# Draft Guiding Principle #1

**Pedestrians should be the top priority**, especially children, seniors, and those with special needs. When pedestrian safety comes into conflict with convenient driving conditions, such as higher traffic speeds or multiple driveways across sidewalks, pedestrian safety should take precedence.

*Considerations for unique situations:*

- Heavy traffic corridors with the potential to significantly redirect vehicle traffic onto residential streets.
- Identified mode-priority corridors, such as high capacity transit or protected bike routes.

**Vision: Well Connected, Safe and Accessible Places**

EAST CENTRAL neighborhood PLANNING INITIATIVE

DENVER COMMUNITY PLANNING & DEVELOPMENT

# Draft Guiding Principle #2

**New construction should be high quality** with design elements such as durable materials, pedestrian orientation, a scale that is compatible with surrounding buildings and allowed building heights, and a variety of architectural details and frequent entryways that avoid large blank or repetitive facades.

*Considerations for unique situations:*

- Where more intensive growth is desirable, such as transit corridors, larger buildings should incorporate scale transition measures to avoid sharp juxtapositions with adjacent buildings.
- Civic buildings, such as museums and libraries, that are intended to be dramatically different from surrounding contexts.

**Vision: Strong and Authentic Neighborhoods**

EAST CENTRAL neighborhood PLANNING INITIATIVE

DENVER COMMUNITY PLANNING & DEVELOPMENT

# Draft Guiding Principle #3

**More housing, businesses, and community events should be encouraged in the right locations**. Increased land use intensity can help improve housing affordability, walkability, and the sense of community when thoughtfully located, such as along high-capacity transit corridors, and well-managed.

*Considerations for unique situations:*

- Low intensity residential areas should have appropriately-scaled land use intensities.

- Locations where the is a desire to preserve the existing building stock.

**Vision: Strong and Authentic Neighborhoods**

EAST CENTRAL neighborhood PLANNING INITIATIVE

DENVER COMMUNITY PLANNING & DEVELOPMENT

# Draft Guiding Principle #4

**Social Services should be well-managed, comprehensive, and complimentary** to meet the needs of residents while minimizing negative impacts on neighborhoods.

*Considerations for unique situations:*
- Locations that already have a concentration of a social service.

**Equitable, Affordable and Inclusive**