

A composite background image featuring a blue-tinted, halftone-style image of the Denver skyline on the left and a photograph of a city park with trees and a person on a bicycle on the right.

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Your Voice. Our Future.

Blueprint Denver
Task Force Meeting #8

3.23.17

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Your Voice. Our Future.



Agenda Overview

- Process Update
- Guiding Growth and Change
- RapidFire Scenario Evaluation
- Small Group Breakout – Growth Strategy Game
- Questions and Comments
- Next Steps
- Meeting Close (3:30 pm)

1. Process Update

CITY AND COUNTY OF DENVER

Blueprint Denver Update

planning process



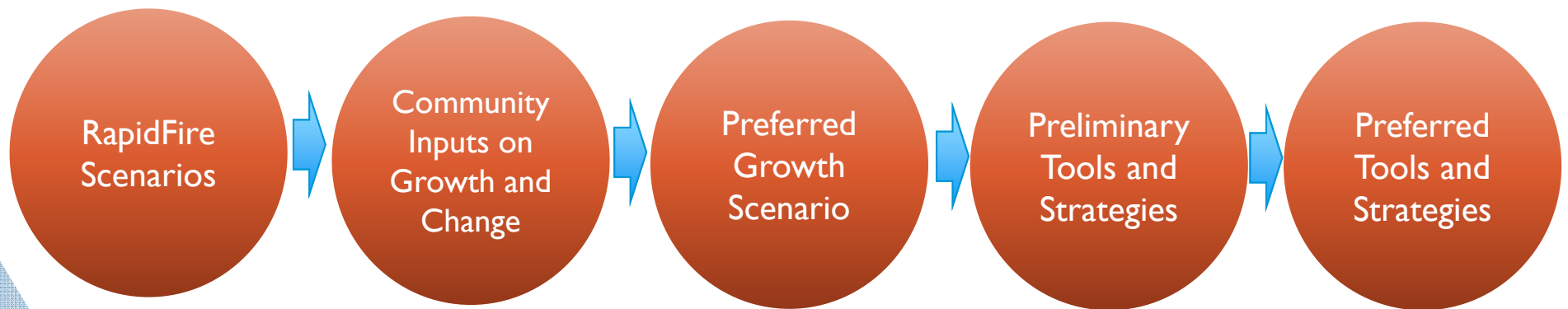
CITY AND COUNTY OF DENVER

Blueprint Denver Update

planning process



Scenarios in Blueprint Process



Denverright Community Think Tank

- 65 engaged community members representing the diversity of our city
- Input on issues that cut across all four plans
- Meeting 1 – Vision & Values
- Meeting 2 – Land Use Planning & Prioritization

Priorities for Neighborhood Contexts

- 3-step process: How should each neighborhood context approach Growth, Parks & Recreation, Streetscape & Mobility?
 - Context-specific breakout brainstorm
 - Digital rounding out/refining of potential priorities
 - Prioritization exercise to identify those priorities most widely held by the Think Tank

2. Guiding Growth and Change

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.**

*Range of probable population and housing growth established for this exercise using DRCOG and DOLA resources.

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II 2. Guiding Growth and Change

- II 2. Guiding Growth and Change



Baseline 2040 – DRCOG Baseline Forecast

- Modeled regional growth forecast
- Moderate growth Downtown and in urban centers
- Continued growth in outer Denver areas



Development
Intensity and Mix:
Moderate



Housing Type Mix:
Single family and
multifamily



Transit Investment:
Moderate

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 Multi-Pronged Growth

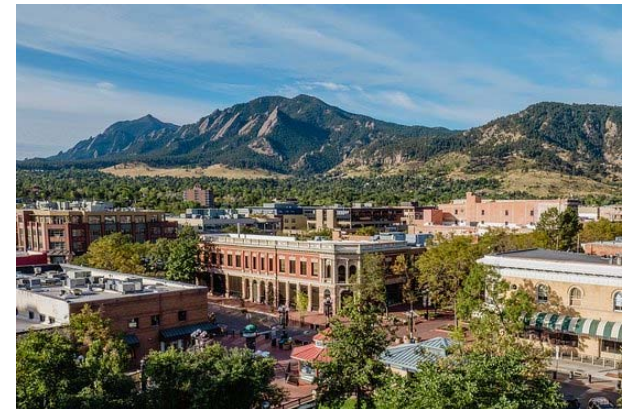
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Boulder, Colorado

Strategies and tools to manage growth:

- Limit population
- 1967 Green Belt - Limit Developable Land
- 1971 Building Height Limitation
- 1976 Danish Plan
 - One of the first growth plans
 - Limited growth to 2% annually

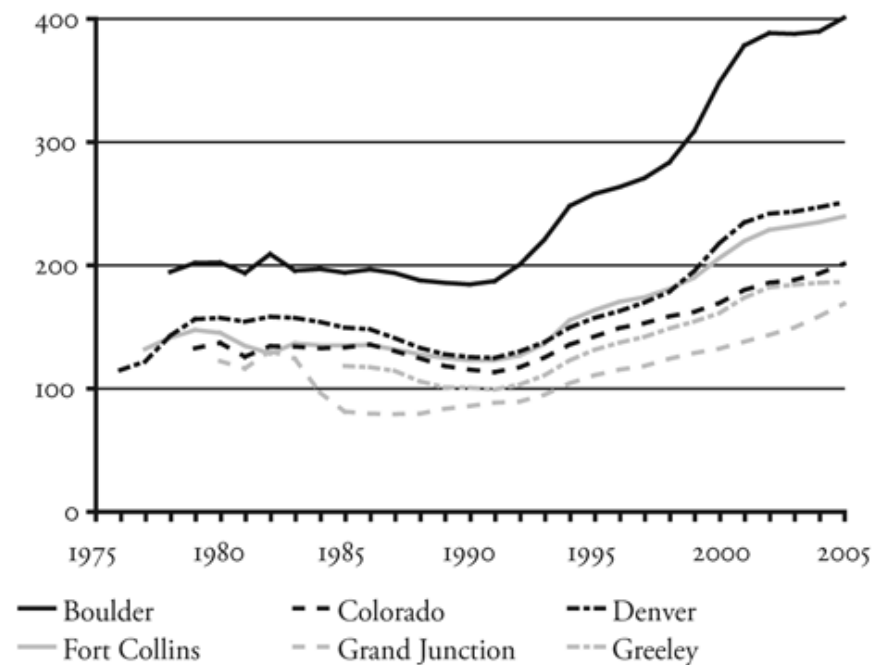


Boulder, Colorado

Lessons Learned:

- Lack of affordable and workforce housing
- Average single family home sale price is \$1,066,674 (2016)
- 60,000 people commuting in each day

Colorado Home Price Indices



RapidFire Scenario A – Limit Development Throughout the City

- Limited supply of new housing and slightly lower employment growth in Denver
- Remainder of Baseline 2040
Denver housing projection occurs as predominantly suburban growth elsewhere in region



