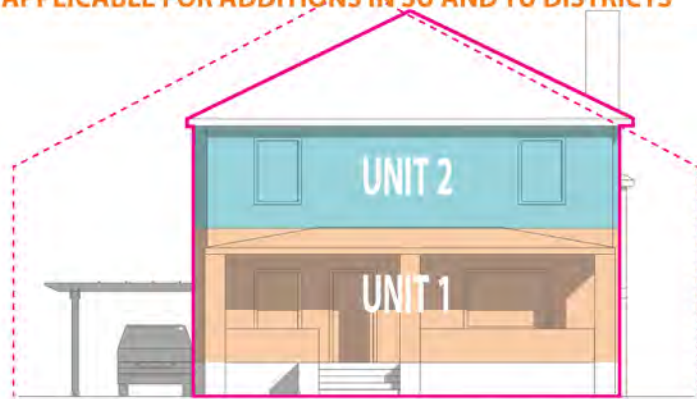


RECOMMENDATIONS

Encourage maintaining valuable housing stock while sensitively integrating smaller housing options by allowing 1 additional unit when criteria are met.

- Specific criteria – not the entire neighborhood.
- 1 additional unit in addition to ADU in Single Unit areas

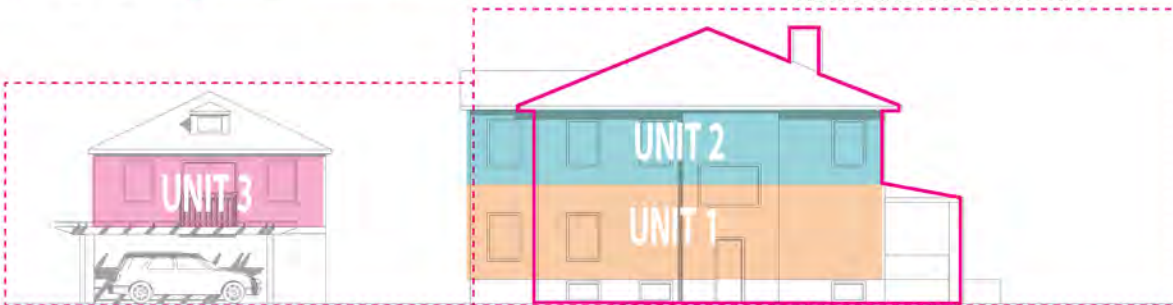
APPLICABLE FOR ADDITIONS IN SU AND TU DISTRICTS



FOUR SQUARE CONVERSION:
UNIT 1 = 1,180 SF (1,180 SF COVERAGE)
UNIT 2 = 1,180 SF 525 SF GARAGE
UNIT 3 = 525 SF 230 SF PORCH

POTENTIAL RULES/INCENTIVES:

LOCATED WITHIN X FEET OF ENHANCED TRANSIT
ORIGINAL HOME BUILT BEFORE 19XX
X% OF HOME SAVED AND VISIBLE
KEEP X% EXISTING SETBACKS
ALLOW BUILDING COVERAGE EXEMPTIONS
EXPEDITED PROCESSING
ALLOW MULTI-UNIT
ALLOW EXISTING BULK PLANE

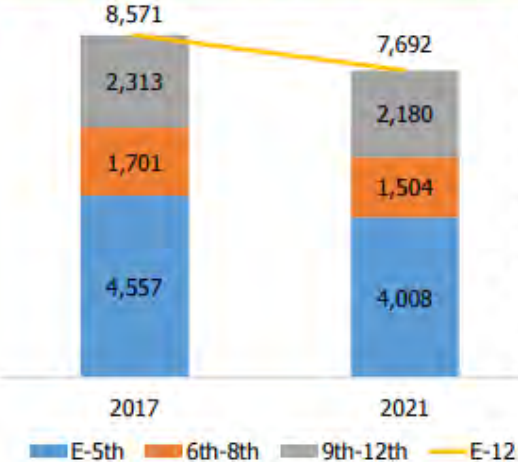


WHAT ABOUT SCHOOLS?

