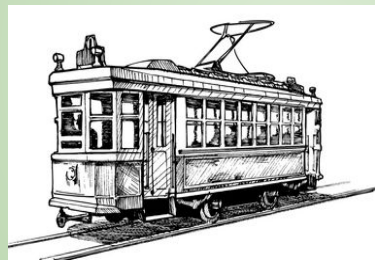
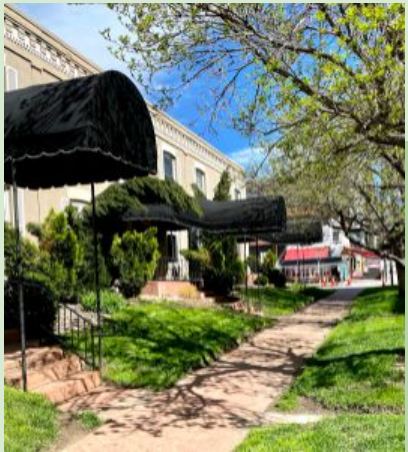




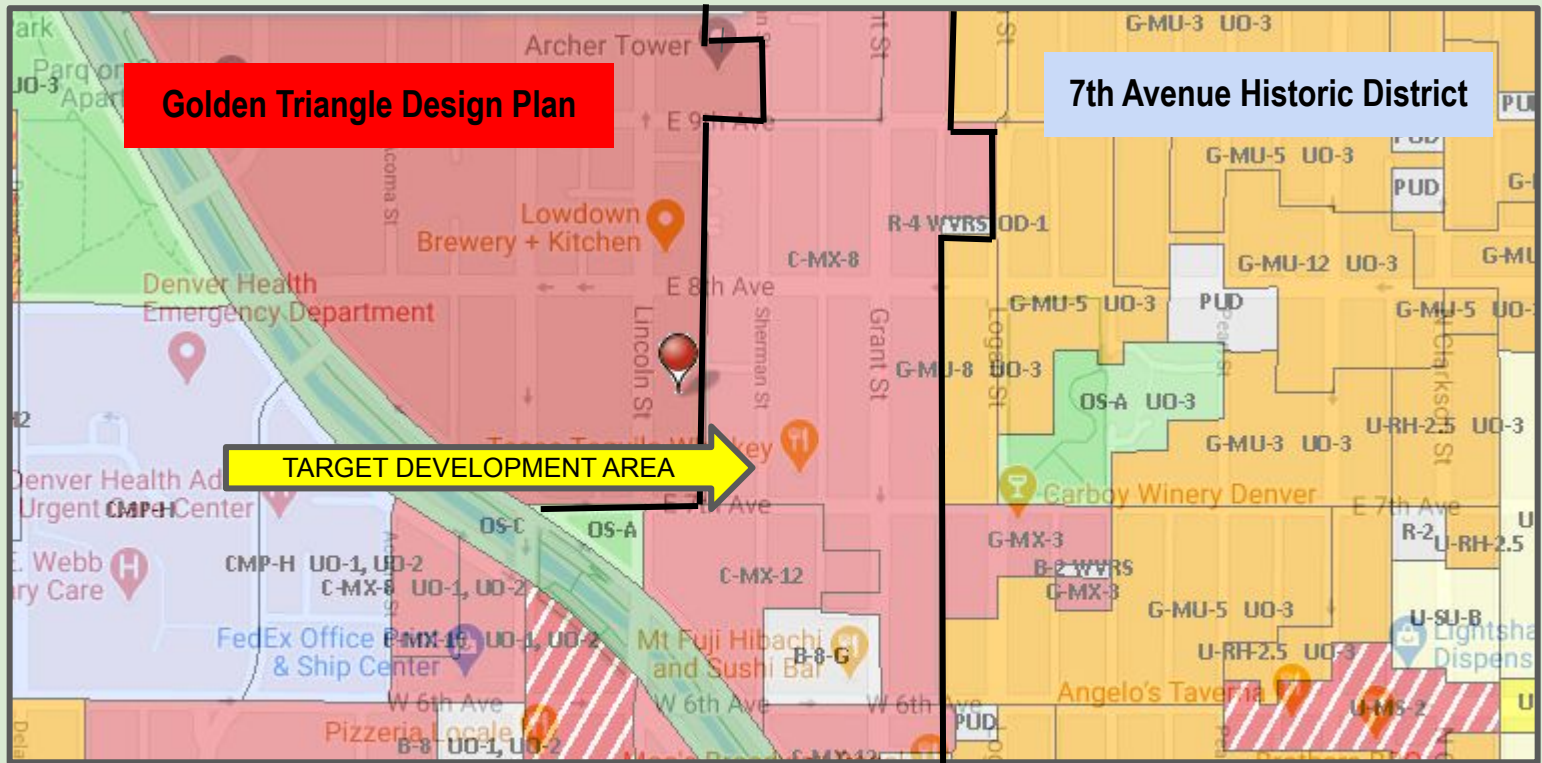
**2021**

# Historic Character of 7th Avenue started in the early 1900's





**7th  
Ave.**



# 2021 Zoning Map

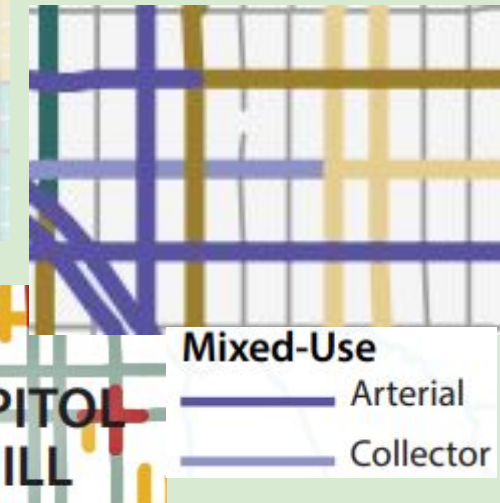
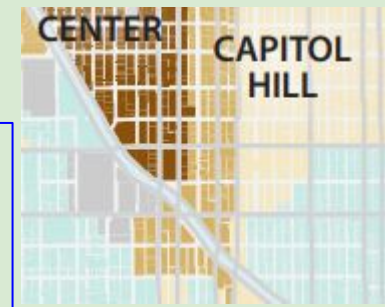
**Golden Triangle Design Zoning**



# Blueprint Denver

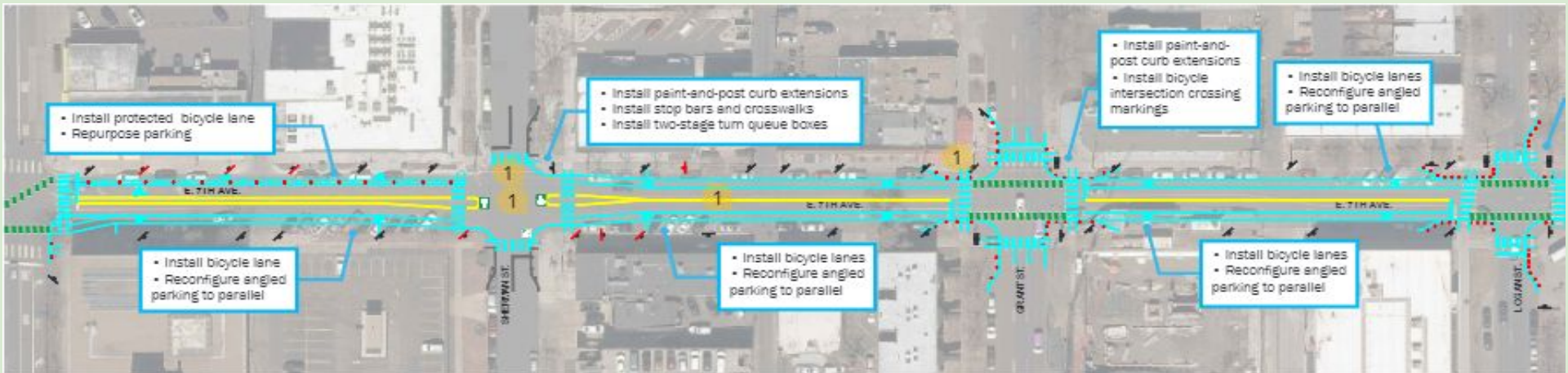
Citywide land use and transportation plan updated in 2019. Calls for growing an inclusive city through:

- Complete neighborhoods and complete transportation networks--multi modal, safety, parking
- Historic preservation
- Mixed use--single family, multifamily, business
- Recreation, open space, dog parks
- Environmental concerns--air quality, green roofs
- A measured, common-sense approach to new growth
- Land use decisions through the lens of social equity

