1. Welcome and Meeting Overview
Overview

• Welcome
• Process update
  • Themes heard from public comment
  • Comment resolution
  • Next steps
• Equity Training Analysis Workshops
  • Overview of Equity Analysis Process
  • General Recommendations of the Equity Analysis Subcommittee
  • Next Steps
• Task Force discussion of major themes and comments
• Public Questions and Comments
2. Process and Outreach Update
Blueprint Process Update
Summary of all Denveright Outreach

How many people engaged since May 2016?

- Digital Surveys: 17,830
- Community Meetings: 2,255
- Paper Surveys: 1,832
- Street Team Events: 1,671
- Presentations: 710
- Task Forces & Think Tanks: 230

Total engagement across all plans from May 2016 to Oct 2018: 24,529 touch points
Summary of all Denveright Outreach

How many events were held since May 2016?

- Street Team Events: 65
- Community Meetings: 42
- Task Force Meetings: 40
- Surveys: 32
- Presentations: 19
- Office Hours: 6
- Think Tanks: 3
Summary of all Denveright Outreach

Targeted outreach to underrepresented groups (example organizations):

- Denver African American Commission
- Denver Senior Series
- Denver Housing Authority residents
- Latino Community Foundation
- Mayor’s Youth Commission
- Rocky Mountain Indian Chamber of Commerce
- Servicios de La Raza
Denveright - Public Review Outreach

- **August 6**: released Public Review Drafts of all plans
- **August 28**: Denveright Community Event
- **August - November**: citywide outreach
  - Online surveys
  - Five Denveright office hours
  - “Road show” presentations to multiple organizations, including underrepresented communities
  - Public comment extension for all plans through November 30 for organizations (49 requests)
Blueprint Denver

Feedback came from:
• 515 online survey responses
• Conversations in office hours
• Multiple letters with comments from organizations
• Road show presentations
• Focus groups with underrepresented populations
• Equity analysis
Blueprint Denver – Major Themes So Far

- Document usability
  - “How to use this plan”, improve maps, more cross referencing, re-ordering of chapters
  - Use stronger language throughout plan, especially with recommendations
- Clear commitment to implementation is needed
  - Need to prioritize recommendations and assign accountability
  - Blueprint Denver should inform CIP and budget decisions
Blueprint Denver – Major Themes So Far

• Places:
  • Mostly map-based comments specific to a neighborhood or site
  • Need clarity and consistency with place descriptions
• ADU discussion:
  • Strong opinions from both pro and against advocates
  • Interest in hearing more specifics
• Transportation component:
  • “too much multimodal!” vs “not enough multimodal!”
  • Support for more ties to Vision Zero goal
## Comment Resolution Process