Development
Intensity and Mix:
Low to Moderate



Housing Type Mix:
Mostly Single Family



Transit Investment:
Low

Case Studies: Growth Strategies

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- B. Expand and Intensify the City Center
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- E. Embrace Multi-Pronged Growth

Vancouver, British Columbia

Strategies and tools to manage growth:

- Concentrate growth in downtown core
- Invest in transportation
- Vancouver Comprehensive Plan 2011-30
- Metro Vancouver 2040



Vancouver, British Columbia

Lessons Learned:

- Neighborhood amenities
- Creative open space provision in urban environment
- Protection of historic buildings and districts
- Protection of views and sun access with point towers
- Extreme mix of uses
- Reverse Commute



RapidFire Scenario B – Expand and Intensify the City Center

- Strong growth and intensification in Downtown and inner-ring areas
- Neighborhoods see moderate levels of infill



Development
Intensity and Mix:
High



Housing Type Mix:
Most Multifamily



Transit Investment:
High

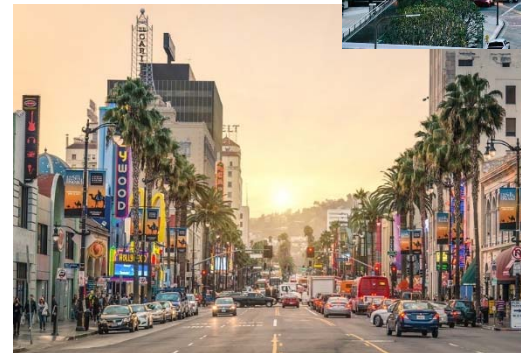
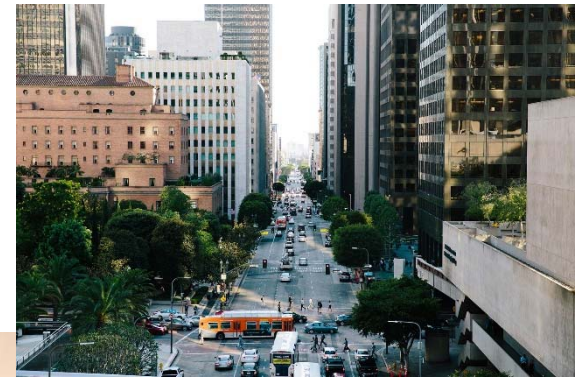
Case Studies: Growth Strategies

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Los Angeles, California

Strategies and tools to manage growth:

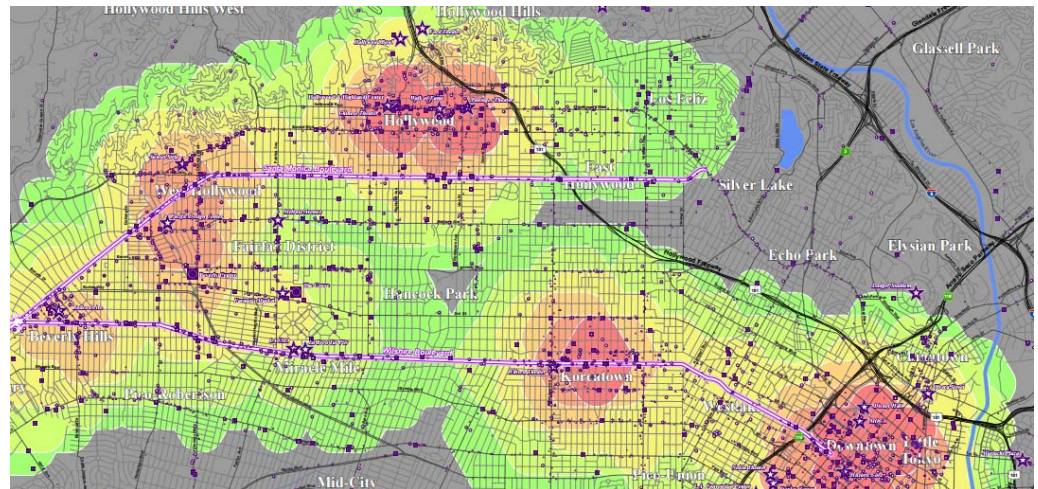
- Focus growth along corridors and in multiple employment and amenity centers
- Invest in transportation
- 1989 Growth Management Plan
- General Plan 2035



Los Angeles, California

Lessons Learned:

- Urban Amenity Clusters
- Pitfalls of Highway Infrastructure
 - Traffic congestion
 - Highway islands
- Difficult to retrofit transportation networks
- Layered networks



RapidFire Scenario C – Focus Density and Investment in Multiple Urban Centers

- Growth directed to ~8-10 priority urban centers/TOD areas
- Moderate growth Downtown, in neighborhoods near priority urban centers, modest growth elsewhere



Development
Intensity and Mix:
Moderate to High



Housing Type Mix:
More Multifamily



Transit Investment:
High

Case Studies: Growth Strategies

- A. Limit Development Throughout the City
- B. Expand and Intensify the City Center
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Portland, OR Metro Area

Strategies and tools to manage growth:

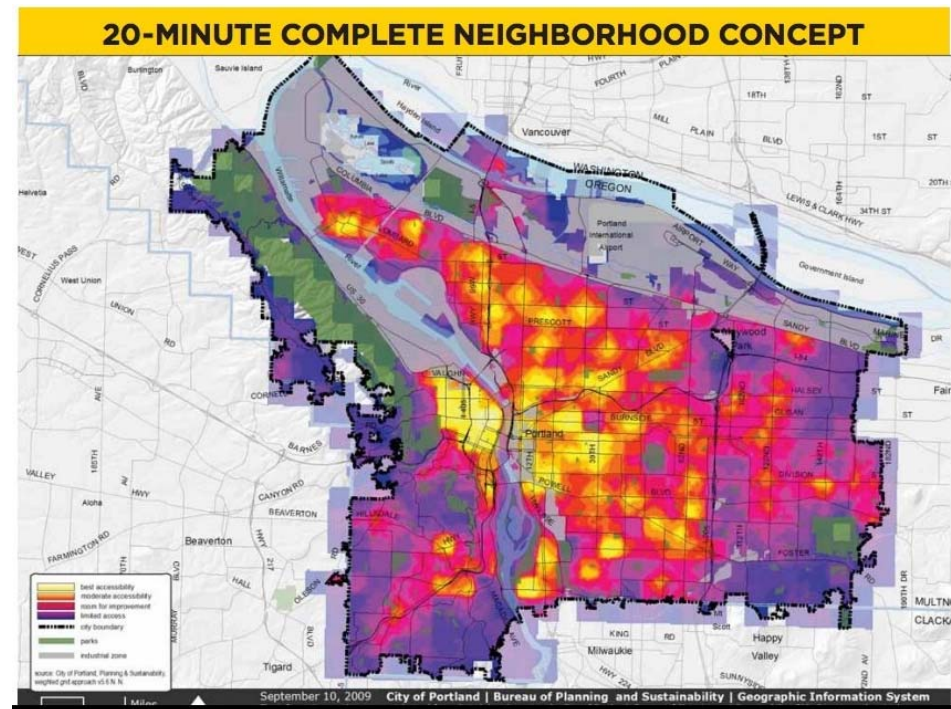
- Revitalize community commercial corridors
- Continued LRT, streetcar and transit investments
- Strong emphasis on bike network
- Urban Growth Boundary
- Metro's 2040 Plan
- The Portland Plan