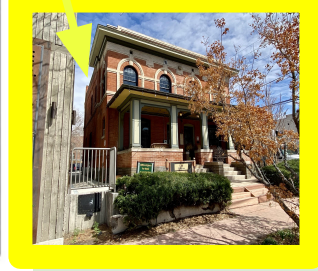




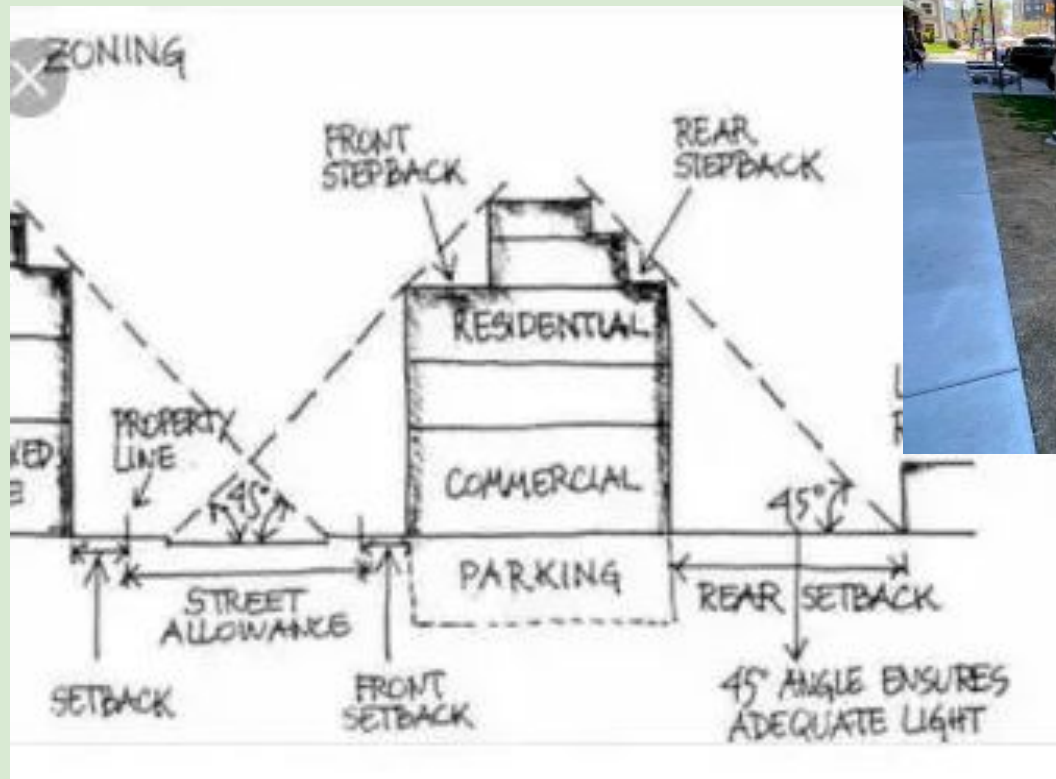
## Effect of Proposed 7th Avenue Bike Lanes



# AvalonBay Shadow Study



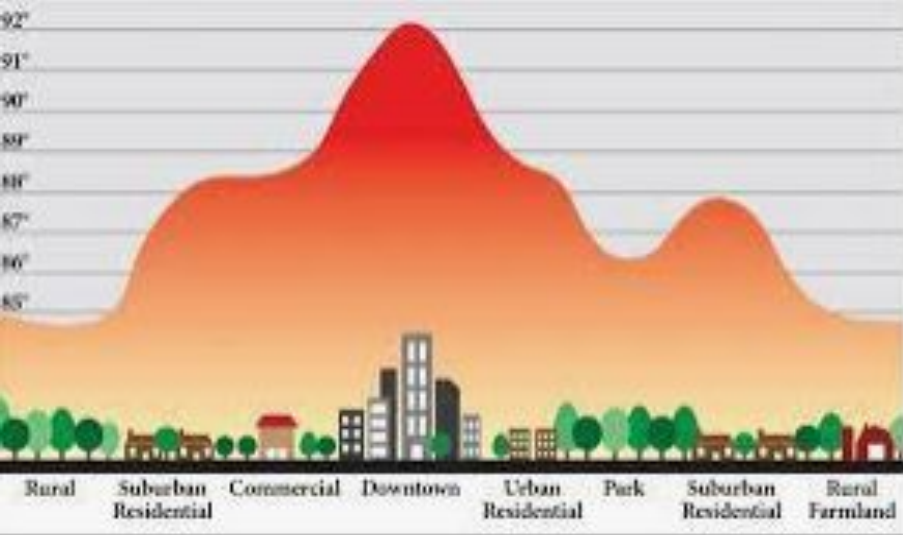




**Aspire 7th Avenue**



# Current Canopy development in area



## **Advance recommendations from the Golden Triangle Neighborhood Plan for the Broadway/Lincoln corridor.**

*This plan replaces the Golden Triangle Neighborhood Plan of 2014 within Capital Hill. Recommendations from that plan that are still relevant to the area west of the alley between Lincoln Street and Sherman Street are carried forward by this plan, creating an opportunity to capitalize on the cultural facilities and creative uses within the Golden Triangle neighborhood when transitioning to Capital Hill.*

- A.** Update the D-GT zone district and Golden Triangle design guidelines to ensure that the height and overall mass of new development preserves the neighborhood's design context and is compatible with adjacent, smaller-scale buildings and promotes a high-quality pedestrian experience.
  - 1. Continue to allow a maximum building height of 16 stories along Broadway and Lincoln Street.
- B.** Allow for and promote a range of arts-related land uses, to preserve the distinctive artistic character and cultivate a new "creative class" of artists to enrich the neighborhood.
- C.** Enhance the current configuration of the Broadway/Lincoln couplet by introducing new streetscapes, "parklet" spaces, enhancements and mobility improvements that create a unified Grand Boulevard.

- Cheesman Park
- C. Install Denver Moves: Bikes recommendation of a neighborhood bikeway on 7th Avenue between Broadway and Williams St.
  - D. Extend proposed Grant St. protected bike lane, currently planned from 20th Ave. to 11th Ave., several blocks further south to 7th Ave. to ensure the project ties into the Cherry Creek Trail and Broadway multimodal project improvements.
  - E. Upgrade shared roadway to neighborhood bikeway on Sherman St. between Colfax and 20th Ave. to complete this leg of the S280 Loop.

