



# Denverright.

Your Voice. Our Future.

Blueprint Denver Task Force Meeting #19

November 15, 2018



# 1. Welcome and Meeting Overview

# Overview

- Welcome
- Process update
  - Themes heard from public comment
  - Comment resolution
  - Next steps
- Equity Training Analysis Workshops
  - Overview of Equity Analysis Process
  - General Recommendations of the Equity Analysis Subcommittee
  - Next Steps
- Task Force discussion of major themes and comments
- Public Questions and Comments

## 2. Process and Outreach Update

# Blueprint Process Update

**A. Denveright Kickoff**  
City visionaries talk Denver's future

**B. Denveright Workshops & Surveys**  
To hear your vision for Denver

**C. The Growth Game**  
Workshops and online map game on how Denver could grow

**D. Creating Great Places**  
Workshops & map surveys to begin classifying Denver's places

**F. Change and Evolution**  
Workshops on how to guide change to create complete neighborhoods.

**G. Draft Plan**  
Open houses & online surveys to collect your feedback

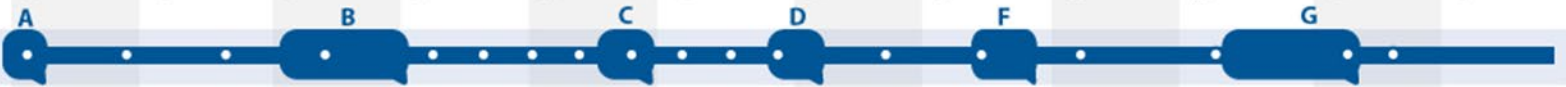
2016

2017

2018

2019

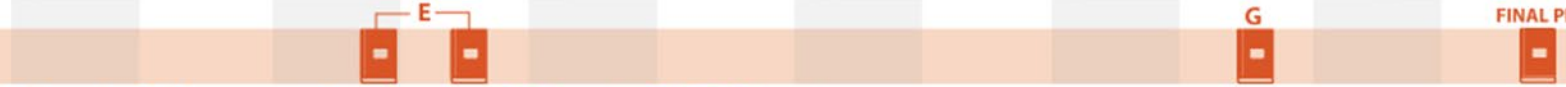
COMMUNITY INPUT



RESEARCH & ANALYSIS



DELIVERABLES



**Community Task Force**  
Appointed community leaders meet on a regular basis to guide the planning process

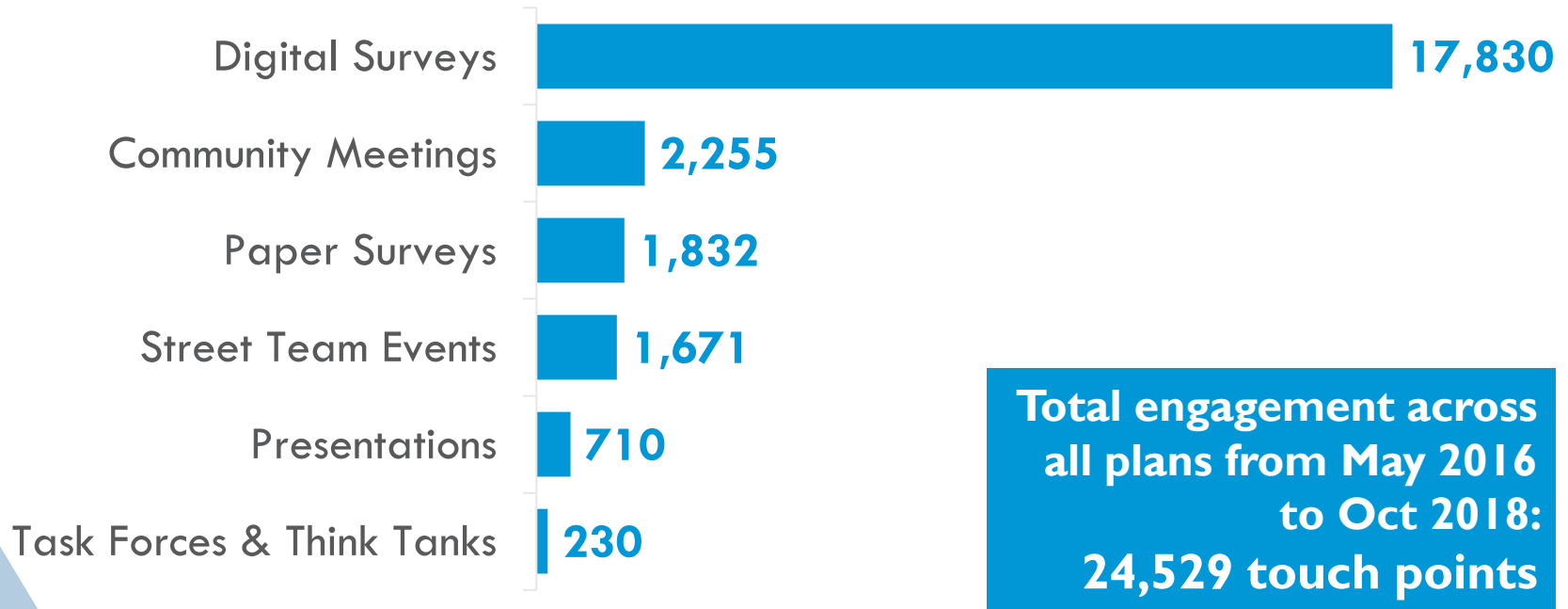
**Street Team**  
Denveright's Street Team meets Denverites where they are to share updates & capture input on Denver's future

