



Denverright.

Your Voice. Our Future.

Blueprint Denver
Task Force Meeting #10

5.25.2017

Denverright.
Your Voice. Our Future.



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

CITY AND COUNTY OF DENVER

Blueprint Denver Update

planning schedule

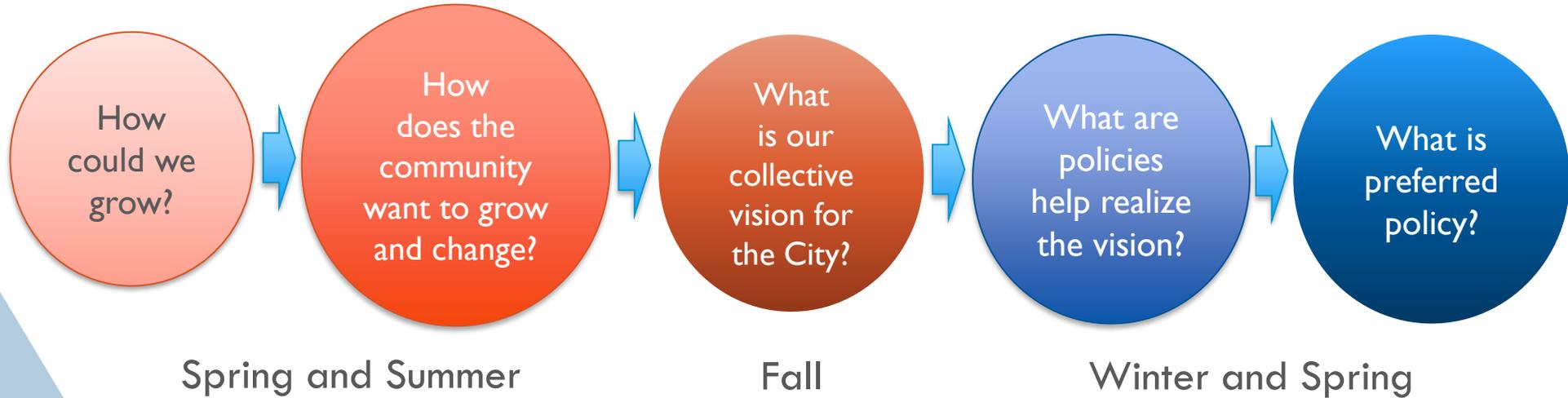


Blueprint Denver Update

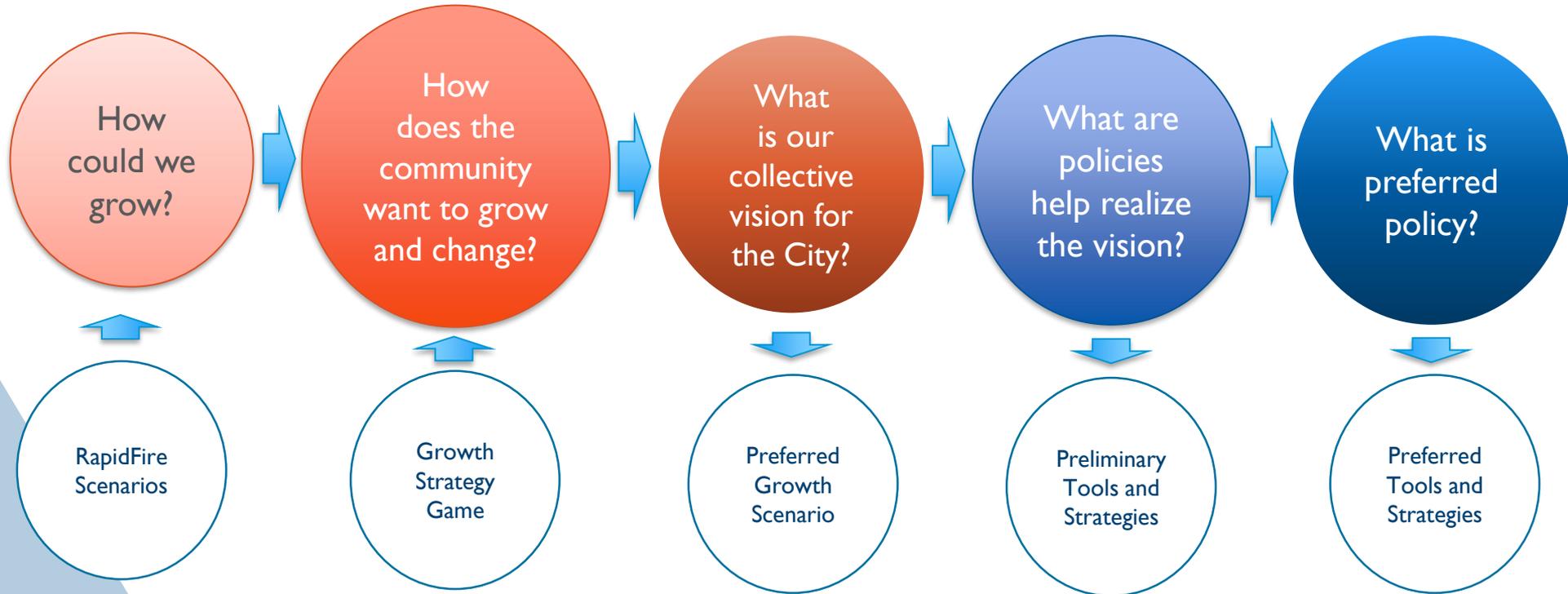
planning schedule



Blueprint Process



Blueprint Process



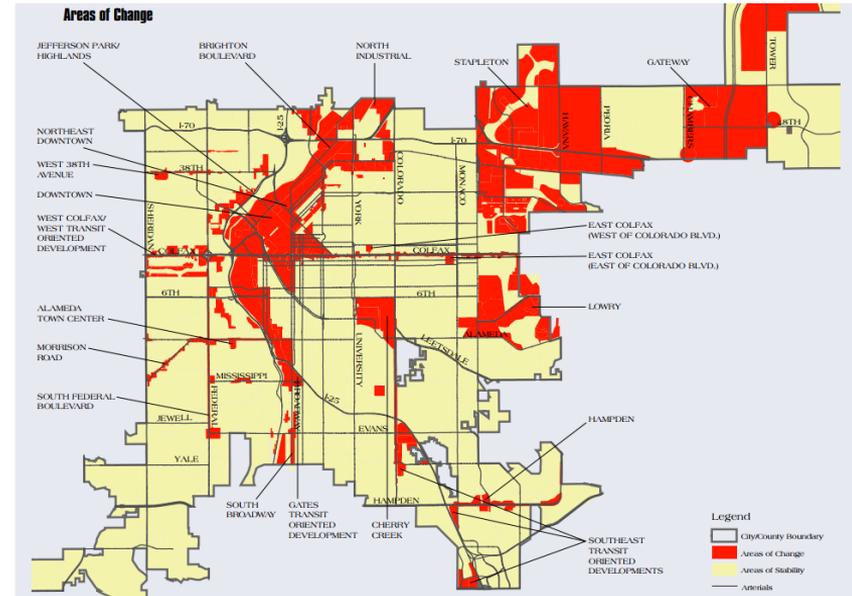
2. Emerging Plan Framework

How will we build the Preferred Scenario (and the new Blueprint)?

Denver's Growth Management Strategy

Direct growth to Areas of Change:

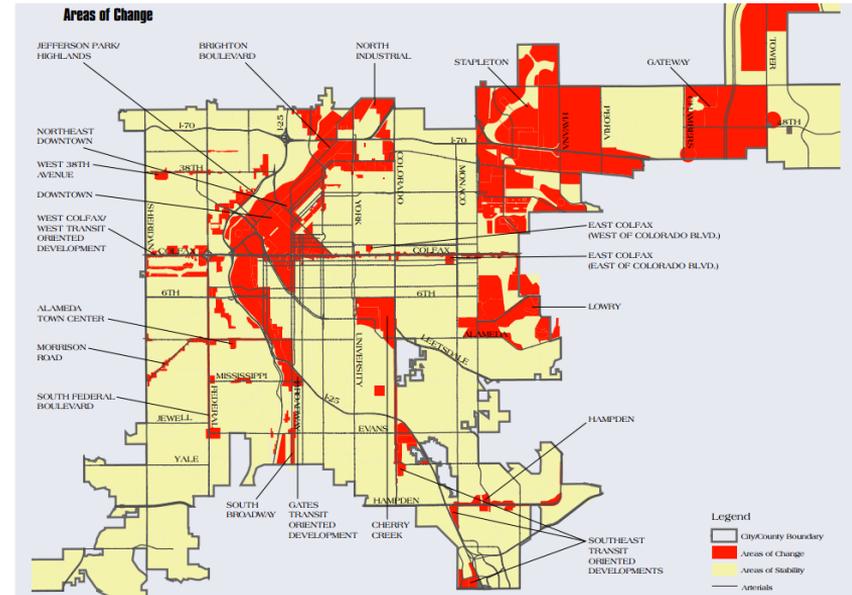
- Grow Downtown
- Redevelop Lowry and Stapleton
- Develop remaining green fields
- Transit-Oriented Development (TOD) around FasTracks stations and select corridors



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)

