Denveright Community Growth Scenario Workshop

April 25, 2017
Meeting Overview

5:40 – Welcome and Overview Presentation
6:15 – Small Group Exercise: Denver Growth Game
7:30 – Large Group Discussion
7:55 – Wrap-up and Next Steps
8:00 – Meeting Close
Four Plans Working Together to Make One City

Denver right.

Parks Game Plan

Denver right.

Denver Moves: Transit

Denver right.

Blueprint Denver

Denver right.

Denver Moves: Pedestrians & Trails

4/25/2017 Growth Scenarios Workshop
Community Driven Process

Who?
Everyone who lives, works, and plays in Denver

65 Denver residents from across the City

Neighborhood reps and content-matter experts

Role
Attend meetings, take surveys, share your voice!

Public-at-large

Input on topics that cut across all four plans

Community Think Tank

Vet principles and recommendations of each plan

Blueprint Task Force
Game Plan Task Force
Transit Plan Task Force
Ped/Trails Task Force

Everyone who lives, works, and plays in Denver

4/25/2017 Growth Scenarios Workshop
Why plan now?

- Denver has evolved considerably in the past 15 years and needs policy updates related to:
  - Land use;
  - Mobility; and
  - Parks and recreation
- Time for a fresh look that accounts for today’s social, environmental, and economic realities
What is Blueprint Denver?

• “Big Picture” view on how our community values inform how a future Denver looks, feels, and functions

• Establishes policy direction on land use, transportation and urban design

• Strategy for future growth
CITY AND COUNTY OF DENVER

Blueprint Denver Update
planning schedule

SUMMER 2016
PHASE 1: KICK-OFF

FALL 2016 - WINTER 2017
PHASE 2: ANALYSIS AND GOAL SETTING

SPRING 2017 - FALL 2017
PHASE 3: RECOMMENDATIONS, DRAFT MAPS AND DRAFT TEXT

SPRING 2018
PHASE 4: DOCUMENTATION AND ADOPTION
THE Vision IS MADE UP OF SIX VISION ELEMENTS:
EQUITABLE, AFFORDABLE AND INCLUSIVE

SUPPORTING COMMUNITY VALUES:
DIVERSE, FRIENDLY AND OPEN
ACCESS TO OPPORTUNITY
AFFORDABLE HOUSING AND TRANSPORTATION CHOICES
STRONG AND AUTHENTIC NEIGHBORHOODS

SUPPORTING COMMUNITY VALUES:

- ACCESS TO AMENITIES AND SERVICES
- ACTIVE AND VIBRANT
- AFFORDABLE HOUSING & TRANSPORTATION
- DIVERSE, FRIENDLY AND OPEN
- ENGAGED COMMUNITY

- EQUITY
- SENSE OF HISTORY AND CULTURAL HERITAGE
- WALKABLE, BIKEABLE, ACCESSIBLE AND TRANSIT-FRIENDLY
WELL CONNECTED, SAFE AND ACCESSIBLE PLACES

SUPPORTING COMMUNITY VALUES:
- WALKABLE, BIKEABLE, ACCESSIBLE, AND TRANSIT-FRIENDLY
- ACCESS TO QUALITY EDUCATION, TRAINING AND LIFELONG LEARNING
- ACCESS TO AMENITIES AND SERVICE
- ACCESS TO OPPORTUNITY
- SAFE AND INVITING
- TRANSIT CHOICES

4/25/2017
Growth Scenarios Workshop
SUPPORTING COMMUNITY VALUES:
- ACCESS TO OPPORTUNITY
- ACCESS TO QUALITY EDUCATION, TRAINING, AND LIFELONG LEARNING
- BUSINESS-FRIENDLY AND ENTREPRENEURIAL
- DIVERSE EMPLOYMENT OPTIONS
- EQUITY
ENVIRONMENTALLY RESILIENT

SUPPORTING COMMUNITY VALUES:
- ENVIRONMENTAL STEWARDSHIP
- EQUITY
- GREAT PARKS AND OPEN SPACES
- OUTDOOR LIFESTYLE WITH CONNECTION TO THE MOUNTAINS
HEALTHY AND ACTIVE

SUPPORTING COMMUNITY VALUES:
- ACCESS TO AMENITIES AND SERVICE
- ACTIVE AND VIBRANT
- GREAT PARKS AND OPEN SPACES
- SAFE AND INVITING
- OUTDOOR LIFESTYLE WITH CONNECTION TO THE MOUNTAINS
- WALKABLE, BIKEABLE, ACCESSIBLE AND TRANSIT-FRIENDLY
Denver Population by Decade, 1880 to 2015

