FAR NORTHEAST AREA PLAN

Public Meeting #1

JUNE 22, 2017
6PM - 8PM

Evie Garrett Dennis E-12 Campus
Student Union
TONIGHT’S AGENDA

10-15 MIN Welcome

20-25 MIN Presentation
  • What is a plan?
  • How will this planning process work?
  • What have we learned so far?

Small Group Exercises
  15 MIN • Exercise #1: Review Community Feedback
  60 MIN • Exercise #2: Mapping
WHY PLAN?
Create a shared vision that addresses the diverse needs and concerns of the community

WHAT DO PLANS DO?
Plans inform how things should evolve in the future for the benefit of the community

- Engage people in a dialogue about the future
- Define a vision & identify how to achieve it
- Inform decision-making (public & private)
CITYWIDE PLANNING

- Sets broad policies and recommendations that apply citywide
- Many citywide plans focus on a single topic
  - Parks & Recreation Game Plan
  - Denver Moves: Pedestrians & Trails
  - Denver Moves: Transit
- Comp Plan 2000 & Blueprint Denver provide general planning guidance
Your Voice. Our Future.

Our community is undertaking an effort that builds upon our successes and proud traditions to design the future of this great city. **Denverright** is a community-driven planning process that challenges you to shape how we want to evolve in four key areas: land use, mobility, parks, and recreational resources.

**Shape the future of Denver’s transit**

**What's New**

**Jun 09, 2017**
Come see the Denveright Street Team this summer!
Talk Denver’s future with the Denveright Street Team at an event near you.

**Jun 05, 2017**
Denver Moves: Pedestrians & Trails Existing Conditions Report
This new report provides a detailed inventory of Denver’s current pedestrian and trail networks and shares plans to address improvements and next steps.

**May 15, 2017**
Have you played the "Growing a Better Denver" game?
There are two ways to play the Denver growth scenario game.

Share Your Voice | About Denverright

http://www.denvergov.org/denverright
NEIGHBORHOOD & SMALL AREA PLANS

- Detailed recommendations that apply only to specific areas
- Address many topics and show how systems inter-relate
- Must be consistent with Comp Plan Goals
- Update Blueprint Denver
NEIGHBORHOOD & SMALL AREA PLANS

SECTION 3: RIVER NORTH CATALYTIC SITE

Alternative 2 – Fully Uplifted C-MX-8

Zoning

This alternative illustrates full utilization of the C-MX-8 zoning entitlement for an eight-story building ordered in two phases. Phase I is the lower eight stories, and phase II is the upper level. This approach provides a higher density and higher style of this alternative could be in line with the neighboring projects in the area such as Denver Market. This potential utilization of the market suggests this alternative is more in line with the market development opportunity in the next 10 to 15 years.

First Phase (north Market)

- 235 Residential Units (254,000 GSF)
- 150,000 GSF Retail / Restaurant / Gallery
- 200 parking spaces in a two-level parking garage

Second Phase (south Market)

- 240 Residential Units
- 14,000 GSF Retail / Restaurant / Gallery
- 200 parking spaces in a two-level garage

Legend:

- Residential
- Commercial
- Parking
- Park / Courtyard
- Water Quality Enhancement
- Renovated Existing Building
PLANNING CAN HAVE A BIG IMPACT

EARLY 1990's
COMMONS PARK AREA

TODAY
COMMONS PARK AREA
NEIGHBORHOOD & SMALL AREA PLANS

78 years for status quo planning approach

10-14 years for NPI planning approach

Percent of City with adopted plan:

- 42% without adopted plan
- 19.2% with adopted plan
- 38.8% with adopted plan

Plans adopted after Blueprint (2002)

Plans adopted prior to Blueprint (2002)
BASIC ELEMENTS OF THE NPI MODEL

1. Group Neighborhoods Together
   • 19 plans total; Up to 6 neighborhoods per plan

2. Multiple Plans in Process
   • 3 concurrent plans in NPI Phase 1 (2017-2018)

3. Standardized Process Timeline
   • 18-24 month process for each plan

4. Standardized Plan Content
   • Limited to “always topics” + high-priority issues

5. Focused Implementation
   • Track and measure progress

6. Ongoing/Rolling Process
   • New plans kickoff as others are completed
STANDARDIZED PLANNING PROCESS & MAXIMUM TIMELINE

1. Understand the area (2-3 mo)
2. Set the vision (2 mo)
3. Focus the plan content (2-3 mo)
4. Study, learn, explore (6-8 mo)
5. Develop recs. (2-3 mo)
6. Draft plan (2-3 mo)
7. Adoption (2 mo)

