

Neighborhood Planning Initiative

S T R A T E G I C P L A N

LUTI COMMITTEE REVIEW DRAFT
DECEMBER 8, 2016



DENVER
COMMUNITY PLANNING
& DEVELOPMENT



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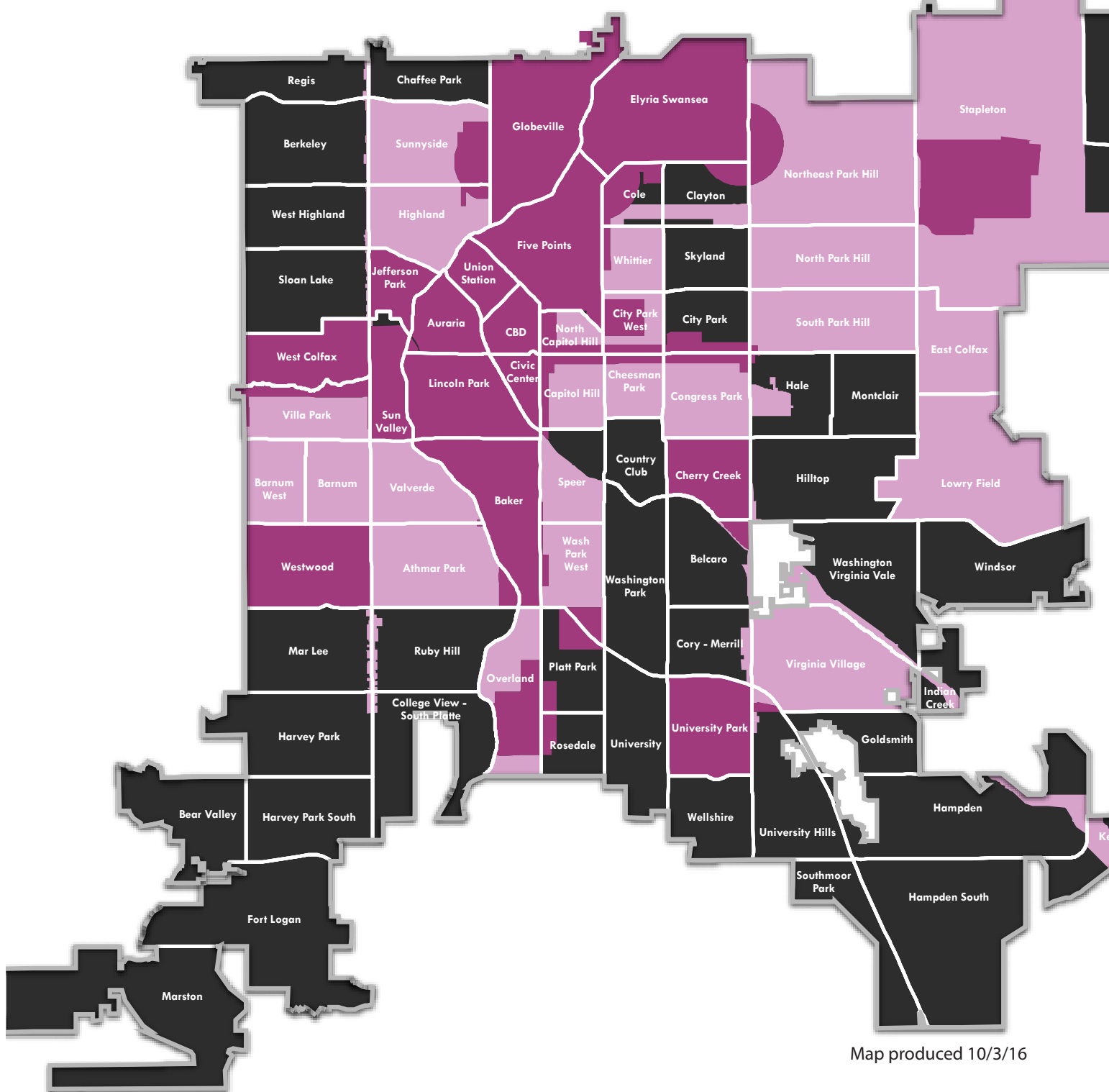
APPROACH

INTRODUCTION

WHAT IS THE NEIGHBORHOOD PLANNING INITIATIVE?

The Neighborhood Planning Initiative (NPI) is a new commitment to cover 100% of the city with area plans. This will be achieved over a period of approximately 10-14 years, or faster if resources allow (under Denver's current planning approach of conducting one or two neighborhood plans at a time, this would

take approximately 78 years to achieve). Under the banner of NPI, area planning will occur according to a consistent, streamlined process common to all plans. The multi-year work program will occur according to a predictable schedule laid out in advance. Once 100% coverage of the city is achieved, NPI will continue by cycling back through and updating the completed plans for each area.



Map produced 10/3/16



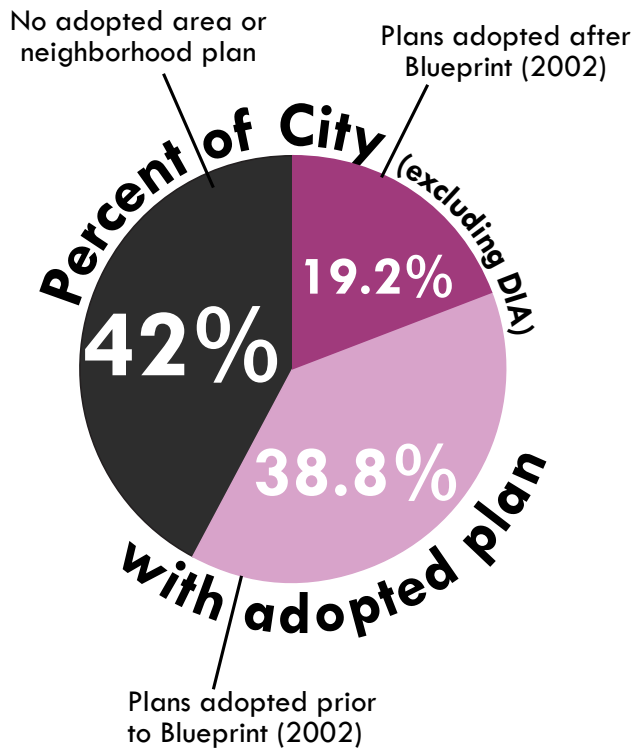
WHY DOES DENVER NEED NPI?

Historically, small area plans in Denver have taken many forms including plans for neighborhoods, station areas, corridors, and other geographies. Small area plans do a lot for communities:

- They engage neighborhood stakeholders in identifying a future vision for the area and then provide strategies and recommendations for achieving that vision.
- They provide detailed recommendations for land use and future investments to help ensure neighborhoods grow as envisioned by the plan.
- They provide a level of analysis, detail, and guidance on issues affecting local areas that citywide plans cannot.

Today, only about 19% of the city has a small area plan adopted after Blueprint Denver (the 2002 citywide land use and transportation plan). Another 39% of the city has small area plans older than Blueprint Denver, indicating they are getting out-of-date and need to be refreshed. Finally, a significant percentage of the city (42%) has no small area plan at all. New plans produced under NPI would be the first area plans of any kind for many parts of the city.

The NPI area planning process offers neighborhood stakeholders the opportunity to come together and shape the future of an area. By obtaining 100% coverage of the city with area plans, NPI will place all areas of the city on an equal footing on issues related to growth and development. Elected officials, Planning Board members, and other decision-makers will have comparable information and policy guidance to help with decision-making regardless of location.



BACKGROUND ON DENVER'S 78 NEIGHBORHOODS

The basis for the City's neighborhood delineation was established in 1972 as part of a federally-funded community renewal program, driven by the need to keep consistent boundaries for the purposes of data tracking and historical comparison. The resulting areas are called Neighborhood Statistical Areas (NSAs), and their purpose is to maintain consistent and permanent boundaries over time. The boundaries align with U.S. census tracts, allowing for historical comparison of data. The only changes made to the map since this original effort have been to reflect annexation of new land into Denver, such as DIA. NSAs are distinct from Registered Neighborhood Organizations (RNOs), which are organizations with boundaries that are self-defined and may overlap.



NPI CORE VALUES

VALUES FOR THE NPI PLANNING PROGRAM

The NPI planning process has three core values: intentional, equitable, and measurable. These values are the foundation of NPI and guided the development of the strategic plan. These core values will remain constant and continue into the future as area plans are developed over the coming years.



INTENTIONAL

VALUE 1

The planning process will be clear and participants will know what to expect.

- **Focused.** The planning process will target issues most relevant for the community, and that can be effectively addressed through neighborhood planning.
- **Streamlined.** NPI will follow the same multi-phased model for each planning process as defined by the NPI Strategic Plan.
- **Innovative.** NPI will develop customized, unique, and creative recommendations for each planning area.
- **Informed.** NPI will use relevant data and analysis for informed decision making.
- **Multi-Departmental.** City agencies will coordinate with each other and the public in developing each plan.



EQUITABLE

VALUE 2

The planning process will treat neighborhoods fairly and promote balanced, equitable outcomes.

- **100% Coverage.** By obtaining 100% coverage of the city with area plans, NPI will provide the same policy foundation for the entire city.
- **Inclusive.** The process will include diverse perspectives and provide multiple ways to be involved.
- **Transparent.** Information will be transparent and available. Draft materials will be created throughout the process. Stakeholders will have an opportunity to inform content as it is developed. Area plan phasing will provide the community with advance notice of upcoming planning efforts.



MEASURABLE

VALUE 3

The planning process will make use of data to inform decisions and track implementation progress.

- **Data-Informed.** Indicators of planning need will be used to inform the order in which plans will be undertaken. Decisions will be supported by data and analysis throughout each planning process. Information will be transparent and available.
- **Implementation Metrics.** Wherever possible, plan recommendations will be tied to metrics to help track progress toward implementation.

STRATEGY & APPROACH

NPI will result in 100% coverage of the city by small area plans within a timeframe of approximately 10-14 years. This will be accomplished by adhering to a planning approach consisting of nine components, organized here by their relationship to NPI's three core values.



INTENTIONAL

1. GROUP NEIGHBORHOODS TOGETHER

In the past, small area plans were conducted at a variety of scales, the most common of which was the individual neighborhood-level. Under this system, each neighborhood plan took an average of two years to complete. NPI will group neighborhoods together to cover larger areas. Each of Denver's 78 statistical neighborhoods will be assigned to one of 19 groupings, and each grouping will receive its own area plan. For more details on the proposed groupings, refer to the Grouping and Sequencing section beginning on page 14 of this strategic plan.

2. OBSERVE A MAXIMUM TIMELINE

NPI area plans will be designed to be completed and adopted in 18 months and will take no longer than 2 years. Observing this timeline for each plan is important in order to keep the larger 19-plan initiative on schedule. Some plans will use the entire two-year timeframe, whereas others may be completed faster. The total difference between the fastest timeline and the maximum timeline across all plans is approximately 3.5 years, as detailed below:

- 3 plans concurrently, 18 months each = 10.5 years
- 3 plans concurrently, 24 months each = 14 years

Observing the prescribed timeline for each plan has two major benefits for stakeholders. First, it helps avoid stakeholder fatigue, and second, it allows plans to get to the implementation stage faster.

3. ALIGN WITH CITYWIDE PLANS

Citywide plans such as Blueprint Denver and Denver Moves provide policy guidance on topics that overlap significantly with NPI. Because NPI is conducted at the neighborhood/local level, NPI plans will provide more detailed and comprehensive guidance than is possible in citywide plans. Establishing clear roles between NPI and citywide plans will help to ensure clarity and consistency between plans.



EQUITABLE

4. HAVE MULTIPLE PLANS IN PROCESS AT THE SAME TIME

With known resources as of the time of this Strategic Plan (2016), it is envisioned that there will be three NPI plans in process at any given time. Sustaining this level of planning over the course of many years will require identifying a consistent funding stream for the initiative.

5. COMMIT TO AN ONGOING PROCESS

NPI represents a significant commitment to area planning and implementation over a long period of time. When one area plan is completed, the next will start. NPI's initial goal will be to obtain 100% coverage of the city with area plans, but NPI will not be over when this is achieved. By the time the last plan is completed, significant time will have passed and the first few NPI area plans will need to be refreshed. At that point, NPI will shift its focus to cycling back through the completed plans and updating them.

6. ENSURE THAT PLANS HAVE A TARGETED SCOPE

Some topics will be addressed by every NPI area plan (referred to as "always topics" in the NPI planning approach). Other topics do not need to be addressed by every NPI plan, but may be important to address in a particular area (referred to as "focus topics" in the NPI planning approach). Anything can be considered as a potential focus topic, but only the most critical topics will be added to the plan scope. The intent is to limit the scope of topics for two reasons. First, it allows for focus on addressing the most critical issues and opportunities, which in turn will lead to more focused (and ideally faster) implementation of plan recommendations. Second, reducing the number of topics addressed by the plan will help the plans to be completed within the prescribed timeline.



MEASURABLE

7. PRIORITIZE PLAN SEQUENCING USING NEED-BASED FACTORS

NPI will systematically prepare plans for each of the 19 planning areas. The sequencing of these plans will be as objective as possible and informed by a number of factors including planning need, previous planning, plan impact, funding, efficiency, and geographic equity (see page 19 for more detail on each of these factors). NPI area plans will occur in phases, with phase 1 plans occurring in the first 18-24 months of the initiative, phase 2 plans occurring in the next 18-24 month period after that, and so on. As one phase of the initiative is completed, the remaining areas of the city will be re-evaluated relative to the factors and the next phase announced.

8. FOCUSED IMPLEMENTATION

Wherever possible, NPI plans will identify metrics to track progress towards the implementation of recommendations and goals. By using a consistent set of metrics, it will be possible to report on plan implementation at regular intervals following adoption by City Council.

9. INFORMED PLAN AMENDMENTS

Occasionally, special circumstances may arise that require revisiting and possibly amending completed NPI area plans. For example, in the years following plan adoption, implementation metrics or other observations may reveal that some trends are headed in the wrong direction. In these cases, targeted plan amendments may be needed to adjust the policy direction and affect change. When undertaken, NPI plan amendments should also identify corresponding updates to Blueprint Denver (if needed).

INTEGRATION WITH BLUEPRINT

Blueprint Denver: An Integrated Land Use and Transportation Plan was adopted in 2002 and remains one of the city's primary planning documents. Among other things, Blueprint Denver calls for a balanced, multi-modal transportation system, land use that accommodates future growth, and open space throughout the city. Where Blueprint Denver provides high-level citywide guidance, small area plans such as neighborhood plans, station area plans, and corridor plans provide detailed guidance. When small area plans are adopted, they update the Comprehensive Plan and Blueprint Denver.

Blueprint Denver is currently undergoing an update as part of Denveright, a community-driven planning process that will result in four new citywide plans: Blueprint Denver, The Parks Game Plan, Denver Moves: Pedestrians and Trails, and Denver Moves: Transit. In the years ahead, NPI will build upon the foundation that is set by these plans. However, at the time of this writing, the Denveright process is still in the early stages and completion of the four plans is more than a year away. Although specific plan recommendations and other important details are not yet known, NPI area plans will later play an important role in applying and refining citywide concepts, strategies, and tools at the local level. Furthermore, each NPI area plan will identify specific updates to Blueprint Denver, and as such NPI will play a key role in keeping Blueprint Denver current and relevant in the years ahead.

VISION ELEMENTS AND GUIDING PRINCIPLES

WHAT IS IT?

The Blueprint Denver update will define a citywide vision. That vision will consist of different elements, guiding principles, and values that apply to the city as a whole.

HOW DOES NPI BUILD UPON IT?

Using Blueprint Denver's vision, elements, and guiding principles as a framework and a starting point, the NPI planning process will provide additional details to further define the specific vision for individual areas within the city. This NPI vision framework will be consistent with the broad guidance provided by Blueprint Denver, but will be customized to reflect the uniqueness and needs of local areas.

AREAS OF STABILITY & AREAS OF CHANGE

WHAT IS IT?

In 2002, Blueprint Denver designated all land within the city as either areas of stability or areas of change. The Blueprint Denver update will refine this system, likely adding more detail and nuance. Specific refinements to the areas of stability/change system are not yet known and will be developed in 2017 as part of the Denveright planning process.

HOW DOES NPI BUILD UPON IT?

The role of NPI area plans will be to refine the boundaries and mapping of areas of stability and areas of change, as necessary, and to apply a parcel-specific level of detail. When adopted, refinements from NPI area plans will update the Blueprint Denver map.

STREET TYPOLOGIES

WHAT IS IT?

In 2002, Blueprint Denver provided street typologies and identified the characteristics and function of each type. It is anticipated that the update to Blueprint Denver will refine this approach by providing a system that more directly relates to land use.

HOW DOES NPI BUILD UPON IT?

The role of NPI will be to refine Blueprint Denver's street typology mapping, as necessary, using the updated system provided in that plan. When adopted, the street typologies map from the NPI area plan will update the Blueprint Denver street typologies map.

LAND USE MAP

WHAT IS IT?

In 2002, Blueprint Denver provided a future land use map for the entire city. The city relies on this guidance to make zoning decisions when more detailed small area plans are not available. Blueprint Denver's land use map is updated as new small area plans are adopted.

HOW DOES NPI BUILD UPON IT?

NPI will provide parcel-specific land use mapping using the updated Blueprint Denver land use categories. NPI may also provide more detailed land use categories that are nested within the hierarchy of Blueprint's categories. When adopted, land use maps from NPI area plans will update the Blueprint Denver land use map.

PLACETYPES

WHAT IS IT?

The Blueprint Denver update currently underway will introduce the concept of place types. Place types are envisioned to be an organizing element/determinate related to land use and building form, similar to how neighborhood contexts are used as an organizing element in the Denver Zoning Code.

HOW DOES NPI BUILD UPON IT?

The specific details and role of place types are still-to-be determined, but the role of NPI will likely involve confirming or revising the assigned place types, establishing parcel-specific boundaries, and/or recommending strategies for addressing gaps or deficiencies in meeting the assigned place type designations.

IMPLEMENTATION

WHAT IS IT?

The Blueprint Denver update will include implementation strategies for regulatory and policy tools, investments, and partnerships. The update will also establish citywide land use and transportation metrics to allow for on-going tracking of plan implementation.

HOW DOES NPI BUILD UPON IT?

To the extent possible, metrics used to track the citywide progress of Blueprint Denver implementation should also be used to track progress for individual neighborhoods and NPI plan areas, although data availability may be a limiting factor. This will provide a consistent measuring stick to gauge implementation progress across all three geographic scales. Additionally, NPI area plans may need to identify additional metrics to track progress toward achieving plan-specific goals.

G R O U P I N G &

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SEQUENCING

INDICATORS OF PLANNING NEED

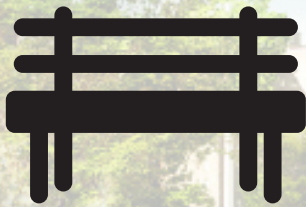
To help inform the NPI Strategic Plan, the city developed data-based indicators of planning need at the neighborhood scale. These indicators help to establish which neighborhoods within the city have the greatest need for a plan, relative to all of the other neighborhoods. This information is being used to inform which neighborhoods are grouped together, and which groupings should be prioritized in the NPI work plan to develop a plan sooner rather than later. These indicators are one tool for evaluating which neighborhoods have

the greatest planning need, but other considerations must be taken into account to determine plan sequencing, as described on page 21.

In later phases of NPI, it is anticipated that many of the indicators can be re-purposed, or new ones added, to measure neighborhood progress over time and to track progress toward achieving specific plan goals.

The indicators are organized by five themes, with three indicators within each theme, as follows:

LIVABILITY



PARKS & OPEN SPACE

Measures the percentage of households within 1/4 mile walk of a park or open space. Lack of access indicates greater need for a plan.



WALK/BIKE-ABILITY

Measures average block size. Larger block size equates to fewer intersections and lower connectivity and routing options. Larger block sizes indicate greater need for a plan.



HEALTH INDEX

Incorporates a series of health indicators including social economics, built environment, access to care, and morbidity. Higher health risks indicate greater need for a plan.

INVESTMENT



UNDERUTILIZATION

Measures percentage of land with a greater assessed value than its improvements. Underutilized land is more susceptible to redevelopment. Greater amount of underutilized land indicates greater need for a plan.



PERMIT ACTIVITY

Measures change in the number of permits per acre. Higher permitting activity indicates greater need for a plan.



SALES TAX

Measures the change in sales tax collected as an indicator of business activity and trends. More change (increase or decrease) indicates greater need for a plan.

POLICY & REGULATION



NEW VS. OLD ZONING

Measures the amount of land remaining in the old zoning code. More land in the old code indicates greater need for a plan.



AREA OF CHANGE

Measures the percentage of land identified in Blueprint Denver as an Area of Change. More area of change indicated greater need for a plan.



LU / ZONING MISMATCH

Measures the amount of land identified in Blueprint Denver as residential that does not have residential zoning. More misalignment indicates greater need for a plan.

ECONOMY



COST BURDEN

Measures the percentage of cost burdened households (housing costs greater than 30% of income). More cost burdened households indicated greater need for a plan.



MEDIAN INCOME

Measures change in median income over a ten year period. More change (increase or decrease) indicates greater need for a plan.



POVERTY

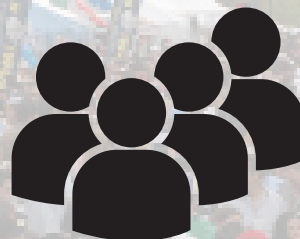
Measures the percentage of households in poverty. Higher poverty levels indicates greater need for a plan.

DEMOGRAPHICS



HOUSEHOLDS

Measures change in the number of households over a ten year period. More change (increase or decrease) indicates greater need for a plan.



POPULATION

Measures change in population over a ten year period. More change (increase or decrease) indicates greater need for a plan.

