

West Area Plan

West Plan Small Working Group

Meeting# #2



Date and Time: June 15, 2022 at 4 pm
Location: Microsoft Teams

Attendees

WORKING GROUP MEMBERS (PRESENT)

Chala Mohr
Kathy Sandoval
Elizabeth Walsh
Heidi Newheart

Sean Brady
Evon Lopez
Jeanne Granville

ELECTED OFFICIALS/COUNCIL DISTRICT AIDES

Katie Heideman, Council Aide, District 3

COMMUNITY PLANNING PROJECT TEAM

Valerie Herrera
Becca Dierschow

Chelsea Bennouna

Meeting Summary

Main Takeaways:

- **Focus next week's meeting on how the maps are speaking together**
 - Develop a base map that shows both our existing conditions and key recommendations together
 - Ensure maps emphasize our resiliency corridors, our green zones, etc.
 - The lakewood gulch stops at wolfe, doesn't go all the way to Sheridan – that could be a greenspace we recommend is extended
 - Same with Weir gulch, it disappears
 - From Tejon on through 2nd avenue through Barnum – how do we make this industrial area more walkable, green, and inviting?
 - The area around Fern Valley in Valverde
- Build out the history/past harms section of the plan and connect recommendations directly to existing conditions
 - Include indigenous and other restorative strategies for land use planning
- Rework the steering committee's guiding principles and include them in the introduction of the plan

- Integrate material from the powerful conversations guide into the Executive Summary and Introduction of the plan
 - Create a more graphic representation of the guiding principles
 - Pursue strategies for how to ensure development in West is aligned with what the community wants and not predatory
 - Integrate additional policy recommendations, such as requiring an equity analysis for every rezoning, and other tools to hold developers accountable
 - Explore strategies to ensure that developers have more long-term engagements with communities as their plans develop, and that a site plan is necessary for approval
 - Ensure participatory budgeting is a strategy in the plan and focused on equitable investments by the City
 - Integrate more climate adaptive/resilient strategies into the plan such as Green and/or Performance Zoning
 - Translate our goals in the QoL section (including “what makes us whole”) into performance standards and the implementation matrix
 - <https://josie-plaut.medium.com/regenerative-metrics-an-oxymoron-or-a-missed-opportunity-30f7eeb45eb7>
 - To integrate QoL throughout the plan, have a conclusion after each section that is color coded and helps connect the dots between each section’s recommendations – for example, in the QoL section, point out which recommendations connect to housing and economy using color coding
 - Discuss properties DHA is planning on selling in Sun Valley for private development, and explore other opportunities to provide more affordable and wealth-generating housing
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AGENDA

- Powerful Conversations Guide Discussion
 - How to apply lens when reviewing plan draft (Elizabeth Walsh)
- Quality of Life: Discuss and refine summarized list of potential improvements
 - Comments addressed and in process
 - Workshop: unpack in-depth QoL comments to better understand desired additions/changes

NOTES:

Val asks Elizabeth how we should go about the powerful conversations guide?

Elizabeth:

- I have a sense it would be helpful to ground ourselves in the principles, but I know when there is a lot of text on the slides, we can get stuck in the weeds and lose the forest for the trees
- My hope is we can use tools to help keep us at the integrative level
- Starting with this powerful conversations framework, then looking at QoL, can be helpful, but if we all think this is a helpful tool, my hunch is it will be helpful to use as we go through section by section . . .

- What would be most productive?

Kathy:

- When you have this repair, regeneration, transformation piece, a lot of the QoL seems to tie into facing that history and the patterns of displacement, that helps set the stage off what things should be in this plan that would get us towards some of the reparative work

Elizabeth:

- The history we already have in the plan includes redlining, but we want to get past and acknowledgements to learn about indigenous ways of land use planning and governance
- The history section of my guide gets to that as well
- I would love to hear from everyone about their reaction to this guide
- This was my best attempt to synthesize what we have collectively been talking about
- We haven't looked at these guiding principles page because I threw that together lat, and though we have used these words, we did not really unpack that
- How these principles allow for equity to be emboldened – equity DEMANDS a healthy, thriving, social, ecological environment
- But we all know you can have social and equal conditions and still have them be horrible
- My thought is this should be operationalized and included within the QoL section, but would like to hear from others

Kathy:

If we go through the QoL section with the lens of what makes us whole, it might help us to see how these themes and threads carry out in the QoL section and tie in to the mobility and land use section

Evon:

- Having seen this concept before, I love it, but it is an interpretation of this grandiose idea, and so working with city government, how do we attack this and use this document in a meaningful way, yet knowing that city govt will probably not embrace all of it
- What are the most important parts?
- And how do we let QoL lead?
- This is beautiful, but a cinderella story, will they ever embrace it? We are working on the future and what we want, but we are also working with government . . . so where do we start?
- Val, are some of these things possible?