2016 Estimate of 693,000
Projected Growth for Denver

Between 2015 and 2040, Denver is projected to grow by:

- 129,000 to 254,900 additional residents.*
- 70,000 to 128,000 housing units.*
- 124,000 to 156,000 jobs.*

*Range of probable population, housing and employment growth established for this exercise using DRCOG and DOLA resources.
Denver as Portion of Region

2015 Regional Population: 3,181,228

2015 Denver Population: 683,000

Denver as Portion of Region: 21%

*DOLA 2016 population projections

2040 Regional Population: 4,355,079

2040 Denver Population: 812,000

Denver as Portion of Region: 19%
Blueprint Process

How could we grow?

How does the community want to grow and change?

What is our collective vision for the City?

What are policies help realize the vision?

What is preferred policy?

Spring and Summer

Fall

Winter and Spring
Denver’s Current Strategy

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, urban centers and select corridors
Baseline 2040 – Regional Forecast

• Modeled regional growth forecast
• Moderate growth Downtown and in urban centers
• Continued growth in outer Denver areas
• Regional Growth = 1,369,521

2040 Denver Population
858,000

Development Intensity and Mix: Moderate
Housing Type Mix: Single family and multifamily
Transit Investment: Moderate
### Evaluating the Baseline Scenario

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Value</th>
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<tbody>
<tr>
<td>VEHICLE MILES TRAVELED</td>
<td>Annual per capita</td>
<td>3,960 miles</td>
</tr>
<tr>
<td>ENERGY USE</td>
<td>Residential and commercial per capita</td>
<td>47.3 tril Btu</td>
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<td>WATER USE</td>
<td>Residential and commercial per capita</td>
<td>26,400 gallons</td>
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<tr>
<td>GREENHOUSE GASES</td>
<td>Per capita from cars and buildings</td>
<td>7.1 metric tons</td>
</tr>
<tr>
<td>HOUSEHOLD COSTS</td>
<td>Driving and utility costs per new household</td>
<td>$10,100</td>
</tr>
</tbody>
</table>

- **Bonnie Brae** – working mom
- **Ferguson** – high school freshman
- **Paco Sanchez** – recent college grad
- **Harvey** – recently retired

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*Image credit: Denveright.*

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*Image credit: DENVER THE MILE HIGH CITY.*
Case Study Scenarios

Development Intensity and Mix

Baseline 2040

Housing Type Mix

Transit Investment

2040 Population 858,000 Medium

<table>
<thead>
<tr>
<th>Growth Scenarios Workshop</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 Embrace Growth</th>
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<td><strong>Baseline 2040</strong></td>
<td><strong>A Limited Development</strong></td>
<td><strong>B Expand City Center</strong></td>
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<td><strong>D Corridors and N’hood Centers</strong></td>
<td><strong>E Embrace Growth</strong></td>
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<td>Development Intensity and Mix</td>
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<td>Transit Investment</td>
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<td>Medium</td>
</tr>
<tr>
<td>2040 Population</td>
<td>858,000</td>
<td>812,000</td>
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</table>
Case Studies: Growth Strategies

A. Limit Development Throughout the City
B. Expand and Intensify the City Center
C. Focus Density and Investment in Multiple Urban Centers
D. Enhance Corridors and Grow Neighborhood Centers
E. Embrace Multiple Growth Strategies
Limit Development Throughout the City: Boulder, CO
Limit Development Throughout the City: Boulder, CO

• Growth Strategy:
  – Limit population
  – Limit land supply
  – Limit building heights

• Lessons Learned:
  – Limited housing supply
  – Lack of affordable housing
  – 60,000 commuting in each day
How does Scenario A measure up for Denver?

**VEHICLE MILES TRAVELED**
Annual per capita
4,120 miles
*4.2% over* Baseline

**ENERGY USE**
Residential and commercial per capita
48.6 million Btu
*2.9% over* Baseline

**WATER USE**
Residential and commercial per capita
28,800 gallons
*8.9% over* Baseline

**GREENHOUSE GASES**
Per capita from cars and buildings
7.3 metric tons
*3.1% over* Baseline

**HOUSEHOLD COSTS**
Driving and utility costs per new household
$11,800
*17% over* Baseline
Case Studies: Growth Strategies

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Expand and Intensify the City Center: Vancouver, BC
Expand and Intensify the City Center: Vancouver, BC

Growth Strategy:
• Concentrate growth in downtown core
• Invest in transportation

Lessons Learned:
• Solar access
• Neighborhood amenities
• Creative mix of uses within buildings
• Reverse commute pattern created
How does Scenario B measure up for Denver?