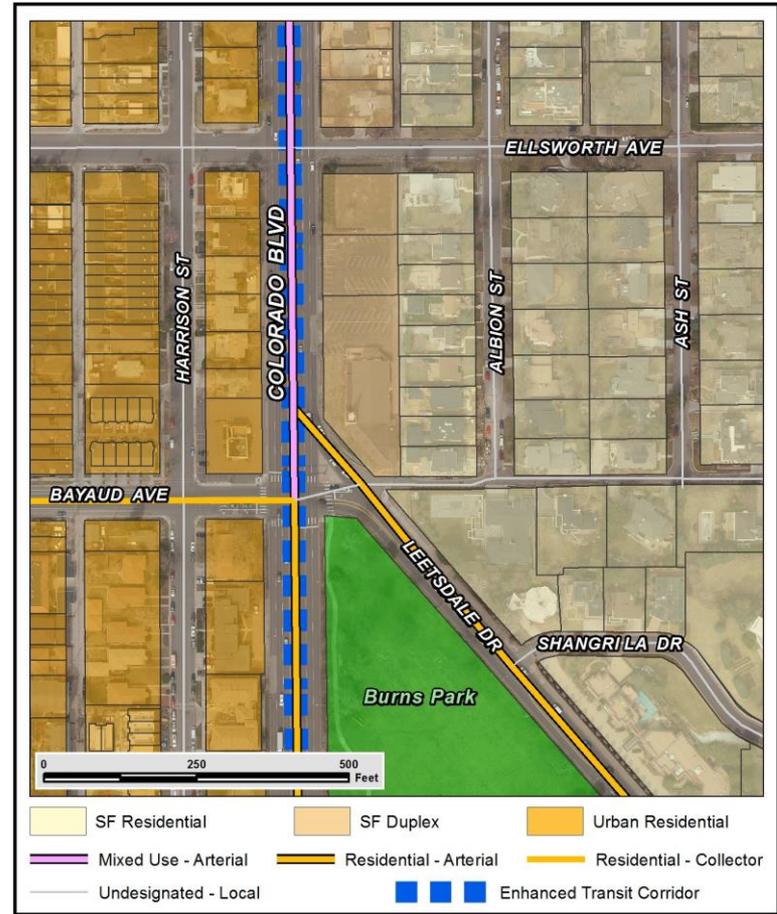
Example 1: Colorado and Leetsdale

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



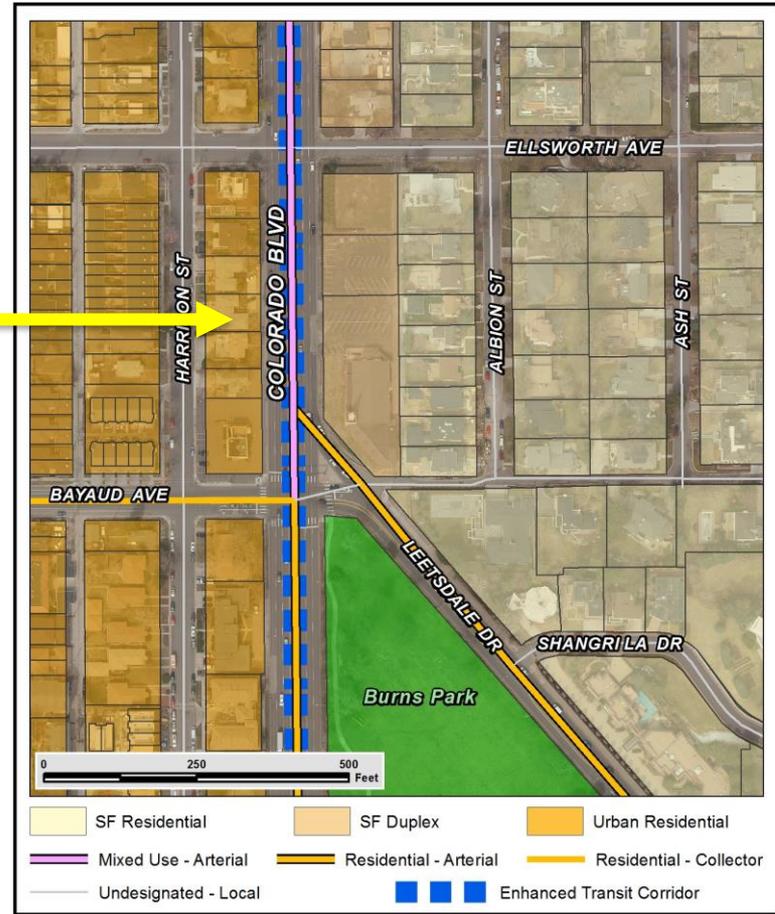
Example 1: Colorado and Leetsdale

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



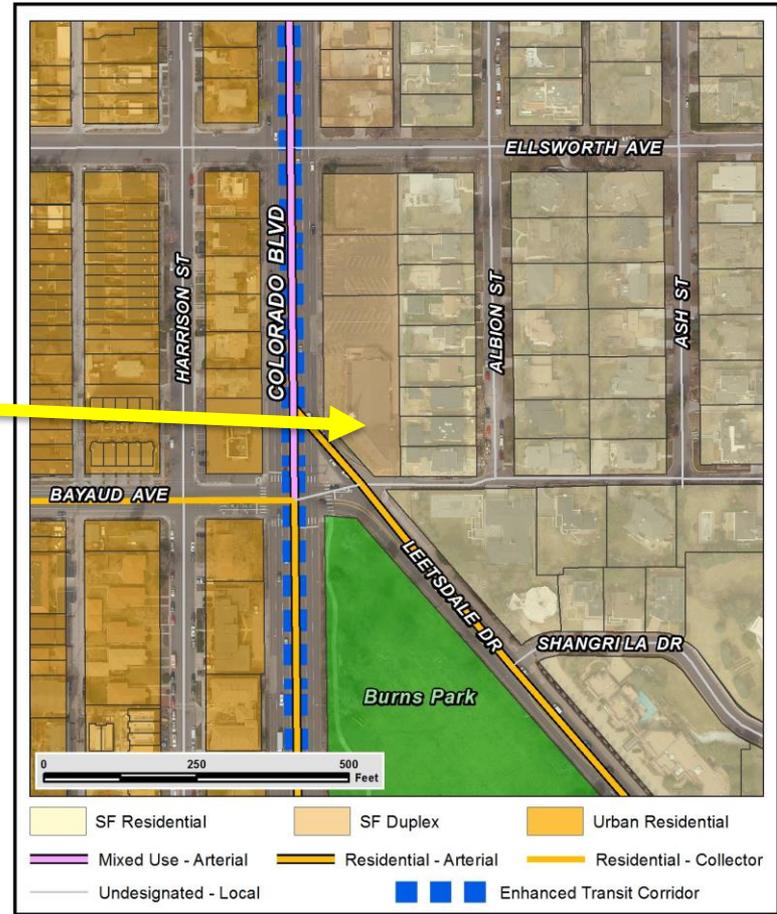
Example 1: Colorado and Leetsdale

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



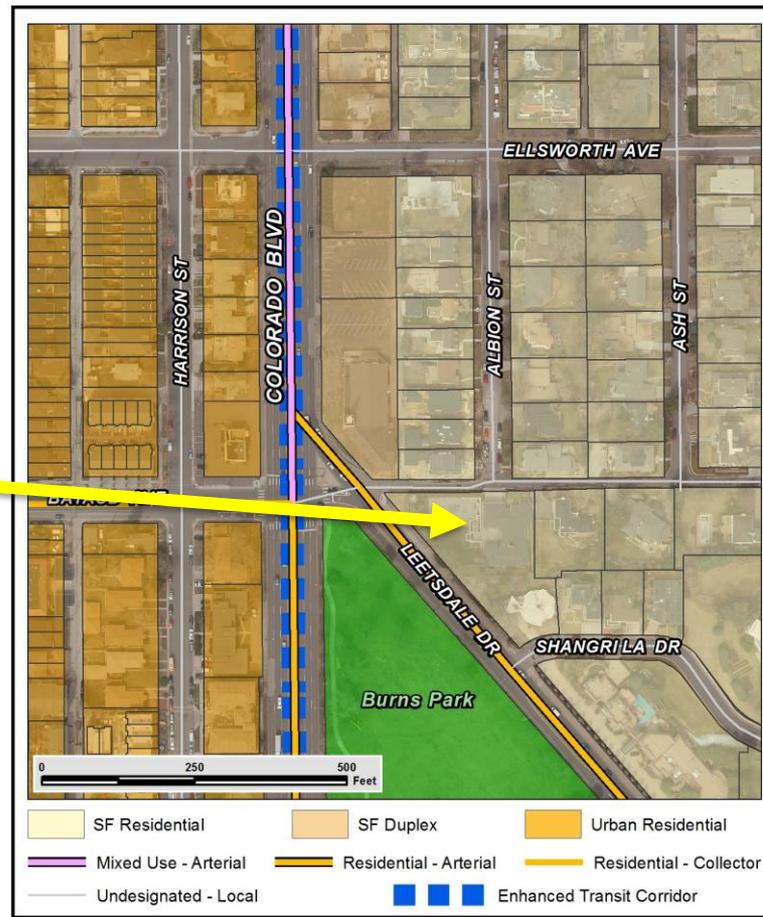
Example 1: Colorado and Leetsdale

Land Use Concepts

- Urban Residential
- Single Family Duplex
- Single Family Residential
- Park

Street Classifications

