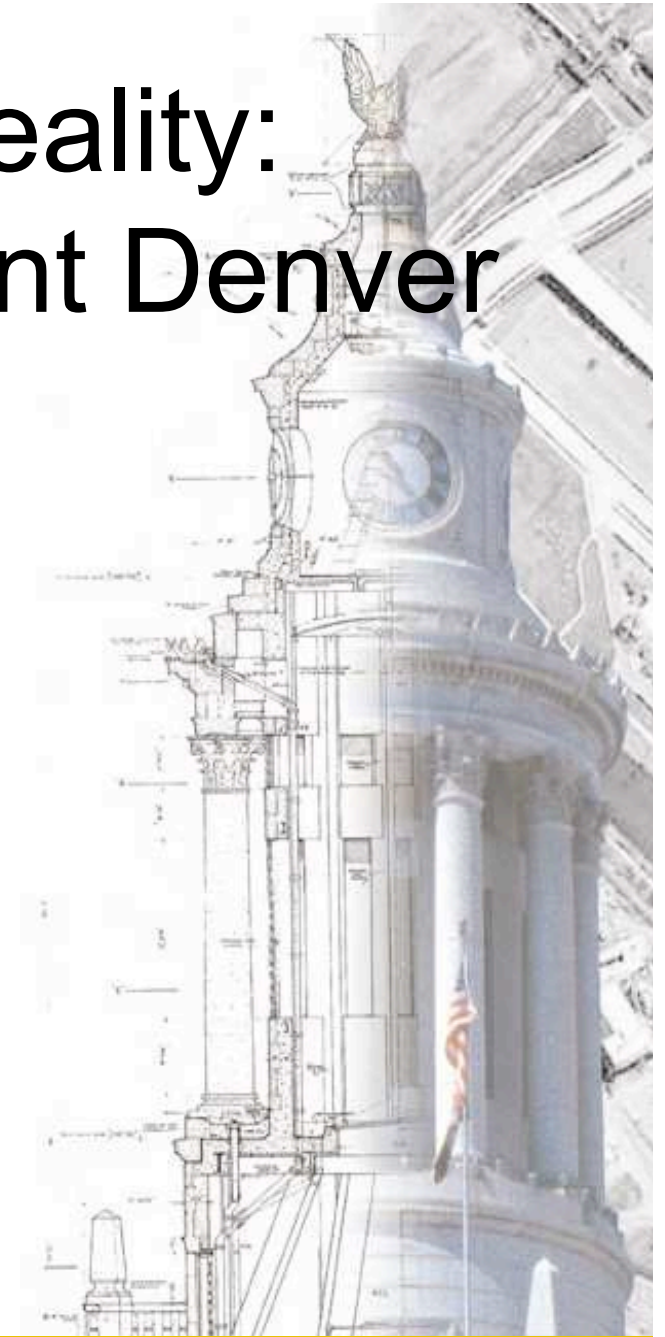
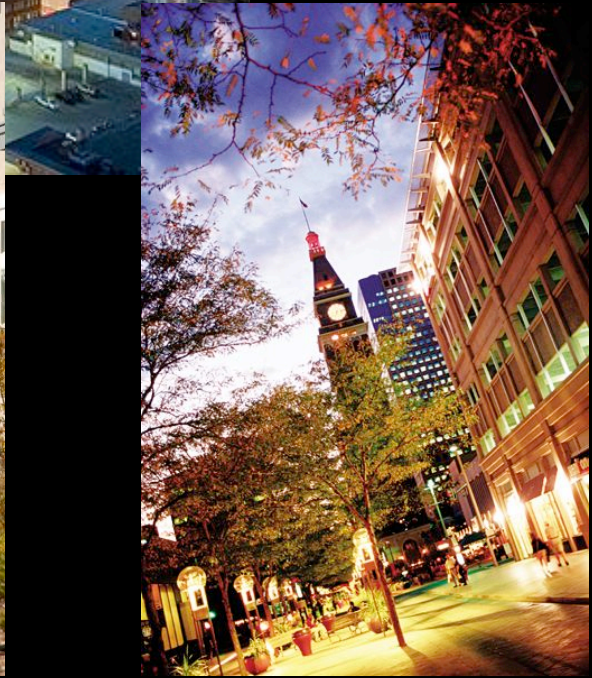
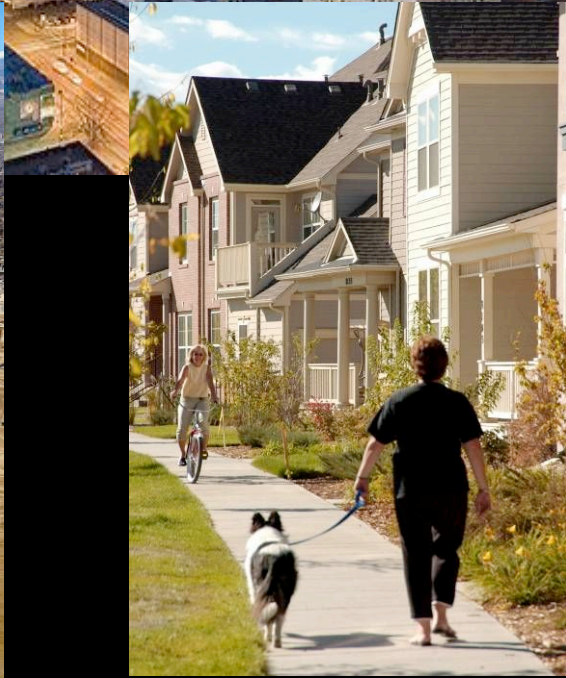


