Agenda Overview

• Process Update
• Emerging Plan Framework
• Small Group Discussions
• Small Group Report Out and Large Group Discussion
• Questions and Comments
• Next Steps
• Meeting Close (3:00 pm)
1. Process Update
1. Process Update

**SUMMER 2016**
PHASE 1: KICK-OFF

**FALL 2016 - WINTER 2017**
PHASE 2: ANALYSIS AND GOAL SETTING

**SPRING 2017 - FALL 2017**
PHASE 3: RECOMMENDATIONS, DRAFT MAPS AND DRAFT TEXT

**SPRING 2018**
PHASE 4: DOCUMENTATION AND ADOPTION

Iterative feedback loop
1. Process Update

**Key Outreach:**
- Task Force Meetings 3, 4 & 5
- Pop-Up Events w/ Plan Van
- Focus Groups
- Visioning Workshops
- Online Survey 3
- Think Tank Meetings

**Major Deliverables:**
- Community Profile
- 2002 Blueprint Denver Diagnostic
- Industrial Lands Study
- Vision, Values and Guiding Principles
- Growth Scenarios and Evaluation

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**SUMMER 2016**
PHASE 1: KICK-OFF

**FALL 2016 - WINTER 2017**
PHASE 2: ANALYSIS AND GOAL SETTING

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**2018**
DOCUMENTATION AND ADOPTION
Blueprint Process

1. Process Update

Spring and Summer
- How could we grow?
- How does the community want to grow and change?

Fall
- What is our collective vision for the City?

Winter and Spring
- What are policies help realize the vision?
- What is preferred policy?
Blueprint Process

1. Process Update

RapidFire Scenarios

How could we grow?

How does the community want to grow and change?

Growth Strategy Game

What is our collective vision for the City?

Preferred Growth Scenario

What are policies help realize the vision?

Preliminary Tools and Strategies

What is preferred policy?

Preferred Tools and Strategies

5/25/2017
2. Emerging Plan Framework
How will we build the Preferred Scenario (and the new Blueprint)?
Denver’s Growth Management Strategy

Direct growth to Areas of Change:

- Grow Downtown
- Redevelop Lowry and Stapleton
- Develop remaining green fields
- Transit-Oriented Development (TOD) around FasTracks stations and select corridors
Denver’s Growth Management Strategy

Issues:

• Does not describe the type or extent of change or growth (addressed to some extent with 2002 Building Blocks and Concept Land Use map)

• Focuses attention on private property
  – Does not sufficiently integrate transportation vision or changes
  – Does not address public spaces and other amenities across entire City

• Doesn’t adequately address importance of design in managing change
2002 Blueprint Building Blocks and Types

• **Districts** (downtown, employment, industrial, campus, entertainment/cultural/civic and parks and open space)
• **Residential areas** (mixed-use, urban residential, single-family/duplex residential, and single-family residential)
• **Centers** (regional center, town center, neighborhood center, and transit-oriented development)
• **Corridors** (pedestrian shopping and commercial)
Example 1: Colorado and Leetsdale

Land Use Concepts
- Urban Residential
- Single Family Duplex
- Single Family Residential
- Park

Street Classifications
- Colorado – Mixed Use Arterial, Enhanced Transit Corridor
- Leetsdale – Residential Arterial
- Bayaud – Residential Collector
Example 1: Colorado and Leetsdale

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Example 1: Colorado and Leetsdale

Issues

• Mismatch between street classification and adjacent land use concept
• Lack of transition from key intersection of an Enhanced Transit Corridor (ETC)
• Existing context is more mixed and nuanced than existing building blocks can address
• Several different elements come together: ETC, park, existing institutional use, statistical neighborhood boundary, multi-family development and high-end single family development, embedded commercial use
Example 2: Krameria “Town Center”

Land Use Concepts
• Pedestrian Shopping Corridor
• Town Center
• Single Family Residential

Street Classifications
• Monaco – Mixed Use Arterial, Enhanced Transit Corridor
• Colfax - Mixed Use Arterial, Enhanced Transit Corridor
• 13th Ave & 14th Ave - Residential Arterial
Example 2: Krameria “Town Center”

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Example 2: Krameria “Town Center”