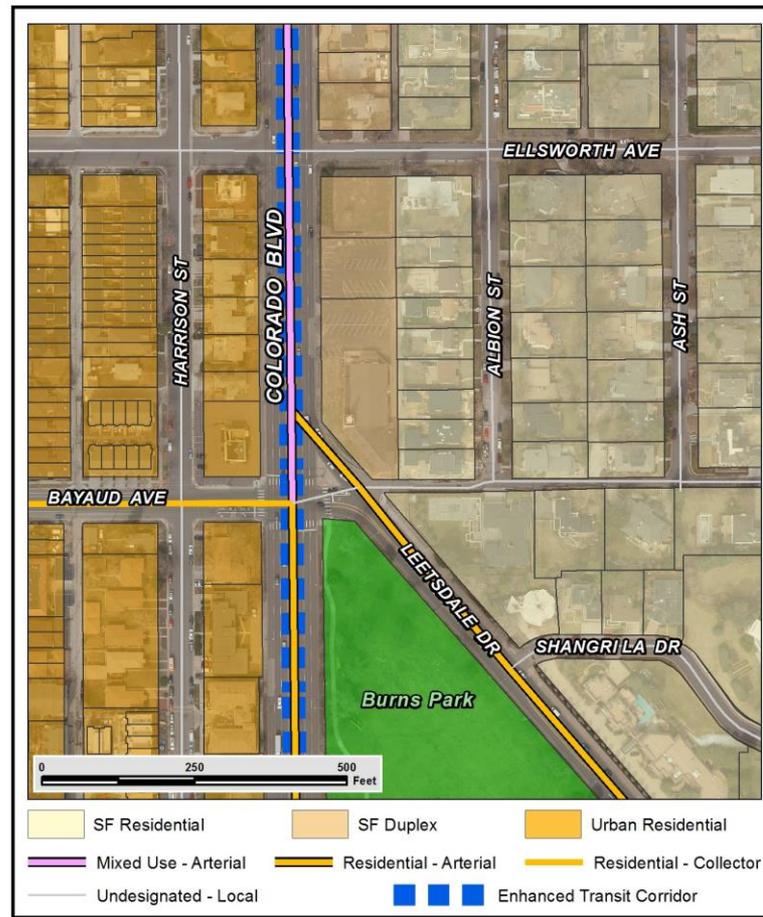
- Colorado – Mixed Use Arterial, Enhanced Transit Corridor
- Leetsdale – Residential Arterial
- Bayaud – Residential Collector



Example 1: Colorado and Leetsdale

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



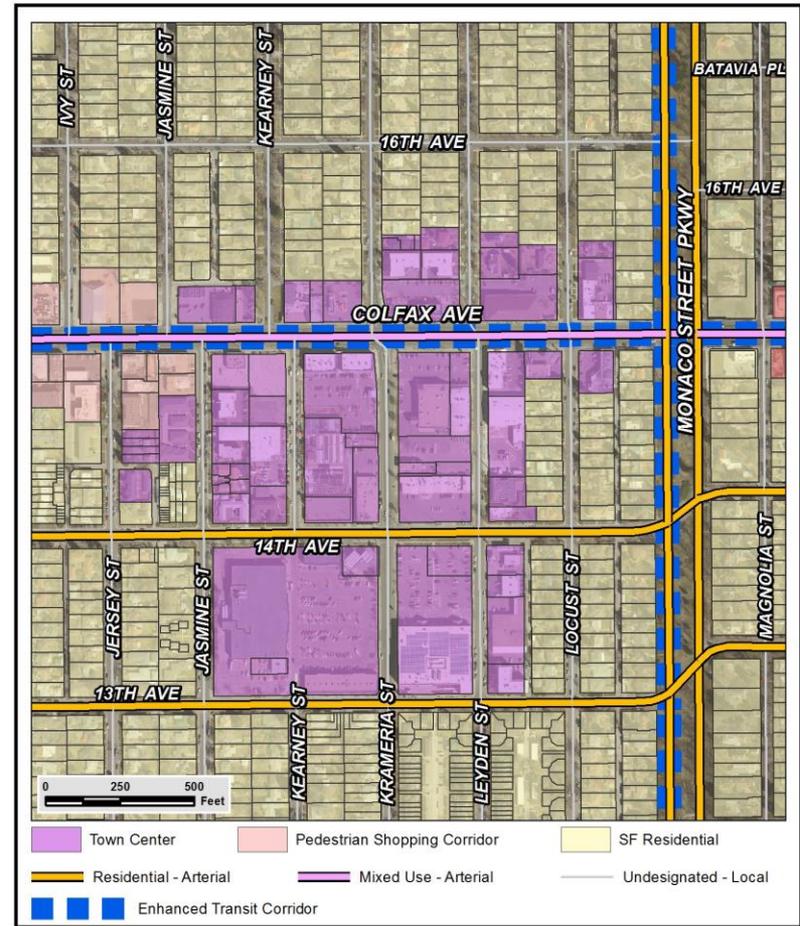
Example 2: Krameria “Town Center”

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”

Land Use Concepts

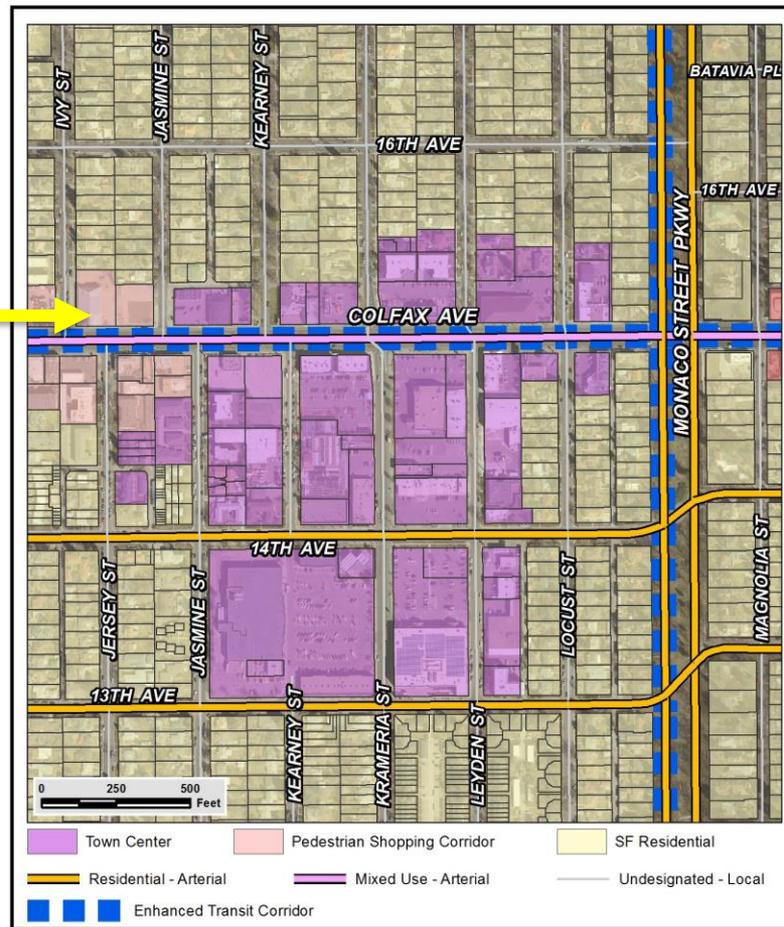
- Pedestrian Shopping Corridor

- 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



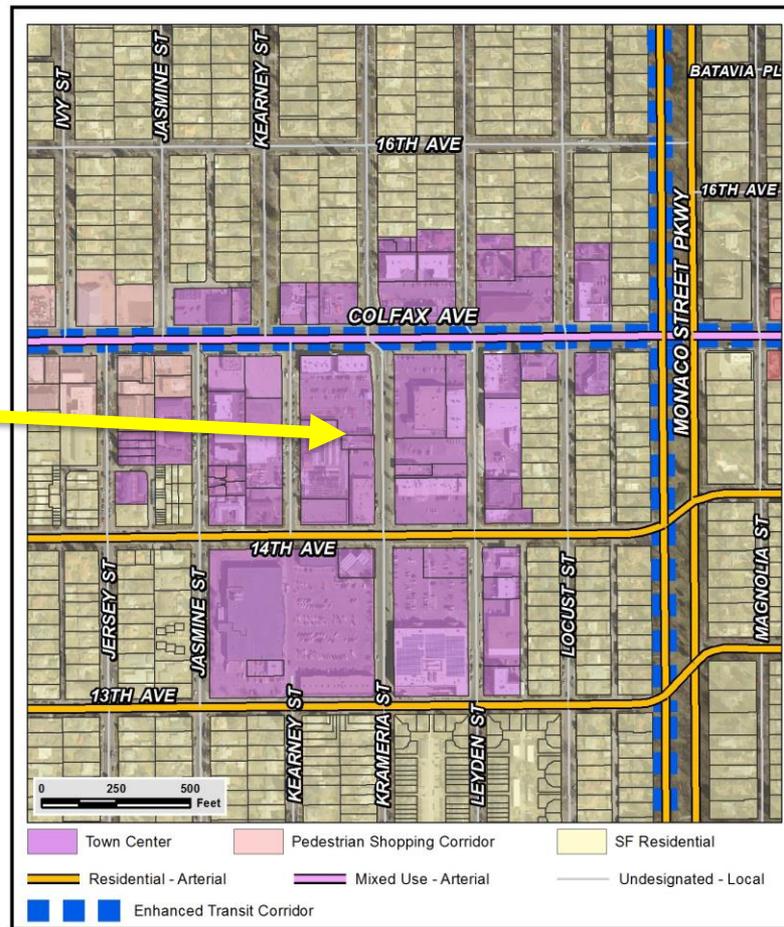
Example 2: Krameria “Town Center”

