



Winston Downs CO and NPI Discussion

Date: 7/30/2019

Blueprint Denver

A BLUEPRINT FOR
AN INCLUSIVE CITY



Adopted by Denver City Council
April 22, 2019



Denveright.
Your Voice. Our Future.

DENVER
THE MILE HIGH CITY

Comprehensive Plan 2040

Blueprint Denver is a supplement to the comprehensive plan. The community vision and values from *Comprehensive Plan 2040* are the foundation for *Blueprint Denver's* vision.

community values

Community values are the characteristics, aspirations and moral attributes cherished and desired by the community. The values inform the vision elements found in *Comprehensive Plan 2040* and *Blueprint Denver*.

Access to Amenities, Services and Healthy Food

Environmental Stewardship

Access to Opportunity

Equity

Access to Quality Education, Training and Lifelong Learning

Great Parks and Open Spaces

Active and Vibrant

Outdoor Lifestyle with Connection to the Mountains

Affordable Housing and Transportation

Quality Design

Business-Friendly and Entrepreneurial

Safe and Inviting

Diverse Employment Options

Sense of History and Cultural Heritage

Diverse, Friendly and Open

Transportation Choices

Engaged Community

Walkable, Bikeable, Accessible and Transit-Friendly



"A well connected, diverse, friendly, pedestrian-scaled community"

"Very healthy...fun, active prosperous, engaged, and easily mobile"



"a robust transportation system"

vision elements

The *Comprehensive Plan 2040* is guided by the six vision elements informed by the community values



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.



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



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



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



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



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

How to Use Blueprint Denver

Everyone has a role in achieving the vision for Denver in 2040. *Blueprint Denver* provides the city's land use and transportation vision for the next 20 years. It articulates how to achieve this vision equitably through the implementation of complete neighborhoods and transportation networks.



Blueprint Denver is a supplement to *Comprehensive Plan 2040*. It advances the comprehensive plan's vision, with a focus on complete neighborhoods and complete networks. The plan provides guidance for all of Denver, including:



Residents and Business Owners

Residents and business owners can use *Blueprint Denver* as a valuable source of information to make real estate decisions, start new businesses and be informed about policies and strategies to strengthen their neighborhoods.

Developers and Property Owners

People building projects can use *Blueprint Denver* as a guide to the strategic and intentional location of new development that exhibits design quality and provides amenities to benefit residents, employees and visitors.

Public Employees

Public employees can use *Blueprint Denver* to guide land use, built form, mobility and quality-of-life infrastructure decisions, efficiently use public funds and prioritize programs and projects to help achieve citywide goals.

Blueprint Denver will:

Share Denver's vision

The plan articulates the community's vision for an inclusive city of complete neighborhoods and transportation networks in 2040.

For more see page 28 in Chapter 2.

Inform neighborhood planning

The plan guides small area planning, including neighborhood plans, through the Neighborhood Planning Initiative.

For more see page 62 in Chapter 3.

Set policy guidance

The plan sets policy to guide decision-making by city officials, staff, residents and property owners.

For more see the recommendations, beginning on page 68 in Chapter 3.

Guide rezoning and regulations

The plan uses neighborhood contexts, places and street types to provide a framework to evaluate proposed rezonings (official zoning map amendments) and informs changes to regulations, including the Denver Zoning Code and Public Works' street design rules and regulations.

For more see page 66 in Chapter 3.

Inform budget and work program decisions

As a supplement to the comprehensive plan, *Blueprint Denver* will help to inform important budget decisions, including the annual city budget, the Capital Improvement Program (CIP) and Community Planning and Development's work program.

For more see page 60 in Chapter 3.

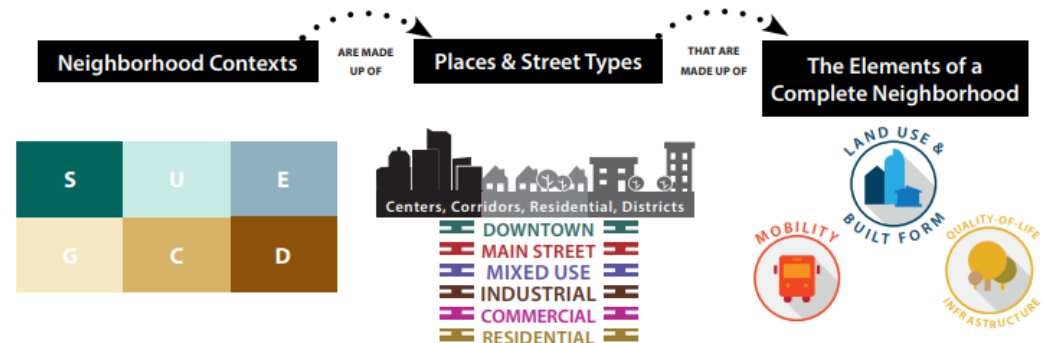
Evaluate progress

The plan establishes metrics to measure progress. Community Planning and Development is committed to annually update the metrics and report progress on implementation to the community, city leaders and elected officials. Annual evaluations will include a status report on the implementation matrix (Appendix E) and inform potential changes to plan strategies, helping to keep the plan relevant over time.

For more see page 52 in Chapter 2 and Appendix E.

Understanding Complete Neighborhoods

A key component of this plan is creating complete neighborhoods. The plan takes a step-by-step approach to express how the concept is applied to Denver's unique neighborhoods. Below is a diagram that illustrates which parts of the plan describe the elements of a complete neighborhood.



A Vision for an Inclusive City

In 2040, Denver is an equitable city of complete neighborhoods and networks. It is an evolving city where growth complements existing neighborhoods and benefits everyone.

The *Blueprint Denver* vision calls for:

An equitable city: planning for equity and guiding change to benefit everyone

A city of complete neighborhoods and complete networks: connecting Denverites to all of their daily needs

An evolving city: a measured, common-sense approach to where growth should go and how it should fit in

Throughout the planning process, the community emphasized the importance of building a city where growth and development contribute to more equitable and inclusive places, rather than increasing disparities and amplifying gaps. Residents articulated a strong desire for diverse, mixed income neighborhoods with safe, convenient and affordable access to daily goods and services. Denver must leverage public and private sector investments to avoid becoming a city where some areas show increasing affluence and privilege, while others are

being displaced and not able to enjoy Denver's great quality of life.

Denver's strengths are rooted in its unique and lasting attributes. Our glorious sunny days, tree-lined streets and diverse network of neighborhoods are some of Denver's defining characteristics. A major challenge facing the city as it continues to experience growth and strives to be more equitable is to retain the diversity and authenticity of neighborhoods that made Denver attractive in the first place. Denver is an amazing city because of its existing neighborhoods. From areas rich in history and architecture, to parks, rivers and open space, to the diversity of culture found in different areas, it is our neighborhoods that define our city. At our best, these neighborhoods are seamlessly weaved together by our streets and transportation system. Improving those neighborhoods to be more complete and better connected—while retaining their unique character and history—is fundamental to the plan vision.

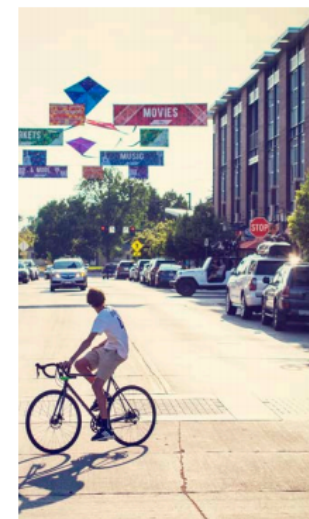
An Equitable City



Planning for equity and guiding change to benefit everyone

For more see page 30

A City of Complete Neighborhoods and Networks



Connecting Denverites to all of their daily needs

For more see page 46

An Evolving City

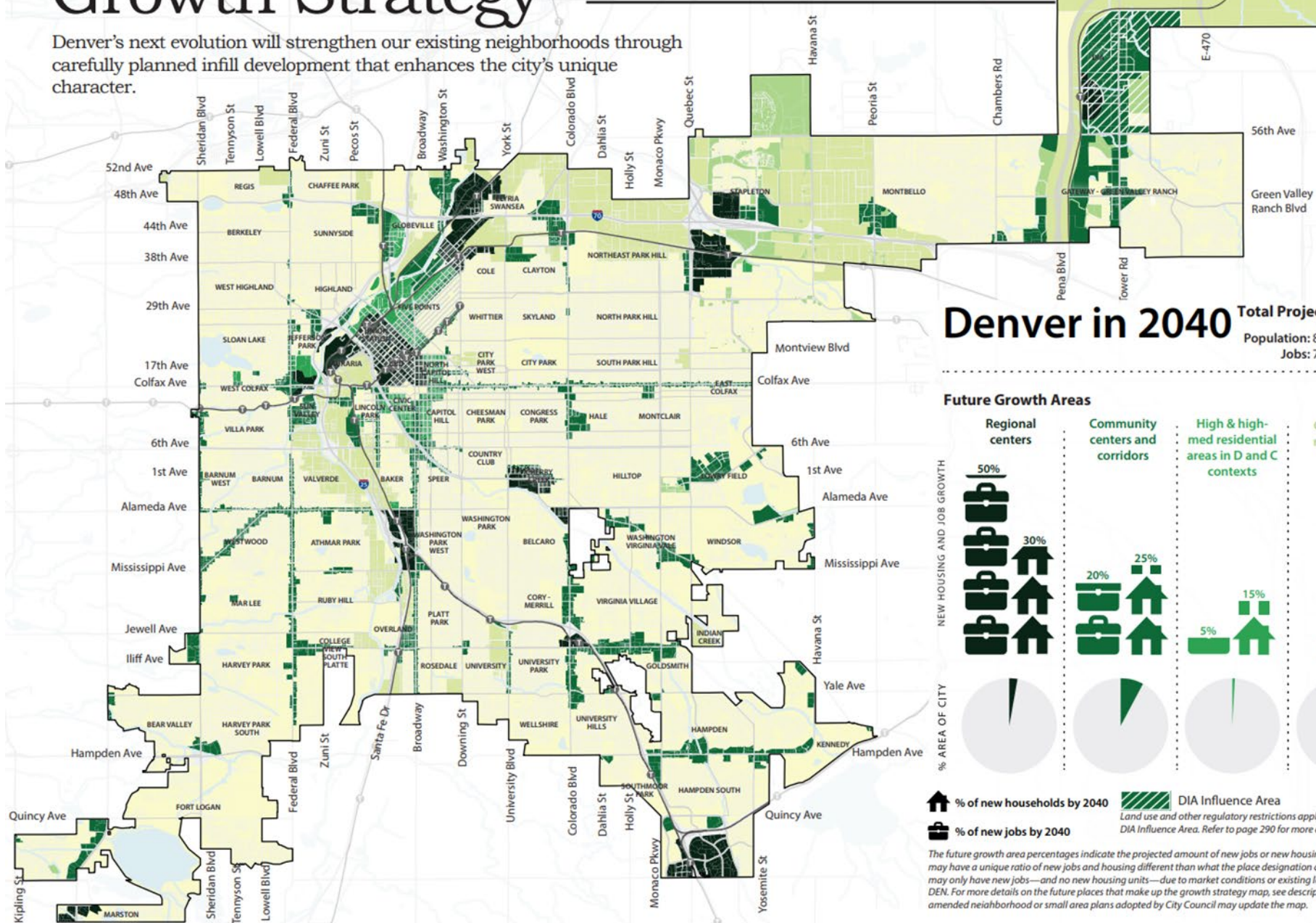


A measured, common-sense approach to where growth should go and how it should fit in

For more see page 48

Growth Strategy

Denver's next evolution will strengthen our existing neighborhoods through carefully planned infill development that enhances the city's unique character.



