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Blueprint Denver  
Task Force Meeting #10

5.25.2017

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Your Voice. Our Future.



# Agenda Overview

- Process Update
- Emerging Plan Framework
- Small Group Discussions
- Small Group Report Out and Large Group Discussion
- Questions and Comments
- Next Steps
- Meeting Close (3:00 pm)

# 1. Process Update

# Blueprint Denver Update

## planning schedule

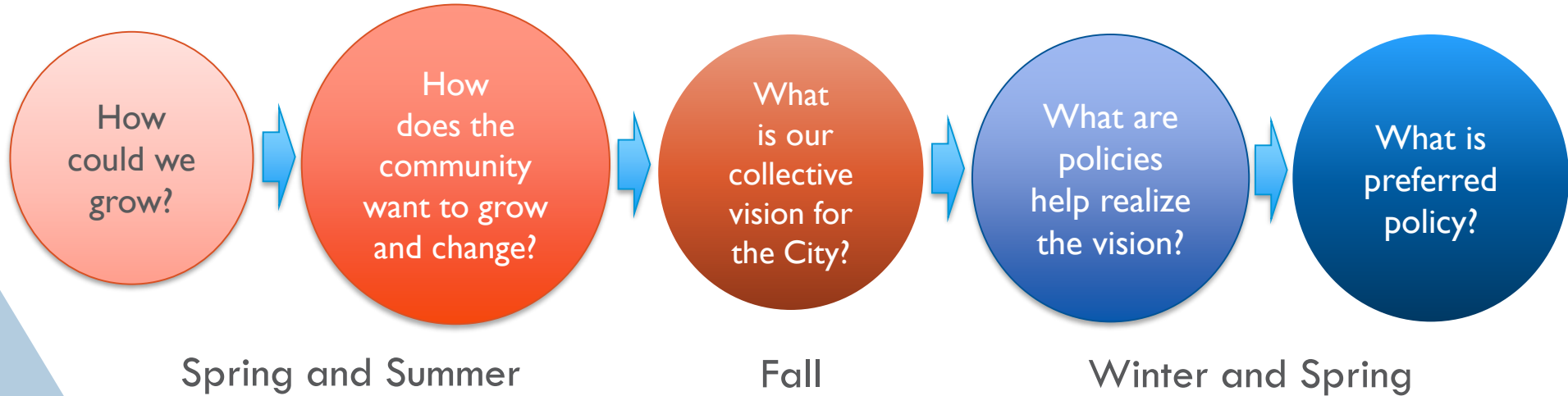


# Blueprint Denver Update

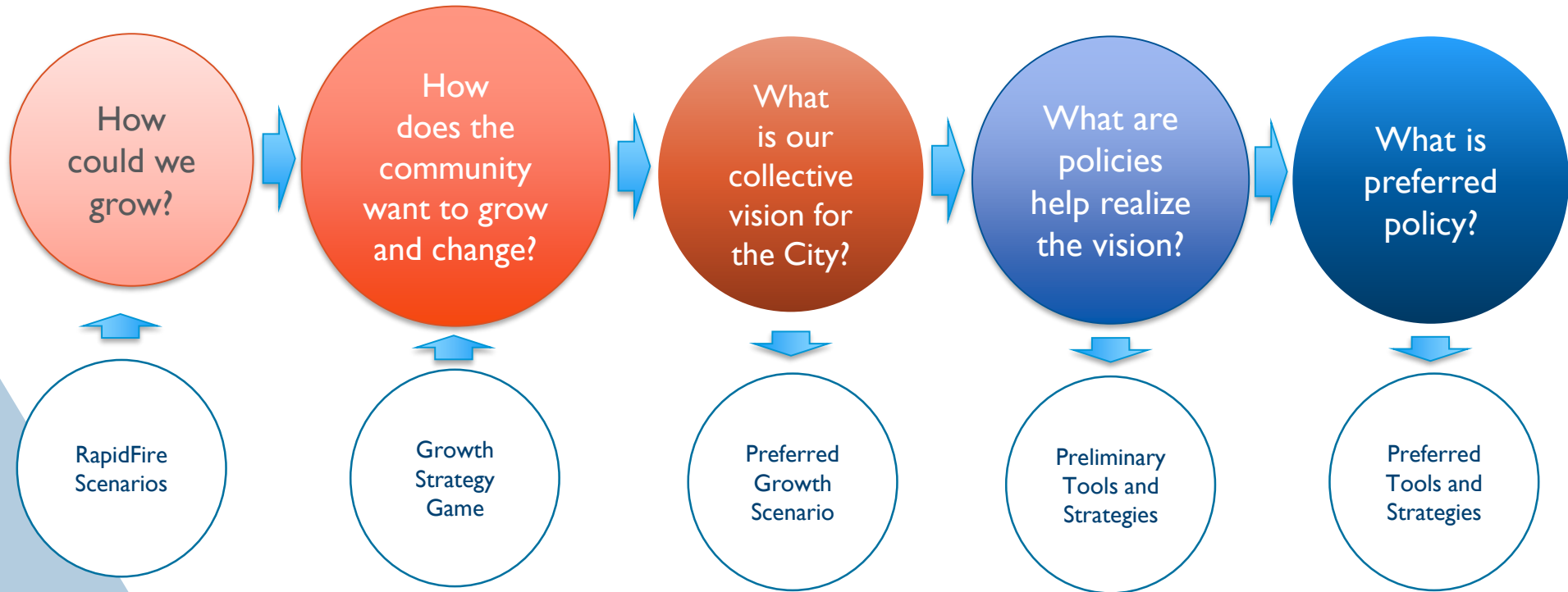
## planning schedule



# Blueprint Process



# Blueprint Process



## 2. Emerging Plan Framework

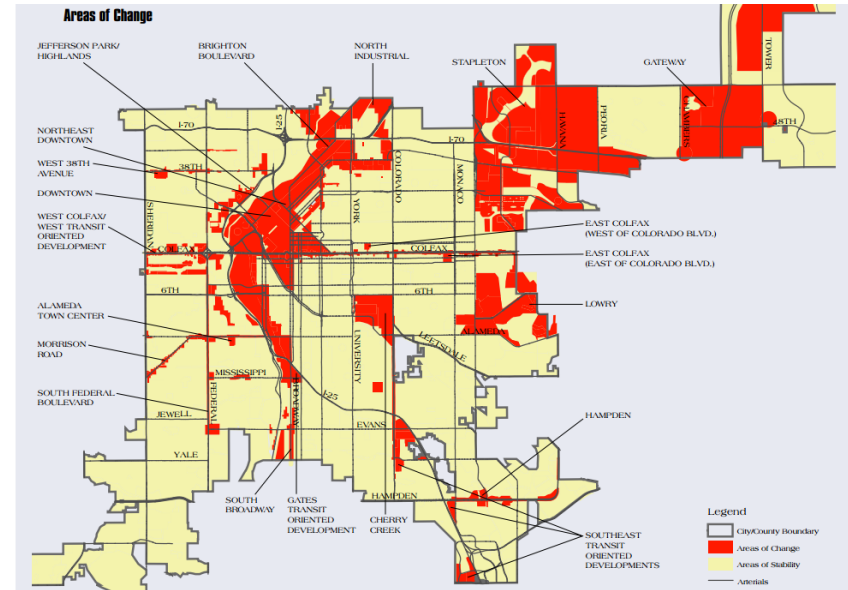


# How will we build the Preferred Scenario (and the new Blueprint)?

# Denver's Growth Management Strategy

Direct growth to Areas of Change:

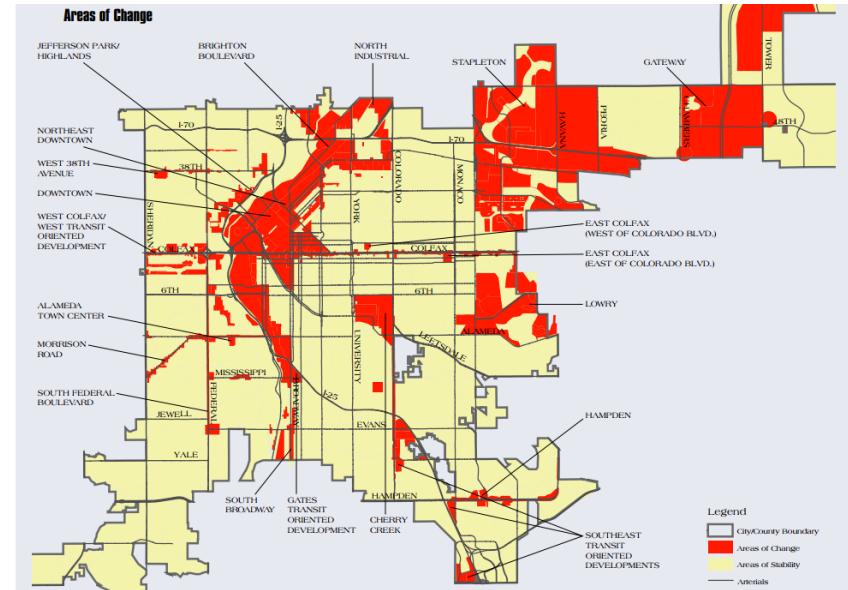
- Grow Downtown
- Redevelop Lowry and Stapleton
- Develop remaining green fields
- Transit-Oriented Development (TOD) around FasTracks stations and select corridors



# Denver's Growth Management Strategy

## Issues:

- Does not describe the type or extent of change or growth (addressed to some extent with 2002 Building Blocks and Concept Land Use map)
- Focuses attention on private property
  - Does not sufficiently integrate transportation vision or changes
  - Does not address public spaces and other amenities across entire City
- Doesn't adequately address importance of design in managing change



# 2002 Blueprint **Building Blocks** and Types

- Districts (downtown, employment, industrial, campus, entertainment/cultural/civic and parks and open space)
- Residential areas (mixed-use, urban residential, single-family/duplex residential, and single-family residential)
- Centers (regional center, town center, neighborhood center, and transit-oriented development)
- Corridors (pedestrian shopping and commercial)