CH-EK

See POLICY E11: Expand diversity of housing types, including affordable housing, in all neighborhoods.

CH-M6

See POLICY M6: Install new accessible pedestrian and bicycle crossings in all neighborhoods.

While Cheesman Park area, specifically near Colfax and Broadway, currently lacks a dedicated bike lane, several blocks further south to 7th Ave. to ensure the project ties into the Cherry Creek Trail and Broadway multimodal project improvements.

See also

A. In

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En

Priority Locations for Capital Hill strategies in Section 2.3 Mobility.

- A. Washington Street between Broadway and Downing Streets (bike crossing priority)
  1. Priority intersection and other business existing signals at 9th Downing Streets
- B. Sherman Street at 7th
- C. 10th Avenue at Coronado

POLICY BACKGROUND

CH-Q1

See POLICY Q2: Develop new Contemporary Parkways that connect the community to open space, parks and recreational assets, as well as serve multiple community functions.

Several corridors in Capital Hill, including 9th Avenue, 12th Avenue, and Sherman Street, are opportunities to implement the Contemporary Parkway Concept.

See Section 2.4 Quality of Life

CH-Q3

See POLICY Q3: Increase recreational programming for all ages and interests, particularly children and youth, in Governors Park.

Residents enjoy the parks and amenities but would like to see activation of underused park spaces such as Governors Park.

See Section 2.4 Quality of Life

CH-Q2

See POLICY Q5: Strengthen the existing tree canopy and increase tree canopy coverage within the public right-of-way.

Tree canopy in the East Central area is notably missing along major transportation and commercial corridors and residential streets within the Capital Hill neighborhood. A healthy tree canopy along sidewalks and within the public right-of-way reduces the discomfort for pedestrians.

See Section 2.4 Quality of Life

CH-Q6

See POLICY Q6: Protect and preserve the existing tree canopy in all redevelopment efforts

Capital Hill is a neighborhood with a lower than average tree canopy percentage. The neighborhood has also witnessed a high level of redevelopment in recent years which often results in the damage or destruction of the existing tree canopy on private property.

See Section 2.4 Quality of Life

## POLICY

**Improve transitions to historic districts and properties.**

## BACKGROUND

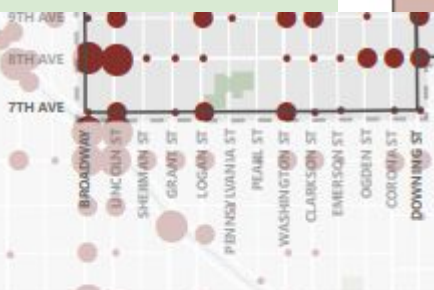
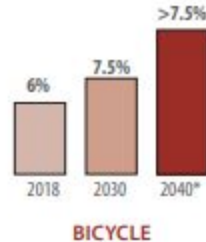
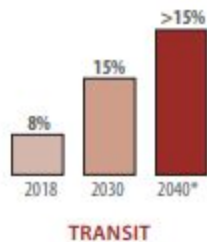
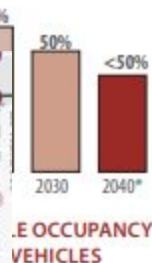
*The historic integrity of landmarked properties can be negatively impacted by nearby development that does not transition appropriately.*

- A.** Modify the Denver Zoning Code to include transition requirements for landmarked properties in mixed-use zone districts.
  1. Consider treating landmark buildings and districts as "Protected Districts" in the DZC (see Policy L8).

### 3.3.5 TRANSFORMATIVE PROJECT: 11TH & OGDEN INFILL AND INTERSECTION IMPROVEMENTS



## 2040 MODE SHARE TARGETS FOR EAST CENTRAL



### Legend



## Implement and upgrade planned Denver Moves: Bikes bikeways.

Denver Moves: Bikes outlines plans for over eight miles of separated bikeways and over three miles of protected bikeways in East Central and Central neighborhood residents prioritize investments in new high comfort bikeways and provided a clear direction to enhance and expand the current bicycle network. This plan provides greater detail to the bikeway routing and infrastructure and upgrades previously identified routes. Below are key strategies including modifications to Denver Moves: Bikes recommendations in East Central respond to the community's concerns and key findings. Recommendations prioritizing cyclists should coordinate with Quality of Life Policy Q8.B to prioritize tree canopy in these areas.