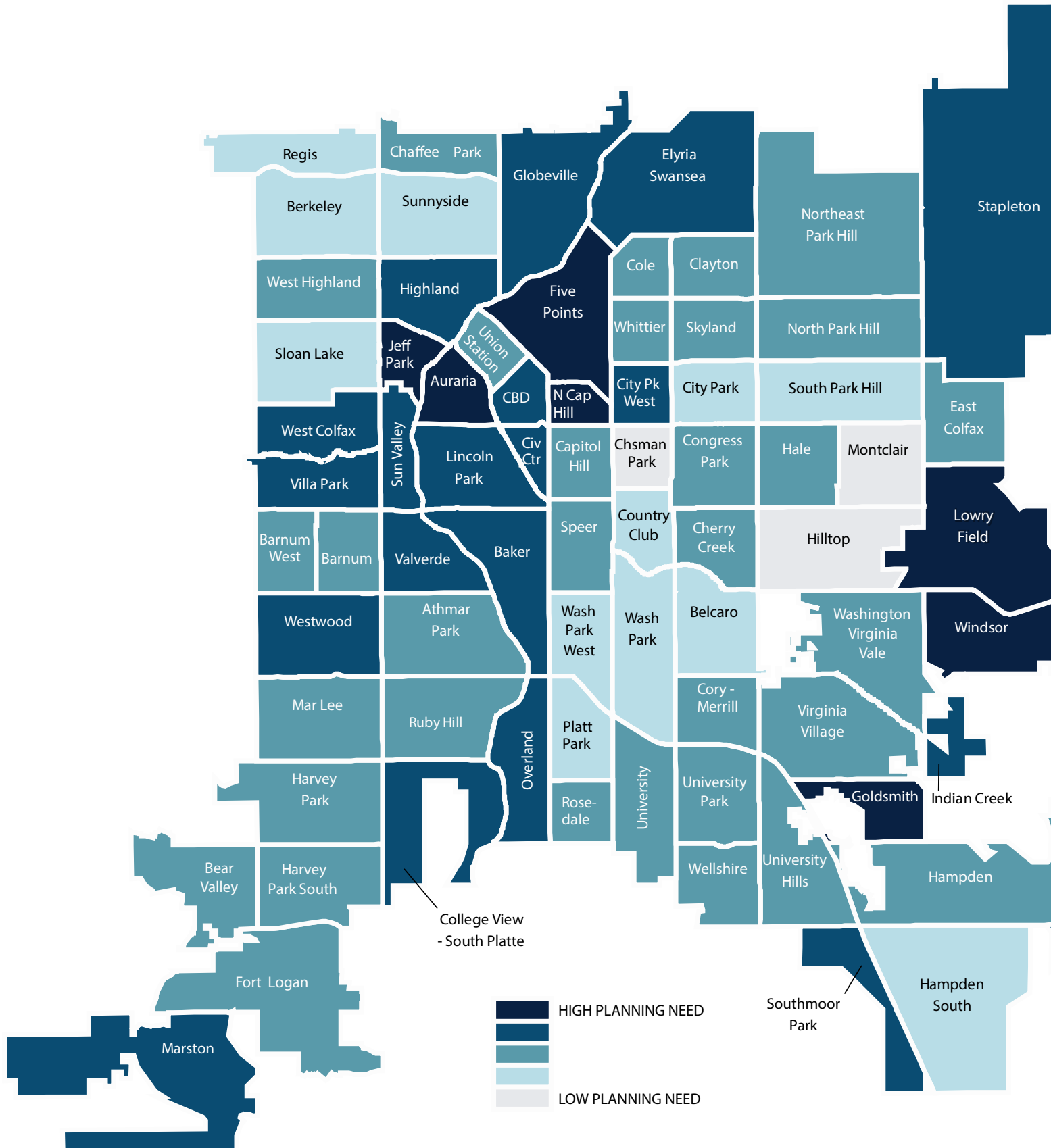


JOBS

Measures change in employment. More change (increase or decrease) indicates greater need for a plan.

NEIGHBORHOOD PLANNING NEED

The indicators have been compiled together to create an index of planning need for each statistical neighborhood, depicted in the following map:





OTHER CONSIDERATIONS INFLUENCING PLANNING NEED

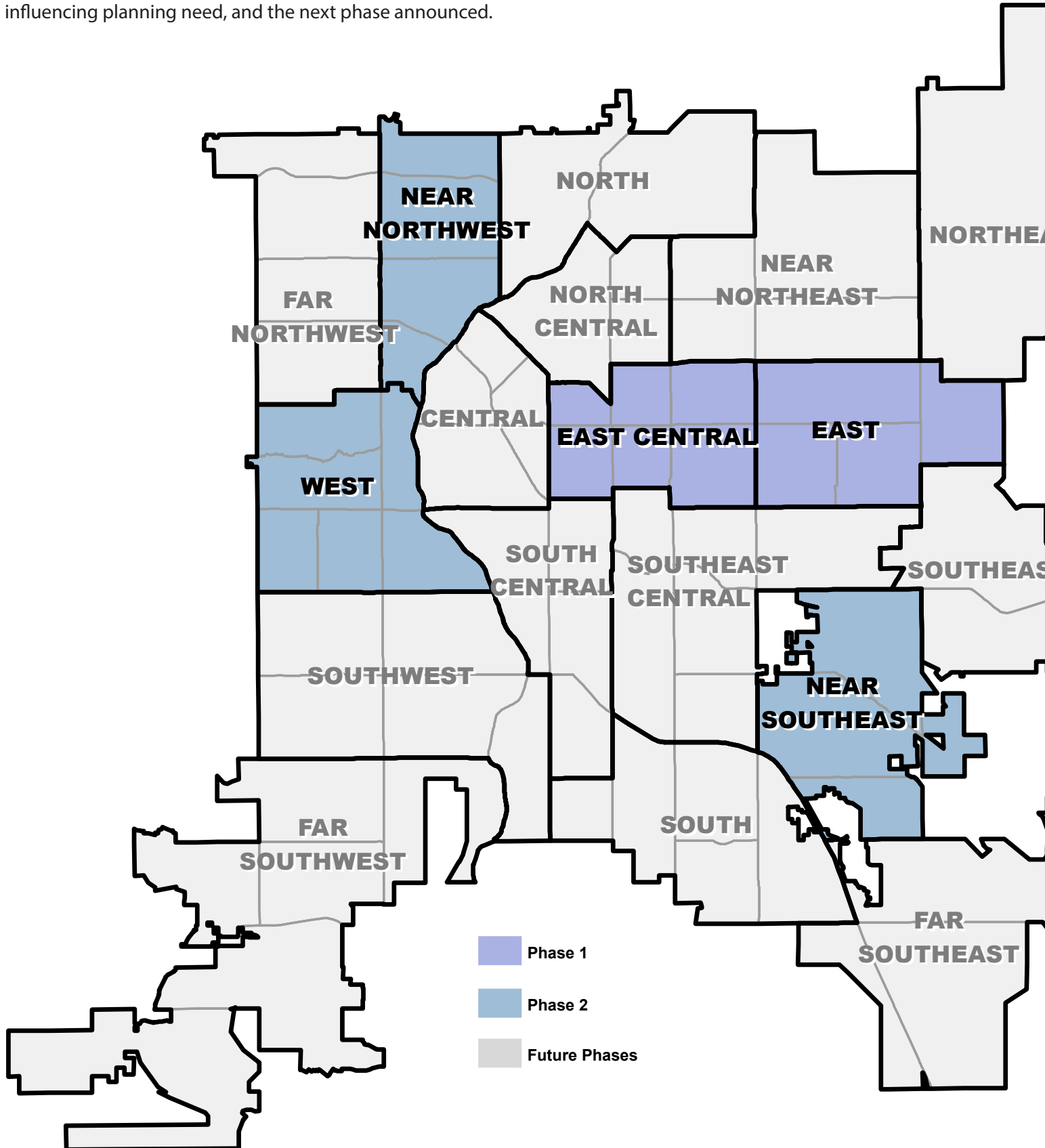
The neighborhood indicators analysis depicted here was used to help determine which areas of the city should be prioritized for plans in the early phases of NPI. Several other factors were also considered in making this decision:

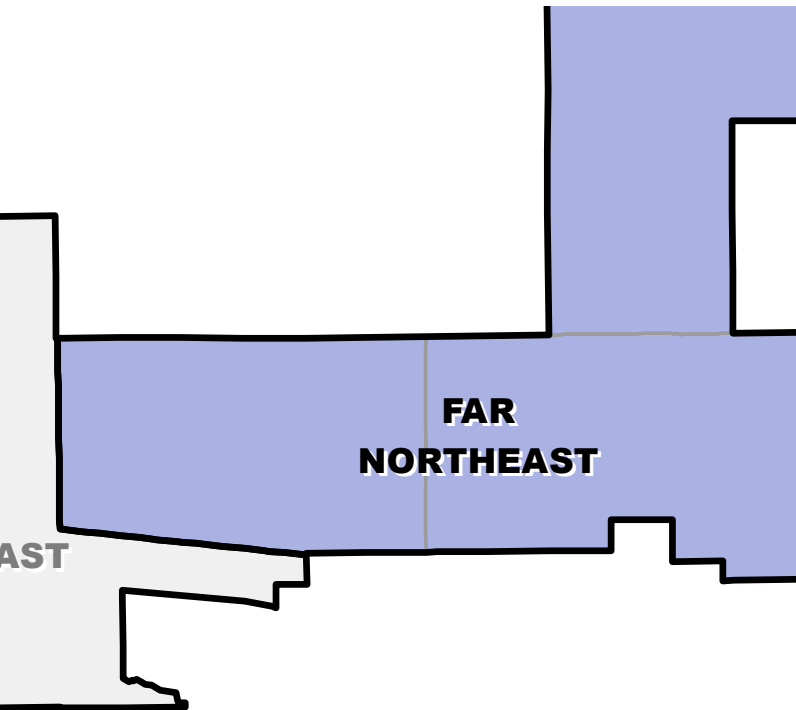
- Previous Planning- Prioritize groupings where most neighborhoods have either outdated plans or no plan.
- Impact- Prioritize groupings where change is already taking place, and/or where new planning will have the most impact.
- Funding- Prioritize areas that already have funding or grants in place for small area planning.
- Efficiency- Where possible, ensure the efficient use of city resources by combining forces with other concurrent/related planning efforts.
- Geographic Equity- Conduct plans in different parts of the city as part of each phase.



PLANNING AREAS MAP & PHASING

This map shows the proposed neighborhood groupings and initial phasing for NPI. Phase 1 plans will occur in the first 18-24 months of the initiative, phase 2 plans will occur in the next 18-24 month period after that, and so on. As one phase of the initiative is completed, the remaining areas of the city will be re-evaluated relative to the considerations influencing planning need, and the next phase announced.





Park West have relatively high indicators scores. An Urban Center planning grant from the Denver Regional Council of Governments is eligible to be spent here beginning in 2017. There are also efficiencies extending from transit oriented development planning taking place as part of the Colfax Corridor Connections project (Federal Transit Administration grant).

Phase 2 Areas:

- Near Southeast- Goldsmith and Indian Creek have relatively high indicators scores. All neighborhoods in this grouping have either no plan or outdated plans. Opportunity to establish a unifying vision for the Evans Ave. corridor.
- West- Valverde, Villa Park, West Colfax, and Sun Valley have relatively high indicators scores. Change is occurring, and most neighborhoods in this grouping have outdated plans. Opportunity to apply knowledge gained from East Central and East planning processes to the W. Colfax corridor and the W light rail line.
- Near Northwest- High indicators scores and rate of change in Jefferson Park and Highland. Most neighborhoods in this grouping have either no plan or outdated plans.

CONSIDERATIONS FOR NEIGHBORHOOD GROUPINGS

Neighborhoods were analyzed and then grouped together after carefully considering the following elements:

- Shared histories, issues, and aspirations
- Built environment and natural features
- Planning need
- Character, context, and development patterns
- Major destinations (institutions, amenities, shopping districts)
- Common infrastructure (major roads, drainage)
- Geographic size and population
- Councilmember and public input
- Avoid splitting Neighborhood Statistical Areas into different groupings to maintain ability to track data and trends over time.

WHAT CAN YOUR NEIGHBORHOOD DO WHILE WAITING FOR ITS NPI AREA PLAN?

Neighborhoods that are not in the first phase of NPI can undertake activities on their own to get prepared for an eventual plan kickoff. Doing so will help the planning process to go more smoothly because some of the work will have been completed in advance. Activities include:

- Organize- Does your community already have a Registered Neighborhood Organization (RNO)? If not, consider forming one. If yes, participate in it and encourage others in your neighborhood to do the same. Put items on the agenda related to the upcoming area plan. Organize meetings with the larger community to talk about planning-related issues.
- Listening Sessions- Discuss what people love about the neighborhood, what should change, and what should remain.
- SWOT Analysis- Document the strengths, weaknesses, opportunities, and threats that are present in the neighborhood.
- Visual Documentation- Conduct a photo inventory of existing conditions. Pair photos with results from the listening sessions and SWOT analysis.

RATIONALE FOR NPI PHASE 1 & 2 AREAS

Phase 1 Areas:

- Far Northeast- Gateway/Green Valley Ranch and Montbello have relatively high indicators scores. These areas also have outdated plans and lack access to goods and services.
- East Central and East- North Capitol Hill and City

PLANNING

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PROCESS

PUBLIC ENGAGEMENT &

The community is a driving force in each step of the NPI planning process. Effective outreach uses diverse methods to reach people in order to get the word out about an event, provide updates, or to gain specific feedback. There are many tools and approaches for public engagement, but not all of them are effective in all situations. In identifying an effective public engagement strategy, it's important to consider the stakeholders and to anticipate their needs. It's equally important to recognize that people want to engage in the process in different ways and at varying levels of detail. Successful outreach provides multiple ways to be involved, enabling people to participate in the way that works best for them. The NPI planning process will use the general outreach framework presented here as a starting point, but will also customize outreach by creating a unique community engagement strategy for each plan area.

Traditional.

→ PUBLIC MEETINGS

These are held at key points throughout the planning process to solicit input, feedback, and guidance from the general public. Each meeting typically combines a presentation with one or more structured exercises, often conducted in small groups.

→ STEERING COMMITTEES

A steering committee is a small group of participants (about 10) selected by city councilmembers and who represent diverse interests including but not limited to residential, business, non-profit, and underserved populations. The steering committee will meet regularly throughout the planning process to guide all aspects of plan development.

→ NEWSLETTERS & INFO-BLASTS

Updates on the planning process are provided in newsletters, including the Denver Community Planning and Development newsletter, Council Office news letters, or Registered Neighborhood Organization newsletters. Updates and meeting announcements are also provided via e-mail to people who provide an e-mail address for that purpose.

Targeted.

→ PIGGYBACK ON OTHER EVENTS

Attend meetings organized by others to reach people who are already involved in other aspects of the community. Work with established groups and get on meeting agendas for business organizations, parent/teacher organizations, etc.

→ FOCUS GROUPS

Focus groups are a useful way to collect detailed input from a small group of people.

→ REVIEW DRAFTS

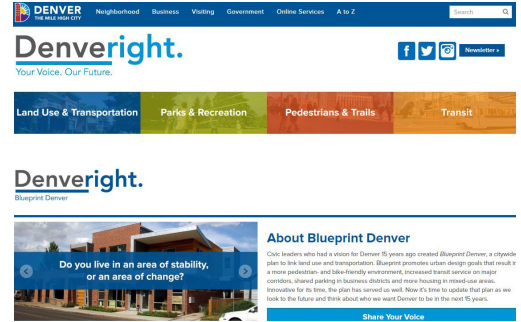
Review drafts are preliminary drafts of either the full plan or specific plan chapters. Open comment periods allow for detailed input on material before it is finalized.

→ FIELD OFFICE/OFFICE HOURS

Holding office hours in the community gives people an opportunity to have direct one-on-one access to the planning team. A field office expands upon this idea by establishing a presence in the community for an extended period of time, such as several days or weeks.



COMMUNICATIONS OVERVIEW



Innovative.

CELEBRATIONS & RESOURCE FAIRS

These are dual-purpose public meetings where the meeting objective is paired with an entertaining or educational component. Resource fairs are proposed as part of the NPI planning process to help connect people to agencies and programs to address their needs and concerns outside of the area planning process.

POP-UP EVENTS

These involve setting up a station in a public place, such as at a farmers' market or outside of a store, and talking to people who pass by. Pop-up events are a good way to increase awareness of the planning process and reach people who may not otherwise participate.

CHARRETTEs

Typically used to address design issues, charrettes are intensive multi-day work sessions that are useful for accomplishing a lot of work in a short amount of time.

DEMONSTRATION PROJECTS

These are temporary installations that are useful for testing ideas or demonstrating the potential of a changed condition. They are typically used late in the planning process, when recommendations or alternatives are known.

Online.

ONLINE EQUIVALENT

For each public meeting, NPI will strive to have an "online equivalent". This is a way for people who did not attend the meeting to review materials and provide input that is comparable to what was provided by meeting attendees.

INTERACTIVE TOOLS

These include online surveys, polls, map-based commenting tools, and similar services. Interactive tools differ from the "online equivalent" in that interactive tools aren't necessarily tied to replicating a public meeting and may be employed at any point in the planning process. Use of these tools will be identified as part of the customized engagement strategy for each area plan.

WEBSITE

NPI will have a central information portal/hub for the entire initiative, as well as pages for individual planning processes that are completed or underway.

SOCIAL MEDIA

Sites like Twitter and Facebook are another way to establish the online presence of NPI and individual area plans. They are an especially good way to announce events and increase awareness of the planning process.

PLAN CONTENT OVERVIEW

Historically, small area plans in Denver have addressed a wide variety of topics, with each plan having a lot of discretion in determining what topics to address and how to address them. This approach is good for customizing plans for each area, but results in a lack of consistency across different plans over time. NPI's proposed approach is to standardize plan content by identifying topics that all plans must address ("always topics"), while allowing flexibility for individual plans to identify additional topics that may also be important to address in a particular area ("focus topics"). Additionally, each plan will feature "focus areas", at varying scales, to allow for detailed planning and recommendations customized to specific areas. Standardizing plan content in this way will make the planning process more streamlined and predictable, while also allowing each plan to be customized to meet the unique needs of different areas.

Always Topics.

VISION AND GUIDING PRINCIPLES

The vision and guiding principles set the overall foundation for the plan.

BUILT ENVIRONMENT TOPICS

- Urban Design, Building Heights, and Neighborhood Context
- Transportation [pedestrian, bike, transit, vehicle] and Streetscape
- Utilities and Infrastructure [stormwater, green infrastructure, etc.]
- Parks and Open Space

POLICY & REGULATION TOPICS

- Zoning and other Regulations
- Land Use Policy
- Historic Preservation Policy
- Economic Development
- Affordability and Displacement
- Health and Sustainability

IMPLEMENTATION

The implementation section will organize recommendations by type (funding and infrastructure, regulatory, and partnerships) and establish the relative priority and timeframe for implementation. Wherever possible, this section will also identify metrics to help track progress toward implementing the recommendations. Specific updates to Blueprint Denver will also be identified.

Focus Areas.

NEIGHBORHOODS

NPI area plans consists of groups of up to 6 Neighborhood Statistical Areas (NSAs). Each neighborhood will receive its own section in the plan. These sections will feature recommendations customized to each neighborhood, as needed.

TRANSFORMATIVE PROJECTS

As the planning process progresses, some ideas will be identified as having an especially catalytic or "game-changing" effect on achieving the future vision. These transformative projects will receive their own section of the plan where they will be explored in detail.

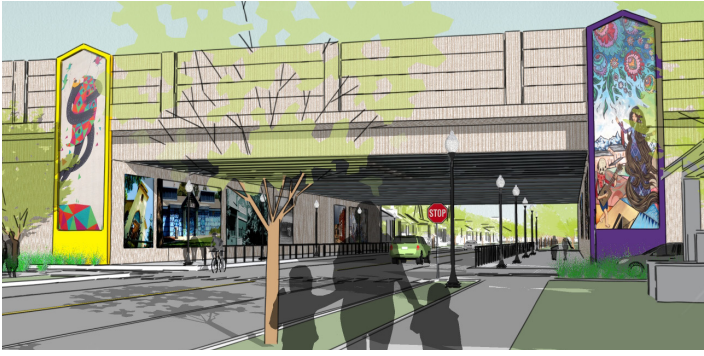
OTHER AREAS NEEDING SPECIAL ATTENTION

Other areas of focus will vary from one plan to the next, but will include small areas that require special attention and plan guidance. Station areas, major corridors, and embedded neighborhood commercial districts are examples of smaller areas that may require this additional level of detail and focus.

SELECTING FOCUS AREAS

Each plan's focus areas will be identified through a public process. Focus areas should meet the following criteria:

1. Require special attention and a unique set of plan recommendations
2. Present unique physical planning challenges
3. Are of critical importance to the success of surrounding areas



Focus Topics.

FOCUS TOPICS CUSTOMIZED FOR EACH PLAN

Some topics do not need to be addressed by every NPI plan, but may be important to address in a particular area. All topics will be on the table for consideration as focus topics, but only the most critical topics will be selected by the community as part of this process. Additionally, some topics may be better-addressed at a citywide level and for that reason may not be addressed in an area plan. See the flow chart on the following page and step 3 of the Planning Process Overview (p. 34) for more details on the process for selecting focus topics.

EXAMPLES OF BUILT ENVIRONMENT FOCUS TOPICS

- Parking
- Brownfield Reuse and Remediation
- Schools/Institutions
- Beautification
- Etc.