Portland, OR Metro Area

Lessons Learned:

- '20 Minute Neighborhoods'
- Smaller-scaled centers are easier to facilitate
- Neighborhood tensions related to intensifying corridors
- Strong regional collaboration



RapidFire Scenario D – Enhance Corridors and Grow Neighborhood Centers

- Significant reinvestment and redevelopment of auto-oriented corridors
- Creation of smaller neighborhood centers



Development
Intensity and Mix:
Moderate to Low



Housing Type Mix:
More Multifamily



Transit Investment:
Moderate

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 Multi-Pronged Growth

Chicago, Illinois

Strategies and tools to manage growth:

- Growing is a goal
- Fund reinvestment across the city
- Coordinate at a local and regional level
- Invest in multiple layers of transit
- Go To 2040 Plan



- American
- Retailer

32

- Packaging formula: mixed-use works
- Parking management
- Acceptance of congestion
- Amenities access
- Retain neighborhood character while growing



RapidFire Scenario E – Embrace Multi-Pronged Growth

- Denver captures a greater share of regional growth projection
- Strong growth throughout Denver
- Highest development intensities of all scenarios in Downtown and inner-ring areas



Development
Intensity and Mix:
High



Housing Type Mix:
Mostly Multifamily



Transit Investment:
High

3. RapidFire Scenarios Evaluation

What is the RapidFire Model?



- Programmatic modeling based on spatial data and analysis inputs
- Existing development and future growth represented in terms of *land development categories*
- Provides multi-metric analysis of various growth strategies

RapidFire Scenarios – Denver Growth 2015 to 2040

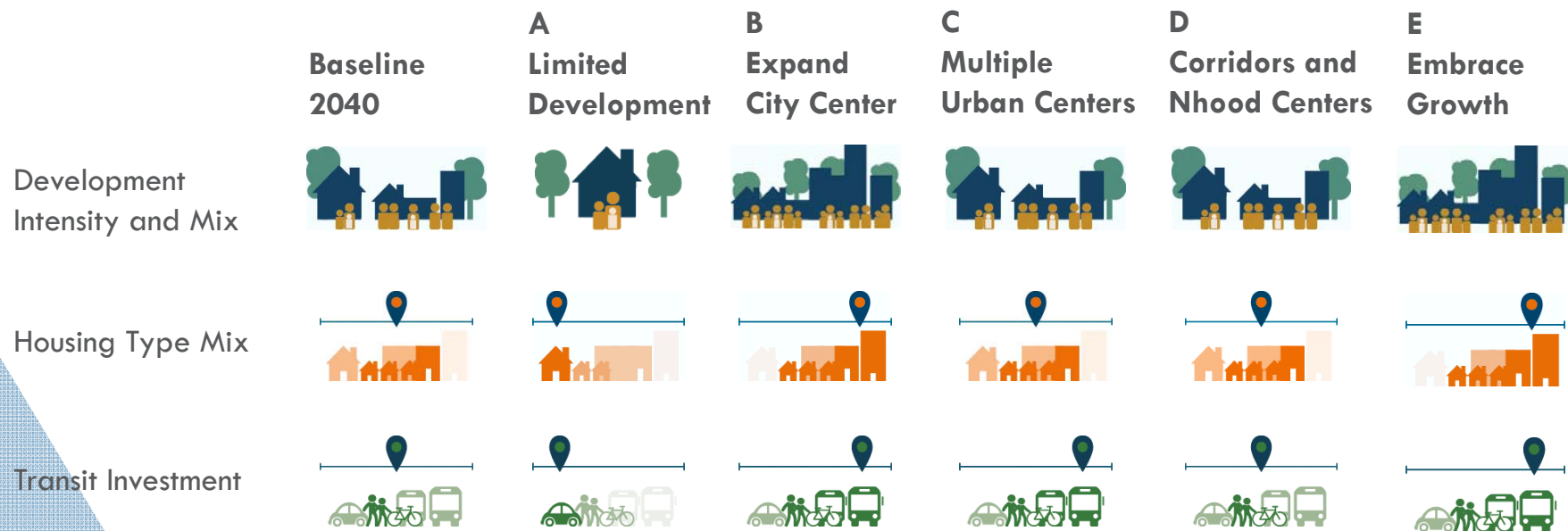
Low	Low growth projections within Denver* + 135,000 pop + 124,000 jobs
Medium	DRCOG Baseline Regional Forecast + 181,000 pop + 133,000 jobs
High	DRCOG High Denver Growth forecast + 262,000 pop + 156,000 jobs

*Based on recent State Department of Local Affairs (DOLA) projections for Denver County

RapidFire Scenarios – Denver Growth 2015 to 2040

Low	A. Limit Development Throughout the City
Medium	Baseline 2040 Forecast
	B. Expand and Intensify the City Center
	C. Focus Density and Investment in Multiple Urban Centers
	D. Enhance Corridors and Grow Neighborhood Centers
High	E. Embrace Multi-Pronged Growth

