



DENVER
THE MILE HIGH CITY

TO: Land Use, Transportation, and Infrastructure Committee
FROM: Kristin Krasnove Fritz, Senior City Planner
DATE: August 31, 2010
RE: La Alma/Lincoln Park Neighborhood Plan

I. Committee Authority and Role

Land Use, Transportation, and Infrastructure Committee has responsibility and oversight for zoning and other land-use decisions and planning.

II. Scope of Project

The La Alma Lincoln Park Neighborhood Plan is a proposed supplement to the Denver Comprehensive Plan. If adopted, it will provide the planning context for the La Alma Lincoln Park Neighborhood including the 10th and Osage Station Area (defined as a half mile radius surrounding the station platform) located in the Lincoln Park statistical neighborhood and adjoining the Auraria Campus and downtown.

The Neighborhood Plan documents the vision and recommendations for land use, urban design, mobility and infrastructure to the La Alma Lincoln Park Neighborhood. The Plan also identifies implementation priorities and proposed timeframe.

III. Criteria for Review

The Criteria for review for a plan to be adopted as a supplement to the Comprehensive Plan is in the Denver Comprehensive Plan 2000.

IV. Findings on Criteria

Is the proposed plan consistent with the goals and objectives of Comprehensive Plan 2000, including amendments and supplements?

Finding: The La Alma Lincoln Park Neighborhood Plan is consistent with the goals and objectives of Denver Comprehensive Plan 2000 and applicable supplements.

Key policies and recommendations from the land use, mobility, legacies, and neighborhoods chapters of Plan 2000 were used to guide the La Alma Lincoln Park Neighborhood Plan process and recommendations.

Blueprint Denver identifies the neighborhood as having both Areas of Change and Areas of Stability. The neighborhood includes a combination of Single Family Duplex, Commercial Corridor, Campus (Denver Health and West High School), Urban Residential, Industrial and Park. The core of the residential neighborhood is identified as an Area of Stability and the area directly east of the light rail station is an Area of Change. The western portion of the neighborhood is identified as an Area of Change with the land use recommendation of Industrial. This Plan provides more specific direction on land use and urban design, mobility and infrastructure recommendations.



Additionally, Blueprint Denver identifies three types of implementation tools (regulatory, investment and partnerships), which are the organizing mechanism for the Implementation Chapter. The plan is also consistent with adjacent small area plans, most notably the Baker Neighborhood Plan, Downtown Area Plan, Auraria West Station Area Plan, and Draft Federal-Decatur Station Area Plan.

The Vision and Goals chapter of the plan provides a summary of all other relevant Plan 2000 supplements and planning documents such as the TOD Strategic Plan, Pedestrian Master Plan, Greenprint Denver and surrounding neighborhood plans.

Did the proposed plan have an adequate planning process, including inclusion of appropriate stakeholders, opportunities for public involvement and opportunities for meaningful input?

Finding: The plan has been developed through an extensive public process that provided ample opportunity for meaningful involvement of stakeholders and the interested public.

No.	Date	Forum	Purpose
1	January 25, 2007	Focus Group	Discussed planning process, scope and preliminary Plan Objectives
2	Feb 15, 2007	Public Workshop	Joint Meeting for Auraria West Campus, Decatur and 10 th & Osage TOD and Station Area Planning
3	April 20, 2007	Focus Group	Discussed Plan Objectives and preliminary recommendations
4	May 9, 2007	Public Workshop	Joint Meeting for Auraria West Campus, Decatur and 10 th & Osage TOD and Station Areas - Discussed and evaluated alternatives
5	November 5, 2007	Focus Group	Reviewed and discussed plan objectives and revised plan concepts
6	November 13, 2007	Public Workshop	Discussed preliminary goals and recommendations
7	February 20, 2008	Planning Board	50% Briefing
8	April 21, 2009	Public Workshop	Discussed residential character area and context
9	December 16, 2009	Planning Board	Briefing
10	March 15, 2009	Blueprint Committee	Briefing
11	June 25, 2010	Mail/Email	Released Stakeholder Draft
12	July 7, 2010	Stakeholder Meeting	Discussed draft recommendations
13	July 16, 2010	Email/Web	Published Public Review Draft
14	July 27, 2010	Public Meeting	Public meeting to review Draft Plan
15	August 4, 2010	Planning Board	100% Briefing
16	August 18, 2010	Planning Board	Public Hearing
17	August 31, 2010	Land Use, Transportation & Infrastructure Committee	Committee Review
18	Sept 13/20, 2010	City Council	Courtesy Public Hearing and Adoption

Does the proposed plan reflect an appropriate long-term perspective?

