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 & the Inclusive City

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Complete Neighborhoods & the Inclusive City

Community Workshop #3

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Denverright.
Your Voice. Our Future.

Denver
THE MILE HIGH 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
- 10-Year Change in Population
- Total Denver Population

Decade Ending In

- 1880: 71,084
- 1890: 27,146
- 1900: 79,522
- 1910: 43,110
- 1920: 31,370
- 1930: 34,551
- 1940: 93,374
- 1950: 78,101
- 1960: 20,791
- 1970: -21,984
- 1980: -25,084
- 1990: 89,128
- 2000: 48,141
- 2010: 77,666
- 2015: 682,545
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 9 percent. In Miami, average rents consume 43 percent of the typical household income, up from a historical average of 35 percent.

Christine Mendes 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 a historical average of 35 percent.
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 two periods in 2013 to 2014.
State of the City: Denver Mayor Hancock seeks to slow gentrification, speed transit growth
Complete Neighborhoods & the Inclusive City

Community Workshop #3

MY VISION FOR Denver IN 2040 IS...
A CITY THAT CATERS TO ALL HOUSEHOLDS, LIFESTYLE OPTIONS, AND ALL GENERATIONS.

MY VISION FOR Denver IN 2040 IS...
A SUSTAINABLE COMMUNITY THAT ENCOURAGES GROWTH AND ACCESS TO NATURE, WHILE PROTECTING OPEN SPACE AND ENVIRONMENTAL RESOURCES.

MY VISION FOR Denver IN 2040 IS...
A REALISTIC, DIVERSE, AND ACCESSIBLE CITY WHERE EVERYONE CAN THRIVE.

MY VISION FOR Denver IN 2040 IS...
A COMMUNITY WHERE PEOPLE CAN LIVE, WORK, PLAY, AND LEARN.

MY VISION FOR Denver IN 2040 IS...
A CITY WHERE EVERYONE CAN EQUALLY THRIVE AND REACH THEIR FULL POTENTIAL.

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

Community Workshop #3
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
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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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
Mobility & Access

Quality of Life Infrastructure
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

*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

- 1.5% Growth 1990-2016
- 2040 pop + residents: 254K (812K), + jobs: 156K (934K)

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

High Growth Scenario

1.4% Growth Rate

+ residents

- 156K
- 135K
- 129K

+ jobs

- 254K
- 175K
- 124K

2040 pop

- 934K
- 857K
- 812K

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

High Growth Scenario

1.4% Growth Rate

934,000
Denver’s Current Strategy
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

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

Transit Investment

2040 Population

Baseline 2040: 857,000 Medium

A Limited Development: 812,000 Low

B Expand City Center: 857,000 Medium

C Multiple Urban Centers: 857,000 Medium

D Corridors and N’hood Centers: 857,000 Medium

E Leverage Growth: 934,000 High

Community Workshop #3

Complete Neighborhoods & the Inclusive City
## Case Study Scenarios

### Leverage Multiple Growth Strategies

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

### Limit Development Throughout the City

<table>
<thead>
<tr>
<th>Category</th>
<th>Metric</th>
<th>Baseline</th>
<th>Improvement</th>
</tr>
</thead>
<tbody>
<tr>
<td>VEHICLE MILES TRAVELED</td>
<td>Annual per capita</td>
<td>4,120</td>
<td>4.2% over</td>
</tr>
<tr>
<td>ENERGY USE</td>
<td>Residential and commercial per capita</td>
<td>48.6 million Btu</td>
<td>2.9% over</td>
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<tr>
<td>WATER USE</td>
<td>Residential and commercial per capita</td>
<td>28,800 gallons</td>
<td>8.9% over</td>
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<tr>
<td>GREENHOUSE GASES</td>
<td>Per capita from cars and buildings</td>
<td>7.3 metric tons</td>
<td>3.1% over</td>
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<tr>
<td>HOUSEHOLD COSTS</td>
<td>Driving and utility costs per new household</td>
<td>$11,800</td>
<td>17% over</td>
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</tbody>
</table>
Community Workshop #3
Complete Neighborhoods & the Inclusive City
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: 857,000 Medium
- A Limited Development: 812,000 Low
- B Expand City Center: 857,000 Medium
- C Multiple Urban Centers: 857,000 Medium
- D Corridors and N’hood Centers: 857,000 Medium
- E Leverage Growth: 934,000 High
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
1. Improving a center, corridor, district or residential area to become more complete and more inclusive

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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
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/denverright](http://www.denvergov.org/denverright)

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

• Draft Plan this coming Winter!