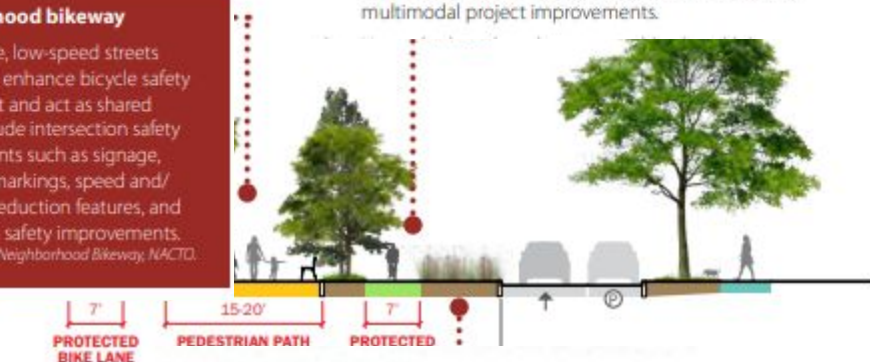
### Neighborhood bikeway

Low-volume, low-speed streets modified to enhance bicycle safety and comfort and act as shared streets. Include intersection safety improvements such as signage, pavement markings, speed and/or volume reduction features, and intersection safety improvements. (Photo: Shared Neighborhood Bikeway, NACTO.org)

## CONCEPT

- G. Install Denver Moves: Bikes recommendation of a neighborhood bikeway on 7th Ave. between Lincoln St and Williams St.
- H. Upgrade Denver Moves: Bikes recommendation of a buffered bike lane to a protected bike lane on 7th Ave. Parkway between Williams St. and Colorado Blvd.

- K. Extend proposed Grant St. protected bike lane, currently planned from 20th Ave. to 11th Ave., several blocks further south to 7th Ave. to ensure the project ties into the Cherry Creek Trail and Broadway multimodal project improvements.



### Flexible Curbside Uses

Curbsides have the potential to host a variety of different programs and activities—some permanent and others variable throughout the day or time of year. Cities can actively manage curbsides through pricing and make curbs feel more like an extension of the sidewalk than the edge of the roadway.

Identify neighborhood planning areas and the need for access to high-quality transit.

### Key corridors to prioritize safe and

- A. Rider amenities to install at priority locations include:

1. Real time transit information.
2. Ticketing kiosks.
3. Multimodal resources, such as bike and micromobility parking, rideshare drop-off/pickup zones, etc.
4. Placemaking components, such as street furniture, weather shelters, programmed space, etc.
5. Charging kiosks.
6. Public restrooms.

1. Colfax Ave. at Broadway, Downing St., Park Ave., York St., Josep and Colorado Blvd.
2. Broadway at 9th Ave., 13th Ave., and Cleveland St.
3. Lincoln St. at 7th and 17th Aves.



As part of the analysis conducted during the NPI process, City parking studies for each neighborhood were evaluated. Neighborhoods in the East Central area are consistently parked, with occupancy levels increasing in neighborhoods on the western end of the plan area boundary near downtown.

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*

## Develop new Contemporary Parkways that serve multiple community functions, including connecting the community to open space, parks and recreational assets.

*Game Plan for a Healthy City identifies a goal of ensuring that all residents are within a 10-minute walk of a park. In a neighborhood with minimal vacant land, new Contemporary Parkways could provide a park-like amenity that also serves as a transit and pedestrian connection to the existing parks. While the existing historic parkways are already a community asset, Game Plan for a Healthy City recommends considering contemporary standards for parkways that more effectively leverage our parkway assets. Contemporary standards include the integration of stormwater infrastructure, native or drought-tolerant landscaping, lighting, varied paving systems, and bicycle and transit connections. Additionally, providing other park amenities such as transit stops can serve as an extension of the park and open space network.*

- A.** Leverage transportation network improvements (see Mobility section) to create Contemporary Parkways that connect the transit system with increased mobility options.

### Impervious Cover

Development patterns have increased both the quantity and intensity of stormwater runoff and the amount of impervious surface in East Central. High concentrations of impervious surface can be seen on the west side of the study area within the Capitol Hill and North Capitol Hill neighborhoods where the development pattern consists of larger building footprints and surface parking lots. Other areas with high concentrations of impervious surface include Colfax Avenue and the medical campuses within the City Park West neighborhood.

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neighborhood.  
s.  
community

## 2.4.2 PARKS, RECR

Parks, open space, and recreation centers are important for community health and well-being. They provide critical amenities for residents and support the community's ability to safely and comfortably live. Utilization of these spaces and services is important for the health and well-being of residents—both youth and adults—without a park near their home.<sup>22</sup> For example, 400%, and all age groups have a reduced risk of obesity. Passive space like an open lawn can be used for a variety of activities such as basketball courts, tennis courts or a playground. Passive or programmed spaces all have the potential to improve community health. Recreation centers complement park space in an indoor environment.

### Tree Canopy

Tree canopy is a critical environmental asset that prevents soil erosion, reduces the contribution of heat to trees, green spaces, and improves the quality of life. Every neighborhood should have a tree canopy

The East Central area has an average tree canopy coverage of 10%. The goal of this metric is to improve the percent tree canopy coverage in these areas by 10 percent so every neighborhood has a tree canopy coverage of at least 20%.

### Impervious Surface

Throughout Denver's development, impervious surfaces can have major impacts on the surface temperature. High concentrations of impervious ground, resulting in more stormwater runoff, can significantly reduce the water capacity of the soil.