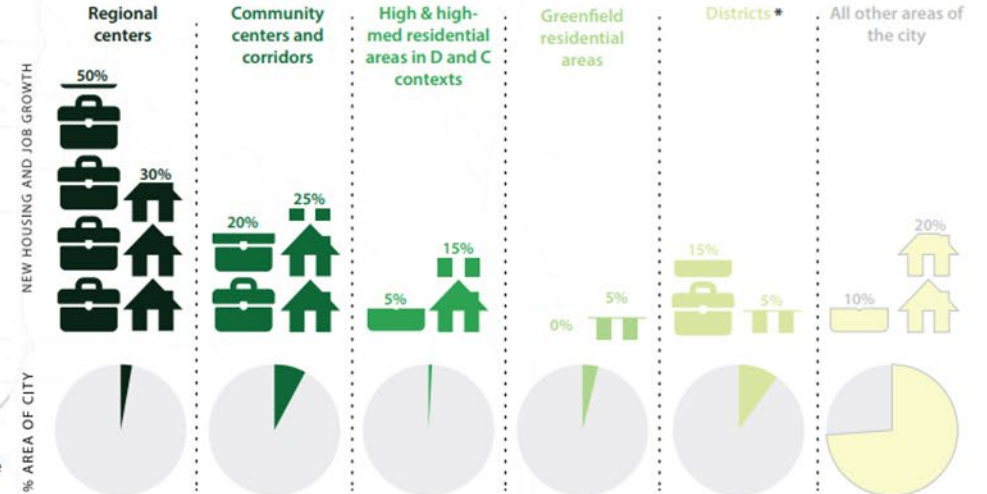
2.4 | VISION FOR AN INCLUSIVE CITY

The growth strategy map is version of the future places map. It shows the aspiration for distributing future growth in Denver. The map reflects community input on various growth scenarios received during the "Growing a Better Denver Game" workshop and online survey. City staff worked with the State Demographer's Office and DRCOG to develop projections for population, households and employment in 2040. This included an analysis of vacant and underutilized land available through 2040 and the estimated development capacity of land based on the future place. The DRCOG UrbanSim modeling software performed multiple "runs" to test the future places map's ability to accommodate the projected growth given a simulated real estate market. The final projections were then confirmed against the State Demographer's regional projections. The city will continue to work with the state and DRCOG to periodically update these projections.

Denver in 2040

Total Projections	2017-2040 Growth Projections
Population: 894,000	Population: +189,000
Jobs: 720,000	Households: +90,000
	Jobs: +136,000

Future Growth Areas



% of new households by 2040
 % of new jobs by 2040

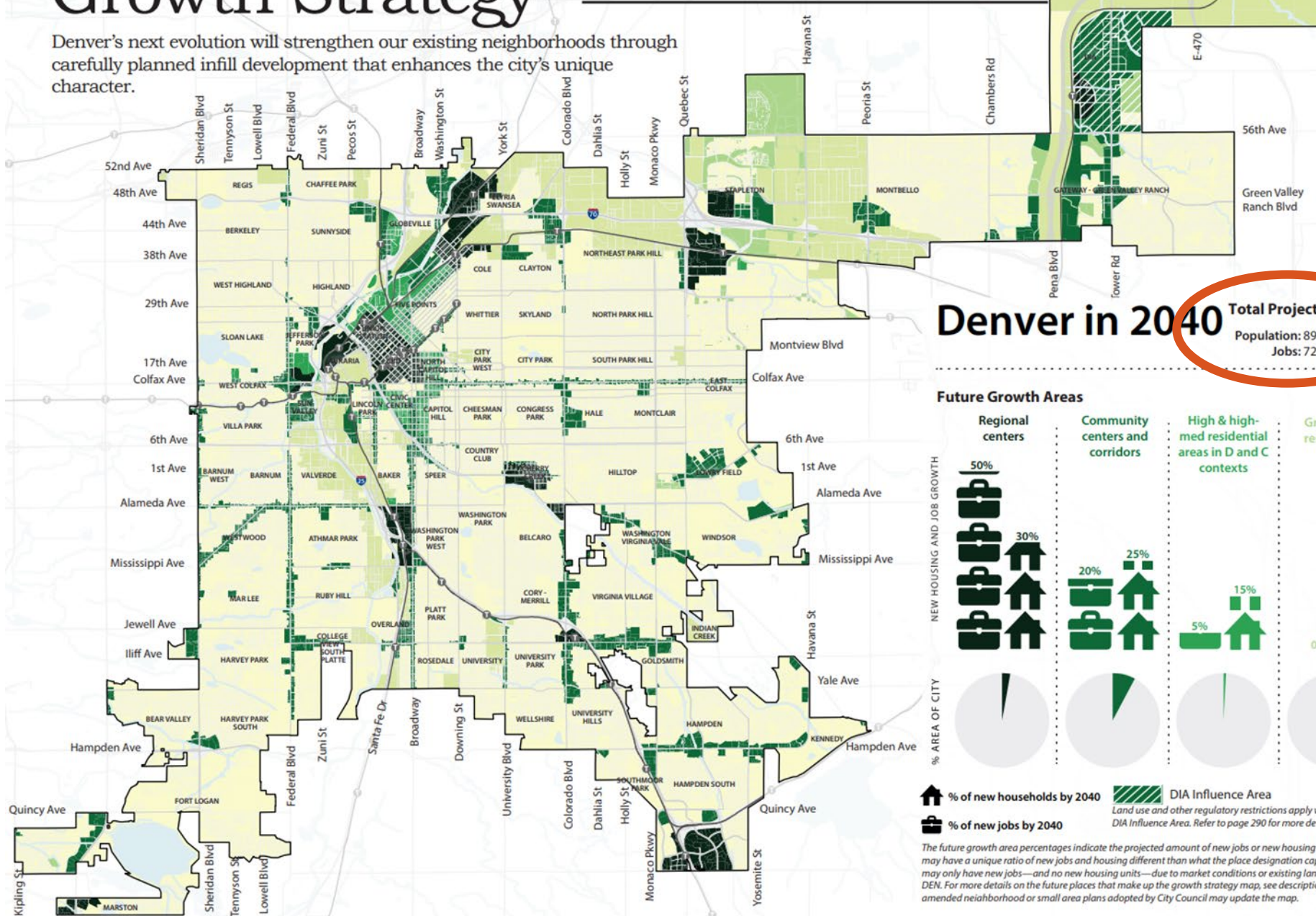
DIA Influence Area
 Land use and other regulatory restrictions apply within the DIA Influence Area. Refer to page 290 for more details.

*New jobs in Value Manufacturing, Innovation Flex, certain Campus (only university and hospitals), Airport Districts. New households in Innovation Flex and certain Campus (only universities) Districts. Excludes DEN land area.

The future growth area percentages indicate the projected amount of new jobs or new housing across all areas in the city with that place designation. Each place may have a unique ratio of new jobs and housing different than what the place designation captures across the entire city. For example, some centers or corridors may only have new jobs—and no new housing units—due to market conditions or existing land use regulations, such as the airport influence overlay zone near DEN. For more details on the future places that make up the growth strategy map, see descriptions starting on page 144 and by context in Chapter 5. New or amended neighborhood or small area plans adopted by City Council may update the map.

Growth Strategy

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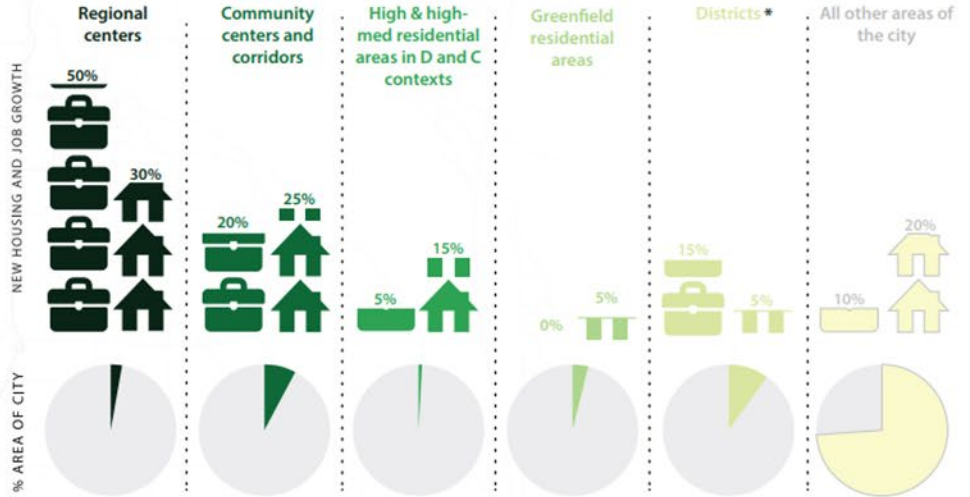
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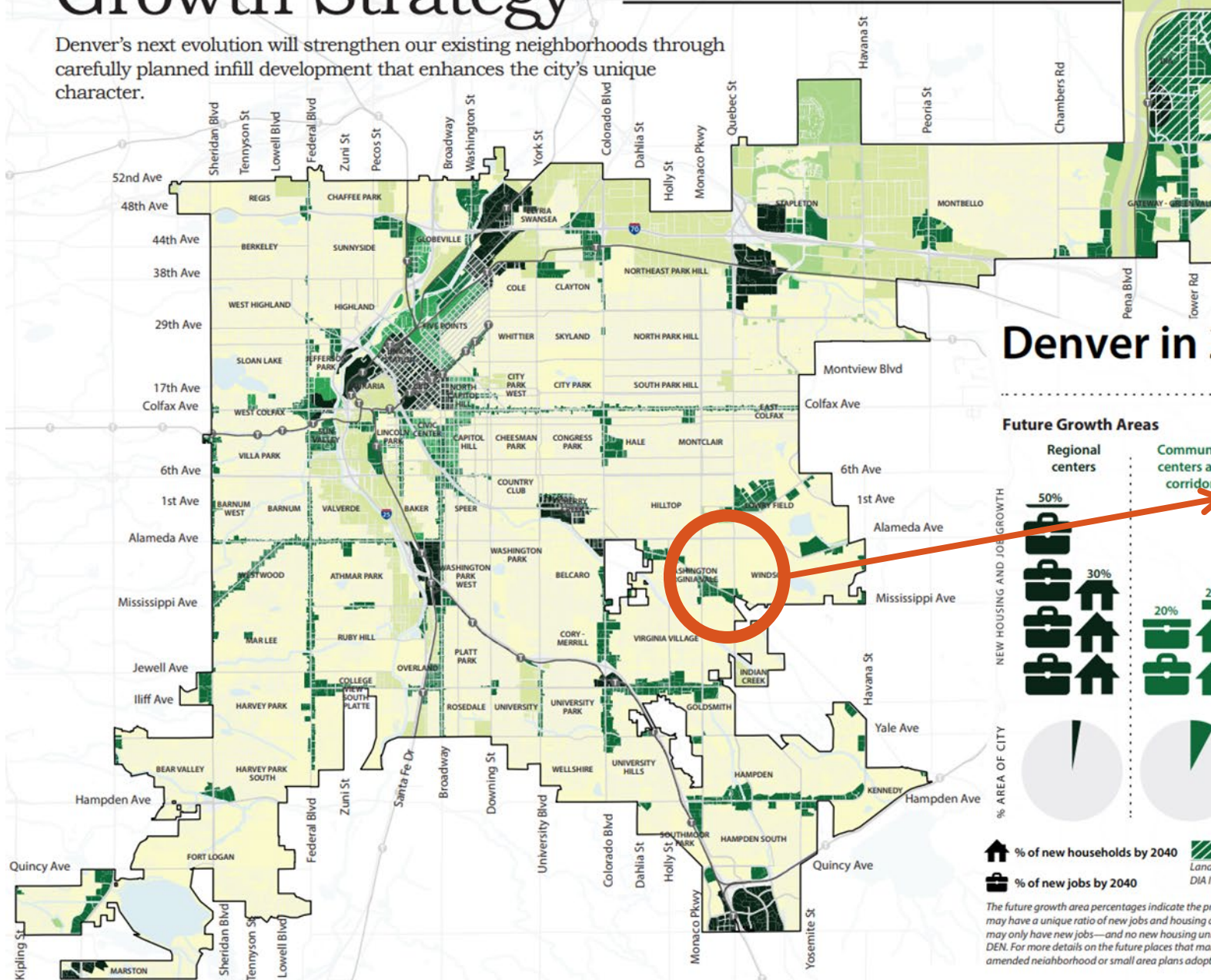


