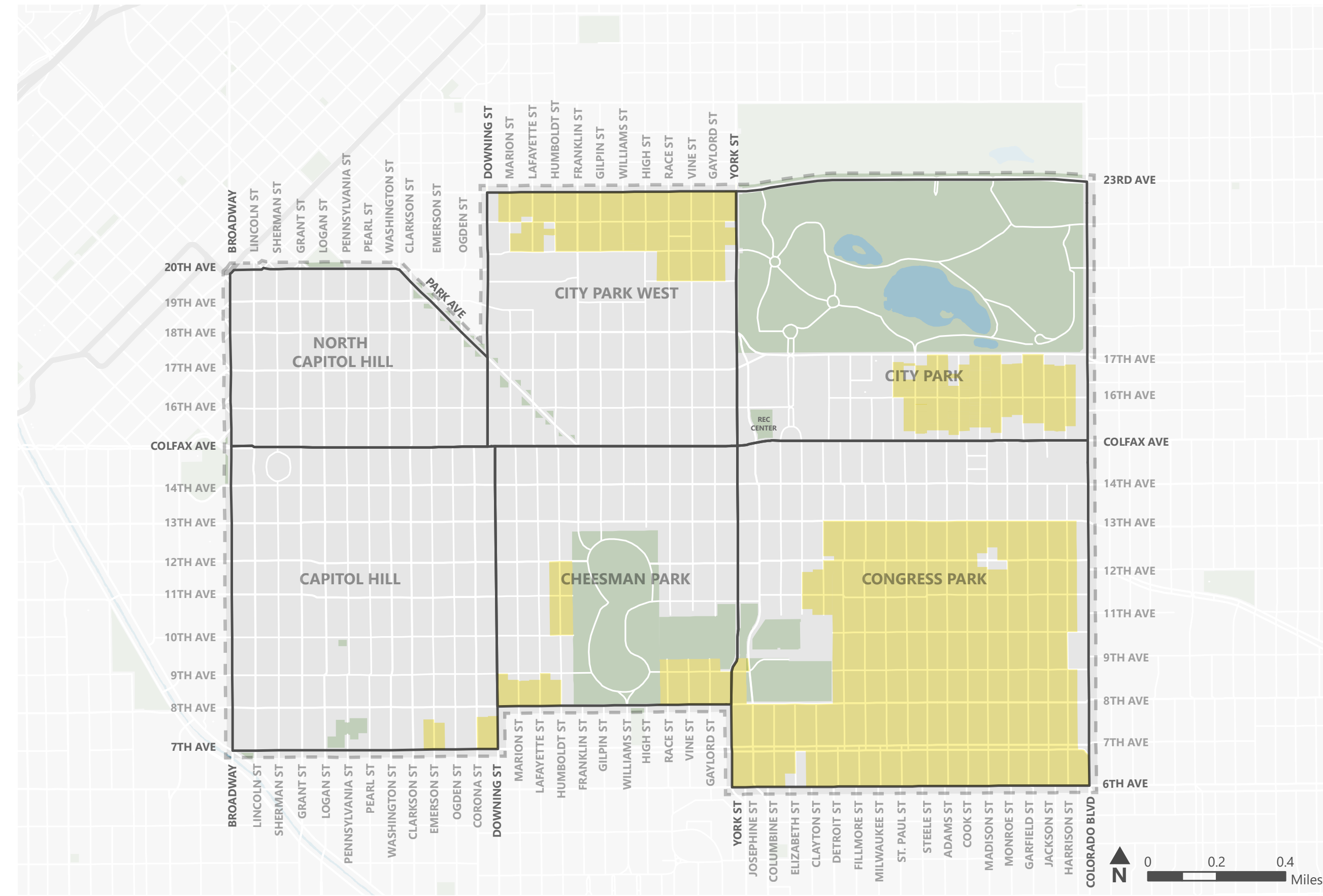


HOW CAN NEW DEVELOPMENT BETTER RESPOND TO NEIGHBORHOOD CHARACTER?



