



Denverright.

Your Voice. Our Future.

Blueprint Denver

Task Force Meeting #15

01.19.18

Denverright.
Your Voice. Our Future.



Agenda Overview

12-1pm: Blueprint Denver Task Force

1. Process Update
2. Change Continuum/Cycle
3. Questions and Comments
4. Next Steps

1-3pm: combined meeting with Housing Advisory Committee

1. Process Update

Blueprint Process

A. Denveright Kickoff
City visionaries talk Denver's future

B. Denveright Workshops & Surveys
To hear your vision for Denver

C. The Growth Game
Workshops and online map game on how Denver could grow

D. Creating Great Places
Workshops & map surveys to begin classifying Denver's places

F. Change and Evolution
Workshops on how to guide change to create complete neighborhoods.

G. Draft Plan
Open houses & online surveys to collect your feedback

2016
Q1-----Q2-----Q3-----Q4

2017
Q1-----Q2-----Q3-----Q4

2018
Q1-----Q2-----Q3

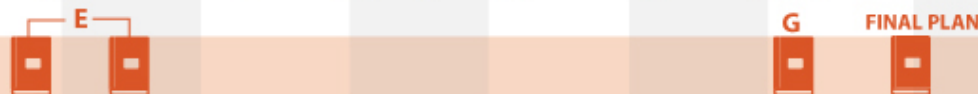
COMMUNITY INPUT



RESEARCH & ANALYSIS



DELIVERABLES



Community Task Force

Appointed community leaders meet on a regular basis to guide the planning process

Street Team

Denveright's Street Team meets Denverites where they are to share updates & capture input on Denver's future

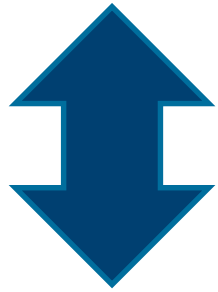
E. Community Profile & Diagnostic

Existing conditions report and analysis of the 2002 Blueprint Denver plan

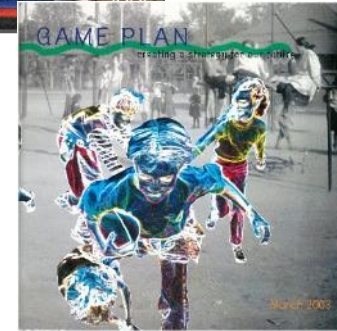
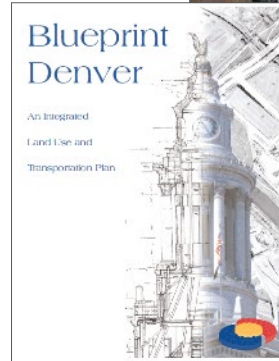
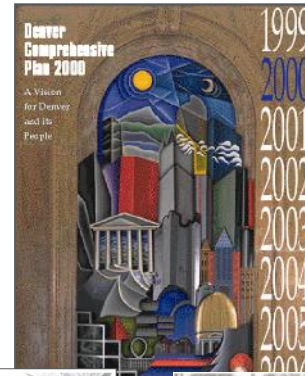
Blueprint Process – Under Development

- Detailed Context and Place Descriptions
- Modal Priority and Street Type Details
- Change Continuum/Cycle – Recommendations to address Management and Evolution of Places

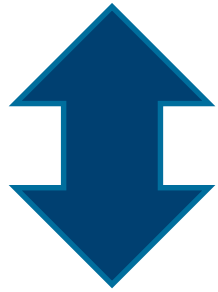
- Goals & policies
- Longer time horizon
- Adopted by City Council
- General implementation



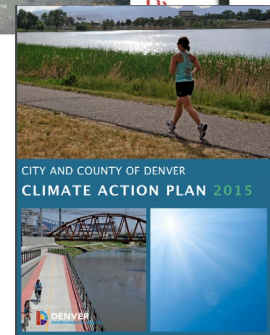
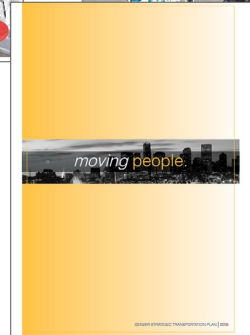
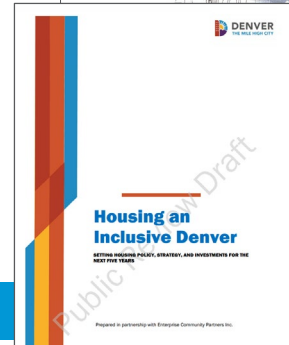
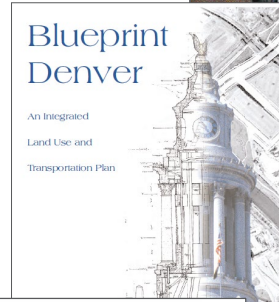
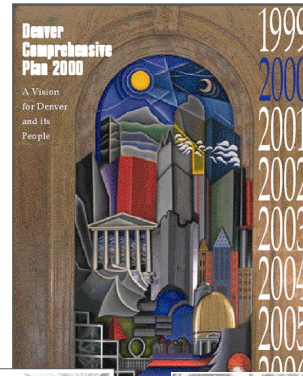
- Work program/funding priorities
- Shorter time horizon
- Typically not adopted by Council
- Focus on implementation strategy



- Goals & policies
- Longer time horizon
- Adopted by City Council
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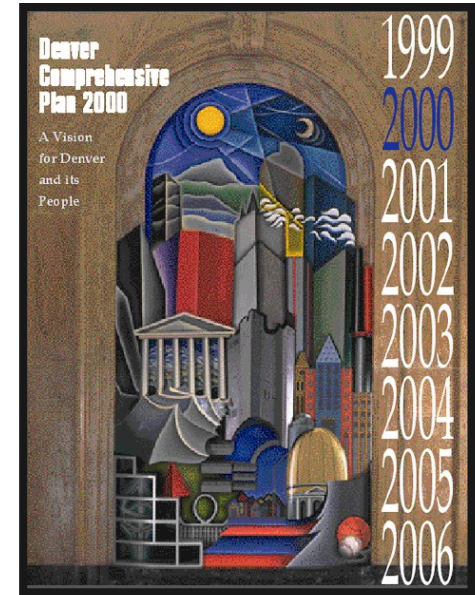


