

**HIGHLAND UNITED NEIGHBORS, INC., COMMENTS ON:**

*(1) DENVERIGHT COMPREHENSIVE PLAN 2040, (2) DENVERIGHT BLUEPRINT DENVER*

*November 28, 2018*

<b>Comment Number</b>	<b>SECTION OR TOPIC in the Plan   page #</b>	<b>AT ISSUE</b>	<b>YOUR COMMENTS (including QUESTIONS &amp; REQUESTS)</b>
<b>DRAFT</b>			
<i>Example:</i>	<i>Reference the page for the item on which you are commenting</i>	<i>Briefly state the issue you are commenting on.</i>	<i>Provide your comment, question, and or request in detail – in terms of what you would like to have addressed.</i>
	<b>2040 COMP PLAN</b>		
A	Strong and Authentic Neighborhoods, Goal 8C, page 34	Need more specificity in this goal to make sure neighborhood plans are achieved before major changes are made.	We request that this goal be expanded as follows (wording in CAPS is new text): Ensure neighborhood plan recommendations are consistent with the local vision and with this comprehensive plan, BEFORE UNDERTAKING MAJOR CHANGES OR LEGISLATIVE REZONINGS BY CITY COUNCIL.
	<b>BLUEPRINT DENVER</b>		
B	Land Use and Built Form   General Policy 01, Strategy A	Recommended strategies for growth do not reference the need for following Neighborhood Plans.	Using zoning and land use regulations to encourage higher-density development MUST be tempered by conformance with adopted Neighborhood Plans. This Strategy should state: GROWTH MUST FOLLOW NEIGHBORHOOD PLANS.
C	Land Use and Built Form   General Policy 01, Strategy B	Recommended strategy for large rezonings along transit corridors does not reference need for following Neighborhood Plans.	Using zoning to encourage higher-density development along transit corridors MUST be tempered by conformance with adopted Neighborhood Plans. This Strategy should add: WITHIN THE CONTEXT OF THE NEIGHBORHOOD, FOLLOWING THE NEIGHBORHOOD PLAN.
D	Land Use and Built Form   General Policy 02, Strategy A	Recommended strategy for incentivizing density does not reference need for following Neighborhood Plans.	Using incentives and requirements to encourage higher-density development MUST be tempered by conformance with adopted Neighborhood Plans. This Strategy should add: WITHIN THE CONTEXT OF THE NEIGHBORHOOD, FOLLOWING THE NEIGHBORHOOD PLAN.
E	Land Use and Built Form   General Policy 06	How will non-landmarked structures or districts be preserved? Will RNOs be involved?	We agree with this policy to incentivize the preservation of structures that contribute to the established character of an area, even if they are not designated as landmarks or historic districts. The strategies are vague. How will this happen? Do RNOs have input into where incentives are applied? This would be very helpful in preserving what’s left of our neighborhood’s history in non-landmarked areas.
F	Land Use and Built Form   General Policy 07	How will sites be defined? Will RNOs be consulted in determining compatibility?	We agree with this policy to facilitate compatible redevelopment of institutional sites within neighborhoods. How will such sites be identified? Will preservation of existing structures be an important component/requirement of redevelopment? Will RNOs and neighbors be consulted in determining what is considered “compatible”?
G	Land Use and Built Form   General Policy 11, Strategy A	Recommended strategy for larger-scale legislative map amendments does not address what the public process would be.	This approach of larger-scale legislative map amendments would be transformational, to the detriment of existing neighborhoods. A carefully considered public process would be needed to ensure a voice for all affected stakeholders. A plan for the public process should be included in this strategy, with reference to following NEIGHBORHOOD PLANS.

H	Land Use and Built Form   Housing Policy 01	Will changes to city regulations include changes to zoning regulations on unit sizes and allowances for ADUs?	Will changes to city regulations include changes to zoning regulations on unit sizes and allowances for ADUs?
I	Land Use and Built Form   Housing Policy 02, Strategy A-1	Concern with implications of adding density at corner lots along collector streets, Part 1.	The idea of allowing 2 to 4-unit buildings at corner lots along collector streets and along corridors or at centers would have unintended consequences: Incentivizing demolition and replacement of corner structures and those along corridors and at centers would transform the urban form of our city and eliminate the iconic corner lot and commercial node structures that give our neighborhoods their character. We can see examples of this along corridors like West 44 <sup>th</sup> Avenue where the corner houses are being lost to new duplexes under the 2010 Zoning Code.
J	Land Use and Built Form   Housing Policy 02, Strategies A-1 and A-2	Concern with implications of adding density at corner lots along collector streets, Part 2.	Increasing density needs to follow the local context. What is the process for implementation if the increased density exceeds the current zoning?
K	Land Use and Built Form   Housing Policy 02, Strategy B	Concern with incentivizing tear-downs.	“Ensuring zoning code standards, such as minimum lot sizes, do not restrict the development of multifamily housing where it is otherwise allowed.” We are concerned that reducing minimum lot sizes would encourage the demolition of existing structures, further weakening preservation of our historic neighborhoods.
L	Land Use and Built Form   Housing Policy 06, Strategy A	Concern with incentivizing additional height without following Neighborhood Plans.	Height bonuses city-wide would conflict with adopted Neighborhood Plans. There must be requirements to work within the Neighborhood Context and following the Neighborhood Plan.
M	Land Use and Built Form   Design Quality Policy 02	Neighborhoods need up-to-date Neighborhood Plans to retain the unique character as infill development occurs.	We agree with the premise of this Policy: “Ensure residential neighborhoods retain their unique character as infill development occurs”. What is missing from this policy is the need for having <b>up-to-date NEIGHBORHOOD PLANS</b> in place. For neighborhoods like Highland with a 1986 Neighborhood Plan, new Neighborhood Plans are needed so that there is a basis for new overlays, design review, pattern books, and other tools.
	<b>BLUEPRINT DENVER</b>		
1	<b>FUTURE NEIGHBORHOOD CONTEXTS MAP</b>	The implications of each context were unclear until we reviewed the Future Places Map	<i>Because the descriptions of each Future Place do not coordinate with current zoning descriptions in each context, we recommend changing all Blueprint contexts in the Highland Neighborhood to URBAN. This allows the Future Places to maintain current zoning development densities and heights in most areas of our neighborhood. Without this change, increases in height and density would overlay areas of the neighborhood that have already seen full redevelopment since the New Zoning Code was adopted in 2010. SEE HUNI FUTURE NEIGHBORHOOD MAP. <b>IT IS CRUCIAL THAT THIS CHANGE BE MADE, OR OUR COMMENTS ON THE FUTURE PLACES MAP THAT FOLLOW WILL NEED TO BE SIGNIFICANTLY MODIFIED.</b></i>