Kathy:

The examples listed on what makes us whole - can get to the themes. Knowing that what is listed isn't the end all, but the beginning.

Val:

- One of the things we have been thinking about as we are sorting through and organizing what comments we can address now, and what we need clarity on, and the bigger bucket is, what is more policy change, things that we can give back to the council people that might need more systems change?
- There are a number of things we will find in the second half of the workshop that can help us understand how to really truly address each of things with this intention

- What is realistically, what can the plan do? That is something that is difficult to address, but we are on our way to better understanding what the plan can do, what it should say, what else

Becca:

I thought that was beautifully said - we are figuring out how to craft aspirations that can push all of our plans and our city forward

Evon:

So you are receptive to not necessarily leading with the old way, and that maybe its time to lead with the neighborhood voice, and maybe we don't need development anymore?

Elizabeth:

- I think what we are asking for is development, but not speculative development, development that supports intergenerational health and wealth
- I think what Becca said is that naming the long-term aspiration is valuable, even if it is a north star thing, even if in the short term it is not politically realistic, it can be helpful to getting us to the future we desire.
- None of us have the immediate resolutions to climate change, but we don't know yet, like we don't know if performance zoning is working, but there is stuff in here we can push for those shifts, but it will take time before we really know what to do
- I just realized at some point we had participatory budgeting, but I don't know if that made it into my document

Kathy:

And how the examples are different then what we are seeing at this point in time "in the plan".

Elizabeth:

- Could some version of this document be included in the plan as an expression of our team's vision? Some of it could probably be in the executive summary and introduction?
- There is a value of this document that this conversation is happening, even though I don't know what can go in the plan exactly . . .

Val:

- I am not opposed
- I think we can absolutely try to bake into the plan some of these concepts
- As a reviewer, I wonder if we can unpack a bit, things like the false solutions
- Can you clarify the intention behind these sections?
- For example, increasing density limits is a false solution but then the second bullet also names limiting density as a false solution
- Can you explain this part and concept?

Kathy:

I was going to suggest we start with the QoL piece, and compare it – how is what this is proposing different than the plan

Elizabeth:

- Lets do that, but also I will address Val's comment
- It speaks to the QoL imperative of integration and taking an integrative approach
- Like, if you increase density limits and that is all, it won't be walkable and affordable if that's all
- On West Colfax, we increased density and told the Jewish community that would bring walkability, but it did not
- At the same time, limiting density is an exclusionary zoning technique, limiting density does not create diverse walkable neighborhoods either
- The West Colfax Food Coop could not get off the ground in part because the rent prices were so difficult, but there were other confounding factors
- You need density of a people in an area to support local businesses, and a level of social capital that's encouraged by certain built environment factors
- But out economic development support and greenways, and housing infrastructure investments and mobility are all integrated
- And that's what we want to do with maps to make sure they all are talking to each other
- But trying to do all of this at the same time and assuming it will work is not adequate
- Climate change demands that we need to be able to live without a car in a dense walkable environment
- But there is also the problem of suburbanization of poverty
- We need to make sure we are integrating, and to have healthy habitats for all, there is no silver bullet
- Having some increased density can increase our QoL, but not if it leads to massive displacement
- We need to assess the trade offs and find some win-win-wins and not resign ourselves to the trading
- There is a way to have a wonderful neighborhood without displacement, but we need to be thoughtful and integrative

Sean:

- The main thing I have been talking about is the high or low density
- How can we have the best benefits of both? Its impossible
- I don't know what the solution is and it's a difficult conversation and I don't know the best way to solve it
- Im just challenged

Val:

- I appreciate that Sean, all of us are in the same boat
- We are trying to figure that out together

Kathy:

- Leading us through the QOL section of Elizabeth's document
- As we are saying – "equitable investments" that could translate into how the City budgets itself, so that the budget should be more equitable to repair neighborhoods most in need
- The content in here starts to put the ties together when we start with equitable investment, so instead of saying high density equals all affordable apts without generational wealth, we might have all kinds of housing that can encourage multigenerational wealth, mitigation of environmental hazards by providing more green zones or tree canopy, or dealing with retention areas created by the heat islands