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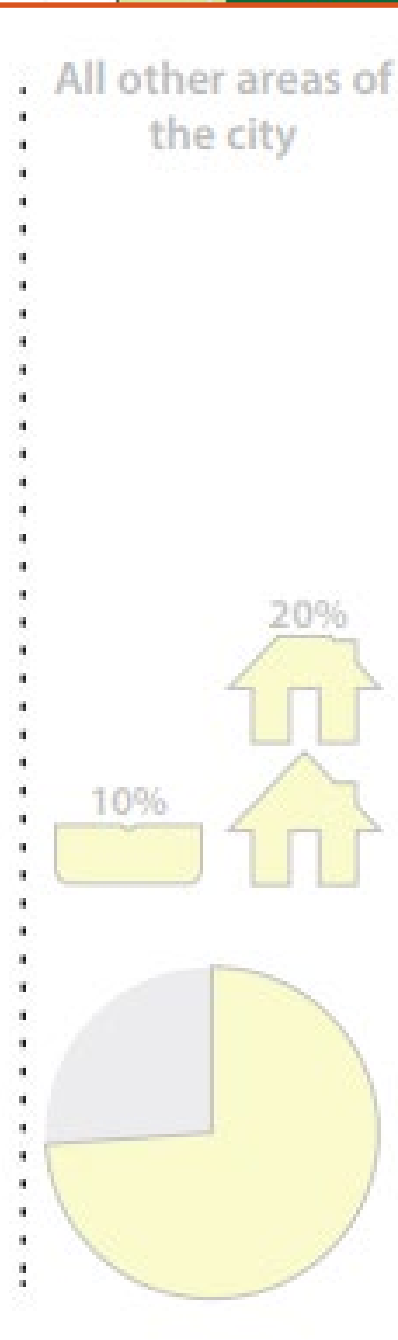


Denver in 2040

Future Growth Areas



The future growth area percentages indicate the proportion of new jobs and housing units that may only have new jobs—and no new housing units in the future. For more details on the future places that make up the growth strategy map, see descriptions starting on page 144 and by context in Chapter 5. New or amended neighborhood or small area plans adopted by City Council may update the map.

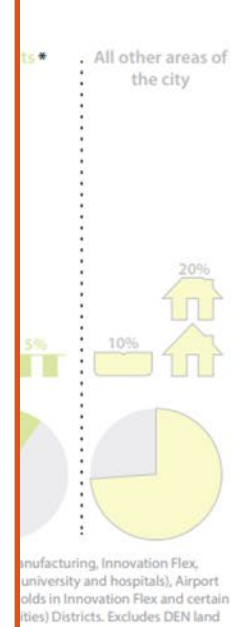


AN INCLUSIVE CITY

This map is a version of the growth strategy map that shows the aspiration for growth in Denver. The map was developed through input on various growth strategies during the "Growing a Better Denver" workshop and online survey. This workshop and online survey were conducted with the State and DRCOG to develop a growth strategy for 2040. This included an analysis of underutilized land and the estimated amount of land based on the COG UrbanSim modeling multiple "runs" to test the ability to accommodate growth. The projections given a simulated real world scenario. The projections were then reviewed by the State Demographer's Office. The city will continue to work with the State and DRCOG to refine these projections.

Growth Projections

Population: +189,000
 Households: +90,000
 Jobs: +136,000

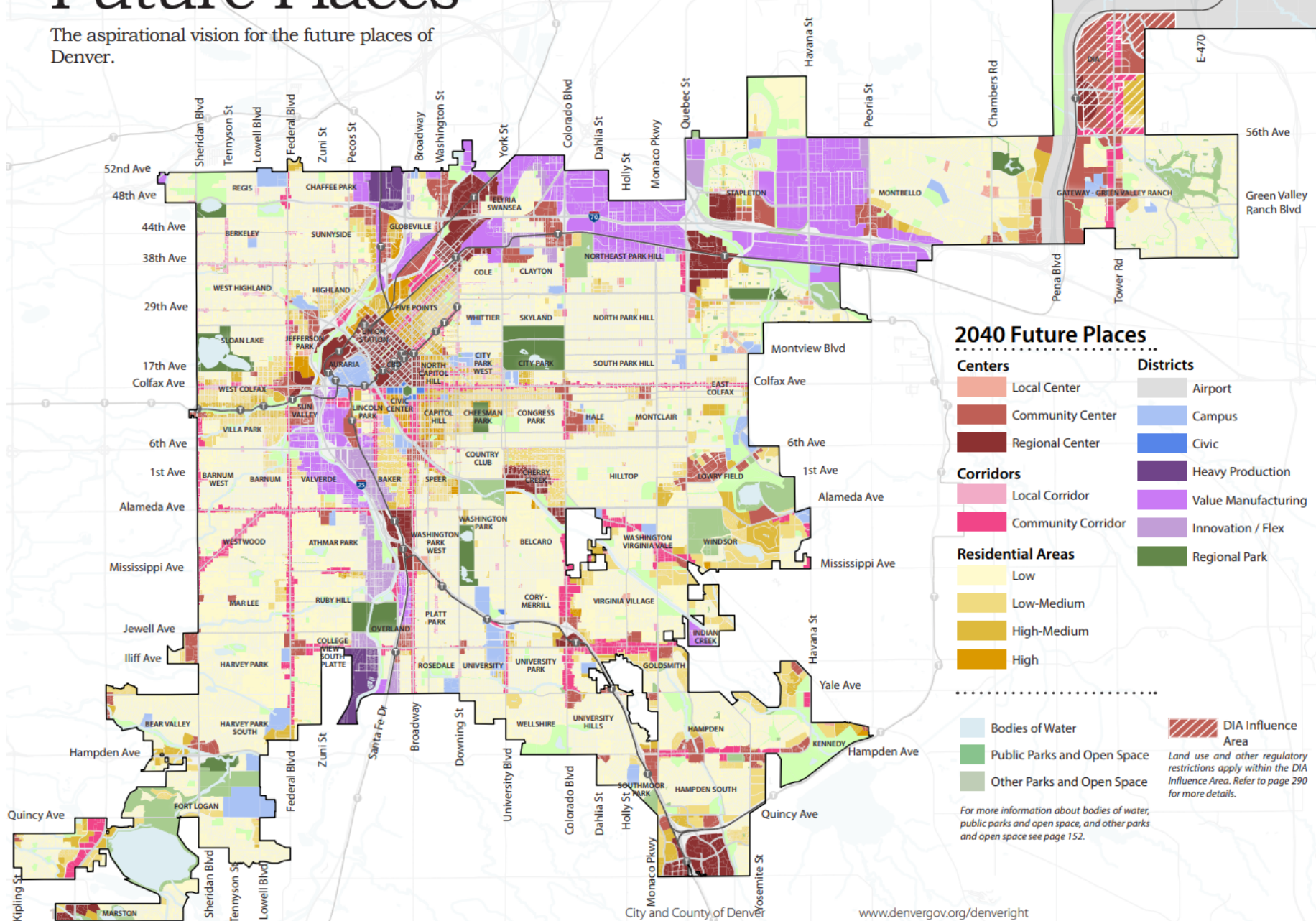


...manufacturing, Innovation Flex, and university and hospitals), Airport, and certain districts in Innovation Flex and certain districts in Innovation Flex and certain districts in Innovation Flex. Excludes DEN land.

...place designation. Each place designation is a geographic area that may include some centers or corridors and certain influence overlay zones near certain centers or corridors.

Future Places

The aspirational vision for the future places of Denver.



2040 Future Places

- Centers**
 - Local Center
 - Community Center
 - Regional Center
- Corridors**
 - Local Corridor
 - Community Corridor
- Residential Areas**
 - Low
 - Low-Medium
 - High-Medium
 - High
- Districts**
 - Airport
 - Campus
 - Civic
 - Heavy Production
 - Value Manufacturing
 - Innovation / Flex
 - Regional Park
- Other**
 - Bodies of Water
 - Public Parks and Open Space
 - Other Parks and Open Space
 - DIA Influence Area

For more information about bodies of water, public parks and open space, and other parks and open space see page 152.

Land use and other regulatory restrictions apply within the DIA Influence Area. Refer to page 290 for more details.

About the Future Places

Local centers and corridors are typically embedded within residential areas. They are more frequent in neighborhoods closer to the city's core, but should become more common in all neighborhoods as Denver continues to evolve. These types of centers and corridors are highly walkable and pedestrian friendly.

Community centers and corridors are found along major thoroughfares and are fairly evenly distributed across the city. Community centers and corridors vary in size, shape and orientation, though they are often more compact when located closer to the city's core.

Regional centers are typically found along and near major transit investments. They are strategically placed throughout the city to create high density mixed-use development in key areas. Regional centers are highly walkable, vibrant places with great access to passenger rail and transit priority streets.

Residential areas range from low-intensity areas to high-intensity areas. Higher intensity areas are typically located in more compact areas with good access to transit and often contain a wide mix of uses.