2	<b>FUTURE PLACES MAP</b>	This map mis-characterizes significant portions of the Highland Neighborhood	<i>We request that this map be updated per our version of the map. We have superimposed existing zoning districts to help clarify where the currently proposed map does not correspond to currently allowed zoning, densities, height, and locations of Centers and Corridors. SEE HUNI FUTURE PLACES MAP and specific descriptions of areas requiring modifications that follow:</i>
3	Future Places Map	Some Low Residential areas are noted as Low-Medium and High-Medium Residential Areas	Where Low Residential areas are shown as Low-Medium and Medium-High Residential Areas, the Map and accompanying descriptions of density and height would incentivize redevelopment, destroying the character of those areas of our neighborhood. Specific requests include changing the map where U-TU-B and U-TU-B2 districts along Federal Boulevard (in the Potter Highlands Landmark District) are shown as Low-Medium to Low Residential Areas, changing ALL U-RH-2.5 districts from High-Medium and Low-Medium to Low Residential Areas, and changing other U-TU-B, U-TU-B2 and U-RH-2.5 districts along West 32 <sup>nd</sup> Avenue and in Northeast Highland from High-Medium to Low Residential Areas. SEE HUNI FUTURE PLACES MAP.
4	Future Places Map	Some Low Residential areas are noted as Local Corridors	Where Low Residential areas are shown as Local Corridors, the Map and accompanying descriptions of land uses, density, and height would incentivize redevelopment, destroying the character of those areas of our neighborhood. Our specific request is to change the map where U-TU-B districts along West 32 <sup>nd</sup> Avenue and along Tejon Street are shown as Local Corridors to Low Residential Areas. SEE HUNI FUTURE PLACES MAP.
5	Future Places Map	Some C-MX-3, U-MS-3, U-MX-3, B-4, and G-MU-3 districts are mis-characterized as High-Medium Residential Areas	Where C-MX-3, U-MS-3, U-MX-3, B-4, and G-MU-3 districts are shown as High-Medium Residential Areas, the Map and accompanying descriptions of land uses, density, and height would incentivize redevelopment beyond current zoning regulations, destroying the character of those areas of our neighborhood. These 3-story districts should be shown as Low-Medium Residential Areas. Our specific requests include changing the map where C-MX-3 and U-MS-3 districts south of West 32 <sup>nd</sup> Avenue and east of Zuni Street are shown as High-Medium Residential to Low-Medium Residential Areas, where U-MX-3, G-MU-3, and B-4 districts along West 32 <sup>nd</sup> Avenue, West 33 <sup>rd</sup> Avenue (East of Shoshone) and Pecos Street are shown as High-Medium Residential to Low-Medium Residential Areas, and where a G-MU-3 district at West Caithness Place and Fife Court is shown as High-Medium Residential to a Low-Medium Residential Area. SEE HUNI FUTURE PLACES MAP.
6	Future Places Map	Some U-MX-3 and G-MU-3 districts are mis-characterized as Community Corridors	Where U-MX-3 and G-MU-3 districts are shown as a Community Corridor, the Map and accompanying descriptions of land uses, density, and height would incentivize redevelopment beyond current zoning regulations, significantly altering the character of those areas of our neighborhood. These 3-story districts should be shown as Low-Medium Residential Areas. Our specific request it to change the map

			where U-MX-3 and G-MU-3 districts at West 32 <sup>nd</sup> Avenue and Federal Boulevard are shown as a Community Corridor to Low-Medium Residential Areas. SEE HUNI FUTURE PLACES MAP.
7	Future Places Map	The U-MS-3 parcel at the NE corner of West 32 <sup>nd</sup> Avenue and Zuni Street is mis-characterized as a Local Center.	The U-MS-3 parcel at the NE corner of West 32 <sup>nd</sup> Avenue and Zuni Street is mis-characterized as a Local Center. This is a residential structure developed by a neighborhood organization. Our request is to change the mapping from Local Center to Low-Medium Residential Area. SEE HUNI FUTURE PLACES MAP.
8	Future Places Map	The B-4 parcel at the NE corner of Speer and Federal is mis-characterized as a Community Corridor.	The B-4 parcel at the NE corner of Speer Boulevard and Federal Boulevard is mis-characterized as a Community Corridor. Because commercial uses along both Boulevards in Highland tend to be nodal rather linear, we request that this parcel be changed from Community Corridor to Community Center. SEE HUNI FUTURE PLACES MAP.
9	Future Places Map	The C-MX-5 triangle bounded by West 29 <sup>th</sup> Avenue, North Speer Boulevard, and Zuni Street does not fit within the descriptions allowed in a Community Corridor in the Urban Context.	The C-MX-5 triangle bounded by West 29 <sup>th</sup> Avenue, North Speer Boulevard, and Zuni Street should allow 5-story redevelopment (currently allowed for this zoning). Local Corridor designation recommends development up to 3 stories. Community Corridor designation recommends development between 5 and 12 stories in the Urban Context. There is a missing option for areas where 3 to 5 stories is appropriate. Our request is to develop middle option for Corridors where 3-5 stories are recommended. SEE HUNI FUTURE PLACES MAP.
10	Future Places Map	Some U-MS-2 districts are mis-characterized as Community Centers or Local Corridors.	Along West 38 <sup>th</sup> Avenue between Federal Boulevard and Alcott Street, areas zoned U-MS-2 are mapped as Community Center (3-5 stories) or Local Corridor (3 stories). This is another location where the commercial uses are at nodes rather than being continuous along a corridor. These designations on the Map and in accompanying descriptions of land uses, density, and height would incentivize redevelopment beyond current zoning regulations, significantly altering the character of those areas of our neighborhood which are particularly sensitive to change because of the adjoining Potter Highlands Landmark District. Heights are currently limited to two stories. Our request is to change the Map from Community Center and Local Corridor to Local Center to better align with the Highland Neighborhood. SEE HUNI FUTURE PLACES MAP.
11	Future Places Map	Some U-MX-3 and U-MS-2 areas are mis-characterized as Local Corridors, Community Corridors, and Low Residential Areas.	U-MX-3 and U-MS-2 districts along Tejon Street, Osage Street, Pecos Street, and West 38 <sup>th</sup> Avenue are mapped primarily as Local and Community Corridors (5-8 stories). For accuracy, we believe that several changes are needed to more accurately represent the type of development that should occur along these streets: Along Tejon, areas that are primarily residential should be mapped as Low-Medium Residential Areas, and areas that are mixed-use or commercial should be mapped as Local Centers. Along West 38 <sup>th</sup> Avenue, the areas mapped as Community Corridors should be changed to Local Corridors to align with heights