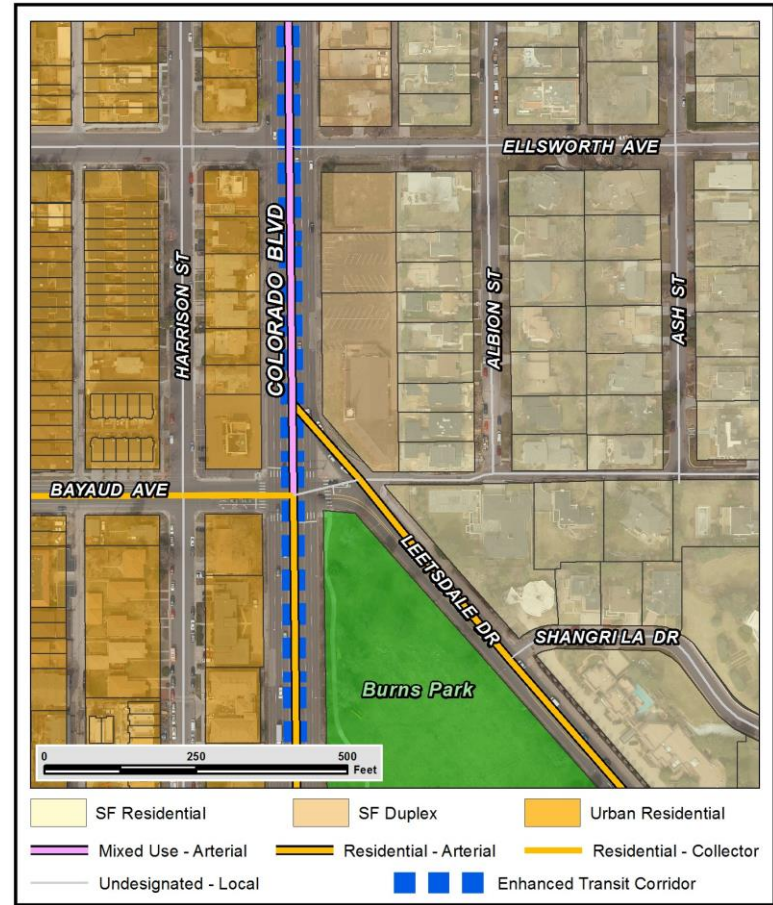
# Example 1: Colorado and Leetsdale

## Land Use Concepts

- Urban Residential
- Single Family Duplex
- Single Family Residential
- Park

## Street Classifications

- Colorado – Mixed Use Arterial, Enhanced Transit Corridor
- Leetsdale – Residential Arterial
- Bayaud – Residential Collector



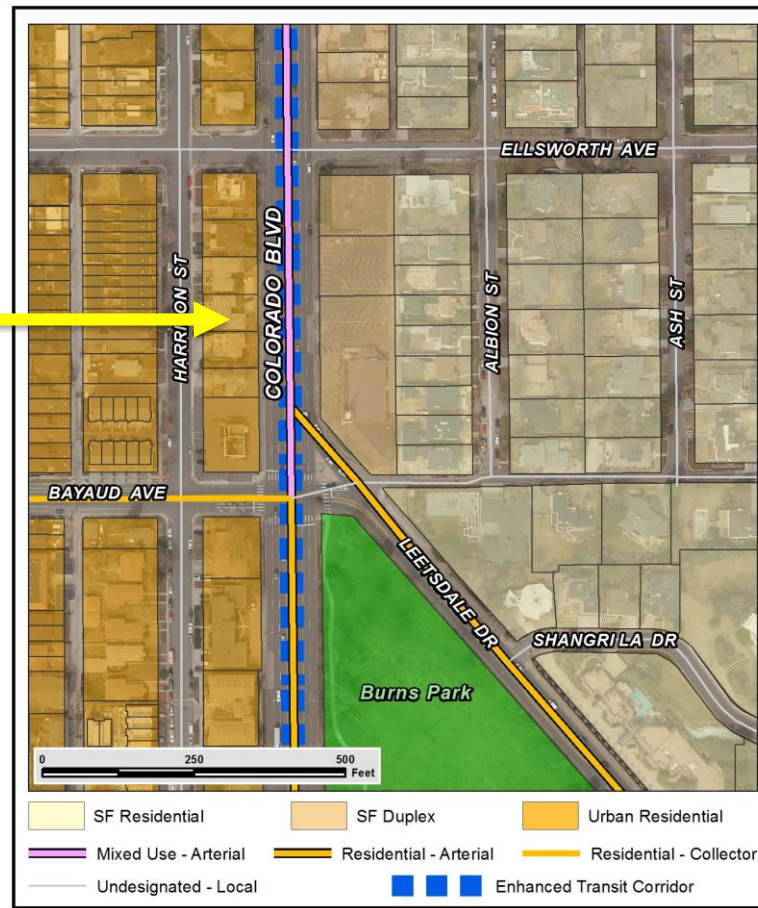
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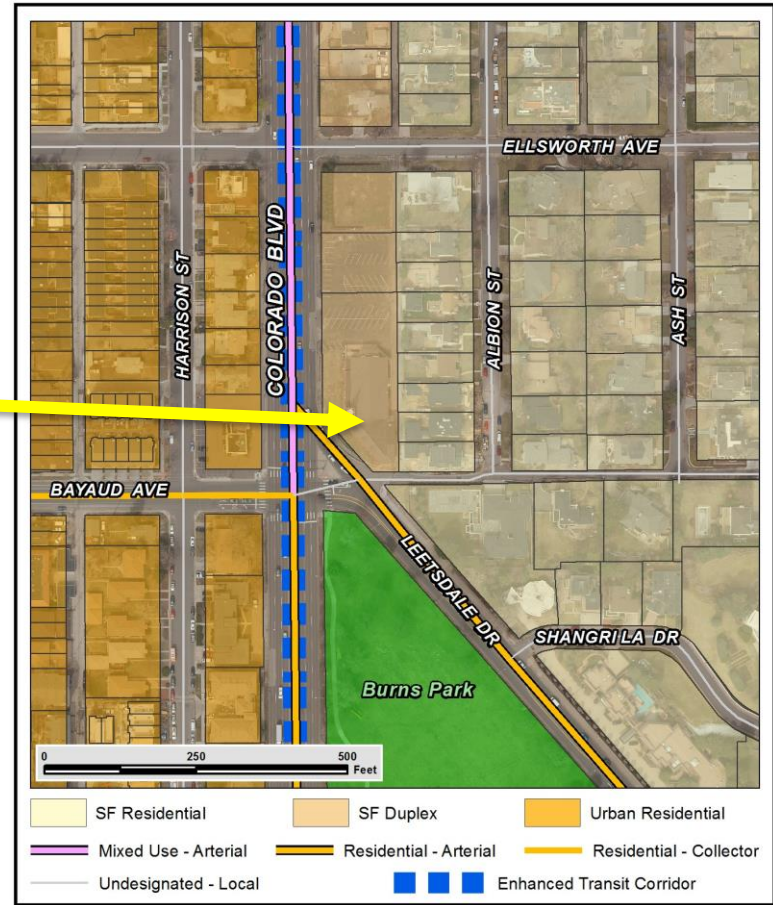
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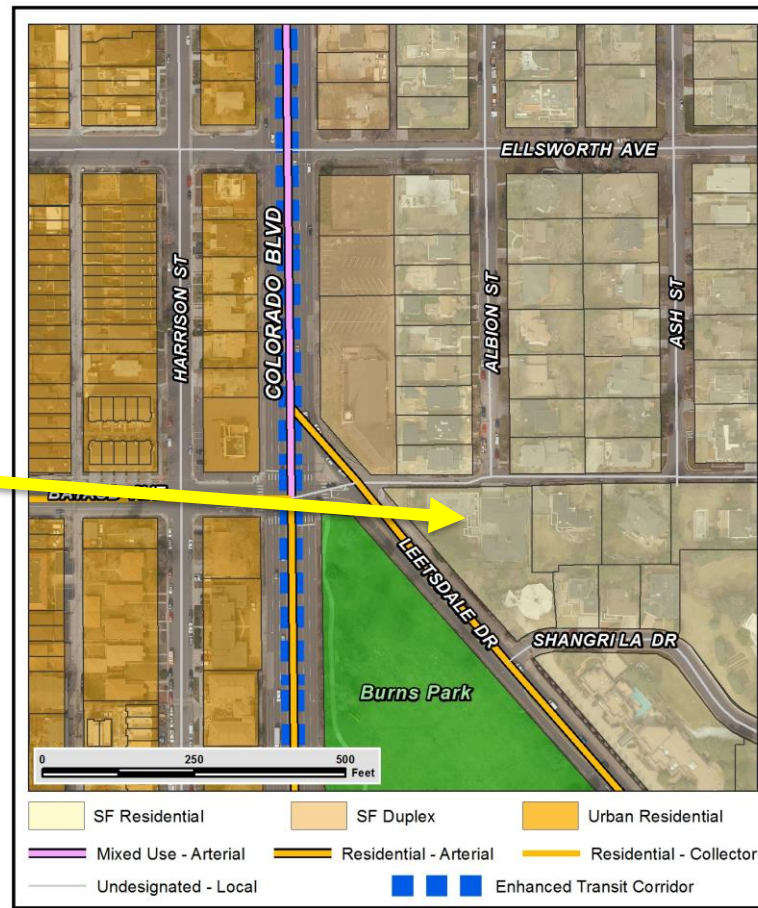
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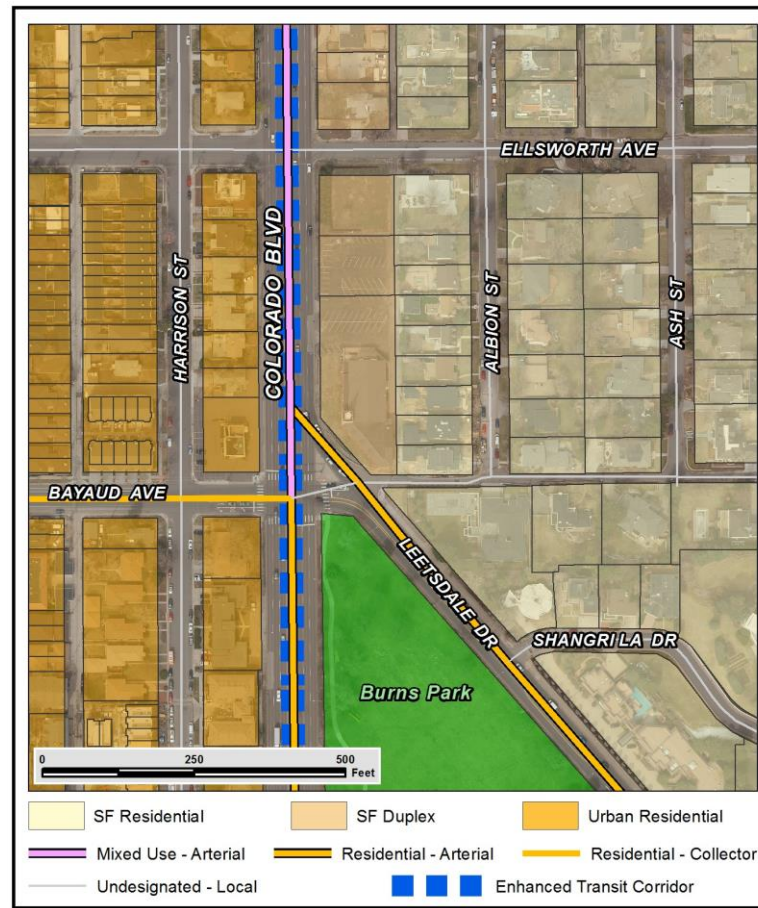




