West Area Plan

Draft Policy Language: Land Use & Economics

January 28, 2021
Today’s Agenda

• Welcome 2021!!
• Community Homework
• Timeline Update
• Draft Policies: Land Use & Economics
• Alternatives Discussion
• Next Steps
West Area Plan: Neighborhood Homework...

Get Creative! Feel free to respond in a variety of ways:
- Photos or Videos
- Stories from your family or elders in the neighborhood
- Memories of important events or annual traditions
- Unique things that make your neighborhood special

Questions You Can Ask:
- What places in your neighborhood are important to you and your community? Why are they important?
- What cultural traditions or events do you celebrate in your neighborhood? Where do you celebrate them? (In your home, at parks, churches, etc.) Do you think your neighborhood needs more public spaces for events?
- Are there any ‘community landmarks’ in your neighborhood – buildings, parks, businesses, etc. – that have a special meaning to you or your community? How would you like those places honored or preserved?
- What does neighborhood character mean to you? Is it related to the built environment or the people who live in your neighborhood? Both? What features of your neighborhood character are most important to you?
- Anything else we should know about places or spaces that are important to you?
West Area Plan: Project Timeline

FIRST DRAFT MATERIAL – NOT FINAL

Updated November, 2020
SUMMARY OF 1ST DRAFT POLICY RECOMMENDATIONS

- Land Use
- Economy and Jobs
- Mobility
- Quality of Life
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- Land Use
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Regulatory Foundation

Blueprint Denver – Access for an Equitable City

Improving Access to Opportunity
creating more equitable access to quality-of-life amenities, health and quality education.

Reducing Vulnerability to Displacement
stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.

Expanding Housing and Jobs Diversity
providing a better and more inclusive range of housing and employment options in all neighborhoods.
The Elements of a Complete Neighborhood

**Land Use & Built Form**
Enhance the character and quality of neighborhoods.

**Mobility**
Connect people to the neighborhood places where they live, work and play.

**Quality-of-Life Infrastructure**
Provide neighborhoods with parks and open spaces, natural features, recreation opportunities and social spaces.
Regulatory Foundation

Comprehensive Plan 2040 & Blueprint Denver

**Equitable, Affordable and Inclusive**

In **2040...** Denver is an equitable, inclusive community with a high quality of life for all residents, regardless of income level, race, ethnicity, gender, ability or age.

**Strong and Authentic Neighborhoods**

In **2040...** Denver's neighborhoods are complete, unique and reflective of our city's diverse history.

**Connected, Safe and Accessible Places**

In **2040...** Denver is connected by safe, high quality, multimodal transportation options.

**Economically Diverse and Vibrant**

In **2040...** Denver is a global city with a robust economy that reflects the diversity of our community.

**Environmentally Resilient**

In **2040...** Denver is a thriving, sustainable city connected to nature and resilient to climate change.

**Healthy and Active**

In **2040...** Denver is a city of safe, accessible and healthy communities.
Regulatory Foundation

Blueprint Denver Key Objectives

- Diversity of Housing and increase Housing Choice
- Reduce Vulnerability to Displacement
- Retain and promote Attainable and Affordable Housing
- Increase access to Goods, Services and Jobs
- Improve access to Bus and Rail Transit
- Increase services in Corridors and Centers
- Promote Employment and Innovation
- Support local Job Creation and Small Businesses

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In 2040... Denver’s neighborhoods are complete, unique and reflective of our city’s diverse history.
Vision and Mission For West

Community Voice: What We’ve Heard...

West Denver is an area of the city where multiple generations have raised families, living in a cultural heritage that residents have made their own.

• Foster a built environment where families continue to thrive, flourish and can stay in place.

• Homes should be affordable for working families. Seniors should have the capacity to live healthy, safe and vibrant lives while aging in place in the communities they’ve always known.

• Residential development should offer an array of diversity and choice, supporting forms and lifestyles for residents at all income-levels and varying stages of life.

• Promote places for community gathering and celebration. Civic spaces should be welcoming, open and accessible whether public or privately-owned.

