Today’s Agenda

• Welcome

• Community-Led Quality of Life Conversations

• Draft Policies Survey
  • Mike Ramsey Introduction
  • Outreach & Engagement Plan

• Calibrating Blueprint Denver Future Places Discussion
Community-Led Conversations

(3) Quality of Life Sessions
Reflections?
Draft Policies Engagement

May 17 – June 14, 2021
Mike Ramsey – CPD Communications

• Meet Mike Ramsey!
• Community Engagement
  • Key Resident Groups
  • Community Focus Areas
• Contact Information:
  • mike.ramsey@denvergov.org
Draft Policies Engagement & Outreach

- Focus Groups
- Community Workshops
- RNO Meetings & Presentations
- One-on-One Engagement
- Office Hours with a West Planner
**WEST AREA PLAN**

**DRAFT Recommendations Survey**

The draft recommendations are not the final plan. They can and will be updated and adjusted according to public feedback, so it is important that we hear from as many community members as possible on their level of support for the draft recommendations.

**Health | Environment**

- Identify and improve common, policies, and practices that enhance mental and physical health in residents and encourage active lifestyles: housing, housing, transportation, food, and nutrition, green infrastructure, climate change.
- Support policies that encourage energy efficiency.
- Support policies that promote renewable energy technologies.
- Support policies that are in line with no-smoking policy options.
- Support policies that improve waste management practices.
- Improve green streets to reduce pollution, improve energy efficiency, beautify neighborhoods, and cooler streets.

**Parks | Open Space | Recreation**

- Improve and increase accessibility and visibility of community parks, open spaces, and recreation facilities for all ages and abilities.
- Improve existing facilities at community parks, open spaces, and recreation facilities by incorporating inclusive design principles, including community designed and culturally relevant design elements.
- Ensure all West Denver residents are within a 10-minute walk of an amenity.

**Community Safety & Security**

- Maintain energy-efficient streetlights for increased safety and comfort by prioritizing outdoor public spaces, key locations, and energy-efficient lighting solutions in public and private property.
- Encourage public and private partnerships and develop/maintain partnerships to designate their supports to promote safety and visibility for cultural activities, events, and universal inclusive design.

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**Tome la encuesta en denvergov.org/planoeste**

**Take the survey at denvergov.org/westplan**
Survey Feedback

An Example
Potential Height Incentives in Exchange for Community Benefit

Where the plan recommends an incentive of 1-2 additional stories with sensitive transitions if affordable housing, childcare, affordable commercial space or other community benefit is provided.

Where the plan recommends an incentive of 3-4 additional stories if significantly more affordable housing, childcare, affordable commercial space or other community benefit is provided.

Blueprint Height Guidance in Stories

- Up to 2.5
- Up to 3
- Up to 5
- Up to 8
- 1/8, 1/4, 1/2-mile buffers from future rapid transit stations
- W-Line Stations
- Future High Capacity Transit Station
Draft Policies – Help Us Collect Feedback!

West Area Plan

Latest News

Review the draft plan recommendations and tell us what you think

Despite the challenges of the pandemic, the planning team has continued engaging residents and stakeholders in conversations about the future of the West Area throughout 2020. For the last five months, planners have been soliciting input provided in those conversations and in online surveys done last fall on potential guiding principles and opportunities for the plan. The result is a set of draft recommendations that touch on multiple topics and that will serve as the foundation for the West Area Plan.

Please review the draft recommendations and take the survey to tell us your level of support for the recommendations and make comments.