# Example 1: Colorado and Leetsdale

## Issues

- Mismatch between street classification and adjacent land use concept
- Lack of transition from key intersection of an Enhanced Transit Corridor (ETC)
- Existing context is more mixed and nuanced than existing building blocks can address
- Several different elements come together: ETC, park, existing institutional use, statistical neighborhood boundary, multi-family development and high-end single family development, embedded commercial use



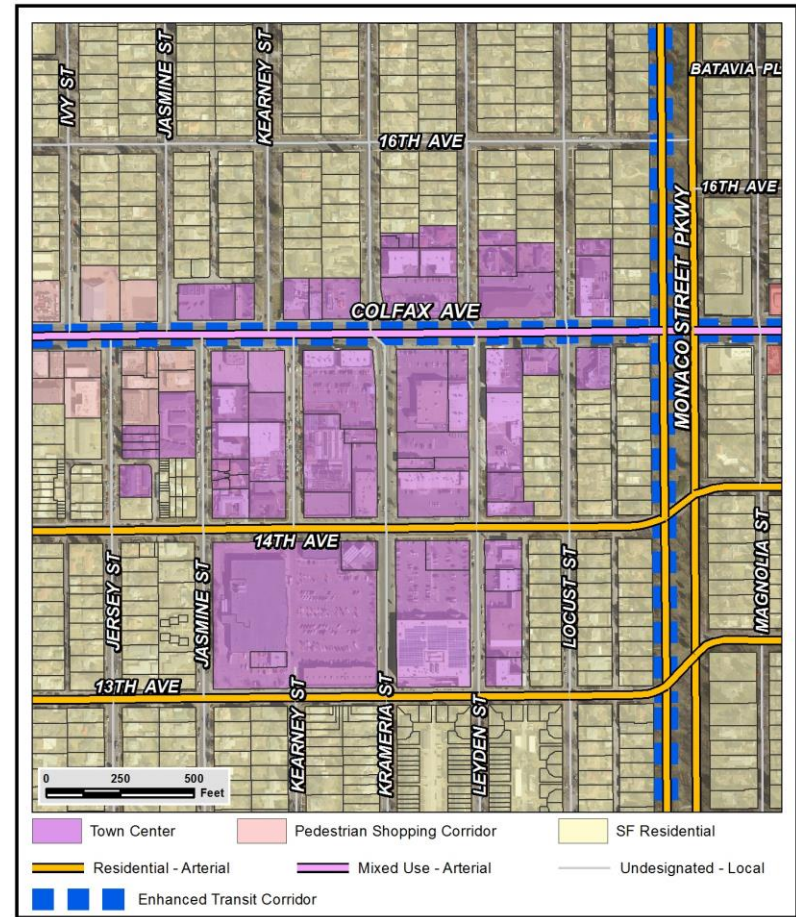
# Example 2: Krameria “Town Center”

## Land Use Concepts

- Pedestrian Shopping Corridor
- Town Center
- Single Family Residential

## Street Classifications

- Monaco – Mixed Use Arterial, Enhanced Transit Corridor
- Colfax - Mixed Use Arterial, Enhanced Transit Corridor
- 13<sup>th</sup> Ave & 14<sup>th</sup> Ave - Residential Arterial



## Example 2: Krameria “Town Center”

### Land Use Concepts

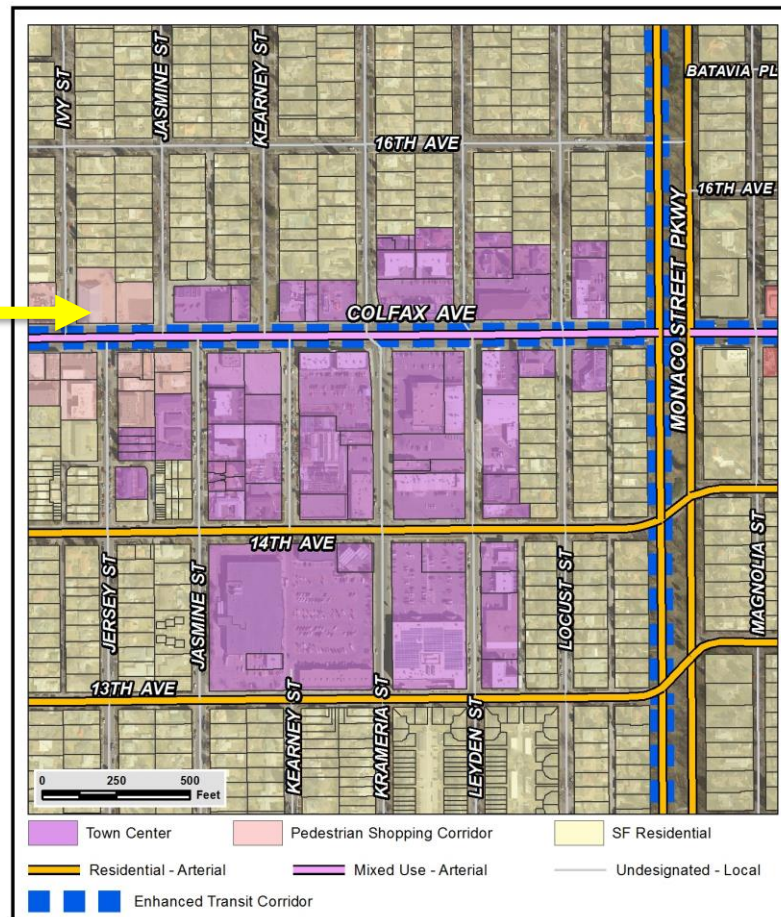
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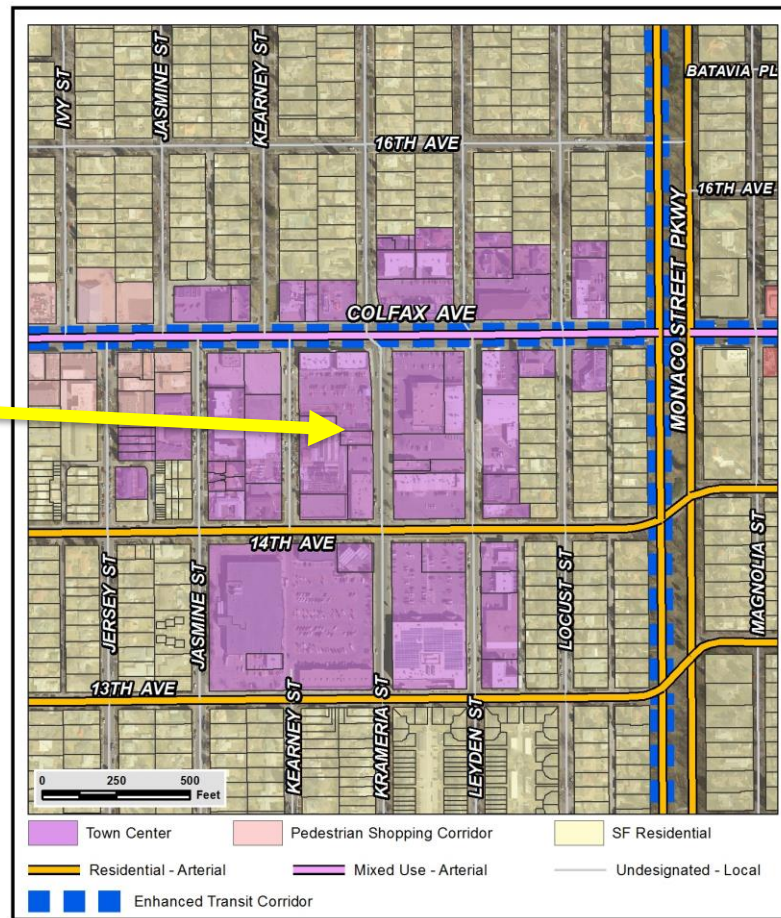
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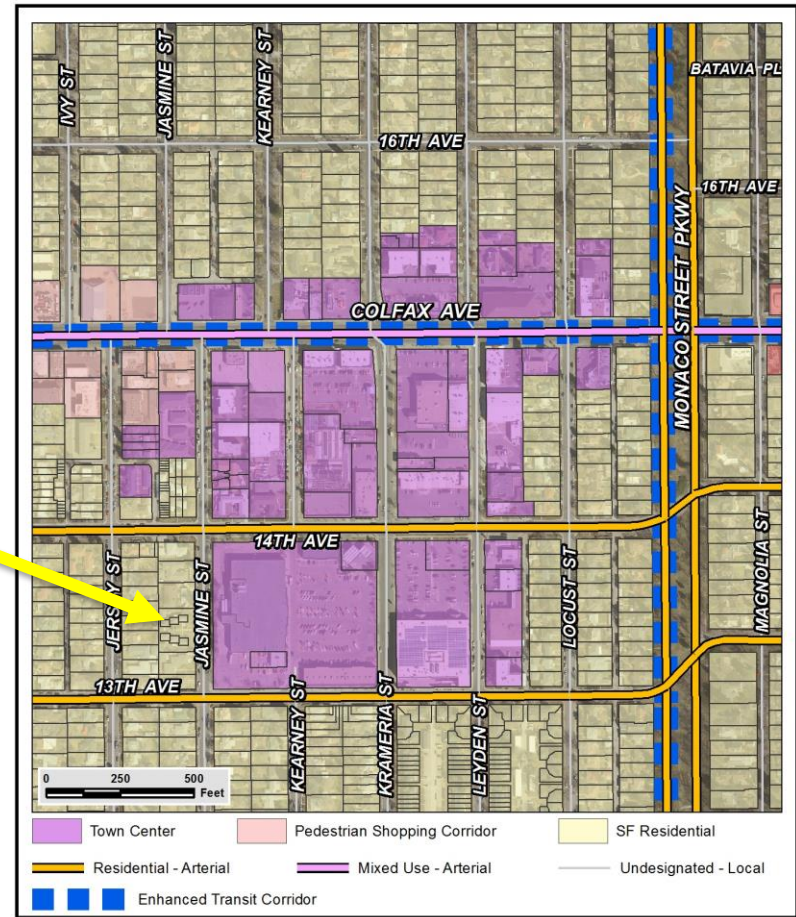
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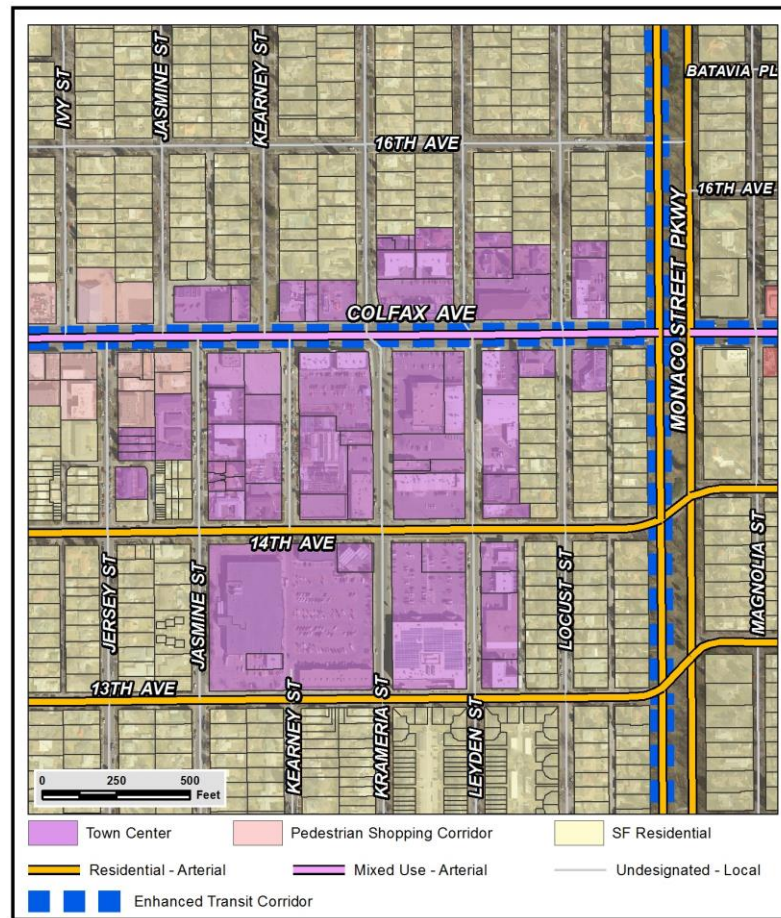
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# Example 2: Krameria “Town Center”