LAND USE +
URBAN DESIGN



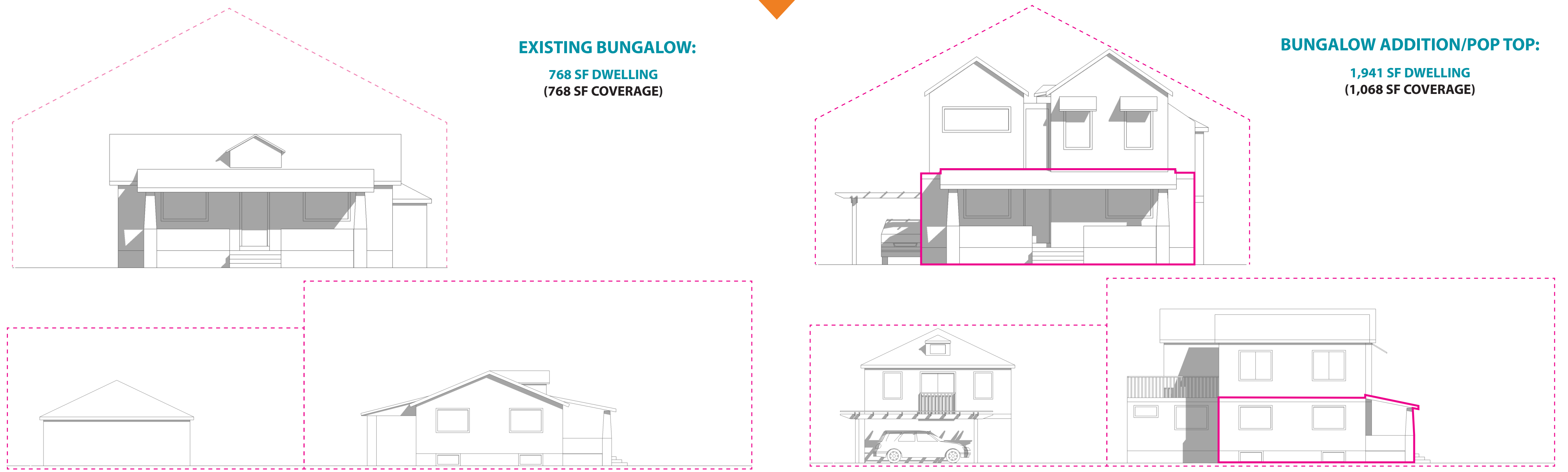
NOTE:
Recommendations on this poster would apply to SU and TU districts, which are shaded in the map to the left.

ENCOURAGE RENOVATIONS OR ADDITIONS OVER DEMOLITION THROUGH TOOLS SUCH AS:

- Requiring deconstruction and recycling of materials on homes that are a certain age.
- This program would include criteria for eligible structures.
- Providing flexibility in code requirements and administrative relief such as:
 - ✓ Allow roof elements such as dormers to penetrate bulk plane
 - ✓ Offer flexibility in building coverage and separation requirements
 - ✓ Allow taller additions behind single story homes
 - ✓ Offer expedited permit processing or other administrative or financial relief

WORK WITH NEIGHBORHOODS TO MODIFY ZONING STANDARDS FOR NEW CONSTRUCTION TO MORE CLOSELY SUPPORT NEIGHBORHOOD CHARACTER.

- Recommendations include modifying:
 - ✓ Building coverage
 - ✓ Side setbacks
 - ✓ Length of two-story side walls
 - ✓ Bulk plane + way height is measured