			that are allowed by current zoning. The same changes should be made to mixed-use and commercial areas along Osage and Pecos Streets. Where U-MX-3 zoned areas have residential structures, the Future Places Map should be changed to show Low-Medium Residential Areas. SEE HUNI FUTURE PLACES MAP.
12	Future Places Map	Some I-MX-3 and I-A areas are mis-characterized as Low-Medium and High-Medium Residential Areas.	Along West 38 <sup>th</sup> Avenue, east of Kalamath, the I-MX-3 and I-A areas are mis-characterized as Low-Medium and High-Medium Residential Areas. We request that these areas be changed to Local Corridor for consistency with the rest of the 38 <sup>th</sup> Avenue corridor east of Tejon. SEE HUNI FUTURE PLACES MAP.
13	Future Places Map	The C-MX-5 district on the north side of the intersection of West 32 <sup>nd</sup> Avenue and Tejon Street is characterized as a combination of Local Corridor and Medium-High Residential while being primarily Medium-High Residential.	The C-MX-5 district on the north side of the intersection of West 32 <sup>nd</sup> Avenue and Tejon Street is characterized as a combination of Local Corridor and Medium-High Residential while being primarily Medium-High Residential. We request that the entire C-MX-5 zone district at this location be shown as a Medium-High Residential Area to conform to actual and proposed development. SEE HUNI FUTURE PLACES MAP.
14	<b>GROWTH AREAS MAP</b>	The various shades of blue are very difficult to discern.	<i>The shades of blue are very difficult to differentiate, and colors on the map do not precisely match the colors on the key. We request that the colors be adjusted for improved clarity. SEE FOLLOWING ITEMS FOR SPECIFIC RECOMMENDATIONS.</i>
15	Growth Areas Map	Significant areas of future growth are shown in areas that have already been redeveloped since the new zoning code was adopted in 2010.	Significant areas of future growth are shown in areas that have already been redeveloped since the new zoning code was adopted in 2010. Our request is to change the map to show High and Medium-High Intensity Residential areas ONLY where opportunities still exist in the Highland Neighborhood. We see this as only possible in C-MX-5 Districts where redevelopment has not been completed in recent years. SEE HUNI GROWTH AREAS MAP.
16	Growth Area Map	Public Parks are shown as “Certain Districts” and “High and Medium-High Residential” areas.	Public Parks are shown as if they can be redeveloped for residential and commercial uses on this map. We believe this map can only be representative of potential growth if it excludes parkland, and clearly identifies it as Open Space. Our request it to map Open Space to make this clear for Viking Park, Hirshorn Park, Highland Gateway Park, Community Plaza Park, St. Patrick’s Neighborhood Park, Franco Park, and City of Cuernavaca Park. This should be changed city-wide. SEE HUNI GROWTH AREAS MAP.
17	<b>STREET TYPES MAP</b>	Street Types—There are too many street types shown in Highland.	<i>In general, this map shows a wide variety of street types that don’t capture a consistent approach to the public realm. It also assigns incorrect designations to several streets. Our goal is to create a consistent public realm that aligns with the predominant characteristics that make Highland a desirable place to live and visit. SEE HUNI STREET TYPES MAP and specific descriptions of street types requiring modifications that follow:</i>

18	Street Types Map	Street Types do not include Parkways. Two of Highland's boundaries are Parkways.	Federal Boulevard and Speer Boulevard are the west and south boundaries of the Highland Neighborhood. They are shown on the map as Commercial Arterial, Residential Arterial, and Mixed-Use Arterial, depending on location. Since each street type has different Public Realm designs, we believe that a consistent approach is needed for both designated Parkways, and that the Parkway designation deserves its own category to align with City requirements. Our request is to change this map to add a Parkway street type along with appropriate design criteria. SEE HUNI STREET TYPES MAP.
19	Street Types Map	West 32 <sup>nd</sup> Avenue has four different street types between Highland Park and Zuni Street.	West 32 <sup>nd</sup> Avenue has four different street type designations from Highland Park to Highland Gateway Park. We believe that a single street type would bring consistency to the public realm throughout our neighborhood. Given the numerous residences, multi-family residential buildings, and mixed use buildings (ground floor commercial, upper floors residential), we believe the Residential Collector designation would be the most appropriate, as it maintains tree lawns at residential uses. We request that a single designation of Residential Collector be shown on the map for the entire length of West 32 <sup>nd</sup> Avenue in Highland. SEE HUNI STREET TYPES MAP.
20	Street Types Map	Zuni Street and West 29 <sup>th</sup> Avenue have multiple street types shown and in some areas the map doesn't recognize the primarily residential uses in existence.	Zuni Street and West 29 <sup>th</sup> Avenue have multiple street types shown and in some areas the map doesn't recognize the primarily residential uses in existence. We agree that both streets function as Arterials, due to the amount of through-traffic from other neighborhood funneling through Highland connecting the Downtown and I-25. However, we believe the Residential Arterial designation fits better with the primarily residential nature of these streets. We request that the Residential Arterial designation be shown on the map for the entire length of these streets in Highland. SEE HUNI STREET TYPES MAP.
21	Street Types Map	Tejon Street is shown as a Mixed-Use Street Type; it is a primarily Residential street north of 32 <sup>nd</sup> Avenue.	Tejon Street is a primarily residential street north of West 32 <sup>nd</sup> Avenue, so we believe that the designation should be changed to Residential Collector. This will preserve the ROW streetscape of tree lawns at residential properties. We request that the Residential Collector designation be shown on the map between 32 <sup>nd</sup> Avenue and 38 <sup>th</sup> Avenue. SEE HUNI STREET TYPES MAP.
22	Street Types Map	Umatilla Street is shown as a Mixed-Use Arterial between 29 <sup>th</sup> Avenue and 31 <sup>st</sup> Avenue; it is a narrow residential street and does not serve as a Collector, not to mention an Arterial.	Umatilla Street is a narrow local street serving primarily residential uses. It is neither a Collector nor an Arterial street. We request that the map be changed from Mixed-use Arterial to Local Street. SEE HUNI STREET TYPES MAP.