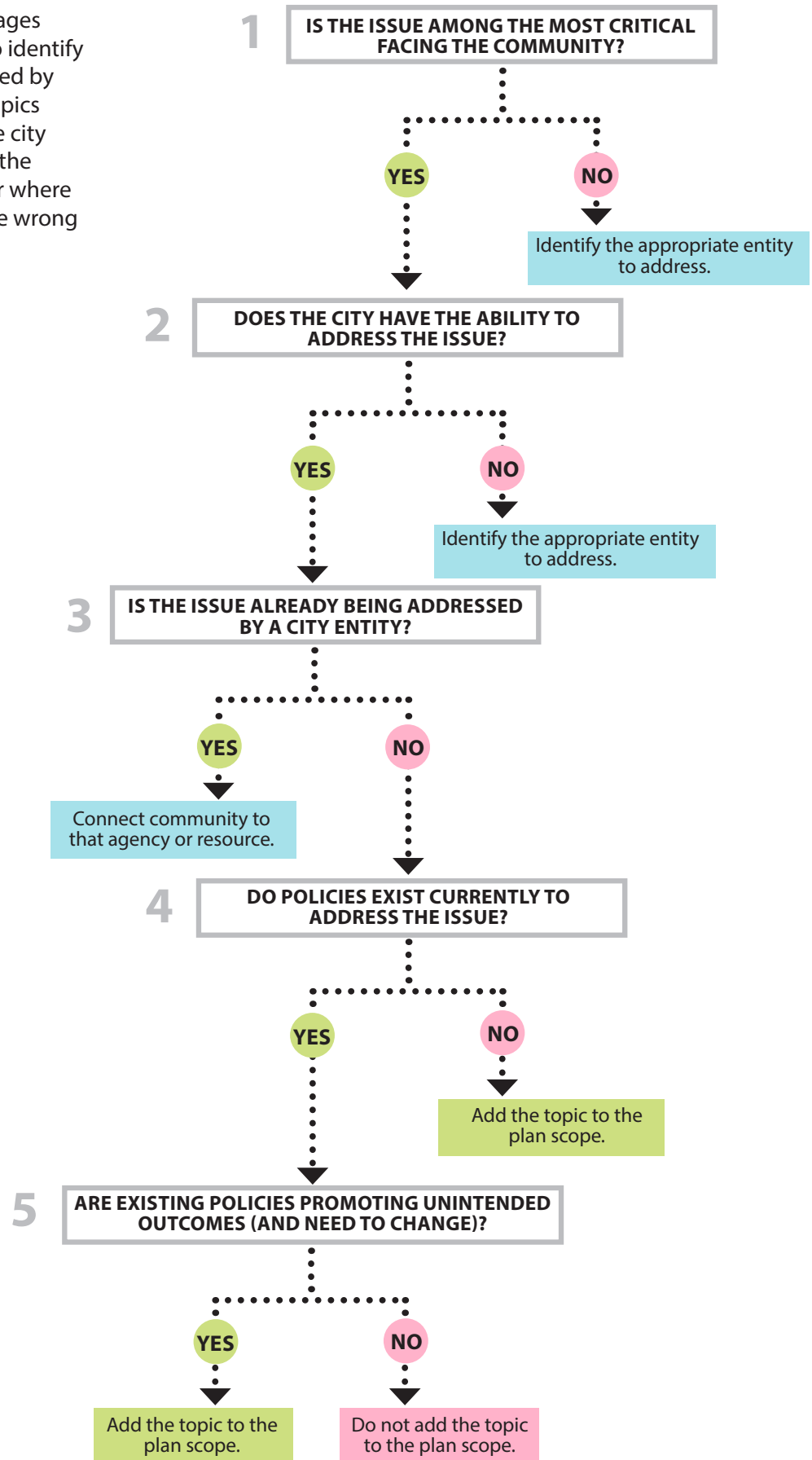
EXAMPLES OF POLICY & REGULATION FOCUS TOPICS

- Social Issues
- Safety and Crime
- Arts and Culture
- Food Systems
- Special Districts
- Code Enforcement
- Etc.



SELECTING FOCUS TOPICS

The NPI planning process encourages communities to work with staff to identify special focus topics to be addressed by the plan. The most compelling topics for inclusion will be those that the city can actively address, that require the identification of new resources, or where current policies are promoting the wrong outcomes.



PLANNING PROCESS OVERVIEW

VISUALIZE

(6-8 months)

The visualization phase involves studying the area's existing conditions, using that information to identify issues for the plan to address and establishing a vision for what the area wants to become. Focus topics and focus areas are identified for later study and analysis.

- 1 Understand the area.
- 2 Set the vision.
- 3 Focus the plan content.

STRATEGIZE

(8-11 months)

The strategize phase is where a majority of the work is done in the planning process. In this phase, topics and areas are explored, recommendations are developed, and transformative projects emerge.

- 4 Study, Learn, Explore.
- 5 Develop ideas.

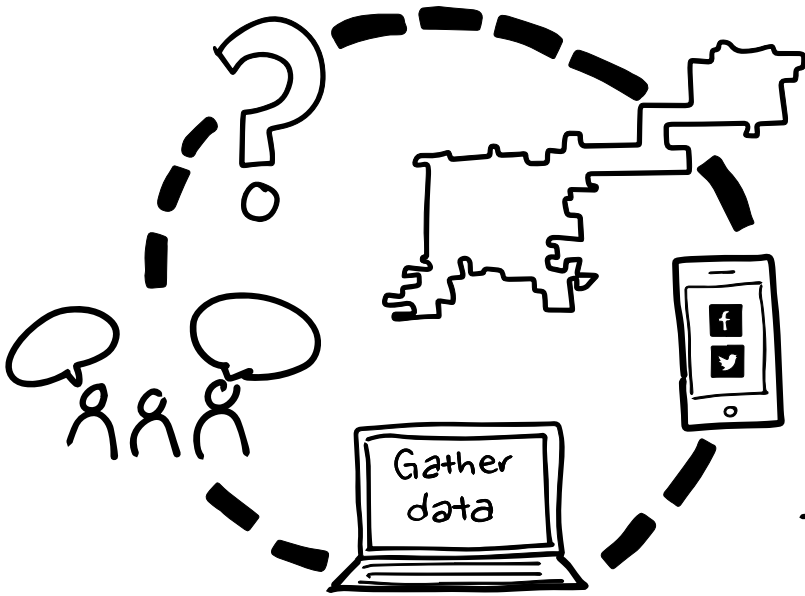
REALIZE

(4-5 months)

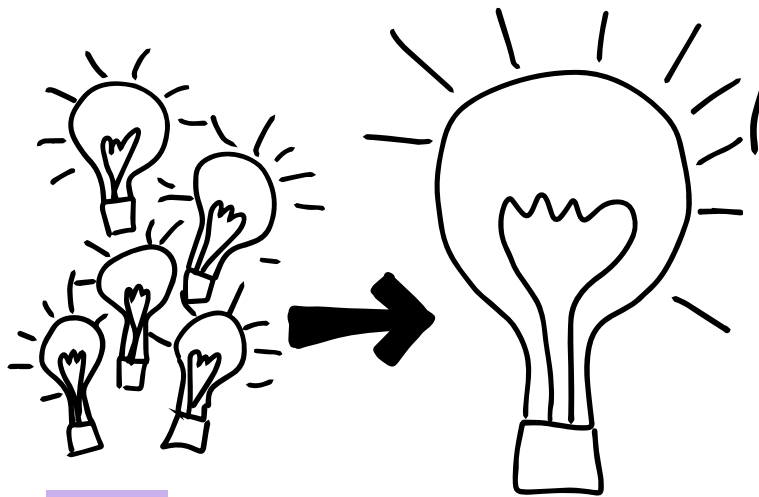
The realize phase is where ideas are formalized and documented in a draft plan. The draft is vetted with the public, revised accordingly, and eventually adopted by City Council. After adoption, the plan implementation process begins.

- 6 Draft Plans.
- 7 Adoption.

IMPLEMENTATION.



1 Understand the area.



3 Focus the plan content.

STEPS IN THE PLANNING PROCESS:

1

2

3

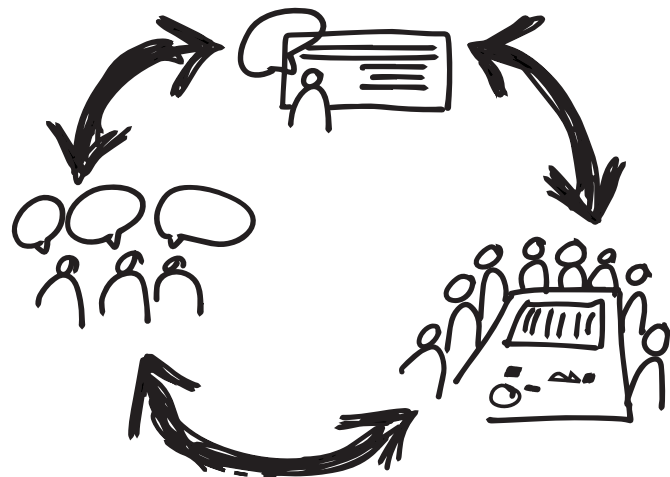
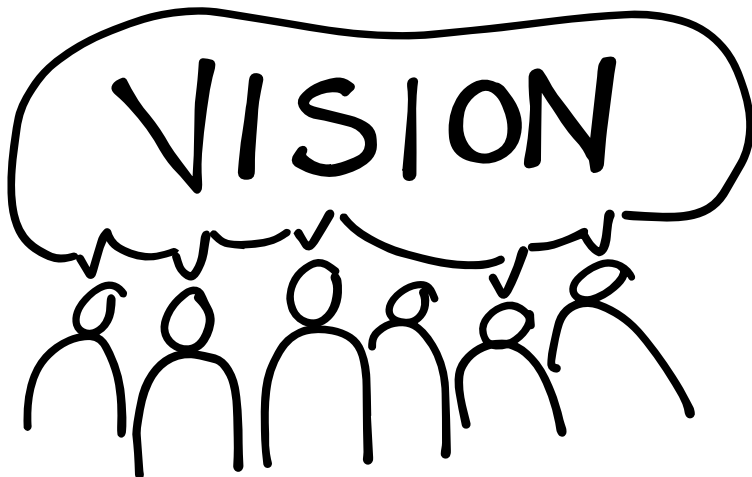
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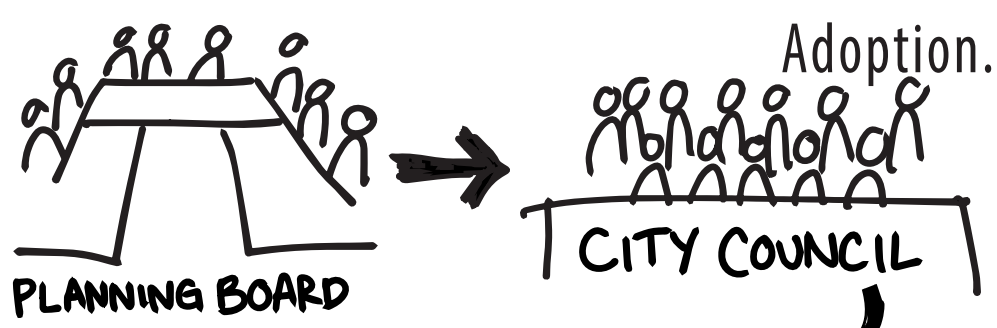
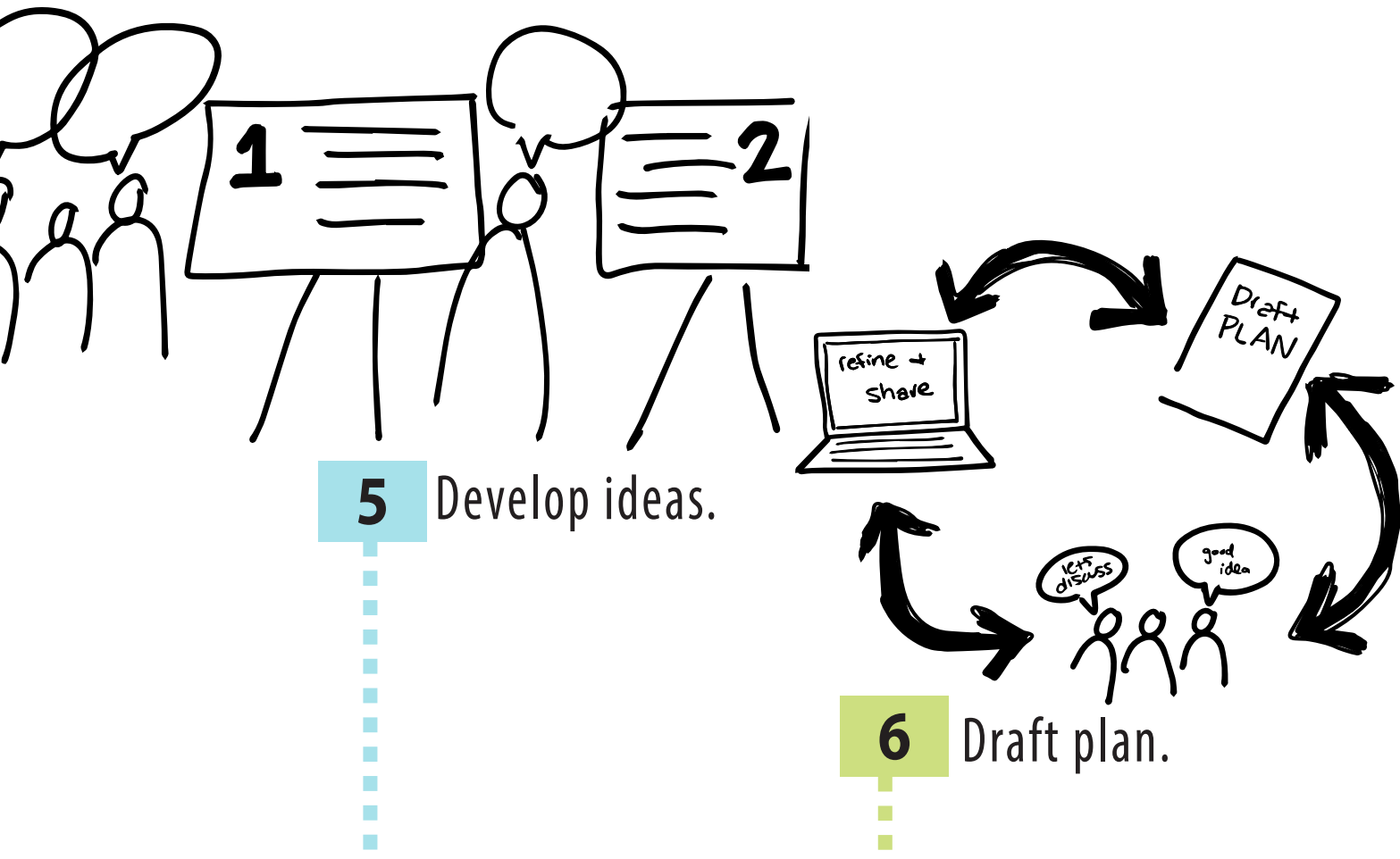
Set the vision.

2

Study, learn, explore.

4

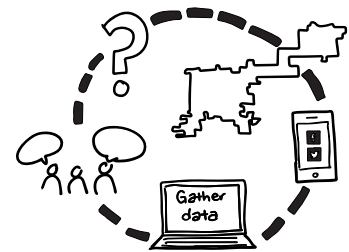




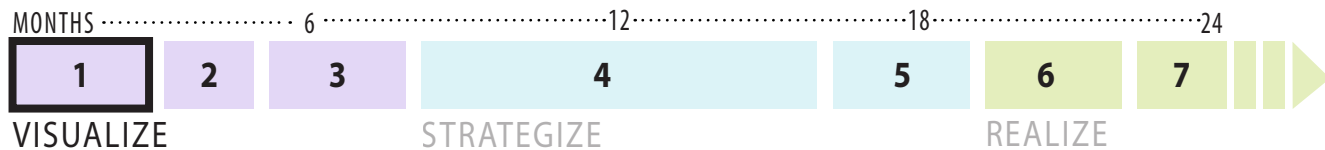
ADOPTED!



STEP 1: UNDERSTAND THE AREA



2-3 MONTHS



The first step in the planning process is to gain an understanding of the area by learning about the community's history, demographics, and built environment. This is done by talking to people who know the area first-hand, hearing about their experiences, and learning about the existing assets and the challenges facing the community. This can be done in a variety of ways, such as meeting with groups or organizations, holding listening sessions or office hours, and/or establishing a field office for a period of time within the community. Insights from talking to people are supplemented by data and map-based analysis conducted by the project team and by the community itself. Additional tasks in this step include establishing the project website as a resource for updates and project information, creating a customized public engagement plan, forming the plan's steering committee, and holding the public kickoff meeting.

PUBLIC ENGAGEMENT

traditional	targeted	innovative	online
PUBLIC MEETINGS	PIGGYBACK ON OTHER EVENTS	CELEBRATIONS & RESOURCE FAIRS	ONLINE EQUIVALENT
STEERING COMMITTEES	FOCUS GROUPS	POP-UP EVENTS	INTERACTIVE TOOLS
NEWSLETTERS & INFOBLASTS	REVIEW DRAFTS	CHARRETTES	WEBSITE
PLANNING BOARD & COUNCIL	FIELD OFFICE	DEMONSTRATION PROJECTS	SOCIAL MEDIA

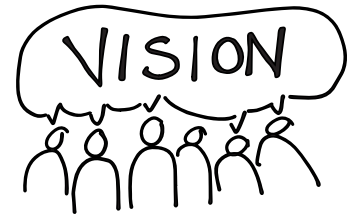
A public kickoff meeting is the community engagement centerpiece of step 1. The kickoff meeting should be a high-profile event that grabs the attention of the community and fosters interest in participating in the planning process ahead. At the meeting, the public is asked to confirm the data and analysis conducted to-date and assist with identifying issues via a listening session or similar activity. After the meeting, input is summarized and organized into themes.

TASKS AND DELIVERABLES

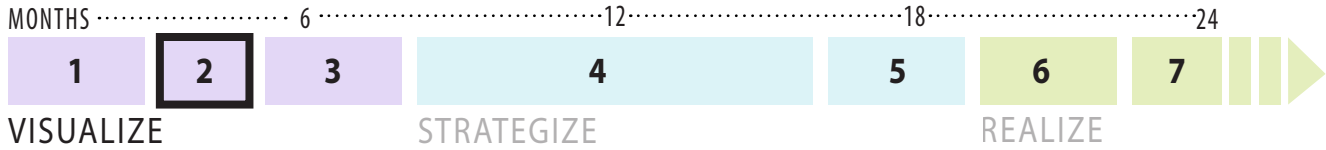
- Existing Conditions Report
- Public Engagement Plan
- Public Meeting: Project Kickoff
- Summary of Identified Issues
- Steering Committee Established

STEP 2:

SET VISION & GUIDING PRINCIPLES



2 MONTHS



A plan’s vision statement describes the community’s aspirations for the future of the area. It describes desired change, and identifies existing characteristics or conditions that the community wants to preserve. Guiding principles establish a value system for the planning process by defining themes that are of particular importance to the area. The guiding principles also serve as a measuring stick for plan recommendations in that each recommendation or concept should contribute to achieving one or more of the guiding principles.

PUBLIC ENGAGEMENT

traditional	targeted	innovative	online
PUBLIC MEETINGS	PIGGYBACK ON OTHER EVENTS	CELEBRATIONS & RESOURCE FAIRS	ONLINE EQUIVALENT
STEERING COMMITTEES	FOCUS GROUPS	POP-UP EVENTS	INTERACTIVE TOOLS
NEWSLETTERS & INFOBLASTS	REVIEW DRAFTS	CHARRETTES	WEBSITE
PLANNING BOARD & COUNCIL	FIELD OFFICE	DEMONSTRATION PROJECTS	SOCIAL MEDIA

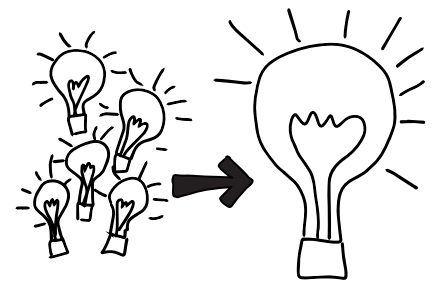
The public is engaged to create the vision statement and guiding principles using a combination of outreach techniques. The process starts by reviewing the Blueprint Denver vision elements and guiding principles and identifying any that are particularly important to the study area. Incorporating input from the steering committee and the public, these are then adapted and refined with additional detail specific to the planning area. The steering committee finalizes the guiding principles and vision statement in the form of a draft plan section.

TASKS AND DELIVERABLES

- Public Meeting: Vision and Guiding Principles
- Draft Plan Section: Vision Statement and Guiding Principles

STEP 3:

FOCUS THE PLAN CONTENT



2-3 MONTHS



Step 3 in the NPI planning process offers the community the opportunity to identify additional topics and focus areas for the plan. Focus topics can be added to the plan’s scope based on either merit (data analysis from step 1 clearly identifies the need to address a particular issue) or desire (public outreach from steps 1 and 2 clearly identifies the desire to address a particular topic, even if data analysis does not identify it). There is no predetermined limit to the number of focus topics which can be added to a plan, but each topic added should be widely acknowledged as among the most critical issues to address in the community. The intent is to allow plan content to be flexible enough to address what needs to be addressed, but at the same time limit the scope of topics to a manageable number. The resulting scope should be appropriately comprehensive, but at the same time focused primarily on addressing critical issues. Topics which are not added to the plan scope at this stage should be addressed primarily by other resources.

Concurrent with the selection of focus topics, the public will also assist with identifying focus areas. Focus areas are small areas that require special attention and plan guidance. Station areas, major corridors, and embedded neighborhood commercial districts are examples of smaller areas that may require this additional level of detail.

PUBLIC ENGAGEMENT

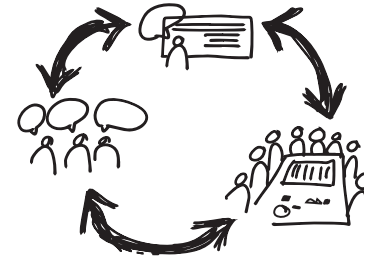
traditional	targeted	innovative	online
PUBLIC MEETINGS	PIGGYBACK ON OTHER EVENTS	CELEBRATIONS & RESOURCE FAIRS	ONLINE EQUIVALENT
STEERING COMMITTEES	FOCUS GROUPS	POP-UP EVENTS	INTERACTIVE TOOLS
NEWSLETTERS & INFOBLASTS	REVIEW DRAFTS	CHARRETTES	WEBSITE
PLANNING BOARD & COUNCIL	FIELD OFFICE	DEMONSTRATION PROJECTS	SOCIAL MEDIA

The plan’s steering committee works to identify a preliminary list of focus topics and areas, which are then reviewed by the community at a public meeting. An online equivalent provides a venue for those absent from the public meeting to participate in the selection process. For the topics that fall outside of the plan scope, a resource fair helps connect people to agencies and service providers. This fair may be a standalone event, or could be combined with other public meetings or events.

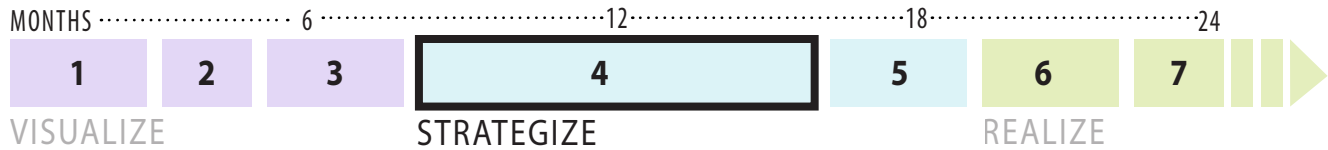
TASKS AND DELIVERABLES

- Public Meeting: Focus Topics and Areas
- Resource Fair
- Final List of Focus Topics and Areas

STEP 4: STUDY, LEARN, EXPLORE



6-8 MONTHS



Step 4 is the iterative process of learning more about the issues that the plan is tasked with addressing, and generating ideas about possible solutions and associated implementation strategies. This requires systematically working through the list of topics over a period of months, exploring each using a combination of research (such as case studies and best practices), analysis, and public input. As knowledge expands, the project team develops initial concepts and a preliminary implementation strategy for each topic and focus area. Some ideas rise to the top as particularly important for achieving the plan’s vision and are identified as draft transformative projects. As ideas take shape, a preliminary implementation strategy helps to establish the relative complexity of each concept. All of this work tees up the next step of the planning process, where options, alternatives, and recommendations are developed with the larger community.