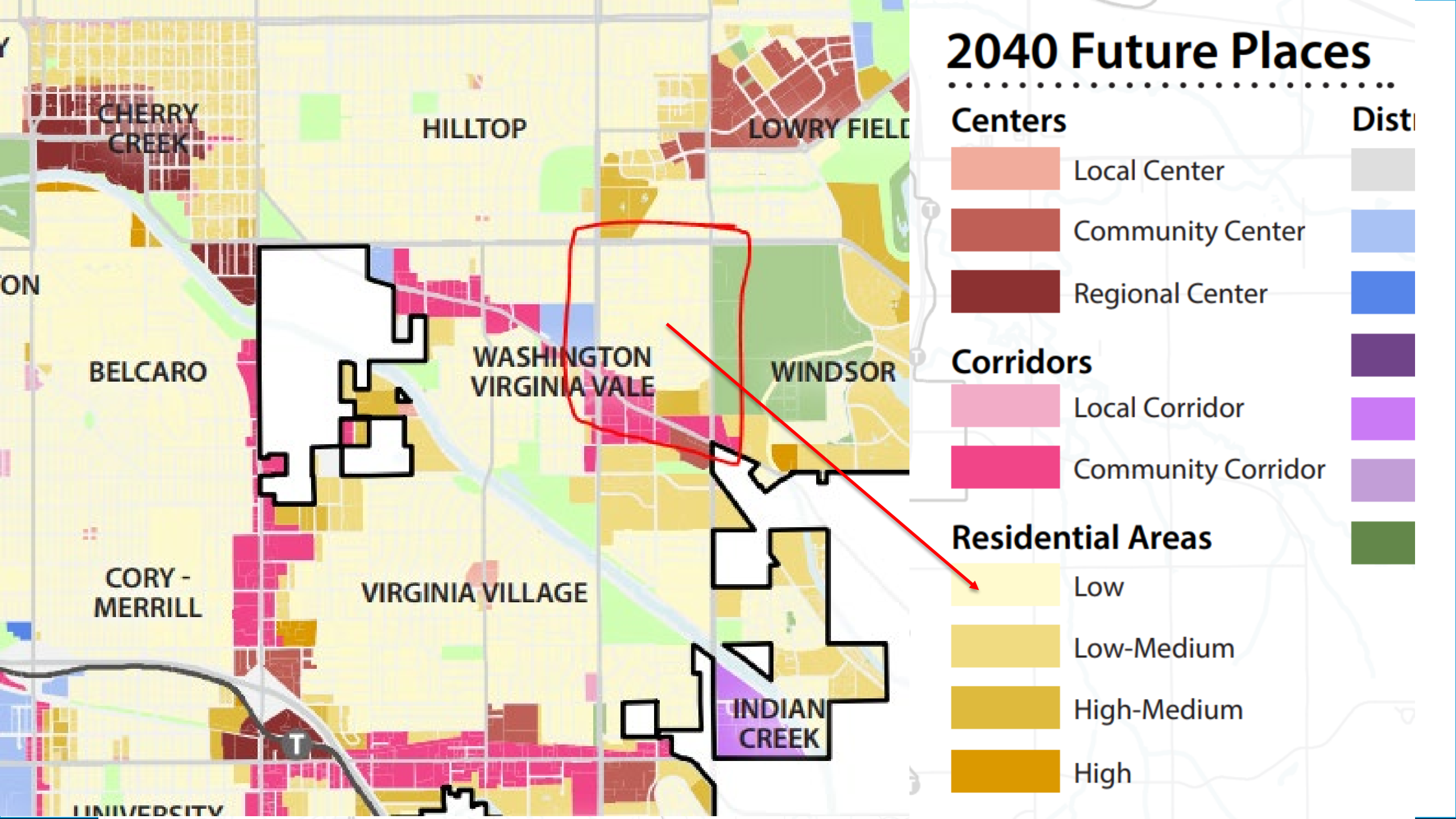
The neighborhood context map helps inform the place map. Each place expresses itself differently depending on which neighborhood context it is located within.

Considerations For Determining Future Places

The future places map is developed based on several inputs, including: current neighborhood plan vision, existing entitlement, existing land use, transit corridor proximity and public comments during the Blueprint Denver planning process.

For more detail on places, see descriptions of centers, corridors, districts and residential areas starting on page 144 and more detail by context in Chapter 5. New or amended neighborhood or small area plans adopted by City Council may update the map.

2040 Future Places



Residential Areas

This spread is intended as a short, high-level summary. For more detail, including aspirational characteristics and policy guidance, see Chapter 5.

Low



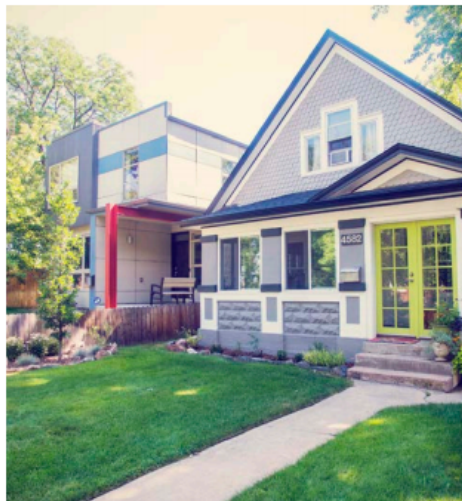
Predominantly one- and two-unit, though many areas are mostly one-unit. Includes Accessory Dwelling Units. In some contexts, some higher-intensity residential uses may be mixed throughout. Neighborhood-serving retail may be found in some key locations. Buildings are predominantly low-scale houses and duplexes. Setbacks and lot coverage vary across neighborhood contexts.



Access is mostly from local streets, and there may be less choice of multimodal networks. Available walksheds and bikesheds vary based on neighborhood context.



A wide range of designated parks and recreational amenities are prevalent. Nature based, active and passive recreational opportunities are all common. Access to outdoor amenities varies depending on context.



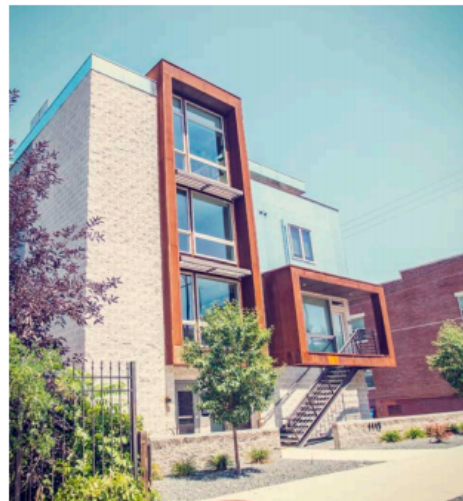
Low-Medium



Predominantly low-scale multi-unit residential mixed with one- and two-unit residential uses. Some higher-intensity residential uses may be mixed throughout. Neighborhood-serving retail may be found in key locations. Buildings include rowhouses and smaller multi-unit buildings. Some contexts may also have a significant mix of houses and duplexes.

Access varies, but is generally from local streets or residential collectors. Multimodal networks will be more accessible than low residential areas. Available walksheds and bikesheds will vary based on neighborhood context.

A wide variety of parks and outdoor spaces occur, sometimes with greater activation than in low intensity areas. Nature based, active and passive recreational opportunities are all common. Access to outdoor amenities varies depending on context.



2040 Future Places

Centers



Local Center



Community Center



Regional Center

Dist



Corridors



Local Corridor



Community Corridor

Residential Areas



Low



Low-Medium



High-Medium



High

Land Use and Built Form



AN EQUITABLE CITY

Everyone in Denver deserves to live in a complete neighborhood with a range of housing and employment choices. Land use recommendations promote a more equitable distribution of diverse housing and employment options throughout the city.

A CITY OF COMPLETE NEIGHBORHOODS & NETWORKS

A complete neighborhood includes a mix of land uses accessible by different modes of transportation. The interaction and design of those uses and networks contribute to the unique character of places.

AN EVOLVING CITY

With the expected increase in population, neighborhoods will need to accommodate some growth. Balancing the preservation of neighborhood character with the demands for additional housing and jobs is a key focus of this plan's recommendations.

POLICY
BACKGROUND
STRATEGIES

04

Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.

GOALS: 1

Accessory dwelling units (ADUs) can add variety to the housing stock in low density residential neighborhoods without significantly changing the existing character. As Denver allows ADUs throughout the city, it is important to understand impacts in areas vulnerable to displacement.

- A.** Study and implement allowances for ADUs—including those attached and detached from the primary home—in all neighborhood contexts and residential zone districts. Use an inclusive community input process to respond to unique considerations in different parts of the city.
- B.** Identify strategies to prevent involuntary displacement—especially in areas that score high for Vulnerability to Displacement—in conjunction with expanding the allowance for ADUs.
- C.** Study and implement a citywide program to expand access to ADUs as a wealth-building tool for low- and moderate-income homeowners.
- D.** Study and implement incentives or requirements for income-restricted ADUs, so they are more likely to provide affordable housing options, and tools to encourage the use of ADUs for long-term housing options, rather than short term rentals.
- E.** A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, especially where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area.

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Neighborhood Planning Initiative