From Vision to Reality: Implementing Blueprint Denver

Peter J. Park, AICP
Community Planning and Development Department
Denver, Colorado











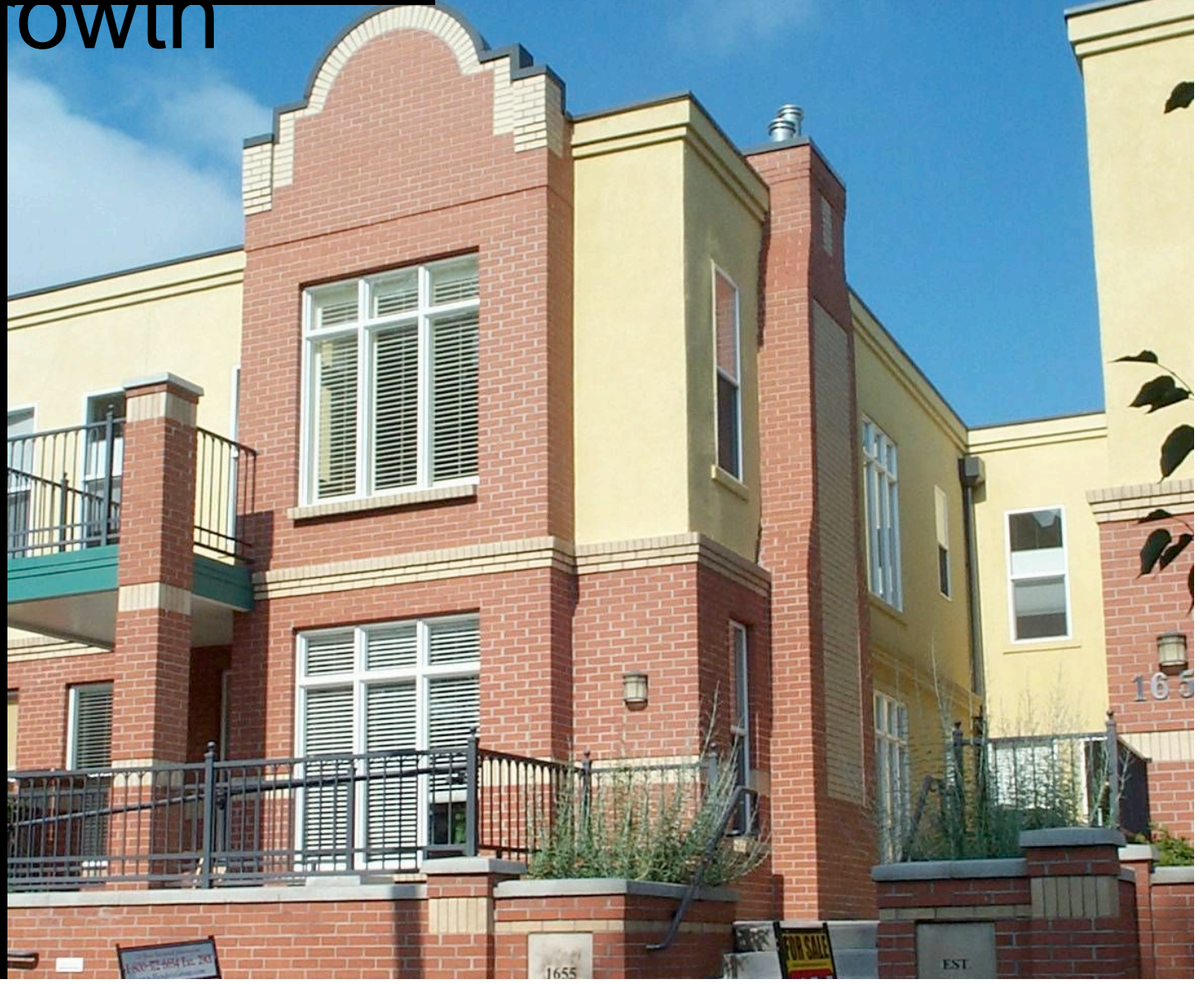
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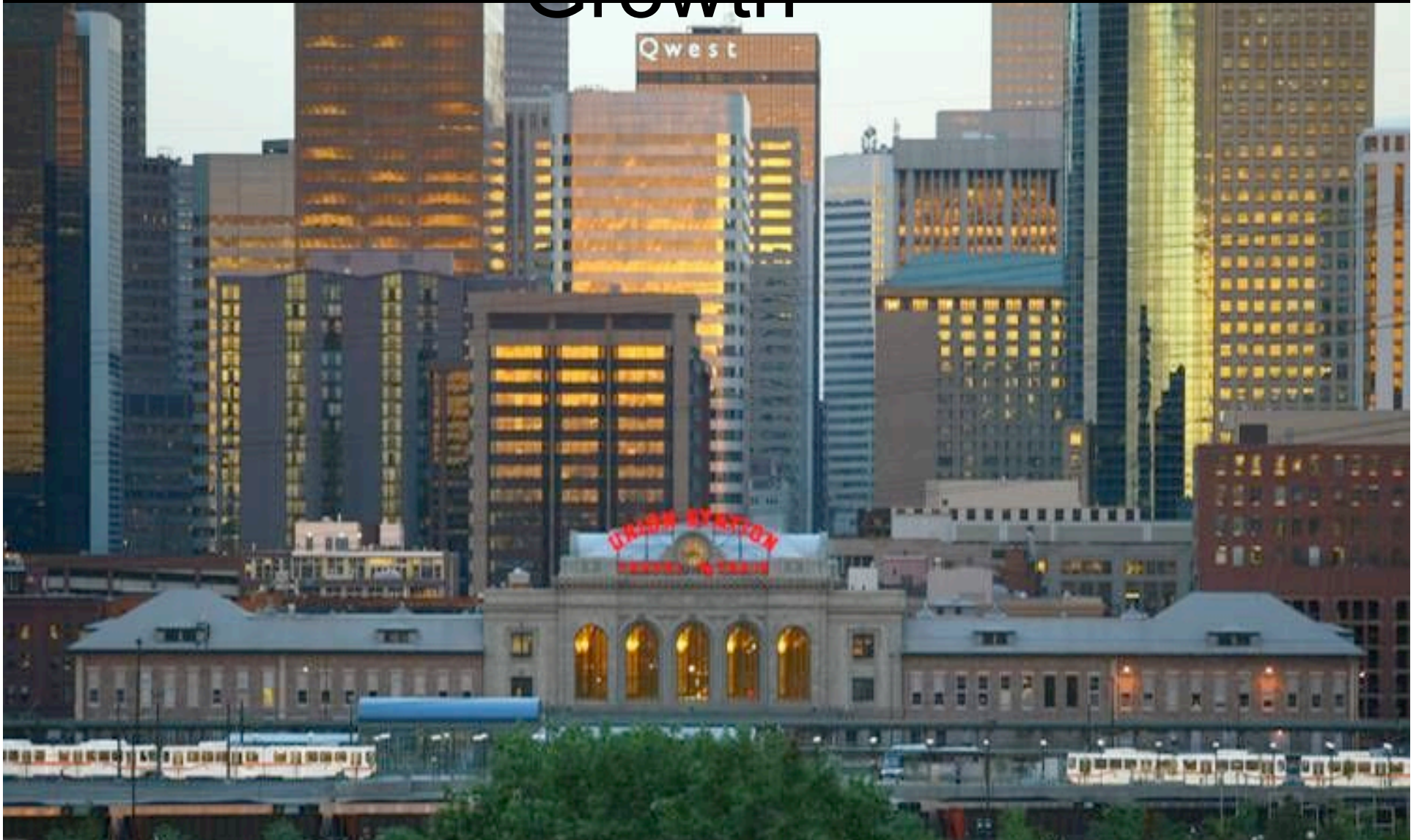