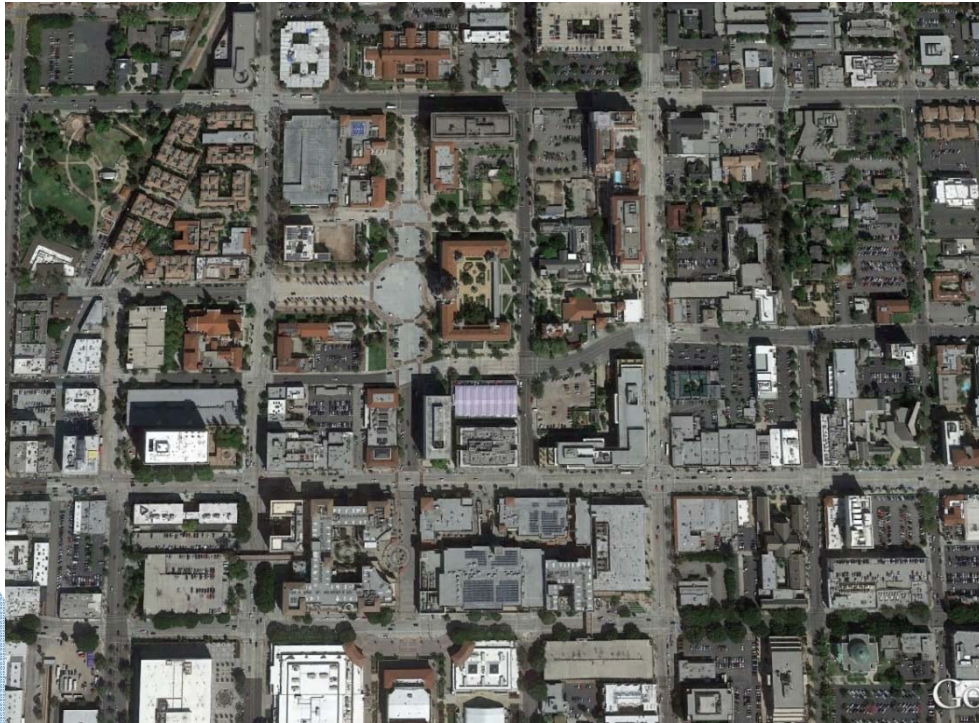
RapidFire Scenarios



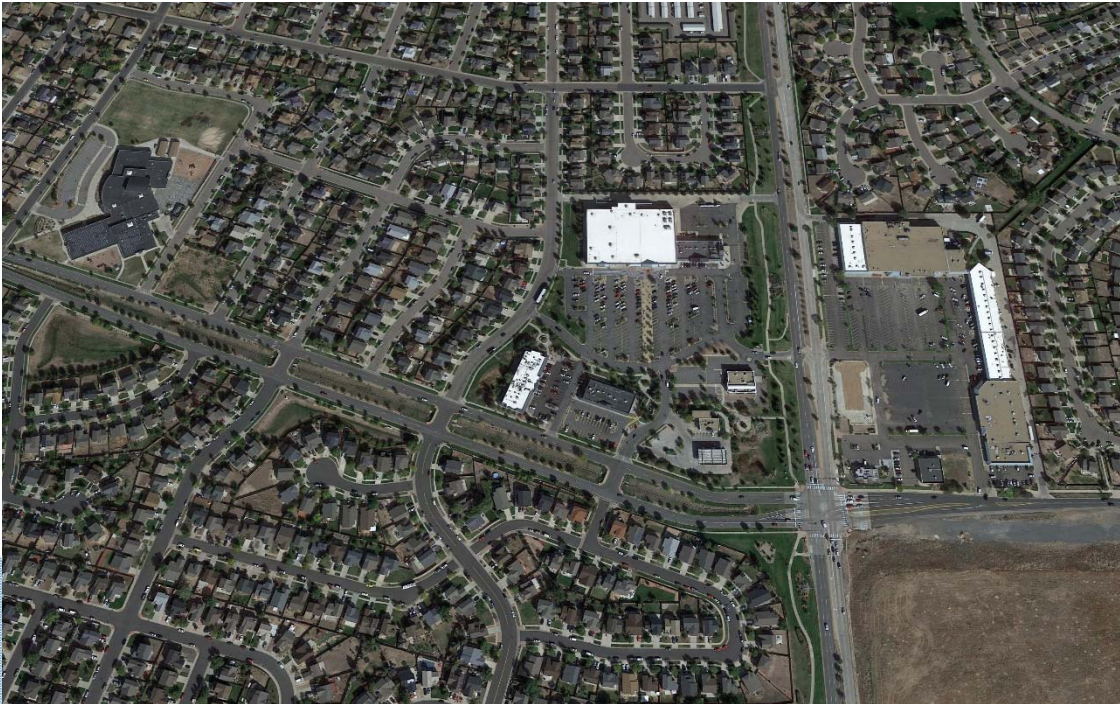
Urban

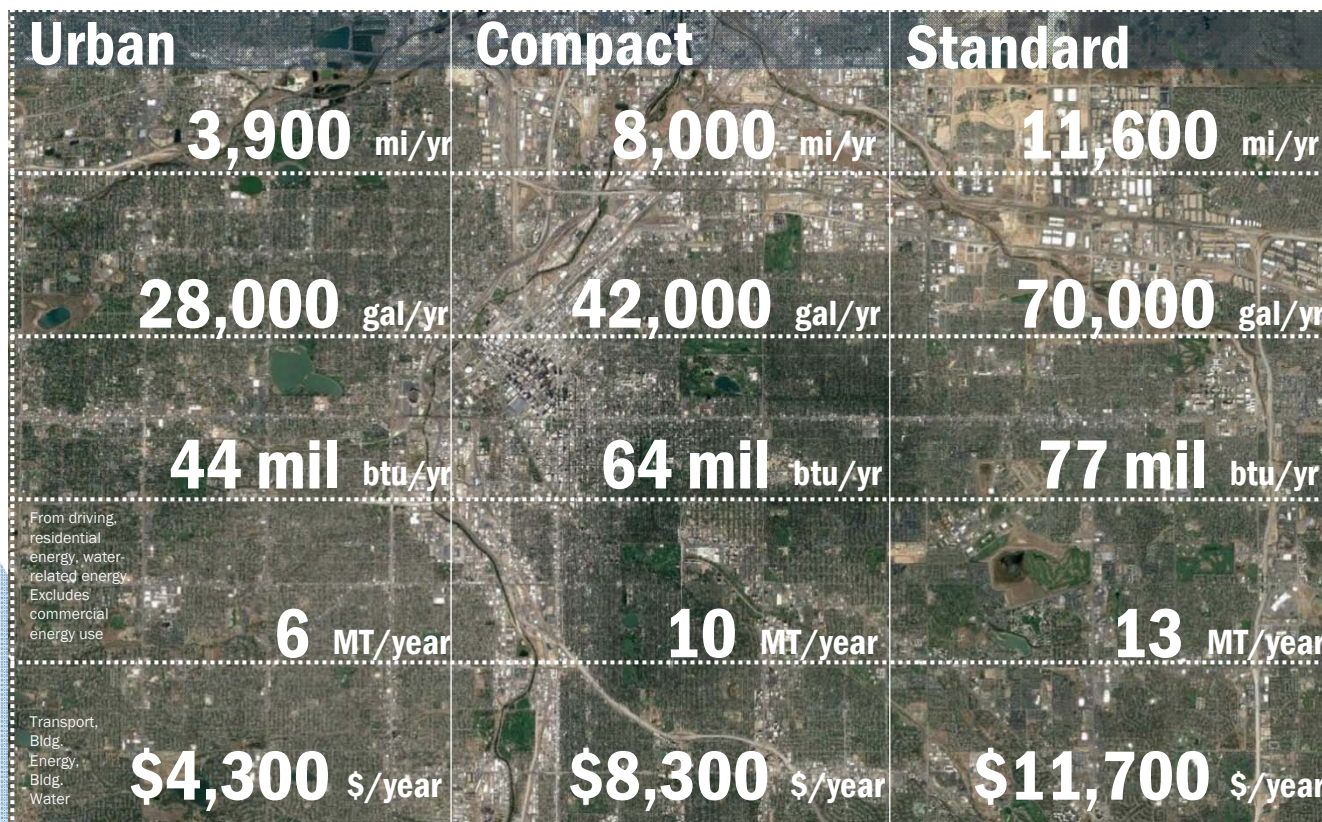


Compact Walkable



Standard Suburban





Land Development Category Comparison
(Typical household in City of Denver, 2015)