S T R A T E G I C P L A N

DECEMBER, 2016



DENVER
COMMUNITY PLANNING
& DEVELOPMENT

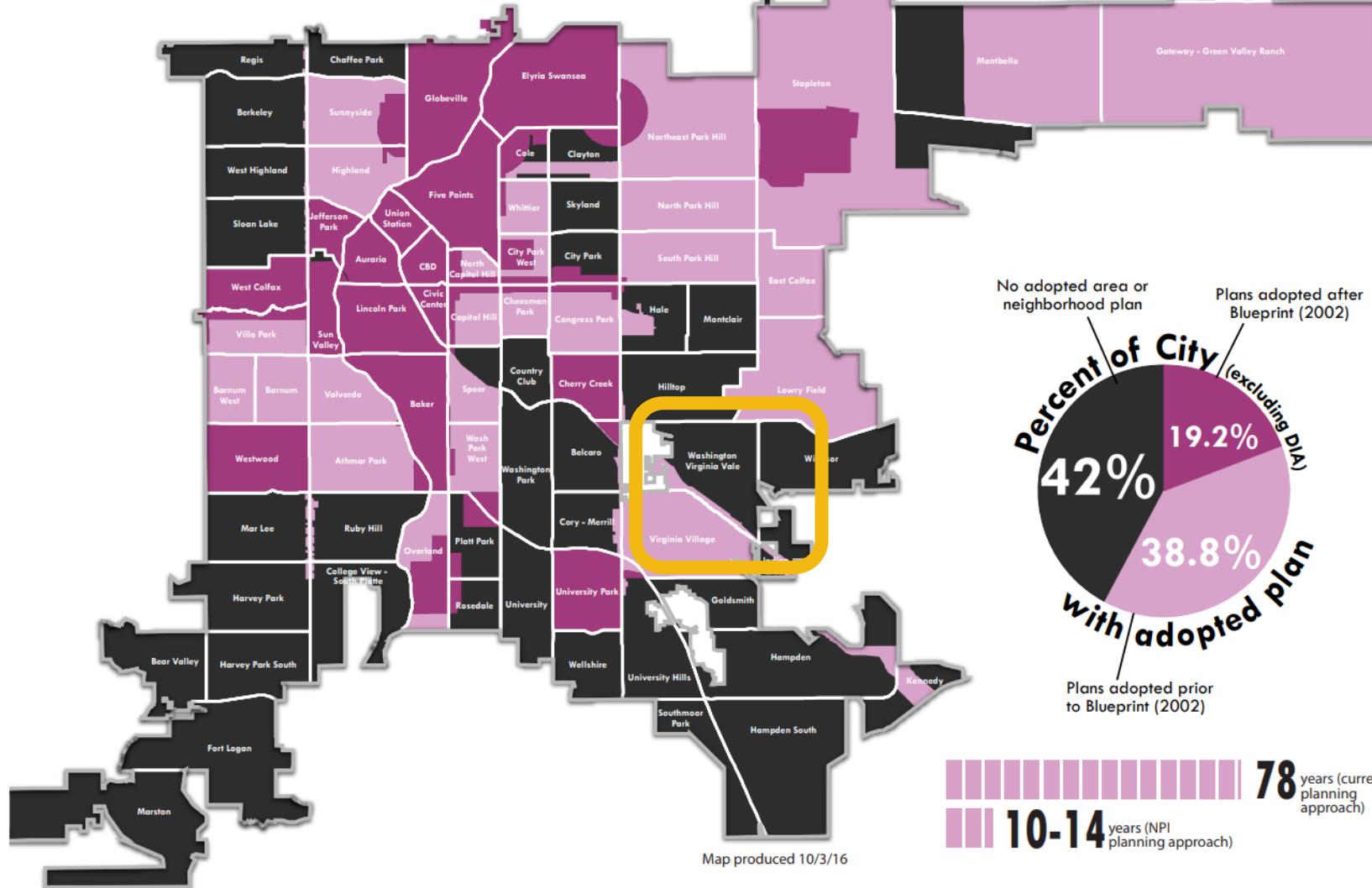


INTRODUCTION

WHAT IS THE NEIGHBORHOOD PLANNING INITIATIVE?

The Neighborhood Planning Initiative (NPI) is a new commitment to cover 100% of the city with area plans. This will be achieved over a period of approximately 10-14 years, or faster if resources allow (under Denver's current planning approach of conducting one or two neighborhood plans at a time,

this would take approximately 78 years to achieve). Under NPI, area planning will occur according to a consistent, streamlined process common to all plans. The multi-year work program will occur according to a predictable schedule that is laid out in advance. Once 100% coverage of the city is achieved, NPI will continue by cycling back through and updating the completed plans for each area.

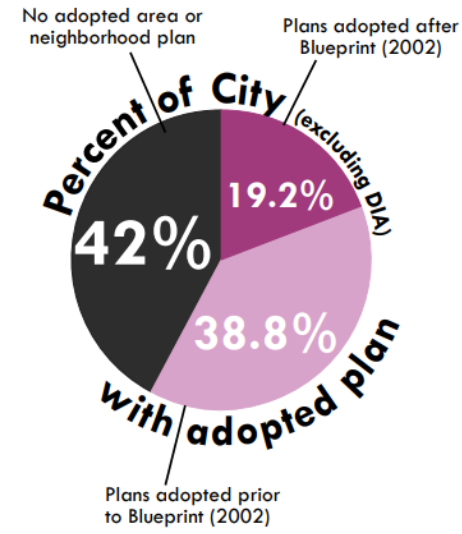


WHY DOES DENVER NEED NPI?

Historically, small area plans in Denver have taken many forms including plans for neighborhoods, station areas, corridors, and other geographies. Small area plans do a lot for communities:

- They engage neighborhood stakeholders in identifying a future vision for the area and then provide strategies and recommendations for achieving that vision.
- They provide detailed recommendations for land use and future investments to help ensure neighborhoods grow as envisioned by the plan.
- They provide a level of analysis, detail, and guidance on issues affecting local areas that citywide plans cannot.

Today, only about 19% of the city has a small area plan adopted after Blueprint Denver (the 2002 citywide land use and transportation plan). Another 39% of the city has small area plans older than Blueprint Denver, indicating they are getting out-of-date and need to be refreshed. Finally, a significant percentage of the city (42%) has no small area plan at all. New plans produced under NPI would be the first area plans of any kind for many parts of the city.



The NPI area planning process offers neighborhood stakeholders the opportunity to come together and shape the future of an area. By obtaining 100% coverage of the city on an equal footing on issues related to growth and development. Elected officials, Planning Board members, and other decision-makers will have comparable information and policy guidance to help with decision-making regardless of location.

BACKGROUND ON DENVER'S 78 NEIGHBORHOODS

The basis for the City's neighborhood delineation was established in 1972 as part of a federally-funded community renewal program, driven by the need to keep consistent boundaries for the purposes of data tracking and historical comparison. The resulting areas are called Neighborhood Statistical Areas (NSAs), and their purpose is to maintain consistent and permanent boundaries over time. The boundaries align with U.S. census tracts, allowing for historical comparison of data. The only changes made to the map since this original effort have been to reflect annexation of new land into Denver, such as DIA. NSAs are distinct from Registered Neighborhood Organizations (RNOs), which are organizations with boundaries that are self-defined and may overlap.

INTEGRATION WITH BLUEPRINT

Blueprint Denver: An Integrated Land Use and Transportation Plan was adopted in 2002 and remains one of the city's primary planning documents. Among other things, Blueprint Denver calls for a balanced, multi-modal transportation system, land use that accommodates future growth, and open space throughout the city. Where Blueprint Denver provides high-level citywide guidance, small area plans such as neighborhood plans, station area plans, and corridor plans provide detailed guidance. When small area plans are adopted, they update the Comprehensive Plan and Blueprint Denver.

Blueprint Denver is currently undergoing an update as part of Denveright, a community-driven planning process that will result in four new citywide plans: Blueprint Denver, The Parks Game Plan, Denver Moves: Pedestrians and Trails, and Denver Moves: Transit. In the years ahead, NPI will build upon the foundation that is set by these plans. However, at the time of this writing, the Denveright process is still in the early stages and completion of the four plans is more than a year away. Although specific plan recommendations and other important details are not yet known, NPI area plans will later play an important role in applying and refining citywide concepts, strategies, and tools at the local level. Furthermore, each NPI area plan will identify specific updates to Blueprint Denver, and as such NPI will play a key role in keeping Blueprint Denver current and relevant in the years ahead.

VISION ELEMENTS AND GUIDING PRINCIPLES

WHAT IS IT?

The Blueprint Denver update will define a citywide vision. That vision will consist of different elements, guiding principles, and values that apply to the city as a whole.

HOW DOES NPI BUILD UPON IT?

Using Blueprint Denver's vision, elements, and guiding principles as a framework and a starting point, the NPI planning process will provide additional details to further define the specific vision for individual areas within the city. This NPI vision framework will be consistent with the broad guidance provided by Blueprint Denver, but will be customized to reflect the uniqueness and needs of local areas.

AREAS OF STABILITY & AREAS OF CHANGE

WHAT IS IT?

In 2002, Blueprint Denver designated all land within the city as either areas of stability or areas of change. The Blueprint Denver update will refine this system, likely adding more detail and nuance. Specific refinements to the areas of stability/change system are not yet known and will be developed in 2017 as part of the Denveright planning process.

HOW DOES NPI BUILD UPON IT?

The role of NPI area plans will be to refine the boundaries and mapping of areas of stability and areas of change, as necessary, and to apply a parcel-specific level of detail. When adopted, refinements from NPI area plans will update the Blueprint Denver map.

STREET TYPOLOGY

WHAT IS IT?

In 2002, Blueprint Denver provided a street typology system that defined the characteristics and function of each street type. It is anticipated that the update to Blueprint Denver will refine this approach by providing a system that more directly relates to land use.

HOW DOES NPI BUILD UPON IT?

The role of NPI will be to refine Blueprint Denver's street typology mapping, as necessary, using the updated system provided in that plan. When adopted, the street typology map from the NPI area plan will update the Blueprint Denver street typology map.

LAND USE MAP

WHAT IS IT?

In 2002, Blueprint Denver provided a future land use map for the entire city. The city relies on this guidance to make zoning decisions when more detailed small area plans are not available. Blueprint Denver's land use map is updated as new small area plans are adopted.

HOW DOES NPI BUILD UPON IT?

NPI will provide parcel-specific land use mapping using the updated Blueprint Denver land use categories. NPI may also provide more detailed land use categories that are nested within the hierarchy of Blueprint's categories. When adopted, land use maps from NPI area plans will update the Blueprint Denver land use map.

PLACE TYPES

WHAT IS IT?

The Blueprint Denver update currently underway will introduce the concept of place types. Place types are envisioned to be an organizing element/determinate related to land use and building form, similar to how neighborhood contexts are used as an organizing element in the Denver Zoning Code.

HOW DOES NPI BUILD UPON IT?

The specific details and role of place types are still-to-be determined, but the role of NPI will likely involve confirming or revising the assigned place types, establishing parcel-specific boundaries, and/or recommending strategies for addressing gaps or deficiencies in meeting the assigned place type designations.

IMPLEMENTATION

WHAT IS IT?

The Blueprint Denver update will include implementation strategies for regulatory and policy tools, investments, and partnerships. The update will also establish citywide land use and transportation metrics to allow for on-going tracking of plan implementation.

HOW DOES NPI BUILD UPON IT?

To the extent possible, metrics used to track the citywide progress of Blueprint Denver implementation should also be used to track progress for individual neighborhoods and NPI plan areas, although data availability may be a limiting factor. This will provide a consistent measuring stick to gauge implementation progress across all three geographic scales. Additionally, NPI area plans may need to identify additional metrics to track progress toward achieving plan-specific goals.

INDICATORS OF PLANNING NEED

To help inform the NPI Strategic Plan, the city developed data-based indicators of planning need at the neighborhood scale. These indicators help to establish which neighborhoods within the city have the greatest need for a plan, relative to all of the other neighborhoods. This information is being used to inform which neighborhoods are grouped together, and which groupings should be prioritized in the NPI work plan to develop a plan sooner rather than later. These indicators are one tool for evaluating which neighborhoods have

the greatest planning need, but other considerations must be taken into account to determine plan sequencing, as described on page 21.

In later phases of NPI, it is anticipated that many of the indicators can be re-purposed, or new ones added, to measure neighborhood progress over time and to track progress toward achieving specific plan goals.

The indicators are organized by five themes, with three indicators within each theme, as follows:

LIVABILITY



PARKS & OPEN SPACE

Measures the percentage of households within 1/4 mile walk of a park or open space. Lack of access indicates greater need for a plan.



WALK/BIKE-ABILITY


Measures average block size. Larger block size equates to fewer intersections and lower connectivity and routing options. Larger block sizes indicate greater need for a plan.



HEALTH INDEX


Incorporates a series of health indicators including social economics, built environment, access to care, and morbidity. Higher health risks indicate greater need for a plan.

INVESTMENT




UNDERUTILIZATION

Measures percentage of land with a greater assessed value than its improvements. Underutilized land is more susceptible to redevelopment. Greater amount of underutilized land indicates greater need for a plan.



PERMIT ACTIVITY


Measures change in the number of permits per acre. Higher permitting activity indicates greater need for a plan.