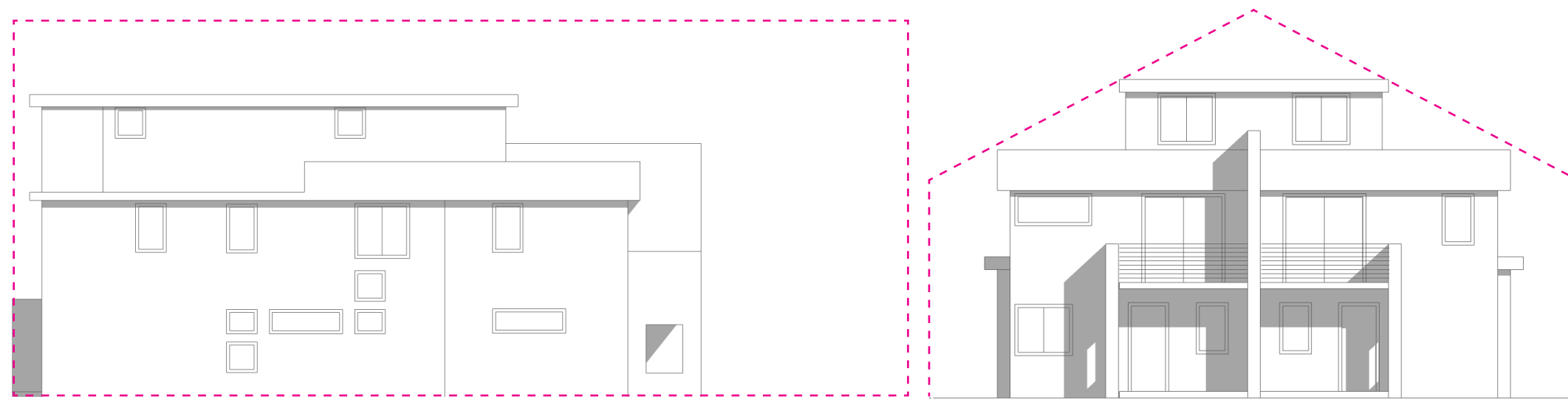


Existing small homes

- Size no longer fits the needs of many families that desire to live in these neighborhoods.
- But, they may contribute to the character and history of the neighborhood.
- Current regulations offer advantages to scraping them to build new homes.

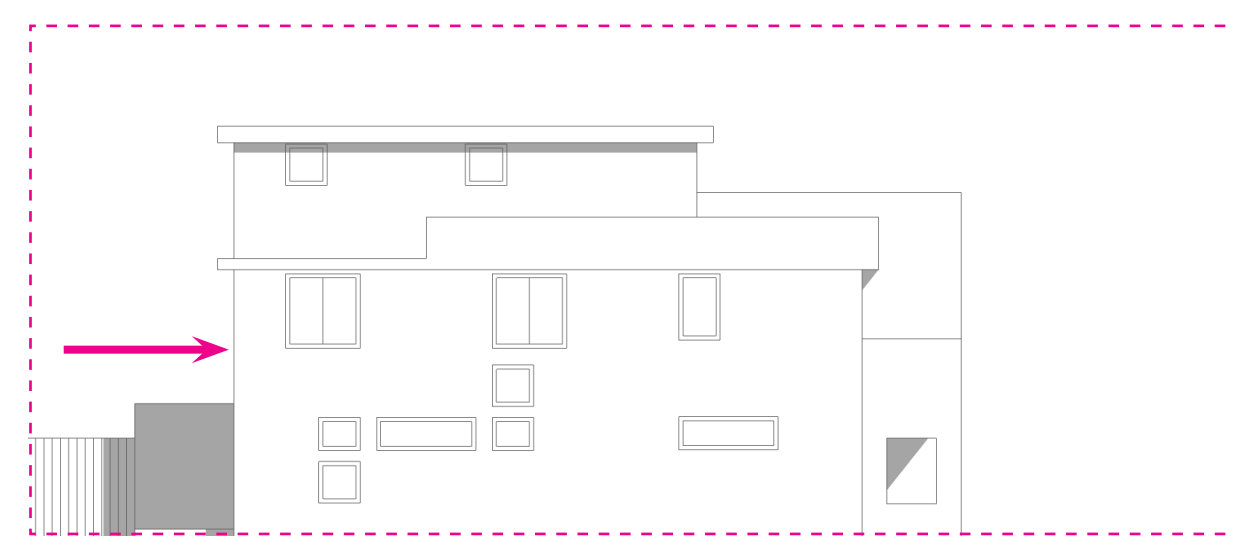
Encouraging additions over demolition

- Saving the majority of a structure, but allowing the square footage to be increased may better meet the needs of families while maintaining neighborhood character.
- These "pop tops" often maintain character-defining features, such as: brick bases, raised front porches, and varied side setbacks and side yards.



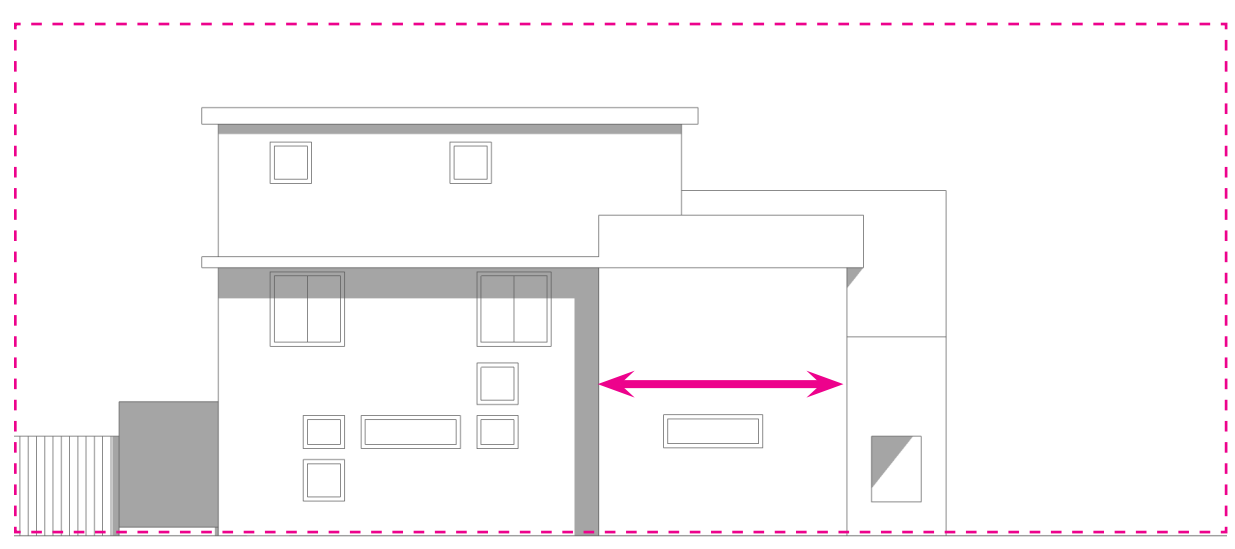
Common form for existing duplexes and some single unit homes