**VEHICLE MILES TRAVELED**
Annual per capita: 3,790 miles

- 4.3% below Baseline

**ENERGY USE**
Residential and commercial per capita: 45.6 million Btu

- 3.4% below Baseline

**WATER USE**
Residential and commercial per capita: 25,700 gallons

- 2.7% below Baseline

**GREENHOUSE GASES**
Per capita from cars and buildings: 6.8 metric tons

- 3.4% below Baseline

**HOUSEHOLD COSTS**
Driving and utility costs per new household: $8,500

- 16% below Baseline
Case Studies: Growth Strategies

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E. Embrace Multiple Growth Strategies
Focus Density and Investment in Multiple Urban Centers: Los Angeles, CA
Focus Density and Investment in Multiple Urban Centers: Los Angeles, California

Growth Strategy:
• Focus growth in multiple centers
• Invest in multi-modal transportation

Lessons Learned:
• Multiple centers mitigates some impacts of large population
• Difficult to retrofit transportation networks
• Creation of layered networks
How does Scenario C measure up for Denver?

<table>
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<th>Measure</th>
<th>Comparison</th>
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<td>3,860 miles</td>
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<td>Residential and commercial per capita</td>
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<td></td>
<td>46.1 million Btu</td>
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<tr>
<td><strong>WATER USE</strong></td>
<td>Residential and commercial per capita</td>
<td>2.4%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>25,800 gallons</td>
<td>below</td>
<td></td>
</tr>
<tr>
<td><strong>GREENHOUSE GASES</strong></td>
<td>Per capita from cars and buildings</td>
<td>2.3%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6.9 metric tons</td>
<td>below</td>
<td></td>
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<tr>
<td><strong>HOUSEHOLD COSTS</strong></td>
<td>Driving and utility costs per new household</td>
<td>10%</td>
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<tr>
<td></td>
<td>$9,100</td>
<td>below</td>
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Case Studies: Growth Strategies

A. Limit Development Throughout the City
B. Expand and Intensify the City Center
C. Focus Density and Investment in Multiple Urban Centers
D. Enhance Corridors and Grow Neighborhood Centers
E. Embrace Multiple Growth Strategies
Enhance Corridors and Grow Neighborhood Centers: Portland, OR
Enhance Corridors and Grow Neighborhood Centers: Portland, OR

Growth Strategy:
• Revitalize commercial corridors
• Regional and local transit investment
• Strong emphasis on bike network

Lessons Learned:
• Smaller-scaled developments are easier to facilitate
• Neighborhood tensions along corridors
• Strong regional collaboration
How does Scenario D measure up for Denver?

<table>
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<tr>
<th>Category</th>
<th>Metric</th>
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<tr>
<td>Vehicle Miles Traveled</td>
<td>3,900 miles</td>
<td>1.5% below Baseline</td>
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<td>Residential and commercial per capita</td>
<td>1.1% below Baseline</td>
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<td>Water Use</td>
<td>Residential and commercial per capita</td>
<td>1.0% below Baseline</td>
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<td>Greenhouse Gases</td>
<td>Per capita from cars and buildings</td>
<td>1.2% below Baseline</td>
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<td>Household Costs</td>
<td>Driving and utility costs per new household</td>
<td>6% below Baseline</td>
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4/25/2017 Growth Scenarios Workshop
Case Studies: Growth Strategies

A. Limit Development Throughout the City
B. Expand and Intensify the City Center
C. Focus Density and Investment in Multiple Urban Centers
D. Enhance Corridors and Grow Neighborhood Centers
E. Embrace Multiple Growth Strategies
Embrace Multiple Growth Strategies: Chicago, IL
Embrace Multiple Growth Strategies: Chicago, IL

Growth Strategy:
• Growing is a goal to fund infrastructure and neighborhood reinvestment
• Invest in multiple layers of transit

Lessons Learned:
• Parking management
• Acceptance of congestion
• Access to amenities
• Retain neighborhood character while growing
How does Scenario E measure up for Denver?