Finding: The plan provides an appropriate long term perspective with its 1-20-year vision as well as short, mid, and long-term actions to implement the goals.

The Neighborhood Plan (including the 10th and Osage Station Area Plan) is both a long-term vision plan and an implementation plan, with focus on short-term actions within 5 years that can reinforce and implement the plan goals. The full planning timeframe is 20 years while build-out is expected longer term.

Is the proposed plan consistent with other city policies, ordinances, rules and regulations, design guidelines, and established planning, legal and engineering principles?

Finding: The La Alma Lincoln Park Neighborhood Plan recommendations are consistent with relevant existing regulations and design guidelines.

For example, Mobility and Infrastructure recommendations are consistent with Department of Public Works rules and regulations and where more study or evaluation is needed, the specific issues are defined.

Is the proposed plan’s context (such as existing conditions, policies and issues) adequately explained?

Finding: The Supporting Documentation Chapter provides a comprehensive overview of existing population, land use, zoning and planning context.

Are the proposed plan’s underlying assumptions valid and adequately explained?

Finding: The Vision Chapter provides an adequate overview of valid strengths, opportunities and challenges for the station area.

The stakeholders assisted in developing the statements, which provide the basis for the Plan Objectives and Recommendations.

Are the proposed plan’s vision, goals and recommendations appropriate?

Finding: The plan’s vision, goals and recommendations are appropriate to the defined purpose of the La Alma Lincoln Park Neighborhood Plan.

The overall vision and plan objectives are on pages 8-11. The specific recommendations are contained within the individual chapters. Comp Plan 2000, Blueprint Denver, the TOD Strategic Plan provide the basis for the plan objectives. A summary of these objectives are:

- Redevelopment focused in three areas:
 - 10th and Osage station
 - Santa Fe corridor
 - 13th Ave corridor west of Osage
- Stability improved within residential neighborhood
- Increased circulation and connectivity
- Neighborhood support systems are improved
- Local services are maintained
- History and cultural diversity are preserved and celebrated

Does the proposed plan contain viable implementation strategies?

Finding: The Implementation Chapter provides well-organized, viable implementation strategies.

All recommendations have an associated implementation strategy. Implementation strategies are based on the Blueprint Denver categories of regulatory, investment and partnership tools. While the planning and build-out timeframe is 20 years or more, implementation strategies have 2 timeframes of short- (1-5 years), long-term (5-10 years). The purpose is to ensure the mechanisms are in place at the beginning of the planning timeframe to ensure successful station area development. The Implementation Chapter (pages 68-73) provides specific actions, responsible parties and timeframes. CPD fully vetted these strategies with city departments to ensure the viability of these actions.

Are the budgetary and regulatory impacts of the proposed plan considered? Are they appropriate?

Finding: Appropriate infrastructure and regulatory actions are included in the implementation plan.

Does the proposed plan identify the appropriate questions?

Finding: Each section provides an outline of the strengths, opportunities and challenges for the area that were a result of public involvement and framed the discussion at the beginning of the process.

Does the proposed plan answer the questions adequately?

Finding: The plan objectives synthesize the goals and recommendations related to the key planning questions. The individual chapters on land use and urban design, mobility and infrastructure provide more details on the individual components.

Does the document effectively communicate the plan content and recommendations?

Finding: The plan uses narrative, maps, graphics, tables and illustrations to communicate the vision, goals and recommendations.

Is the document of professional quality and in the City's plan format? Does it use correct grammar, spelling, punctuation, layman's language, consistency in term references, etc.?

Finding: Every effort was made to avoid jargon or to define terms, to illustrate critical points through both graphic and narrative means, and to use consistent terms.

IV. Staff Recommendation

Based on the analysis provided, CPD recommends **APPROVAL** of the La Alma Lincoln Park Neighborhood Plan.