IMPLEMENTATION.
HOW IMPLEMENTATION WORKS

Plan Implementation

• Policies
• Regulations
• Partnerships
• Private investment
• Follow-up plans & studies
• Funding - federal, state, and local
INITIAL OUTREACH FOR THE FAR NORTHEAST PLAN

- **Urban Land Institute Building Healthy Places**
  - DEC 2016

- **Montbello Organizing Committee**
  - JAN 2017

- **Far Northeast Town Hall Meeting**
  - FEB 2017

- **Conservation Colorado**
  - MAR 2017

- **The Language School**
  - APR 2017

- **Montbello 20/20**
  - MAY 2017

- **Far Northeast Economic Summit**
  - JUN 2017

- **Montbello 20/20**
  - JUL 2017

- **1st Steering Committee Meeting**

- **Families Forward Resource Center Community Collaborative**

- **U.S. Bank Business Development**

- **Northeast Transportation Solutions**

- **Northeast Transportation Solutions with RTD**

- **Families Forward Resource Center Community Collaborative**
COMMUNITY FEEDBACK

- Senior Housing & Services
- Transportation Mobility
- Healthy Food Access & Fresh Food Availability
- Cultural & Community Preservation
- Housing Affordability
- Skilled Job Training & Growth
- Entertainment Retail & Services
- Youth, & Young Services

- Public Health & Access to Healthcare
- Arts and Entertainment
- Gentrification
- City Services
- Image and Equity
- Small Business Opportunities
- Secondary, Post-Secondary Educational Opportunities
- Parks, Open-Space & Recreation

- Crime & Safety
FAR NORTHEAST DEMOGRAPHICS

Montbello

34,483 PEOPLE

30.3% FOREIGN BORN

59.2% SPEAK LANGUAGE OTHER THAN ENGLISH

Gateway - Green Valley Ranch

34,957 PEOPLE

26.5% FOREIGN BORN

44.7% SPEAK LANGUAGE OTHER THAN ENGLISH
FAR NORTHEAST RACE & ETHNIC DEMOGRAPHIC

Montbello

- **HISPANIC or LATINO**: 31.1%
- **BLACK or AFRICAN AMERICAN**: 27.8%
- **WHITE**: 22.9%
- **SOME OTHER RACE**: 7.6%
- **ASIAN**: 5.0%
- **TWO or MORE RACES**: 4.7%
- **AMERICAN INDIAN or ALASKAN NATIVE**: 0.9%
- **NATIVE HAWAIIAN or PACIFIC ISLANDER**: 0.1%

Gateway - Green Valley Ranch
FAR NORTHEAST EDUCATION DEMOGRAPHIC

Montbello

33.7% LESS THAN HIGH SCHOOL DEGREE
31.7% HIGH SCHOOL GRADUATE
25.6% SOME COLLEGE or ASSOCIATE DEGREE
6.0% BACHELOR’S DEGREE
3% GRADUATE or PROFESSIONAL DEGREE

Gateway - Green Valley Ranch

33.4% SOME COLLEGE or ASSOCIATE DEGREE
25.3% HIGH SCHOOL GRADUATE
20.2% LESS THAN HIGH SCHOOL DEGREE
14.5% BACHELOR’S DEGREE
6.7% GRADUATE or PROFESSIONAL DEGREE

33.7% LESS THAN HIGH SCHOOL DIPLOMA ONLY
33.4% SOME COLLEGE or ASSOCIATE DEGREE
<table>
<thead>
<tr>
<th>Statistic</th>
<th>Montbello</th>
<th>Gateway - Green Valley Ranch</th>
<th>Denver</th>
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<tbody>
<tr>
<td>Employment Positions</td>
<td>13,099</td>
<td>2,679</td>
<td>340,738</td>
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<tr>
<td>Individuals &amp; Families living below poverty</td>
<td>24.8%</td>
<td>7.8%</td>
<td>20.3%</td>
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<tr>
<td>Housing Occupied</td>
<td>61%</td>
<td>68%</td>
<td>52.48%</td>
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<tr>
<td>Median Household Income</td>
<td>$46,100</td>
<td>$68,864</td>
<td>$62,760</td>
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<tr>
<td>Median Gross Rent</td>
<td>$1,163</td>
<td>$1,453</td>
<td>$1,564</td>
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<td>Rent as a percentage of income</td>
<td>38.8%</td>
<td>35.4%</td>
<td>47.5%</td>
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<tr>
<td>Average Household Size</td>
<td>4.14</td>
<td>3.35</td>
<td>2.27</td>
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DEMOGRAPHIC BY AGE FOR FAR NORTHEAST