## Issues

- Lots of surface parking in the designated Center, not extremely walkable
- No guidance for how the Center transitions to linear Shopping Corridor along Colfax
- No guidance for how the Center transitions to the Single Family designation immediately adjacent.
  - There is also no distinction for how the Neighborhood Center interacts with Colfax, a Mixed-Use Arterial vs. the surrounding Residential Collectors and local streets
- Single Family Residential designation fronting Monaco, an Enhanced Transit Corridor





# Evolving the 2002 **Building Blocks** into a New Framework

- Pull apart into functional building block designations and a typology of neighborhoods and places
- Incorporate (Neighborhood) Contexts from Form Based Code into framework and clean up overlap (e.g., downtown and campus designations)
- Confirm framework reflects existing cityscape (e.g., industrial flex/mixed use) and transitions between building blocks
- Identify missing elements (i.e., types of neighborhoods) necessary to articulate our future

# Potential Components of the Blueprint Transportation – Land Use Change Management Framework

**(Neighborhood) Contexts:** Address underlying DNA of an area (streets, block sizes and patterns, and utilities)

**Building Blocks:** Describe different categories of development within neighborhood contexts

**Neighborhood and Place Types:** Describe character and trade-offs of different types of neighborhoods and places (districts, centers and corridors)



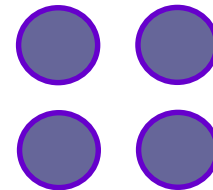
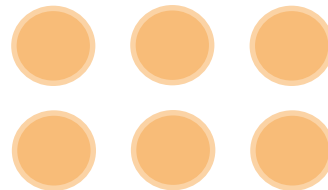
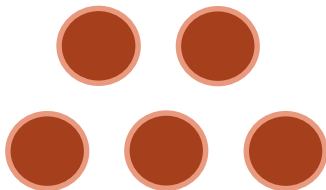
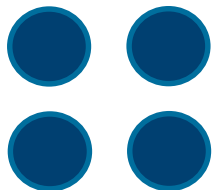
Context

Centers

Corridors

Neighborhoods

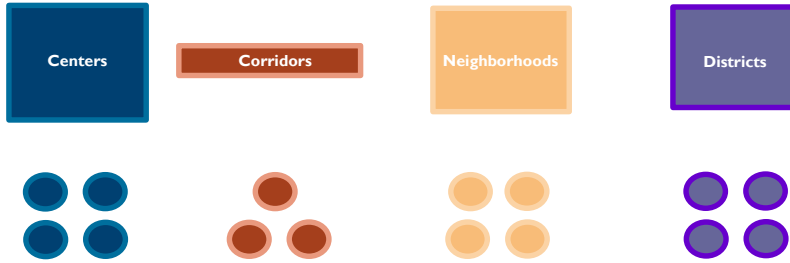
Districts



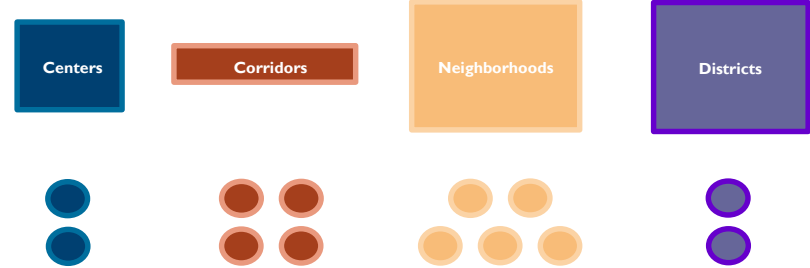
Building  
Blocks

Neighborhood  
& Place Types

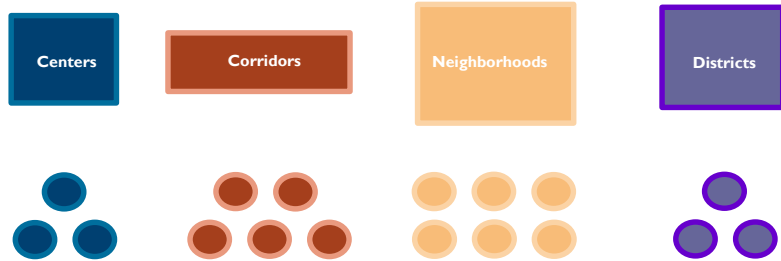
## General Urban



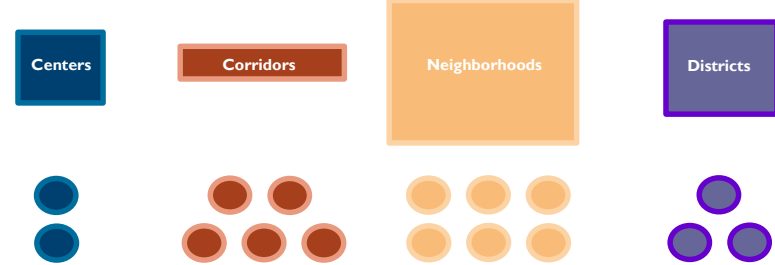
## Urban



## Urban Edge



## Suburban



# Relationship Between Contexts and Neighborhood and Place Types

- Contexts may only support a subset of neighborhood and place types based upon underlying DNA (streets, block pattern, utilities, etc.)
- Neighborhood and place types may be expressed differently in various contexts (e.g., Main Street in General Urban Context vs. Main Street in Suburban Context)

# Components of the Blueprint Transportation – Land Use Change Management Framework

**(Neighborhood) Contexts:** Address underlying DNA of an area (streets, block sizes and patterns, and utilities)

# (Neighborhood) Contexts

The Denver Zoning Code is a context-based approach that sets standards for development that are compatible with the existing development pattern and infrastructure.