- One of the many problems you are trying to tackle is how you are trying to remedy this in the plan
- Some of the plan gets somewhat close, but we need to dig into how we can make equitable investments so we can regenerate our neighborhoods
- What does this look like in terms of equitable investments from the city?
- Maybe we create more housing in industrial zones to reduce impervious surface
- We need to tie our solutions to the wrongs of the past
- The plan needs to be saying this – we are going to be looking at investments that are equitable to encourage more urban redevelopment dollars to help small businesses to take hold, we are going to encourage green zoning to mitigate impervious surfaces
- What makes us whole is that we tie the solutions to the problems we have had to get rid of the disparities
- On Elizabeth's page of QoL, I see content that could help us express this throughout the plan

Heidi:

- What really got us around this page is thinking about how the city has so heavily depended on development to solve our heavy issues
- I have been in meetings where the city says, developers will solve this
- The one thing that can flip the switch in this plan, is that the city's skills in engineering etc. can come into play to address inequities, and comes from the assumptions that people that live in these cities know more than developers do
- Developers will just look at this plan and assume, how much, how fast, etc.
- Without these parameters set, we will attract people that are speculative, people looking to extract that don't understand anything we are talking about or don't know how to address it, but leaving that up to the developer has brought us all of the negative impacts we have
- SO, in QoL, we see these heat zones and tree canopy being lost, and water quality basins, that ecology of our land to be able to inform and to guide and to set those principles that neighborhood and communities want to see in our plan
- This part of what makes us whole can be translated into a matrix, performance standards, budgeting goals
- There is good stuff in here, but it doesn't seem to pan out because it boils down to height and density, and where things are being recommended for density . . . it doesn't look like an ecology plan, and it doesn't attract development that we can be in relationship with, so flipping the switch from attracting extractive development to ecology based will help to address the harms that have been done here

Kathy:

- I am wondering if the city has a component that is like an equity analysis to evaluate rezoning requests
- This would be a tool that could be integrated into this kind of plan – who is really benefitting and who is being burdened, and who is being impacted?
- The equity analysis could help see what is not being solved through development
- Is the city starting to move in that direction?

Elizabeth:

- I know that is Denver variances are like “whatever sure”, and it defeats the good purposes of zoning, are there ways we could design it so that we make sure the approach to development expands the public welfare in certain ways?

Kathy:

right, if you sold the home to a homeowner who could build an ADU, that might be a benefit for naturally occurring affordable housing, but an equity analysis might show that that doesn’t make sense

Chala:

- We have another lot as well in our neighborhood that is two lots, could potentially end up with 6 units there
- The piece Kathy mentioned about equity analysis . . . essentially when a developer wants to develop a lot, they go to the city and request the zoning and go through the hearing process, and go to the neighborhood, but they don’t have their actual plan ready to go bc they will build to the bottom line, but within this plan, can we put an equity analysis in place to be a requirement for people to go to that hearing process? Can we have community agreements come into play for tree canopy contributions, etc.?
- If the developer is investing in the community, then they can have their zoning granted?
- I think those items should be checked off in permitting and inspection?
- And, we could hopefully invite developers in, but unfortunately developers are bottom line - but often developers also take on a lot of risk . . . can we create incentives to help developers move forward on a way of building that would benefit us and become the norm?
- I don’t know if that can be built into budgeting, or what?

Evon:

- We all already know the harm that gentrification has brought
- I am wondering if the metrics, and maybe its over time, maybe we say only so much of this or that and try to slow this down . . .
- When is enough enough? When are we going to say, we are losing rich history? I don’t want that. . . I don’t know what we can do, but what is it going to take to think outside the box?
- Maybe the metrics Kathy keeps talking about
- But we have to save what we have left

Elizabeth:

- Participatory Budgeting
- PB has been found to be a method that supports investments in civic infrastructure together with investments in built infrastructure)

Heidi:

And that lot that he is looking at is right next to Lakewood Gulch and the Knox transit stop and approval based on what other developers have been able to do in that area.

Elizabeth:

Those two lots could attract a developer like West Colfax Lampstand...<https://westcolfaxlampstand.com/> (for context, Shantelle is also the co-president of WeCAN) <https://westcolfaxlampstand.com/get-housing>

Both are built adjacent to the Perry Street Station, walkable, bikeable, access to nature...