**E. Community Profile & Diagnostic**  
Existing conditions report and analysis of the 2002 Blueprint Denver plan



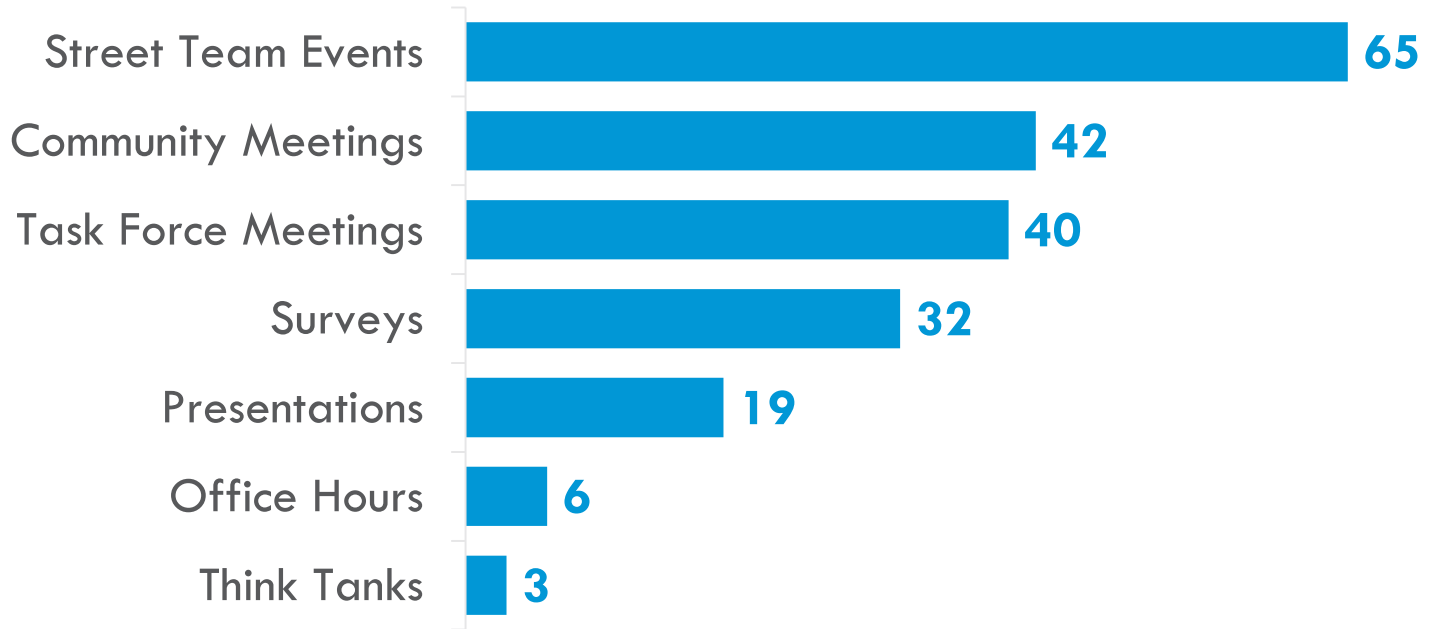
# Summary of all Denveright Outreach

How many people engaged since May 2016?



# Summary of all Denveright Outreach

How many events were held since May 2016?



# Summary of all Denverright Outreach

Targeted outreach to underrepresented groups (example organizations):

- Denver African American Commission
- Denver Senior Series
- Denver Housing Authority residents
- Latino Community Foundation
- Mayor's Youth Commission
- Rocky Mountain Indian Chamber of Commerce
- Servicios de La Raza





# Denveright - Public Review Outreach

- **August 6:** released Public Review Drafts of all plans
- **August 28:** Denveright Community Event
- **August - November:** citywide outreach
  - Online surveys
  - Five Denveright office hours
  - “Road show” presentations to multiple organizations, including underrepresented communities
  - Public comment extension for all plans through November 30 for organizations (49 requests)

# Blueprint Denver

Feedback came from:

- 515 online survey responses
- Conversations in office hours
- Multiple letters with comments from organizations
- Road show presentations
- Focus groups with underrepresented populations
- Equity analysis



# Blueprint Denver – Major Themes So Far

- Document usability
  - “How to use this plan”, improve maps, more cross referencing, re-ordering of chapters
  - Use stronger language throughout plan, especially with recommendations
- Clear commitment to implementation is needed
  - Need to prioritize recommendations and assign accountability
  - Blueprint Denver should inform CIP and budget decisions

# Blueprint Denver – Major Themes So Far

- Places:
  - Mostly map-based comments specific to a neighborhood or site
  - Need clarity and consistency with place descriptions
- ADU discussion:
  - Strong opinions from both pro and against advocates
  - Interest in hearing more specifics
- Transportation component:
  - “too much multimodal!” vs “not enough multimodal!”
  - Support for more ties to Vision Zero goal

