

Blueprint Task Force Meeting #5

12.08.16

MEETING SUMMARY

On December 8, 2016, the fifth meeting of the Blueprint Denver Task Force was convened in the CAVEA space at the Metropolitan State University Student Success Building. The purpose of the fifth Task Force meeting was to engage Task Force members in a final overview of the 2002 Blueprint Denver Diagnostic and provide a presentation on growth and scenario modeling. Additionally, the project team solicited feedback from the Task Force members on the development of urban centers and corridors as well as neighborhood infill and intensification strategies.

To begin the meeting, David Gaspers presented an overview of Survey #2 results related to visioning and values, as well as the revised vision framework. Jay Renkens then presented an overview of the Blueprint Diagnostic document and the associated findings and takeaways. Daniel Jarrett presented DRCOG's approach to regional growth modeling and suggested several ways in which those efforts might overlap with the Blueprint process. This was followed by a presentation from Joe Distefano and Jay Renkens on Blueprint Denver's scenario modeling development, including an introduction to Calthorpe Analytics' Rapid Fire scenario modeling tool. The Task Force then worked for the remainder of the meeting in small groups facilitated by the MIG Team, discussing urban centers and corridors prioritization as well as high-level concepts regarding neighborhood infill and intensification.

The full agenda for the meeting is included on page 8 of this summary and the meeting presentation is posted online at:

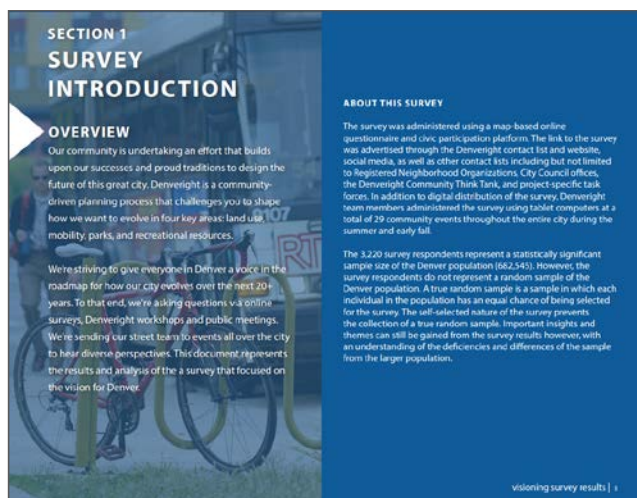
http://www.denvergov.org/content/dam/denvergov/Portals/Denverright/documents/Blueprint/Meeting%20Archive/BPTF_Meeting_5_120816.pdf



Small group break out discussion

Survey #2: Visioning

David Gaspers provided the Task Force with a brief overview of the summary document for Survey #2, which asked a wide array of questions of respondents to begin to frame Denver's greatest opportunities and biggest challenges. The survey results are just one of the multitude of touch points with the community to begin to shape the vision and values for Denverright. The summary of results from the 3,220 respondents is presented in a highly graphic style and is available on the Denverright website at this [link](#).



Revised Vision Framework

David Gaspers also presented a brief overview of the Vision Framework, as revised based on Feedback from the Task Force and other leadership groups. The two most notable changes are:

- There are now six vision elements rather than five; economic and environmental elements were split to each stand alone; and
- Draft guiding principles and goals were collapsed into one layer and are undergoing further development and staff review.

A graphic "explainer" was created for the draft Values and Vision Framework which can be found on the Denverright website at this [link](#). Task Force members are invited to review the online materials and email comments directly to David Gaspers by or before Monday, January 16th.

Diagnostic Analysis: 2002 Plan

Following the process update, Jay Renkens provided an overview of the nearly completed Blueprint Diagnostic document. Designed in a style like the Community Profile and the Survey #2 Summary, the Diagnostic is highly graphic, and distills the most important metrics and lessons learned from several months of research and analysis evaluating how well the 2002 Blueprint succeeded in meeting its four main goals. Task Force members were presented with much of this same material during our two previous meetings. However, a few questions and comments emerged which will be considered and incorporated into the final version of the Diagnostic which will be distributed to Task Force members and posted to the Denverright website before the end of the year.