ending to
town



GROWTH

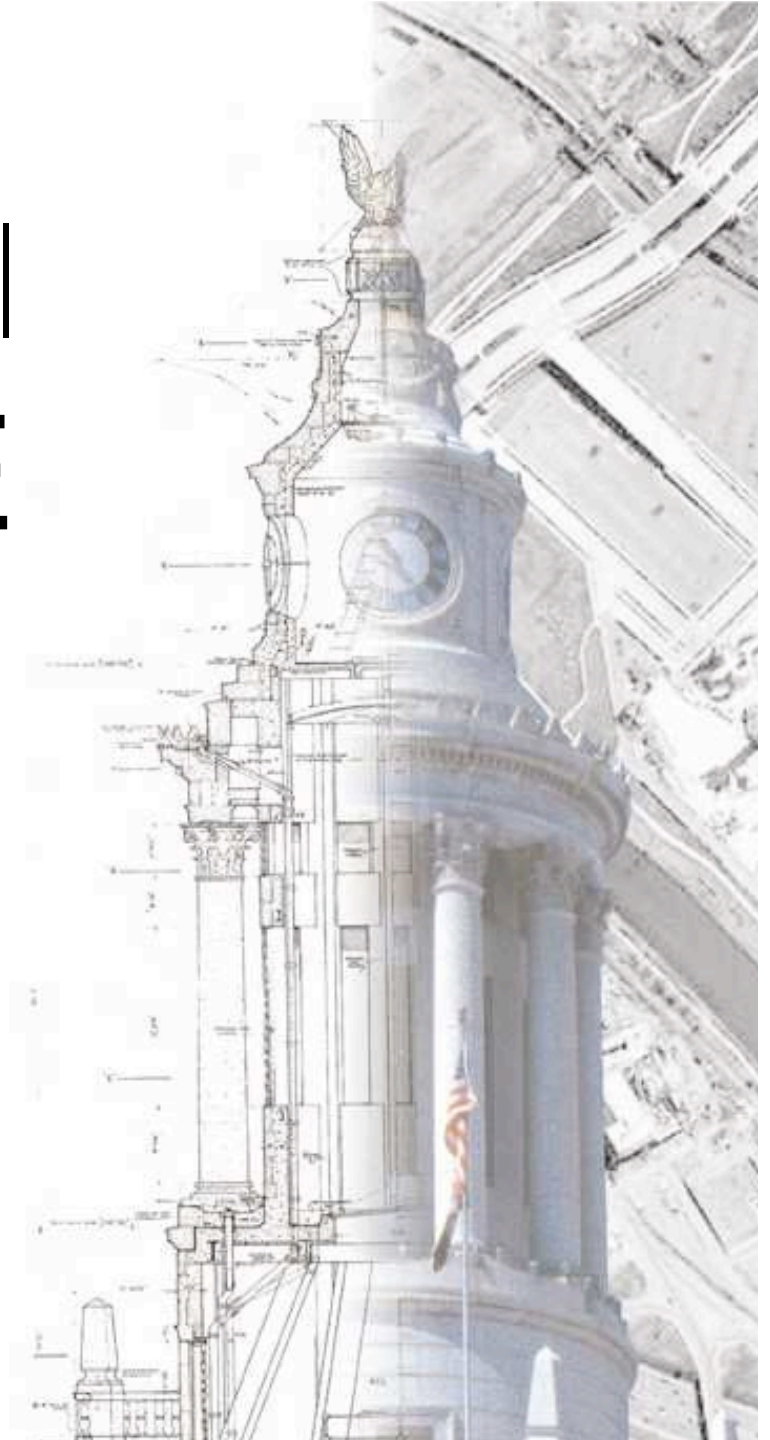




- **BLUEPRINT**

BLUEPRINT DENVER

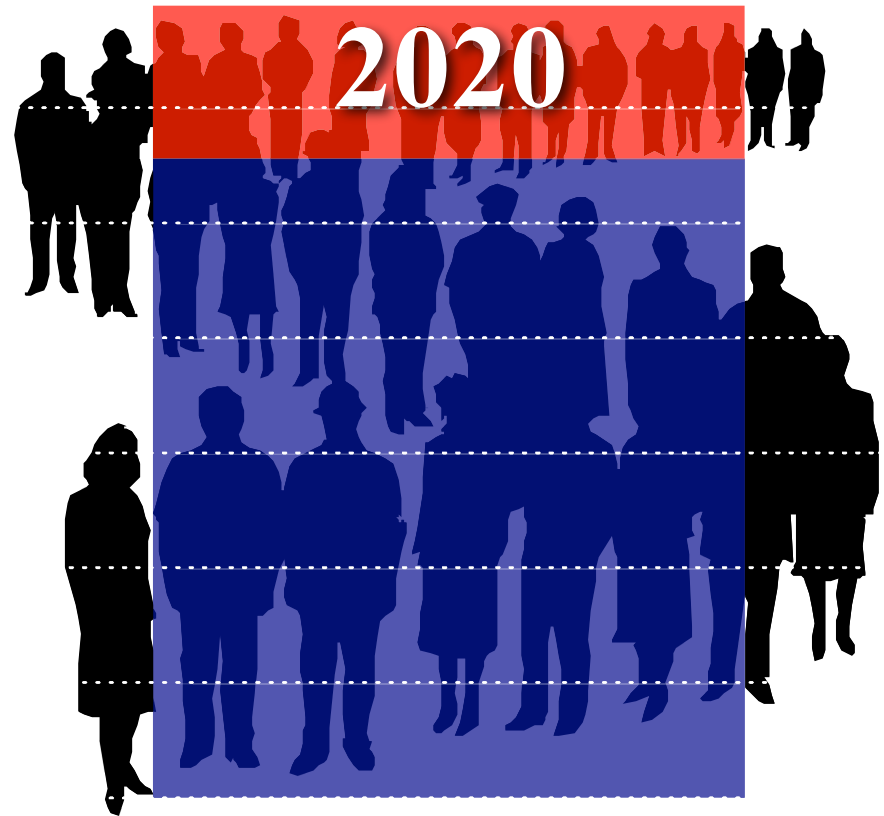
An Integrated Land Use
and Transportation Plan



Denver's growth

24%
increase

- 87,000 new Denver residents between 1990 to 2000
- 132,000 new Denver residents by 2020