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



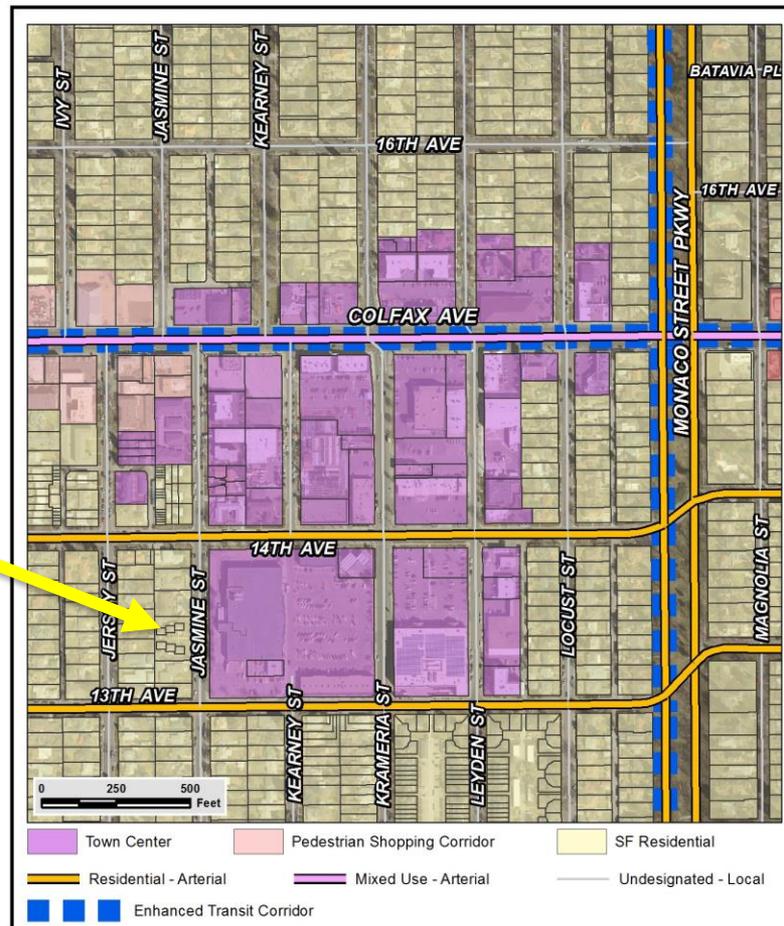
Example 2: Krameria “Town Center”

Land Use Concepts

- Pedestrian Shopping Corridor
- Town Center
- Single Family Residential

Street Classifications

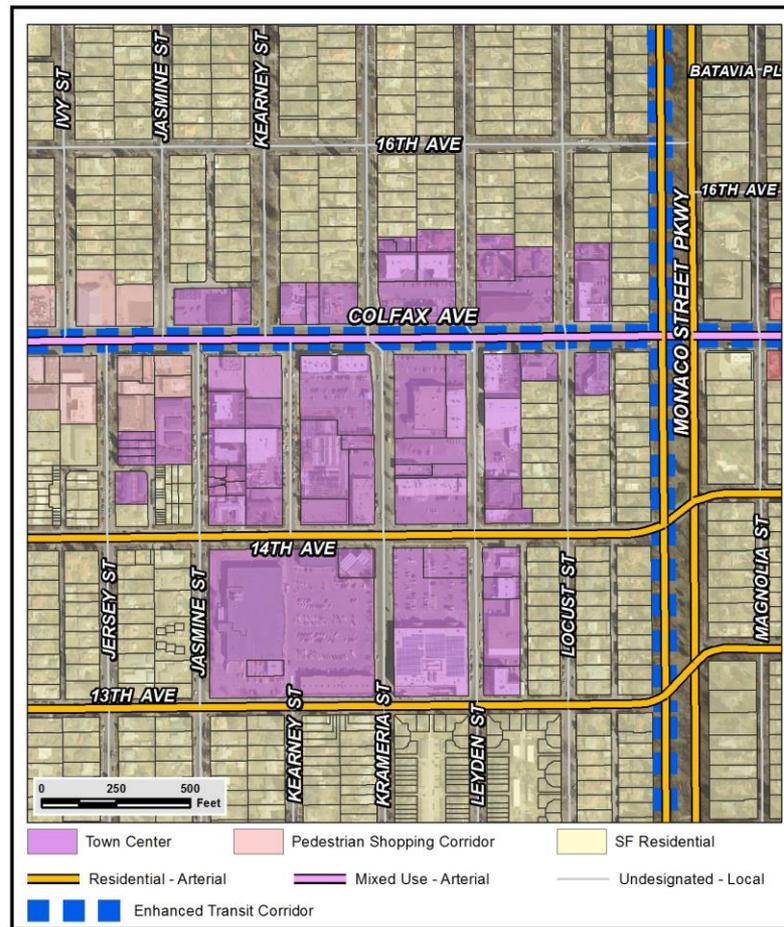
- Monaco – Mixed Use Arterial, Enhanced Transit Corridor
- Colfax - Mixed Use Arterial, Enhanced Transit Corridor
- 13th Ave & 14th Ave - Residential Arterial



Example 2: Krameria “Town Center”

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

(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)

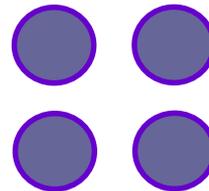
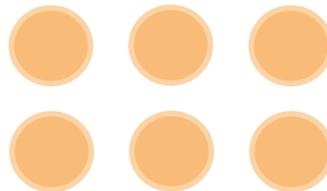
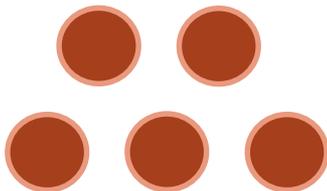
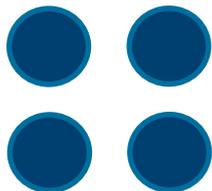
Context

Centers

Corridors

Neighborhoods

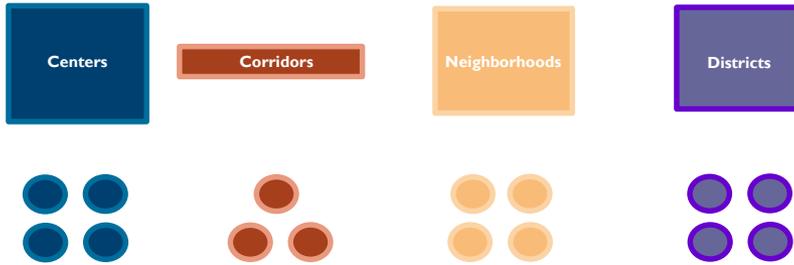
Districts



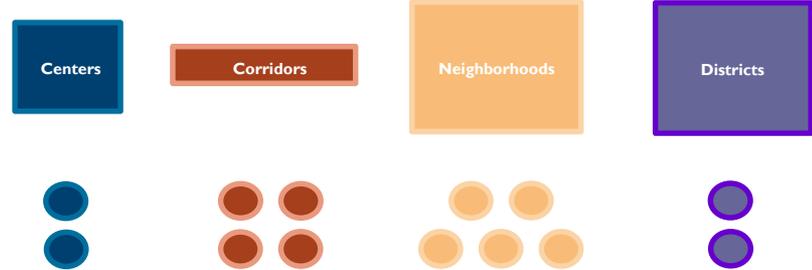
Building
Blocks

Neighborhood
& Place Types

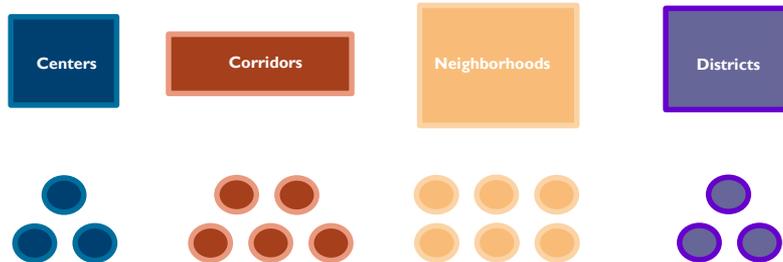
General Urban



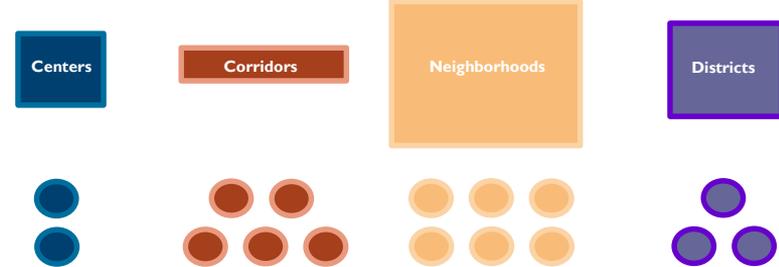
Urban



Urban Edge



Suburban



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

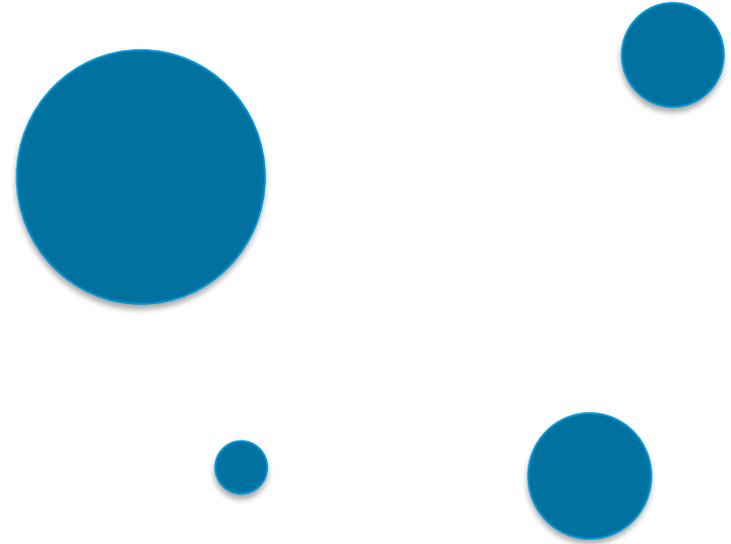
Components of the Blueprint Transportation – Land Use Change Management Framework