- Work program/funding priorities
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Denver's Current Comp Plan - Challenges

- Outdated – 17 years old
 - Best practice is update every 5-10 yrs
 - Considerable change since 2000
- Long, dense, and not user-friendly

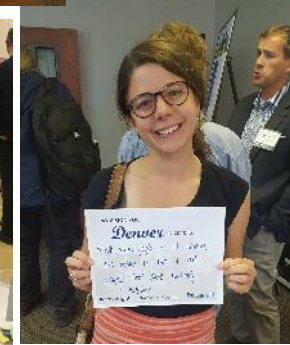
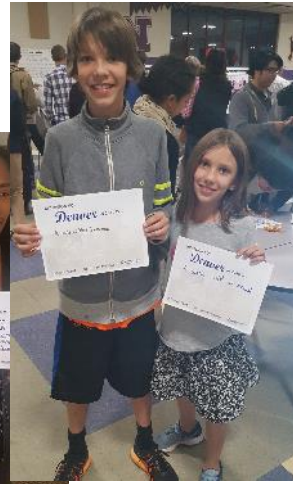


Proposed: New Denveright Comp Plan

- Reflect the current voice of Denver
- Memorialize key goals advancing vision elements
- Provide a framework connecting the city's plans
- Refer to other plans for specifics
- Format in a shorter, more user-friendly document
- Support regular reporting & updating

Proposed approach would not:

- Change what plans are adopted
- Establish specific strategies or actions
- Set priorities across goals



COMPREHENSIVE PLAN



VISION FRAMEWORK

The comp plan establishes a vision framework and broad goals to tie together the city's plans and policies



CITYWIDE PLANS

- Generated by multiple departments/ agencies
- Contain detailed goals, objectives and strategies
- Relate back to the vision framework and advance the goals established in the comprehensive plan

Comprehensive Plan Next Steps

- Winter 2018: Drafting by staff
- Spring 2018: Public review draft
Info Item to Planning Board
- Summer 2018: Adoption process

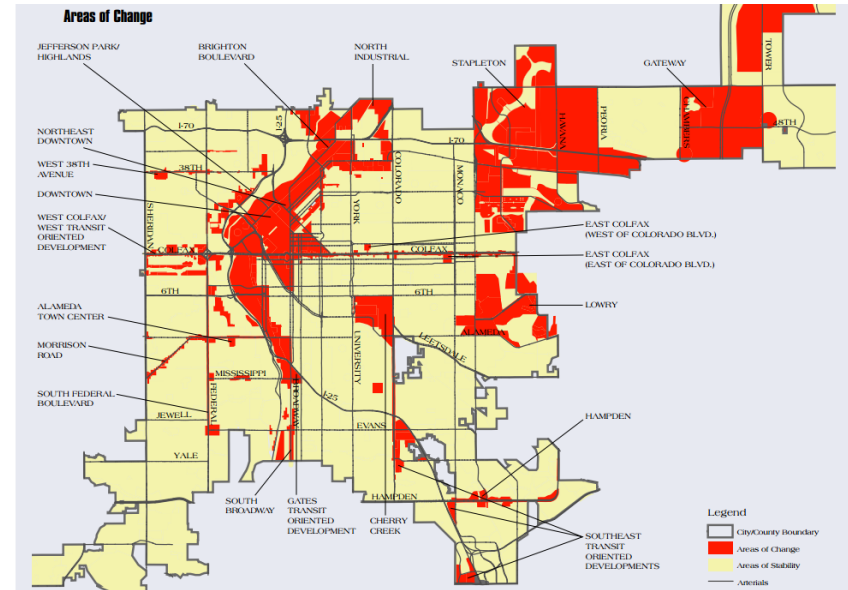
2. Change Continuum/Cycle

Work in Progress

Blueprint 2002: Areas of Change and Stability

Strategies and tools to direct growth to Areas of Change:

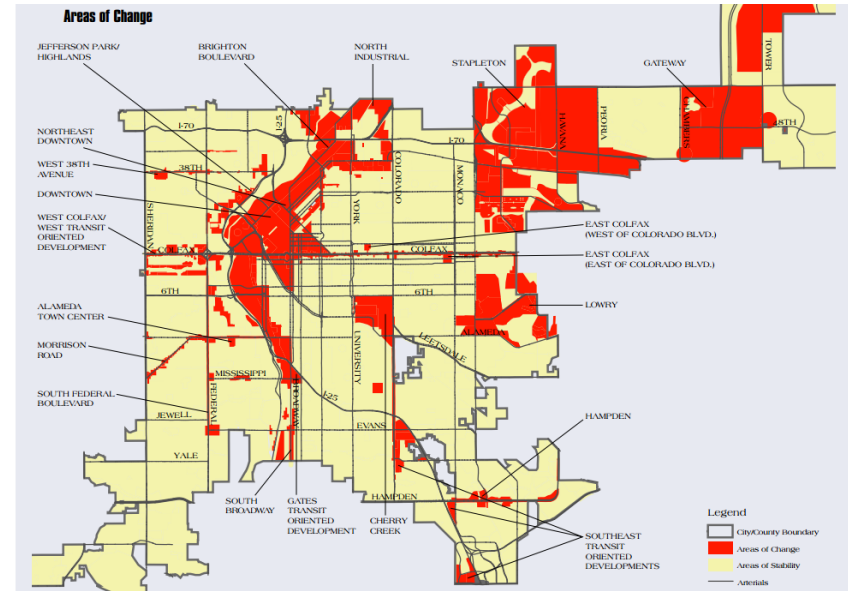
- Grow Downtown
- Redevelop Lowry and Stapleton
- Develop remaining green fields
- Transit-Oriented Development (TOD) around FasTracks stations and select corridors



Denver's Current Strategy

Implied Assumptions:

- New development is the only significant type of change
- Neighborhoods are done at some point and don't need to evolve
- Households and their needs don't change dramatically over time
- Issues of affordability and equity are not directly addressed