Household VMT

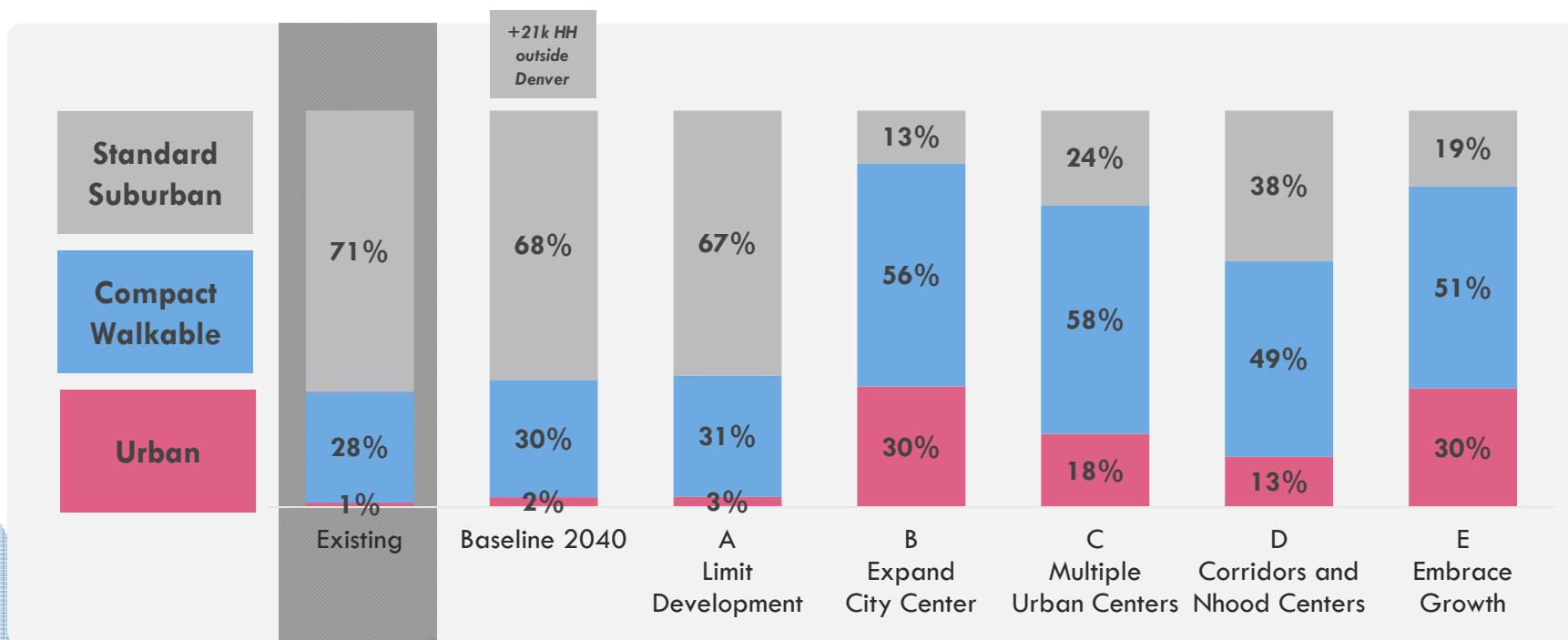
Residential Water Use

Residential Energy Use

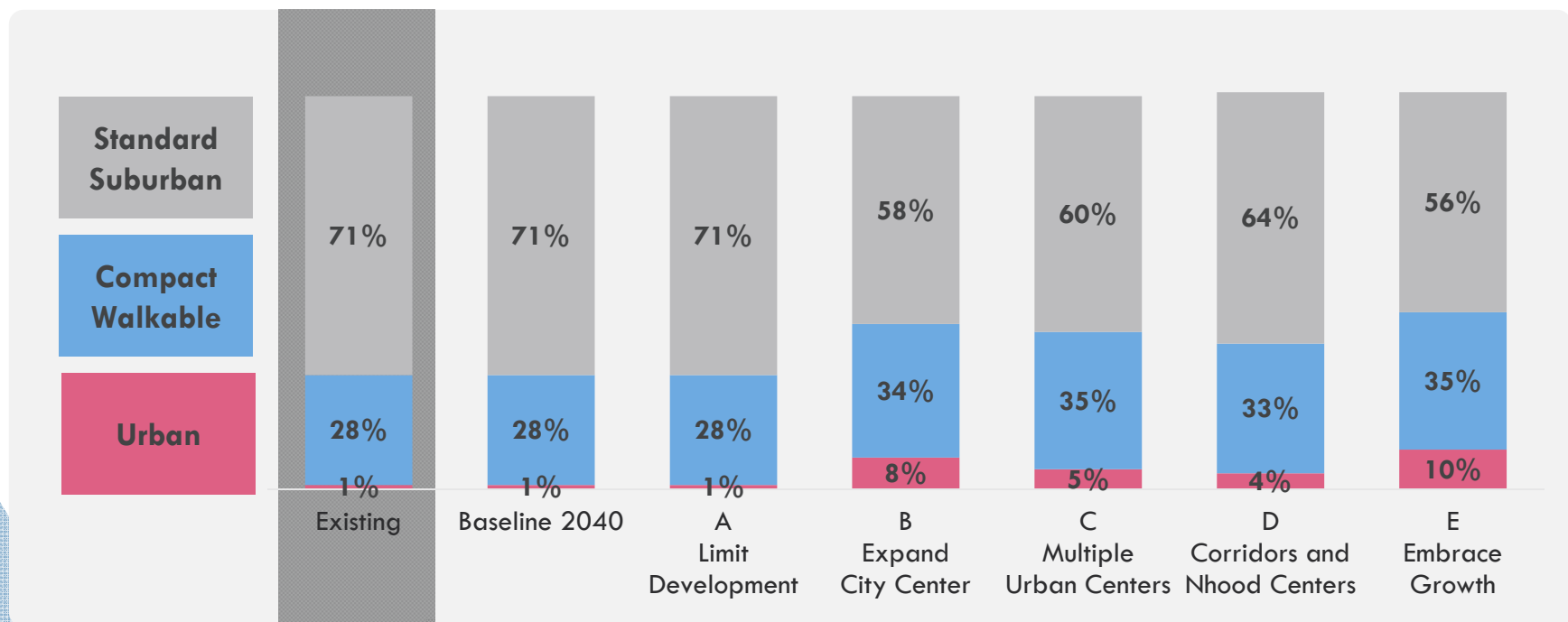
Carbon Emissions

Household Costs

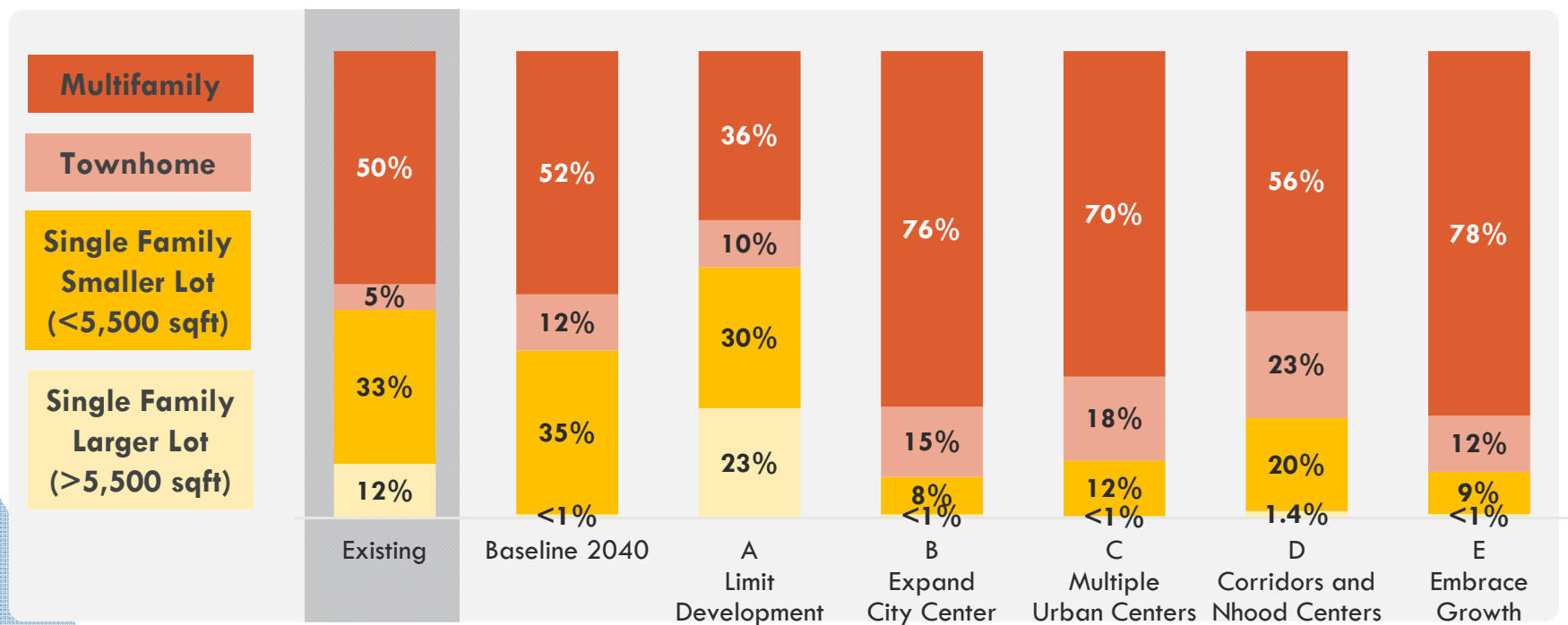
Land Use Mix for New Housing Growth in Denver