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

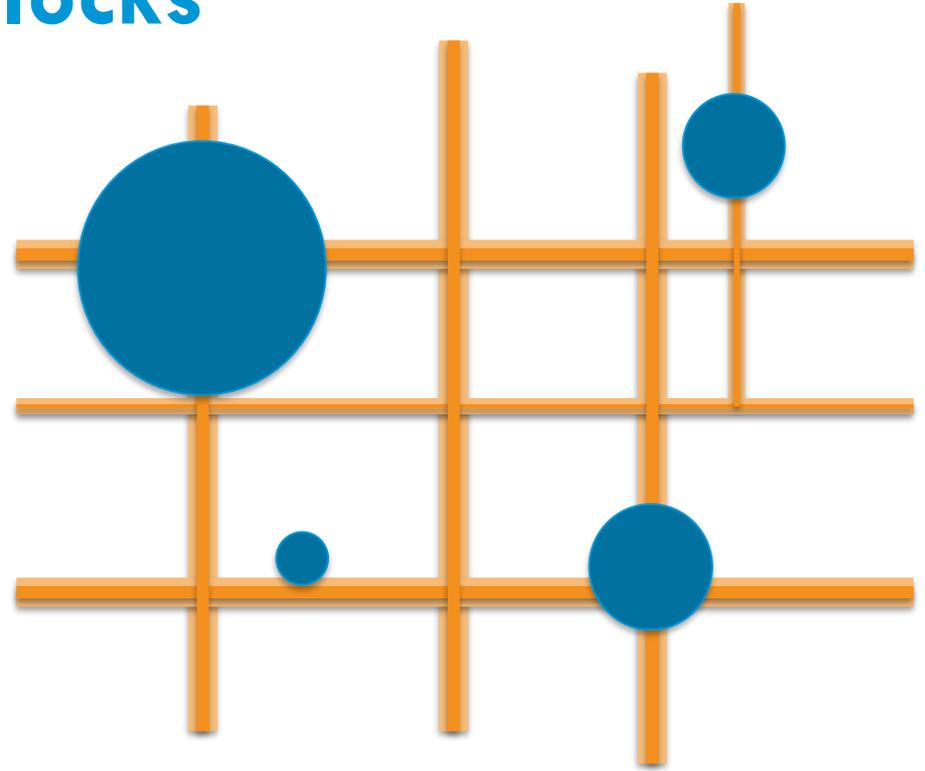
Functional Building Blocks

- Centers
- Corridors
- Neighborhoods
- Institutional and Employment Districts



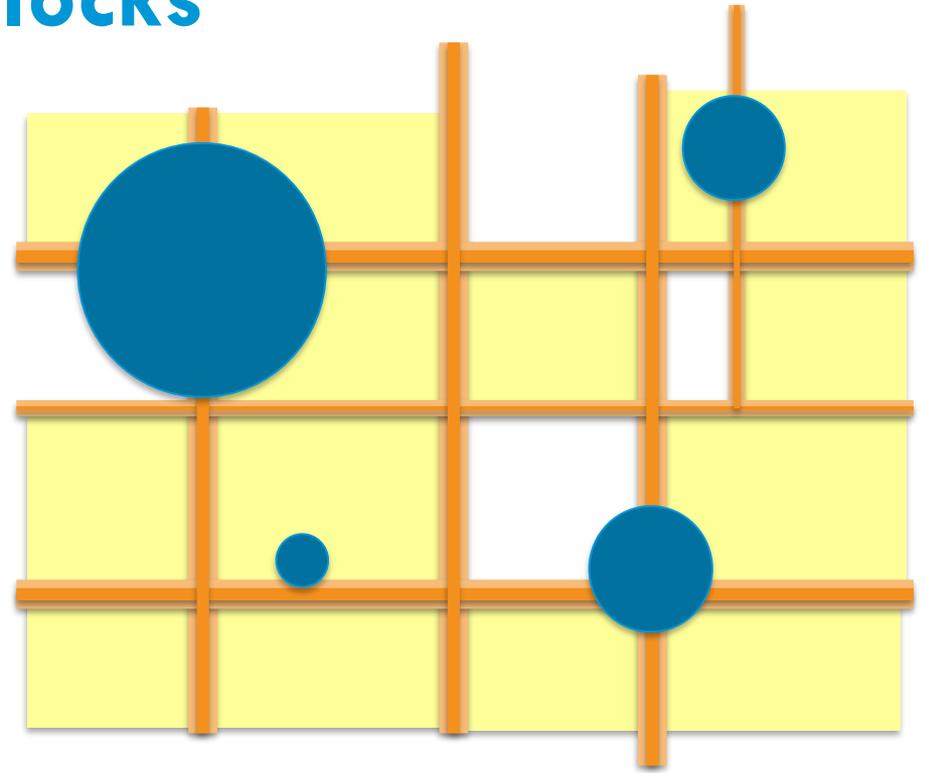
Functional Building Blocks

- Centers
- Corridors
- Neighborhoods
- Institutional and Employment Districts



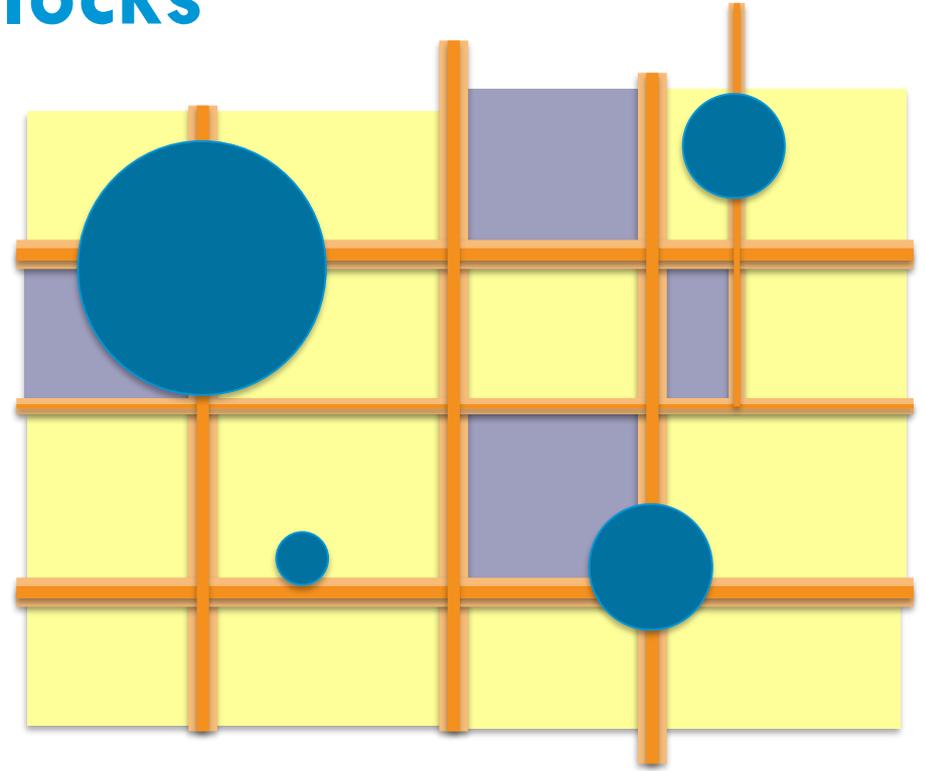
Functional Building Blocks

- 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)

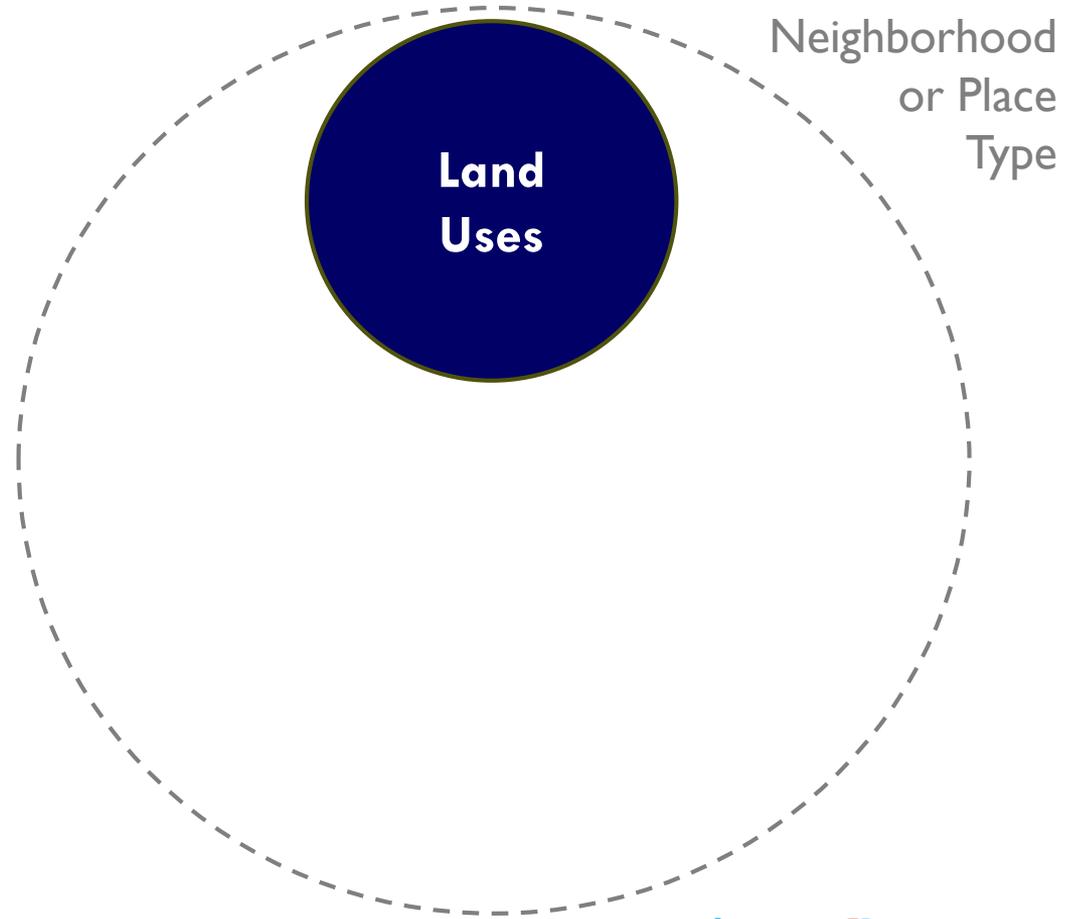
Building Blocks: Describe different categories of development within neighborhood contexts