Evon:

The City is losing an irreplaceable cultural fabric, the ancestral threads that I grew up in, and runs thru my blood b/c of past harms. These slanted systems that bring so much industry to the redlined neighborhoods, but s/b spread out thru Denver. Rhino closes and Valverde absorbs more industry. How many families are being displaced, and the cultural aspect of their families' long history is completely gone. When is it enough, before we do something about it? What I am trying to say, and along Kathy's input, we need to address **and provide metrics/accountable.**

Val:

Acknowledges that this is what the plan is trying to do, and this plan is

Jeanne:

- Speaking to sun valley, but I hope with the equity lens we do, I hope it can apply to both what we are trying to attract in terms of investment, instead of just trying to protect wealth that already exists
- It was disappointing we could not get more involvement after the zoning with the community, it feels like you have to do everything up front, and usually the community is agreeing to or raising caution for plans that haven't even been developed – it is so high level
- **There is no mechanism to come back to the community and have involvement as those plans unfold**
- Even with the stadium district master plan – CPD did a good job but from the developer side there was almost no involvement or action or imitative taken by the developer . . . that was really a missed opportunity and of course lots of rezoning never goes to large development review, it is parcel by parcel – I don't know how to make these things more known
- There was quite a bit of involvement on that LDR< **but it should be about holding the developer accountable to the community as they develop their plan so that they are aligned with and benefitting the community**

Val:

- Thank you, and we appreciate the difference in context
- I also want to recognize we are about the be at 5 o'clock, and its time to move into the next piece
- Is there anything anyone else wants to add for powerful conversations before we move into QoL review

Elizabeth:

- We love the QoL section already
- One thing is there is a lot of overall all over the plan, but some that is contradictory
- **It might be helpful when we review the QoL section, if there is a conclusion section after each section that includes color coded call outs for other sections, to be able to make connections to other parts of the system – like, for this recommendation in the QOL plan, we need to connect with this agency or rec in mobility (for instance)**
- Maybe we read through the QoL section with a sense of, ok , this is awesome, but what does the housing and economy section need to pick up to ensure there is not green gentrification . . . not sure what that looks like but that's part of what we mean by integration

Elizabeth:

- One thing to think about with the metrics conversation: Is what we measure what matters most? "What would look like to create metrics that are alive and that invite life?"
- Are there some key performance indicators that clue us into the overall vitality and equity in a place, as a living system?
- <https://josie-plaut.medium.com/regenerative-metrics-an-oxymoron-or-a-missed-opportunity-30f7eeb45eb7>

Kathy:

- A path forward that I can see is to edit the Quality of Life section to reflect how the recommendations tie to metrics that are noted in the maps but begin to answer the performance indicators.

Kathy:

- We need to start to see what the QOL section looks like when we integrate that with performance indicators and the new maps
- We wont really know if we are there until we take that section on with real edits
- This group really needs to see these maps and edits for it to be tangible

Val:

- Yes, that is something we have been hearing about
- Right now its just a matter of time and capacity, we are trying to bake that in for week 3 or 4
- But that has been put as a priority and we are working with our NPI leadership team to move that forward
- We are planning to pull all of the maps into a PDF to move through them more easily
- We are also trying to work with our GIS team to overlay certain maps to compare how they are speaking to each other
- We need to tease out what that is looking like and how to be most intentional

Heidi:

I think it would be best to look at the maps prior to overlaying....I think that there is so much in all of the maps and so much conversation around systems thinking and what that would look like in execution, that it might be best to have the overlays informed by the group before spending precious resources overlaying maps that we haven't had a chance to discuss more in depth...what do others think?

Val:

Hi Heidi, I think that is a great idea. What does the group think about PDFing the maps together for first review and analysis?

Elizabeth:

- That would be great, Val - the PDFed maps together.
- I think it would be great to arrange them by "current conditions" in the order of the sections, and "recommendations" in the order of the sections

Val:

Brought up a slide with a specific comment:

I am sure it shows up in different ways in future maps. But I think it is of vital importance to show more green space to reflect the communities' feelings around resiliency corridors that start at the vitality zones...transit and high density. So Green around 10th and Sheridan, green along first avenue. Green in and thru to show very clearly how we want our space to be communicate and inform how we live and want our neighborhoods 'developed'

<group reading through>

Elizabeth:

- Feels like this is about the opportunity map and how some of the maps might have the power to be implemented, but don't reflect how it relates to green spaces and is just a green light for developers –
- How do we use our maps to be able to emphasize our resiliency corridors, our green zones, etc.
- TOD even also has missed gaps where its not comfortable to walk in some places, either due to lack of shade, but also safety issues – if you have density done well, there are eyes and trees n the street working together to create a healthy environment