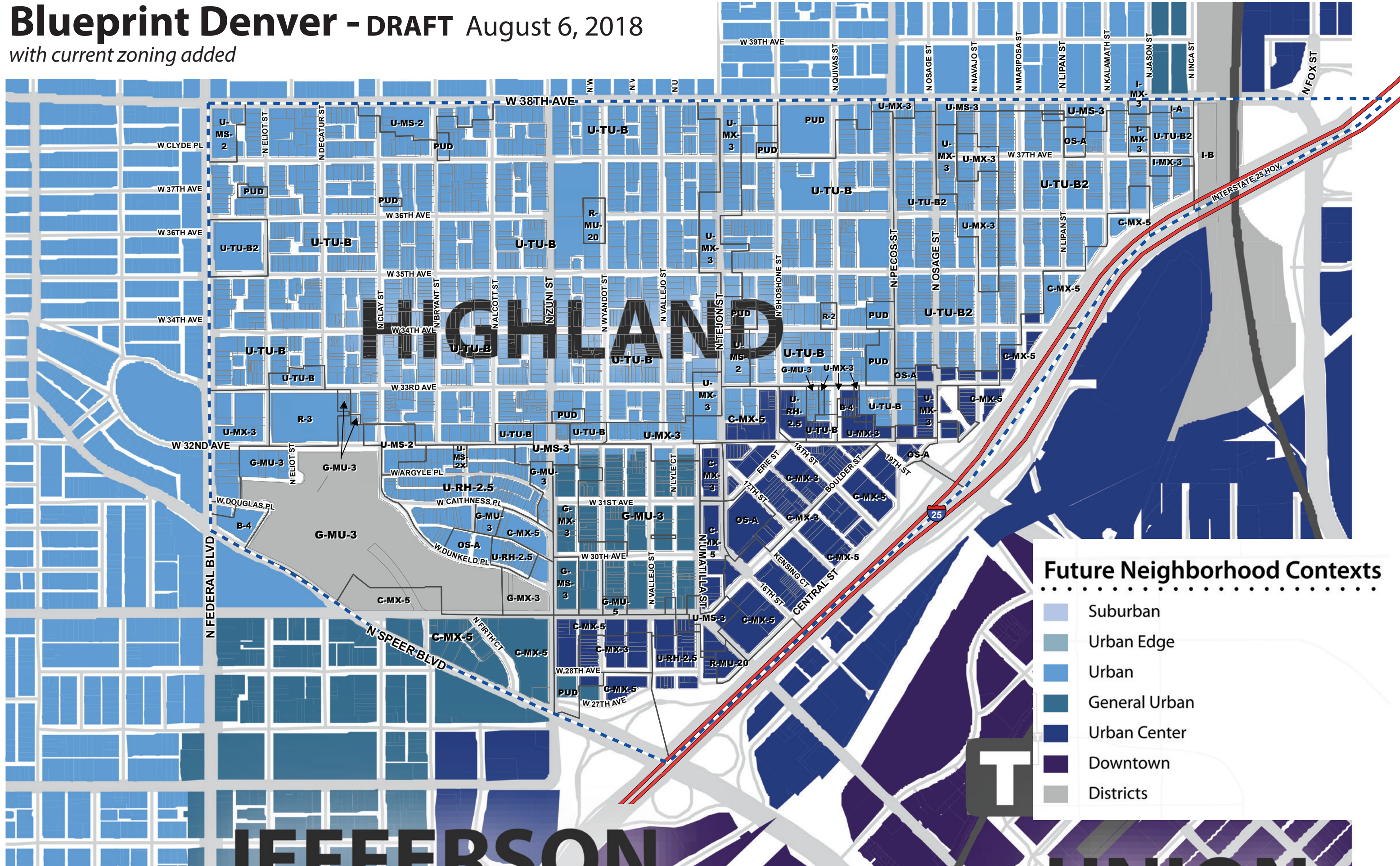
23	Street Types Map	16 <sup>th</sup> Street between Central and Boulder Streets is not shown with any designation beyond local street.	16th Street between Central and Boulder Streets is not shown with any designation beyond local street. It clearly acts as a Mixed-Use Collector, continuing from the south end of Tejon Street and connecting to Central Street, another Mixed-Use Collector. We request that the map be changed from Local to Mixed-Us Collector. SEE HUNI STREET TYPES MAP.
24	Street Types Map	The trio of Pecos, Osage, and Navajo Streets, which work together at a local level while connecting through traffic between 38 <sup>th</sup> Avenue and 20 <sup>th</sup> Street, are shown incorrectly.	The trio of Pecos, Osage, and Navajo Streets, which work together at a local level while connecting through traffic between 38th Avenue and 20th Street, are shown incorrectly. Pecos serves as a Residential Collector. Osage is narrower, and serves as a local street north of 33 <sup>rd</sup> Avenue. Navajo also serves as a Residential Collector. We request that the map be changed to show Pecos and Navajo as Residential Collectors and to show Osage as a local street north of 33 <sup>rd</sup> Avenue. SEE HUNI STREET TYPES MAP.
25	<b>MODAL PRIORITY MAP</b>	There are missing and incorrect designations in several locations in the Highland Neighborhood	<i>There are gaps and missed connections in several locations, and there are incorrect designations that push cyclists onto unsafe streets and that miss transit connections. Our goal is to create consistent corridors for all modes of travel that align with current and future paths that will strengthen Highland's connections to surrounding neighborhoods and the entire metro area. SEE HUNI MODAL PRIORITY MAP and specific descriptions of street types requiring modifications that follow:</i>
26	Modal Priority Map	Some mode designations are incomplete, so connections are needed.	We found discontinuous mode designations and missing connections. Here are the changes we request: <ol style="list-style-type: none"> <li>1. Fill in the gaps where West 32<sup>nd</sup> Avenue is discontinuous along the south side of Highland Park, west of Federal (in West Highland), and where it is missing a block between approximately Decatur and Eliot Streets east of Federal.</li> <li>2. Fill in the gap on 16<sup>th</sup> Street between Boulder and Central AND show connection over the Highland Bridge over I-25 to the Platte River Trail and beyond.</li> </ol> SEE HUNI MODAL PRIORITY MAP.
27	Modal Priority Map	The Pedestrian/Bike path between Inca (and on to the Fox Street Commuter Rail Station) and Mile High Stadium has missing sections.	There is a mostly-completed ped/bike path from the Fox Street Commuter Rail Station to Mile High Stadium along the west side of I-25. We request that the map be updated to show the completed section between 20 <sup>th</sup> Street and Inca Street as a continuous ped/bike route, and continuing northward into Sunnyside along Inca Street AND we request that the missing section at the top of the Speer/I-25 interchange connecting between the Speer/Zuni intersection and 15 <sup>th</sup> Street. This should also continue south of Speer along Zuni Street in Jefferson Park. The path along the west bank of the South Platte River should also be shown as a Ped/Bike path. SEE HUNI MODAL PRIORITY MAP.