- Downtown
- Urban Center
- General Urban
- Urban
- Urban Edge
- Suburban



# Special (Neighborhood) Contexts

- Special Airport
- Special Campus
- Special Industrial
- Special O-1
- Special Open Space
- Special Planned Unit Development
- Master Plan

# Components of the Blueprint Transportation – Land Use Change Management Framework

**Neighborhood Contexts:** Address underlying DNA of an area (streets, block sizes and patterns, and utilities)

**Building Blocks:** Describe different categories of development within neighborhood contexts

# Functional Building Blocks

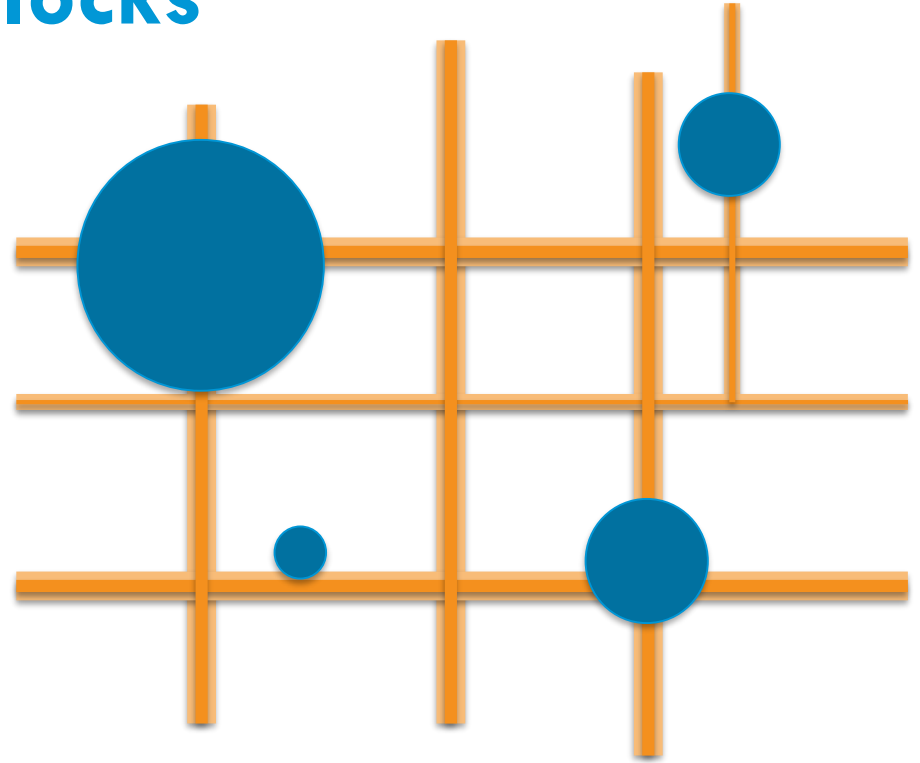
- Centers
- Corridors
- Neighborhoods
- Institutional and Employment Districts





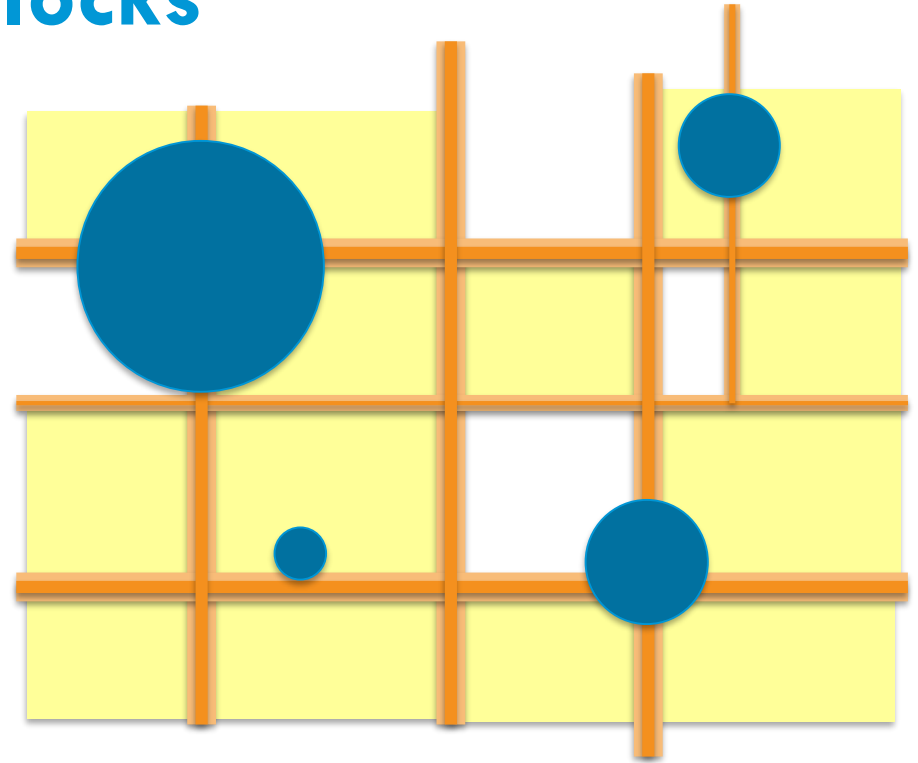
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- Centers
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- Neighborhoods
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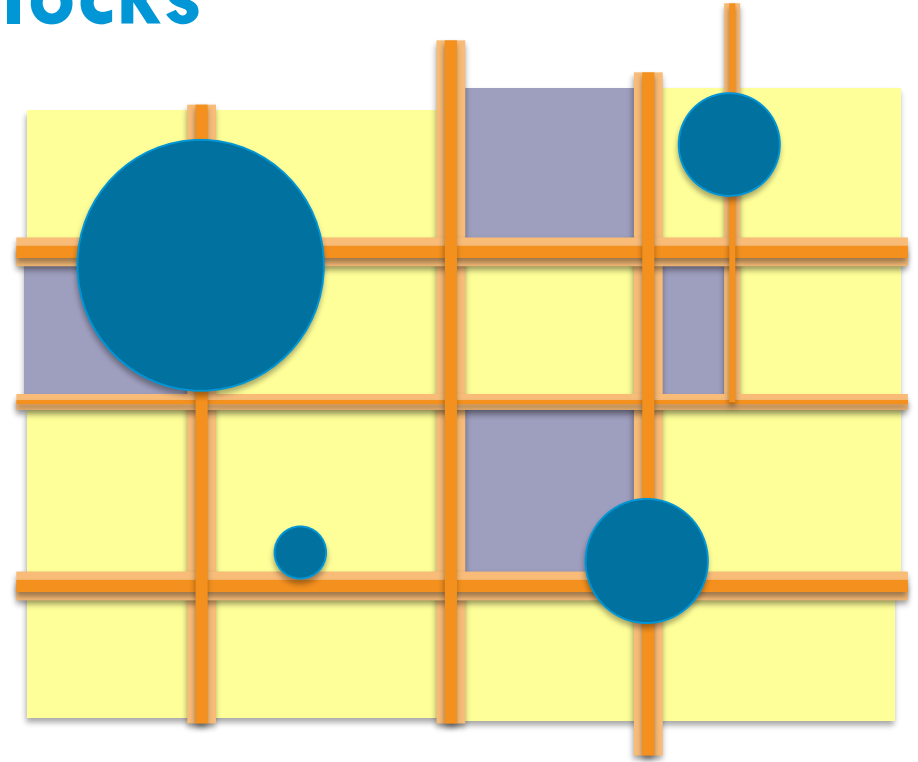
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- Centers
- Corridors
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# Functional Building Blocks

- Centers
- Corridors
- Neighborhoods
- Institutional and Employment Districts



# Components of the Blueprint Transportation – Land Use Change Management Framework

**Neighborhood Contexts:** Address underlying DNA of an area (streets, block sizes and patterns, and utilities)

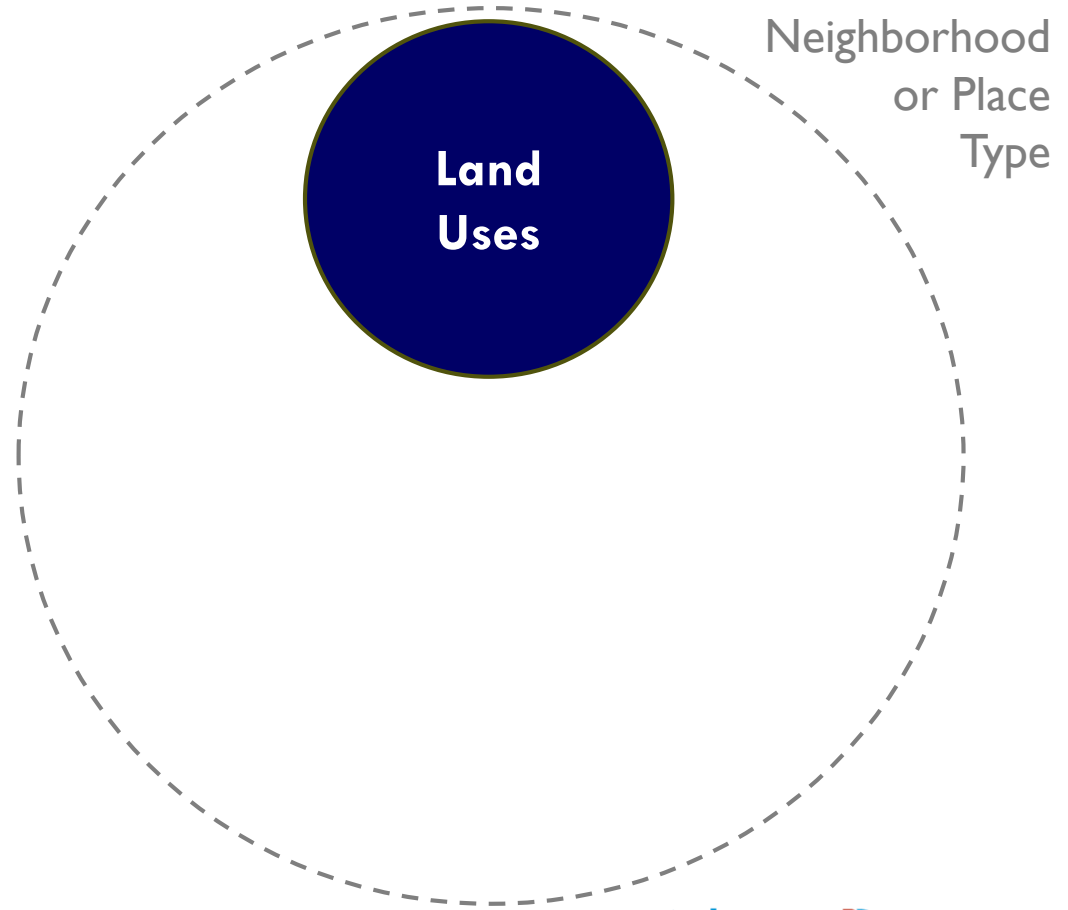
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**Neighborhood and Place Types:** Describe character and trade-offs of different types of neighborhoods and places (districts, centers and corridors)