PUBLIC ENGAGEMENT

traditional	targeted	innovative	online
PUBLIC MEETINGS	PIGGYBACK ON OTHER EVENTS	CELEBRATIONS & RESOURCE FAIRS	ONLINE EQUIVALENT
STEERING COMMITTEES	FOCUS GROUPS	POP-UP EVENTS	INTERACTIVE TOOLS
NEWSLETTERS & INFOBLASTS	REVIEW DRAFTS	CHARRETTES	WEBSITE
PLANNING BOARD & COUNCIL	FIELD OFFICE	DEMONSTRATION PROJECTS	SOCIAL MEDIA

Step 4 relies heavily on the work of the plan’s steering committee, which must meet regularly during this time to discuss the issues and explore options. The steering committee works through topics, generates ideas, and reviews initial concepts. Social media, public meeting(s), or other outreach will also be needed to collect additional input related to concept development.

TASKS AND DELIVERABLES

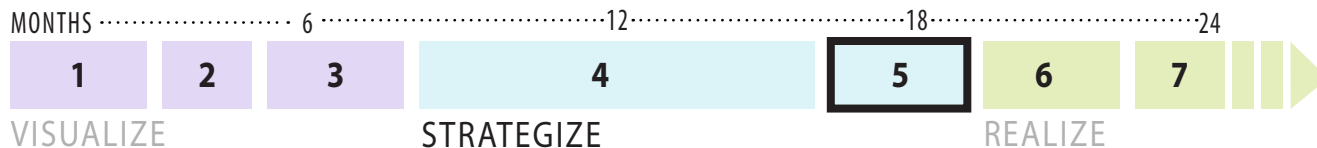
- Case Studies & Best Practices
- Initial Concepts for Each Topic and Area
- Draft Transformative Projects
- Preliminary Implementation Strategy

STEP 5:

DEVELOP OPTIONS / RECOMMENDATIONS



2-3 MONTHS



Step 5 of the NPI planning process is about using the research and concepts from step 4 to develop and then refine draft recommendations, options, and alternatives. Where the course of action seems clear, this material can take the form of draft plan recommendations. Where the course of action is unclear, or where there is more than one path forward, different options or alternatives may be developed. Recommendations and alternatives emerging out of step 5 should be accompanied by an associated implementation strategy to help ensure that draft content is both feasible and implementable. Draft plan language is created as decisions are made to gauge progress and to reduce the amount of drafting required in step 6.

PUBLIC ENGAGEMENT

traditional	targeted	innovative	online
PUBLIC MEETINGS.	PIGGYBACK ON OTHER EVENTS	CELEBRATIONS & RESOURCE FAIRS	ONLINE EQUIVALENT
STEERING COMMITTEES	FOCUS GROUPS	POP-UP EVENTS	INTERACTIVE TOOLS
NEWSLETTERS & INFOBLASTS	REVIEW DRAFTS	CHARRETTES	WEBSITE
PLANNING BOARD & COUNCIL	FIELD OFFICE	DEMONSTRATION PROJECTS	SOCIAL MEDIA

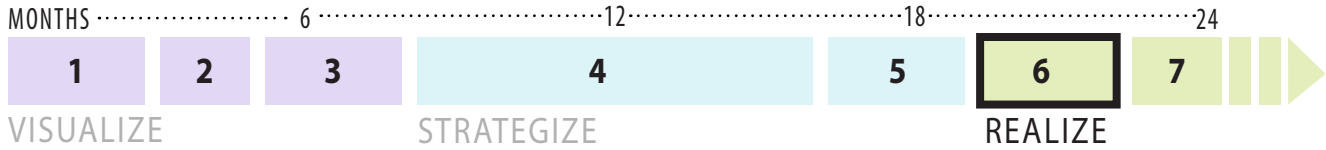
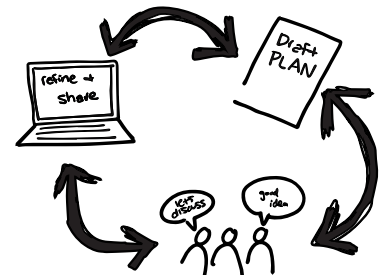
Following the initial drafting process, a public meeting is held to review the draft options and recommendations and collect additional input. An online equivalent is available for those unable to attend the public meeting. Social media is used to garner interest in draft concepts and to encourage participation in the refinement process. The project team then works with the steering committee to identify preferred alternatives and revise/refine recommendations, as necessary.

TASKS AND DELIVERABLES

- Draft Options, Alternatives, and Recommendations for Public Review
- Public Meeting: Options and Alternatives
- Refined Recommendations and Preferred Alternatives (to be used in the draft plan document)
- Refined Implementation Strategy

STEP 6: DRAFT PLAN

2-3 MONTHS



Step 6 is the task of assembling all of the draft materials that have been produced and writing new material, as needed, to create a complete plan draft. That draft is reviewed by the public as described below, and subsequently refined to create a near-final draft for use in the adoption process.

PUBLIC ENGAGEMENT

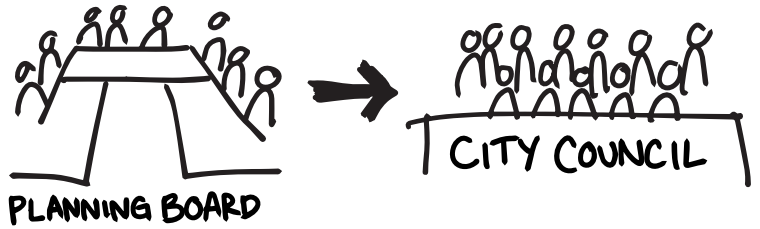
traditional	targeted	innovative	online
PUBLIC MEETINGS	PIGGYBACK ON OTHER EVENTS	CELEBRATIONS & RESOURCE FAIRS	ONLINE EQUIVALENT
STEERING COMMITTEES	FOCUS GROUPS	POP-UP EVENTS	INTERACTIVE TOOLS
NEWSLETTERS & INFOBLASTS	REVIEW DRAFTS	CHARRETTES	WEBSITE
PLANNING BOARD & COUNCIL	FIELD OFFICE	DEMONSTRATION PROJECTS	SOCIAL MEDIA

Public engagement at this stage of the process is focused on collecting input on the draft plan. The draft plan is reviewed and refined by the steering committee before being reviewed by the public at an open house meeting. At this time, the draft is also posted online and distributed through communications channels throughout the community for a period of several weeks as part of a public review and comment process. After the public comment window closes, the planning team works with the steering committee to refine the draft and incorporate public input.

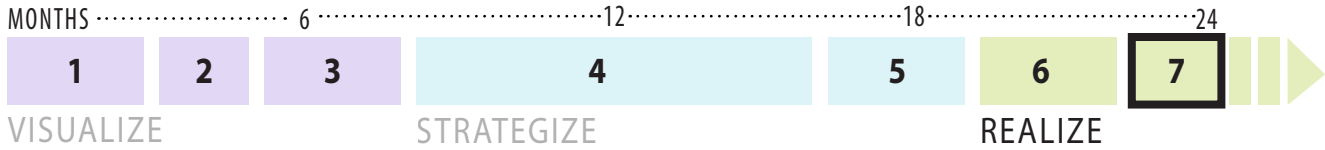
TASKS AND DELIVERABLES

- Rough Draft of Plan
- Public Meeting: Open House to Review Draft Plan
- Refined Draft of Plan (for use in the adoption process)

STEP 7: ADOPTION



2 MONTHS



Step 7 takes the draft plan through the city’s adoption process. The draft may continue to change as the plan advances through this process and Planning Board and City Council conduct their review and provide additional input and guidance. In conducting their review, Planning Board and City Council evaluate the draft plan based on three criteria: consistency with the Denver Comprehensive Plan, inclusive public process, and long-term view.

PUBLIC ENGAGEMENT

traditional	targeted	innovative	online
PUBLIC MEETINGS STEERING COMMITTEES	PIGGYBACK ON OTHER EVENTS FOCUS GROUPS	CELEBRATIONS & RESOURCE FAIRS POP-UP EVENTS	ONLINE EQUIVALENT INTERACTIVE TOOLS
NEWSLETTERS & INFOBLASTS	REVIEW DRAFTS	CHARRETTES	WEBSITE
PLANNING BOARD & COUNCIL	FIELD OFFICE	DEMONSTRATION PROJECTS	SOCIAL MEDIA

Denver’s plan adoption process incorporates public input using a series of public meetings and public hearings. This process consists of at least four meetings, with additional meetings added by Planning Board or City Council, if needed. These meetings include: Planning Board information item, Planning Board public hearing, Council Committee review, and City Council courtesy public hearing.

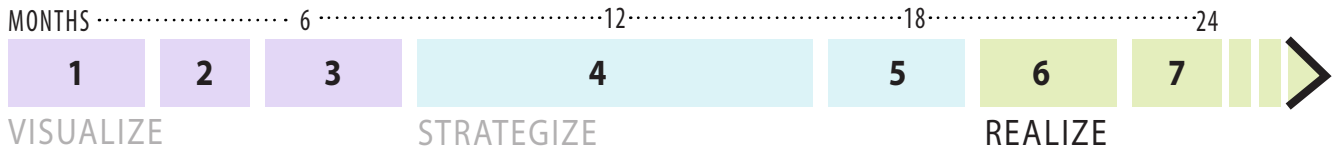
TASKS AND DELIVERABLES

- Ordinance
- Staff Report
- Adopted Plan

IMPLEMENTATION



ONGOING



Plan implementation begins after the plan has been adopted, and continues indefinitely until the plan vision has been achieved, or until such time that a new plan for the area is undertaken and adopted. The task of implementing the plan is made easier by following the strategy that is outlined in the implementation chapter of the plan. This chapter identifies the relative priority and timeframe for all of the recommendations in the plan (typically short, medium, and long-term implementation). It also identifies recommendations by type, typically using the following categories: partnerships, funding and infrastructure, and regulatory.

PUBLIC ENGAGEMENT

traditional	targeted	innovative	online
PUBLIC MEETINGS	PIGGYBACK ON OTHER EVENTS	CELEBRATIONS & RESOURCE FAIRS	ONLINE EQUIVALENT
STEERING COMMITTEES	FOCUS GROUPS	POP-UP EVENTS	INTERACTIVE TOOLS
NEWSLETTERS & INFOBLASTS	REVIEW DRAFTS	CHARRETTES	WEBSITE
PLANNING BOARD & COUNCIL	FIELD OFFICE	DEMONSTRATION PROJECTS	SOCIAL MEDIA

After plan adoption, public engagement is conducted on an as-needed basis in association with specific implementation activities. For example, an infrastructure project recommended by the plan would likely have its own public outreach component. Additionally, to the extent possible, NPI area plans identify metrics to track progress toward achieving plan goals. Following plan adoption, the public is able to use these metrics to stay apprised of plan implementation.

PARTNERSHIPS

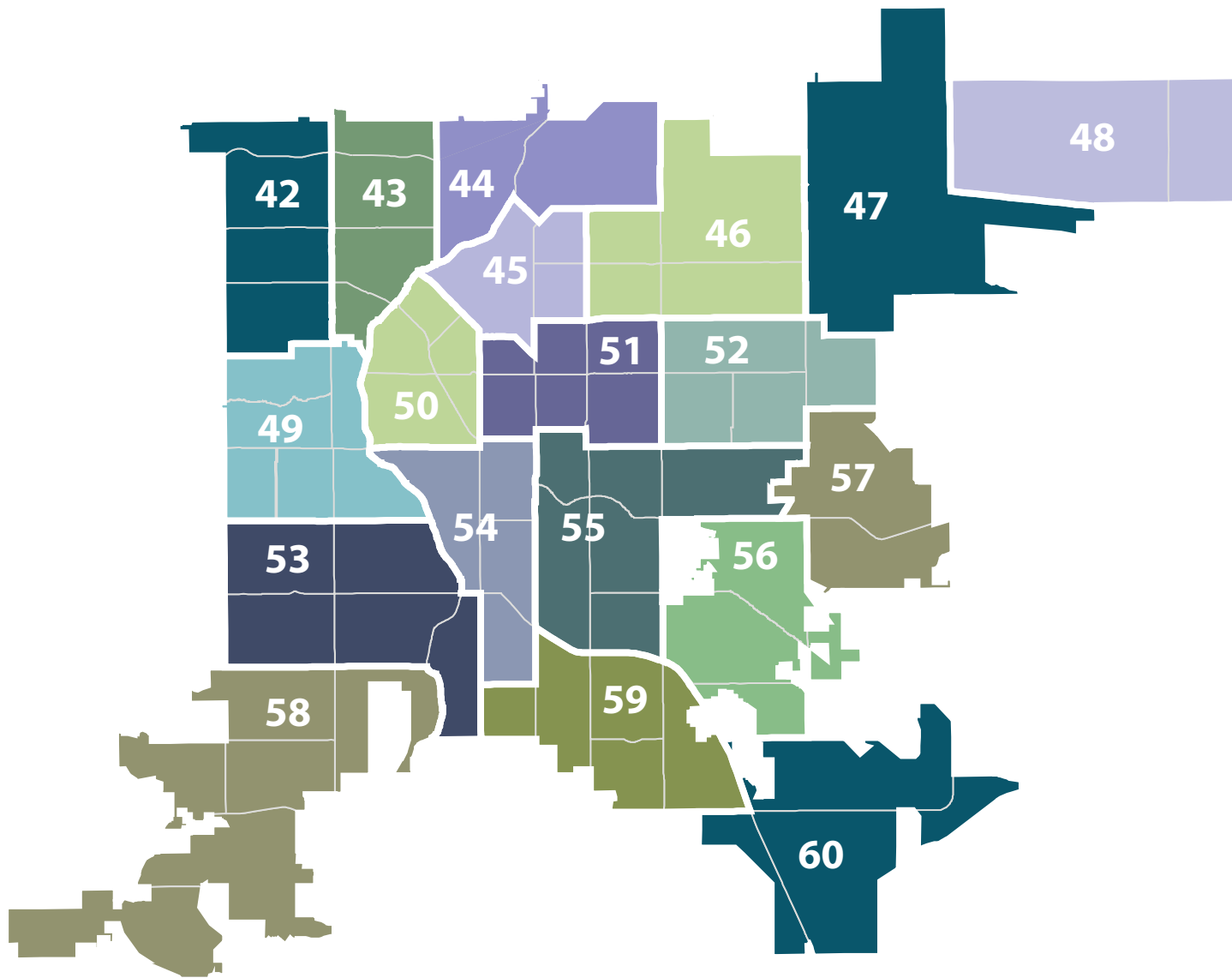
Partnerships represent the most diverse approach to implementation and can take on many forms. The City will rely on other public, non-profit and private partners to help implement these plan recommendations.

REGULATORY

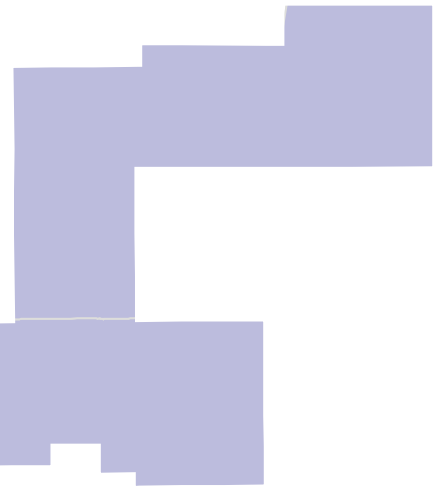
These strategies result in changes to city codes, regulations, and processes to affect desired outcomes. Common examples include map or text changes to the Denver Zoning Code.

FUNDING AND INFRASTRUCTURE

Many recommendations will require funding for new infrastructure, programs, or project design. A variety of public and private sources of funding and financing will be required to implement plan recommendations.



PLANNING AREAS



42—FAR NORTHWEST

43—NEAR NORTHWEST

44—NORTH

45—NORTH CENTRAL

46—NEAR NORTHEAST

47—NORTHEAST

48—FAR NORTHEAST

49—WEST

50—CENTRAL

51—EAST CENTRAL

52—EAST

53—SOUTHWEST

54—SOUTH CENTRAL

55—SOUTHEAST CENTRAL

56—NEAR SOUTHEAST

57—SOUTHEAST

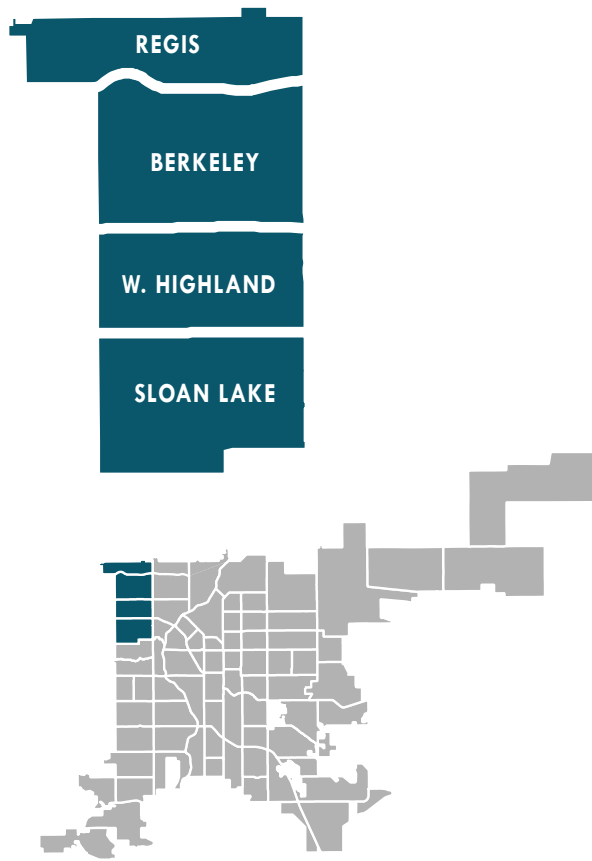
58—FAR SOUTHWEST

59—SOUTH

60—FAR SOUTHEAST

AT A GLANCE

FAR NORTHWEST



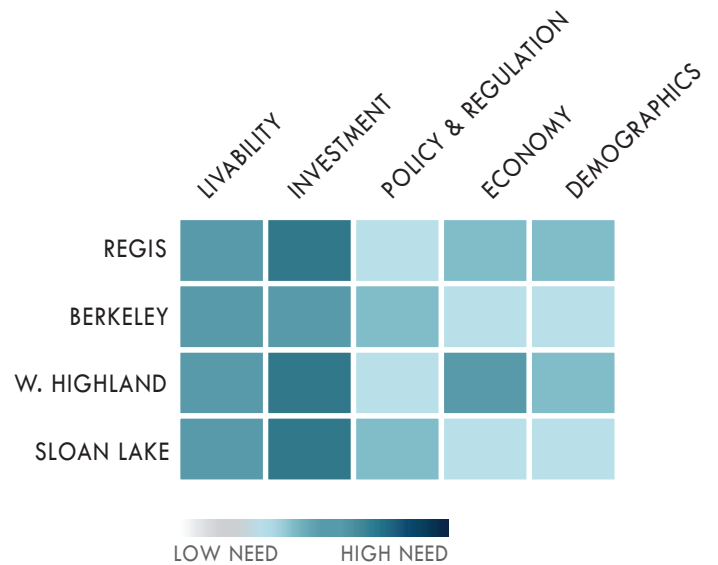
REGIONAL DESTINATIONS - Regis University, Sloan's Lake Park

NATURAL FEATURES - Inspiration Point, Willis Case Golf Course, Berkeley Lake, Rocky Mountain Lake Park, Sloan's Lake Park

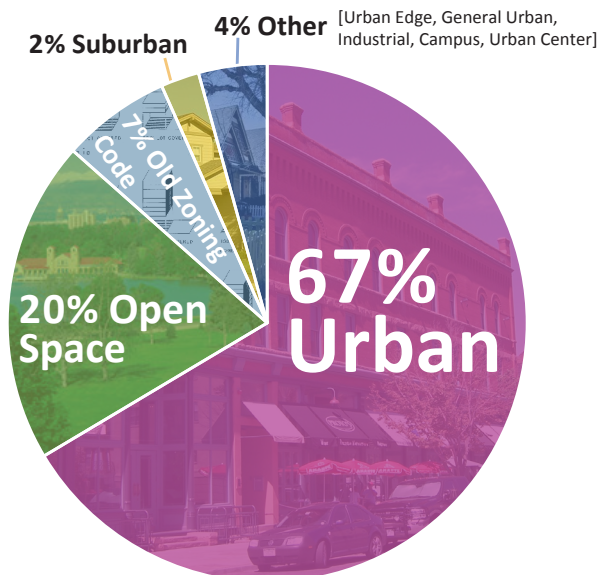
PREVIOUS PLANNING - Federal Boulevard Corridor Plan (1995)

KEY CORRIDORS - Sheridan Blvd, Tennyson St, Lowell Blvd, Federal Blvd, 44th Ave, 38th Ave, 32nd Ave, 29th Ave, 26th Ave, I-70