### Comment log

<table>
<thead>
<tr>
<th>Source</th>
<th>Contact Info</th>
<th>Feedback on Draft Plan</th>
<th>Topic Category (from Survey)</th>
<th>Theme</th>
<th>Status</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Online Survey</td>
<td>I live in Southeast Denver; my home is right near the border of Gardiner, Inglenook, Lassen and Lassen. I feel like we are a forgotten part of Denver. We may not be quite as old as some of the other neighborhoods, but we are aging in need of attention. Heavy on our minds is the re-development of Lassen Heights. This is a very real and important area of work in this community, I would seek all efforts to be made to ensure the preservation of the Chapel and our community. We are all willing to work forward; 39th is only a block away, so steps like this need to be taken. A request. Please don't forget us, the West of Station.</td>
<td>N/A</td>
<td>N/A</td>
<td>No Change Needed</td>
<td>This is addressed through the Lassen Heights plan</td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td>Tim</td>
<td>I appreciate the work you're doing with the traffic issues on 39th. Whether the changes are the answer, please keep pushing forward! 39th is only a block away, so steps like this need to be taken.</td>
<td>N/A</td>
<td>N/A</td>
<td>No Change Needed</td>
<td></td>
</tr>
<tr>
<td>Internal</td>
<td>Consider revising organization of Districts (context; people confused by concept of districts)</td>
<td>Neighborhood contexts and district types (Chapter 6: Neighborhood Contexts)</td>
<td>Policy/Context: Description</td>
<td>No Change Needed</td>
<td>Team discussion: now do not change anything since few people are office hours. We get a lot of comments; should consider making a change</td>
<td></td>
</tr>
<tr>
<td>Internal</td>
<td>Height: Review language in context sections relating to height guidance, ensuring consistency. For example, text in Urban context should be more general, starting up to 5 stories. Consider adding general disclaimer on every page relating to heights stating the purpose of the heights guidelines to provide a general sense of scale to the context.</td>
<td>Neighborhood contexts and district types (Chapter 6: Neighborhood Contexts)</td>
<td>Policy/Context: Description</td>
<td>Needs to be Change</td>
<td>See White</td>
<td></td>
</tr>
<tr>
<td>Internal and Public</td>
<td>Naming of &quot;Residential Areas&quot; in Downtown and Urban Center context. Confusion that these areas are actively mixed uses. Should we change the name to something like &quot;mixed use residential&quot;?</td>
<td>Neighborhood contexts and district types (Chapter 6: Neighborhood Contexts)</td>
<td>Policy/Context: Description</td>
<td>No Change Needed</td>
<td>Partially resolved by the change in the row above to add description of places to understand the map</td>
<td></td>
</tr>
<tr>
<td>Letter</td>
<td>builder, $10,000</td>
<td>Low &quot;attached&quot;. Worry that residents will get stuck on duplexes (and rely against trilby, row homes, which typically provide higher types of affordability).</td>
<td>Neighborhood contexts and district types (Chapter 6: Neighborhood Contexts)</td>
<td>Policy/Context: Description</td>
<td>No Change Needed</td>
<td>Not clear where &quot;attached&quot; comes from — we only use it to be just duplexes. Higher intensity (like triplex) or row configuration, but not the fabric of the whole height</td>
</tr>
<tr>
<td>Email</td>
<td>Harrington, Debby</td>
<td>As I muddle through the 2000+ pages, I would like to share an observation. First, this obviously encompasses a huge and impressive effort. That being said, I am surprised that I have found a number of typos, extraneous words, and fragmented sentences. It appears that some sentences have been cut off (maybe didn’t hit a in text box as short as) Each of these not only causes the reader a visual and mental headache, but also makes me wonder what it is that is missing (or is it just part of something that didn’t get fully deleted?) I wish there had been a bit more complete first pre-review, as these things should have been corrected before the draft was issued to the public.</td>
<td>Neighborhood contexts and district types (Chapter 6: Neighborhood Contexts)</td>
<td>Policy/Context: Description</td>
<td>Needs to be Change</td>
<td>Comment about height range for low residential to be</td>
</tr>
<tr>
<td>Email</td>
<td>Jim</td>
<td>[Redacted] Suburban Red language to include more middle use</td>
<td>Neighborhood contexts and district types (Chapter 6: Neighborhood Contexts)</td>
<td>Policy/Context: Description</td>
<td>Needs to be Change</td>
<td></td>
</tr>
</tbody>
</table>

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**Denveright.**

*Your Voice. Our Future.*

**DENVER**

*THE MILE HIGH CITY*
Comment Resolution Process

Annotated Public Review Draft #2
Proposed Schedule: Blueprint Denver

- **Nov – December:** review public comments and revise plans
- **Early Jan:** release Public Review Draft #2 of both plans
- **End of Feb:** Public comments due and Planning Board listening session
- **March:** Planning Board Draft and Public Hearing
- **April:** City Council Adoption
3. Equity Training Analysis Workshops
Equity Analysis Subcommittee

- Blueprint Denver equity training and analysis
  - Staff (CPD, DDPHE, PW, HRCP) and Blueprint task force members
  - Three full-day workshops
  - Results of analysis will inform plan revisions, along with public comment
Incentivize the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities.

