



Blueprint Denver Future Places 2020 Plan Map Amendment

City Council
March 31, 2020

Blueprint Denver Future Places Map Amendment

Two major ways to update and evolve the Blueprint Denver neighborhood context map and future places map:

- NPI area plans and other small area plans
- Consolidated updates

Blueprint Denver Future Places Map Amendment

NPI area plans and other small area plans

- Far Northeast Neighborhoods Plan
- Stadium District Master Plan
- Loretto Heights Master Plan

NPI area plans and other small area plans: during a small area planning process, the future places map may be revised. This would occur at the time that a new or amended small area plan is adopted by City Council as a supplement to the comprehensive plan. (Page 59 – Implementation)

Blueprint Denver Future Places Map

Amendment

Consolidated Updates Approach

Blueprint Denver directs CPD to explore an approach to update the Future Places map on a regular basis

Consolidated updates: CPD will explore and implement an approach for the future places map to be updated on a regular basis. This could entail a process, happening every one or two years, in which staff identifies potential changes to the map based on inquiries or requests from property owners and the community. This process would need to include public input and result in an amendment to the map that is approved by Planning Board and adopted by City Council. (Page 59 – Implementation)

Future Places Map Update

Process

Either CPD or Council Districts can led a map update process

- CPD process is initiated through staff identification (internal)
- City Council process is initiated by office staff or from the community (external)

Future Places Map Update Process

A Council District lead process includes:

1. Council Districts receive or identifies proposals
2. Council Districts select preliminary changes to pursue through annual update process
3. Council District engages community on proposed future place map changes
4. Council Districts submit proposed future place map changes to CPD
5. CPD incorporates proposed changes into Blueprint Denver Future Places Map and coordinates adoption with Blueprint Denver Annual Report

Future Places Map Update

Process

1. Council Districts receives or identifies proposed changes

- Neighborhood groups, business districts, property owners, others
- Council Districts may also identify map changes
 - District 7 identifies possible map change in Overland Park
- Reasons for proposed change:
 - Mapping error in Blueprint Denver
 - Property owners and residents in this area have expressed a desire to see new mixed-use development in this area that currently includes industrial and residential uses.

Future Places Map Update

Process

2. Council Districts select preliminary changes (if any) to pursue through annual update process and consults with CPD.
 - District 7 brings proposal to CPD

Council District #7 Future Places Map Amendment

Proposal Overland Park Manufacturing Area

- W Louisiana Ave (N) to W Colorado Ave (S)
- RR tracks (W) to Broadway/Acoma alley (E)

Proposed Change:

Value Manufacturing: serve the primary purpose of light manufacturing, wholesale trade, transportation and warehousing. Residential uses are not allowed.

to Innovation/Flex: serve the purpose of craft or maker spaces, high-tech design and manufacturing with a mix of employment and residential. Multi-unit residential uses are allowed and can be integrated into the existing or future