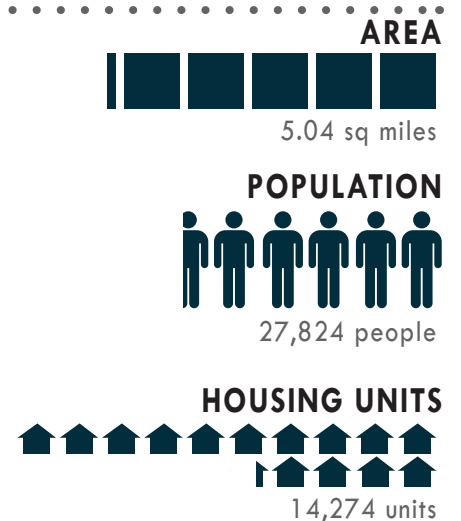
INDICATOR SCORE



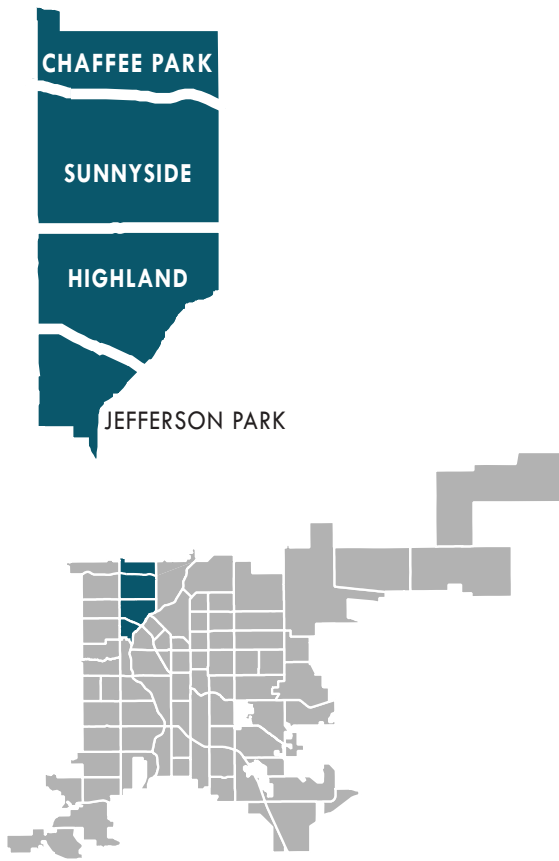
ZONING CONTEXT



STATISTICS



NEAR NORTHWEST



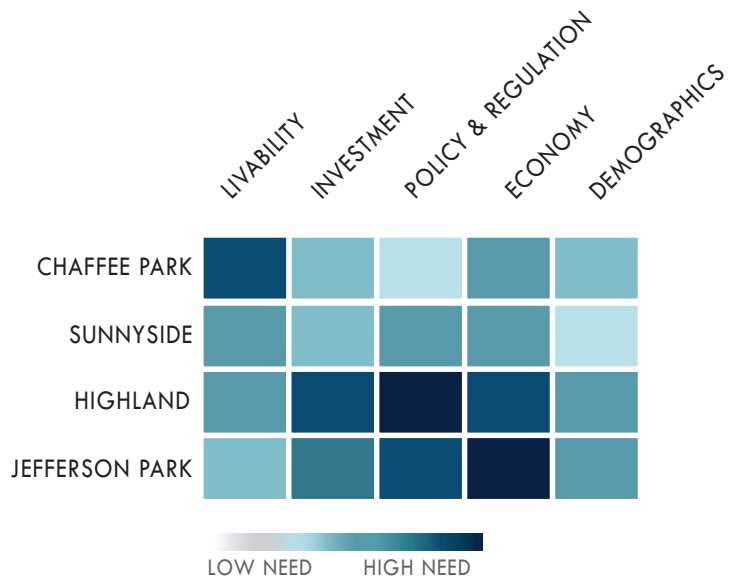
REGIONAL DESTINATIONS - Children's Museum of Denver, Downtown Aquarium

NATURAL FEATURES - South Platte River, Crescent Park, Jefferson Park, City of Cuernavaca Park, Chaffee Park, Ciancio Park

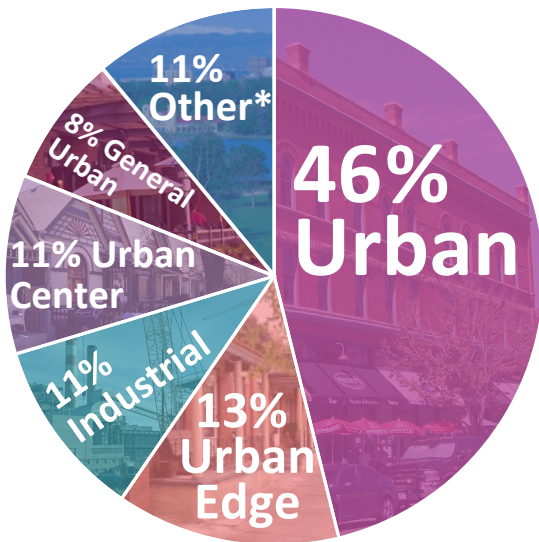
PREVIOUS PLANNING - South Platte River Corridor Study (2013), 41st & Fox Station Area Plan (2009), Jefferson Park Neighborhood Plan (2005), Sunnyside Neighborhood Plan (1992), Highland Neighborhood Plan (1986)

KEY CORRIDORS - Speer Blvd, Federal Blvd, 32nd Ave, 38th Ave, 44th Ave, Navajo St, I-25, I-70

INDICATOR SCORE

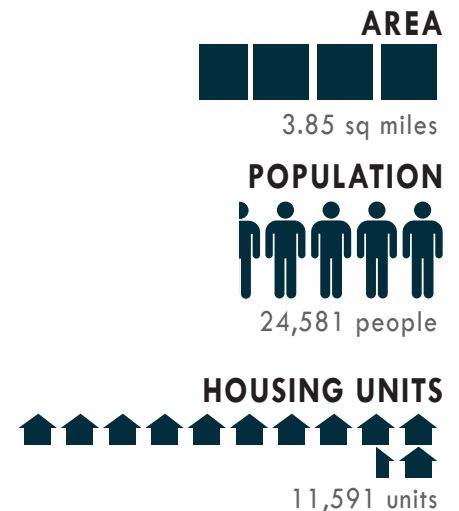


ZONING CONTEXT



*Old Zoning Code, Open Space, Campus

STATISTICS

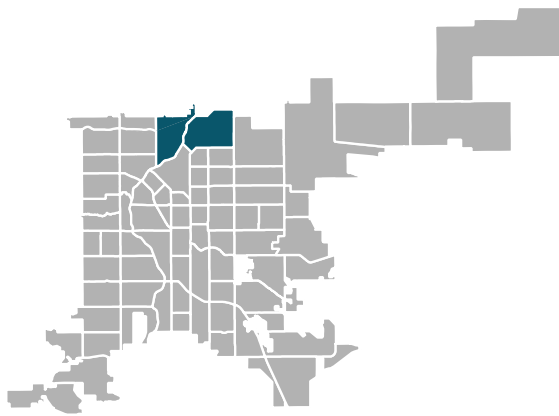


NORTH



GLOBEVILLE

ELYRIA SWANSEA



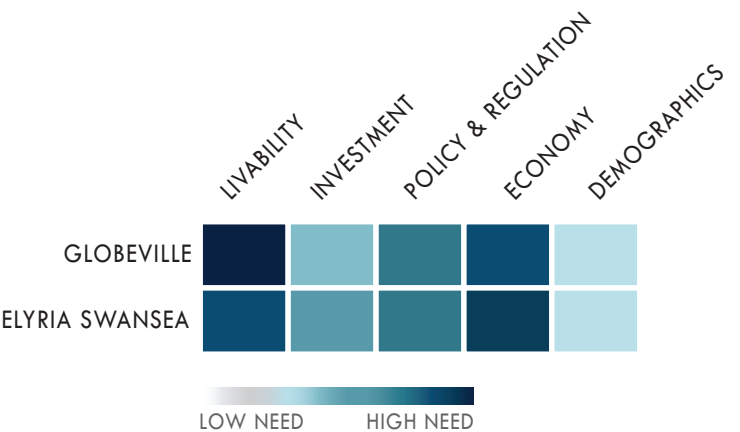
REGIONAL DESTINATIONS - National Western Stock Show, Denver Coliseum

NATURAL FEATURES - South Platte River, Northside Park, Riverside Cemetery, Globeville Landing Park

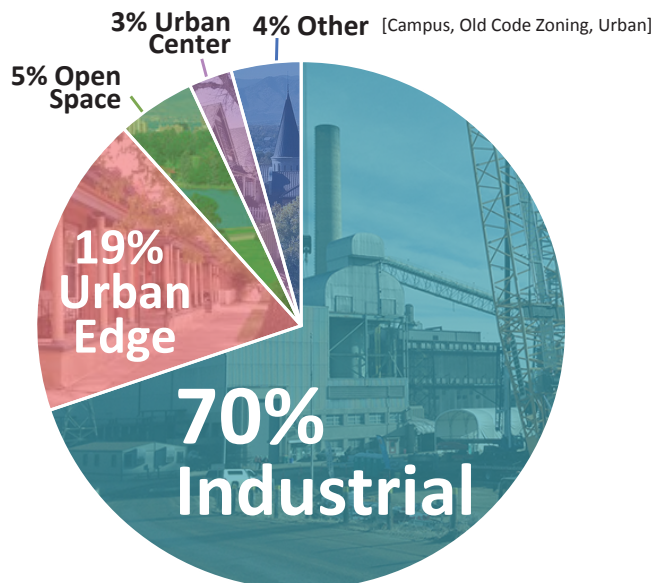
PREVIOUS PLANNING - 2016 Building Heights Plan Amendment, Elyria Swansea Neighborhood and NWC Station, 40th & CO Station Area Plan (2015), National Western Center Area Plan (2015), Globeville Neighborhood Plan (2014), South Platte River Corridor Study (2013), 38th & Blake Station Area Plan (2009), 41st and Fox Station Area Plan (2009), Elyria / Swansea Neighborhood Assessment (2003), River North Plan (2003), Central Platte Valley Comprehensive Plan Amendment (1991)

KEY CORRIDORS - I-25, I-70, Brighton Blvd, Washington St, York St, Vasquez Blvd, Colorado Blvd, 48th Ave, 47th Ave, 44th Ave, 40th Ave, Globeville Rd

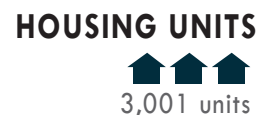
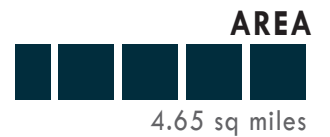
INDICATOR SCORE



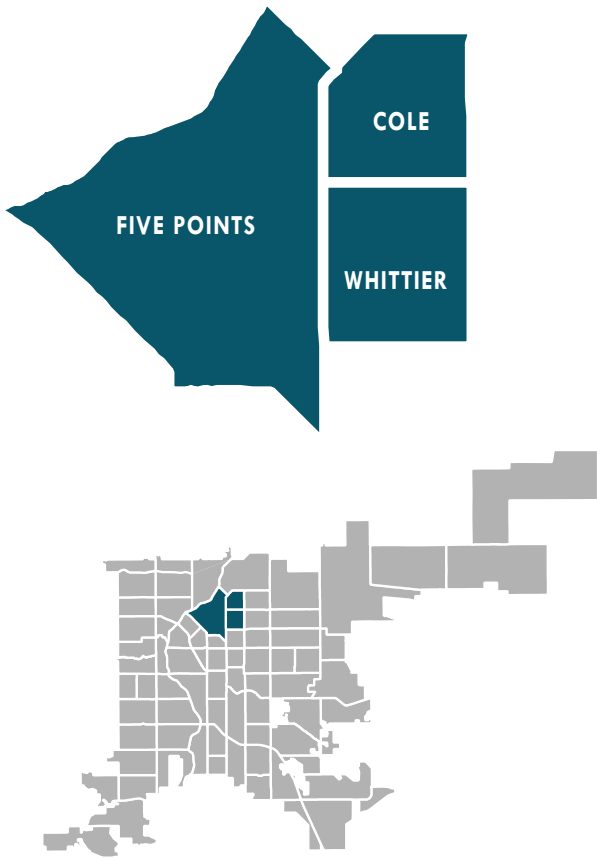
ZONING CONTEXT



STATISTICS



NORTH CENTRAL



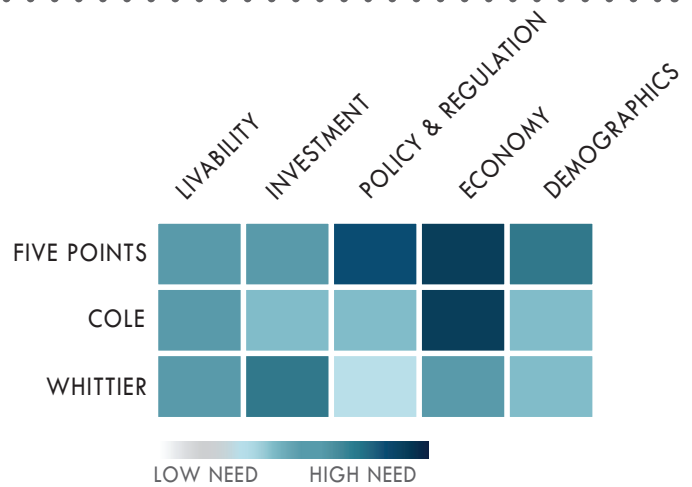
REGIONAL DESTINATIONS - Coors Field, RiNo Arts District, Five Points

NATURAL FEATURES - South Platte River, Curtis Park

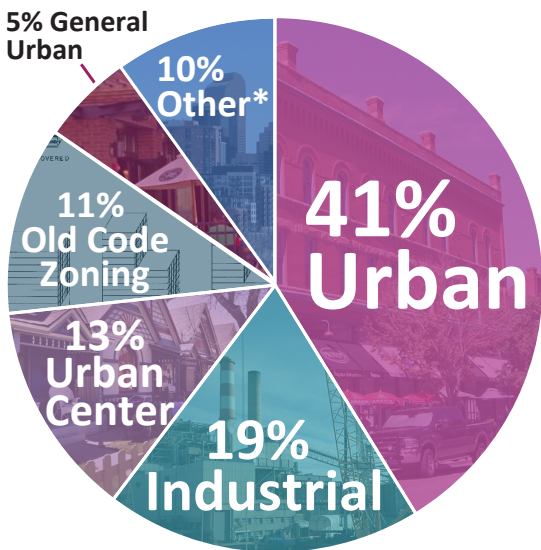
PREVIOUS PLANNING - 2016 Building Heights Plan Amendment, Elyria Swansea Neighborhood and NWC Station, 40th & CO Station Area Plan (2015), South Platte River Corridor Study (2013), NE Downtown Neighborhoods Plan (2011), 38th & Blake Station Area Plan (2009), Curtis Park Neighborhood Assessment (2007), Downtown Area Plan (2007), Uptown Healthcare District Plan Update (2007), River North Plan (2003), Whittier Neighborhood Plan (2000), Cole Planning Report (1998), Central Platte Valley Comprehensive Plan Amendment (1991), Bruce Randolph Ave Plan (1986)

KEY CORRIDORS - Arkins Ct, 20th St, Broadway St/ Brighton Blvd, Park Ave, Walnut St, Downing St, Bruce Randolph Ave, 40th Ave, Martin Luther King Jr. Blvd, 26th Ave, 23rd Ave

INDICATOR SCORE

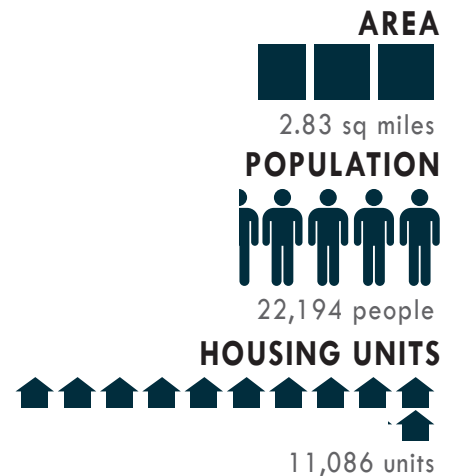


ZONING CONTEXT

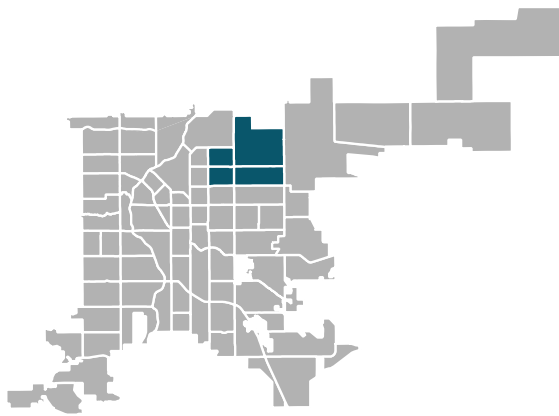


*General Urban, Downtown, Open Space, Campus

STATISTICS



NEAR NORTHEAST



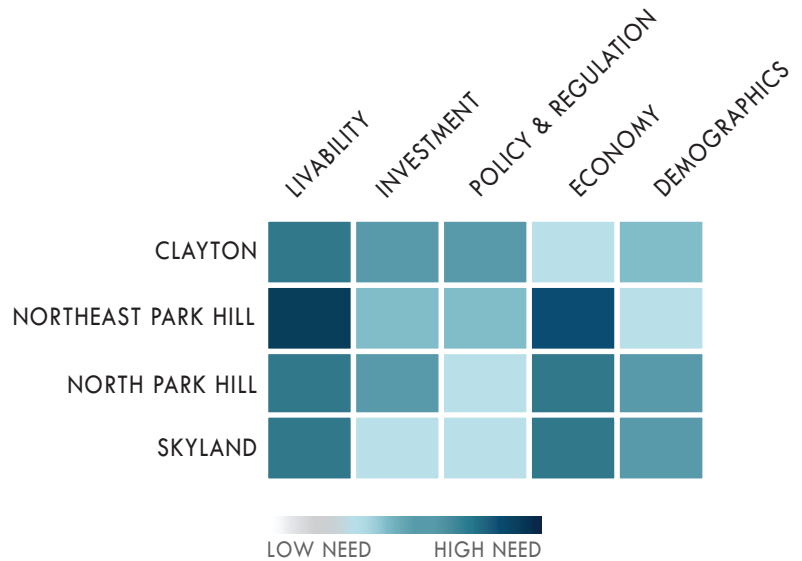
REGIONAL DESTINATIONS - City Park Golf Course, Park Hill Golf Course

NATURAL FEATURES - City Park Golf Course, Park Hill Golf Course, Martin Luther King Jr. Park, Schafer Park, J. Langston Boyd Park

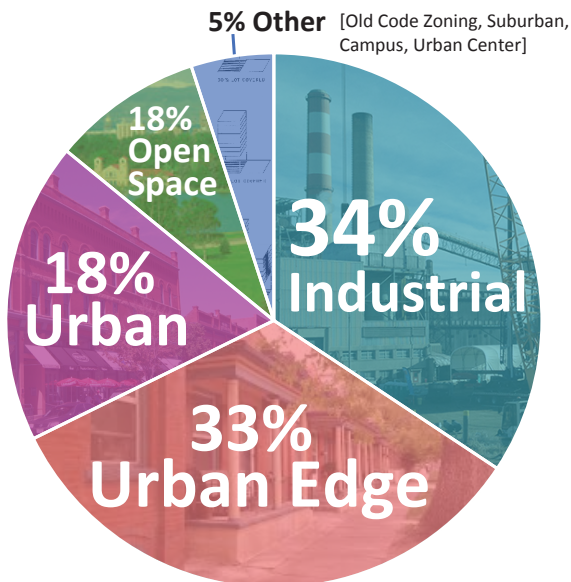
PREVIOUS PLANNING - Central Park Blvd Station Area Plan (2012), Stapleton Perimeter Assessment (2007), Stapleton Development Plan (1995)

KEY CORRIDORS - York St, Steele St, Colorado Blvd, Holly St, Monaco Parkway, Quebec St, I-70, Smith Rd, Bruce Randolph Ave, Martin Luther King Jr. Blvd, 29th Ave, 26th Ave, 23rd Ave

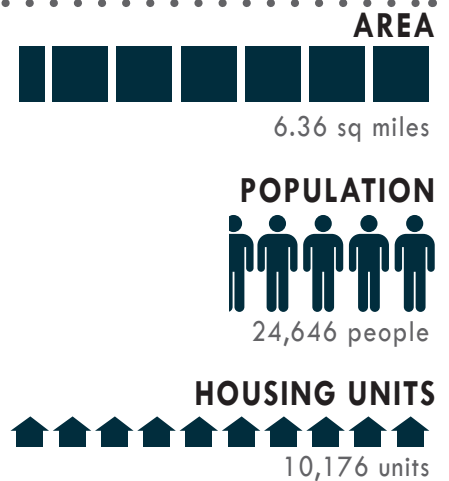
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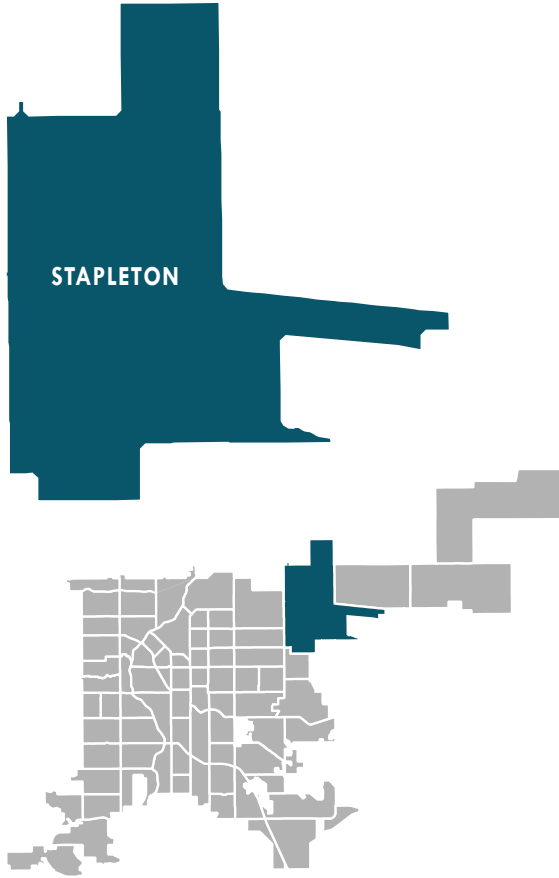
ZONING CONTEXT



STATISTICS



NORTHEAST



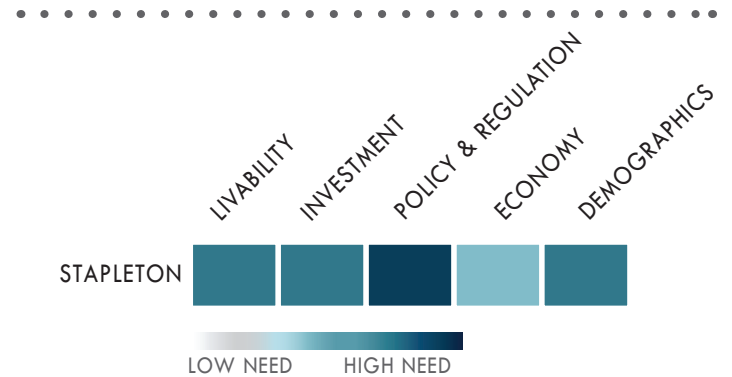
REGIONAL DESTINATIONS - The Shops at Northfield Stapleton, Quebec Square, Bladium Sports and Fitness Club

NATURAL FEATURES - Rocky Mountain Arsenal National Wildlife Refuge, Central Park, Sand Creek, Bluff Lake/Nature Center, Westerly Creek, Fred Thomas Park