East Central today has a 68 percent impervious surface metric is to reduce this percentage to 48% or less than 48% impervious surface.

**Increase the pervious surface coverage through the design and implementation of green infrastructure systems to increase environmental performance (infiltration, evaporation, evapotranspiration, carbon sequestration, shade, and urban heat).**

East Central's impervious surface coverage is higher than the City's average. High impervious surface coverage results from historical development patterns in which permeable surfaces are replaced with roads, parking lots, sidewalks, and rooftops. These patterns have impacted the quality of life for East Central community members by increasing stormwater runoff, reducing rainfall absorption, and increasing air temperature. Native vegetation was the community's second highest priority for making East Central more resilient, and 20% of the comments under the Environmentally Resilient category were related to the increase and presence of impervious surfaces in the 2017 Kick-Off Survey.

- A.** Explore opportunities to convert existing impervious surface within public right-of-way to pervious surface through the addition of green infrastructure, planters, street trees, tree lawn or bulb-outs, permeable pavers, trails, parkland or native vegetation.
1. Coordinate with the design of future Contemporary Parkways (see Policy Q2).
  2. Integrate with BRT design along Colfax Avenue and redesign of public right-of-way streetscape and remnant parcels to improve infiltration and reduce runoff.
- B.** Develop design guidelines for a contemporary tree lawn.
1. Remove and replace impervious areas between the sidewalk and street with 4"-6" depressed lawn or streetscape that improves infiltration and reduces runoff.
  2. Coordinate implementation through roadway, stormwater and sanitary projects within the right-of-way.
- C.** Increase the requirements for pervious acreage, water conservation in landscaping and inclusion of natural vegetation for redevelopment and new development.
- D.** Work with private property owners, business improvement districts and other neighborhood organizations to transition underutilized paved lots to pervious surfaces.



**LEGEND**

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

**Create a system of green streets and alleys to complement the network of existing Historic Parkways and new Contemporary Parkways and encourage sustainable water management practices including stormwater management, flood protection, water quality, runoff reduction, and water use.**

Green infrastructure is a critical tool that supports several East Central community goals, such as enhanced community livability and improved resiliency. The community expressed interest in exploring allocating street right-of-way to various forms of greening as well as incentivizing flood prone areas to better accommodate flood waters and the implementation of green infrastructure systems, such as permeable pavers, bulb-outs, and bioswales. Green infrastructure can be employed to develop green streets and alleys in



**LEGEND**

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



Boulevard in Denver).

**GREEN ALLEYS**

Alleys with increased permeability and water quality treatment surfaces, these alleys become key multimodal mobility corridors. A local example is the Westwood Via Verde which includes enhanced alleys and green infrastructure as part of its network that will connect existing and potential new spaces. Priority areas include alleys within 50 feet of a storm drain. See Policy Q8. (Photo: Green Alley in Detroit).



**GREEN STREETS**

Roadways that integrate stormwater management and water quality treatments. Elements include engineered systems such as stormwater planters and permeable paving, as well as natural tree lawns and tree canopy. Green streets can work in conjunction with streets that prioritize multimodal mobility by providing a more comfortable environment. Brighton Boulevard is a local example of a green street working in conjunction with a bicycle facility. Priority areas include those identified by the Green Infrastructure Implementation Strategy. See Policy Q8. (Photo: Brighton Boulevard in Denver).

**GREEN ROOFS**

Building roofs that are covered or contain vegetation. Green roofs serve several purposes, such as absorbing stormwater, providing insulation, creating habitat and reducing



**PRIVATE PROPERTY PRACTICES**

Small interventions in private property by themselves will not have a significant impact in reducing the stormwater flooding in the area. However, the cumulative



Practices  
ity Areas.

03



### Historic Preservation

Historic Preservation is a residential building that is the home, such as a homeowne be protected, v modifications. (Park)

04

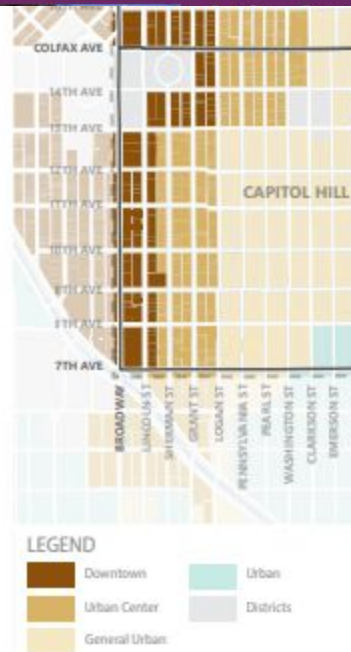


### Historic Landmark

An individual features that n Such designat restricting der through desig House, within credit: Susan R

07

- **General Urban** – a mix of residential and office uses and commercial areas, but with higher densities than the Urban contexts. Buildings are generally multi-unit residential or office, although some single and two unit buildings may be mixed in. There is also a high concentration of historic buildings in this context in the East Central area.
- **Urban** – primarily single and two-unit residential areas and mixed-use nodes, although there are many small, multi-unit buildings, especially closer to Colfax Avenue. Vehicle access is provided by alleys, so streets are lined with front porches and yards.
- **Districts** – large schools, hospitals, large parks and civic spaces. They may require special rules for building form and height and contrast with the surrounding character. In the East Central area, examples include: the State Capitol grounds, City Park, Cheesman Park, East High School, Morey Middle School, St. John's Cathedral, Carla Madison Recreation Center and the Uptown Medical District.