- Often appear out of scale compared to surrounding traditional forms.
- Third floor "dog house" and balconies are uncommon in traditional forms. Most 3rd stories were included as part of a roof form with dormers or steep roofs, but bulk plane rules do not allow.



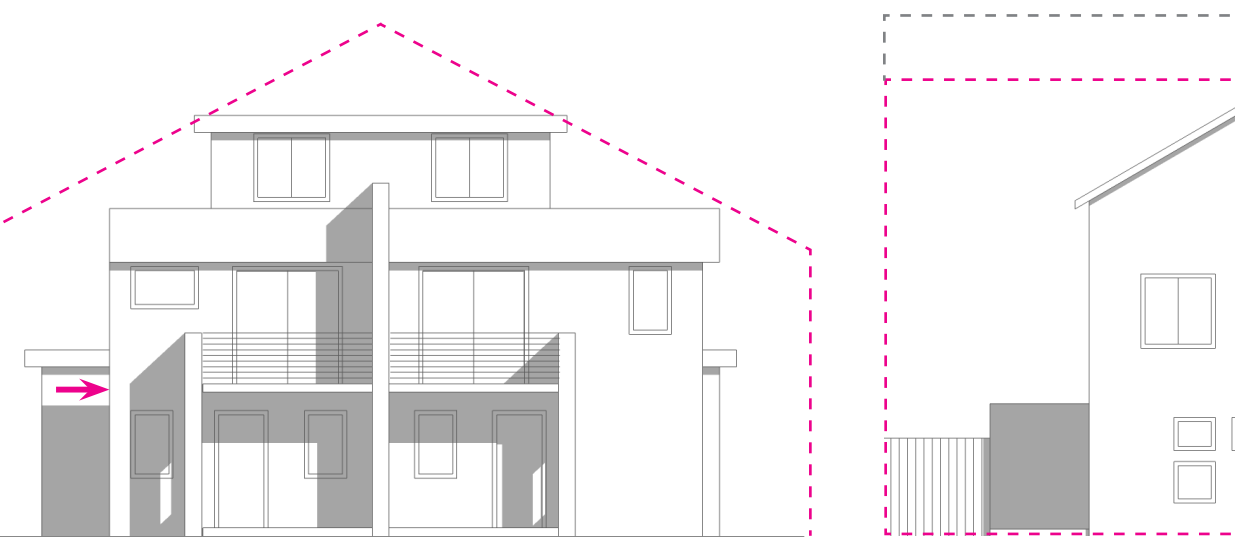
Modify building coverage rules

- By reducing the allowable building coverage, the bulkiness of the building shrinks.
- This also allows for more permeable surfaces.



Side wall standards and increased side setbacks

- Adding a standard that minimizes two-story walls at the setback line will encourage modulation of the building form and lessen the appearance of scale from neighboring properties.
- Encourage side yards by modifying side setbacks to be cumulative and asymmetrical.



Modify height and bulk plane standards

- Reduce maximum overall height for flat roofs to be more in scale with surroundings.
- Modify bulk plane rules so that dormers and cross gables are able to penetrate the bulk plane to allow for more interesting roof forms.

