Joint Public Meeting

September 13, 2017 5:30 PM – 8:00 PM
Maxwell Elementary

FAR NORTHEAST AREA PLAN
Public Meeting #2

Denverright.
Blueprint Denver

Sept 13 – Maxwell Elementary (Far NE Denver)
Sept 14 – University of Denver (SE Denver)
Sept 19 – Doull Elementary (SW Denver)
Sept 20 – Scheitler Rec Center (NW Denver)
Sept 21 – East High (Central Denver)

Community Workshop #3
TONIGHT’S AGENDA

September 13, 2017 5:30 pm – 8:00 pm

30 MIN  Open House

5 MIN   Welcome & Announcements

30 MIN  Presentation
  - Far Northeast Area Plan
  - Blueprint Denver

25 MIN  Large Group Visioning Exercise
  - Vision for Growing Inclusively

60 MIN  Small Group Mapping Exercise
  - Blueprint Denver Place Maps
WHAT WE’VE HEARD: PUBLIC MEETING #1
ONLINE OUTREACH - TELL US ABOUT YOUR COMMUNITY...

Tell Us About Your Community...

Please tell us about your FAVORITE places in the community, and why you LIKE or want to KEEP this place.

For example, what are the most pleasant streets or areas? What are your favorite retail or commercial areas? What do you like about the place you've chosen? What gives this place an advantage?

Places I LIKE:
Click on the green pin to open the map. Then click on the pin to drag and drop it on the place you LIKE on the map. Click on the trash can to delete the pin and start over, if necessary, or click on the check mark to provide comments about the location.
PUBLIC INPUT DRIVES THE VISION

LIKES & ASSETS
- Recreational amenities
- Housing affordability
- High home ownership
- Culture
- Diversity
- Suburban character and lifestyle

WORRIES & CONCERNS
- Gentrification and rising housing costs
- Access to healthy food and retail
- Youth services and schools
- Crime and safety
- Liquor stores, marijuana, fast food
- Traffic, lack of transportation options

HOPES & OPPORTUNITIES
- More community gathering spaces
- More retail, services and entertainment
- Complete and connect the trail system
- Business development and job creation

1. EQUITABLE, AFFORDABLE & INCLUSIVE
2. STRONG & AUTHENTIC NEIGHBORHOODS
3. CONNECTED, SAFE & ACCESSIBLE PLACES
4. ECONOMICALLY DIVERSE & VIBRANT
5. ENVIRONMENTALLY RESILIENT
6. HEALTHY & ACTIVE
<table>
<thead>
<tr>
<th>EQUITABLE, AFFORDABLE &amp; INCLUSIVE</th>
<th>STRONG &amp; AUTHENTIC NEIGHBORHOODS</th>
<th>CONNECTED, SAFE &amp; ACCESSIBLE PLACES</th>
<th>ECONOMICALLY DIVERSE &amp; VIBRANT</th>
<th>ENVIRONMENTALLY RESILIENT</th>
<th>HEALTHY &amp; ACTIVE</th>
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</thead>
<tbody>
<tr>
<td>Diverse range of housing options</td>
<td>Proud and well-established neighborhoods</td>
<td>Transportation network reflects suburban design and function</td>
<td>Entrepreneurship and economic mobility</td>
<td>Value recreation, parks and open space</td>
<td>Healthy and active lifestyles</td>
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<tr>
<td>Seniors, young adults, and families</td>
<td>Celebrate racial and cultural diversity</td>
<td>Increase high-quality, innovative mobility options</td>
<td>Diverse workforce</td>
<td>Guide growth and development in a responsible and sustainable way</td>
<td>Mental, spiritual, and physical needs of residents</td>
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<tr>
<td>Goods, services and amenities conveniently located</td>
<td>Maintain and enhance suburban character</td>
<td>Walking, biking, public transit, personal vehicles, and freight.</td>
<td>Support current and future development</td>
<td>Safe, accessible and inviting amenities and services for everyone</td>
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<tr>
<td>Accessible by all ages, abilities and incomes</td>
<td>Higher-intensity growth on transit corridors and mixed-use centers</td>
<td>Embrace historic and cultural heritage</td>
<td>Range of business, employment, education and training opportunities</td>
<td>Protect and enhance the environment for future generations</td>
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VISION STATEMENTS

What is a Vision Statement?
• Describes the community’s shared vision for the future
• Ambitious and aspirational
• Identifies what the plan is trying to achieve