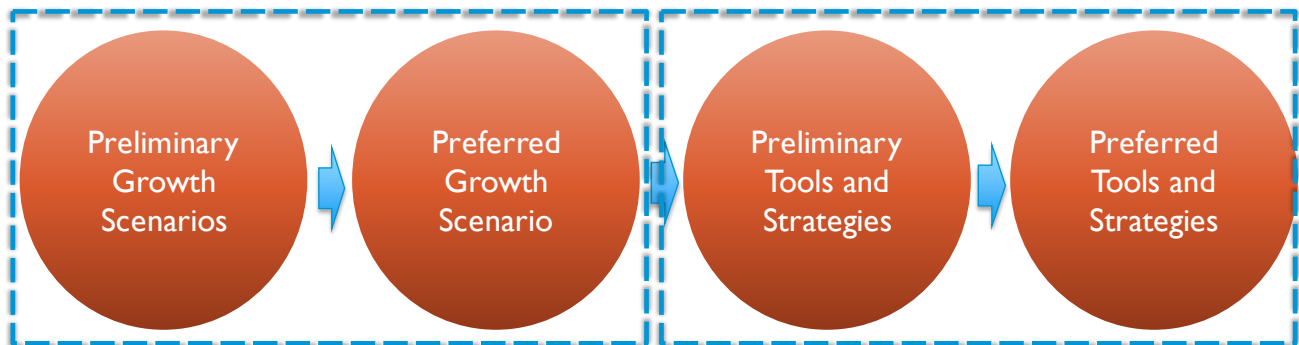


Jay Renkens presents a summary of Blueprint Diagnostic Metrics to Task Force members.

Growth Scenario Modeling

Following the Blueprint Diagnostic presentation, Daniel Jarrett presented an overview of DRCOG’s approach to long-term regional modeling, discussed key issues his team is focusing on related to regional growth patterns, and suggested several ways the DRCOG UrbanSim model can be used to supplement and support the Blueprint scenario modeling efforts.

Following this presentation, Jay Renkens (MIG) and Joe Distefano (Calthorpe Analytics) introduced Task Force members to the concepts of growth scenario modeling being used in Blueprint generally, as well as Calthorpe’s RapidFire model. The early phases of the scenario development process (as illustrated below) are focused on identifying how and where we want to grow as a City over the next 25 years. These conversations will revolve around identifying pros and cons of alternative development patterns and the high-level impacts associated with each. The RapidFire model will allow us to test growth scenarios (based on varying combinations of land development categories) and clearly understand how each one affects key considerations identified from the Blueprint Values, Vision, and Goals. These considerations and trade-offs will be the basis for deciding on a preferred growth scenario for the new Blueprint Denver.



- Identify how and where we grow
- Tell the story of development patterns
- Understand high level impacts

- What projects, policies and programs will help achieve the preferred scenario?
- How effective are tools and strategies?

After identifying the preferred growth scenario, the next phase will be to evaluate tools, strategies, and policies that will help us achieve that scenario, accentuate positive outcomes, and mitigate potential negative impacts. A final round of scenario modeling using DRCOG’s UrbanSim will help us test and refine the efficacy of the potential tools, strategies, policies for achieving our desired scenario.

Small Group Breakout Discussions

After the presentations, the Task Force members broke out into small groups for facilitated discussions centered on two main themes:

1. **Urban Centers and Corridors**

- Are all the DRCOG Urban Centers (shown on large maps - see image below) appropriate for higher intensity housing and employment development?
- Are any urban centers missing?
- What urban centers have the greatest capacity for new growth and what should that look like?
- What corridors should be prioritized for multi-modal investment and higher intensity development?

2. **Neighborhood Infill and Intensification**

- What types of infill and housing is appropriate in neighborhoods?
- What characteristics should influence different applications of infill and intensification across the city?
- What are the right conditions for increasing the density of neighborhoods?
- How do we ensure that the impacts of new growth (good and bad) are equitable demographically and geographically?



Summary and Common Themes

The detailed transcription of notes from each of the break-out groups can be found at the end of this summary document. Key points and ideas found in common among the groups include:

Urban Centers and Corridors

- DRCOG Urban Centers are mostly seen as appropriate, but most groups identified other areas of the City that should be considered. Areas most commonly mentioned were: southwest Denver and the Morrison Road corridor, several segments along Federal Blvd., the area around the National Western Complex, east Colfax, east of Quebec, the area around Monaco and Leetsdale, and southeast Denver along I-25 and the Denver Tech Center.
- Several groups focused on some manifestation of the idea that Denver should be “a city of great, small neighborhoods” rather than focusing just on larger urban centers.
- We need to focus growth near transit connections and along commercial corridors.