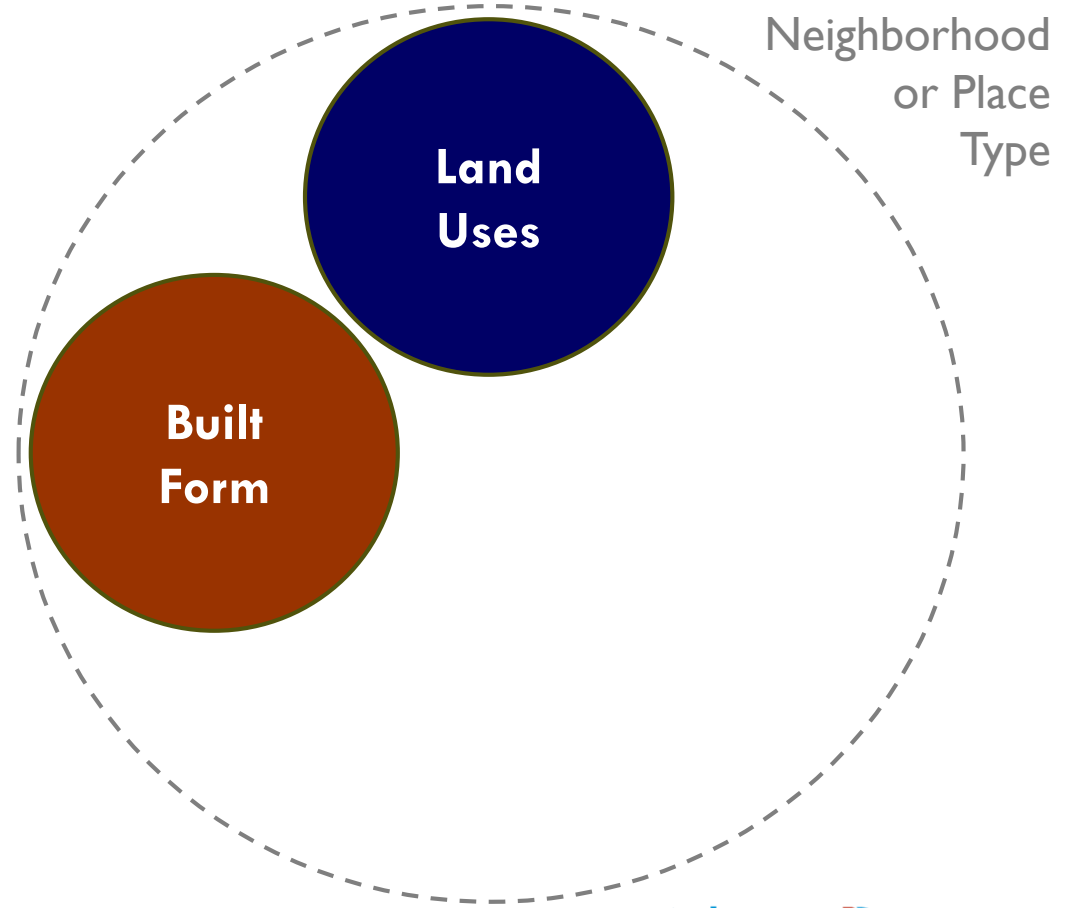
# Potential Neighborhood and Place Types

Building Blocks	Neighborhood and Place Types
Centers	Downtown, regional center, urban/town center, neighborhood center/node, types of transit-oriented development
Corridors	Mixed Use Corridor, Residential Corridor, Commercial Corridor, Main street
Neighborhoods	Mixed-Use, urban residential, multifamily, single family attached, single-family/duplex residential, and single-family residential
Institutional and Employment Districts	Traditional industrial, industrial flex, office, campus, entertainment/cultural/civic

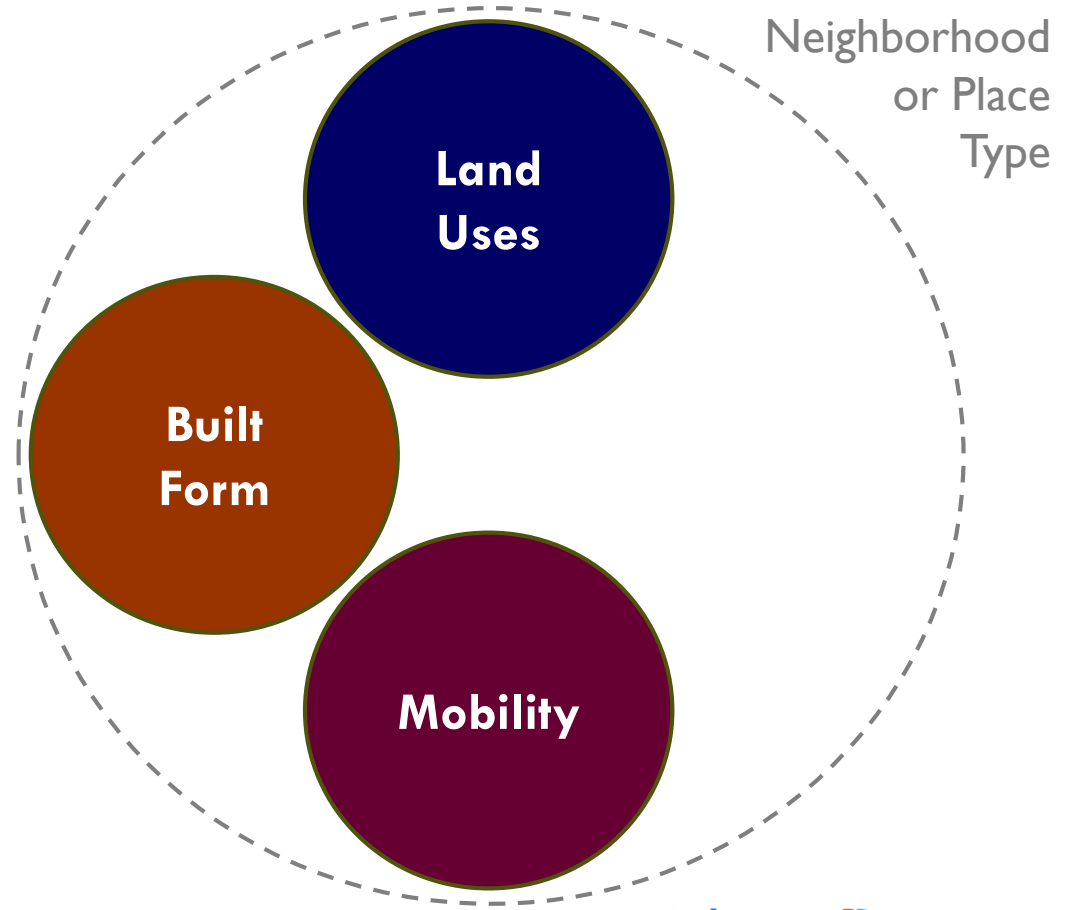
# Elements of Neighborhood and Place Types



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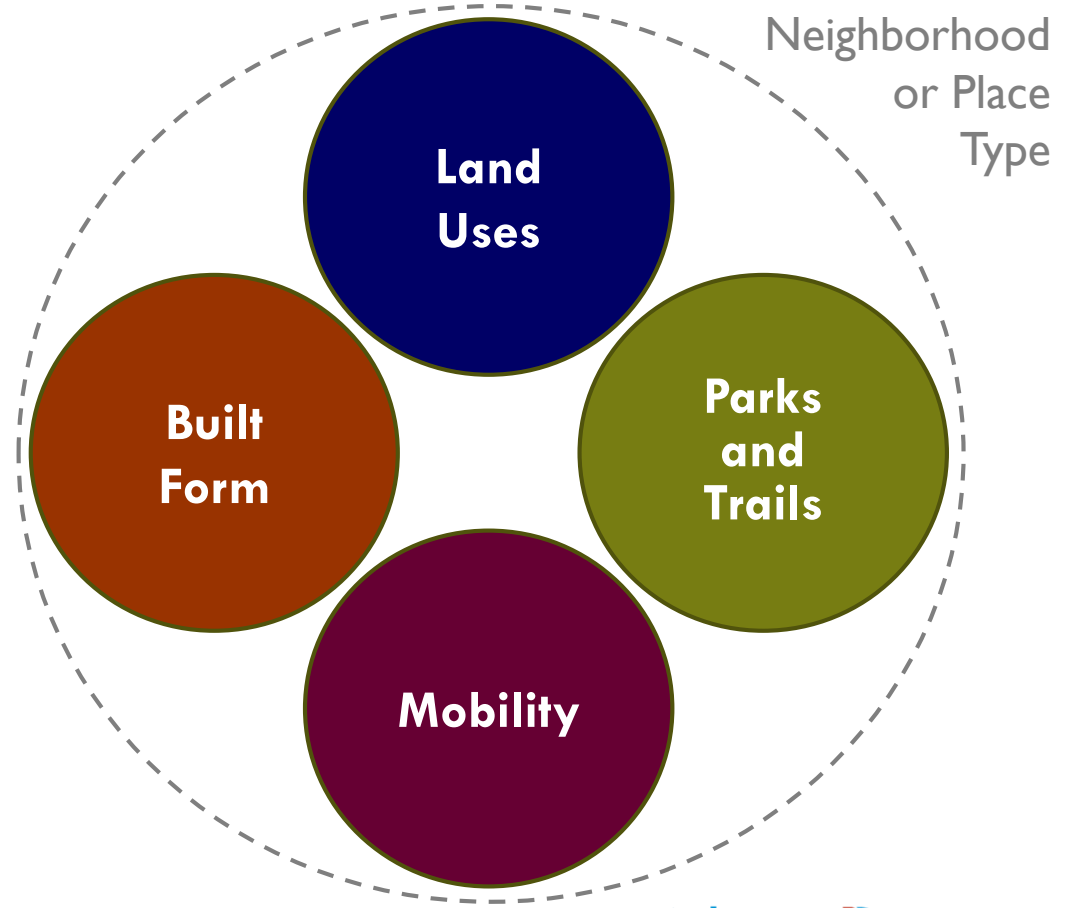