SALES TAX


Measures the change in sales tax collected as an indicator of business activity and trends. More change (increase or decrease) indicates greater need for a plan.

POLICY & REGULATION




NEW VS. OLD ZONING

Measures the amount of land remaining in the old zoning code. More land in the old code indicates greater need for a plan.



AREA OF CHANGE


Measures the percentage of land identified in Blueprint Denver as an Area of Change. More area of change indicated greater need for a plan.



LU / ZONING MISMATCH


Measures the amount of land identified in Blueprint Denver as residential that does not have residential zoning. More misalignment indicates greater need for a plan.

ECONOMY




COST BURDEN

Measures the percentage of cost burdened households (housing costs greater than 30% of income). More cost burdened households indicated greater need for a plan.



MEDIAN INCOME

Measures change in median income over a ten year period. More change (increase or decrease) indicates greater need for a plan.



POVERTY

Measures the percentage of households in poverty. Higher poverty levels indicates greater need for a plan.

DEMOGRAPHICS



HOUSEHOLDS

Measures change in the number of households over a ten year period. More change (increase or decrease) indicates greater need for a plan.



POPULATION

Measures change in population over a ten year period. More change (increase or decrease) indicates greater need for a plan.

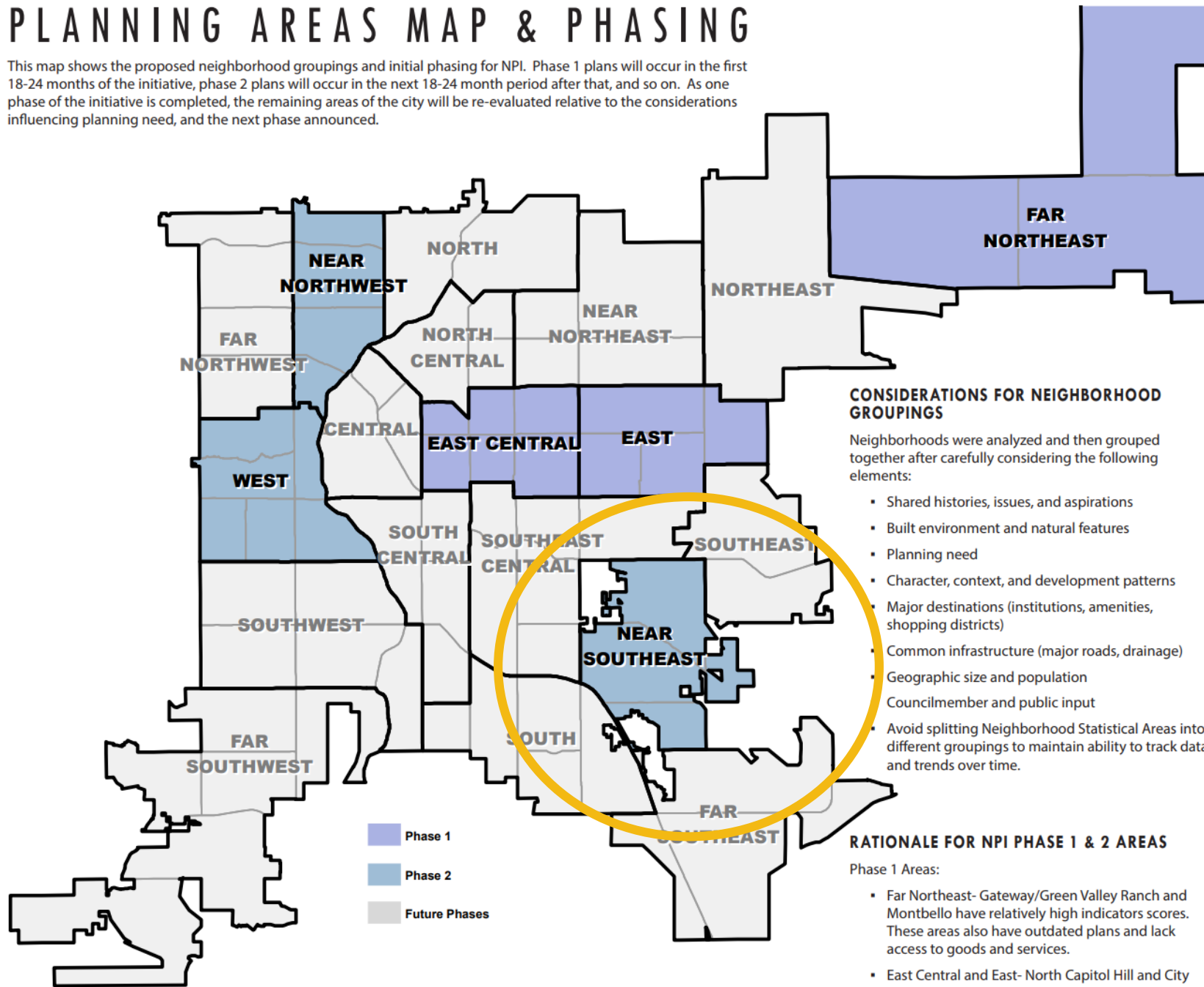


JOBS

Measures change in employment. More change (increase or decrease) indicates greater need for a plan.

PLANNING AREAS MAP & PHASING

This map shows the proposed neighborhood groupings and initial phasing for NPI. Phase 1 plans will occur in the first 18-24 months of the initiative, phase 2 plans will occur in the next 18-24 month period after that, and so on. As one phase of the initiative is completed, the remaining areas of the city will be re-evaluated relative to the considerations influencing planning need, and the next phase announced.



Phase 1
 Phase 2
 Future Phases

CONSIDERATIONS FOR NEIGHBORHOOD GROUPINGS

Neighborhoods were analyzed and then grouped together after carefully considering the following elements:

- Shared histories, issues, and aspirations
- Built environment and natural features
- Planning need
- Character, context, and development patterns
- Major destinations (institutions, amenities, shopping districts)
- Common infrastructure (major roads, drainage)
- Geographic size and population
- Councilmember and public input
- Avoid splitting Neighborhood Statistical Areas into different groupings to maintain ability to track data and trends over time.

RATIONALE FOR NPI PHASE 1 & 2 AREAS

- Phase 1 Areas:
- Far Northeast- Gateway/Green Valley Ranch and Montbello have relatively high indicators scores. These areas also have outdated plans and lack access to goods and services.
 - East Central and East- North Capitol Hill and City

Park West have relatively high indicators scores. An Urban Center planning grant from the Denver Regional Council of Governments is eligible to be spent here beginning in 2017. There are also efficiencies extending from transit oriented development planning taking place as part of the Colfax Corridor Connections project (Federal Transit Administration grant).

Phase 2 Areas:

- Near Southeast- Goldsmith and Indian Creek have relatively high indicators scores. All neighborhoods in this grouping have either no plan or outdated plans. Opportunity to establish a unifying vision for the Evans Ave. corridor.
- West- Valverde, Villa Park, West Colfax, and Sun Valley have relatively high indicators scores. Change is occurring, and most neighborhoods in this grouping have outdated plans. Opportunity to apply knowledge gained from East Central and East planning processes to the W. Colfax corridor and the W light rail line.
- Near Northwest- Jefferson Park and Highland have experienced a high rate of change and have high indicators scores. Most neighborhoods in this grouping have either no plan or outdated plans.

WHAT CAN YOUR NEIGHBORHOOD DO WHILE WAITING FOR ITS NPI AREA PLAN?

Neighborhoods that are not in the first phase of NPI can undertake activities on their own to get prepared for an eventual plan kickoff. Doing so will help the planning process to go more smoothly because some of the work will have been completed in advance. Activities include:

- Organize- Does your community already have a Registered Neighborhood Organization (RNO)? If not, consider forming one. If yes, participate in it and encourage others in your neighborhood to do the same. Put items on the agenda related to the upcoming area plan. Organize meetings with the larger community to talk about planning-related issues.
- Listening Sessions- Discuss what people love about the neighborhood, what should change, and what should remain.
- SWOT Analysis- Document the strengths, weaknesses, opportunities, and threats that are present in the neighborhood.
- Visual Documentation- Conduct a photo inventory of existing conditions. Pair photos with results from the listening sessions and SWOT analysis.

PLANNING PROCESS

PUBLIC ENGAGEMENT &

The community is a driving force in each step of the NPI planning process. Effective outreach uses diverse methods to reach people in order to get the word out about an event, provide updates, or to gain specific feedback. There are many tools and approaches for public engagement, but not all of them are effective in all situations. In identifying an effective public engagement strategy, it's important to consider the stakeholders and to anticipate their needs. It's equally important to recognize that people want to engage in the process in different ways and at varying levels of detail. Successful outreach provides multiple ways to be involved, enabling people to participate in the way that works best for them. The NPI planning process will use the general outreach framework presented here as a starting point, but will also customize outreach by creating a unique community engagement strategy for each plan area.

COMMUNICATIONS OVERVIEW



Traditional.

→ PUBLIC MEETINGS

Public meetings are held at key points throughout the planning process to solicit input, feedback, and guidance from the general public. Each meeting typically combines a presentation with one or more structured exercises, often conducted in small groups.

→ STEERING COMMITTEES

A steering committee is a small group of participants (about 15) selected by city councilmembers who represent diverse interests including but not limited to residential, business, non-profit, and underserved populations. The steering committee will meet regularly throughout the planning process to guide all aspects of plan development.

→ NEWSLETTERS & INFO-BLASTS

Updates on the planning process are provided in newsletters, including the Denver Community Planning and Development newsletter, Council Office news letters, or Registered Neighborhood Organization newsletters. Updates and meeting announcements are also provided via e-mail to people who provide an e-mail address for that purpose.

Targeted.

→ PIGGYBACK ON OTHER EVENTS

Attend meetings organized by others to reach people who are already involved in other aspects of the community. Work with established groups and get on meeting agendas for business organizations, parent/teacher organizations, etc.

→ FOCUS GROUPS

Focus groups are a useful way to collect detailed input from a small group of people.

→ REVIEW DRAFTS

Review drafts are preliminary drafts of either the full plan or specific plan chapters. Open comment periods allow for detailed input on material before it is finalized.

→ FIELD OFFICE/OFFICE HOURS

Holding office hours in the community gives people an opportunity to have direct one-on-one access to the planning team. A field office expands upon this idea by establishing a presence in the community for an extended period of time, such as several days or weeks.

Innovative.

→ CELEBRATIONS & RESOURCE FAIRS

These are dual-purpose public meetings where the meeting objective is paired with an entertaining or educational component. Resource fairs are proposed as part of the NPI planning process to help connect people to agencies and programs to address their needs and concerns outside of the area planning process.

→ POP-UP EVENTS

These involve setting up a station in a public place, such as at a farmers' market or outside of a store, and talking to people who pass by. Pop-up events are a good way to increase awareness of the planning process and reach people who may not otherwise participate.

→ CHARRETTES

Typically used to address design issues, charrettes are intensive multi-day work sessions that are useful for accomplishing a lot of work in a short amount of time.

→ DEMONSTRATION PROJECTS

These are temporary installations that are useful for testing ideas or demonstrating the potential of a changed condition. They are typically used late in the planning process, when recommendations or alternatives are known.