Denveright Vision Elements

1. Equitable, Affordable and Inclusive
2. Strong and Authentic Neighborhoods
3. Well Connected, Safe and Accessible Places
4. Economically Diverse and Vibrant
5. Environmentally Resilient
6. Healthy and Active



Complete Neighborhoods

All Neighborhoods are Complete

≠

All Neighborhoods are the Same

- Complete, but Distinct. . .
 - Housing Type and Choice
 - Variety of Shops, Restaurants and Jobs
 - Connectivity and Access
 - Basic Amenities and Infrastructure
 - Culture, Identity and Placemaking

Change Continuum/Cycle Inputs

1. **Character Change:** Evolution of Context and/or Place in Blueprint Context and Place framework
2. **Access to Opportunity:** Physical access to healthy food, education, parks, shopping, entertainment and jobs
3. **Vulnerability to Displacement:** Socioeconomics, market pressure and pace of appreciation and transactions
4. **Diversity of Choice:** Diversity in income, education, and housing stock

Change Continuum/Cycle

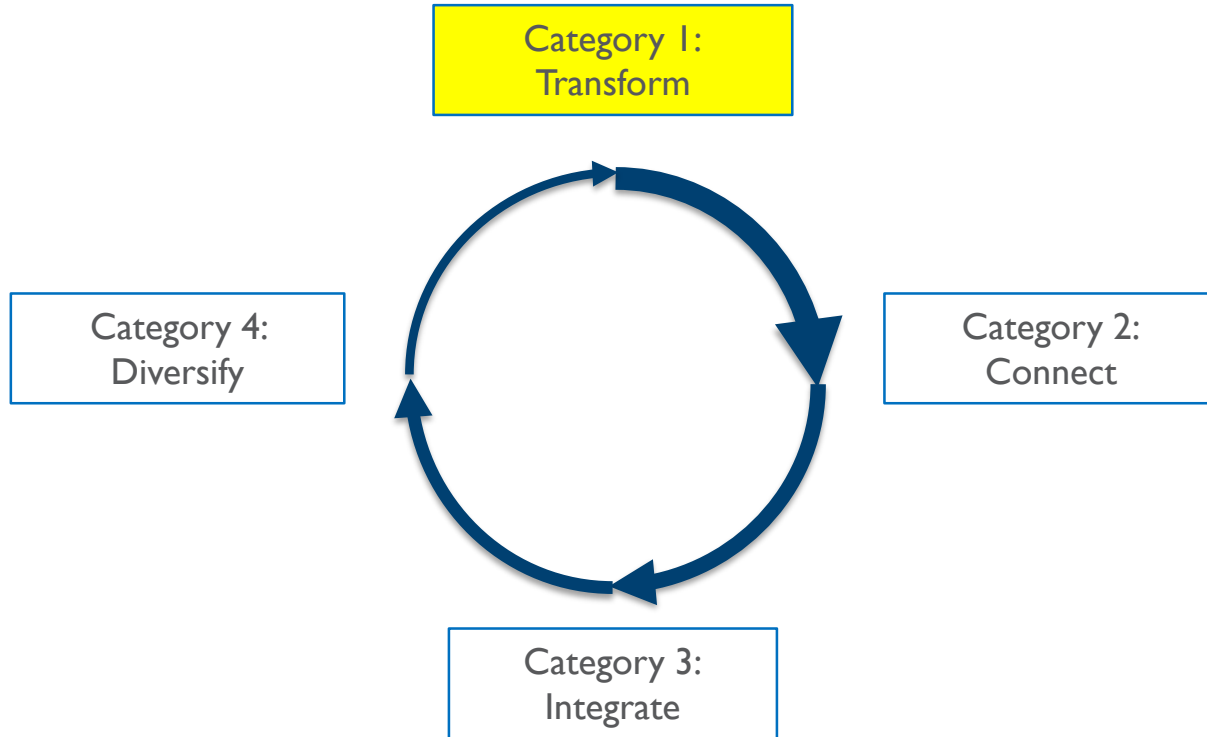
Category 1:
Transform

Category 4:
Diversify

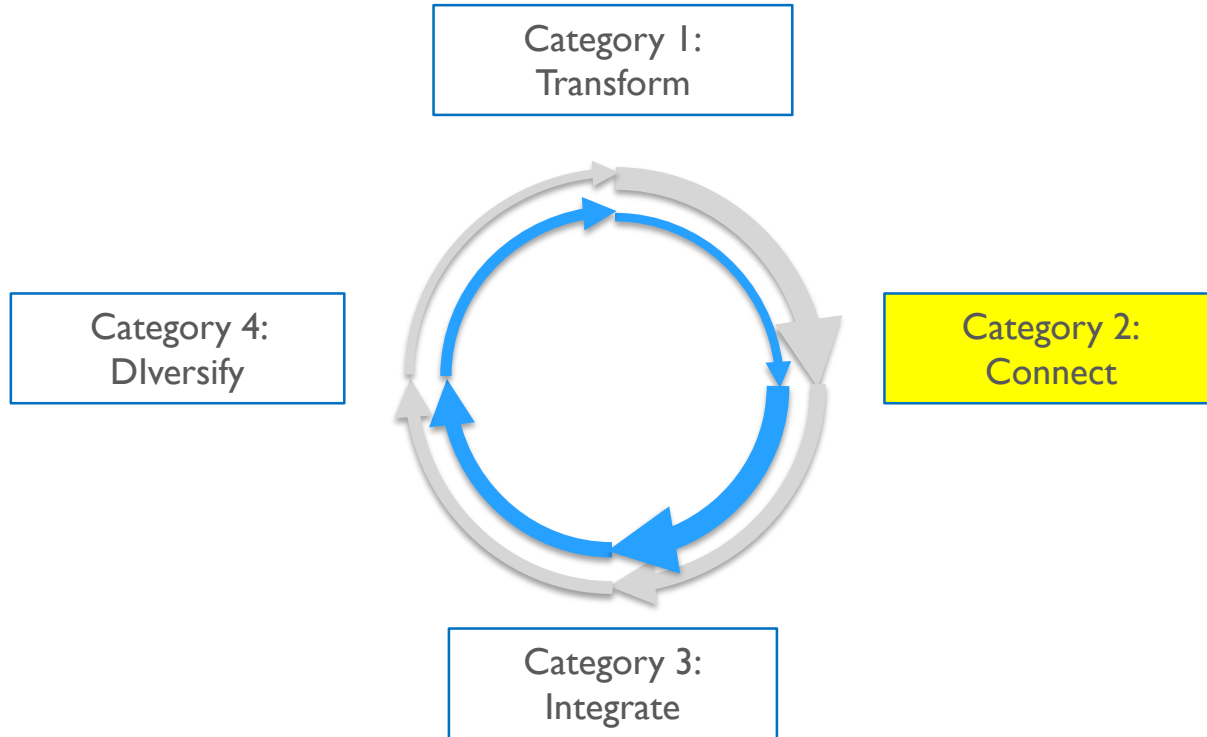
Category 2:
Connect

Category 3:
Integrate

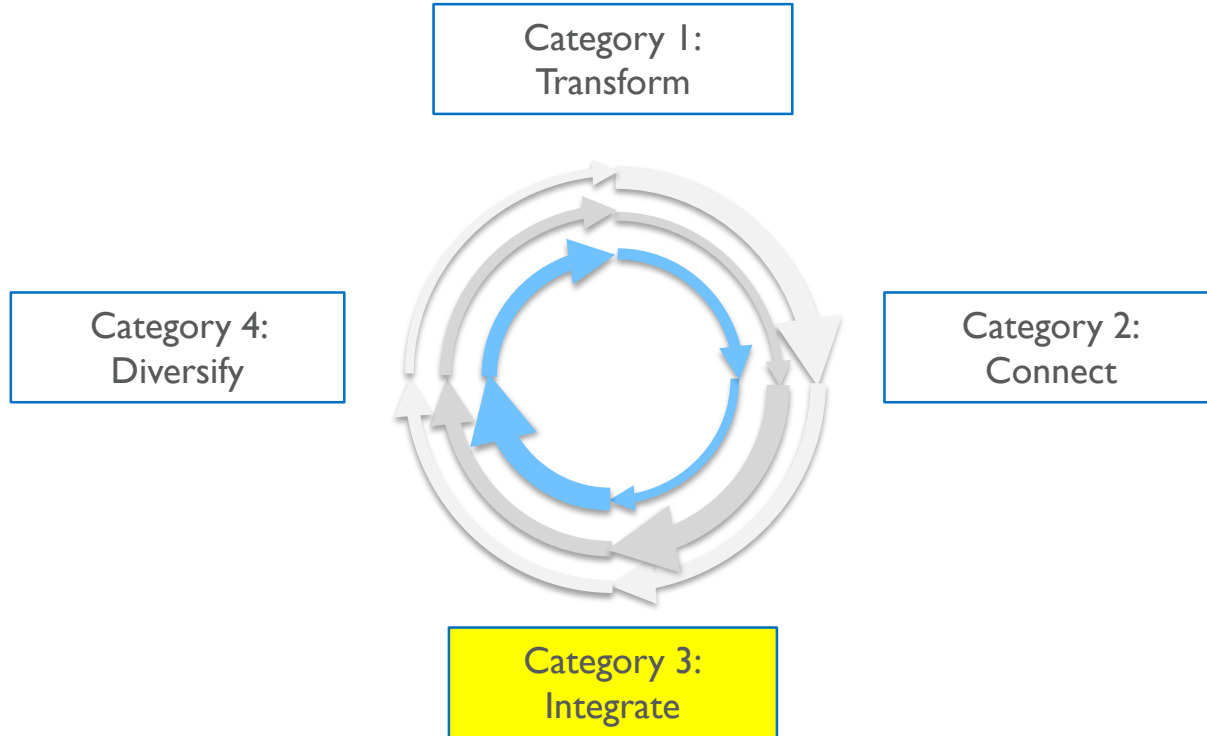