28	Modal Priority Map	Zuni Street shows Ped/Bike designation between West 32 <sup>nd</sup> Avenue and Speer Boulevard. This is not a designated bike route and it is not a safe street for bicyclists. There is also transit present south of 29 <sup>th</sup> Avenue.	Zuni Street shows Ped/Bike designation between West 32 <sup>nd</sup> Avenue and Speer Boulevard. This is not a designated bike route and it is not a safe street for bicyclists. There is also transit present south of 29 <sup>th</sup> Avenue. We believe this street should be highlighted for pedestrian use between 32 <sup>nd</sup> and 29 <sup>th</sup> , and combined pedestrian and transit south of 29 <sup>th</sup> . We request that the designation between 32 <sup>nd</sup> and 29 <sup>th</sup> Avenues be changed from Ped/Bike to Pedestrian Only, and that the designation between 29 <sup>th</sup> and Speer be changed from Ped/Bike to Pedestrian/Transit. SEE HUNI MODAL PRIORITY MAP.
29	Modal Priority Map	The 20 <sup>th</sup> Street bridge over I-25 and the South Platte River is shown as a bike only bridge. This bridge also serves pedestrians and transit.	The 20 <sup>th</sup> Street bridge over I-25 and the South Platte River serves pedestrians, cyclists, and transit, connecting to downtown and, in the case of pedestrians and cyclists, to the Platte River trails and Platte Street pedestrian route. We request that the map be changed to show the multi-modal nature of this bridge. SEE HUNI MODAL PRIORITY MAP.