Online.

→ ONLINE EQUIVALENT

For each public meeting, NPI will strive to have an "online equivalent". This is a way for people who did not attend the meeting to review materials and provide input that is comparable to what was provided by meeting attendees.

→ INTERACTIVE TOOLS

These include online surveys, polls, map-based commenting tools, and similar services. Interactive tools differ from the "online equivalent" in that interactive tools aren't necessarily tied to replicating a public meeting and may be employed at any point in the planning process. Use of these tools will be identified as part of the customized engagement strategy for each area plan.

→ WEBSITE

NPI will have a central information portal/hub for the entire initiative, as well as pages for individual planning processes that are completed or underway.

→ SOCIAL MEDIA

Sites like Twitter and Facebook are another way to establish the online presence of NPI and individual area plans. They are an especially good way to announce events and increase awareness of the planning process.



PLAN CONTENT OVERVIEW

Historically, small area plans in Denver have addressed a wide variety of topics, with each plan having a lot of discretion in determining what topics to address and how to address them. This approach is good for customizing plans for each area, but results in a lack of consistency across different plans over time. NPI's proposed approach is to standardize plan content by identifying topics that all plans must address ("always topics"), while allowing flexibility for individual plans to identify additional topics that may also be important to address in a particular area ("focus topics"). Additionally, each plan will feature "focus areas", at varying scales, to allow for detailed planning and recommendations customized to specific areas. Standardizing plan content in this way will make the planning process more streamlined and predictable, while also allowing each plan to be customized to meet the unique needs of different areas.

Always Topics.

VISION AND GUIDING PRINCIPLES

The vision and guiding principles set the overall foundation for the plan.

BUILT ENVIRONMENT TOPICS

- Urban Design, Building Heights, and Neighborhood Context
- Transportation [pedestrian, bike, transit, vehicle] and Streetscape
- Utilities and Infrastructure [stormwater, green infrastructure, etc.]
- Parks and Open Space

POLICY & REGULATION TOPICS

- Zoning and other Regulations
- Land Use Policy
- Historic Preservation Policy
- Economic Development
- Affordability and Displacement
- Health and Sustainability

IMPLEMENTATION

The implementation section will organize recommendations by type (funding and infrastructure, regulatory, and partnerships) and establish the relative priority and timeframe for implementation. Wherever possible, this section will also identify metrics to help track progress toward implementing the recommendations. Specific updates to Blueprint Denver will also be identified.

Focus Areas.

NEIGHBORHOODS

NPI area plans consists of groups of up to 6 Neighborhood Statistical Areas (NSAs). Each neighborhood will receive its own section in the plan. These sections will feature recommendations customized to each neighborhood, as needed.

TRANSFORMATIVE PROJECTS

As the planning process progresses, some ideas will be identified as having an especially catalytic or "game-changing" effect on achieving the future vision. These transformative projects will receive their own section of the plan where they will be explored in detail.

OTHER AREAS NEEDING SPECIAL ATTENTION

Other areas of focus will vary from one plan to the next, but will include small areas that require special attention and plan guidance. Station areas, major corridors, and embedded neighborhood commercial districts are examples of smaller areas that may require this additional level of detail and focus.

SELECTING FOCUS AREAS

Each plan's focus areas will be identified through a public process. Focus areas should meet the following criteria:

1. Require special attention and a unique set of plan recommendations
2. Present unique physical planning challenges
3. Are of critical importance to the success of surrounding areas



Focus Topics.

FOCUS TOPICS CUSTOMIZED FOR EACH PLAN

Some topics do not need to be addressed by every NPI plan, but may be important to address in a particular area. All topics will be on the table for consideration as focus topics, but only the most critical topics will be selected by the community as part of this process. Additionally, some topics may be better-addressed at a citywide level and for that reason may not be addressed in an area plan. See the flow chart on the following page and step 3 of the Planning Process Overview (p. 34) for more details on the process for selecting focus topics.

EXAMPLES OF BUILT ENVIRONMENT FOCUS TOPICS

- Parking
- Brownfield Reuse and Remediation
- Schools/Institutions
- Beautification
- Etc.

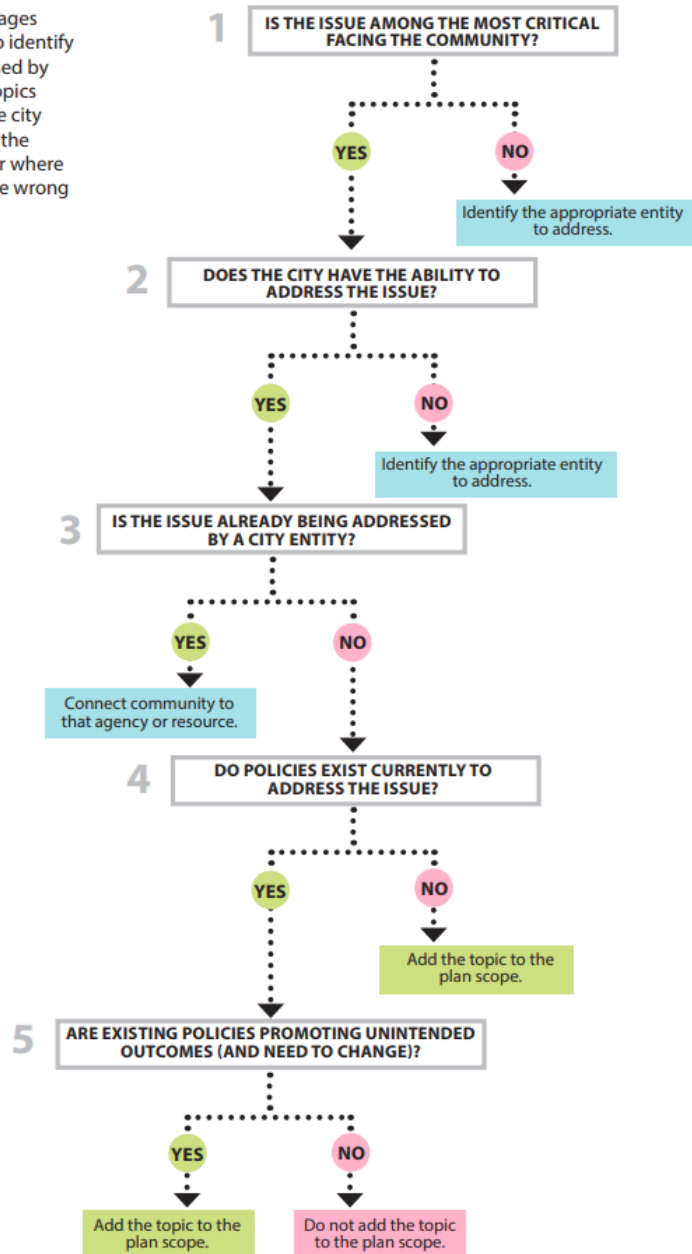
EXAMPLES OF POLICY & REGULATION FOCUS TOPICS

- Social Issues
- Safety and Crime
- Arts and Culture
- Food Systems
- Special Districts
- Code Enforcement
- Etc.



SELECTING FOCUS TOPICS

The NPI planning process encourages communities to work with staff to identify special focus topics to be addressed by the plan. The most compelling topics for inclusion will be those that the city can actively address, that require the identification of new resources, or where current policies are promoting the wrong outcomes.



PLANNING PROCESS OVERVIEW

VISUALIZE

(6-8 months)

The visualization phase involves studying the area's existing conditions, using that information to identify issues for the plan to address and establishing a vision for what the area wants to become. Focus topics and focus areas are identified for later study and analysis.

- 1 Understand the area.
- 2 Set the vision.
- 3 Focus the plan content.

STRATEGIZE

(8-11 months)

The strategize phase is where a majority of the work is done in the planning process. In this phase, topics and areas are explored, recommendations are developed, and transformative projects emerge.

- 4 Study, Learn, Explore.
- 5 Develop ideas.

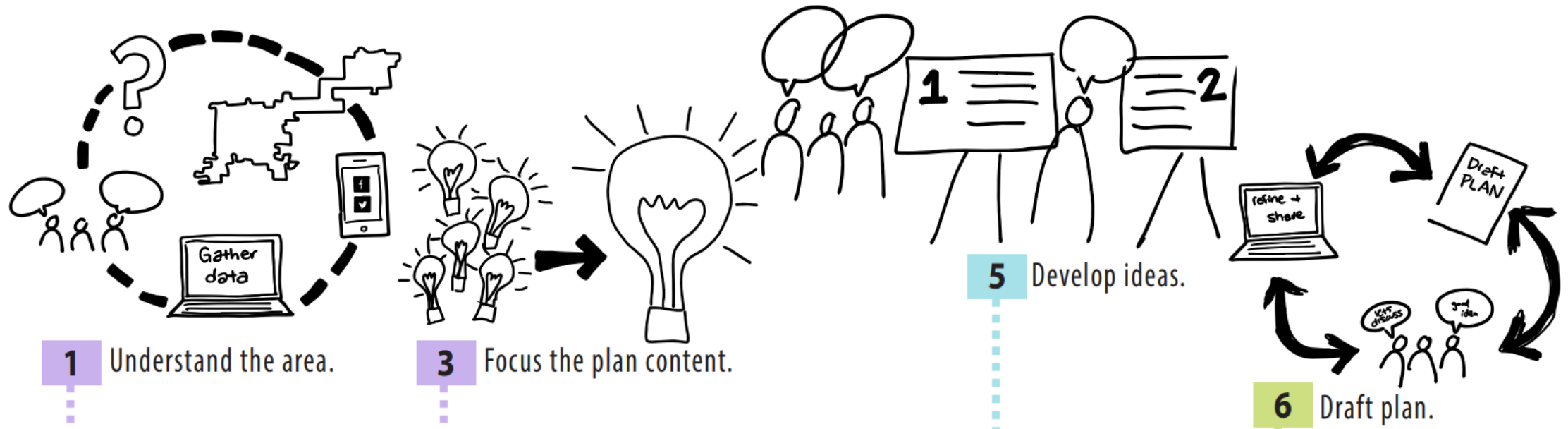
REALIZE

(4-5 months)

