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
Community Workshop #3

Complete Neighborhoods & the Inclusive City
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
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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 29 percent. And in Miami, average rents consume 43 percent of the typical household income, up from a high of 35 percent in mid-2012.
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 same periods in 2015.
State of the City: Denver Mayor Hancock seeks to slow gentrification, speed transit growth

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

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Context/Building Block/Place Framework

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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.
Complete Neighborhoods & the Inclusive City
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
- 254K
- 175K
- 129K

+ jobs
- 156K
- 135K
- 124K

2040 pop
- 857K
- 812K

*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.

1.5% Growth 1990-2016
DENVER POPULATION

Medium Growth Scenario

0.9% Growth Rate

857,000
DENVER POPULATION

High Growth Scenario

1.4% Growth Rate

- 254K residents
- 156K jobs
- 934K population

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

High Growth Scenario

1.4% Growth Rate

934,000
Denver Population Change: 1970-2040

- **1970's**
- **1980's**
- **1990's**
- **2000's**
- **2010's**
- **2020's**
- **2030's**

**Legend:**
- **Births - Deaths**
- **Net Migration**
- **Population Change**
Denver’s Current Strategy
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Complete Neighborhoods & the Inclusive City
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
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

Baseline 2040

Development Intensity and Mix
- Limited Development
- Expand City Center
- Multiple Urban Centers
- Corridors and N’hood Centers
- Leverage Growth

Housing Type Mix

Transit Investment

2040 Population
- Limited Development: 857,000 (Medium)
- Expand City Center: 812,000 (Low)
- Multiple Urban Centers: 857,000 (Medium)
- Corridors and N’hood Centers: 857,000 (Medium)
- Leverage Growth: 934,000 (High)
Case Study Scenarios

Leverage Multiple Growth Strategies

**VEHICLE MILES TRAVELED**
Annual per capita
3,750 miles

**ENERGY USE**
Residential and commercial per capita
44.3 million Btu

**WATER USE**
Residential and commercial per capita
25,000 gallons

**GREENHOUSE GASES**
Per capita from cars and buildings
6.7 metric tons

**HOUSEHOLD COSTS**
Driving and utility costs per new household
$8,200

5.3% below Baseline
6.3% below Baseline
5.2% below Baseline
5.9% below Baseline

Limit Development Throughout the City

**VEHICLE MILES TRAVELED**
Annual per capita
4,120 miles

**ENERGY USE**
Residential and commercial per capita
48.6 million Btu

**WATER USE**
Residential and commercial per capita
28,800 gallons

**GREENHOUSE GASES**
Per capita from cars and buildings
7.3 metric tons

**HOUSEHOLD COSTS**
Driving and utility costs per new household
$11,800

4.2% over Baseline
2.9% over Baseline
8.9% over Baseline
3.1% over Baseline

19% below Baseline
17% over Baseline

Complete Neighborhoods & the Inclusive City
Complete Neighborhoods & the Inclusive City

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Complete Neighborhoods & the Inclusive City

Community Workshop #3
Case Study Scenarios

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

Housing Type Mix
- Limited Development
- Expand City Center
- Multiple Urban Centers
- Corridors and N’hood Centers
- Leverage Growth

Transit Investment
- Limited Development
- Expand City Center
- Multiple Urban Centers
- Corridors and N’hood Centers
- Leverage Growth

2040 Population
- Baseline 2040 Population: 857,000 Medium
- Expand City Center: 857,000 Medium
- Multiple Urban Centers: 857,000 Medium
- Corridors and N’hood Centers: 857,000 Medium
- Leverage Growth: 934,000 High

Community Workshop #3
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
   
   a. Establishing new centers and corridors to serve more residents closer to home
   b. Growing centers and corridors to provide greater access, diversity and opportunity
   c. 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.]

3. Managing the transition of places over time and the transition between Centers, Corridors, Districts & Residential Areas
Transitions
Large Group Discussion
Small Group Activity
Community Workshop #3  Complete Neighborhoods & the Inclusive City
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

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

• Draft Plan this coming Winter!