- Read the draft recommendations
- Take the survey
- Sign up for community office hours
- Invite us to your meeting

Stay Connected

Sign up for email updates

Upcoming Meetings

Steering Committee Meeting
The committee meets virtually, usually the third Thursday of every month.
See meeting information
Existing Zoning (E-RH-2.5)
Neighborhood Context
E – Urban Edge
U – Urban
G – General Urban

Dominant Building Form & Character
RH – Row House

Maximum Building Height
2.5, 3

Minimum Zone Lot
A – 3,000 ft²
ZONE DISTRICT: E-RH-2.5

NOTES:
- 6,000 sf Min. Lot Size
- 50’ Min. Width
ZONE DISTRICT: E-RH-2.5

- 10’ REAR SETBACK
- 7.5’ SIDE INTERIOR SETBACK
- 20’ PRIMARY STREET SETBACK
- 5’ SIDE STREET SETBACK

SIDE STREET

PRIMARY STREET
ZONE DISTRICT: E-RH-2.5

19’ / 1 STORY

30’ / 2.5 STORIES

REAR 35%

FRONT 65%

SIDE STREET

PRIMARY STREET
ZONE DISTRICT: E-RH-2.5

NOTES:
All units oriented toward primary street
Existing Zoning (G-MU-3)
Neighborhood Context
- E – Urban Edge
- G – General Urban
- S – Suburban

Dominant Building Form & Character
- MU – Multi Unit

Maximum Building Height
- 2.5, 3, or 5 stories

Minimum Zone Lot
- A – 3,000 ft²
NOTE:
6,000 sf Min. Lot Size
50’ Min. Width
ZONE DISTRICT: G-MU-3

- 5' SIDE STREET SETBACK
- 10' REAR SETBACK
- 7.5' SIDE INTERIOR SETBACK
- 10' PRIMARY STREET SETBACK
- ALLEY
- PRIMARY STREET
ZONE DISTRICT: G-MU-3
ZONE DISTRICT: G-MU-3
NOTE:
Side Interior Setback Adjacent to Protected District is 10′
ZONE DISTRICT: G-MU-3

NOTE:
Side Interior Setback Adjacent to Protected District is 10’
ZONE DISTRICT: G-MU-3

NOTE:
Side Interior Setback Adjacent to Protected District is 10’
ZONE DISTRICT: G-MU-3

NOTE:
Side Interior Setback Adjacent to Protected District is 10’
ZONE DISTRICT: G-MU-3

NOTE:
Side Interior Setback Adjacent to Protected District is 10’
Existing Zoning (G-MU-5)
ZONE DISTRICT: G-MU-5

NOTE:
Side Interior Setback Adjacent to Protected District is 10'
NOTE:
Side Interior Setback Adjacent to Protected District is 10'
ZONE DISTRICT: G-MU-5

NOTE:
Side Interior Setback Adjacent to Protected District is 10'
ZONE DISTRICT: G-MU-5
1/2 sized maps
Industrial Land Use Follow Up
Neighborhood Context
E – Urban Edge
U – Urban

Dominant Building Form & Character
SU – Single Unit

Minimum Lot Size
C – 5,500 ft²
D – 6,000 ft²

Special Purpose
1 – ADU allowed
2 – ADU and duplexes allowed on corners
X – Special provisions tailored to that zone district (e.g., U-SU-Dx)
Neighborhood Context
E – Urban Edge
U – Urban

Dominant Building Form & Character
TU – Two Unit

Minimum Lot Size
B – 4,500 ft²
C – 5,500 ft²
Neighborhood Context
E – Urban Edge
U – Urban
G – General Urban
S – Suburban

Dominant Building Form & Character
MU – Multi Unit
RH – Row House

Maximum Building Height
2.5, 3, or 5 stories

Minimum Zone Lot
A – 3,000 ft²
Neighborhood Context
C – Urban Center
U – Urban
G – General Urban

Dominant Building Form & Character
RX – Residential Mixed Use

Maximum Building Height
5 or 8 stories
Neighborhood Context
C – Urban Center
E – Urban Edge

Dominant Building Form & Character
MX – Mixed Use

Maximum Building Height
2, 3, 5, 8, or 12 stories

Minimum Zone Lot
A – 3,000 ft²
Neighborhood Context
C – Urban Center
U – Urban
E – Urban Edge

Dominant Building Form & Character
MS – Main Street

Maximum Building Height
2, 3, 5, or 8 stories

Special Purpose
X – Special provisions tailored to that zone district (e.g., U-SU-Dx)
Existing SF Residential Sensitive to Change

22% of existing single-family homes are currently zoned to allow a duplex or multi-family housing (2+ units)