Issues

• Lots of surface parking in the designated Center, not extremely walkable
• No guidance for how the Center transitions to linear Shopping Corridor along Colfax
• No guidance for how the Center transitions to the Single Family designation immediately adjacent.
  – There is also no distinction for how the Neighborhood Center interacts with Colfax, a Mixed-Use Arterial vs. the surrounding Residential Collectors and local streets
• Single Family Residential designation fronting Monaco, an Enhanced Transit Corridor
Evolving the 2002 Building Blocks into a New Framework

- Pull apart into functional building block designations and a typology of neighborhoods and places
- Incorporate (Neighborhood) Contexts from Form Based Code into framework and clean up overlap (e.g., downtown and campus designations)
- Confirm framework reflects existing cityscape (e.g., industrial flex/mixed use) and transitions between building blocks
- Identify missing elements (i.e., types of neighborhoods) necessary to articulate our future
Potential Components of the Blueprint Transportation – Land Use Change Management Framework

(County) Contexts: Address underlying DNA of an area (streets, block sizes and patterns, and utilities)

Building Blocks: Describe different categories of development within neighborhood contexts

Neighborhood and Place Types: Describe character and trade-offs of different types of neighborhoods and places (districts, centers and corridors)
Relationship Between Contexts and Neighborhood and Place Types

• Contexts may only support a subset of neighborhood and place types based upon underlying DNA (streets, block pattern, utilities, etc.)

• Neighborhood and place types may be expressed differently in various contexts (e.g., Main Street in General Urban Context vs. Main Street in Suburban Context)
Components of the Blueprint
Transportation – Land Use Change Management Framework

(Neighborhood) Contexts: Address underlying DNA of an area (streets, block sizes and patterns, and utilities)
(Neighborhood) Contexts

The Denver Zoning Code is a context-based approach that sets standards for development that are compatible with the existing development pattern and infrastructure.

- Downtown
- Urban Center
- General Urban
- Urban
- Urban Edge
- Suburban
Special (Neighborhood) Contexts

- Special Airport
- Special Campus
- Special Industrial
- Special O-1
- Special Open Space
- Special Planned Unit Development
- Master Plan
Components of the Blueprint
Transportation – Land Use Change
Management Framework

Neighborhood Contexts: Address underlying DNA of an area (streets, block sizes and patterns, and utilities)

Building Blocks: Describe different categories of development within neighborhood contexts
Functional **Building Blocks**

- Centers
- Corridors
- Neighborhoods
- Institutional and Employment Districts
Functional **Building Blocks**

- Centers
- Corridors
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Functional Building Blocks

• Centers
• Corridors
• Neighborhoods
• Institutional and Employment Districts
Functional Building Blocks

- Centers
- Corridors
- Neighborhoods
- Institutional and Employment Districts
Components of the Blueprint Transportation – Land Use Change Management Framework

**Neighborhood Contexts:** Address underlying DNA of an area (streets, block sizes and patterns, and utilities)

**Building Blocks:** Describe different categories of development within neighborhood contexts

**Neighborhood and Place Types:** Describe character and trade-offs of different types of neighborhoods and places (districts, centers and corridors)
### Potential Neighborhood and Place Types

<table>
<thead>
<tr>
<th>Building Blocks</th>
<th>Neighborhood and Place Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>Centers</td>
<td>Downtown, regional center, urban/town center, neighborhood center/node, types of transit-oriented development</td>
</tr>
<tr>
<td>Corridors</td>
<td>Mixed Use Corridor, Residential Corridor, Commercial Corridor, Main street</td>
</tr>
<tr>
<td>Neighborhoods</td>
<td>Mixed-Use, urban residential, multifamily, single family attached, single-family/duplex residential, and single-family residential</td>
</tr>
<tr>
<td>Institutional and Employment Districts</td>
<td>Traditional industrial, industrial flex, office, campus, entertainment/cultural/civic</td>
</tr>
</tbody>
</table>
Elements of Neighborhood and Place Types

Land Uses

Neighborhood or Place Type
Elements of Neighborhood and Place Types

2. Emerging Plan Framework
Elements of Neighborhood and Place Types

2. Emerging Plan Framework
Elements of Neighborhood and Place Types

- Land Uses
- Built Form
- Parks and Trails
- Mobility
Elements of Neighborhood and Place Types