# Comment Resolution Process

## Comment log

	B	C	F	G	H	I	J	K
2	Source	Contact Info (name, affiliation)		Feedback on Draft Plan	Topic Category (from Survey)	Theme	Status	Notes
56				Ditto	N/A	N/A	No Change Needed	
57	On-line Survey			I live in Southwest Denver, right on the border of Sheridan, Englewood, Littleton and Lakewood. I feel we are a forgotten part of Denver. We may not be quite as old as some of the other neighborhoods but we are aging and in need of attention. Heavy on our minds is the redevelopment of Loretto Heights. This is a very rare and important landmark in this community. I would ask that all efforts be made to ensure the preservation of the Chapel and nun cemetery. We are I applaud the work you're doing with the traffic circles on 35th. Whether the circles are the answer, please keep pushing forward! 35th is way to busy for a residential street and steps like this need to be taken.	N/A	N/A	No Change Needed	This is addressed through the Loretto Heights plan
58	Email	Bock, Tim		A request... Please don't forget us to the West of Tennyson.	N/A	Implementation: Mobilit	No Change Needed	
59	Internal			Consider revising organization of Districts "context" ( people confused by concept of district)	Neighborhood contexts and district types (Chapter 6: Neighborhood Contexts)	Places/Context: Descript	No Change Needed	Team discussion: for now do not change anything since few people at office hours. If we get a lot of comments should consider making a change
60	Internal			HEIGHTS: Revise language in centers/corridors relating to height guidance, ensuring consistency. For example: Text in Urban context should be more general stating up to 5 stories. Consider adding general disclaimer on every page related to heights stating the purpose of heights is to provide a general sense of scale, not meant to set an exact minimum height or maximum. Consider adding the transition language in centers to the corridors as well. Add language on when	Neighborhood contexts and district types (Chapter 6: Neighborhood Contexts)	Places/Context: Descript	Needs to be Change	Sara White
63	Internal and Public			Naming of "residential areas" in downtown and urban center context. Confusion that these areas are actually mixed use. Should we change the name to something like "mixed use residential"?	Neighborhood contexts and district types (Chapter 6: Neighborhood Contexts)	Places/Context: Descript	No Change Needed	Partially resolved by the change in the row above to add description of places to understand the maps
64	Letter	Aggeler, Heidi		Low: "Attached" Worry that residents will get stuck on duplex (and rally against triplex, row homes, which typically provide higher levels of affordability) As I muddle through the 1000+ pages I would like to share an observation.	Neighborhood contexts and district types (Chapter 6: Neighborhood Contexts)	Places/Context: Descript	No Change Needed	Not clear where "attached" comes from -- we only use it to be just duplex. Higher intensity (like triplex or row) recommendation, but not the fabric of the whole neigh
65	Email	Harrington, Debbie		First, this obviously encompasses a huge and impressive effort. That being said, I am surprised that I have found a number of typos, extraneous words, and fragmented sentences. It appears that some sentences have been cut off (maybe didn't fit in a text box as drawn?) Each of these not only causes the reader a visual and mental hiccup, but also makes me wonder what it is that is missing (or is it just a part of something that didn't get fully deleted?) I wish there had been a bit more complete final proofreading, as these things should have been corrected before the draft was issued to the public.	Neighborhood contexts and district types (Chapter 6: Neighborhood Contexts)	Places/Context: Descript	Needs to be Change	Comment about height range for low residential to be 1
66	Internal			Revise Suburban Res High language to include more mixed use	Neighborhood contexts and district types (Chapter 6: Neighborhood Contexts)	Places/Context: Descript	Needs to be Change	

# Comment Resolution Process

## Annotated Public Review Draft #2

### 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.



*Review Note:* Changed the description of *Blueprint Denver* to clarify it is a supplement to the comprehensive plan.

*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**  
Developers and property owners 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 of public funds and prioritize programs and projects to help achieve citywide goals.

20 City and County of Denver

### *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.
- Set policy guidance**  
The plan sets policy to guide decision-making by city officials, staff, citizens and property owners.
- Inform budget and work program decisions**  
As a supplement to the comprehensive plan, *Blueprint Denver* will help to guide important budget decisions, including the annual city budget, the Capital Improvement Program (CIP) and Community Planning and Development's work program.
- Provide a framework for future planning**  
The plan guides small area planning, including neighborhood plans through the Neighborhood Planning Initiative.
- 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.
- Evaluate progress**  
The plan establishes metrics to measure progress made in achieving the plan goals. Community Planning and Development is committed to annually updating the metrics and reporting progress on implementation to the community and elected officials.

*Review Note:* Added the annual city budget under "Inform budget and work program decisions" and added annual reporting on implementation under "Evaluate progress." See more about annual reporting at the beginning of Chapter 4, *Plan in Action*.

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# Proposed Schedule: Blueprint Denver

- **Nov – December:** review public comments and revise plans
- **Early Jan:** release Public Review Draft #2 of both plans
- **End of Feb:** Public comments due and Planning Board listening session
- **March:** Planning Board Draft and Public Hearing
- **April:** City Council Adoption

# 3. Equity Training Analysis Workshops



# Equity Analysis Subcommittee

- Blueprint Denver equity training and analysis
  - Staff (CPD, DDPHE, PW, HRCP) and Blueprint task force members
  - Three full-day workshops
  - Results of analysis will inform plan revisions, along with public comment





06

Incentivize the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities.