# Blueprint Denver - DRAFT August 6, 2018

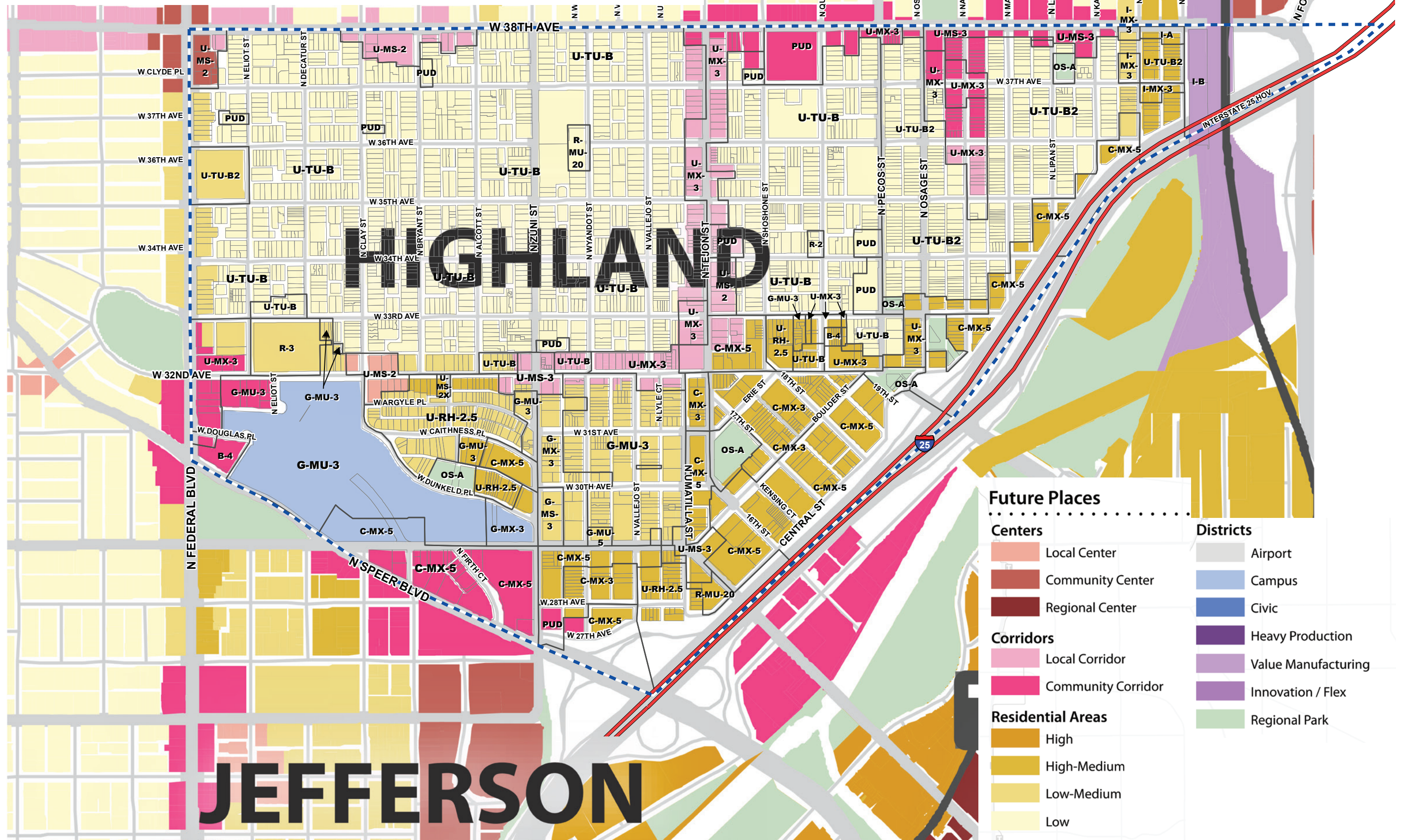
with current zoning added





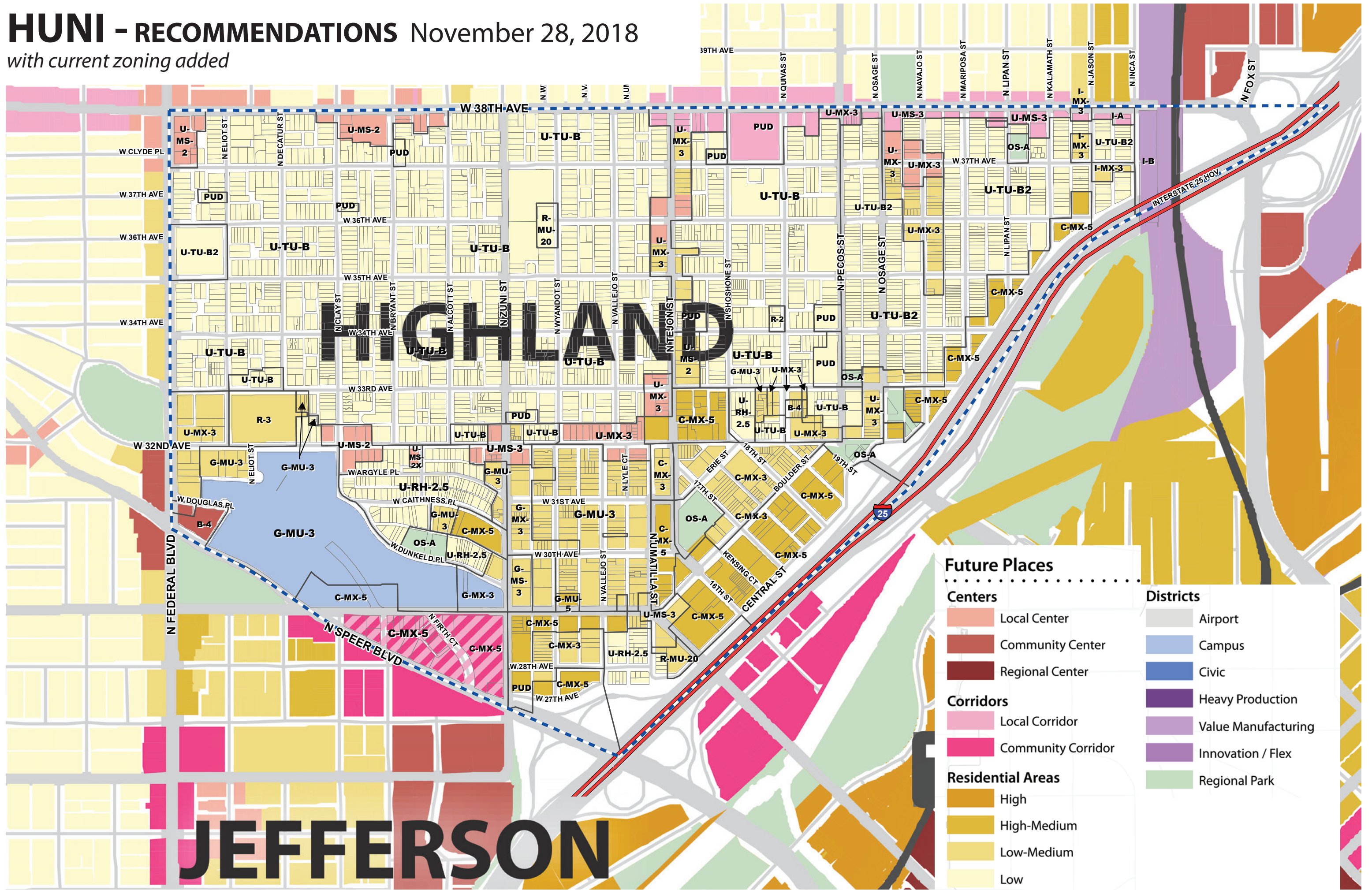
# Blueprint Denver - DRAFT August 6, 2018