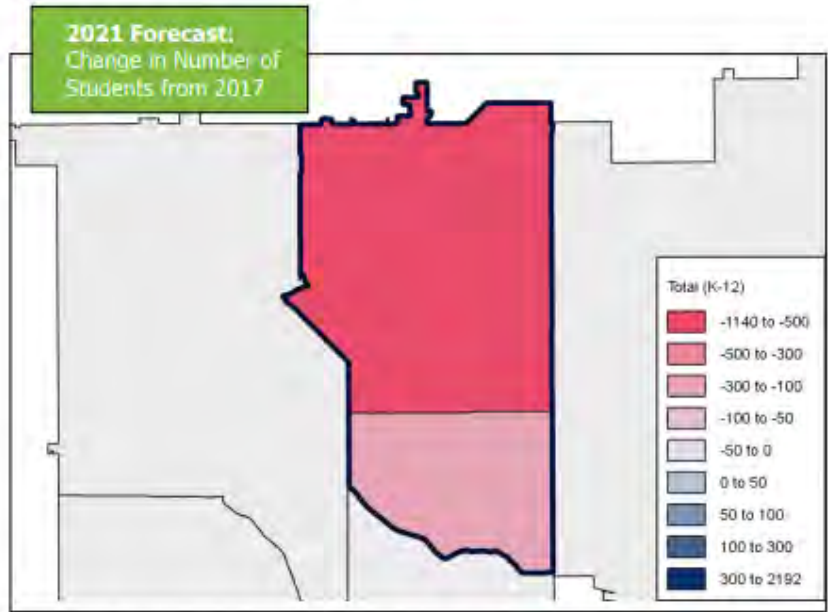
40% of Teller Elementary Students do not live within the Enrollment Boundary

CENTRAL-ENROLLMENT FORECAST

Significant enrollment declines are forecasted in this region due to rising housing costs and changing demographics of residents.



The DPS student population residing in this region is forecasted to decline significantly by 2021 (by ~1,000 students or 10% of total student population). This region is being hit particularly hard by rising housing costs and an out-migration of residents by the time children are 5 years old. While thousands of residential units are being constructed in this area, these units yield very few students as they are mostly small apartments marketed toward Millennials and empty-nesters. Further, capture rates in these neighborhoods are likely near their peak and have little room for additional growth. Many neighborhoods in this region have been flagged by DPS research partners for additional analysis to understand the impact of changing housing patterns on student enrollment.



WHAT ABOUT PARKING?

Transportation Demand Management



Services



Transit (RTD)



Microtransit (RTD FlexRide)



Car Share (ZipCar, car2go)



Shuttles



TNCs (Uber + Lyft)



Micromobility (scooters/bikes)



Infrastructure



Curb Management



Bicycle Parking



Transit Stop Enhancements



Bicycle Repair Stations



Wayfinding



Showers/Changing Facilities



Parking Management



Paid Parking



Unbundled Parking



Preferential Parking



Discounted Car-Pool Parking



Car-share Parking



Subsidies



Transit Pass Discounts



Car-share Membership Discounts



Bike-share Membership Discounts



TNC Discounts



Micromobility Credits



Direct Payment to Service Providers



Education



New Resident/Employee Welcome Kits



Information Kiosks



General Marketing



Bicycle Workshops



Websites/Apps



Trip Planning Assistance

WHAT ABOUT PARKING?