EAST CENTRAL AREA PLAN

CAPITOL HILL | NORTH CAPITOL HILL | CITY PARK WEST | CHEESMAN PARK | CONGRESS PARK | CITY PARK



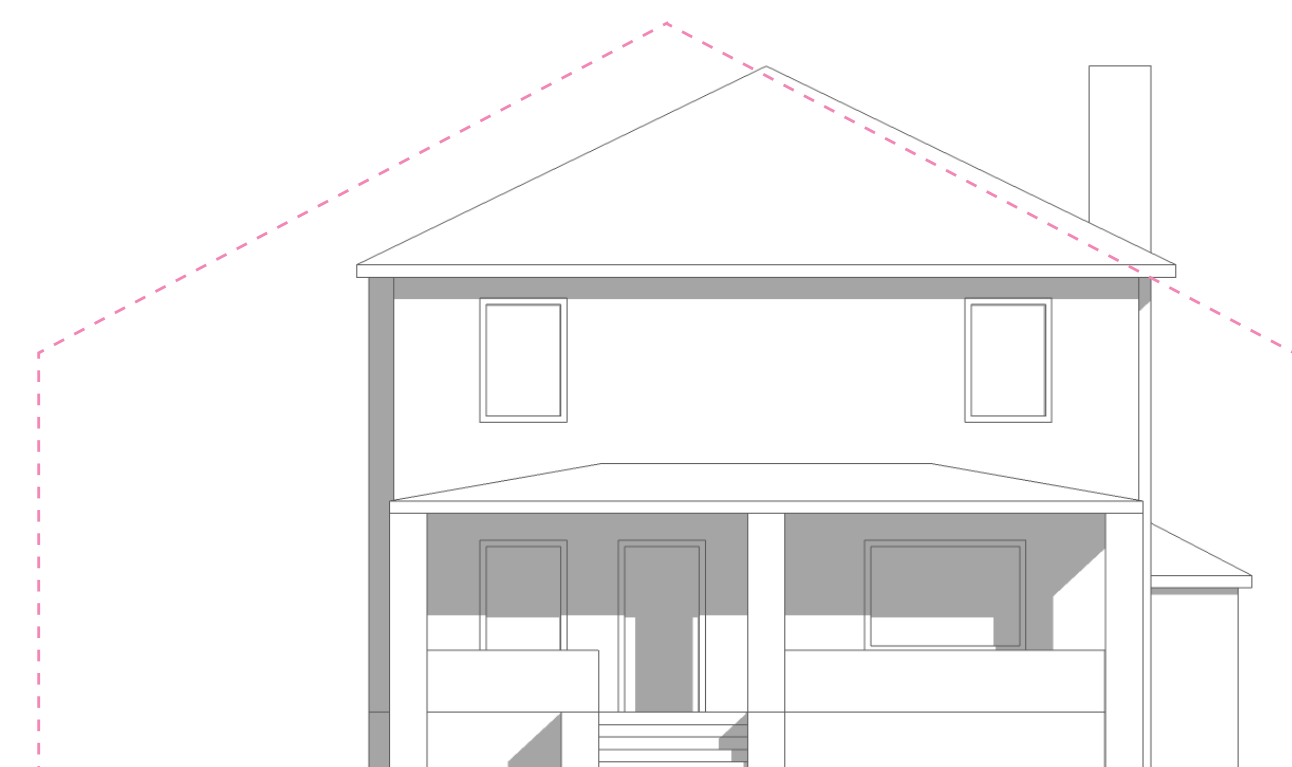
CIVITAS | RF URBAN DESIGN | WINTER & COMPANY | ARLAND LAND USE ECONOMICS | MJB CONSULTING
ROOT POLICY RESEARCH | ROCKY MOUNTAIN WEST | TWO HUNDRED | URBAN INTERACTIVE STUDIO | BEN KELLY

HOW DO WE PROVIDE HOUSING OPTIONS WHILE MAINTAINING NEIGHBORHOOD CHARACTER?