### Second Floor Use Area

...s that bring activity to the sidewalk should...  
ground floor. Areas include existing pedestri...  
hood destinations, such as historic streetcar...  
ectly adjacent to a transit station. Activity ca...  
o seating, plazas where people can sit, play...  
activity that enlivens the sidewalk. See Policy...  
(Madison, Congress Park)

### Mixed-Use Design Quality Area

Additional standards are recommended in...  
n new construction with community goals...  
include guidelines for bulk, massing, building...  
streetscape, open space, landscaping...  
ns between commercial and residential, or...  
specific to the vision for an area. See Policies L6...  
ouses in City Park)

**GENERAL URBAN**

**Community Center**

- Typically provides some mix of office, commercial and residential uses
- Strong degree of urbanism with mostly continuous building frontages to define the public realm

**Local Cen**

- Prima **URBAN**
- May a
- Provic

**Local Center**

- Primarily provides options for dining, entertainment and shopping
- May also include some residential and employment uses
- Public realm is typically defined by lower-scale buildings with active frontages providing a more intimate, pedestrian scale

**Communi**

- Typic
- Buildi

**Local Cor**

- Prima
  - May a
  - Buildi
- Community Corridor**
- Typically provides some mix of office, commercial and residential uses
  - Have a distinctly linear orientation along the street
  - Lot coverage is typically higher, with open spaces that are often accommodated by spaces between buildings rather than along the street

**High Resi**

- Predo

**Local Corridor**

- Primarily provides options for dining, entertainment and shopping
- May also include some residential and employment uses
- Buildings have a distinctly linear orientation along the street with very shallow setbacks

**High-Mec**

- A mix throu

**High-Medium Residential**

- A mix of mid-scale multi-unit residential options
- Some neighborhood-serving mixed-use may be appropriate, especially along arterial streets or at non-local street intersections

**Low-Med**

- Prima
- Single
- Limite

**Low-Medium Residential**

- Mix of low- to mid-scale multi-unit residential options
- Small-scale multi-unit buildings are interspersed between single- and two-unit residential
- Limited mixed-use along some arterial and collector streets and at intersections

**Low-Med**

- Prima
- Single
- Limite

**Low Medium Residential – Row House**

- Row houses are interspersed between single- and two-unit homes
- Limited mixed-use along some arterial and collector streets and at intersections

Local Center



East Central Area Plan | 2.1 Land Use and Built Form

Local Center



Local Center



Community Center



Community Center



HIGH

HIGH-MEDIUM



LOW-MEDIUM - ROW HOUSE



**Light.** White ash trees grow best in full sun. This means they should be in a spot that gets at least six hours of direct sunlight on most days. Dec 12, 2020

## Key facts about the Ash tree

**Name** – *Fraxinus excelsior*

**Family** – *Oleaceae*

**Type** – tree

**Height** – 32 to 100 feet (10 to 30 meters)

**Exposure** – full sun

**Soil** – rich, rather chalky

Family	Botanical Name	Acceptable Cultivar	Common Name	Hardiness Zone	Moisture Level	Soil Salt Tolerance	Aerosol Salt Tolerance	Water Quality Area	Height @ Maturity	Canopy Spread @ Maturity	Canopy Area @ Maturity	Growth Form/Shape
Ginkgoaceae	Ginkgo biloba	Shangri-la	Ginkgo	4	Mod	Intermediate		X	45	30	707	
Fabaceae	Gleditsia triacanthos inermis	Imperial	Thornless Honeylocust	4	Xeric	Tolerant	Tolerant	X	35	35	962	Rounded
Fabaceae	Gleditsia triacanthos inermis	Moraine	Moraine Honeylocust	4	Xeric	Tolerant	Tolerant	X	40	40	1257	Rounded
Fabaceae	Gleditsia triacanthos inermis	Harve	Northern Acclaim Honeylocust	3b	Xeric	Tolerant	Tolerant	X	40	30	707	Broad pyramidal
Fabaceae	Gleditsia triacanthos inermis	Shademaster	Shademaster Honeylocust	4	Xeric	Tolerant	Tolerant	X	40	30	707	Vase to rectangular
Fabaceae	Gleditsia triacanthos inermis	Skycole	Skyline Honeylocust	4	Xeric	Tolerant	Tolerant	X	40	30	707	Broad pyramidal
Fabaceae	Gleditsia triacanthos inermis	Draves PP21698	Street Keeper Honeylocust	4b	Xeric	Tolerant	Tolerant	X	40	15	177	Upright, narrow pyramidal
Fabaceae	Gleditsia triacanthos inermis	True Shade	True Shade Honeylocust	4	Xeric	Tolerant	Tolerant	X	40	30	707	Oval



**5280 Trail** – Advance the vision for the 5280 Trail by working with the Downtown Denver Partnership and property owners along Sherman Street and 12th Avenue. See Policy CH-M2.