*Denver needs more affordable housing to serve residents across the full spectrum of housing need, from moderate-income homeowners to our most vulnerable homeless populations. Although Housing an Inclusive Denver provides many recommendations to achieve this, there are land use tools to make developing affordable housing easier or more attractive.*

- A. Incentivize affordable housing through zoning, especially in regional centers, community centers and community corridors adjacent to transit. This could include creating citywide height bonuses in the zoning code, where additional height is allowed in exchange for income restricted units. Incentives for affordable housing are particularly important for areas that score high in Vulnerability to Displacement and score low in Housing and Jobs Diversity.
- B. Study and implement additional parking reductions for projects that provide income-restricted affordable units.
- C. Study the feasibility of other incentives for affordable housing, such as lower building permit fees for projects that commit to a certain percentage of income-restricted units onsite.

#### Benefits of the Recommendation for Equity:

- It's good to have affordable and mixed income housing near transit, services and amenities.

#### Improve the recommendation by:

- "Incentivize" is not strong enough. We need to "require" affordable housing – especially in cases where the City is providing any sort of waiver, etc.
- Include a guideline for how to *measure* this impact.
- Define who this recommendation is intended to benefit so that implementation keeps that as the priority. Also need to define who may be burdened.

#### Unintended consequences of this recommendation:

- Neighborhoods end up with higher heights than may have been expected depending on the approach of base zoning versus incentive zoning.
- Some neighborhoods are more organized to speak against affordable housing (where those who need the housing may not be able to or comfortable speaking out to support initiatives).
- Parking reductions and waivers for low income communities may disrupt the ability of a person who drives for work to actually get to work if there is nowhere to park their car in the new housing.

#### Mitigation of the unintended consequences:

- Change 'incentivize' to 'require'
- Define 'benefit', 'burden', 'amenities'
- Mitigate against displacement



11

Implement plan recommendations through city-led legislative rezonings and text amendments.

*Many of the recommendations in this plan require larger-scale implementation efforts that effectively address issues that cannot be solved on a parcel by parcel basis. Text amendments and legislative rezonings allow for a robust analysis at a holistic scale, such as a neighborhood, corridor or the whole city.*

- A. Prioritize larger-scale, legislative map amendments over site-by-site rezonings to implement plan recommendations and to achieve citywide goals.
- B. Use text amendments combined with map amendments to apply strategies recommended by *Blueprint Denver* at the effective, area-appropriate scale.

#### Benefits of the Recommendation for Equity:

- It may reduce obstacles for rezonings by making the process less burdensome.

#### Improve the recommendation by:

- Intentionally calling out that it can help vulnerable communities.
- mitigate any displacement that may occur from this action.
- Include robust community engagement with benchmarks for tracking success/impacts.
- Ensure the 'voice' being heard is truly representative of the community.

#### Unintended consequences of this recommendation:

- Prioritize lower income communities
- As we consider city wide rezoning, make sure that *privilege* does not impact decisions
- How do we ensure that City Council does not overly weigh privileged voices?
- Should there be consideration of RNO voices that are not being represented by RNOs for a community?

#### Mitigation of the unintended consequences:

- Can these be mitigated through intentional inclusion and engagement from vulnerable populations that will be impacted? Look at the correlation of equity maps and legislative rezonings.
- Partner with grass roots organizations to gain inputs.

# 4. Blueprint Denver Public Draft Review

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# Task Force Discussion on Public Review Draft

# 5. Public Questions and Comments



## 6. Next Steps and Meeting Close

# Blueprint Denver Task Force Next Steps

- **Nov 27:** Drop-in session for Task Force members
  - Any member who wants more time to discuss comments or has missed the Nov 15 meeting
  - Webb Building, 4.l.4, 2-4 p.m.
- **Late December:** Task Force previews Public Draft #2 (public draft #2 to be released early Jan.)
- **January:** Additional Task Force drop-in sessions as needed
- **February:** Task Force Meeting #20 prior to Planning Board listening session