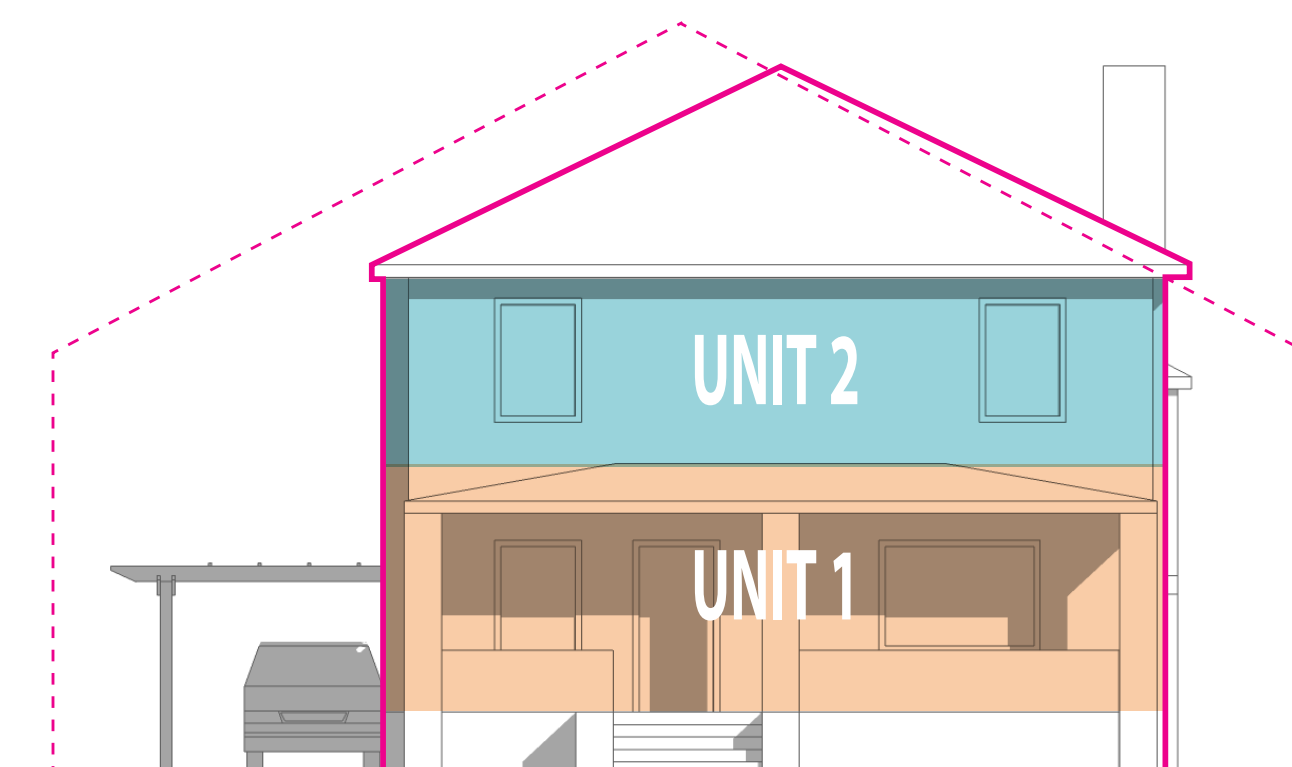


ENCOURAGE MAINTAINING VALUED HOUSING STOCK THAT CONTRIBUTES TO NEIGHBORHOOD CHARACTER BY ALLOWING ADDITIONAL UNITS IN LOCATIONS NEAR TRANSIT THROUGH TOOLS SUCH AS:

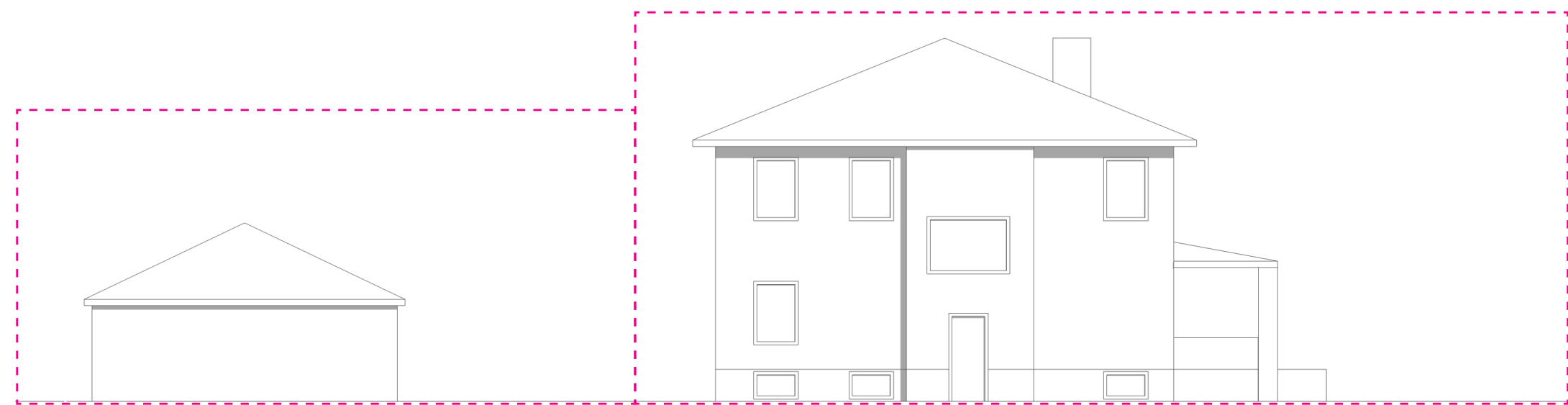
- Creating a “Character Home + Density Bonus” Program for locations around transit that adjusts regulations to encourage retaining existing houses, or the majority of their structure, by:
 - ✓ Permitting up to 2 units in SU districts
 - ✓ Permitting up to 3 units in TU districts
 - ✓ Permitting up to 4 units in RH districts
 - ✓ Allow one ADU per lot
- This program would include criteria for eligible structures.