with current zoning added



# HUNI - RECOMMENDATIONS November 28, 2018

with current zoning added



# HIGHLAND

# JEFFERSON

### Future Places

#### Centers

- Local Center
- Community Center
- Regional Center

#### Corridors

- Local Corridor
- Community Corridor

#### Residential Areas

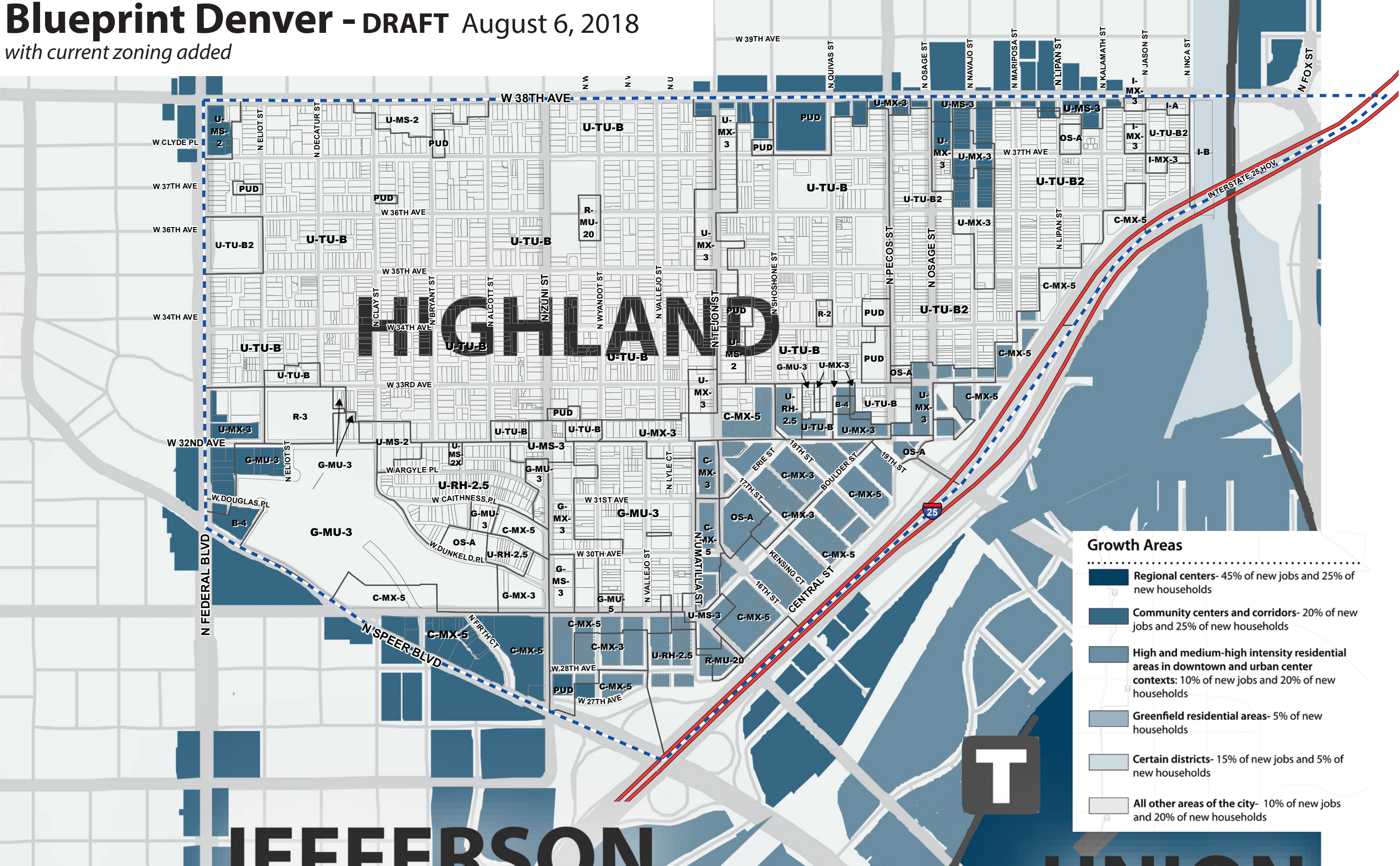
- High
- High-Medium
- Low-Medium
- Low

#### Districts

- Airport
- Campus
- Civic
- Heavy Production
- Value Manufacturing
- Innovation / Flex
- Regional Park