How are Vision Statements used?
• Guides development of the plan
  • Identifies what’s most important to the community
• Test ideas and concepts
  • Plan recommendations need to be consistent with the vision
GROUP DISCUSSION - How do we grow inclusively?
BLUEPRINT DENVER - Place Mapping Exercise
Overview

• Blueprint Process Update
• Complete Neighborhoods and a Blueprint for an Inclusive City
• Large Group Discussion
• Small Group Activity
• Next Steps
Complete Neighborhoods & the Inclusive City

Community Workshop #3
Complete Neighborhoods and a Blueprint for an Inclusive City
Complete Neighborhoods & the Inclusive City

Community Workshop #3
Denver Population by Decade, 1880 to 2015

2016 Estimate of 693,000
Denver Job Market Lures Millennials

The newcomers are fueling the city’s boom, but locals fret over rising rents and lost views

Employees at Industry, a shared office space in Denver, play ping-pong. PHOTO: NATHAN W. ARMES FOR THE WALL STREET JOURNAL
MIAMI — For rent and utilities to be considered affordable, they are supposed to take up no more than 30 percent of a household’s income. But that goal is increasingly unattainable for middle-income families as a tightening market pushes up rents ever faster, outrunning modest rises in pay.

The strain is not limited to the usual high-cost cities like New York and San Francisco. An analysis for The New York Times by Zillow, the real estate website, found 90 cities where the median rent — not including utilities — was more than 30 percent of the median gross income.

In Chicago, rent as a percentage of income has risen to 31 percent, from a historical average of 27 percent. In Miami, average rents consume 43 percent of the typical household income, up from 24 percent a year ago. In Phoenix, with its soaring housing prices, rent as a portion of income has jumped 7 percentage points since 2006. In Denver, it is up by the same amount. In Portland, Ore., it has increased by 4.5 points.

A 31-year-old感慨地说, "I’ve been renting for nine years and the rent is practically a third of my income. That’s crazy. It’s the fastest pace in 20 years." A 35-year-old, who said she was having trouble saving for a down payment, said, "I feels like I’m always just barely getting by."

Some renters are being pushed out of the market entirely. "We’ve seen an increase in the number of people who are able to only pay half of their income on rent," said a founder of Rent-A-Help, a non-profit that helps people with rental assistance. "They’re getting evicted."

A 35-year-old, who said she was having trouble saving for a down payment, said, "I feel like I’m always just barely getting by."

Christine Menedis tours a condominium in Miami Beach that rents for $7,000 a month. In Miami, average rents consume 43 percent of the typical household income, up from 24 percent a year ago.
Rising rents in metro Denver? Here's how high they are now

Jul 18, 2017, 1:59pm MDT

Average monthly rents in metro Denver rose to $1,419 in the second quarter of 2017, according to a report released today by the Apartment Association of Metro Denver.

That's an increase of 3.5 percent over the second quarter of 2016, when the average rent was $1,370 per month, less than half the rate of increase between the second quarter of 2016 and the second quarter of 2015.
State of the City: Denver Mayor Hancock seeks to slow gentrification, speed transit growth

Complete Neighborhoods & the Inclusive City

Community Workshop #3
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 Context Sensitive . . .
  • Housing Type and Choice
  • Variety of Shops, Restaurants and Jobs
  • Connectivity and Access
  • Basic Amenities and Infrastructure
  • Culture, Identity and Placemaking
Building Blocks

- Context-Sensitive Residential Areas
Residential Areas are the places that make up most of our City. These places are primarily residential, but are supported by parks and recreation assets, as well as nodes of commercial and office spaces.
Building Blocks

• Context-Sensitive Residential Areas

• Vibrant and Mixed Use
  – Centers
Center Places

Centers are places of different scales that are typically oriented around a shared space or set of spaces where people go to engage in social activities and entertainment, such as shopping and dining. Some centers are well-connected to the local neighborhood and supported by neighborhood residents; other centers are larger and less connected and may require residents to take a bus or a car to visit them.
Building Blocks

• Context-Sensitive Residential Areas

• Vibrant and Mixed Use
  – Centers
  – Corridors
Corridor Places

Corridors are places that are oriented along a street and are supported by people from either the local neighborhood or the larger community. These places provide spaces for people to engage in social activities and entertainment, such as shopping and dining.
Building Blocks

- Context-Sensitive Residential Areas
- Vibrant and Mixed Use
  - Centers
  - Corridors
- Districts
District Places