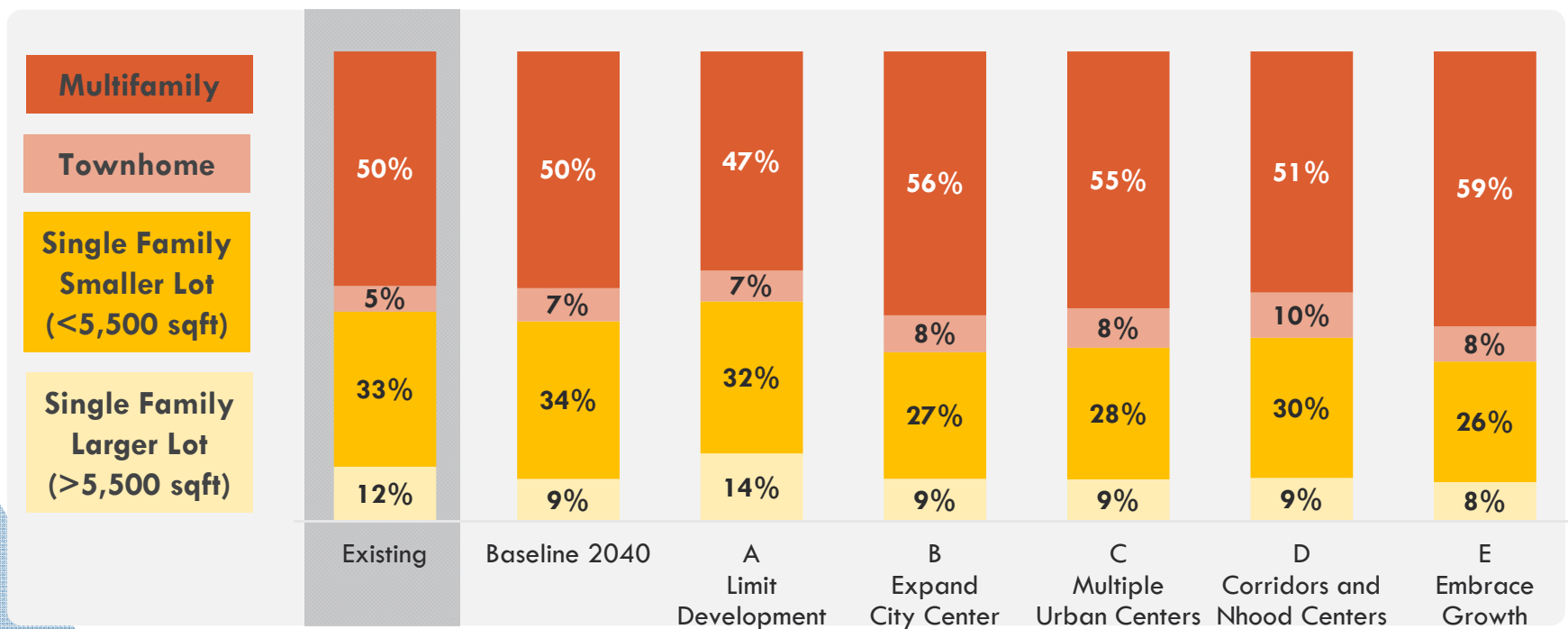
Resulting Land Use Mix in Denver, 2040



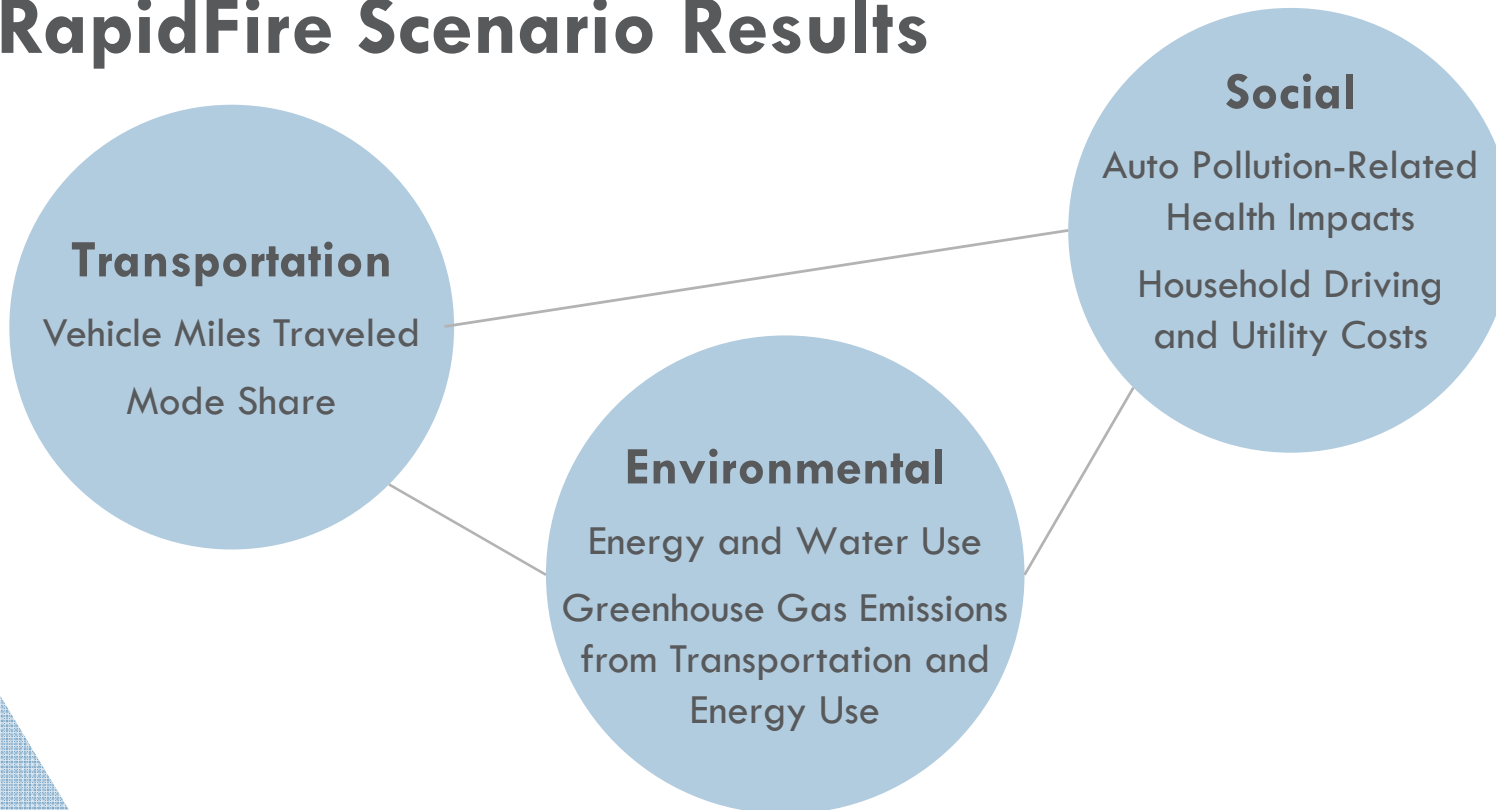
Housing Type Mix for New Growth



Resulting Housing Type Mix, 2040

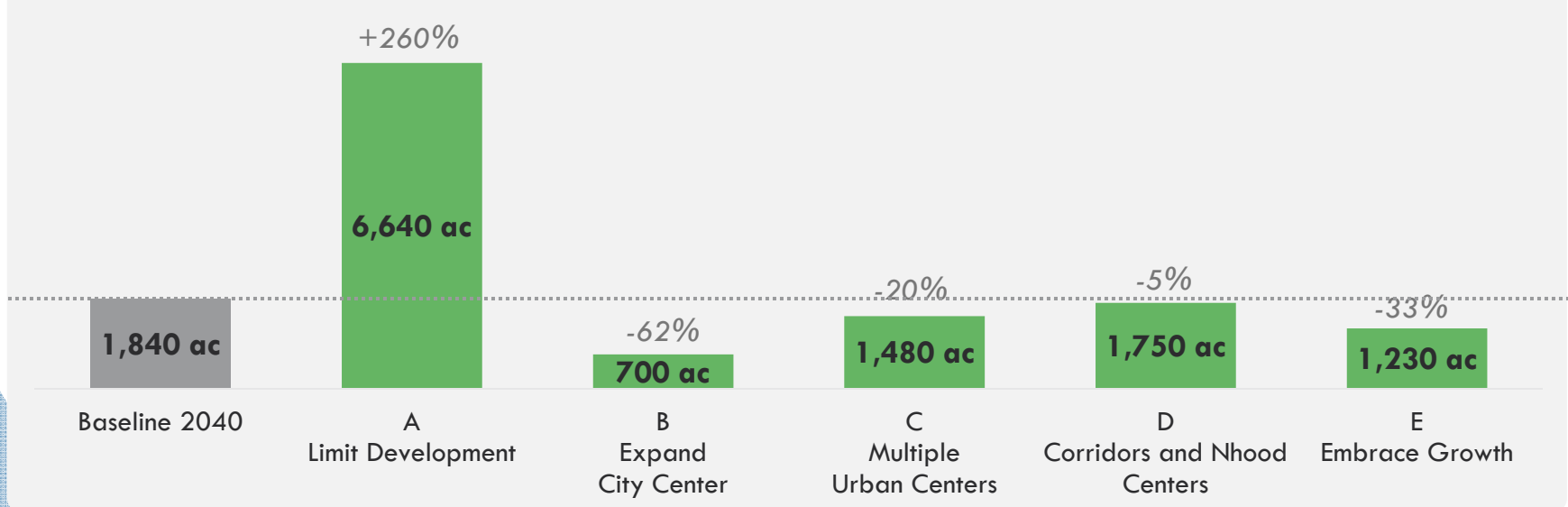


RapidFire Scenario Results



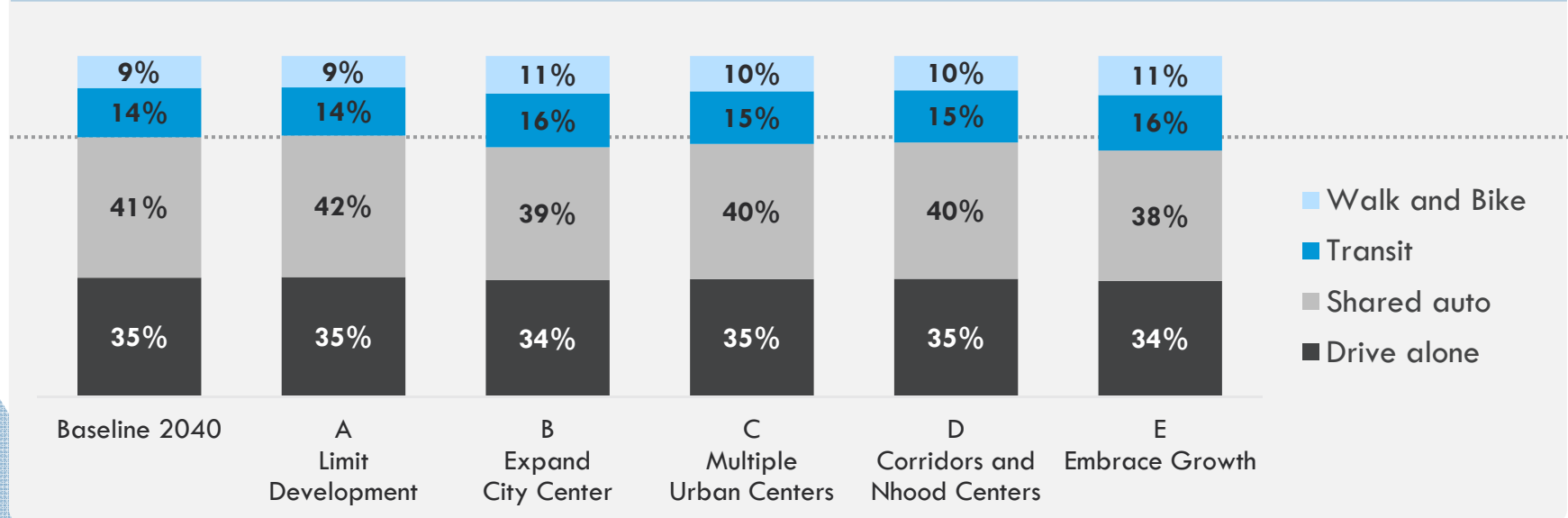
New Land Consumption – Total to 2040