Map Legend

Blueprint Future Place Type

Centers

- Local Center
- Community Center
- Regional Center

Corridors

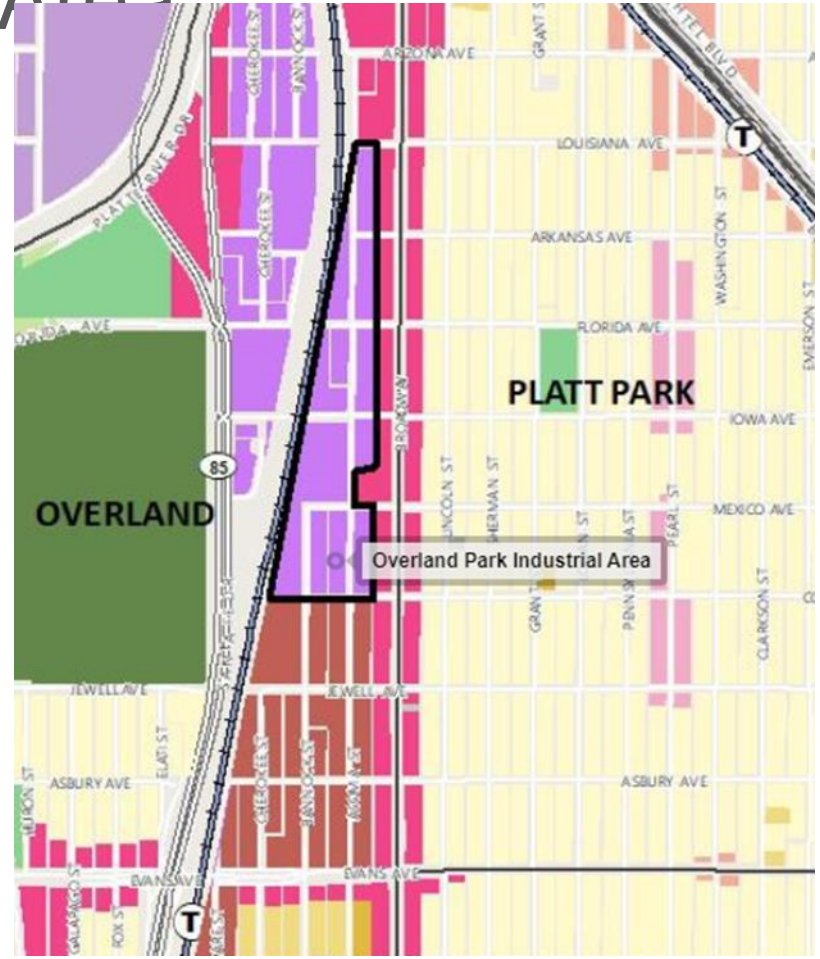
- Local Corridor
- Community Corridor

Residential Areas

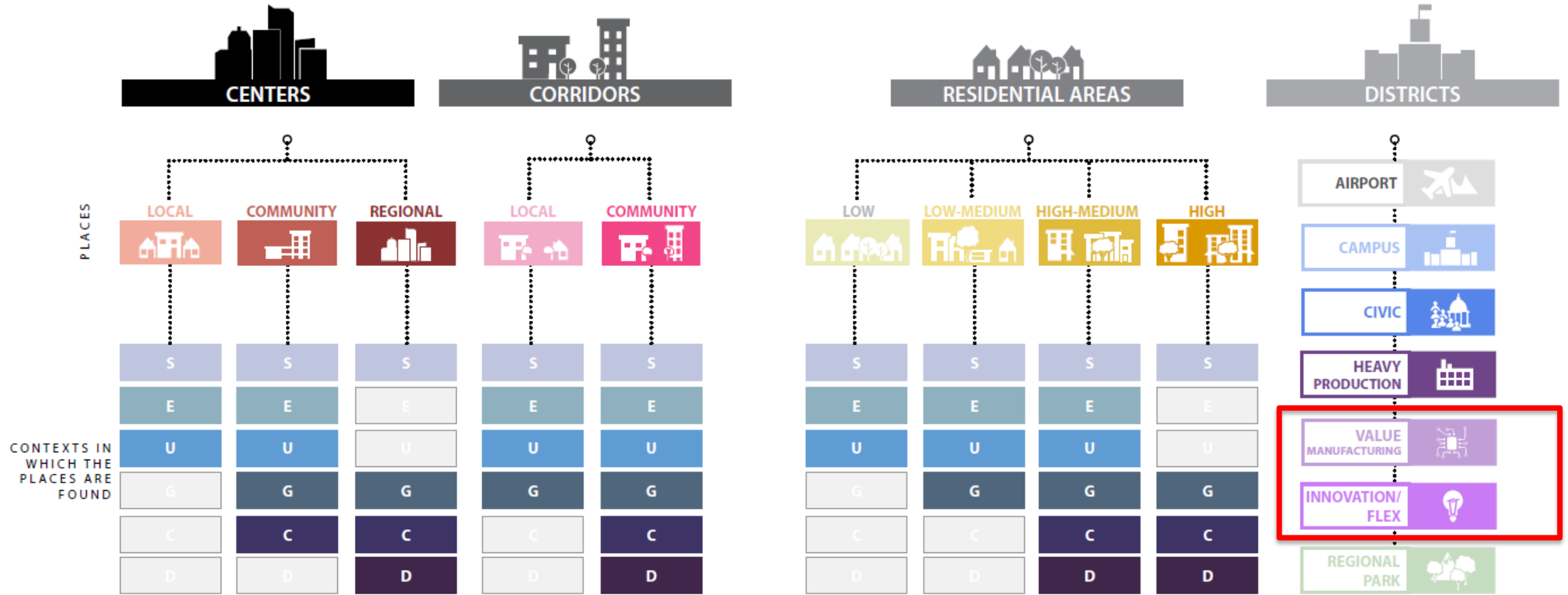
- High
- High-Medium
- Low-Medium
- Low

Districts

- Airport
- Campus
- Civic
- Heavy Production
- Value Manufacturing
- Innovation/Flex
- Other Park and Open Space
- Public Park and Open Space
- Regional Park



Future Places



Future Places Map Update

Process

2. Council Districts select preliminary changes (continued)

CPD considerations include but are not limited to:

- Timing of future/recent small area planning in the neighborhood – [No recent plan and not identified for next NPI Phase](#)
- Proposed change shouldn't circumnavigate the need for a small area plan
 - Scale and complexity – [Maintains as manufacturing area and does not add places \(relatively simple map change\)](#)
 - Geographic size – [5 block size would not typically call for a small area plan](#)
 - Appropriateness to adjacent future places – [Adjacent community corridor and center places also allow mixed-use residential development](#)

Future Places Map Update

Process

2. Council Districts select preliminary changes (continued)

CPD considerations include but are not limited to:

- Overall impact on creating complete neighborhoods, meeting equity concepts, citywide population/employment projections
 - Complete Neighborhoods: Allowing residential development at the subject area advances the Blueprint Denver vision
 - Key Equity Concepts: Scoring is in the low to mid-range. Any large-scale rezoning would be subject to a full equity evaluation.
 - Growth Strategy: New jobs and housing could be directed to the location, which is not included in a manufacturing preservation area.

Future Places Map Update

Process

3. Each Council District engages community on proposed future place map changes

- District leads a required public process to receive feedback.
 - District 7 hosted two community meetings on November 13 & 21
 - Written notice done consistent with Large Development Review process
 - 40 attendees and overall comments were supportive
 - Online survey
 - Received 19 “strongly supported” responses
 - Neighborhood Outreach
 - CD7 flyer the area
 - Overland Park Neighborhood Association letter of support

Future Places Map Update

Process

4. Council Districts submit proposed future place map changes to CPD.

5. CPD incorporates proposed changes into Blueprint Denver Future Places Map and coordinates adoption with Blueprint Denver Annual Report

Comprehensive Plan 2040

Criteria

- 1) An inclusive community process was used to develop the plan.
- 2) The plan is consistent with the vision, goals and strategies of Comprehensive Plan 2040.
- 3) The plan demonstrates a long-term view.

Staff Recommendation:

Based on the findings that *Blueprint Denver 2020 Future Places Map Amendment* used an inclusive public process, is consistent with *Comprehensive Plan 2040* and that the plan takes a long-term view, staff recommends approval.