Denver needs more affordable housing to serve residents across the full spectrum of housing need, from moderate-income homeowners to our most vulnerable homeless populations. Although Housing an Inclusive Denver provides many recommendations to achieve this, there are land use tools to make developing affordable housing easier or more attractive.

A. Incentivize affordable housing through zoning, especially in regional centers, community centers and community corridors adjacent to transit. This could include creating citywide height bonuses in the zoning code, where additional height is allowed in exchange for income restricted units. Incentives for affordable housing are particularly important for areas that score high in Vulnerability to Displacement and score low in Housing and Jobs Diversity.

B. Study and implement additional parking reductions for projects that provide income-restricted affordable units.

C. Study the feasibility of other incentives for affordable housing, such as lower building permit fees for projects that commit to a certain percentage of income-restricted units onsite.

Benefits of the Recommendation for Equity:

- It’s good to have affordable and mixed income housing near transit, services and amenities.

Improve the recommendation by:

- “Incentivize” is not strong enough. We need to “require” affordable housing – especially in cases where the City is providing any sort of waiver, etc.
- Include a guideline for how to measure this impact.
- Define who this recommendation is intended to benefit so that implementation keeps that as the priority. Also need to define who may be burdened.

Unintended consequences of this recommendation:

- Neighborhoods end up with higher heights than may have been expected depending on the approach of base zoning versus incentive zoning.
- Some neighborhoods are more organized to speak against affordable housing (where those who need the housing may not be able to or comfortable speaking out to support initiatives).
- Parking reductions and waivers for low income communities may disrupt the ability of a person who drives for work to actually get to work if there is nowhere to park their car in the new housing.

Mitigation of the unintended consequences:

- Change ‘incentivize’ to ‘require’
- Define ‘benefit’, ‘burden’, ‘amenities’
- Mitigate against displacement
Implement plan recommendations through city-led legislative rezonings and text amendments.

Many of the recommendations in this plan require larger-scale implementation efforts to effectively address issues that cannot be solved on a parcel by parcel basis. Text amendments and legislative rezonings allow for a robust analysis at a holistic scale, such as a neighborhood, corridor or the whole city.

A. Prioritize larger-scale, legislative map amendments over site-by-site rezonings to implement plan recommendations and to achieve citywide goals.

B. Use text amendments combined with map amendments to apply strategies recommended by Blueprint Denver at the effective, area-appropriate scale.

Benefits of the Recommendation for Equity:

- It may reduce obstacles for rezonings by making the process less burdensome.

Improve the recommendation by:

- Intentionally calling out that it can help vulnerable communities.
- Mitigate any displacement that may occur from this action.
- Include robust community engagement with benchmarks for tracking success/impacts.
- Ensure the ‘voice’ being heard is truly representative of the community.

Unintended consequences of this recommendation:

- Prioritize lower income communities
- As we consider city wide rezoning, make sure that privilege does not impact decisions
- How do we ensure that City Council does not overly weigh privileged voices?
- Should there be consideration of RNO voices that are not being represented by RNOs for a community?

Mitigation of the unintended consequences:

- Can these be mitigated through intentional inclusion and engagement from vulnerable populations that will be impacted? Look at the correlation of equity maps and legislative rezonings.
- Partner with grass roots organizations to gain inputs.
4. Blueprint Denver Public Draft Review
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Task Force Discussion on Public Review Draft
5. Public Questions and Comments
6. Next Steps and Meeting Close
Blueprint Denver Task Force Next Steps

- **Nov 27:** Drop-in session for Task Force members
  - Any member who wants more time to discuss comments or has missed the Nov 15 meeting
  - Webb Building, 4.I.4, 2-4 p.m.

- **Late December:** Task Force previews Public Draft #2
  (public draft #2 to be released early Jan.)

- **January:** Additional Task Force drop-in sessions as needed

- **February:** Task Force Meeting #20 prior to Planning Board listening session