Scenario A, which pushes a portion of Denver's projected housing and employment growth to other areas in the region, **consumes 4,800 acres more greenfield land throughout the region** than the Baseline 2040 scenario.



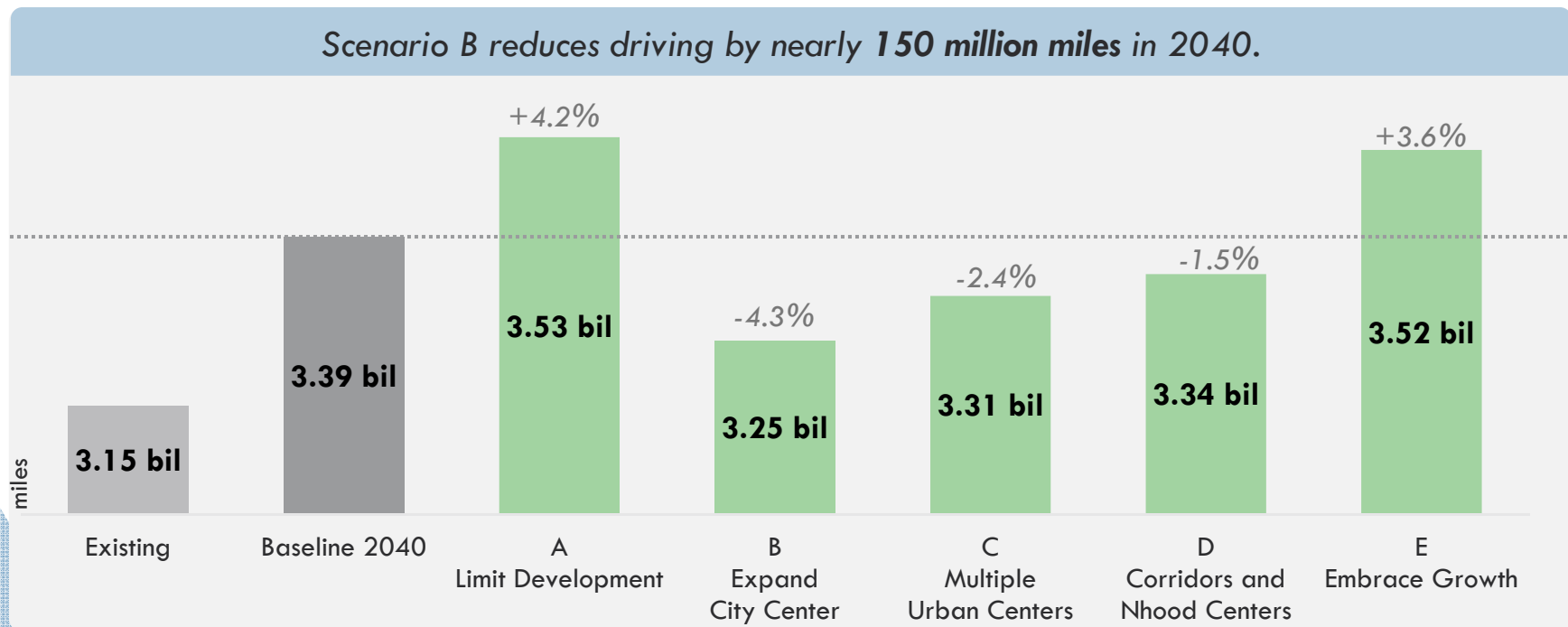
Transportation Mode Share – 2040