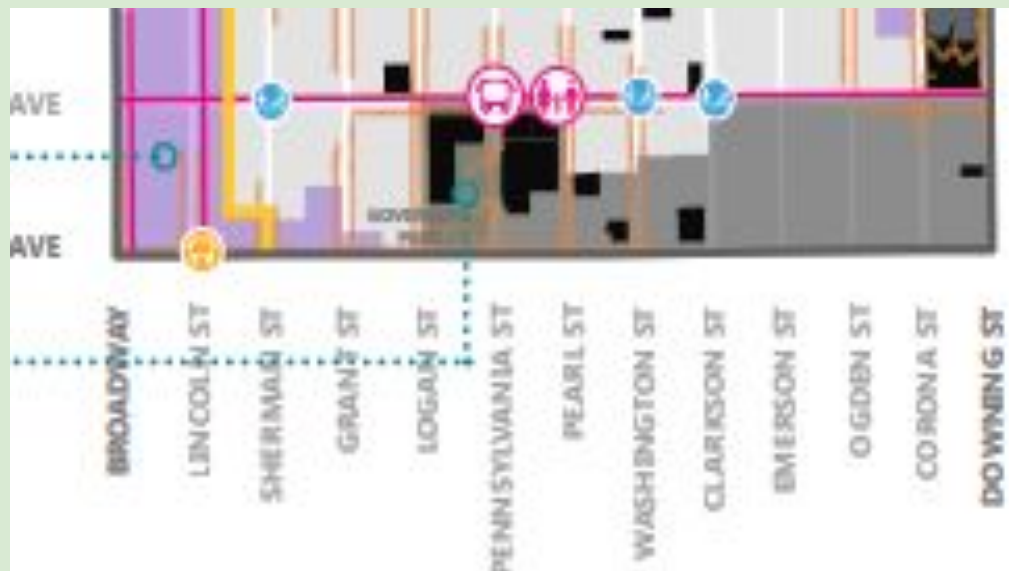
**Housing Diversity** – Preserve the existing affordability and diversity of housing in Capitol Hill while seeking opportunities to add new types of housing. See Policy CH-E3 and Policy CH-E4.

**12th Avenue** – Improve landscaping, water quality, transit, and biking along a transformative street and contemporary parkway. See Policy CH-M1 and Policy CH-Q1.

**Quality Infill** – Direct growth to appropriate areas and redevelop vacant or underutilized properties with improved design guidelines. See Policy CH-L1 and Policy CH-L2.

**Broadway/Lincoln Corridor** – Ensure growth along the corridor serves as an effective transition to Capitol Hill while benefiting from mobility improvements. See Policy CH-L3 and Policy CH-M1.

**Governors Park** – Improve the utilization of the park through programming, new amenities, and better maintenance. See Policy CH-Q3.

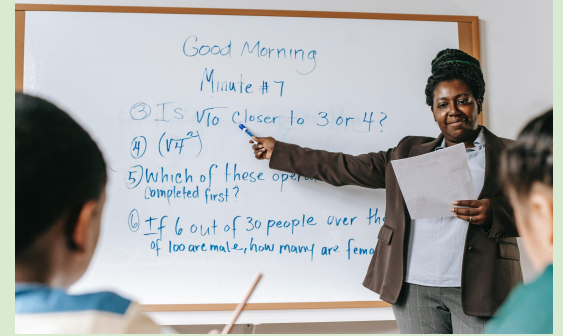


# Affordable housing

\$15 per hour → \$31,000 per year

Recommended rent 30% →

**\$775** per month



Aspire **\$1,645 - \$3,820**

Gables **\$1,608 to \$3,625**

Moto **\$1,400 to \$3,200**

7Haus **\$1,300 to 3,535**

The Logan **\$1,500**



# Comprehensive Plan 2040-City and County of Denver

Community values are the characteristics, aspirations and moral attributes chosen and desired by the community. The values inform the vision elements found in the Comprehensive Plan 2040 and Blueprint Denver.

- ❑ Sense of History and Cultural Heritage
- ❑ Environmental Stewardship
- ❑ Great Parks and Open spaces
- ❑ Quality Design
- ❑ Affordable Housing and Transportation
- ❑ Engaged Community
- ❑ Walkable, Bikeable, Accessible and Transit-Friendly
- ❑ Equity
- ❑ Safe and Inviting
- ❑ Business-Friendly and Entrepreneurial
- ❑ Access on Quality Education, Training and Lifelong Learning

**How can we use design and planning as a community to honor the vision of Blueprint Denver and East Central Plan?**

**End of Presentation**