Districts are places with a specially designed purpose, such as educational campuses or industrial areas. These places can be mixed-use and offer a diverse range of amenities and complementary services to support the District’s purpose.
Context/Building Block/Place Framework

- **Example** – Colfax Ave. from Grape Street to N. Monaco Parkway
Context/Building Block/Place Framework

- *Example* – Colfax Ave. from Grape Street to N. Monaco Parkway
Context/Building Block/Place Framework

- Example – Colfax Ave. from Grape Street to N. Monaco Parkway
Context/Building Block/Place Framework

- **Example** – Colfax Ave. from Grape Street to N. Monaco Parkway
Context/Building Block/Place Framework

- *Example* – Colfax Ave. from Grape Street to N. Monaco Parkway

**Community Corridor**
Context/Building Block/Place Framework

• Example – Colfax Ave. from Grape Street to N. Monaco Parkway
Context/Building Block/Place Framework

- *Example* – Colfax Ave. from Grape Street to N. Monaco Parkway

Community Center
Blueprint for an Inclusive City

- Create a Denver with complete neighborhoods that have quality housing and great places accessible to everyone, regardless of age, ability or income
evolution

1. Improving a center, corridor, district or residential area to become more complete and more inclusive
DENVER POPULATION

Low Growth Scenario

0.7% Growth Rate

- Residents: 129K to 254K
- Jobs: 124K to 156K
- 2040 pop: 812K to 857K

*Range of growth estimates using DRCOG and DOLA resources.
DENVER POPULATION

Low Growth Scenario

0.7% Growth Rate

812,000
DENVER POPULATION

Medium Growth Scenario

0.9% Growth Rate

+ residents
254K
175K
129K

+ jobs
156K
135K
124K

2040 pop
934K
857K
812K

*Range of growth estimates using DRCOG and DOLA resources.
DENVER POPULATION

Medium Growth Scenario

0.9% Growth Rate

857,000
DENVER POPULATION

High Growth Scenario

1.4% Growth Rate

2040 pop

934K

857K

812K

2.3% Growth 2010-2016

*Range of growth estimates using DRCOG and DOLA resources.
DENVER POPULATION

High Growth Scenario

1.4% Growth Rate

934,000
Denver’s Current Strategy
Complete Neighborhoods & the Inclusive City

Community Workshop #3
Blueprint for an Inclusive City

• Can we harness how and where we grow for positive change?
  – All of Denver is evolving – change is more than growth
  – Improve quality of life and access for all residents

• Need to be strategic and intentional about directing growth to help achieve our vision of equity and benefit the entire city, avoiding a future Denver that is unaffordable and exclusive
evolution

1. Improving a center, corridor, district or residential area to become more complete and more inclusive

2. Directing and shaping growth to benefit all neighborhoods and residents
### Case Study Scenarios

<table>
<thead>
<tr>
<th>Development Intensity and Mix</th>
<th>A Limited Development</th>
<th>B Expand City Center</th>
<th>C Multiple Urban Centers</th>
<th>D Corridors and N’hood Centers</th>
<th>E Leverage Growth</th>
</tr>
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<tbody>
<tr>
<td>Housing Type Mix</td>
<td><strong>Baseline 2040</strong></td>
<td><strong>A</strong> Limited Development</td>
<td><strong>B</strong> Expand City Center</td>
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<td>Transit Investment</td>
<td><strong>Baseline 2040</strong></td>
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<td>2040 Population</td>
<td>857,000 Medium</td>
<td>812,000 Low</td>
<td>857,000 Medium</td>
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Community Workshop #3

Complete Neighborhoods & the Inclusive City
# Case Study Scenarios

## Leverage Multiple Growth Strategies

<table>
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<tr>
<th>VEHICLE MILES TRAVELED</th>
<th>ENERGY USE</th>
<th>WATER USE</th>
<th>GREENHOUSE GASES</th>
<th>HOUSEHOLD COSTS</th>
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<tr>
<td><strong>Annual per capita</strong></td>
<td><strong>Residential and commercial per capita</strong></td>
<td><strong>Residential and commercial per capita</strong></td>
<td><strong>Per capita from cars and buildings</strong></td>
<td><strong>Driving and utility costs per new household</strong></td>
</tr>
<tr>
<td>3,750 miles</td>
<td>44.3 million Btu</td>
<td>25,000 gallons</td>
<td>6.7 metric tons</td>
<td>$8,200</td>
</tr>
<tr>
<td><strong>5.3% below</strong></td>
<td><strong>6.3% below</strong></td>
<td><strong>5.2% below</strong></td>
<td><strong>5.9% below</strong></td>
<td><strong>19% below</strong></td>
</tr>
<tr>
<td><strong>Baseline</strong></td>
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## Limit Development Throughout the City