- Land Uses
- Parks and Trails
- Built Form
- Urban Design
- Mobility

Neighborhood or Place Type

Private Realm

Public Realm

5/25/2017

2. Emerging Plan Framework
Elements of Neighborhood and Place Types

2. Emerging Plan Framework

- Land Uses
- Built Form
- Parks and Trails
- Mobility

- Private Realm
- Economic Diversity
- Authenticity
- Equity
- Urban Design
- Health
- Connectivity
- Public Realm
- Resiliency
- Equity

Neighborhood or Place Type

5/25/2017
Neighborhood Type

Legend:
- Detached single family residential
- Attached single family residential
- Multi-family residential
- Accessory dwelling units (ADUs)
- Institutional
- Ground floor retail
- Parking
- Alleys
- Publicly accessible open space
- Private open space/landscaping

LAND USE & FORM
COMPACT DETACHED

- School & playground
- Public park
- Neighborhood mixed use
- Accessory dwelling units (ADUs) over garages
- Corner duplexes
- Private yards
- Shared driveways
- Alley loaded garages & driveways
- On-street parking
- Single family homes on small lots
Defining Neighborhood and Place Types

• Determine if these are the right elements
• Describe aspirational characteristics of public realm and private realm for each neighborhood and place type
• Compare aspirational characteristics to existing condition
• Categorize amount and type of evolution required to realize the vision for an individual geography
• Identify appropriate tools and strategies to facilitate change
How might this framework fit the examples?

- Land use, built form and street design can and should change along a corridor
- Identify types of streets that are appropriate in particular places
- Address transitions and buffers
How might this framework fit the examples?

- Address quality and design of place
- Address street design and modal priority uniquely as it passes through a center
- Address transitions and buffers
- Becomes multidimensional and can address connectivity
Example of Set of Building Blocks and Types Applicable in a Context

Suburban Context

- Centers: Town/Urban Center, Neighborhood Center/Node, Certain TOD
- Corridors: Mixed Use Corridor, Commercial Corridor, Main Street
- Neighborhoods: Multifamily, Single Family/Duplex, Single Family
- Districts: Industrial, Office, Campus, Entertainment Cultural/Civic
What types of changes are possible within the framework?

• Change from one context to another
• Transformation from one type of building block to another
• Evolution from one neighborhood type to another
• Evolution from one place type to another
What about areas that are not identified for any “framework” changes?

• Neighborhood Planning Initiative (NPI) can look at missing or inadequate elements by comparing existing conditions to the ideal characteristics of the designated neighborhood or place type

• Blueprint can recommend certain changes to all instances of a particular neighborhood or place type (e.g., ADUs, pedestrian and bicycle improvements, etc.)
An Equitable, Affordable and Inclusive Denver

• Ability to recommend that all of one or more place and neighborhood types include ADUs, affordable housing or similar
• Potential to assess distribution of certain neighborhood types, access to jobs, etc. and make recommendations for transitioning certain areas to better fill existing or projected needs
• Ability to assess proportion of various neighborhood and place types and adjust recommendations to best reflect expected demographics and socioeconomics
• Potential to introduce context appropriate place types to address gaps in current access to certain amenities
3. Small Group Discussions
Discussion Questions

• What are the important elements of defining and differentiating neighborhoods and places?

• What are examples of neighborhoods, centers, corridors and districts in Denver or other cities that should be explored or developed further? What elements make those places special?

• What elements best support the vision themes and goals?
Elements of Neighborhood and Place Types

- Land Uses
- Parks and Trails
- Built Form
- Mobility

Private Realm - Economic Diversity - Authenticity - Equity - Health - Connectivity

Neighborhood or Place Type - Resiliency - Public Realm

2. Emerging Plan Framework
4. Small Group Report Out and Large Group Discussion
5. Questions and Comments
6. Next Steps
Upcoming Meetings

• Task Force Meeting #11 on June 22nd
  – Housing and Demographics
  – Urban Design
• Task Force Meeting #12 on July 27th
  – Building Blocks: Neighborhood and Place Types
  – Application of Building Blocks to Preferred Scenario
  – Modal Prioritization and Street Typologies
7. Meeting Close