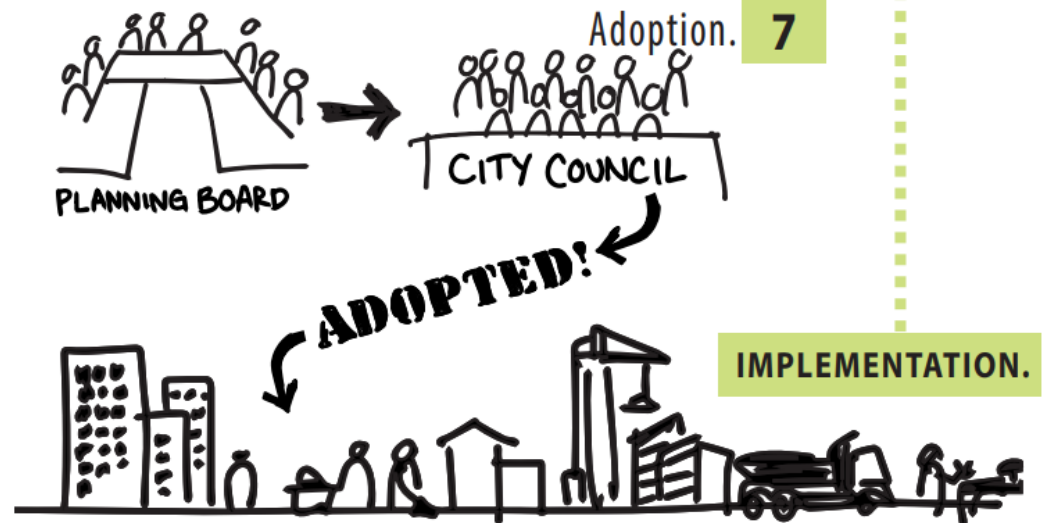
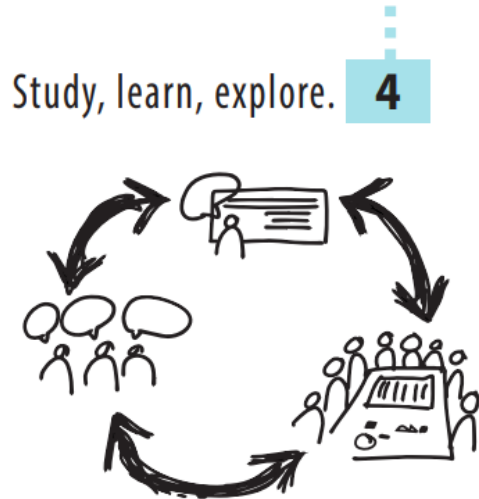
The realize phase is where ideas are formalized and documented in a draft plan. The draft is vetted with the public, revised accordingly, and eventually adopted by City Council. After adoption, the plan implementation process begins.

- 6 Draft Plans.
- 7 Adoption.

IMPLEMENTATION.



STEPS IN THE PLANNING PROCESS:



What is a Conservation Overlay?

- Defined in Denver Zoning Code Article 9 (Section 9.4.3)
- Works as an “overlay” to the existing base zoning (essentially rezoning to include additional/modified standards)
- Establishes or modifies specific zoning tools that **encourage conservation of the existing distinctive features, identity, or character of a neighborhood**

What Can a Conservation Overlay Do?

- Modify building form and design standards
- Include new restrictions on building form, site design, materials and architectural style (*note: materials and architectural style not currently used in DZC*)
- Modify limitations/design standards on permitted uses

What Can a Conservation Overlay Not Do?

- Prevent demolition
- Change the permitted uses in the underlying zone district
- Add new review procedures or review bodies
(like boards or commissions)

3.2.2.2 Specific Intent

A. Single Unit A (S-SU-A)

S-SU-A is a single unit district allowing suburban houses with a minimum zone lot area of 3,000 square feet. This district requires the shallowest setbacks and highest lot coverage in the Suburban Neighborhood Context. Access may be from the street or from an alley.

B. Single Unit D (S-SU-D)

S-SU-D is a single unit district allowing suburban houses with a minimum zone lot area of 6,000 square feet.

C. Single Unit F (S-SU-F)

S-SU-F is a single unit district allowing suburban houses with a minimum zone lot area of 8,500 square feet.

D. Single Unit Fx (S-SU-Fx)

S-SU-Fx is a single unit district allowing suburban houses with a minimum zone lot area of 8,500 square feet. The primary distinction between this zone district and S-SU-F is there are more limitations on home occupations.

E. Single Unit F1 (S-SU-F1)

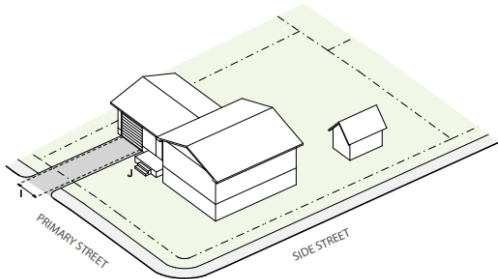
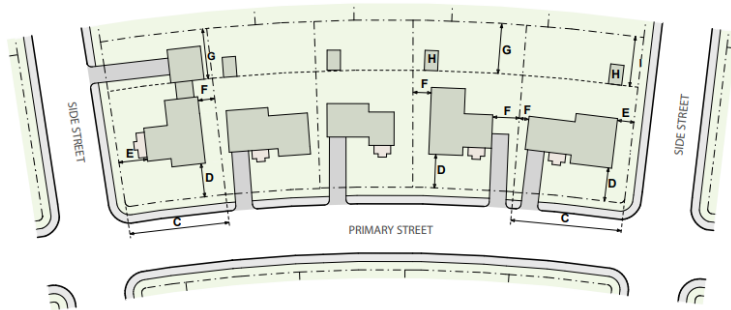
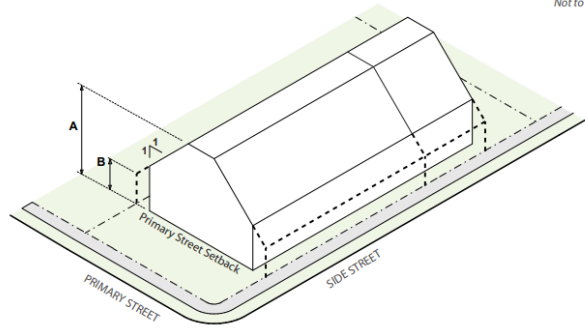
S-SU-F1 is a single unit district allowing suburban houses with a minimum zone lot area of 8,500 square feet. Tandem houses and detached accessory dwelling units are also allowed on lots that are at least 150 feet deep.

Winston Downs - Current Zoning

3.3.3.4 District Specific Standards

A. Suburban House

Not to Scale. Illustrative Only.



SUBURBAN HOUSE

HEIGHT

	S-SU-A	S-SU-D	S-SU-Fx S-SU-F S-SU-F1	S-SU-Ix S-SU-I	S-RH-2.5	S-MU-3, -5, -8, -12, -20
A Stories (max)	2.5	2.5	2.5	3	2.5	3
A Feet (max)	30'	30'	30'	30'	30'	32'
Feet, permitted height increase (max)	1' for every 5' increase in lot width over 50' up to a maximum height of 35'					
B Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'	10'	10'	na
Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	na

SITING

ZONE LOT

	S-SU-A	S-SU-D	S-SU-Fx S-SU-F S-SU-F1	S-SU-Ix S-SU-I	S-RH-2.5	S-MU-3, -5, -8, -12, -20
Zone Lot Size (min)	3,000 sf	6,000 sf	8,500 sf	12,000 sf	6,000 sf	6,000 sf
C Zone Lot Width (min)	25'	50'	62.5'	62.5'	50'	50'

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH

	All S-SU, RH, -MU Districts		
	25' or Less	Greater than 25' and less than 62'	62' or Greater
D Primary Street, block sensitive setback required	na	yes	yes
D Primary Street, where block sensitive setback does not apply (min)	15'	20'	20'
E Side Street (min)	3'	5'	5'
F Side Interior (min)	3'	5'	7.5'
G Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'
Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%	50%

Developing an Overlay

1. Understand Your Existing (or Desired) Neighborhood Character

- Define the problems you wish to solve and the location(s) where they exist
- Document the existing distinctive characteristics you wish to preserve and identify design enhancements to promote in the future

2. Develop Potential Solutions and Evaluate with Community > Preferred Direction

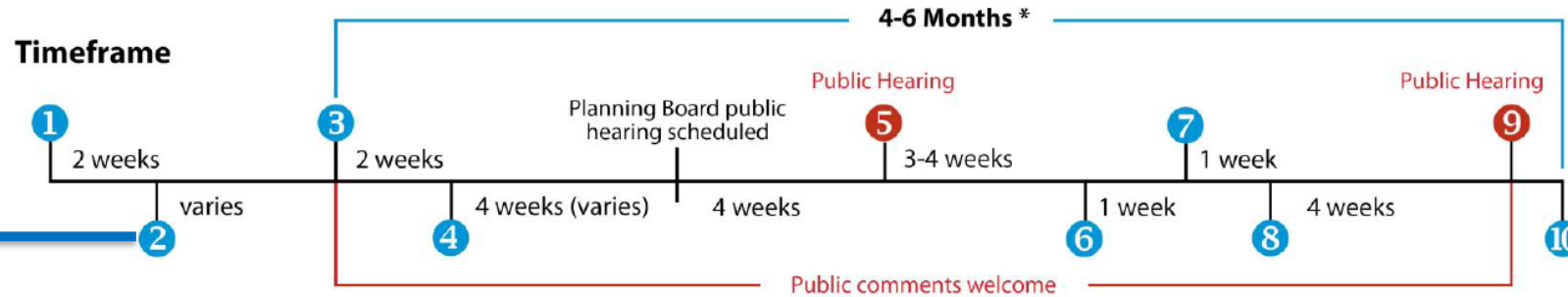
- Describe clear alternatives to address the most critical concerns/issues
- Test alternatives to understand any unintended consequences and applicability
- Gather public feedback on options
- Prepare application with preferred direction and refined solutions

3. CPD Planning Services Drafting and Review

4. DZC Amendment and Rezoning Process (Planning Board and City Council)

Overlay Process and Timing

An overview of a typical rezoning process.



* This is a typical timeframe estimate. Unique circumstances and/or rezoning complexity will adjust the timeframe.

- 1) Pre-Application Review
- 2) Defining the Problem, Developing Alternatives, Testing and Public Outreach (RNOs, Council, Others), Refining Preferred Solutions
- 3) Submit a Complete Application
- 4) City and agency review/drafting
- 5) Planning Board Public Hearing
- 6) Land Use, Transportation, & Infrastructure Committee Meeting
- 7) Mayor-Council Meeting
- 8) City Council First Reading
- 9) City Council Public Hearing & Vote
- 10) Mayor Signature and Publication

**Typically about
12 months**

Winston Downs Problem Statement

NPI

CO



1. **Problem:** Large out of proportion homes could be built in the neighborhood.
Proposed solution: Adjust lot size, coverage and setbacks for all new construction.



2. **Problem:** Architecture of new or renovated home do not blend with **current** home designs
Proposed Solution: Restrict building form and height. In addition, provide design standard to limit facade treatments.



3. **Problem:** Possibility of detached accessory dwelling units (ADUs) i.e. Mother-in-law apartments or carriage houses in back yards.
Proposed Solution: Continue to support current zoning code to prevent external ADU as a permitted use. **Neighborhood plan has the opportunity to voice opinion about where ADU's are appropriate and what they should look like**



4. **Problem:** Addition of 2nd story to existing home
Proposed Solution: ~~Follow the 2010 Blueprint Denver guidelines for adding a second story to ranch homes.~~ **Modify second story standards or create a second story setback or step-back from the front façade**

Helpful links

<https://www.denvergov.org/CPD>

https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/NPI/NPI_Strategic_Plan.pdf

https://www.denvergov.org/content/denvergov/en/community-planning-and-development/planning-and-design/Neighborhood_Planning_Initiative.html

<https://www.denvergov.org/content/denvergov/en/denveright/land-use-transportation.html>

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