Heidi:

- This speaks to systems planning
- If I were looking to create a system in a garden or farm, or a region, it would be to do to create a base map
- The one thing that can tie all of the things we are talking about together is a base map that includes the green zones, resiliency zones, the station area plan, etc.
- The station area plan should not be grayed out, it hasn't been solved
- We leave to developers to decide where to put those green spaces, and they are put in to benefit developers not the community
- We should decide where the green spaces go, NOT the developers, we need that cemented in the maps developers are going to see
- The base map should have all of these things already incorporated so it speaks to how EVERYTHING should be designed

Kathy:

- What resonates for me when I look at this is that we need to begin to look at the maps on climate resiliency and environmental quality recommendations, tree canopy, green amenities – that can identify and inform where the green spaces need to be enhanced
- The lakewood gulch stops at wolfe, doesn't go all the way to Sheridan – that could be a greenspace we recommend is extended
- Same with Weir gulch, it disappears
- And the area around fern valley in Valverde
- We need to show the maps that shows where the problem is, and connect it to a map that solves that problem . . .

Evon:

- From Tejon on through 2nd avenue through Barnum – how do I make this industrial area more walkable, green, and inviting?

- We do want development, we just don't want to lose the integrity of our neighborhood

Jeanne:

Besides those mentioned, there are some other suggestions for Sun Valley that I hope will be included and I will forward to you Val to see if they are appropriate for Quality of Life or fit under a different section

Val:

Sounds great Jeanne! Thank you!

Heidi:

I think that map is a great start to a base map
EXACTLY!

Evon:

Thank you, Kathy & Heidi!!!

Comment on slide:

Comment: Again, there doesn't appear to be the emphasis on green space particularly in the high density areas, and most importantly close to the river, I think it will be extremely difficult to establish a priority of ecological design and emphasis on resiliency and equity if we are planning from places of high density extraction. This map feels as though it favors development/ers with a hope that ecology/food access/flood and climate disruption events will be added later by them, when we know from experience that they will not.

Elizabeth:

- The distinction bw vitality and opportunity zones – we need to look at that again
- Valverde and SV have major industrial zones right by a river, so what are the implications for how we manage those high value workplaces
- Can we have a call out for hat QoL DEMANDS of housing and economy of mobility, etc. might help
- Historically, it is interesting to think that when Valverde was founded, it was a walkable neighborhood, people walked to their jobs, yes it was toxic industry but there were close knit community and density that allowed diversity of community uses
- Once redlining came, it took what was good about it away, but can we create jobs and green jobs with housing that is appropriate and density of services
- SV is an interesting example – there is regenerative economy without displacement
- The equity building opportunities are limited bc a lot of rental housing through DHA but there are a greater mix of incomes and uses there
- But in terms of false solutions, that place is more of a solution – there is greater density, but also more opportunities for housing and vitality, so maybe calling it out, and calling out the CDA (?), I think it could be highlighted more, like what Lisa and Jeanne have done w folks from the city, their QoL indicators – they have done the Methoun QoL indicators, it might be a place to look to about metrics and the principles to support it

Kathy:

How can we create generational wealth in sun valley with a mix of incomes? How can ppl get loans to build houses and build wealth? If more mixed income, there should be opportunities for more generational wealth building for people who need it

Jeanne:

sun valley could end up with more market rate units than affordable so we can't get complacent about equity

Elizabeth:

^^^yes.

Jeanne:

it will be multifamily housing.

Jeanne:

- I would love to have a side conversation some time about the properties that are going to be sold for private development, even DHA
- we don't have a lot of control, but we do have some input on design standards
- I think we have talked a lot about homeownership,
- We want people in DHA to get better jobs, and to be able to move up in the neighborhood
- We have had people needing to leave the hood bc the housing being built didn't go lower than 80% AMI
- We need to build places for people who want to stay in the neighborhood, and maybe they can build wealth through small businesses . . . this is a big challenge people have asked for
- I know from DHA 27 new homeownership units are coming on line, half are deed restricted, and the other half are market rate – all of these are still challenges for sun valley

Comments re: map overlay

Comment: There is a map on page 134, the environmental quality map, it seems like it's a map for where developers can continue to extract

Comment: We need to clearly see how quality of life is impacted by the built environment, the lack of infrastructure or infrastructure improvements

Comment: Performance zoning combined with form-based codes may a strategy to look at how we can have such diversity in a healthy way - making sure there aren't measured negative externalities (noise, smell, etc)

Elizabeth:

- Euclidean zoning that separates uses, it makes everything SFH, etc.
- That falls into the category of keeping density low or not mixing uses at all, doesn't help our vitality or equity goals
- Sometimes when you allow for a mix of uses, those uses are not actually beneficial
- Form based codes and performance zoning are focused on where you want to get and give maximum compatibility to uses that demonstrate their plan to get there and make them compete for best use.