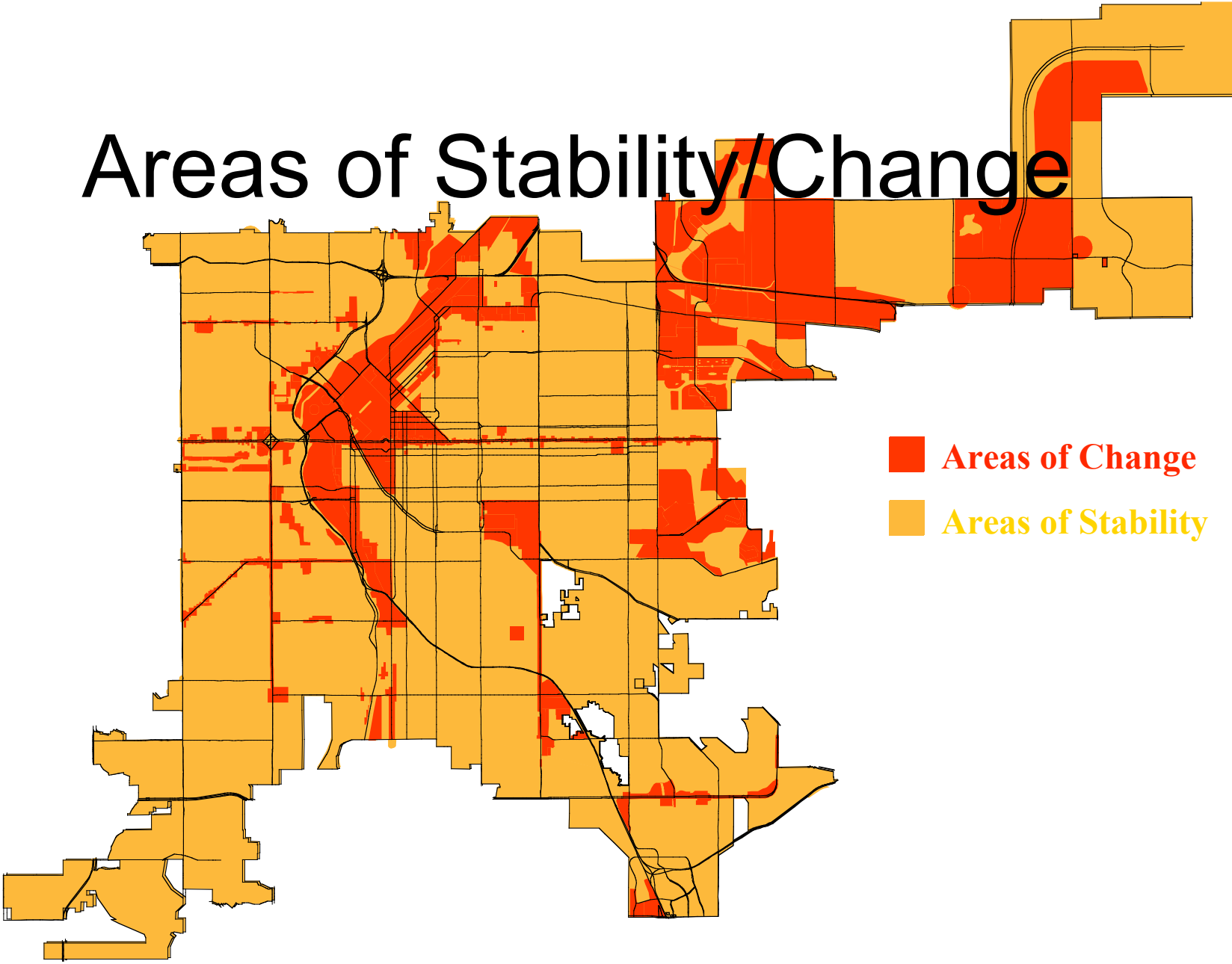
Balancing Density and Growth

Density is desirable in certain locations:

- Links land uses with transportation
- Creates population & activity to support all forms of transit use
- Stimulates and channels growth to new neighborhoods



Areas of Stability/Change



Reuse/Redevelopment/Downt own



New Neighborhoods



Transit centers




Why is Blueprint Denver Important?

- Represents collective vision of the people of Denver
- Promotes the preservation and creation of URBAN patterns of diverse land use, multi-modal streets and unique places.

URBAN Perspective



URBAN Perspective

- Land Use and Transportation Diversity
- Builds on Existing Patterns and Context
- Public Realm of Streets, Blocks and Squares
- Public Aspects of Private Buildings
- Placemaking
- Pedestrian Friendly 
- TOD

URBAN Perspective

- Build on URBAN Strengths
- DESIGN Matters
- PREDICTABLE Development
- ECONOMY, ENVIRONMENT, EQUITY



Implementation Strategies

Planning is Human, Implementation is Divine

1. Land Use Regulations
2. Public Infrastructure
3. Partnerships

Implementing Blueprint

Denver:

- Zoning Code Update
- Main Street Zoning
- Strategic TOD Plan
- TOD Station Area Plans
- Strategic Transportation Plan
- Greenprint Denver
- Permit Process Improvement
- Downtown Area Plan
- And much more...



