



TO: Denver Planning Board
FROM: Abe Barge, Principal City Planner
DATE: August 26, 2020
RE: Information Item for Kickoff of CPD Residential Infill Project

The City of Denver's Department of Community Planning and Development is preparing to kick off a 'Residential Infill' project within a multi-part effort to diversify housing options in new and existing neighborhoods. The Residential Infill project will implement City Council-adopted policy for improved access to opportunity in residential neighborhoods through more diverse housing choices while addressing common concerns about design that doesn't fit in with the mass, scale and form of older homes. The project will explore zoning updates to:

1. Allow for familiar and more naturally affordable housing that can gently broaden our available housing options, like duplexes, row homes, and accessory dwelling units in appropriate locations
2. Ensure that the design of new infill construction is sensitive to the surrounding design context
3. Retain neighborhood heritage and culture through preservation of existing homes

Along with the [Group Living](#) and [Affordable Housing Zoning Incentive](#) projects already underway, the Residential Infill Project will be an important step towards addressing Blueprint Denver recommendations related to housing in Denver.

Blueprint Denver Background and Recommendations

The three-year [Denveright](#) outreach and planning process led to City Council adoption of the updated [Blueprint Denver](#) Land Use and Transportation Plan in April 2019. Specific Blueprint Denver background materials and recommendations that relate to the Residential Infill project include:

- The summary of Land Use and Built Form recommendations on page 68
- The introduction to the Land Use and Built Form - Housing section on page 80
- Land Use and Built Form – Housing recommendation 02 on page 82 (diversity housing options)
- Land Use and Built Form – Housing recommendation 04 on page 84 (expand allowances for ADUs)
- Land Use and Built Form – Housing recommendation 05 on page 84 (address ADU construction barriers)
- Land Use and Built Form – Design Quality & Preservation recommendation 01 on page 97 (equal access to design quality tools)
- Land Use and Built Form – Design Quality & Preservation recommendation 02 on page 99 (retain design context)
- Land Use and Built Form – Design Quality & Preservation recommendation 06 on page 104 (incentivize preservation of existing housing)

Community Outreach Process

The community outreach process for the Residential Infill project will focus on participation by Denver residents that could be directly impacted by project outcomes, including residents concerned with neighborhood changes, residents who may be vulnerable to involuntary displacement and residents or communities that have traditionally be underrepresented in similar planning processes. An initial outreach step will include formation of a facilitated stakeholder advisory committee composed of residents from a variety of neighborhood contexts in Denver, including some residents with special expertise in housing design, construction and affordability.

Next Steps

Community Planning and Development staff are working on gathering background information on development trends and housing in Denver’s neighborhoods. Staff will establish a project web page in early September, and we are hoping to kick off the project with an initial meeting of the stakeholder advisory committee in October.