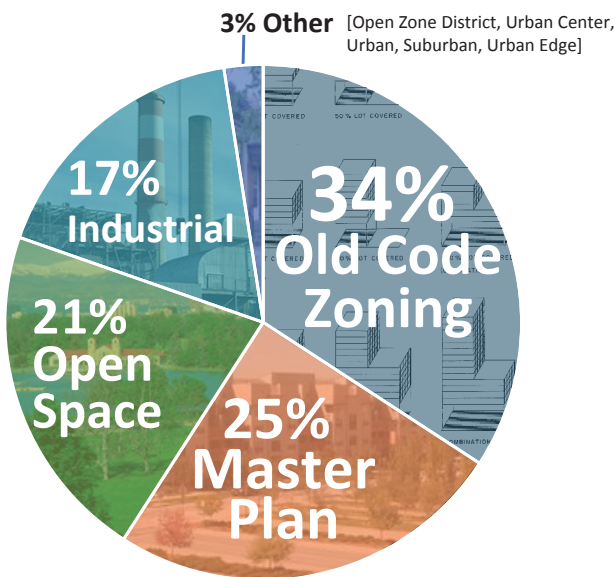
PREVIOUS PLANNING - Elyria Swansea Neighborhood and NWC Station, 40th & CO Station Area Plan (2015), Stapleton Perimeter Assessment (2007), Park Hill Neighborhood Plan (2000), Bruce Randolph Ave Plan (1986)

KEY CORRIDORS - Quebec St, Central Park Blvd, Havana St, 56th Ave, Northfield Blvd, I-70, I-270, Martin Luther King, Jr. Blvd, 29th Ave, 26th Ave, Montview Blvd

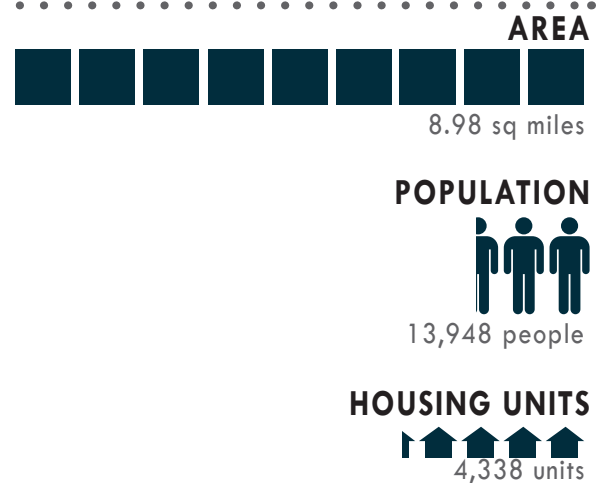
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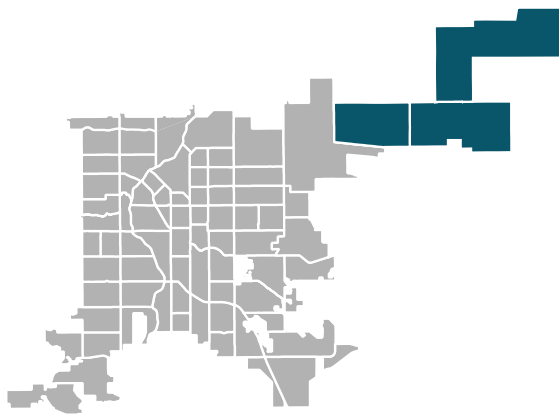
ZONING CONTEXT



STATISTICS



FAR NORTHEAST



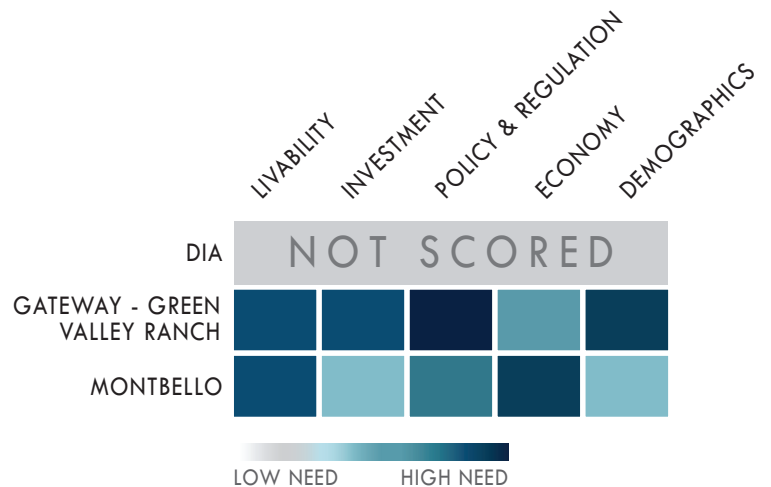
REGIONAL DESTINATIONS - Denver International Airport, Green Valley Ranch Golf Course

NATURAL FEATURES - Rocky Mountain Arsenal National Wildlife Refuge

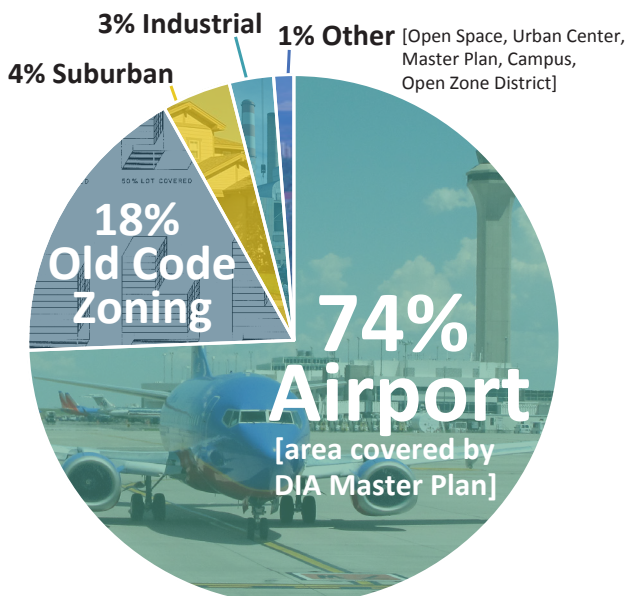
PREVIOUS PLANNING - 61st and Pena Station Area Plan (2014), Montbello/Green Valley Ranch Neighborhood Plan (1991), Gateway Concept Plan (1990)

KEY CORRIDORS - Havana St, Peoria St, Chambers Rd, Peña Blvd, Tower Rd, Himalaya Rd, 40th Ave, Green Valley Ranch Blvd, 56th Ave, 64th Ave

INDICATOR SCORE



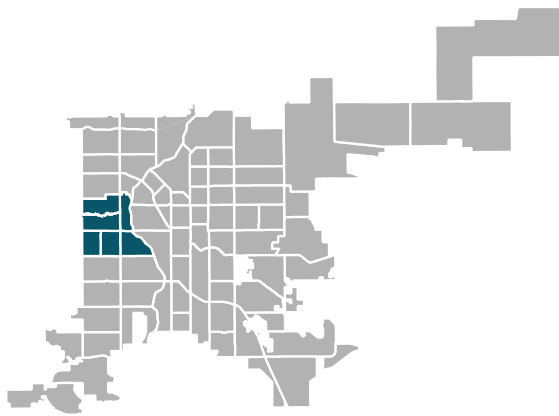
ZONING CONTEXT



STATISTICS



WEST



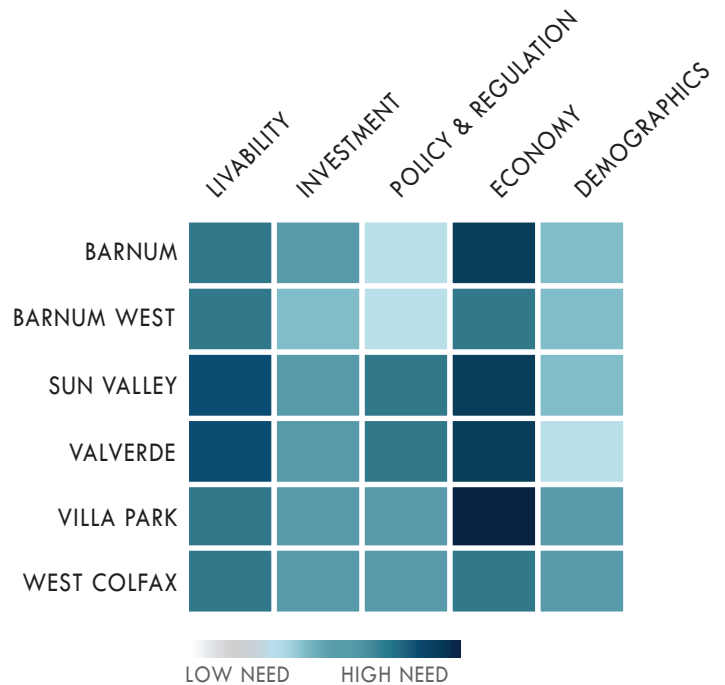
REGIONAL DESTINATIONS - Mile High Stadium

NATURAL FEATURES - Lakewood Gulch, Dry Gulch, Weir Gulch Park, Martinez Park, South Platte River, Barnum Water Park

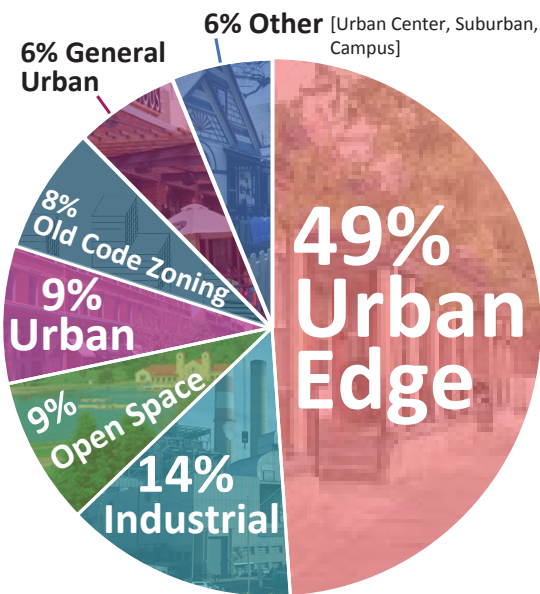
PREVIOUS PLANNING - Decatur-Federal Station Area Plan (2013), South Platte River Corridor Study (2013), Sheridan Station Area Plan (2008), West Colfax Plan (2006), Federal Blvd Corridor Plan (1995), Valverde Neighborhood Plan (1991), Villa Park Neighborhood Plan (1991), Barnum/West Neighborhood Plan (1986)

KEY CORRIDORS - Sheridan Blvd, Federal Blvd, Colfax Ave, 10th Ave, 6th Ave, 1st Ave, Alameda Ave

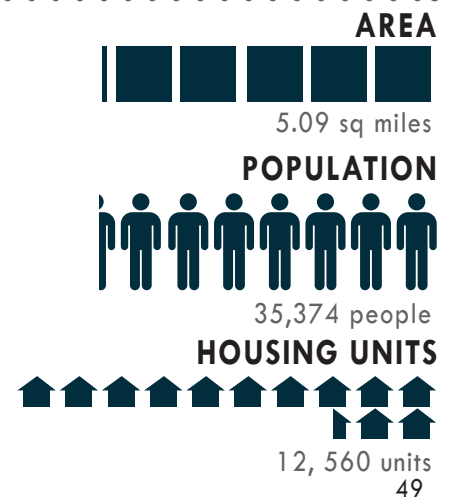
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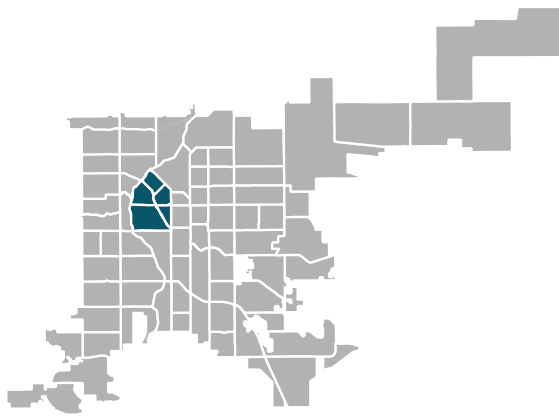
ZONING CONTEXT



STATISTICS



CENTRAL



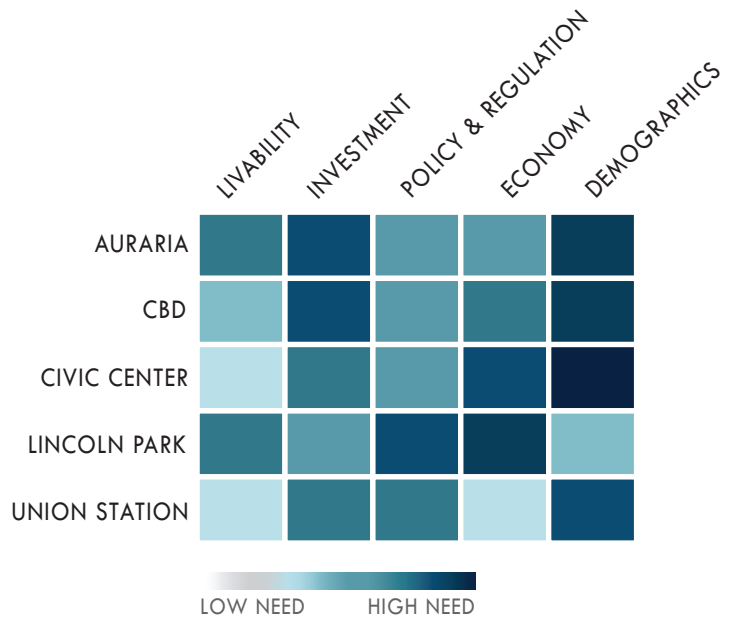
REGIONAL DESTINATIONS - Central Business District, Auraria Campus, Colorado Convention Center, Elitch Gardens, Pepsi Center, Denver Art Museum

NATURAL FEATURES - South Platte River, Cherry Creek, Civic Center Park

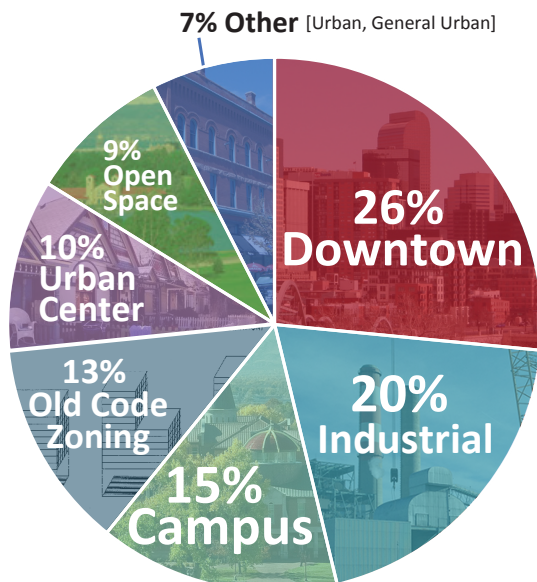
PREVIOUS PLANNING - Golden Triangle Plan (2014), South Platte River Corridor Study (2013), La Alma/Lincoln Park Neighborhood Plan (2010), Auraria West Station Area Plan (2009), Downtown Area Plan (2007), Lincoln Park Neighborhood Assessment (2006), Civic Center District Plan (2005), Downtown Multi-modal Access Plan (2005), Civic Center Planning Assessment (2003), Central Platte Valley Comprehensive Plan Amendment (1991)

KEY CORRIDORS - Colfax Ave, Broadway St, Speer Blvd, Park Ave, I-25

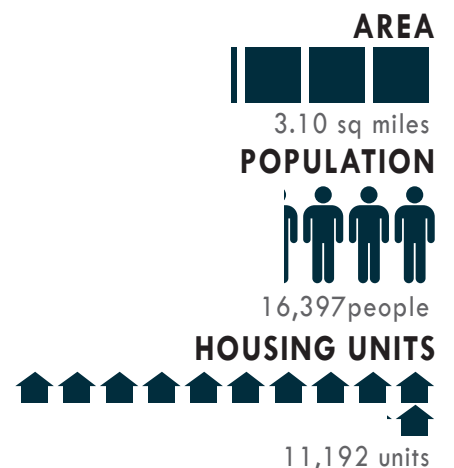
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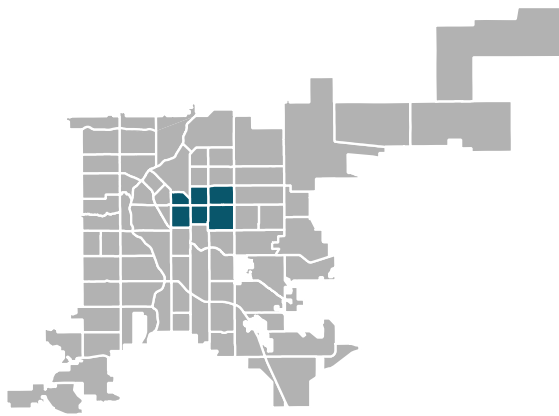
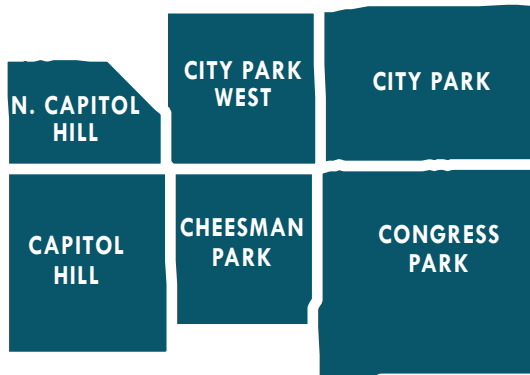
ZONING CONTEXT



STATISTICS



EAST CENTRAL



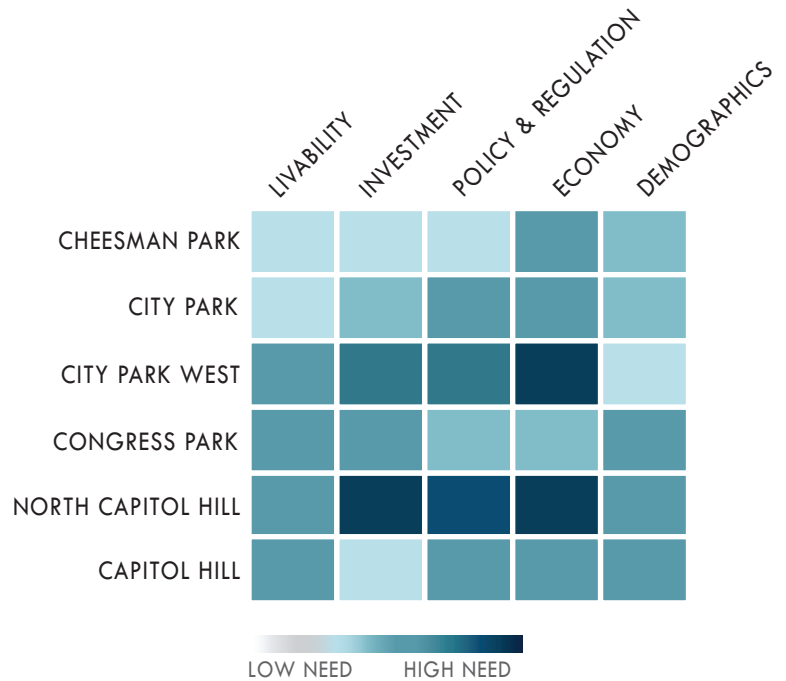
REGIONAL DESTINATIONS - Denver Zoo, Denver Museum of Nature & Science, Botanic Gardens, Presbyterian-St. Luke's Medical Center, St. Joseph Hospital, National Jewish Health, State Capitol, History Colorado Center

NATURAL FEATURES - Cheesman Park, City Park, Congress Park

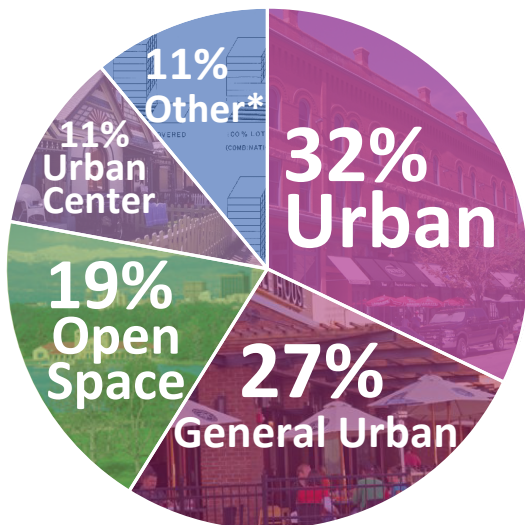
PREVIOUS PLANNING - Downtown Area Plan (2007), Civic Center District Plan (2005), East Colfax Plan (2004), Congress Park Neighborhood Plan (1995), Capitol Hill/Cheesman Park Neighborhood Plan (1993), Uptown Neighborhood Plan (1986)

KEY CORRIDORS - Park Ave, Colfax Ave, 17th Ave, 7th Ave Parkway, Broadway St, Downing St, Colorado Blvd

INDICATOR SCORE

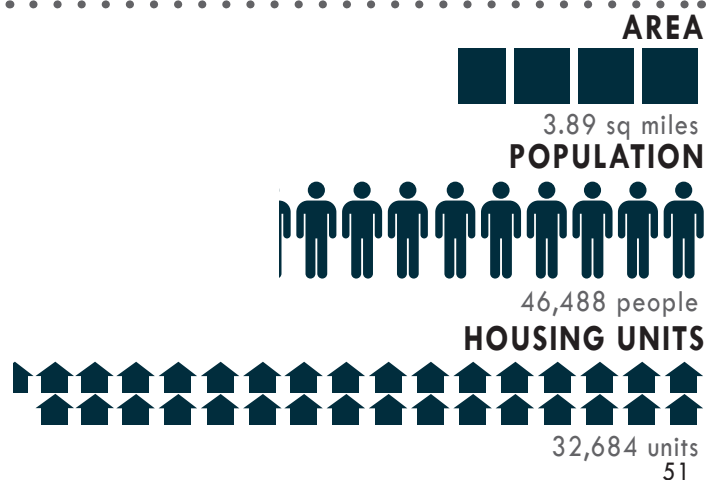


ZONING CONTEXT



*Old Zoning Code, Downtown, Campus

STATISTICS



EAST

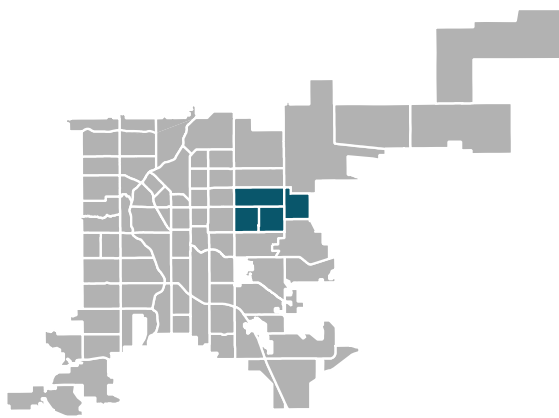


REGIONAL DESTINATIONS - Rose Medical Center, Johnson and Wales University

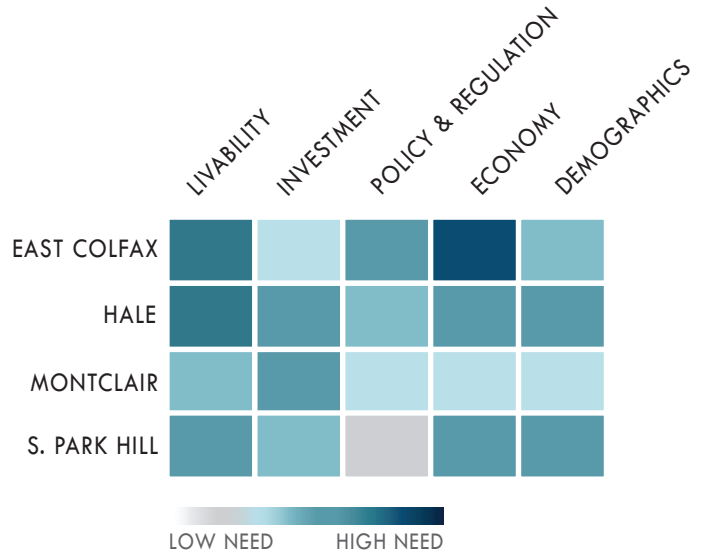
NATURAL FEATURES - Lindsley Park, Mayfair Park, Montclair Park