• Commercial areas – great and small – should be developed at the “human scale,” provide the desired goods and services and be safe and accessible in all ways (walking, rolling, biking, transit and automobile).

FIRST DRAFT MATERIAL – NOT FINAL
Vision and Mission For West

Community Voice: What We’ve Heard...

West Denver supports small businesses and job creation that serves the needs of the community.

- Promote programs and investments that help locally-owned small businesses thrive.
- Connect small business owners to funding programs that allow them to reinvest in themselves and hire local talent.
- Provide pathways for small business owners and entrepreneurs to locate in new developments as they occur. Priorities should be given to help small businesses locate in Opportunity Zones, bus and rail transit corridors, and neighborhood community centers.
- Encourage service providers, commercial developers and retailers to locate new businesses throughout West Denver, and prioritize local hiring.
- Encourage redevelopment and investment in the existing industrial areas to modernize facilities so they are cleaner, healthier for residents, employ locally and provide better access through and to the gulch, trail and river resources.

FIRST DRAFT MATERIAL – NOT FINAL
West Denver Goals & Objectives

- Housing Diversity and Affordability
- Compatibility of Development and Urban Design
- Sensitivity to Land Use Transitions and Transition Areas
- Community Benefits in Development Opportunity Areas
- Celebrate Culture, Identity, Diversity and Heritage
Draft Land Use Policies

LU-1 Policy: Ensure compatible development within neighborhoods.

- Consider zoning code “building envelope” modifications to minimize incompatible development.
- Promote community desired uses and services, such as food and grocery retail, childcare and health services, and community gathering spaces.
Draft Land Use Policies

LU-2 Policy:
Encourage preservation in existing older buildings and homes by revising design parameters to encourage compatible renovations and additions.

• Reduce massing, scale, and building coverage to encourage the preservation of existing buildings and homes.

• Evaluate setback requirements for changes that enable more building additions and renovations.
Draft Land Use Policies

LU-3 Policy:
Expand housing options equitably in all communities with strategies that meet the unique needs and market conditions in West Denver.

- Update Denver Zoning Code residential building forms in Single Unit zone districts to provide more “missing middle” housing.
- Promote home ownership and “naturally occurring” affordable housing.
- Encourage “family friendly” residential development.
Draft Land Use Policies

LU-4 Policy:
Modify zoning regulations to promote more compatible housing types (e.g., single-unit, duplex, missing middle) that are more consistent with existing surrounding contexts.

- Allow Accessory Dwelling Units in all Single Unit zone districts in accordance with Blueprint Denver ADU policies.
- Update the Denver Zoning Code to allow more residential building forms in Single Unit zone districts to provide more “missing middle” housing.
- Develop residential design standards and guidelines for increased compatibility.
Draft Land Use Policies

LU-5 Policy:
Support existing commercial areas inside neighborhoods by promoting community desired uses and design elements that contribute to the character of the surrounding neighborhoods.

• Promote small business revitalization and reinvestment programs.

• Advance green infrastructure and capital improvement projects that improve safety and public realm amenities.
Draft Land Use Policies

LU-6 Policy:
Direct growth along corridors, centers, and station areas that increase community benefits and quality of life enhancements for all residents.

• Promote community serving retail, goods and services.

• Advance Citywide affordable housing and infill development priorities.

• Create development incentives to retain and reinvest in legacy small lot commercial and retail areas.

• Promote pedestrian-scale, ground floor uses that create active and vibrant public spaces.
LU-7 Policy:
Encourage high-quality design and neighborhood compatibility along corridors, within centers, and adjacent to natural open spaces.

• Promote pedestrian-scale, ground floor uses that create active and vibrant streets and public spaces.

• Encourage new development to include public plazas, community gathering spaces, art and culture that celebrates west Denver history and identity.

• Locate denser development in these areas to leverage transit infrastructure and to protect and preserve established lower-density residential areas.
Draft Land Use Policies

LU-8 Policy: Preserve historic and culturally significant buildings in the West Area.

- Survey West Area neighborhoods and identify buildings and areas that are historically, architecturally, geographically or culturally significant and discuss potential preservation strategies that provide assistance for maintenance and repairs.