Change Continuum/Cycle



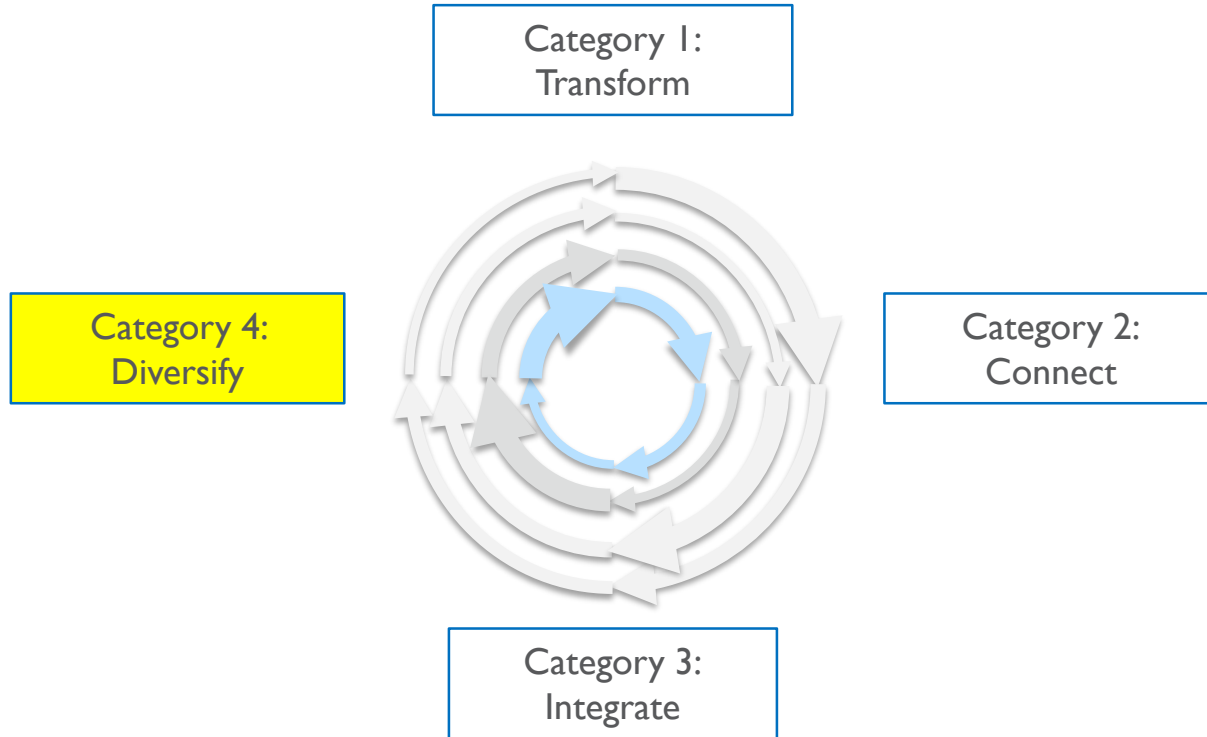
Change Continuum/Cycle



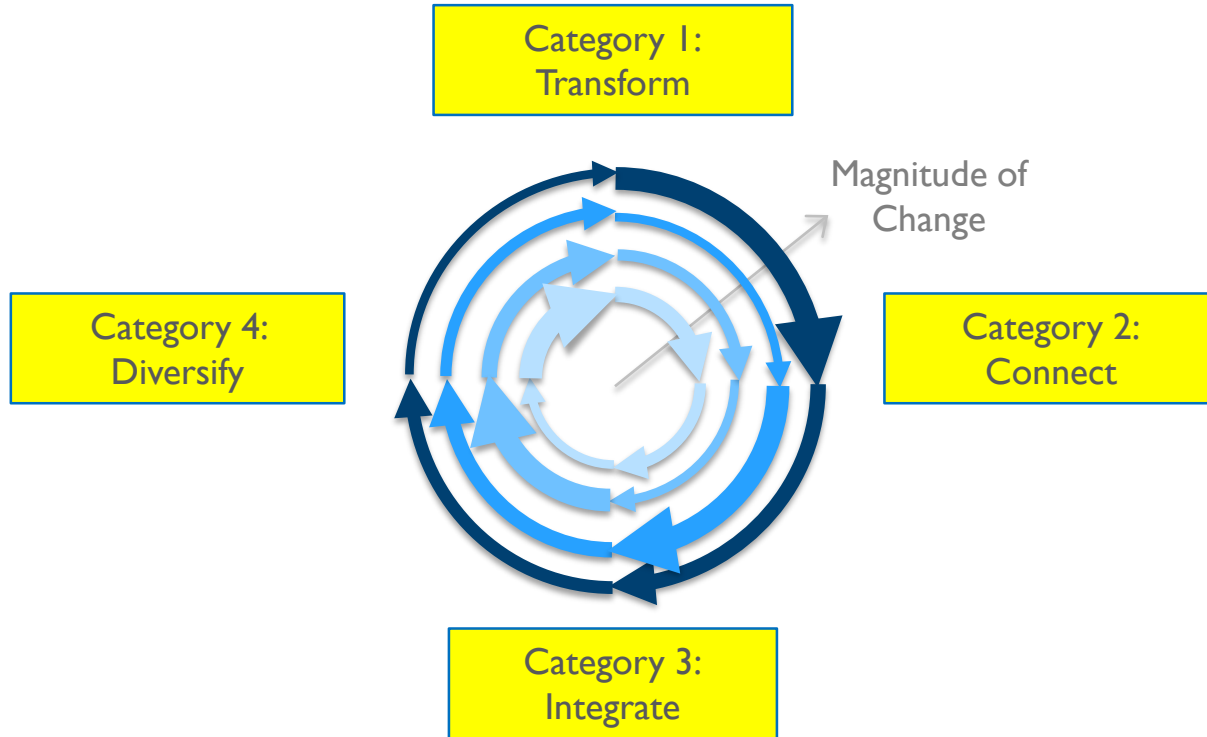
Change Continuum/Cycle



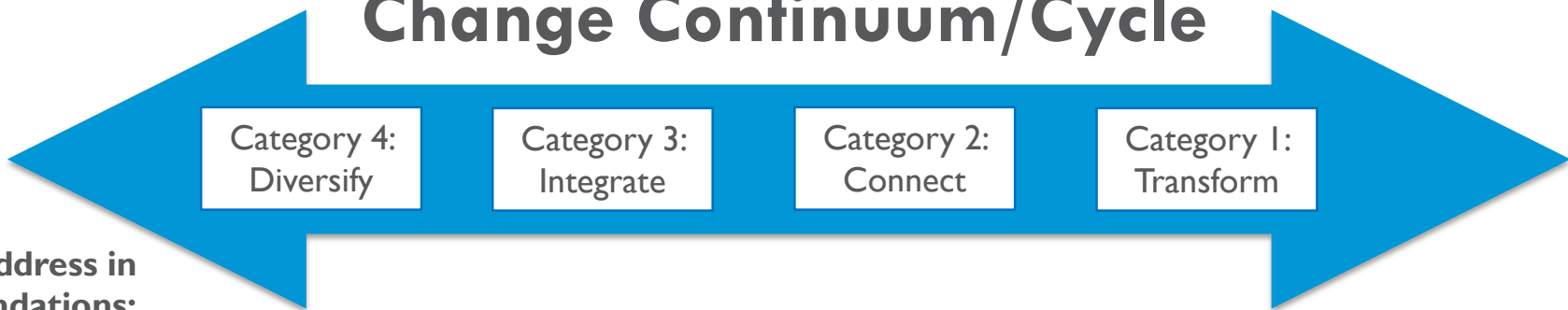
Change Continuum/Cycle



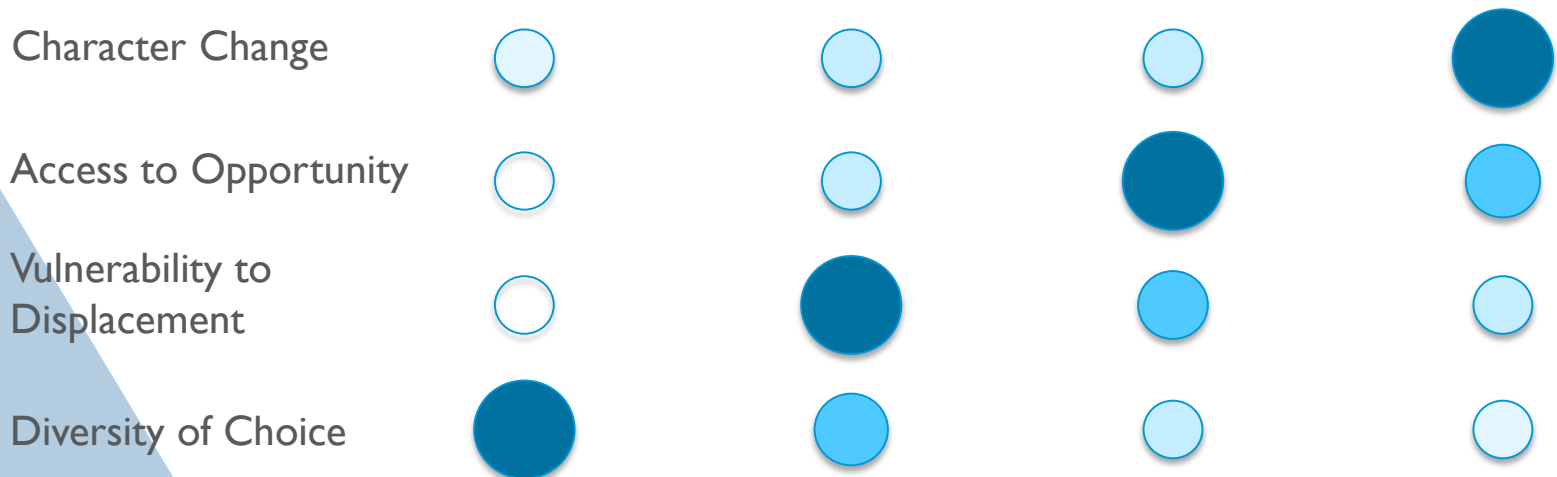
Change Continuum/Cycle



Change Continuum/Cycle

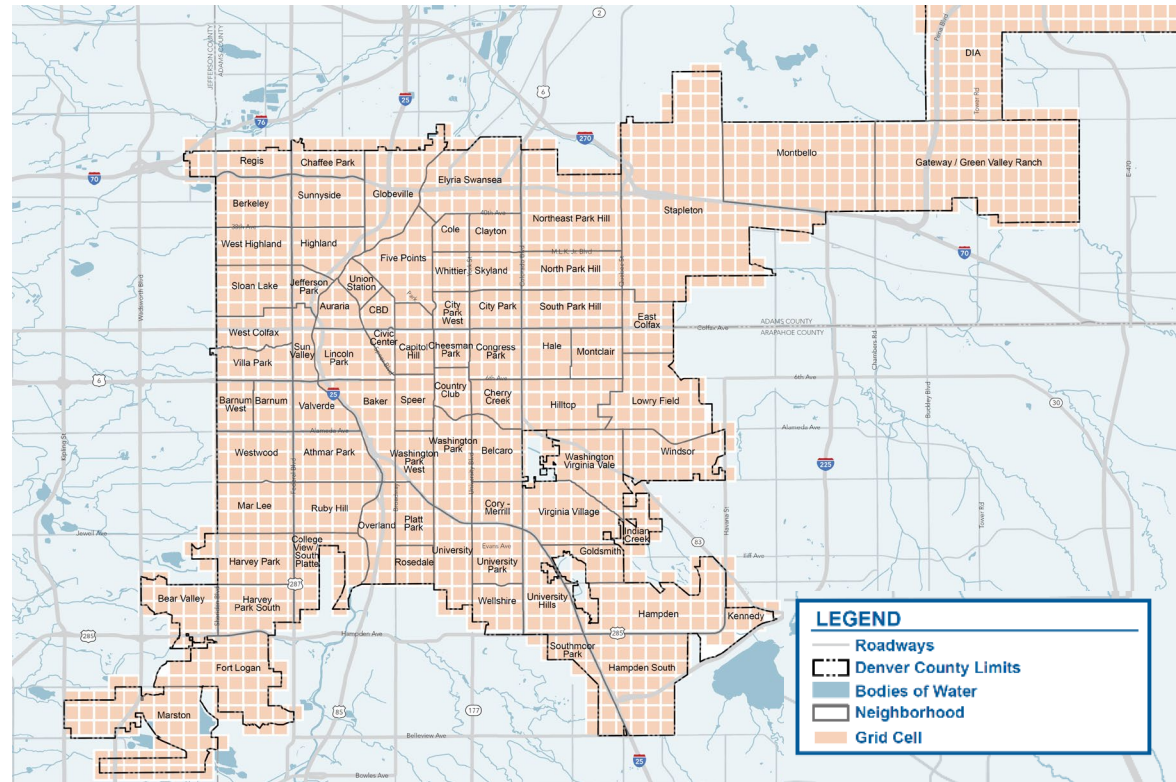


Areas to Address in Recommendations:



Change Continuum/Cycle

- Create compatible geographies for data input



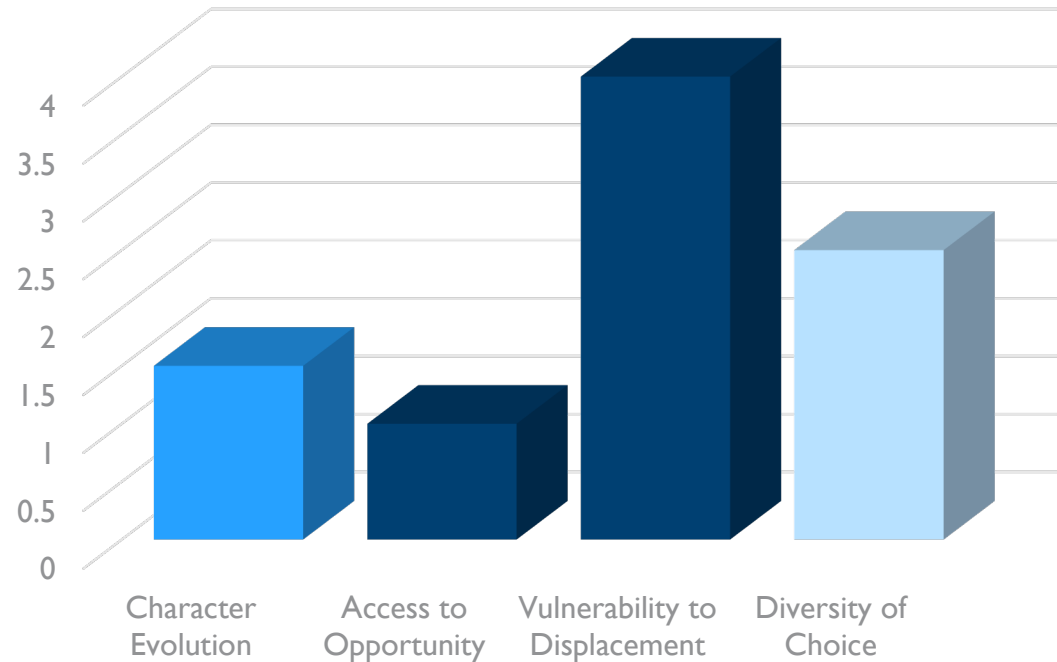
Change Continuum/Cycle

- Create compatible geographies for data input



Change Continuum/Cycle

- Generate value for each grid cell for all four measures
- Use scoring as a stepwise filter for assigning categories



Example Categorization

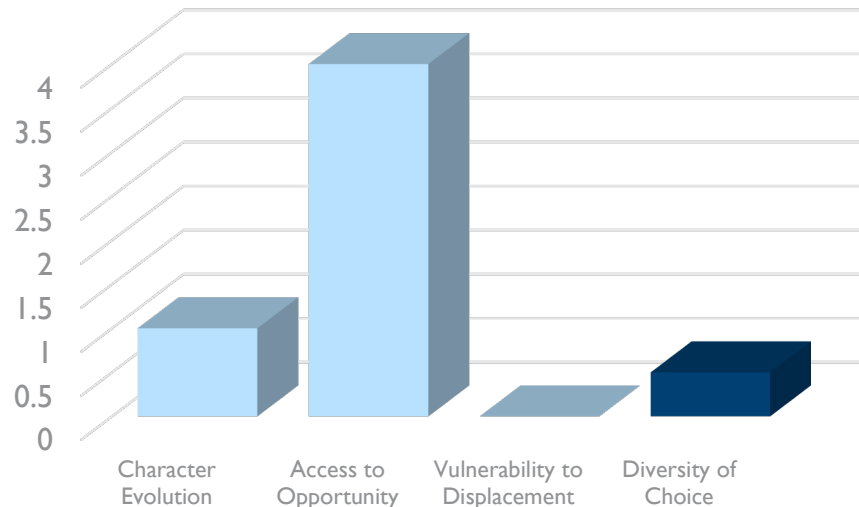
Category 4:
Diversify

Category 3:
Integrate

Category 2:
Connect

Category 1:
Transform

Example: West Wash Park



Example Recommendations: Housing

Category 4:
Diversify

Category 3:
Integrate

Category 2:
Connect

Category 1:
Transform

- Pursue changes to the zoning code to promote context-sensitive tools for diversifying the housing stock. This could include:
 - Expand the allowance for Accessory Dwelling Units so that they are allowed in all single unit neighborhoods
 - Explore opportunities for 2-4 unit structures in single-unit neighborhoods – such as corner lots along collectors or where a residential area abuts a mixed-use corridor. In exchange for allowing increased density, the units could be income restricted

Example Categorization

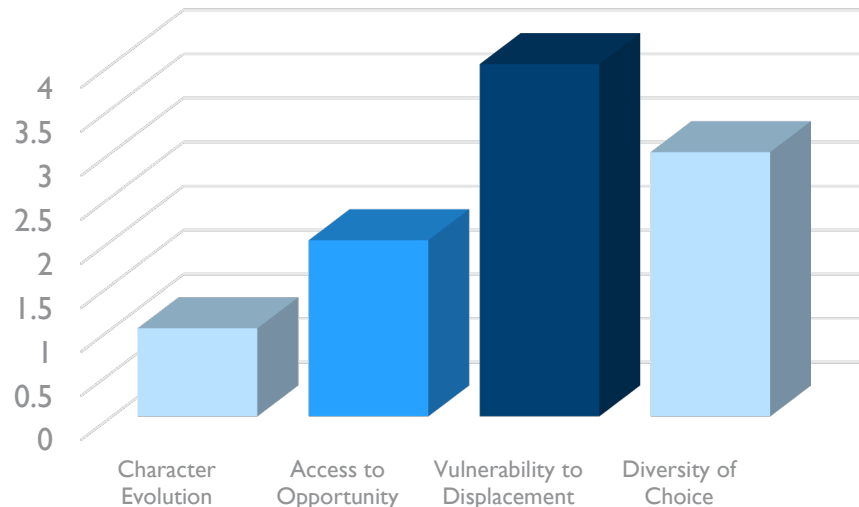
Category 4:
Diversify

Category 3:
Integrate

Category 2:
Connect

Category 1:
Transform

Example: Westwood



Example Recommendations: Housing

Category 4:
Diversify

Category 3:
Integrate

Category 2:
Connect

Category 1:
Transform

- Support tools in *Housing an Inclusive Denver* for preserving affordability and housing quality. This could include:
 - Expanding existing tax relief programs and exploring new tax relief options so that low- and moderate-income families can keep up with rising property taxes
 - Exploring a framework for prioritizing new housing for residents at risk of displacement