PREVIOUS PLANNING - Stapleton Perimeter Assessment (2007), Mayfair Town Center Assessment (2006), Park Hill Neighborhood Plan (2000), East Montclair/East Colfax Neighborhood Plan (1994)

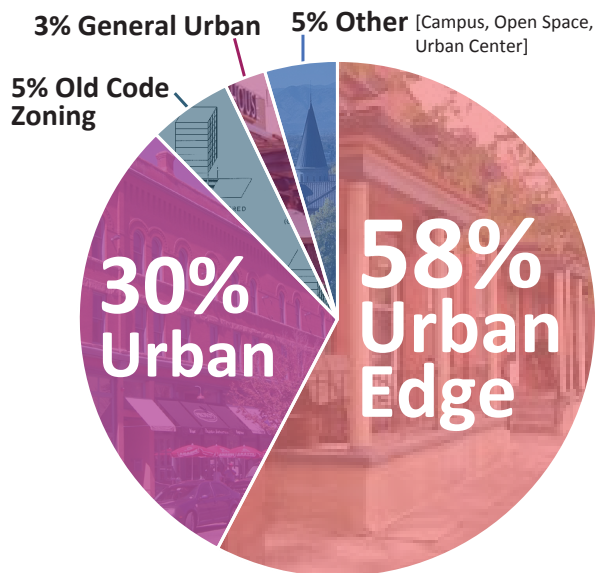
KEY CORRIDORS - 23rd Ave, Montview Blvd, 17th Ave, Colfax Ave, 13th Ave, 6th Ave, Colorado Blvd, Monaco Parkway, Quebec St, Yosemite St



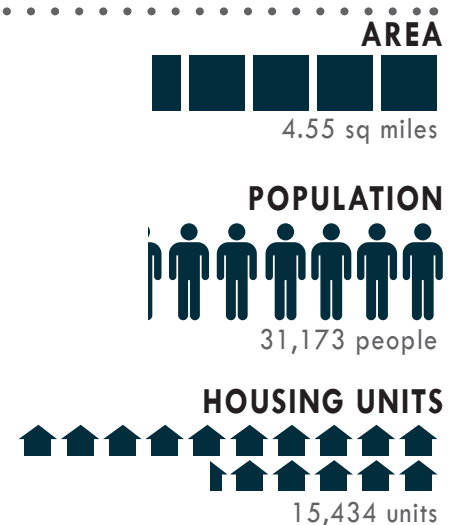
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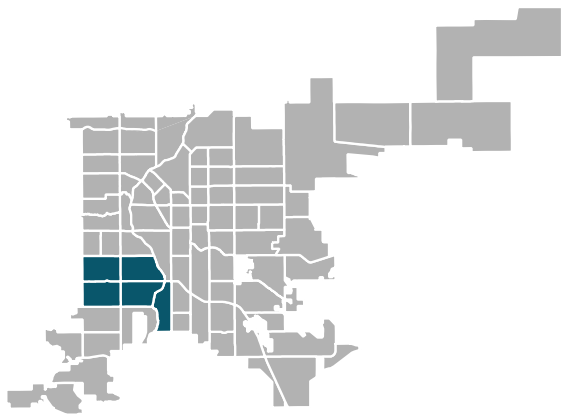
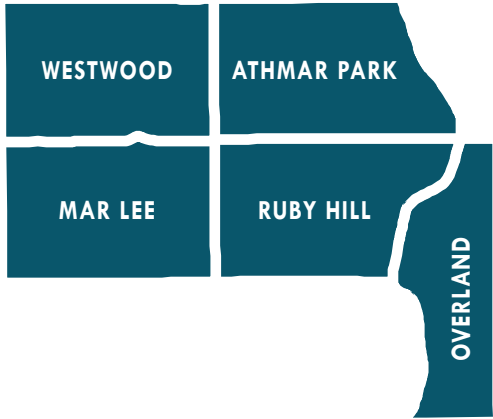
ZONING CONTEXT



STATISTICS



SOUTHWEST



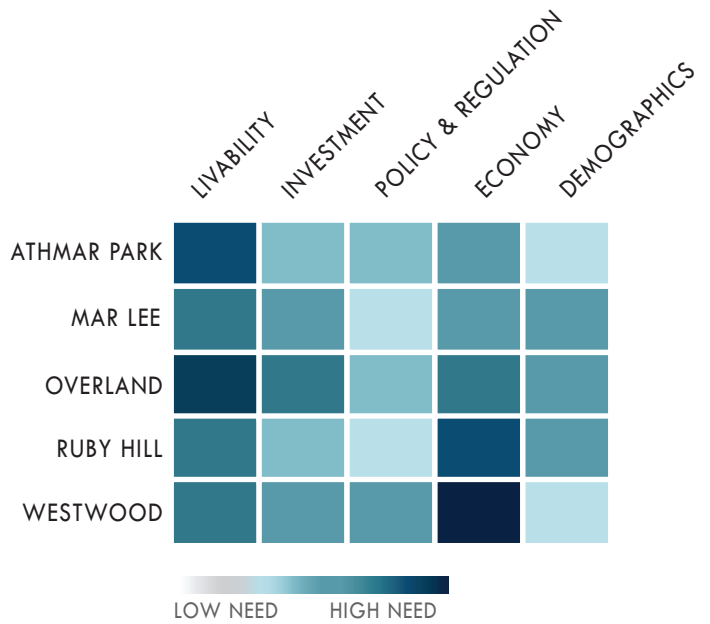
REGIONAL DESTINATIONS - Ruby Hill Park, Overland Municipal Golf Course

NATURAL FEATURES - Westwood Park, Weir Gulch, Huston Lake Park, Garfield Lake Park, Vanderbilt Park, Ruby Hill Park, Sanderson Gulch Park, South Platte River

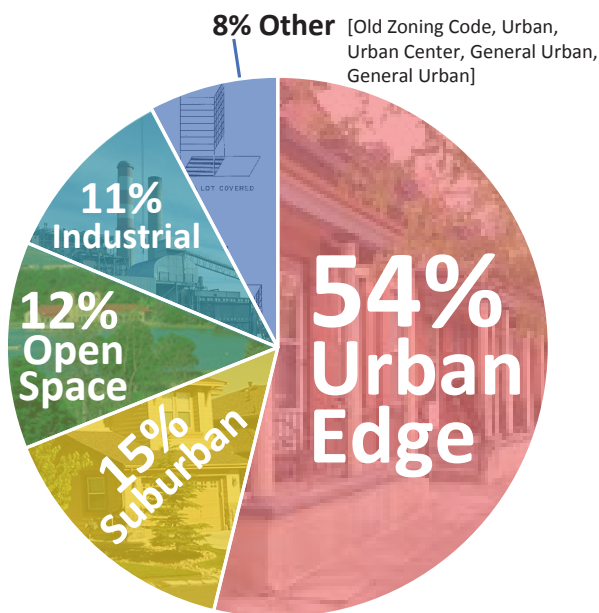
PREVIOUS PLANNING - I-25 & Broadway Station Area Plan (2016), Westwood Neighborhood Plan (2016), Overland Neighborhood Assessment (2005), Athmar Park Neighborhood Perimeter Plan (2000), Federal Blvd Corridor Plan (1995), Overland Neighborhood Plan (1993)

KEY CORRIDORS - Sheridan Blvd, Morrison Rd, Federal Blvd, Alameda Ave, Mississippi Ave, Louisiana Ave, Jewell Ave

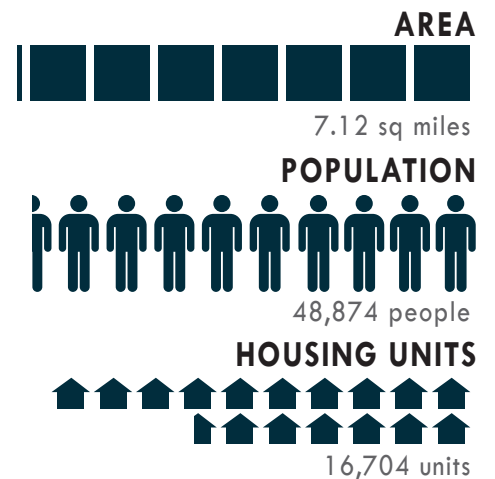
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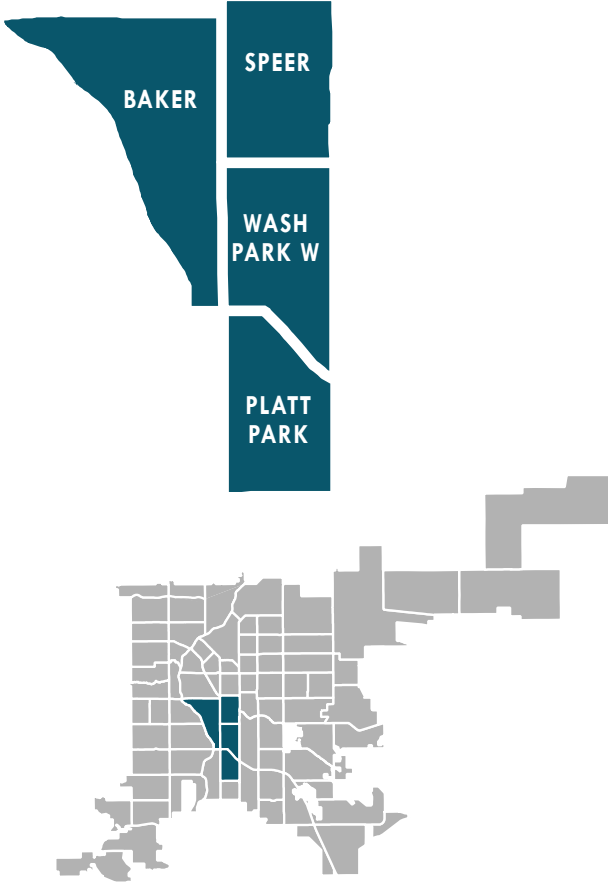
ZONING CONTEXT



STATISTICS



SOUTH CENTRAL



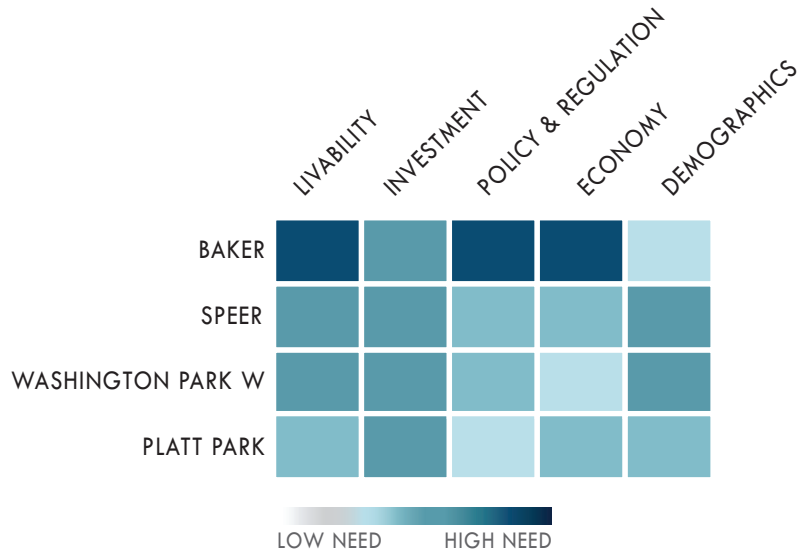
REGIONAL DESTINATIONS - South Broadway Commercial District, South Pearl Commercial District

NATURAL FEATURES - Cherry Creek, South Platte River, Alamo Placita Park

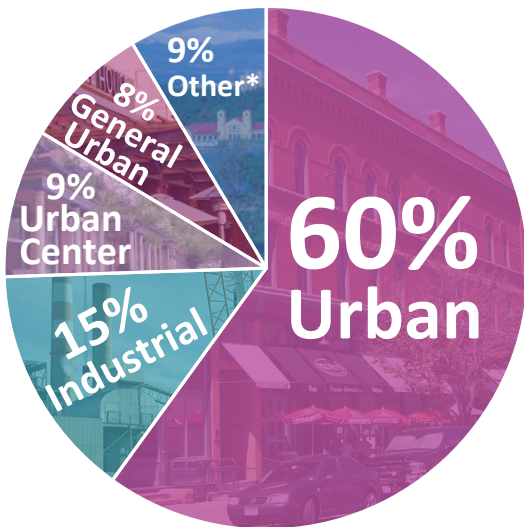
PREVIOUS PLANNING - I-25 & Broadway Station Area Plan (2016), South Platte River Corridor Study (2013), Alameda Station Area Plan (2009), Evans Station Area Plan (2009), Louisiana-Pearl Station Area Plan (2007), Baker Neighborhood Plan (2003), Platt Park Neighborhood Assessment (2003), South Broadway Corridor Study (2001), West Washington Park Neighborhood Plan (1991)

KEY CORRIDORS - I-25, Santa Fe Drive, Broadway St, Lincoln St, Logan St, Downing St, Speer Blvd, 6th Ave, Alameda Ave, Mississippi Ave, Evans Ave

INDICATOR SCORE

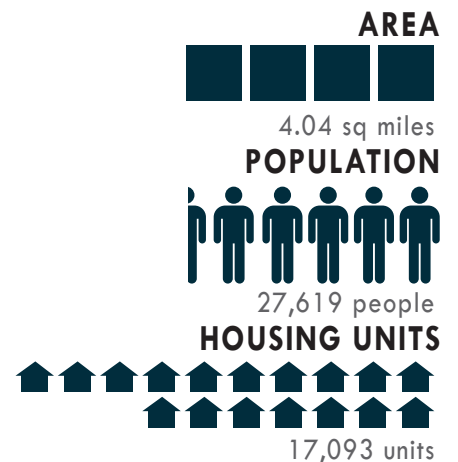


ZONING CONTEXT

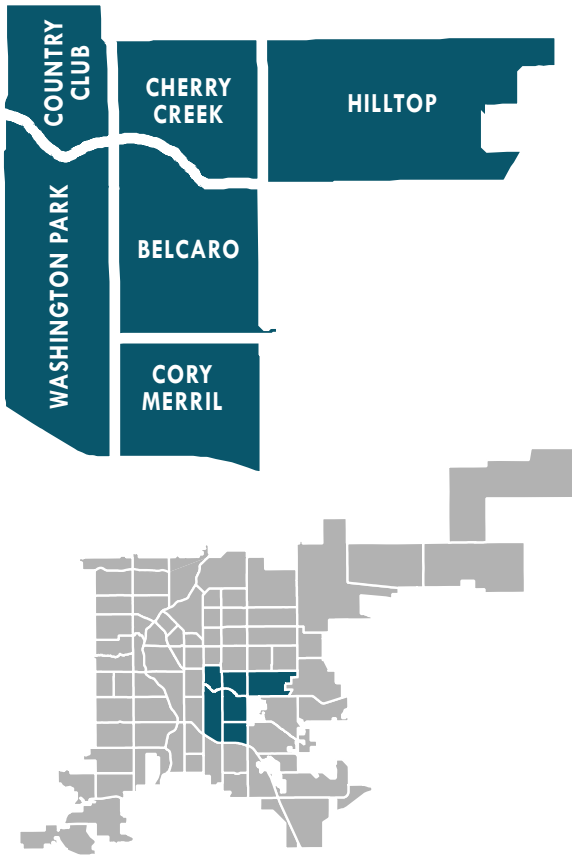


*Open Space, Old Zoning Code, Suburban

STATISTICS



SOUTHEAST CENTRAL



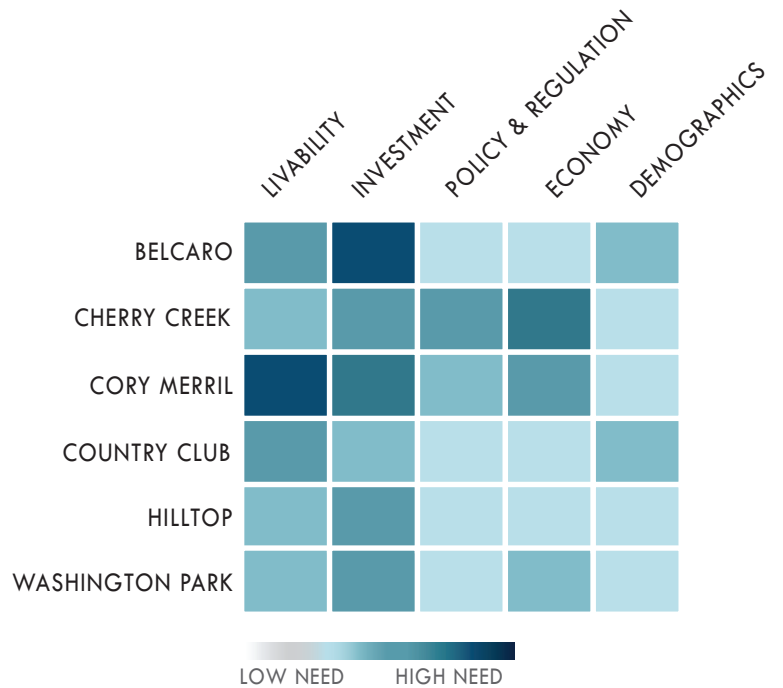
REGIONAL DESTINATIONS - Cherry Creek North, Cherry Creek Shopping Center

NATURAL FEATURES - Cherry Creek Trail, Washington Park, Denver Country Club

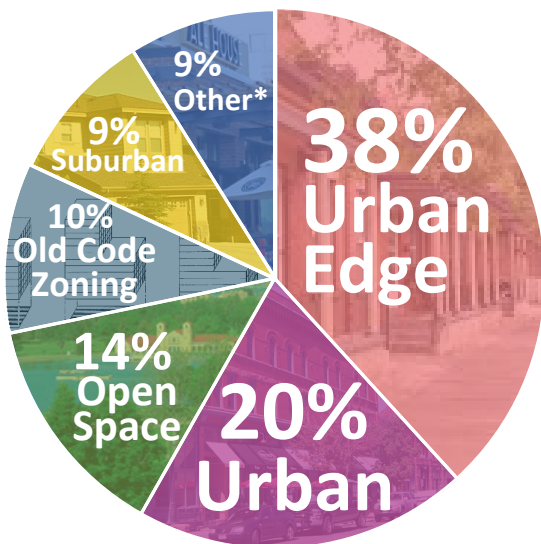
PREVIOUS PLANNING - Cherry Creek Area Plan (2012), Cherry Creek Greenway Master Plan (2000), Colorado Blvd Plan (1991)

KEY CORRIDORS - 6th Ave, 1st Ave, Alameda Ave, Exposition Ave, Mississippi Ave, Louisiana Ave, Florida Ave, Downing St, University Blvd, Colorado Blvd, Monaco Parkway

INDICATOR SCORE

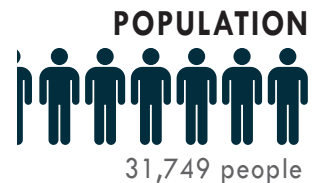


ZONING CONTEXT

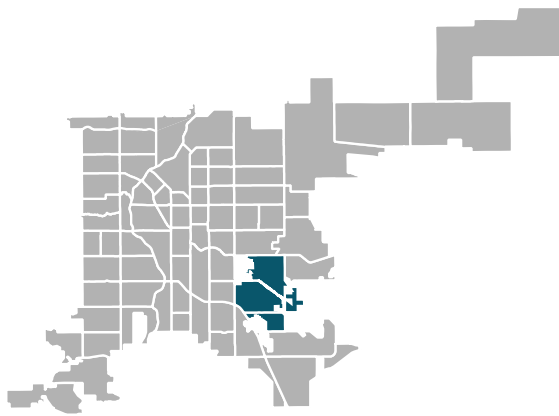


*General Urban, Urban Center, Campus, Open Zone District

STATISTICS



NEAR SOUTHEAST



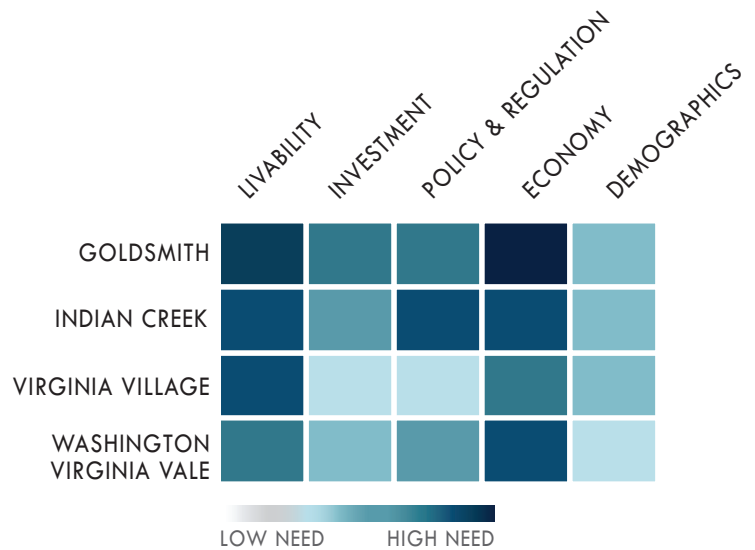
REGIONAL DESTINATIONS - Cherry Creek Trail, CDOT Offices