<table>
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<tr>
<th>Metric</th>
<th>Baseline</th>
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<td>3,750 miles</td>
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<td>Annual per capita</td>
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<td><strong>ENERGY USE</strong></td>
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<td>44.3 million Btu</td>
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<td>Baseline</td>
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<td><strong>WATER USE</strong></td>
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<td>25,000 gallons</td>
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<td><strong>GREENHOUSE GASES</strong></td>
<td></td>
<td>6.7 metric tons</td>
<td>5.9% below</td>
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<td>Per capita from cars and buildings</td>
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<td>Baseline</td>
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<tr>
<td><strong>HOUSEHOLD COSTS</strong></td>
<td></td>
<td>$8,200</td>
<td>19% below</td>
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<tr>
<td>Driving and utility costs per new household</td>
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<td>Baseline</td>
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## Case Study Scenarios

### Best – Embrace Multiple Growth Strategies

<table>
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<tr>
<th>Scenario</th>
<th>VEHICLE MILES TRAVELED</th>
<th>ENERGY USE</th>
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<td></td>
<td><strong>5.3% below</strong> Baseline</td>
<td><strong>6.3% below</strong> Baseline</td>
<td><strong>5.2% below</strong> Baseline</td>
<td><strong>5.9% below</strong> Baseline</td>
<td><strong>19% below</strong> Baseline</td>
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### Worst – Limit Development Throughout the City

<table>
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<tr>
<td></td>
<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></td>
<td><strong>4.2% over</strong> Baseline</td>
<td><strong>2.9% over</strong> Baseline</td>
<td><strong>8.9% over</strong> Baseline</td>
<td><strong>3.1% over</strong> Baseline</td>
<td><strong>17% over</strong> Baseline</td>
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Small Group Exercise: Growing A Better Denver
Growing a Better Denver: A Growth Scenario Game

Denver will grow by 2040

- 129,000 to 254,900 additional residents
- 70,000 to 128,000 housing units
- 124,000 to 156,000 jobs
Growth and Tradeoffs

• How much and where should Denver grow?

• What areas will have access to new transit, jobs and amenities associated with new development?

• What are potential benefits to and impacts on existing residents?

• What are potential impacts on equity, community health and the environment?
The Game Board – “Bones” of the City
The Game Board –

- Neighborhood Contexts
Neighborhood Contexts

The Denver Zoning Code is a context-based approach that sets standards for development that are compatible with the existing development pattern and infrastructure.
The Rest of the Game Board –

- Urban centers
- Parks
- Places: Neighborhood nodes, main streets and small specialty districts
- Rail stations and station areas
- Other urban centers
Task A: Grow Downtown
Task B: Grow Existing Urban Centers

Step 1: Mature Centers
Mixed-Use Development

- **Mixed-use buildings** have two or more uses in the same building
  - Example: Apartments or condos above retail or offices

- **Mixed-use areas** have a combination of housing, shops, restaurants, services and/or other employment uses
Varying Levels of Mixed-Use Development

- Mixed-Use Low
  - 3 to 5 Stories

- Mixed-Use Medium
  - 5 to 8 stories

- Mixed-Use High
  - 8 plus stories
Task B: Grow Existing Urban Centers

Step 2: Emerging Centers
Task C: Identify Priority Transit Corridors

- Priority Transit:
  - Fewer stops
  - Higher speeds
  - More frequent service
  - Carry more people
  - Variety of modes (e.g. bus, rail, streetcar)

* Requires higher density land uses
Task D: Apply Mixed-Use Stickers Citywide
Task E: Identify Future Parks and Places

• Parks
• Places
  – Neighborhood Nodes
  – Short Main Streets
  – Specialized Districts (e.g., Arts District)
Playing the Game

• Task A: Grow Downtown
• Task B: Grow Existing Urban Centers
• Task C: Identify Priority Transit Corridors
• Task D: Apply Mixed-Use Stickers Citywide
• Task E: Identify Future Parks and Places
CURRENT TASK
Task A: Grow Downtown
TOTAL TASK TIME: 5 min
CURRENT TASK

Task B: Grow Existing Urban Centers

TOTAL TASK TIME: 15 min
CURRENT TASK

Task C: Identify Priority Transit Corridors

TOTAL TASK TIME: 30 min
CURRENT TASK
Task D: Apply Mixed-Use Stickers Citywide

TOTAL TASK TIME: 15 min
CURRENT TASK
Task E: Identify Future Parks and Places

TOTAL TASK TIME: 5 min
Large Group Discussion
Summary and Next Steps
Next Steps

• Take home Board Game and Online versions of growth strategy game
• Community mapping
  – Neighborhoods, places and streets in summer
  – Land use in fall
• Placemaking and urban design
• Policy level tools (e.g., zoning) and implementation strategies
Stay Engaged and Get Others Involved

• Play the Growth Game online! www.denvergov.org/denverright

• Play the Growth Game in your neighborhood blueprint@denvergov.org
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April 25, 2017