West Area Plan

Steering Committee Meeting #021
Thursday, July 15, 2021
Today’s Agenda

• “Community Benefits” Discussion
  • Definition
  • Agreement Types
  • What’s Important for West Denver?
• Denver Moves Everyone Project
“Community Benefits”
Terms and Definitions

- Community Benefits
- Community Benefit Agreements
- Development Agreements
- Good Neighbor Agreements
What are “Community Benefits?”

- Community Benefits are the simple proposition that the main purpose of economic development is to bring measurable, permanent improvements to the lives of affected residents, particularly those in low-income neighborhoods. This new movement is pressuring the public sector to play a more strategic role in land use planning and urban growth, in order to leverage its multibillion-dollar investment in the private sector toward creation of good jobs, affordable housing, and neighborhood services that improve the quality of life for all residents.

“Community Benefit Agreements?”

• A Community Benefit Agreement (CBA) is an agreement between a community organization and a developer or property owner of a new project. CBAs are an opportunity for neighbors to work together with development projects to make sure the community’s priorities are reflected.

• **The city is not directly involved in this type of agreement.**
“Community Benefit Agreements?”

• These agreements empower community organizations and developers or property owners to approach each other with creative solutions outside of city government processes. CBAs are a newer tool in Denver but have been successful in other cities.

• *The city is not directly involved in this type of agreement.*
“Community Benefit Agreements?”

**Who are the parties involved?**

- CBAs are between a community organization and a developer or property owner.

**When are they created?**

- CBAs are generally created when a project must go through a city process like a rezoning, or when a project is acquiring/purchasing city-owned land.
“Community Benefit Agreements?”

*What topics do CBAs cover?*

- CBAs typically focus on a project’s social and economic impacts on the surrounding community. Topics may include:
  - Privately owned open spaces
  - Affordable housing
  - Local hiring and apprenticeship targets
  - Wages, quality jobs, and employment standards
  - Community serving needs: childcare, healthcare, food, retail, etc.
“Development Agreements?”

- **Development Agreements (DAs)** are between the city and a developer or property owner. DAs are created to address infrastructure, public improvements and other amenities that are desired by a community and/or the city and may include commitments that go beyond standard requirements and regulations.

- **Example:** The River Mile Redevelopment includes a DA to ensure the project incorporates affordable housing, open space, and infrastructure commitments beyond the basic requirements of city codes and policies.
“Development Agreements?”

**Who are the parties involved?**

- Development Agreements are between the city and a developer or property owner.

**When are they created?**

- Development Agreements are created when a project moves through a city process such as a rezoning or development review.
“Development Agreements?”

*What topics do Development Agreements cover?*

- Development Agreements can include enhanced:
  - Streets, multimodal transportation options and other infrastructure
  - Parks, open space and green infrastructure
  - Environmental remediation
  - Affordable housing
“Good Neighbor Agreements?”

• A Good Neighbor Agreement (GNA) is an agreement between a neighborhood organization, like a Registered Neighborhood Organization (RNO), and a developer, property owner, or operator of a new project or business, such as a liquor/marijuana establishment.

• A GNA typically focuses on the relationship between immediate neighbors and a project’s physical impacts.

• **Example:** GNAs can determine hours of operation, noise restrictions, parking requirements among other impacts.
“Good Neighbor Agreements?”

**Who are the parties involved?**

- GNAs are between a neighborhood organization and a developer, property owner or operator.

**When are they created?**

- GNAs are generally created when a project applies for a liquor license/marijuana license or requires a rezoning.
“Good Neighbor Agreements?”

**What topics do GNAs cover?**

- GNAs typically address the design and operation of a project and its impacts on the surrounding neighbors and can cover:
  - Hours of operation
  - Building and site design
  - Points of contact for communication of community concerns
  - Noise restrictions
  - Parking requirements
Frequently Asked Questions

**Can you have more than one for a project?**

- **Yes.** There can be one or more agreement for the same project. A developer may enter into a Development Agreement with the city and a CBA or GNA with the community for the same project.
Frequently Asked Questions

How does a community initiate a CBA or GNA?

• Organize.
  • Community groups should come together and determine what social, economic or environmental outcomes they’d like to propose from projects.
  • Research, plan and organize the community position and approach for community benefits in projects.
Frequently Asked Questions

How does a community initiate a CBA or GNA?

• Develop Relationships.
  • Partner with your elected officials, community stakeholders and organizations to advocate for community benefits.
  • Talk with developers and property owners. Invite them into conversations on community benefits, goals, objectives and how those can be achieved.
Community Benefits
Land Use and Urban Design
CB: Land Use and Urban Design

- Affordable Housing
- Family Friendly Development
Community Benefits
Mobility
CB: Mobility

• Wider Sidewalks

• Enhanced Trail Access Points
Community Benefits
Quality of Life
CB: Quality of Life

- Bioswales
- Enhanced Tree Lawns
Community Benefits
Jobs and Economy
CB: Jobs and Economy

- Local Employment on projects
- Reduced rents for local businesses
Where do projects like this come from?

Long-range planning efforts like Denver Moves Everyone 2050 that identify projects that advance our city’s values and help us achieve our goals.

**DENVER MOVES EVERYONE 2050 IS A CITYWIDE PLAN IDENTIFYING TRANSPORTATION SOLUTIONS THAT WILL MAKE IT EASIER TO GET WHERE WE WANT TO GO.**

The plan will prioritize equitable and safe solutions for Denverites and seek to improve the movement of goods and services ensuring you have access to everything you need.

JOIN THE MOVEMENT

We’re planning for Denver’s transportation future – and need your help.

Visit [denvermoveseveryone.com](http://denvermoveseveryone.com) to give your feedback.

Questions? Email info@denvermoveseveryone.com
Thank You!

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