Kathy:

- Maybe a design overlay, conservation overlay, etc. – this might help us not just go with one solution over another
- Wants to know if the environmental quality is the same as the environmental quality/climate resiliency map?

Elizabeth:

The main theme is, let focus on resiliency and vitality, and not just have opportunity zone maps
We can continue this part of the conversation when we have the maps

Kathy:

- The guiding principles in the food section should be put at the top of the quality-of-life section,
- And we should have guiding principles in the introduction – there are the guiding principles across the board, not just for food
- (inclusive, healthy, vibrant, and resilient)

Elizabeth:

- That’s really helpful to name
- I know that right now we don’t have our guiding principles clearly names and emphasized
- We also know there was a lot of anxiety around the use of the word “principles”
- I think what Kathy is asking would be cool to include

Val:

- Shows the presentation on our website that includes our guiding principles . . .
- Asks for clarification on what more they want
- These were the ones that were drafted and created by the steering committee, I wonder if these get put at the forefront bc the committee helped to craft and create them?

Elizabeth:

- When these came out, these were not speaking to me
- This also used to be in a different order – grow was first, then expand
- Grow and expand are speaking to capitalist principles, there is an assumption that we should be growing in the way the past 15 years have been focused on attracting development and growing in a speculative development way
- The words . . . there is a great thematic analysis to be able to organize a host of thematic feedback and I know some of the words caused a few of us anxiety, but I am so word sensitive that I didn’t want to derail the process . . .
- The green text – we want a particular type of development – the green text does not speak to what we want
- Grow, expand, and adapt can all be things that maintain a broken system
- And you are amplifying that
- This doesn’t feel like it came from the steering committee to me
- And I didn’t see these in the plan anyway
- The principles we put in the pdf speak to a lot of the same things once implemented too
- So what are the principles we want to be clear what we name . . . the ones in the QoL section, and the powerful conversations guide

Val:

- I wonder, do these guiding principles need to be rewritten and included in the plan?
- If they are not serving the purpose they were intended to, and they are not meeting your satisfaction, that is a big flag I am seeing that might need to be addressed
- These were smtg we all worked together as a committee, so if this is not up to par, then we should think about that as a group as well
- I also heard we should put these into the plan or try to mirror these like the pillars Kathy brought up from the Denver food vision 2030

Kathy:

- Yes, we need to revisit this
- We need to put it in more a graphic form
- I want to change inclusive to equity
- We can connect these to pillars
- I do see this as being more land use / built form driven

Val:

As I am reviewing these, I think we have spoken so much about QoL, that we can use that material to bake into these

Evon:

- Val, Is Britta Fisher, Chief Housing Officer in charge housing/homelessness in Denver's Sustainability Dept. involved at all with the plan? Are the capitalist ever included in the plan. As now we are seeing more homelessness, vans, mobile housing, etc in the industrial area, which exacerbates the situation in Valverde. HOT zone, less green spaces, toxic gases from the sidewalks, more pollution and NOISE!
- Is there a way to be accountable – we cant just say preserve?

Val:

- Would that look like . . .
- The tie in would be the implementation chapter and the matrix
- I think this is intended as a higher level

Evon:

Just the integrity of when you write these, know that it is in the plan, don't need to put the location

Val:

Once we revisit and revise these, we want this in the plan as well?

Elizabeth:

- Yes, I think this needs to be in the introduction
- I don't know what the process is to revisit these
- Smtg like “these are principles the group discussed a lot, and connects with our values of equity”
- It would be powerful to have a principles and paradigms section with the beautiful equity section that is in there to make sure that everyone that opens the plan sees that equity is a core principle, and we can add some other simple ones

- Some of these principles apply across every section
- Principles are powerful when they are really principles and they are few, need to be distinct and can be remembered

Kathy:

yeah, that's why I thought that one page that talks about food is capturing the bigger concepts

Evon:

Harmony is the word.