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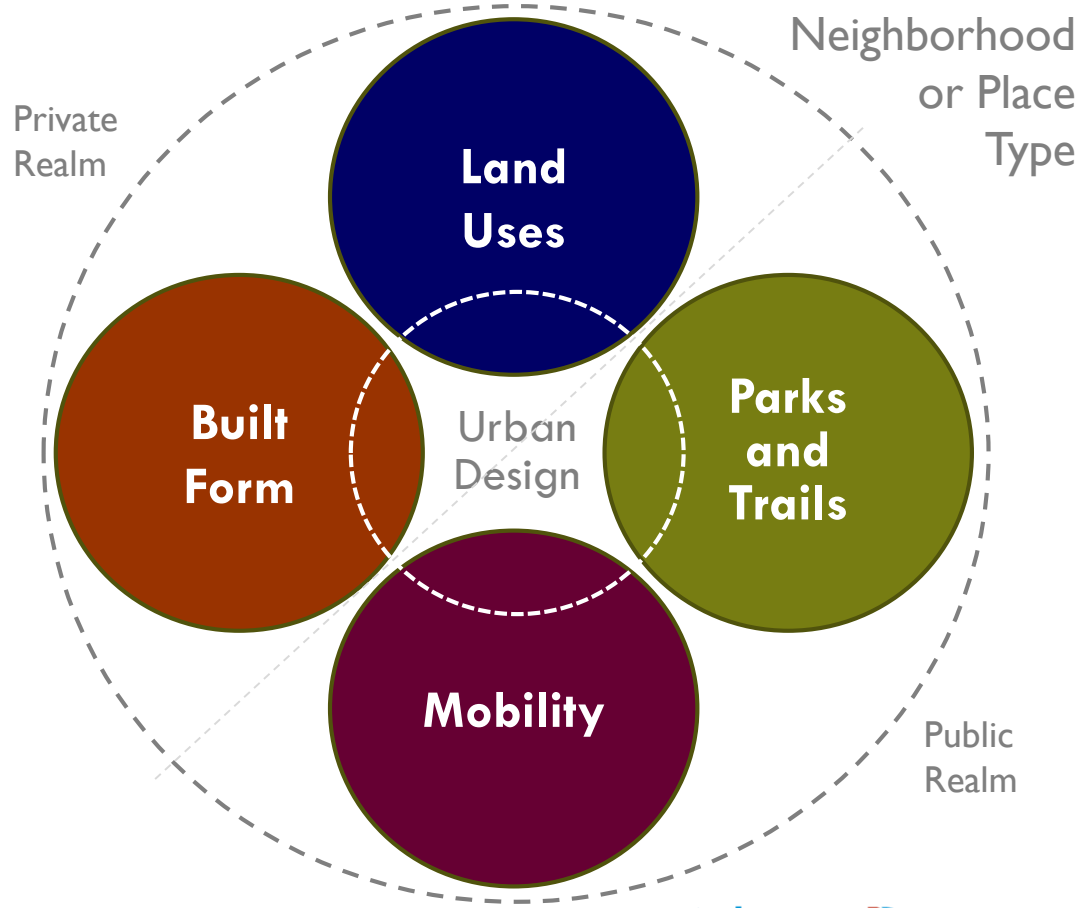




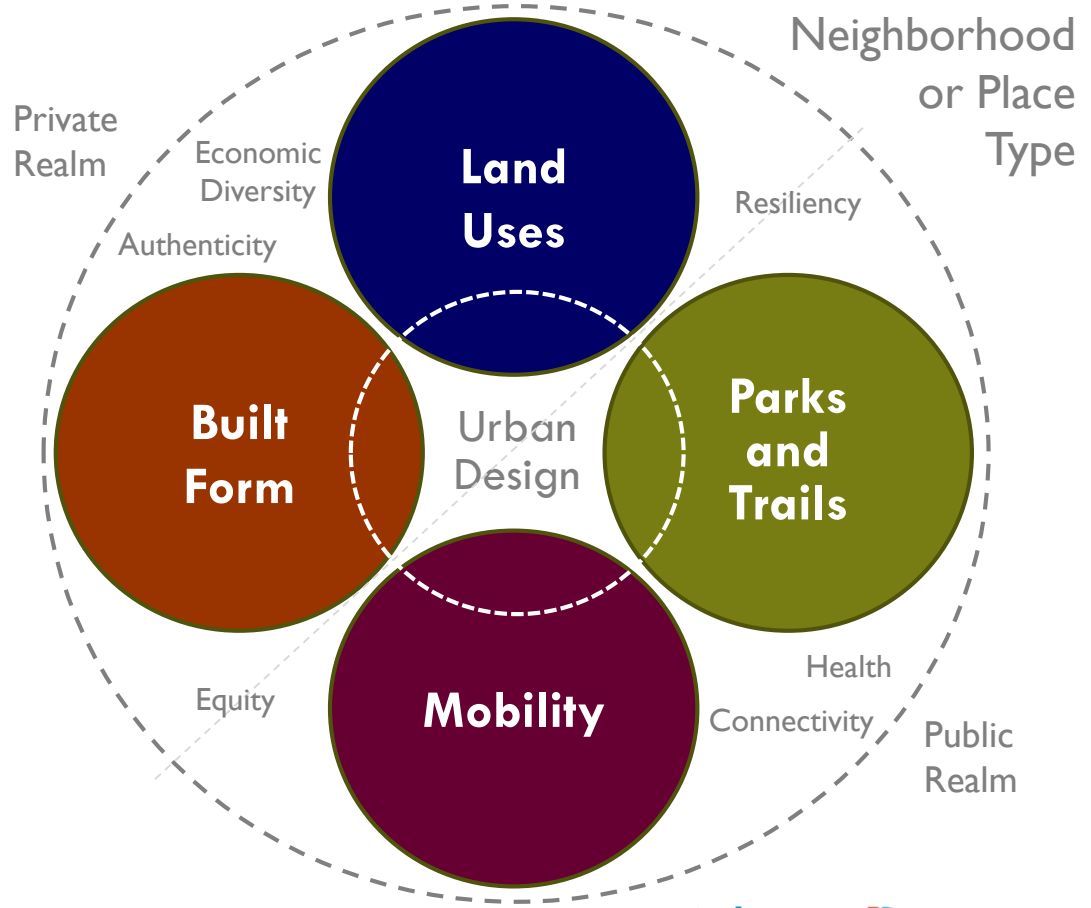
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# Neighborhood Type



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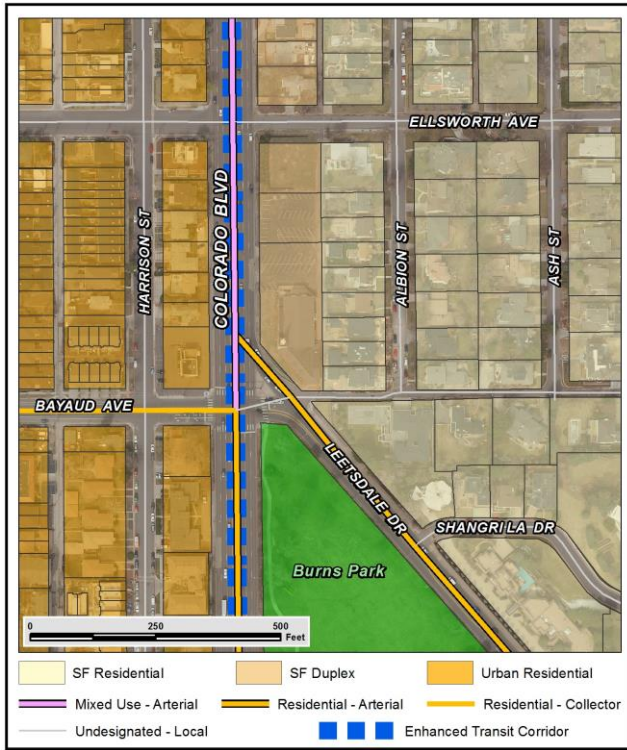
# Defining Neighborhood and Place Types

- Determine if these are the right elements
- Describe aspirational characteristics of public realm and private realm for each neighborhood and place type
- Compare aspirational characteristics to existing condition
- Categorize amount and type of evolution required to realize the vision for an individual geography
- Identify appropriate tools and strategies to facilitate change