Example Categorization

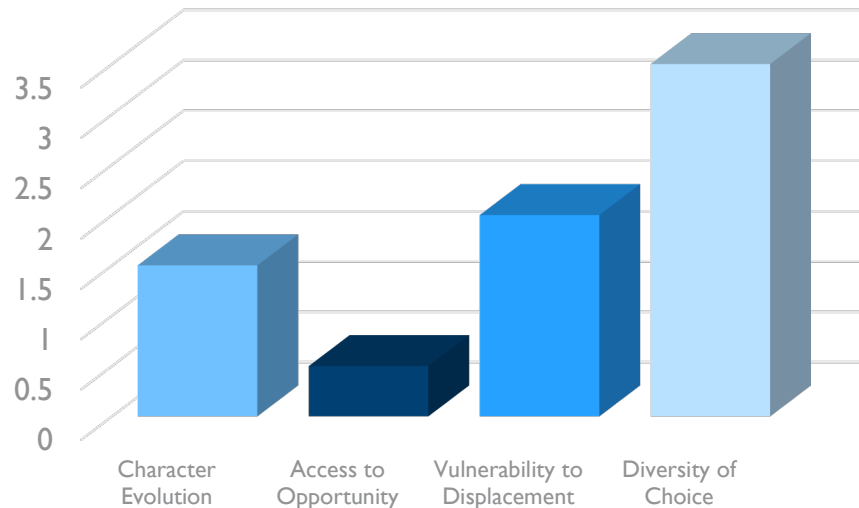
Category 4:
Diversify

Category 3:
Integrate

Category 2:
Connect

Category 1:
Transform

Example: Montbello



Example Recommendations: Housing

Category 4:
Diversify

Category 3:
Integrate

Category 2:
Connect

Category 1:
Transform

- Focus new mixed-income and affordable housing near transit that will help to connect residents to key opportunities
- NOTE: if an area in this category also scores high on the vulnerability to displacement index, the recommendations for Category 3 “Integrate” would also be applicable

Example Categorization

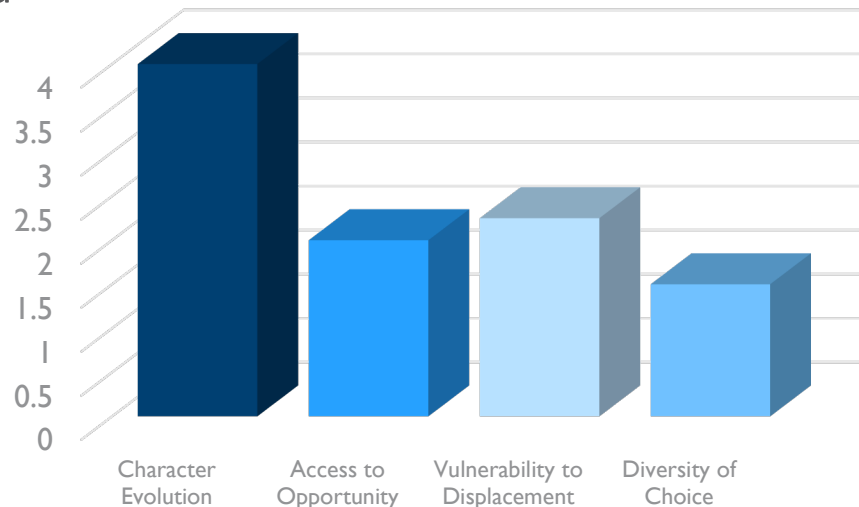
Category 4:
Diversify

Category 3:
Integrate

Category 2:
Connect

Category 1:
Transform

Example: Central Platte Valley - Auraria



Example Recommendations: Housing

Category 4:
Diversify

Category 3:
Integrate

Category 2:
Connect

Category 1:
Transform

- In community and regional centers and community corridors, utilize zoning tools such as height bonuses to incentivize the development of affordable and mixed-income housing
- Focus new mixed-income and affordable housing near transit that will help to connect residents to key opportunities
- NOTE: if an area in this category also scores high on the vulnerability to displacement index, the recommendations for Category 3 “Integrate” would also be applicable

3. Questions & Comments

4. Next Steps

Next Steps

- **February 22nd:** Half-day Task Force Meeting to Discuss Specific Recommendations
- 12 Community Workshops focusing on Plan Framework, Transportation and Complete and Distinct Index
 - February 20th – early March
 - One per Council district plus one meeting with Spanish as primary language
- Drafting of Plan: public review draft in spring



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Task Force Meeting #16

01.19.18

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Character Evolution

- **Sum Change** of the following as determined by a difference between existing and future designations in Blueprint Denver:
 - **Neighborhood Context**
 - **Place Category** (Residential Area, Center, Corridor, District)
 - **Place Type** (Local, Community, Regional; Low Intensity, Low-Medium Intensity, Medium High Intensity, High Intensity; District designation)

Access to Opportunity

- Denver Department of Health's **Neighborhood Equity Index**

| Indicator | Measure(s) |
|----------------------|---|
| 1. Socioeconomic | <ul style="list-style-type: none">• Families in poverty• Educational attainment |
| 2. Built Environment | <ul style="list-style-type: none">• Access to full service grocery stores• Access to parks or open space |
| 3. Access to Care | <ul style="list-style-type: none">• 1st Trimester care during pregnancy |
| 4. Morbidity | <ul style="list-style-type: none">• Children and youth overweight and obese |
| 5. Mortality | <ul style="list-style-type: none">• Life Expectancy |

- Plus multimodal proximity to Centers and Corridors

Vulnerability to Displacement

- Denver Office of Economic Development's **Vulnerability Index**
- **Vulnerable Population Index**
 - Percent of residents with less than a Bachelor's Degree is higher than Denver's percent of residents with less than a Bachelor's Degree;
 - Percent of renter-occupied units is higher than Denver's percent of renter-occupied units in 2016; Median household income is lower than Denver's median household income in 2016.
- **Gentrification-Related Demographic Change**
 - Percent of residents with less than a Bachelor's Degree must have decreased between 2000 and 2016 more than Denver's;
 - Percent of renter-occupied units must have decreased between 2000 and 2016 more than Denver's;
 - Median household income must have increased between 2000 and 2016 more than Denver's median household income increased.
- **Appreciating, Accelerating or Adjacent Housing Market**
 - Home value in 1990;
 - Home value in 2016;
 - Increase in home value between 1990 and 2016

Diversity of Choice

- **Income diversity** was measured by looking at the ratio of "low income" households (up to 25th percentile of City distribution) to "high income" households (over 75th percentile of City distribution).
- **Education diversity** was measured by looking at the ratio of "low education" population (those with up to a high school or equivalent education) to "high education" population (those with a Bachelor's degree or higher)
- **Housing diversity** was measured by looking at the percentage of middle density housing (2-19 units) in a census tract. Middle density housing was used in order to capture diversity in both predominantly single family and predominantly multifamily areas.