EXISTING FOUR SQUARE:
2,160 SF DWELLING
(1,080 SF COVERAGE)

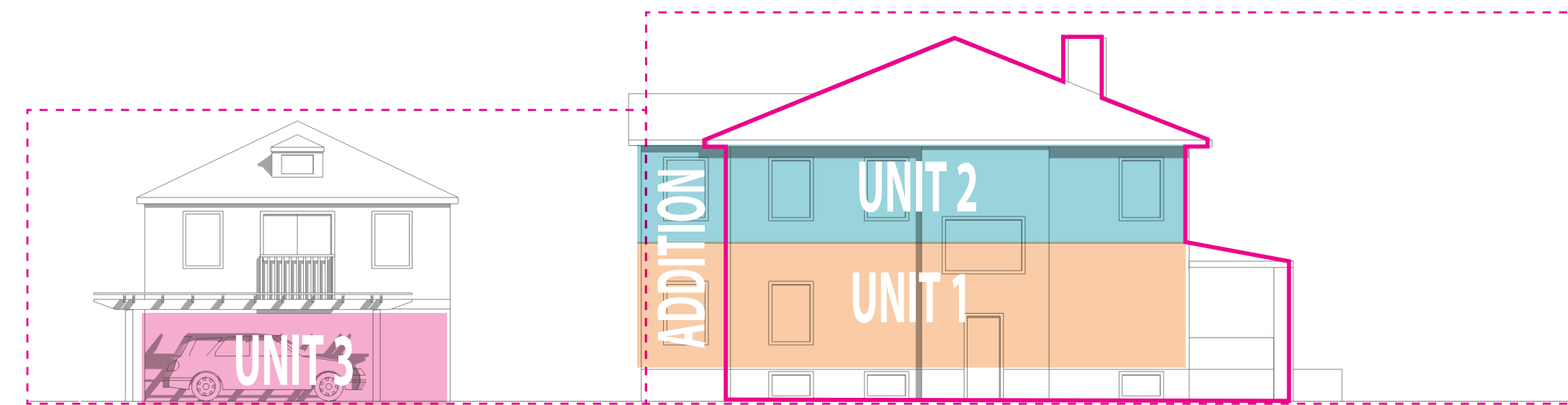


FOUR SQUARE CONVERSION:
UNIT 1 = 1,180 SF
UNIT 2 = 1,180 SF
UNIT 3 = 525 SF
(1,180 SF COVERAGE)



Existing homes near transit

- In some locations near future BRT stations, homes may be at risk to demolition, especially where zoning allows other building forms.
- Near transit, additional density is desired but the community would like to see the architectural character maintained.



Encouraging additions over demolition

- Allowing additional unit(s) in specific locations, if the majority of a house is saved, could be an incentive to maintaining the character of a neighborhood with traditional buildings, but with density that supports high capacity transit.

MOBILIZE NEXT STEPS FOR ESTABLISHING HISTORIC OR CONSERVATION OVERLAY DISTRICTS IN AREAS OF SIGNIFICANCE AND AREAS OF INTEREST.

- Work with neighborhoods in Areas of Significance to determine appropriate tools.
- Encourage Discover Denver to prioritize these areas for the next survey phase.
- Interested neighborhood organizations could also elect to complete their own study with technical assistance from staff.