# How might this framework fit the examples?

Colorado &  
Leetsdale



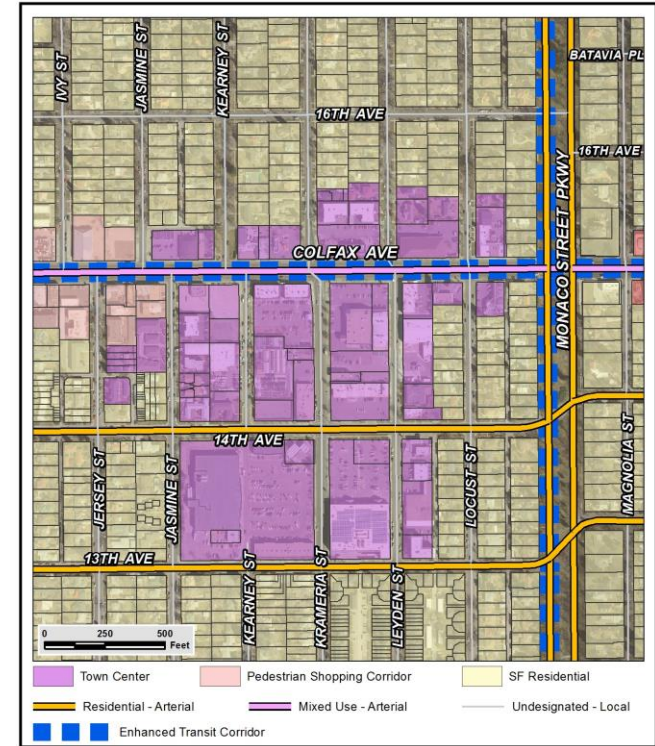
- Land use, built form and street design can and should change along a corridor
- Identify types of streets that are appropriate in particular places
- Address transitions and buffers



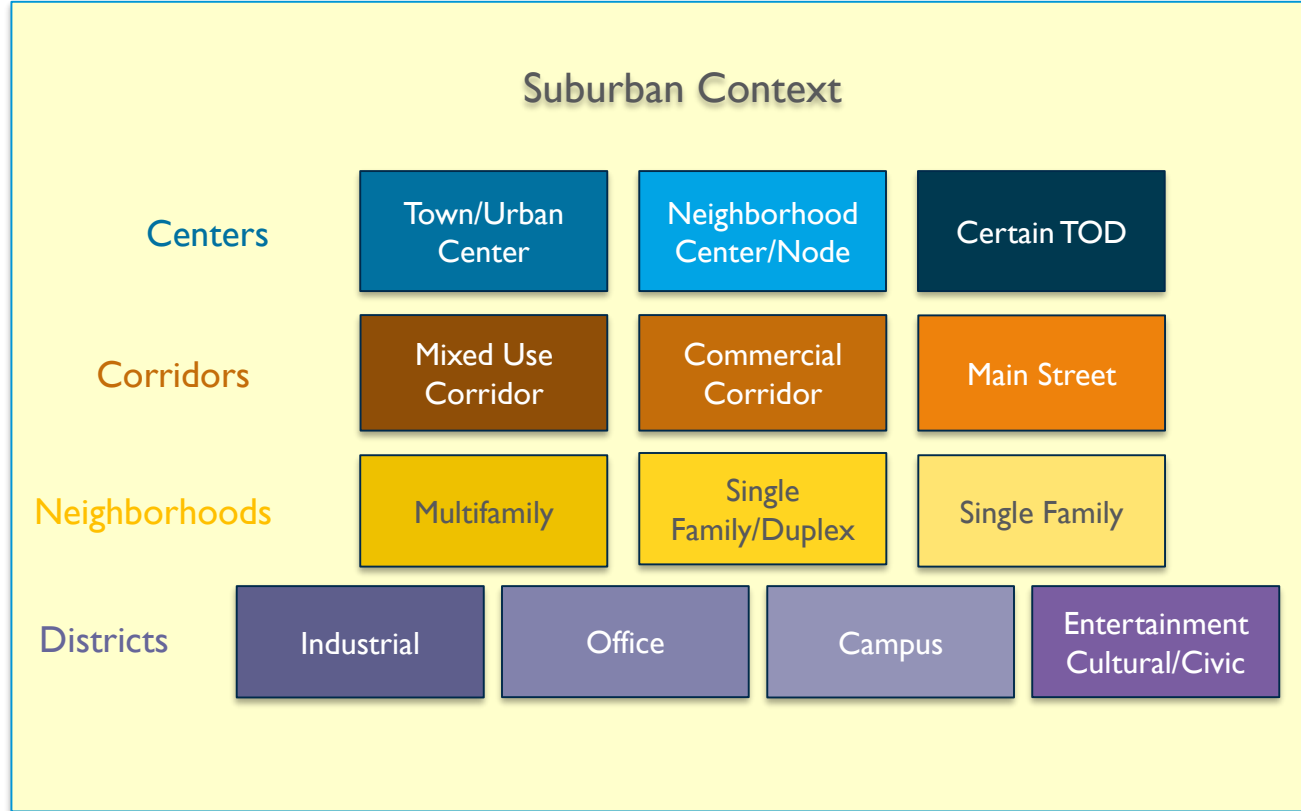
# How might this framework fit the examples?

- Address quality and design of place
- Address street design and modal priority uniquely as it passes through a center
- Address transitions and buffers
- Becomes multidimensional and can address connectivity

“Krameria”  
Town Center



# Example of Set of Building Blocks and Types Applicable in a Context



# What types of changes are possible within the framework?

- Change from one context to another
- Transformation from one type of building block to another
- Evolution from one neighborhood type to another
- Evolution from one place type to another

# What about areas that are not identified for any “framework” changes?

- Neighborhood Planning Initiative (NPI) can look at missing or inadequate elements by comparing existing conditions to the ideal characteristics of the designated neighborhood or place type
- Blueprint can recommend certain changes to all instances of a particular neighborhood or place type (e.g., ADUs, pedestrian and bicycle improvements, etc.)

# An Equitable, Affordable and Inclusive Denver

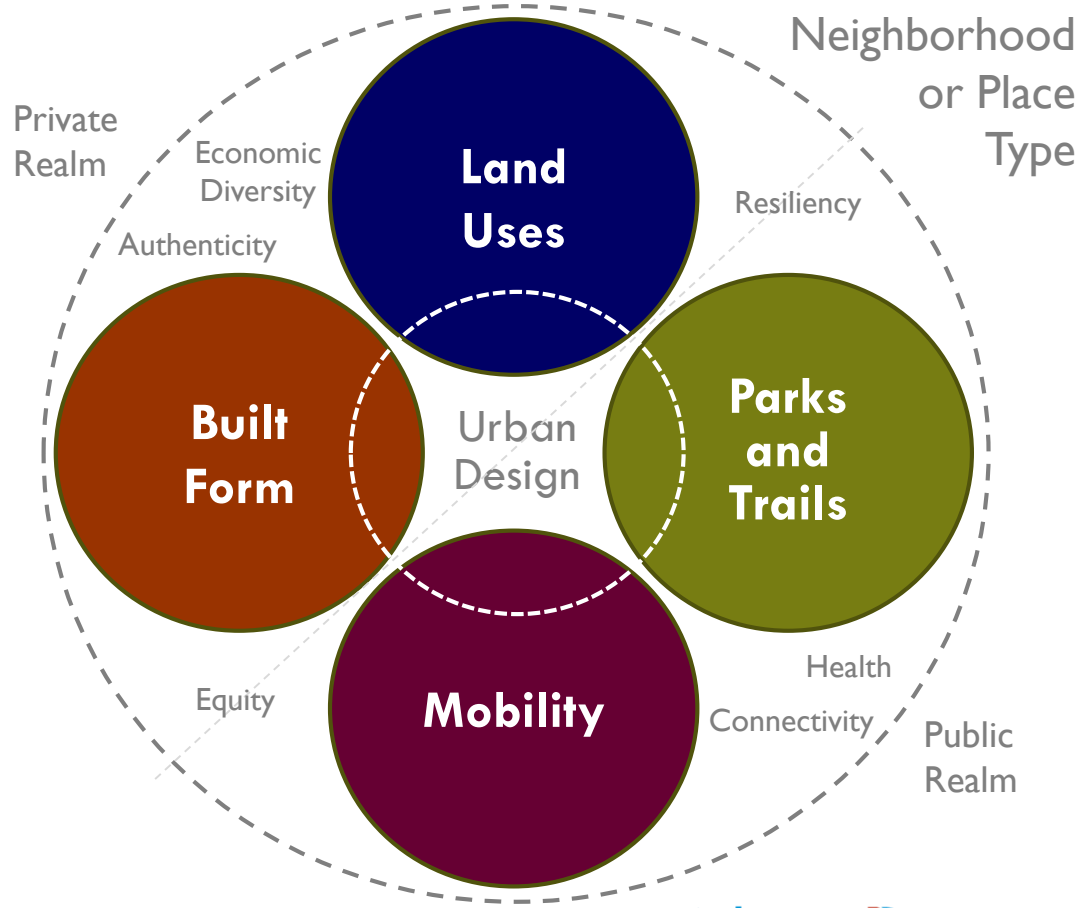
- Ability to recommend that all of one or more place and neighborhood types include ADUs, affordable housing or similar
- Potential to assess distribution of certain neighborhood types, access to jobs, etc. and make recommendations for transitioning certain areas to better fill existing or projected needs
- Ability to assess proportion of various neighborhood and place types and adjust recommendations to best reflect expected demographics and socioeconomics
- Potential to introduce context appropriate place types to address gaps in current access to certain amenities

# 3. Small Group Discussions

# Discussion Questions

- What are the important elements of defining and differentiating neighborhoods and places?
- What are examples of neighborhoods, centers, corridors and districts in Denver or other cities that should be explored or developed further? What elements make those places special?
- What elements best support the vision themes and goals?

# Elements of Neighborhood and Place Types





# 4. Small Group Report Out and Large Group Discussion

# 5. Questions and Comments

# 6. Next Steps

# Upcoming Meetings

- Task Force Meeting #11 on June 22nd
  - Housing and Demographics
  - Urban Design
- Task Force Meeting #12 on July 27th
  - Building Blocks: Neighborhood and Place Types
  - Application of Building Blocks to Preferred Scenario
  - Modal Prioritization and Street Typologies

# 7. Meeting Close



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