Implementing Blueprint

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Zoning Code Update

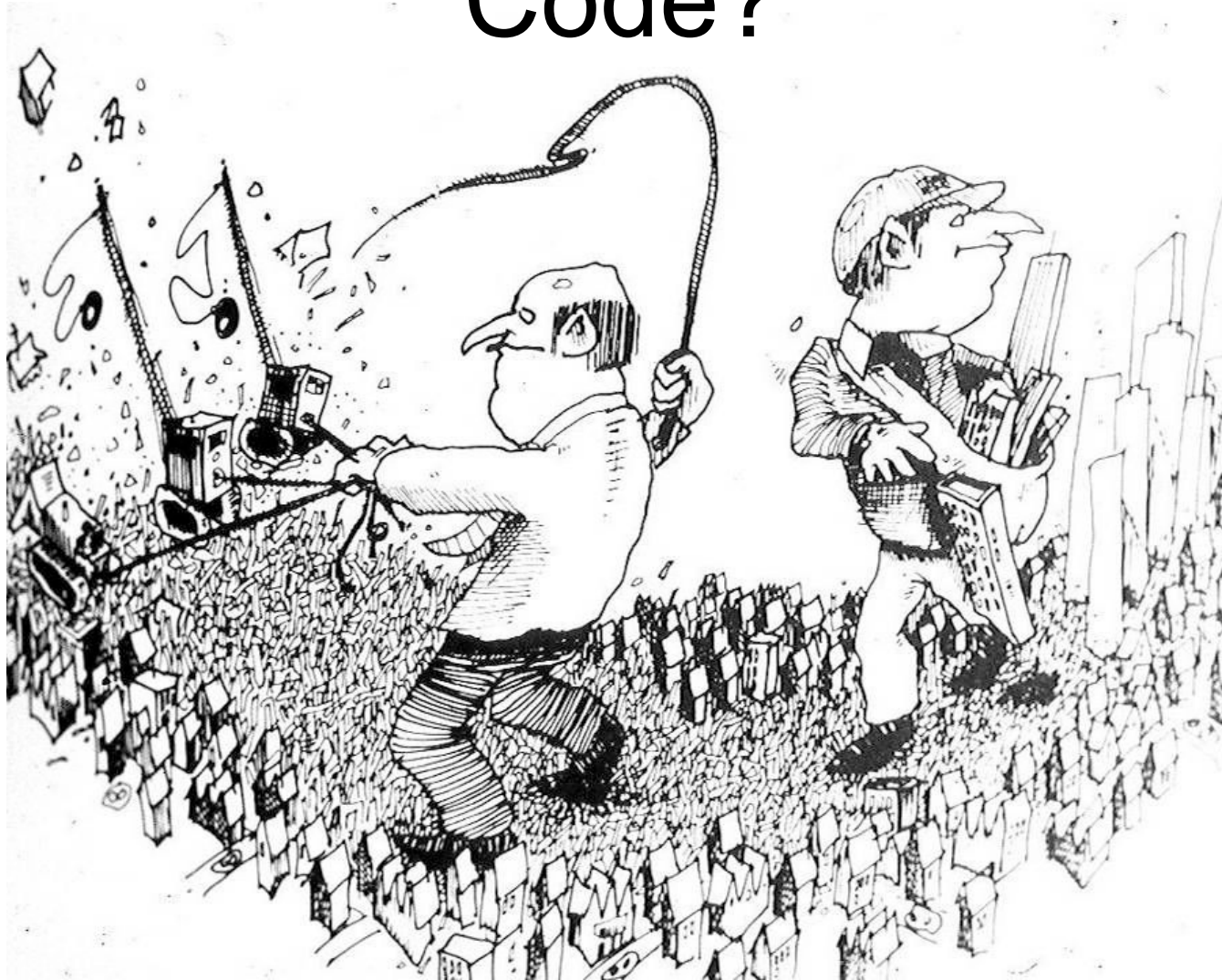
Why update Denver's Zoning Code?

1. Mismatched to our collective community visions
2. Complicated to understand, use and consistently enforce

Why update Denver's Zoning Code?

- The current zoning code does not fully support achieving the preferred development patterns identified in many adopted city plans.
- Framework of the current code was developed in 1950's
- Zoning districts were changed to accommodate growth but ignored historic development patterns
- Automobile-oriented

Why update Denver's Zoning Code?



Why update Denver's Zoning Code?