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<td><strong>Per capita from cars and buildings</strong></td>
<td><strong>Driving and utility costs per new household</strong></td>
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<tr>
<td>4,120 miles</td>
<td>48.6 million Btu</td>
<td>28,800 gallons</td>
<td>7.3 metric tons</td>
<td>$11,800</td>
</tr>
<tr>
<td><strong>4.2% over</strong></td>
<td><strong>2.9% over</strong></td>
<td><strong>8.9% over</strong></td>
<td><strong>3.1% over</strong></td>
<td><strong>17% over</strong></td>
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<td><strong>Baseline</strong></td>
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Complete Neighborhoods & the Inclusive City

Colorado Center @ I-25
Central Park Station
Colfax
Colorado Blvd
Federal Blvd
Broadway
Speer/Leetsdale
Cherry Creek
Colorado Center @ I-25
Downtown
1-25 and Broadway

LEGEND
Roadways
Denver County Limits
Parks / Open Space
Bodies of Water
Case Study Scenarios

Development Intensity and Mix
- Baseline 2040
- A Limited Development
- B Expand City Center
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- D Corridors and N’hood Centers
- E Leverage Growth

Housing Type Mix

Transit Investment

2040 Population
- Baseline 2040
- A Limited Development
- B Expand City Center
- C Multiple Urban Centers
- D Corridors and N’hood Centers
- E Leverage Growth

2040 Population
- Low 857,000
- Medium 857,000
- High 934,000

Complete Neighborhoods & the Inclusive City
evolution

1. Improving a center, corridor, district or residential area to become more complete and more inclusive

2. Directing and shaping growth to benefit all neighborhoods and residents
   1. Establishing new centers and corridors to serve more residents closer to home
   2. Growing centers and corridors to provide greater access, diversity and opportunity
   3. Identifying context-sensitive ways to create more diversity and choice within existing residential areas [i.e., Accessory Dwelling Units, appropriately scaled multi-family buildings or tandem houses, etc.]
Transitions
Transitions
Transitions
evolution

1. Improving a center, corridor, district or residential area to become more complete and more inclusive

2. Directing and shaping growth to benefit all neighborhoods and residents
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3. Managing the transition of places over time and the transition between Centers, Corridors, Districts & Residential Areas
Transitions
Transitions
Large Group Discussion
Small Group Activity
Complete Neighborhoods & the Inclusive City

Northeast Denver Region

FUTURE PLACES

LEGEND
Future Corridors
Local
Regional
Community
Dense
For Remapping
Green
Industrial
Infrastructure
New
Old
Park
Context
Street
Future Residential Areas
Future Corridors
Future Core
Future Transit
Future Planning
Future Use
Future Study
Future Streets
Future Walks
Future Zones
Future Zones
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Future Streets
Future Planning
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Future Corridors
Future Residential Areas
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Mapping an Inclusive City

1. Centers and Corridors
   a. Centers – Are there centers you think are in the wrong location? Are any of the centers in the right location, but the wrong shape or scale? What scale would you recommend and why? Are any centers missing?
   b. Corridors – Are there corridors you think are in the wrong location? Are any of the corridors in the right location, but the wrong shape or scale? What scale would you recommend and why? Are any corridors missing?

2. Residential Areas
   These places are primarily residential, but are supported by parks and recreation assets, as well as nodes of commercial and office spaces. What are the elements that make these places complete? (Think about how to achieve equity, access, and inclusivity in each of these places.)
Mapping an Inclusive City

3. Districts
   Districts are places with a specially designed purpose. Are there any that are missing or mislabeled?

4. Transitions
   Transitions are the areas where adjacent Residential areas, centers, corridors and districts come together. These areas can help provide buffers, or transitions, from one type of place to another.
   Are there special considerations that should be made for the areas where residential areas and adjacent centers, corridors and districts meet? What are these considerations and why are they important?
Next Steps

• Continue to review the mapping online
  – [www.denvergov.org/denveright](http://www.denvergov.org/denveright)

• Look for next round of community meetings in late fall
  – Land use mapping
  – Transportation and Modal Priorities

• Draft Plan this coming Winter!
Blueprint Denver
Community Workshop #3