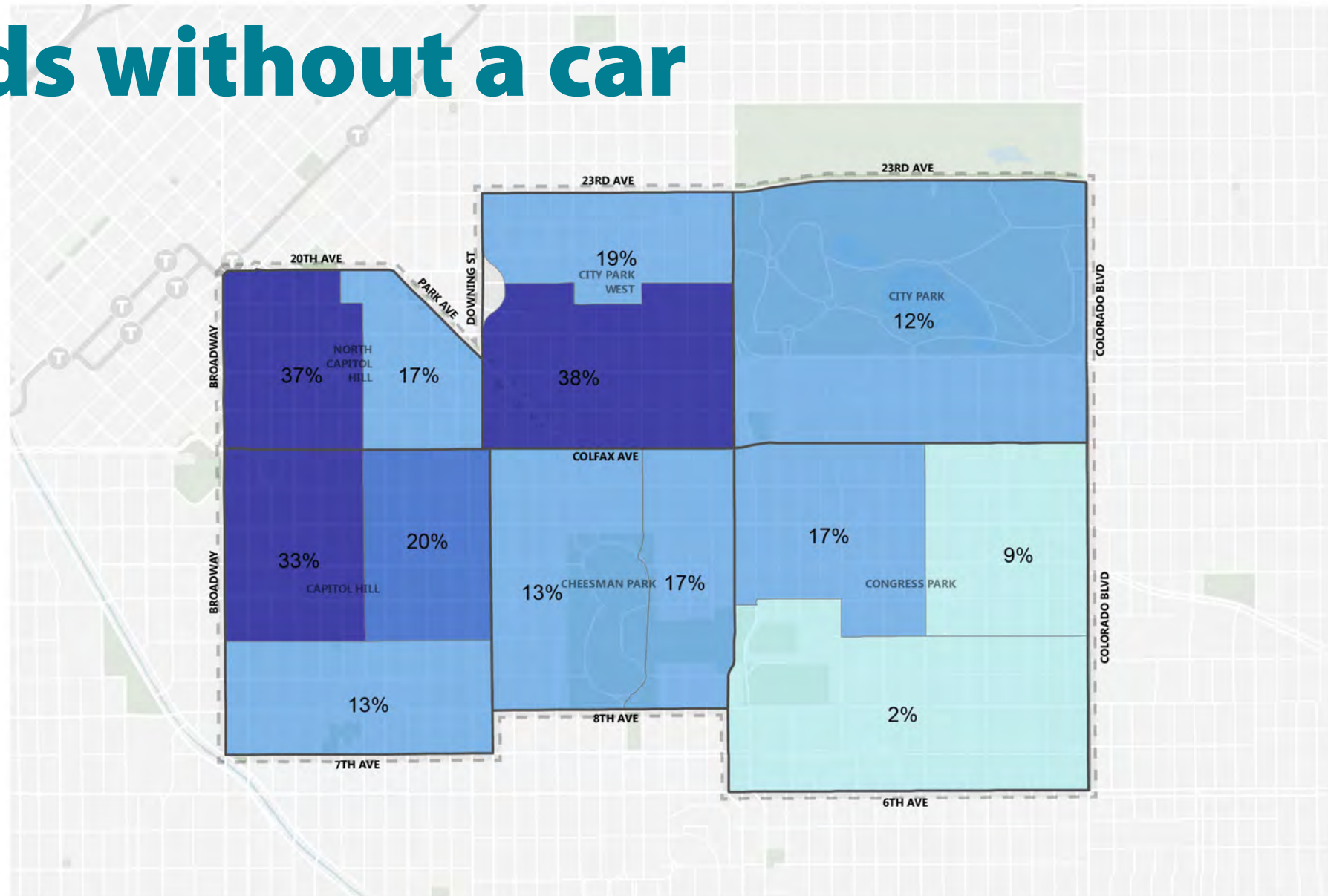
Street Parking Utilization

By
Neighborhood

Statistical Neighborhood	AM Occupancy	PM Occupancy
Capitol Hill	60%	76%
North Capitol Hill	60%	79%
Cheesman Park	57%	52%
City Park West	50%	55%
City Park	52%	64%
Congress Park	42%	40%


Source: 2015 - 2018 parking inventories

Households without a car



Census Tracts - Percent of Housing Units with No Cars



 Plan area boundary



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