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

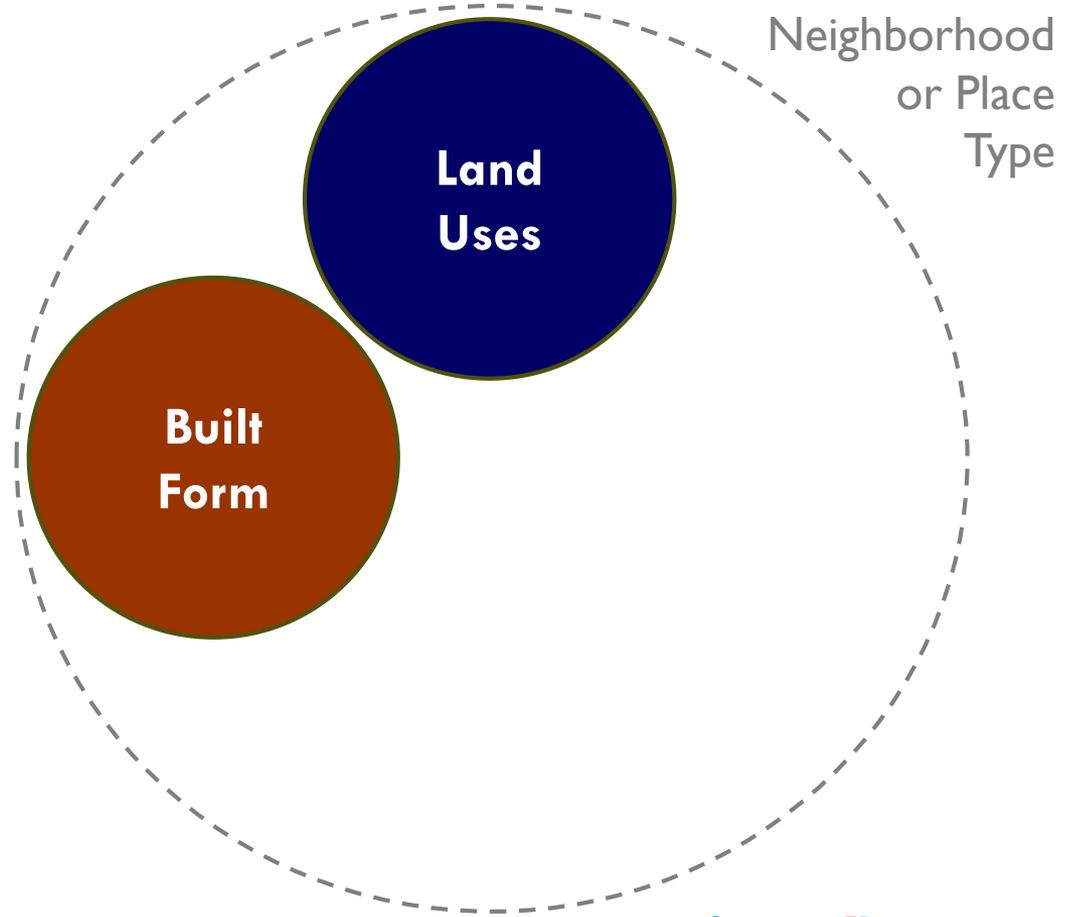
Potential Neighborhood and Place Types

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

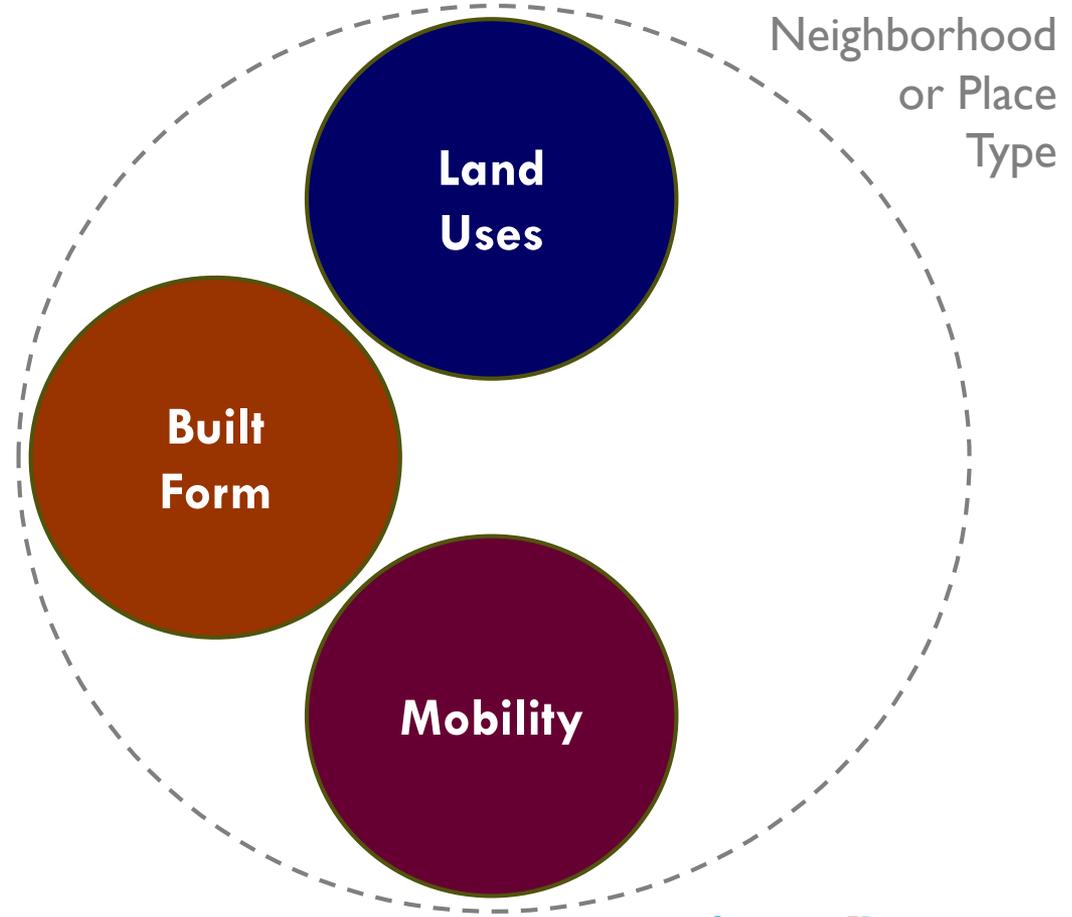
Elements of Neighborhood and Place Types



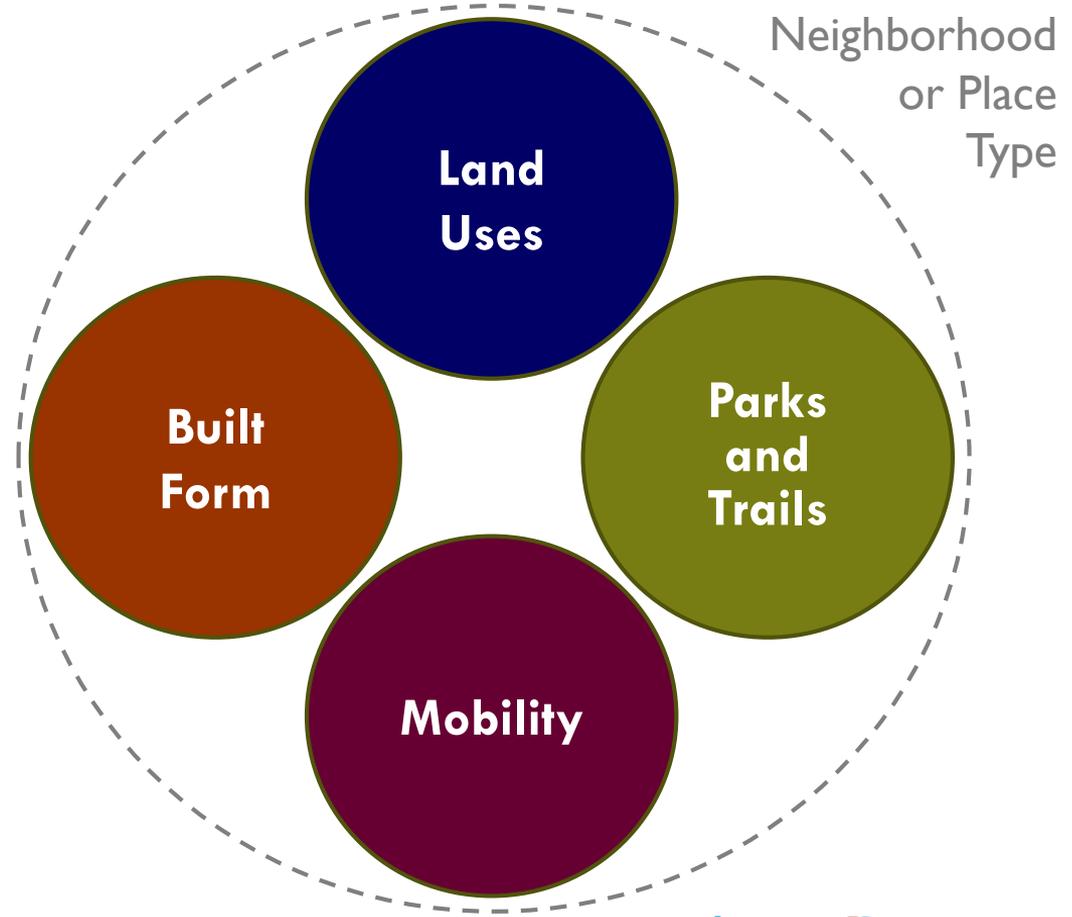
Elements of Neighborhood and Place Types