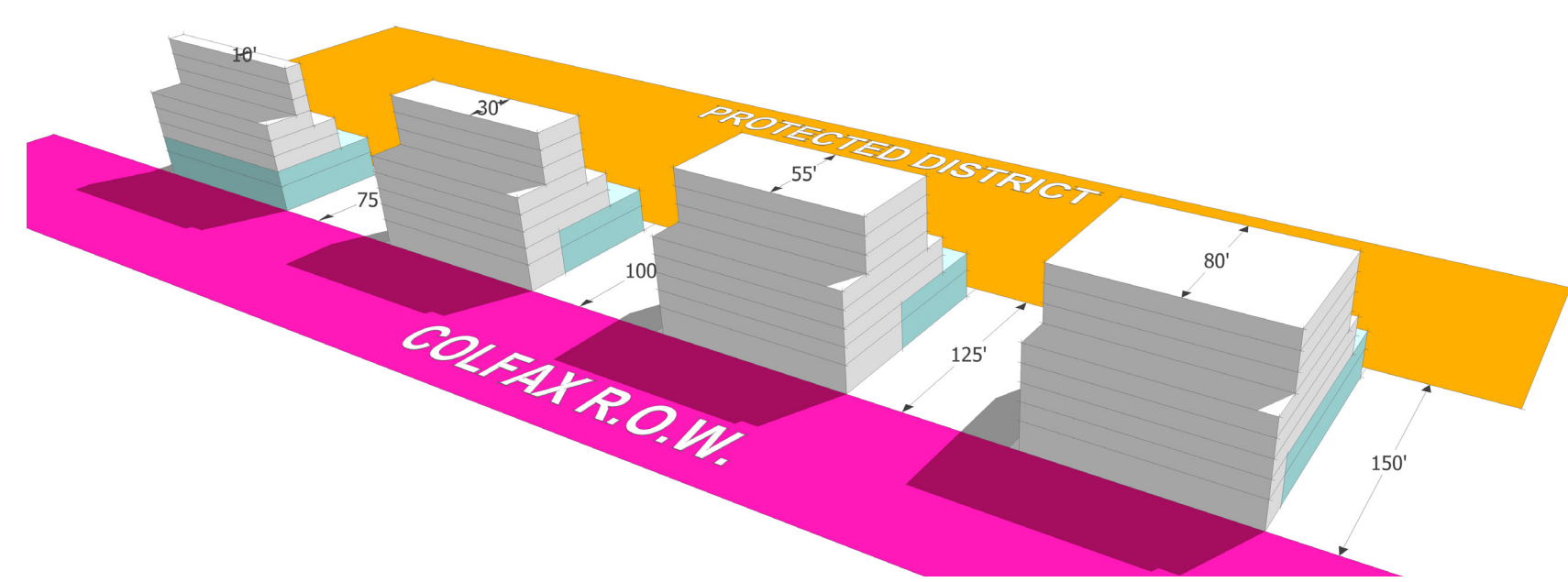
EAST CENTRAL AREA PLAN

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HOW DO WE ENCOURAGE NEW HOUSING AND COMMUNITY-SERVING USES WHILE MAINTAINING THE CHARACTER OF COLFAX?

ENCOURAGE AND DIRECT GROWTH IN AREAS THAT SUPPORT TRANSIT RIDERSHIP AND EXPERIENCE



Properties along Colfax may experience challenges to accommodating taller buildings due to shallow lot depths. This is especially true for properties adjacent to a Protected District. Key dimensions for development include:

- 75 feet deep - necessary for buildings that front Colfax with parking in rear.
- 100 feet deep - necessary for 3-4 story buildings with "tuck under" parking behind.
- 125-150 feet deep - necessary for buildings 5-stories or more due to required setbacks.

OTHER COLFAX-SPECIFIC RECOMMENDATIONS:

- ✓ Make redevelopment process easier with technical assistance and handbook with common questions and considerations.
- ✓ Modify standards to encourage flashing neon, artistic signs, blade signs, and more.

REMOVE REGULATORY BARRIERS AND OPEN UP FINANCIAL INCENTIVES TO MAKE IT EASIER TO REUSE EXISTING BUILDINGS THAT CONTRIBUTE TO THE CHARACTER OF COLFAX.

- Establish an Adaptive Reuse Ordinance that eliminates barriers to reusing structures
- Offer financial assistance for renovating existing buildings.
- Establish Historic or Cultural District



MODIFY REGULATORY BARRIERS TO REDEVELOPMENT WHILE ALSO INCENTIVIZING COMMUNITY BENEFITS AND CHARACTER PRESERVATION TOOLS TO RESPECT THE UNIQUE HISTORY AND CHARACTER OF COLFAX.

- Leverage increased development potential (e.g., increased height or intensity allowed through rezoning) to achieve community benefits, including:
 - ✓ Affordable housing
 - ✓ Publicly accessible open space
 - ✓ Saving an existing building
 - ✓ Community-serving businesses
- Reduce off-street parking requirements and offer flexibility in public improvement requirements to reduce barriers to development



EAST CENTRAL AREA PLAN

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