# Blueprint Denver - DRAFT August 6, 2018

with current zoning added



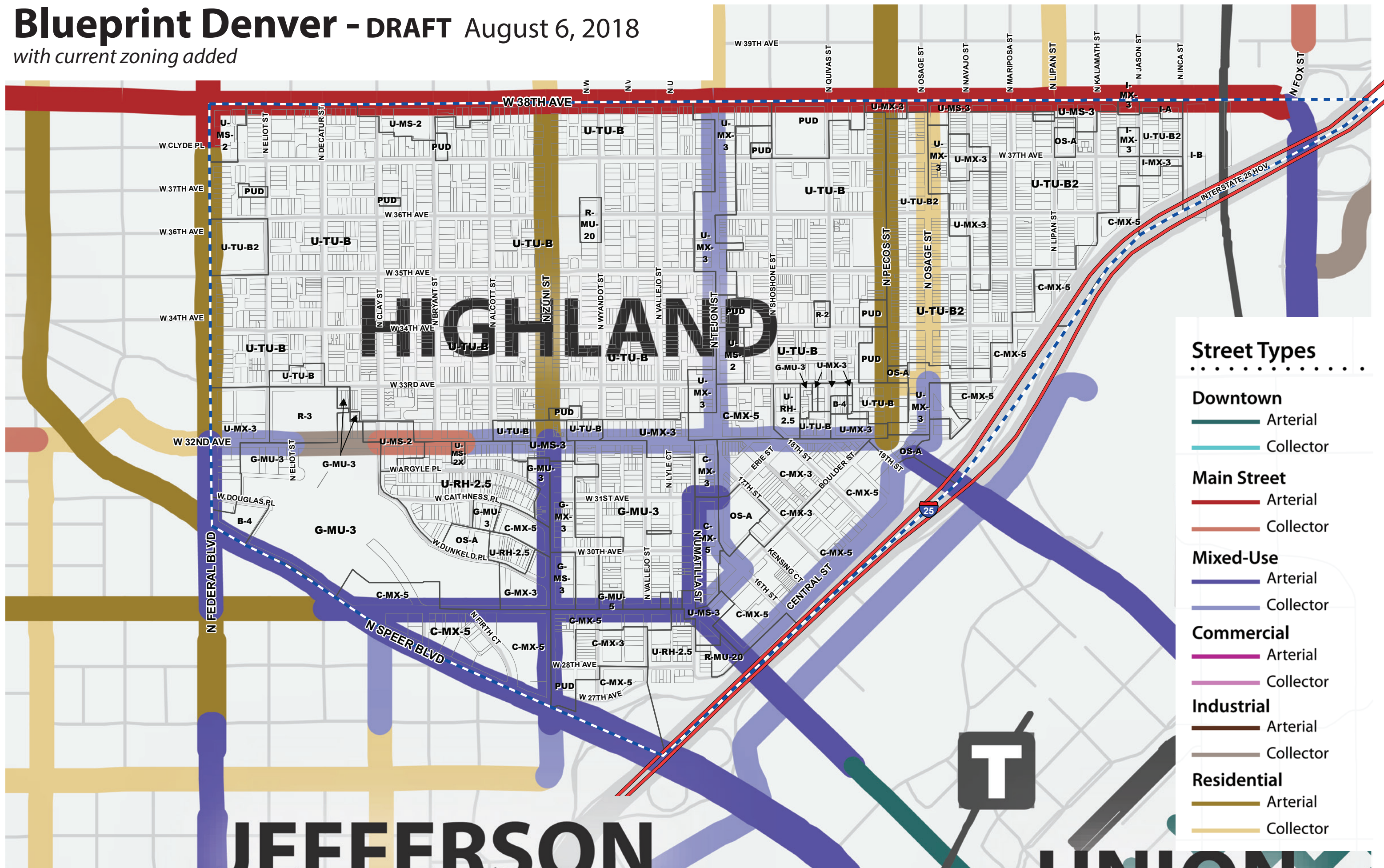
### Growth Areas

- Regional centers- 45% of new jobs and 25% of new households
- Community centers and corridors- 20% of new jobs and 25% of new households
- High and medium-high intensity residential areas in downtown and urban center contexts: 10% of new jobs and 20% of new households
- Greenfield residential areas- 5% of new households
- Certain districts- 15% of new jobs and 5% of new households
- All other areas of the city- 10% of new jobs and 20% of new households



# Blueprint Denver - DRAFT August 6, 2018

with current zoning added



## Street Types

- Downtown**
  - Arterial
  - Collector
- Main Street**
  - Arterial
  - Collector
- Mixed-Use**
  - Arterial
  - Collector
- Commercial**
  - Arterial
  - Collector
- Industrial**
  - Arterial
  - Collector
- Residential**
  - Arterial
  - Collector

# HUNI - RECOMMENDATIONS November 28, 2018

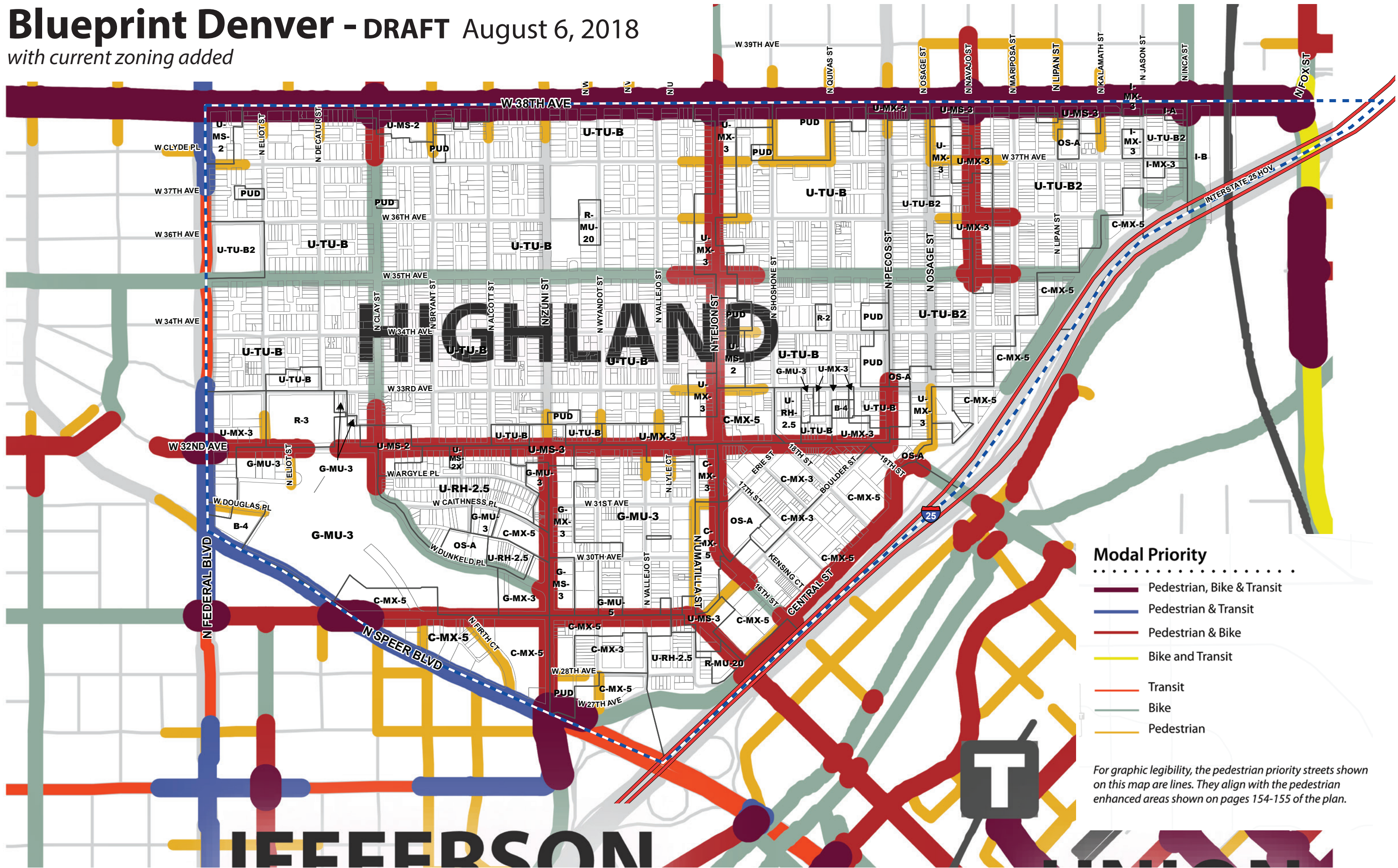
with current zoning added





# Blueprint Denver - DRAFT August 6, 2018

with current zoning added



**Modal Priority**

- .....
- Pedestrian, Bike & Transit
- Pedestrian & Transit
- Pedestrian & Bike
- Bike and Transit
- Transit
- Bike
- Pedestrian

For graphic legibility, the pedestrian priority streets shown on this map are lines. They align with the pedestrian enhanced areas shown on pages 154-155 of the plan.