- Using Denver’s updated Landmark Preservation Ordinance, look for locations of cultural, architectural and historic significance to honor and protect.

- Promote the use of preservation tools like easements, historic covenants and conservation overlay districts.
LU-9 Policy:
Encourage the adaptive reuse of residential and civic buildings in support of Denver’s Climate and Sustainability Goals.

- Promote and incentivize the use of Denver’s Green Building Code.
- Develop policies and programs that promote sustainable building practices and energy efficiency.
Draft Land Use Policies

LU-10 Policy:
Encourage the adaptive reuse of embedded commercial buildings throughout the West Area.

- Existing embedded commercial districts often provide smaller square footages and lower rents – allowing a wide variety of local businesses to operate within smaller commercial areas.

- Reassess regulatory requirements to facilitate the reuse of existing buildings to repurpose older, lower-scale buildings on small lots.
Draft Land Use Policies

LU-11 Policy: Support a robust mix of uses along existing and future transit routes and station areas.

• Focus development and density in the areas immediately around the transit station.

• Incentivize and/or require community benefits (i.e., affordable housing, local employment, retail goods and services) within bus and rail Transit-Oriented Developments.

• Incentivize and/or require multimodal alternatives for all ages and abilities within bus and rail Transit-Oriented Developments.
LU-12 Policy:
Encourage “gentle” infill development in Residential Low areas south of 10th Avenue.

• Focus multi-unit development along corridors, centers, and adjacent to transit, gulches and trail networks located north of 10th Avenue.

• Transition development intensities to lower scale development south of 10th Avenue.

• Leverage partnerships with HOST, NEST and other non-profit organizations to provide homeowner assistance and programs that protect residents from involuntary displacement.
Draft Land Use Policies

LU-13 Policy: Implement strategies that promote affordable housing within all neighborhood areas and development projects.

- Leverage partnerships with HOST, NEST and other non-profit organizations to provide homeowner assistance and programs that protect residents from involuntary displacement.

- Connect residents vulnerable to involuntary displacement to tools such as community land trusts and wealth creation programs such as the West Denver Single Family Plus and Stay In Place programs.
Draft Land Use Policies

LU-14 Policy:
Encourage “family-friendly” residential projects with 2-3+ bedrooms, and projects containing community desired facilities and amenities.

• Support residential developments with bedrooms and amenities for families.

• “Family-friendly” developments should be located near schools, recreation centers, multimodal networks, jobs, parks and open spaces.
Committee Questions

“Transformative”: What does this word mean or suggest to you?

Federal Boulevard and West Colfax Cloverleaf Area
• Should there be a “primary” land use focus for this area?

Land Area between Stadium District, Sun Valley and Cloverleaf
• What are your priority land uses for this area? (Jobs & Employment, Residential, Commercial?)

South Platte River Corridor
• What are your land use priorities for the corridor? (Jobs & Employment, Recreation/Open Space?)

Federal Boulevard
• Bus Rapid Transit Transit-Oriented Development: What is your development intensity tolerance?

Downtown Barnum
• What are the extents of this neighborhood center?
Committee Questions

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Committee Questions

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- Should there be a “primary” land use focus for this area?
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Committee Questions

South Platte River Corridor

- What are your land use priorities for the corridor? *(Jobs & Employment, Recreation/Open Space?)*
Committee Questions

Federal Boulevard Bus Rapid Transit

- Federal BRT Transit-Oriented Development: What are your development intensity tolerances?
Committee Questions

West Line Light Rail

- W-Line Transit-Oriented Development: What are your development intensity tolerances?

3 Story Row/Townhomes

5 Story Mixed Use

8+ Story Mixed Use
Committee Questions

Downtown Barnum

- What are the extents of this neighborhood center?
Next Steps

Draft Mobility Review
Wednesday, February 10, 2021 (Proposed)
6:00-7:30 Via Teams Virtual Meeting

Draft Quality of Life Review
Thursday, February 18, 2021 (Monthly Meeting Date)
6:00-7:30 PM Via Teams Virtual Meeting
Thank You!