8.5% Under 5
25% 5-17
10% 18-24
31.5% 25-44
11.5% 45-54
7.5% 55-64
6% 65+

17,388 School Age Children
6,909 College Age Young Adults
4,128 People of Retirement Age

*Denver

6.9% 14% 9% 37.2% 11.7% 10.5% 10.7%
Fresh food sources in Far Northeast

- Alpine Summit Sales Inc
- Walmart Neighborhood Market
- King Soopers
STANDARDIZED PLANNING PROCESS & MAXIMUM TIMELINE

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IMPLEMENTATION.
FAR NORTHEAST AREA PLAN TIMELINE

**Phase 1: Visualize**
- **Step 1**: Understand the area
- **Step 2**: Set vision and guiding principles
- **Step 3**: Focus the plan content

**Phase 2: Strategize**
- **Step 4**: Study, learn, explore

**Phase 3: Realize**
- **Step 5**: Develop options & recommendations
- **Step 6**: Draft plan
- **Step 7**: Adoption

**Extra Time (if needed)**

**Timeline Details**
- **June 2018**: Public Meeting #1 Kickoff
- **July 2018**: Public Meeting #2 Visioning
- **August 2018**: Public Meeting #3 Focus Topics & Focus Areas
- **December 2018**: Public Meeting #4 Draft Options & Alternatives
- **January 2019**: Public Meeting #5 Draft Plan Open House
- **February 2019**: Planning Board Public Hearing
- **March 2019**: City Council Public Hearing
NEXT STEPS

• Summarize input from Public Meeting #1
• Work with Steering Committee to create a DRAFT Vision
• Refine Vision with Public at Next Meeting (Late Summer)

How to get involved and stay updated?

WEBSITE  •  http://www.denvergov.org/farnortheastplan
TWITTER/INSTAGRAM  •  @denvercpd
FACEBOOK  •  City and County of Denver
EXERCISE #1: REVIEW THE DRAFT LIST OF ISSUES: (15 MIN)

Review the draft list of issues:

• What would you add?
• What would you delete?
• What would you change?

COMMUNITY FEEDBACK

- Senior Housing & Services
- Transportation Mobility
- Healthy Food Access & Fresh Food Availability
- Cultural & Community Preservation
- Housing Affordability
- Skilled Job Training & Growth
- Entertainment Retail & Services
- Youth, & Youth Services

- Crime & Safety
- Public Health & Access to Healthcare
- Arts and Entertainment
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EXERCISE #2: MAPPING (60 MIN)

Draw on the maps!

15 Minutes per topic:

- Likes and Assets
- Dislikes and Weaknesses
- Worries and Concerns
- Hopes and Opportunities
EXERCISE #1: REVIEW THE DRAFT LIST OF ISSUES: (15 MIN)

Review the draft list of issues:

- What would you add?
- What would you delete?
- What would you change?
LIKES AND ASSETS - (15 MIN)

1. What are the most pleasant streets, areas, neighborhoods, and commercial areas?

2. What do you like about living here?

PREFERENCIAS Y VENTAJAS

1. ¿Cuáles son las calles, áreas, vecindarios y zonas comerciales más agradables?

2. ¿Qué te gusta de vivir aquí?
DISLIKES AND WEAKNESSES - (15 MIN)

1. Which areas are most in need of our attention? Examples: inactive areas, streets or intersections, safety issues, places that are hard to get to.

2. What’s gotten worse over the past 10 years?

AVERSIONES Y DEBILIDADES

1. ¿Cuáles son las áreas que más necesitan nuestra atención? Ejemplos: Áreas inactivas, calles o intersecciones, problemas de seguridad, lugares difíciles de accesar.

2. ¿Qué ha empeorado en los últimos diez años?
WORRIES AND CONCERNS - (15 MIN)

1. What things threaten the quality of life in the neighborhood?
2. What stands in the way of the neighborhood thriving in the future?

PREOCUPACIONES E INQUIETUDES

1. What things threaten the quality of life in the neighborhood? ¿Qué cosas amenazan la calidad de la vida en el vecindario?
2. ¿Qué obstaculiza el futuro de el vecindario?
HOPES AND OPPORTUNITIES - (15 MIN)

1. What do you wish for, and where should it go?

2. Review the list of things that the group has identified thus far. What would solve problems? What would make things better? What would make your life easier?

ESPERANZAS Y OPORTUNIDADES

1. ¿Qué deseas y dónde debe ir?

2. Repasa la lista de cosas que el grupo ha identificado hasta ahora. ¿Qué resolvería los problemas? ¿Qué mejoraría las cosas? ¿Qué haría tu vida más fácil?