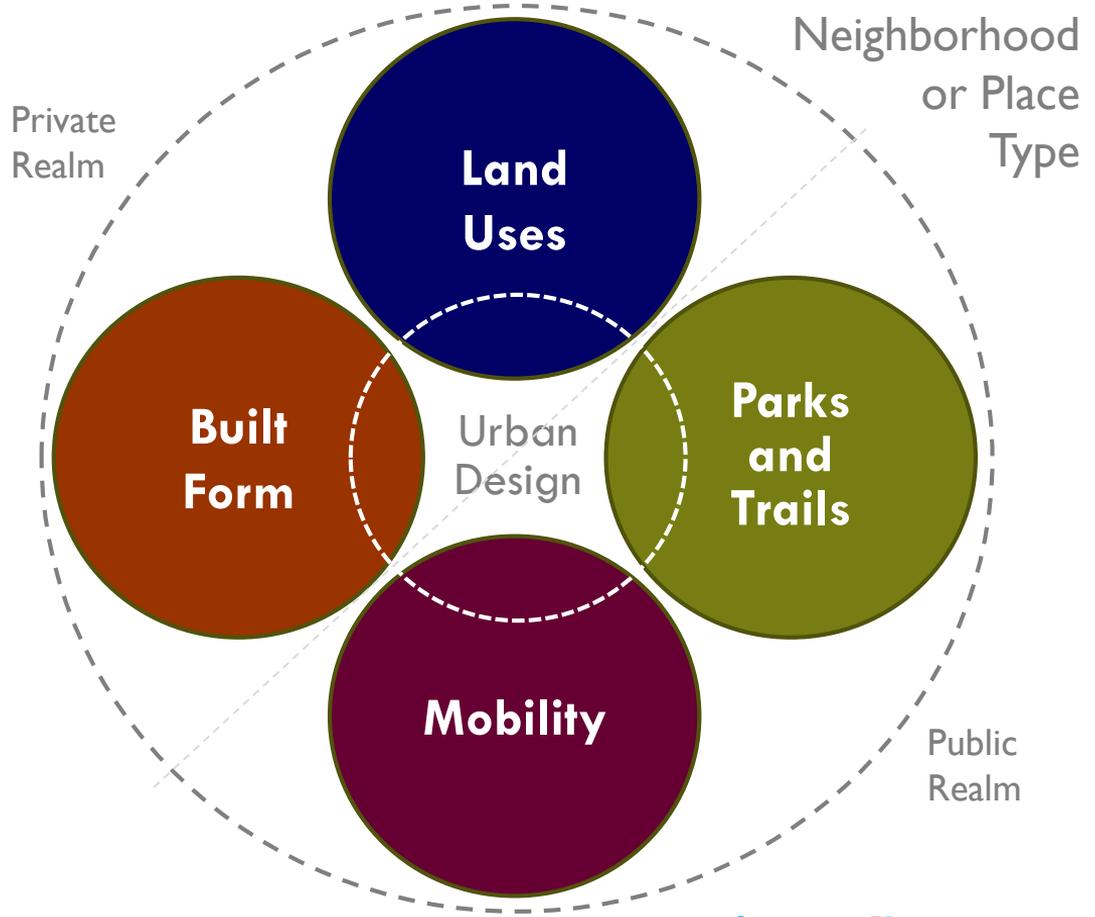
Elements of Neighborhood and Place Types



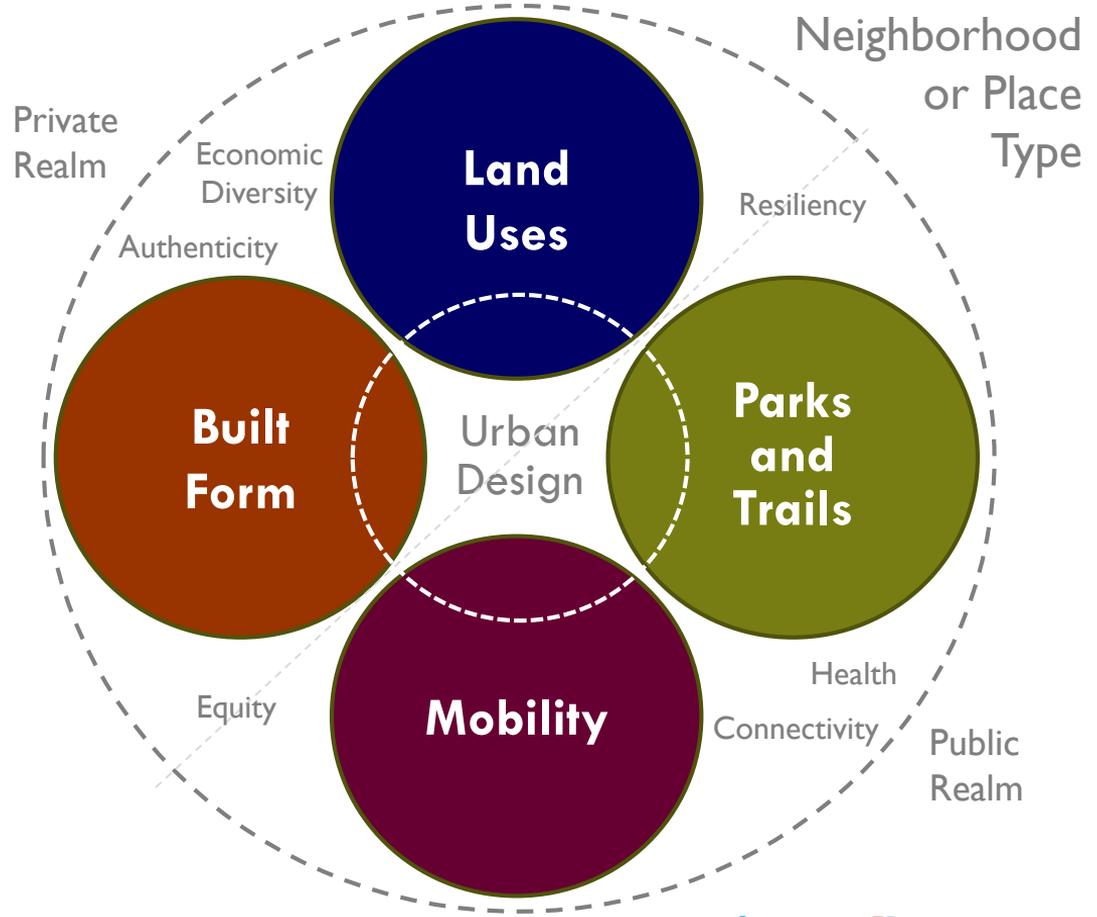
Elements of Neighborhood and Place Types



Elements of Neighborhood and Place Types



Elements of Neighborhood and Place Types



Neighborhood Type



Neighborhood Type

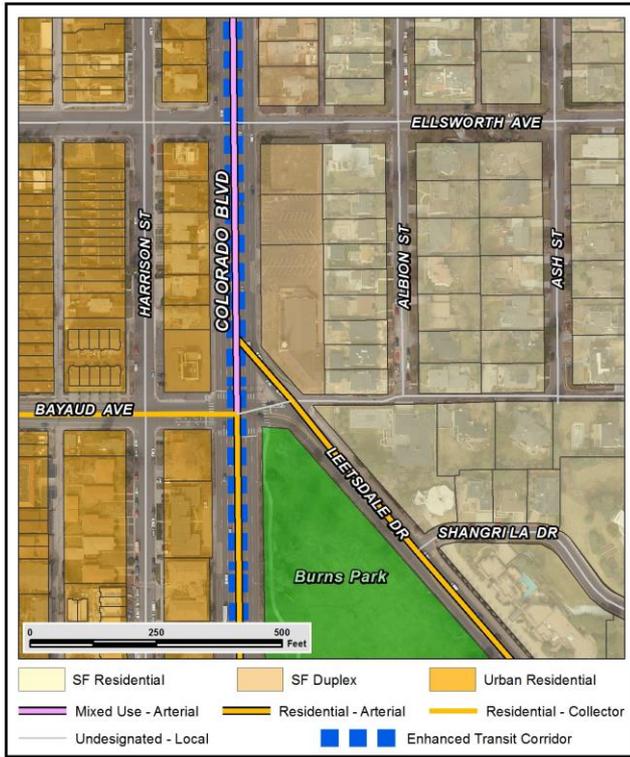


Defining Neighborhood and Place Types

- 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?