NATURAL FEATURES - Cherry Creek, Cook Park, High Line Canal

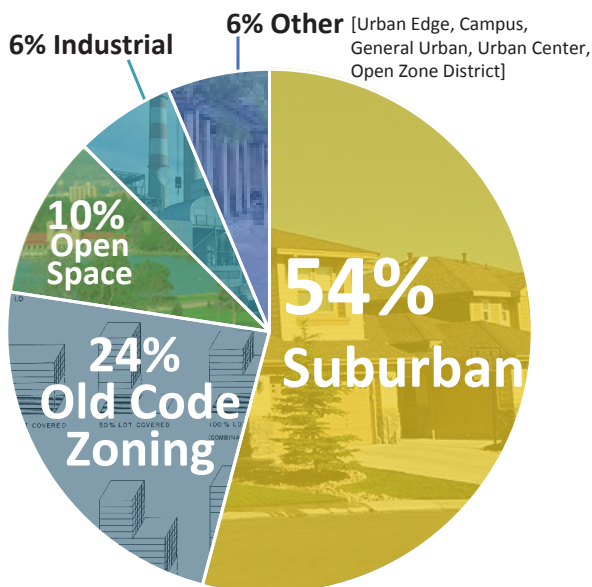
PREVIOUS PLANNING - Cherry Creek Greenway Master Plan (2000), Virginia Village Neighborhood Plan (1973)

KEY CORRIDORS - I-25, Colorado Blvd, Dahlia St, Holly St, Monaco Parkway, Cherry Creek N/S Drive, Quebec St, Alameda Ave, Leetsdale Drive, Louisiana Ave, Florida Ave, Jewell Ave, Evans Ave, Yale Ave

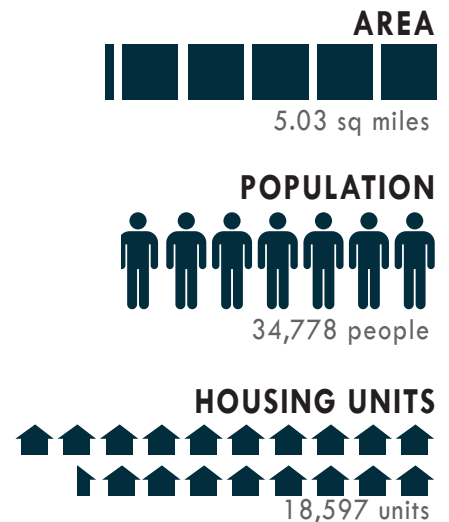
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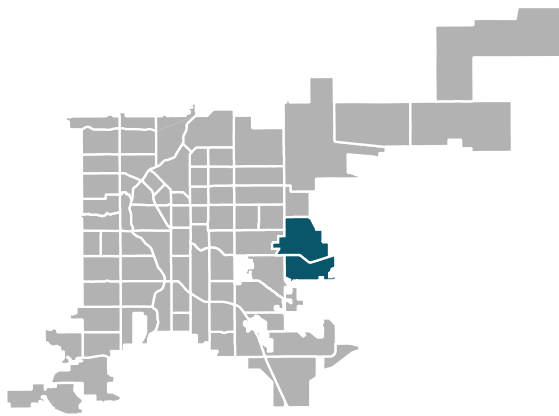
ZONING CONTEXT



STATISTICS



SOUTHEAST



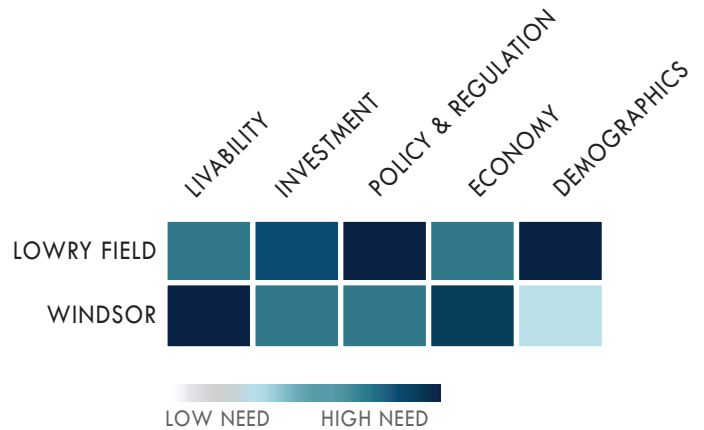
REGIONAL DESTINATIONS - Wings Over the Rockies Air and Space Museum, Lowry Sports Complex, Common Ground Golf Course

NATURAL FEATURES - Aurora-Kelley Road Reservoir, Westerly Creek, City of Ulaanbaatar Park, Great Lawn Park, Windsor Lake & Reservoir, High Line Canal, Fairmount Cemetery

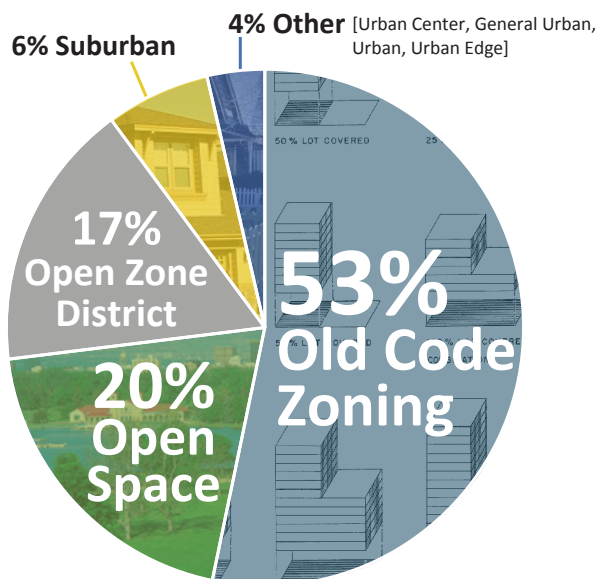
PREVIOUS PLANNING - Lowry Reuse Plan (1993)

KEY CORRIDORS - Quebec St, Havana St, Dayton St, 11th Ave, 6th Ave, Lowry Blvd, Alameda Ave, Mississippi Ave

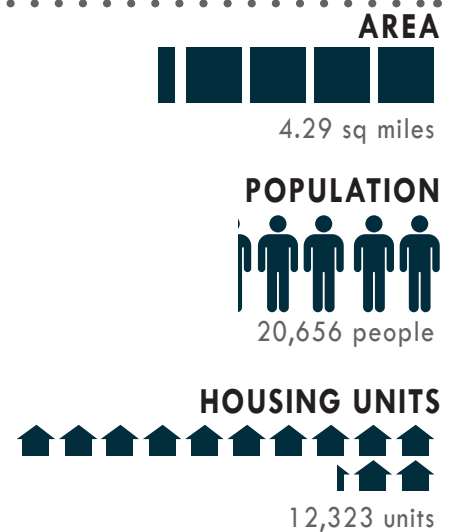
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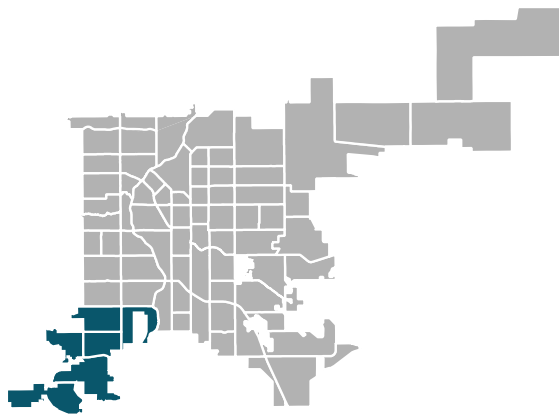
ZONING CONTEXT



STATISTICS



FAR SOUTHWEST



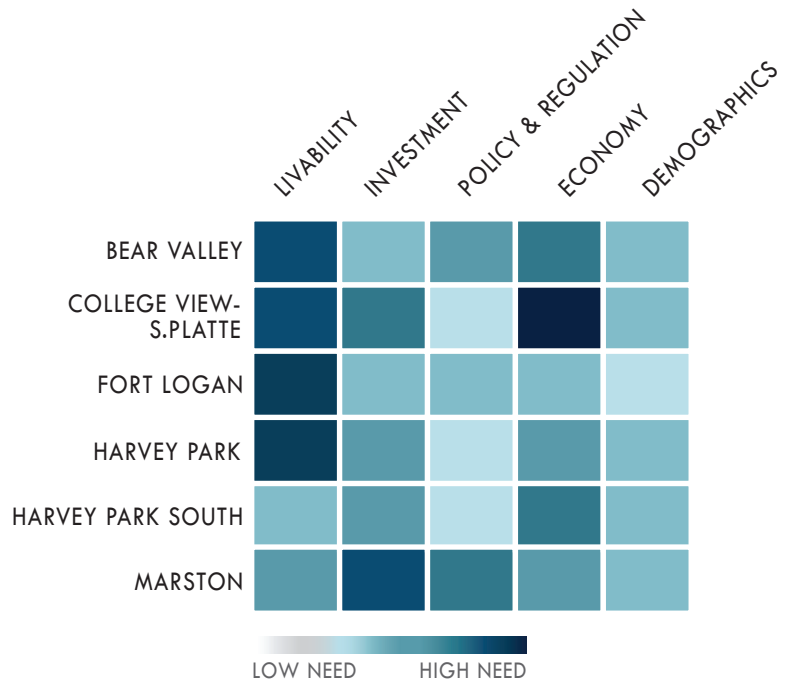
REGIONAL DESTINATIONS - Marston Lake, Fort Logan National Cemetery, Denver Sports Center, Colorado Heights University

NATURAL FEATURES - South Platte River, Harvey Park, Bear Valley Park, Pinehurst Country Club, Marston Lake

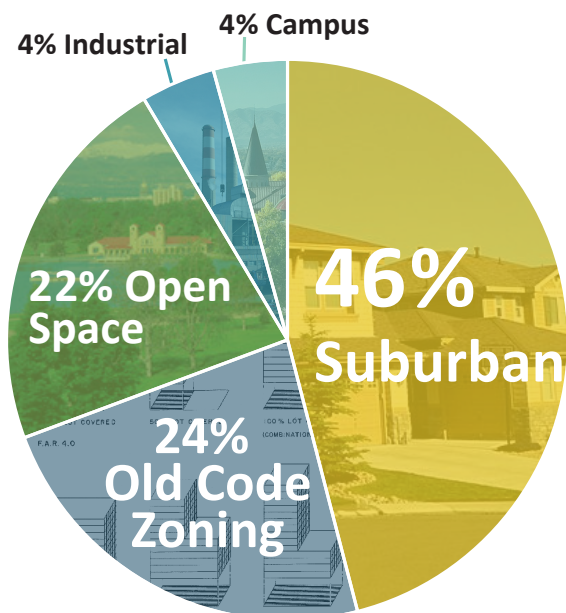
PREVIOUS PLANNING - None

KEY CORRIDORS - Wadsworth Blvd, Sheridan Blvd, Federal Blvd, Jewell Ave, Evans Ave, Yale Ave, Hampden Ave, Quincy Ave

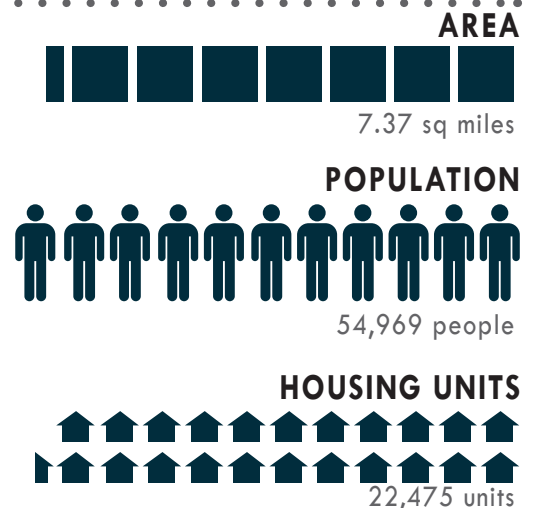
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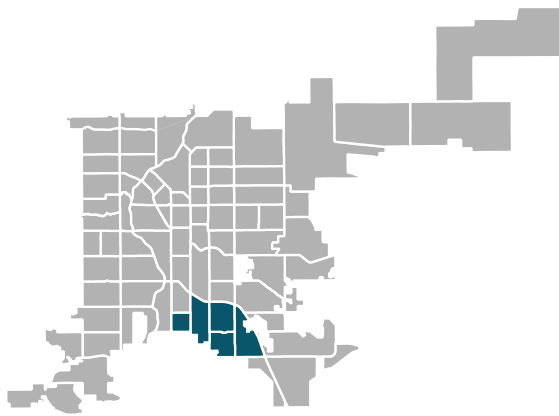
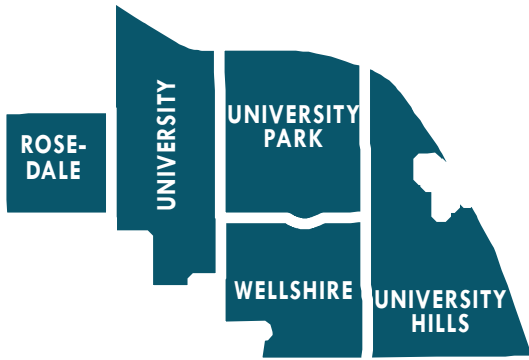
ZONING CONTEXT



STATISTICS



SOUTH



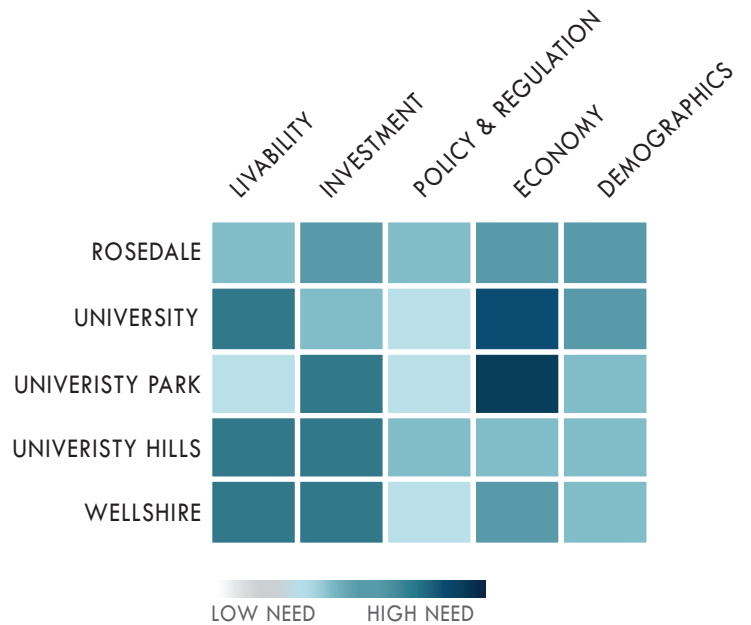
REGIONAL DESTINATIONS - Harvard Gulch Golf Course, Porter Adventist Hospital, University of Denver, Wellshire Golf Course, Colorado Center

NATURAL FEATURES - Harvard Gulch West Park, Skeel Reservoir, Eisenhower Park, High Line Canal, Observatory Park

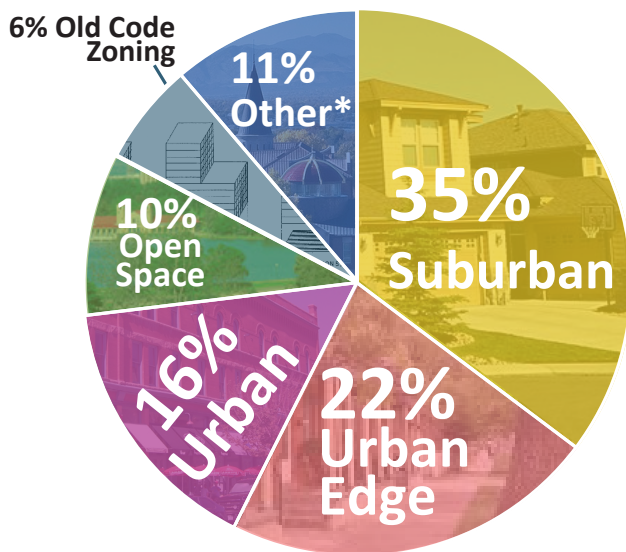
PREVIOUS PLANNING - Evans Station Area Plan (2009), University Park Neighborhood Plan (2008), Colorado Station Area Framework Plan (2003), Yale Station Area Study (2003), Colorado Blvd Plan (1991)

KEY CORRIDORS - I-25, Buchtel Blvd, Evans Ave, Iliff Ave, Hampden Ave, Broadway St, University Blvd, Colorado Blvd

INDICATOR SCORE

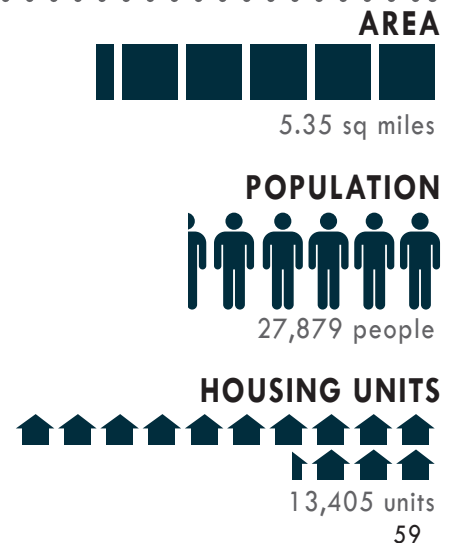


ZONING CONTEXT

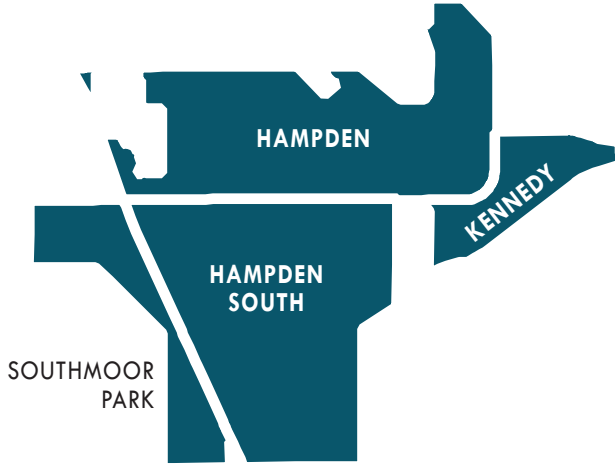


*Campus, Urban Center, General Urban

STATISTICS



FAR SOUTHEAST

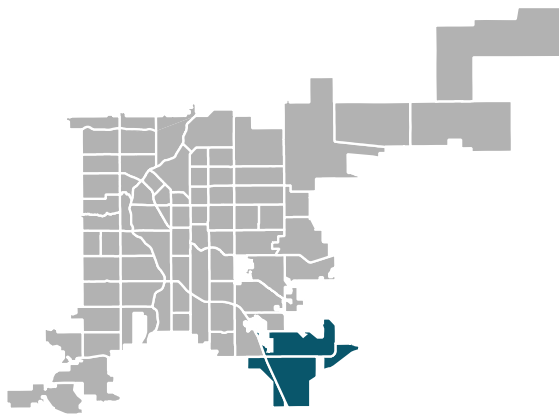


REGIONAL DESTINATIONS - Denver Tech Center, Tamarac Shopping Center, Tiffany Plaza, Kennedy Golf Course

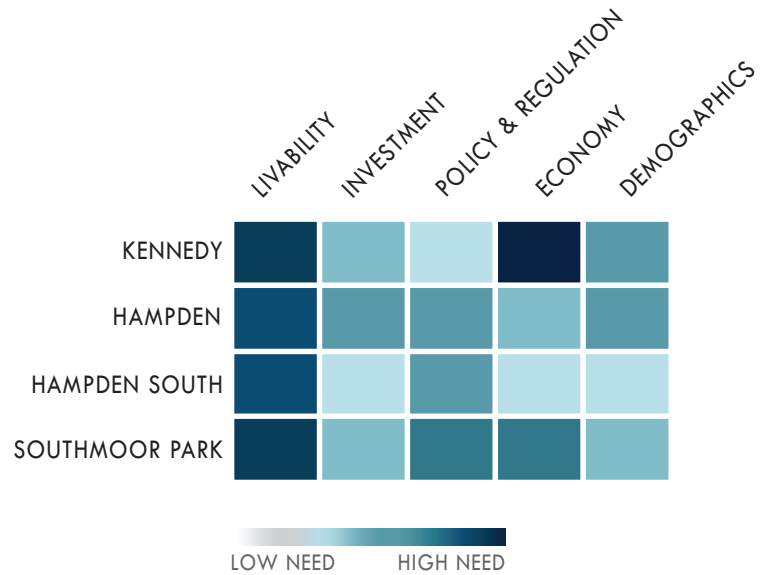
NATURAL FEATURES - Cherry Creek Reservoir, High Line Canal, Bible Park, Hentzel Park

PREVIOUS PLANNING - Cherry Creek Greenway Master Plan (2000)

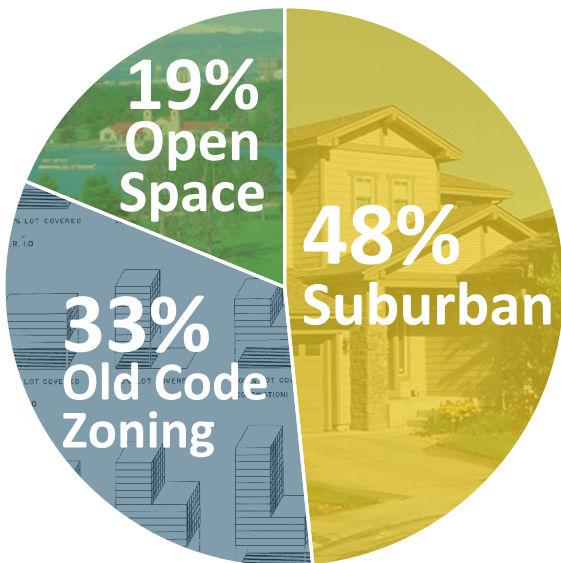
KEY CORRIDORS - I-25, I-225, Monaco Parkway, Tamarac Drive, Yosemite St, Havana St, Bellevue Ave, Union Ave, Quincy Ave, Hampden Ave, Yale Ave



INDICATOR SCORE



ZONING CONTEXT



STATISTICS

