

West Area Plan Draft #1

Small Working Group Summary Feedback

Meeting #8

Wednesday July 27, 2022

4:00-6:00pm



Feedback Themes

- Quality of Life – General
- Quality of Life – Environmental Resiliency
- Land Use
- Mobility
- Housing
- Economy
- Neighborhoods
- Implementation
- Clarity of Terms
- Overall Plan Feedback

Quality of Life - General

- Expound on the historical narrative of past planning and existing conditions in the plan introduction:
 - Connect maps and plan recommendations to existing conditions
 - Review recommendations with a focus on addressing the historical and ecological perspective of past decisions and existing conditions
- Connect the “story of West” throughout the plan with data where data exists
- Highlight the use of lighting, signage, design and art for community safety
- Review recommendations with partner agencies and organizations including CASR, DPR, DUG, and DPS to ensure content is current and up-to-date
- Revisit the plan’s guiding principles and introduce them earlier in the plan
 - Explore incorporating the techniques of a powerful conversation guide, indigenous people’s principles, and/or graphics
- Ensure recommendations and maps are connected and support one another throughout the plan

Quality of Life - Environmental Resiliency

- Incorporate the principles of “ecologically based planning” by adding a section on ‘water’ in the Quality of Life chapter
- Promote ideas and concepts from “green zone” development and green building code practices in the plan
- Infuse environmental content into other sections of the draft (e.g., food forests and permaculture in the food access section, etc.)
- Emphasize noise and air pollution mitigation recommendations that address neighborhood conditions
- Add more plan content and material to advocate for increased green space and resiliency corridors, especially near transit and in high-intensity areas
- Address issues in designated NEST Neighborhoods (e.g., industrial pollution), featuring programs and strategies to address identified issues

Land Use

- Review height and zoning recommendations and locations with vulnerable populations, environmental justice, and access to amenities in mind
- Identify recommendations that can be used to measure public and private development investments against the community's desired outcomes
- Identify how community impact reports and equity analyses can be used to evaluate recommendations, programs, public and private investments
- Ensure land use recommendations support other recommendations throughout the plan
- Explore the principles of “performance based” and/or “green zoning” as future tools or provide information on analogous tools that are already in practice in Denver
- Track and seek opportunities to minimize how land use recommendations, especially building height, impacts gentrification and involuntary displacement (i.e., Blueprint equity analysis)
- Revisit the process, purpose, and intent of the “opportunity maps” and the information they communicate

Mobility

- Reorganize the Mobility section for easier navigation, clarity, and consistency with the rest of the plan
- Ensure recommendations emphasize multimodal transportation options and "bold ideas" with a focus on parkways, gulches, trails, green and complete streets
- Work with Department of Transportation and Infrastructure (DOTI) on any needed updates to the plan recommendations, strategies and potential projects
- Review and modify recommendations that prioritize safety in a variety of ways including a more connected sidewalk and gulch network, traffic calming, protected bike lanes
- Review modal priorities for all major streets and corridors such as 14th and 17th
- Review recommendations for new crossings (e.g., at Colfax and Federal), as well as at other potential locations
- Ensure the plan recommends meaningful transit "oriented" development solutions instead of transit "adjacent" solutions
- Update the Sun Valley Infrastructure Master Plan (IMP) street grid references

Housing

- Highlight how recommendations mitigate gentrification and involuntary displacement, including ones that speak to rent stabilization, first rights of refusal, eviction protections, permanent supportive housing, universal design best practices, land trusts, workforce housing, etc.
- Explore incentives that encourage climate adaptive development practices in new development and retrofit projects
- Consult with HOST and NEST on potential updates to our affordable housing recommendations:
 - Emphasize the need for affordable housing at the 30-50% AMI range
- Refine the definition of “missing middle housing.” Consider including graphics to help define this segment of the housing continuum
- Review growth area locations for their inclusion of housing diversity and proximity to community amenities

Economy

- Highlight recommendations and currently available programs that support local workers, including workers cooperatives, unions, apprenticeships, and job placement resources
- Expand the number of commercial and mixed-use corridors in West
- Revisit opportunity maps to see if additional corridors may be identified
- Include content on attracting employers who offer living wages, local hiring requirements, talent development (training) and community involvement
- Clarify the job density mapping and whether it shows census tracts or blocks, and what this data is conveying to the reader
- Update data on job density and the number of jobs held by West Area residents

Neighborhoods

- Review all neighborhood chapter recommendations for the opportunity to enhance the quality of life content
- Ensure the park called “Frankie Park” on our maps is removed throughout the plan
- Demonstrate how neighborhood recommendations mitigate pollution, increase open space access, and other quality of life amenities
- Check in with DPR about the pool that was planned 30 years ago but never built in Valverde; include on park amenities recommendation map
- Add green space on the Sun Valley neighborhood map where park is to be located and add picture of park design
- Ensure “missing middle” housing is defined and included in the neighborhood sections, with a focus on Barnum/Barnum West

Implementation

- Complete the Implementation Chapter
- The implementation matrix should reflect:
 - Policy recommendations per section
 - Agency/organization(s) responsible for implementation
 - Length of time proposed: short-, mid- or long-term
 - Relevant funding opportunities
 - Blueprint vision element(s) or West guiding principle(s) that apply
 - Cross reference policies identified throughout
- Clarify funding language and strategies in the plan

Clarity of Terms

- Define and/or explain the planning terms listed below:
 - Lower-scale residential neighborhoods
 - Owner vs. Renter
 - What “innovation” related to industrial means as a job type
 - Industrial transition vs. preservation
 - Missing middle expansion and preservation
- Spell out acronyms throughout the plan
- Provide links or access to the Denver Planning Terms Glossary in English and Spanish

Overall Plan Feedback

- Develop an Executive Summary for the plan
- Review and revise formatting of policy recommendations for ease of use
- Summarize policy recommendations for ease of use
- Provide clarity on the maps, data, and recommendations
 - Revise titles, legends, include more narrative explanations
- Revisit how mapping reflects recommendations in various sections and use color coding to help ease of use
- Update list of committee members, departments, and organizations
- Insert naming convention to all photos in the plan (event name, neighborhood, etc.)