Colorado &
Leetsdale

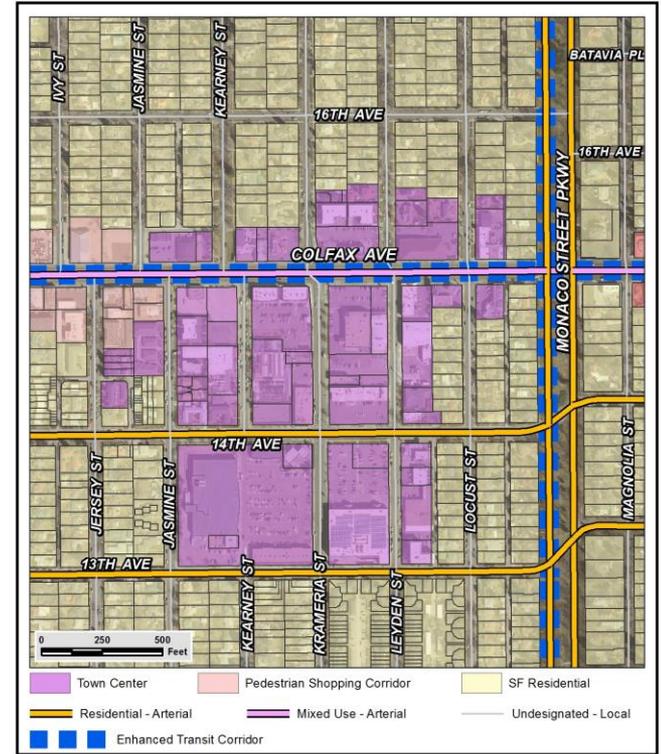


- Land use, built form and street design can and should change along a corridor
- Identify types of streets that are appropriate in particular places
- Address transitions and buffers

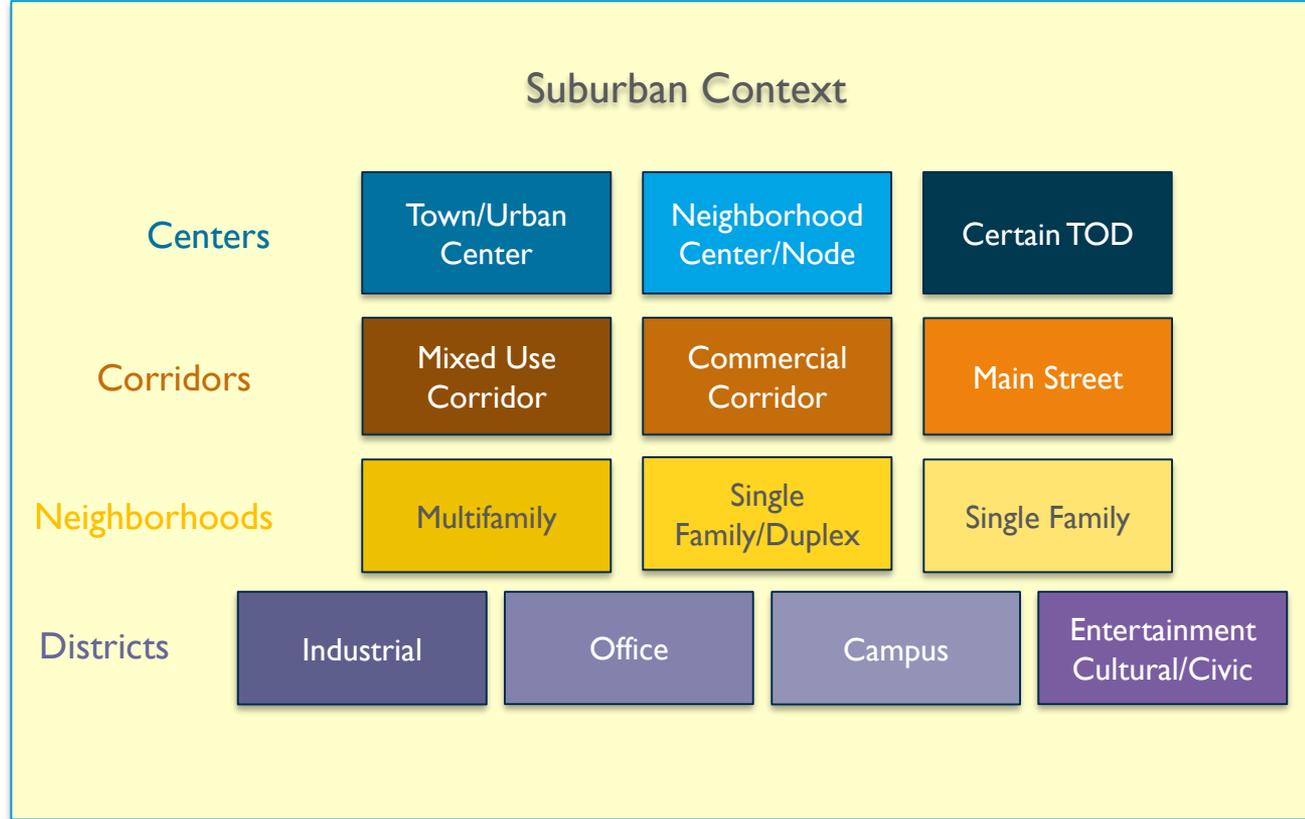
How might this framework fit the examples?

- 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

“Krameria”
Town Center



Example of Set of Building Blocks and Types Applicable in a Context



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

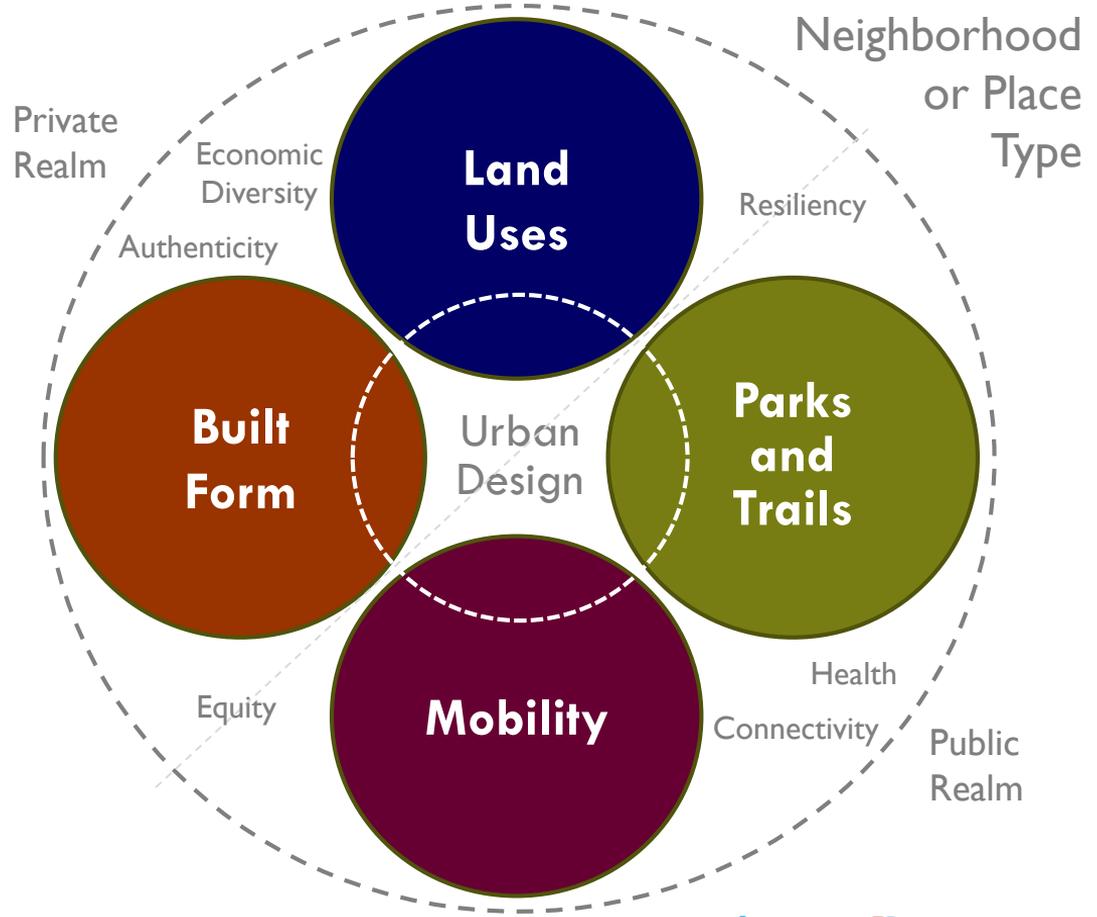
- Ability to recommend that all of one or more place and neighborhood types include ADUs, affordable housing or similar
- Potential to assess distribution of certain neighborhood types, access to jobs, etc. and make recommendations for transitioning certain areas to better fill existing or projected 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



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

A background image of a Denver cityscape with various buildings and a park area with trees and a person on a bicycle.

Denverright.

Your Voice. Our Future.

Blueprint Denver
Task Force Meeting #10

5.25.2017

Denverright.
Your Voice. Our Future.