Neighborhood Infill and Intensification

- Every group focused on equity and a balanced approach to neighborhood intensification.

- The idea that “no neighborhood should be left behind” had different meanings to different people: either that all neighborhoods should have access to high-frequency transit; or that all neighborhoods in Denver must absorb some of our anticipated growth.
- Housing and employment growth must be accompanied by corresponding investments in pedestrian, bicycle, transit, and parks and trails infrastructure.
- Policies that allow infill and intensification of neighborhoods must preserve and protect the existing form and character, and affordability for current residents.
- A range of housing types (duplexes, ADUs, etc.) will help preserve character and affordability in neighborhoods and provide options for a wider range of Denver residents.



PROCESS UPDATE AND NEXT STEPS

The MIG Team will work with staff to distribute the Blueprint Diagnostic analysis before the end of 2016. The team will begin work in 2017 on an industrial lands assessment (what exists today and what is needed for industrial employment land in the future); refine draft values, vision, and guiding principles for the Blueprint update; and start development and evaluation of the alternative growth scenarios. At the sixth Blueprint Denver Task Force Meeting on January 26th, the MIG Team present revised Goals/Guiding Principles to the Task Force and lead a discussion and exercises related to mobility. Outreach activities in early 2017 will include online commenting on the draft Blueprint Vision and Values as well as a supplemental vision questionnaire and outreach targeted to groups under-represented during the first round of public engagement.

CITY AND COUNTY OF DENVER

Blueprint Denver Update

planning process



TASK FORCE MEETING #5 ATTENDEES:

Task Force: Joel Noble, Co-Chair, Kimball Crangle, Co-Chair, Angelle Fother, Andrew Sense, Annie Levinsky, Brent Bowman, Brianna Borin, Chris Crosby, Gabriel Guillaume, Jeff Walker, John Desmond, John Hayden, Leo Carosella, Margie Valdez, Norma Brambila, Perry Burnap Stewart Tucker Lundy, Tim Baldwin, Trini Rodriguez

Other: Davian Gagne, Jessica Vargas, Brad Segal, Gosia Kung, Melissa Horn, Daniel Jerrett, Jack Kowalski, Myles Taugalin, Hilanie Portell, Bonnie Guillen, Jon Murray, David Sachs

Staff/Consultants: David Gaspers, Chris Ryerson, Matthew Prosser, Sarah Showalter, Brad Buchanan, Evelyn Baker, Caryn Champine, Brandon Shaver, Sara White, Mallory Bettag, Steven Chester, Courtney Levingston, Jeremy Klop

Date: 12/8/2016	Time: 1:00 – 3:00 pm	Location: CAVEA at Metropolitan State University 890 Auraria Parkway, Student Success Building Room 420 - CAVEA
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Item	Topic
1.	Welcome and Meeting Overview
2.	Process Update (David Gaspers) <ul style="list-style-type: none"> • Survey #2 Results and Revised Vision Framework on Website • Follow-Up Outreach to Underrepresented Groups and Populations
3.	Overview of 2002 Blueprint Denver Diagnostic <ul style="list-style-type: none"> • Overview of Diagnostic Document (Jay Renkens) • New Findings/Takeaways
4.	Planning for Growth/Scenario Modeling <ul style="list-style-type: none"> • Regional Growth Modeling (Daniel Jarrett, DRCOG) • Overview of Blueprint Denver Scenario Modeling (Joe Distefano and Jay Renkens) • Small Group Breakout <ul style="list-style-type: none"> ○ Regional Centers and Corridors ○ Neighborhood Infill and Intensification
5.	Questions and Comments
6.	Next Steps <ul style="list-style-type: none"> • Scenario Modeling • Goals and Objectives
7.	Meeting Close

DETAILED COMMENTS

Below are the comments recorded during the discussion with by Task Force Members during the small group discussions.

Regional Centers and Corridors

Group #1

- RiNo Urban Center
- Compact Development around transit – cluster around infrastructure
- Reduce number of urban centers
- Colfax corridor as growth opportunity
- RiNo Urban Center should include Walnut & Blake
- NPCC as urban center?
- Urban center/growth along waterways
- Growth maximizing trail system
- Urban center/growth investment in Westwood along Morrison Road
- Growth/urban center at 38th & Tennyson
- Enhance Lowry Urban Center
- Mile High as urban center/growth

Group #2

Do these urban centers “make sense” for directing development?

- Between Colfax and City Park is probably too large (also Cherry Creek N. of 3rd) – It’s really more lower density
- LoHi not designated?
- Existing railyards goof infill options?
- Opportunity between Northfield & Montbello?
- Elitch’s development?
 - Not much in NW Denver
- South Pearl?
 - Capacity but historically protected?
- East Colfax corridor?
- Can Colorado Blvd. provide adequate access to density S. of Alameda?
- Everywhere with major bus routes and rail stations
- Federal Blvd. south of Alameda
- Expand along University
- Tamarac & 285

Qualities for Urban Centers

- Near existing/planned infrastructure

- I-25 (I-70 Alameda)
- Peña Station
- Walkable (sidewalks)
 - Complete network with denser development

Missing Places

- Montbello (Peoria Station)
- Small areas in N. Park Hill
- Monaco, Leetsdale, Alameda area

Any centers that don't make sense?

- Welton
- Tennyson

Group #3

- Exact definition of Urban Center?
- Growth should occur where transit intersects
- Where are underdeveloped areas? (10th & Osage)
- Opportunities along Leetsdale
- ETCs East of Quebec
- More transit in Northeast
- How do suburban areas transition?
- What about urban centers next to Denver?
- Link housing to commercial corridors
- Border with Aurora/more intensity next to them?
- Density near multimodal
- Double down on downtown
- More housing in DTC
- Opportunities in Sun Valley
- Town Center Between Stapleton & Montbello
- Not a lot of employment in SW suburban Denver
- Parks & open space needed

Group #4

- Not many urban centers on west/southwest side of city
- Morrison Rd. should be a growth/investment area and ETC + urban center
- East Colfax should be an urban center
- West Line LRT stations may need to be urban centers
- North and South on Federal Blvd. should be urban centers
- National Western Center should be an urban center
- Urban centers and corridors need more investment in pedestrian and bike investment

- Growth shouldn't just consider density – need to consider equity, affordability and character
- Need public improvements = parks, sidewalks, etc. in these growth areas
- Land availability should be considered in urban centers and corridors
- SW I-25 has a lot of growth potential
- Urban centers surrounding Colorado Blvd are one example of areas without infrastructure needed for growth
- 38th/Tennyson has potential as an urban center
- Daily living amenities and affordable housing needed in urban centers and corridors
- A diverse supply of affordable housing is needed – (e.g. not just apartments)
- More affordable housing for large families and home ownership is needed
- Land trust model could be a good solution
- There are inequities in key services such as sidewalks, parks, rec centers, grocery stores

Neighborhood Infill and Intensification

Group #1

- Lots to be developed without parking
- Transit access is criteria for infill and intensity in neighborhoods
- Residential growth in neighborhoods must have meaningful commercial integrated
- More nodes along transit that are smaller
 - Fairfax & 28th
- Enhanced BRT Investment
- Affordable housing options and range of types in growth centers and neighborhoods

Group #2

- 1920's neighborhoods
 - Scrapes to very large single family residences (out of character)
 - Duplexes may be more appropriate and actually less impactful (smaller scale mid-density) in areas feeling development pressure
 - In areas of transition
 - Close to transit
- More housing near growing employment centers (i.e. DTC)
- More services/retail in residential and AOS
- ADU's (esp. on alleys)
- Maintain character/feel
- Density at transit
- Housing jobs services mix

Equitable Impacts of Infill and Intensification

- Affordable housing (and transportation) in all neighborhoods
- Affordable housing policies

- Frequent bus routes are not always in the areas that need them
- Environmentally impactful uses

Group #3

- ADUs (Don't Change Character)
- Every neighborhood should take fair share
- Discourage single occupancy vehicles
- Transit options determine density
- Infill or refill?
- Focus the intensity
- ADUs can be attached to primary structure
- Reacting to more people or cars? Building forms?
- Consideration for outlying neighborhoods
- Who are we accommodating for? Transplants?

Group #4

- Affordable housing
- Housing supply should better match demand
- Neighborhoods like Berkeley & Mariposa
 - Avoid displacing existing residents
- Smaller scale housing types, such as Row houses, would fit in much better in existing neighborhoods
- Availability of jobs is a good condition for decreasing housing density
- Preserving character and authenticity with compatible form, scale, etc. is important
- Westwood is youngest neighborhood in city but doesn't have sidewalks and parks
- Need more affordable ownership opportunities like co-ops
- Neighborhoods without infrastructure/amenities should be considered for investment at the city-wide level, not just neighborhood by neighborhood