The share of transit, walk, and bike tours (for all purposes) is **increased by 4%** in Scenario B as compared to the Baseline scenario.



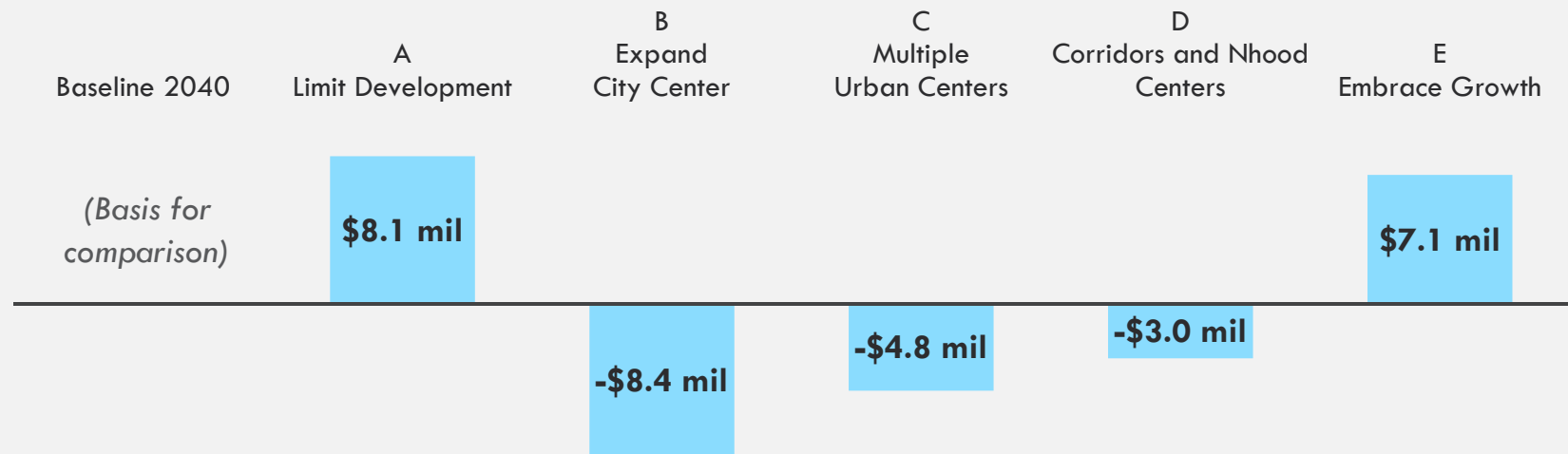
Mode reflects primary tour (rather than trip) mode, and includes tours for all purposes.

Vehicle Miles Traveled – Total Annual, 2040



Auto Pollution-Related Health Costs – Annual, 2035*

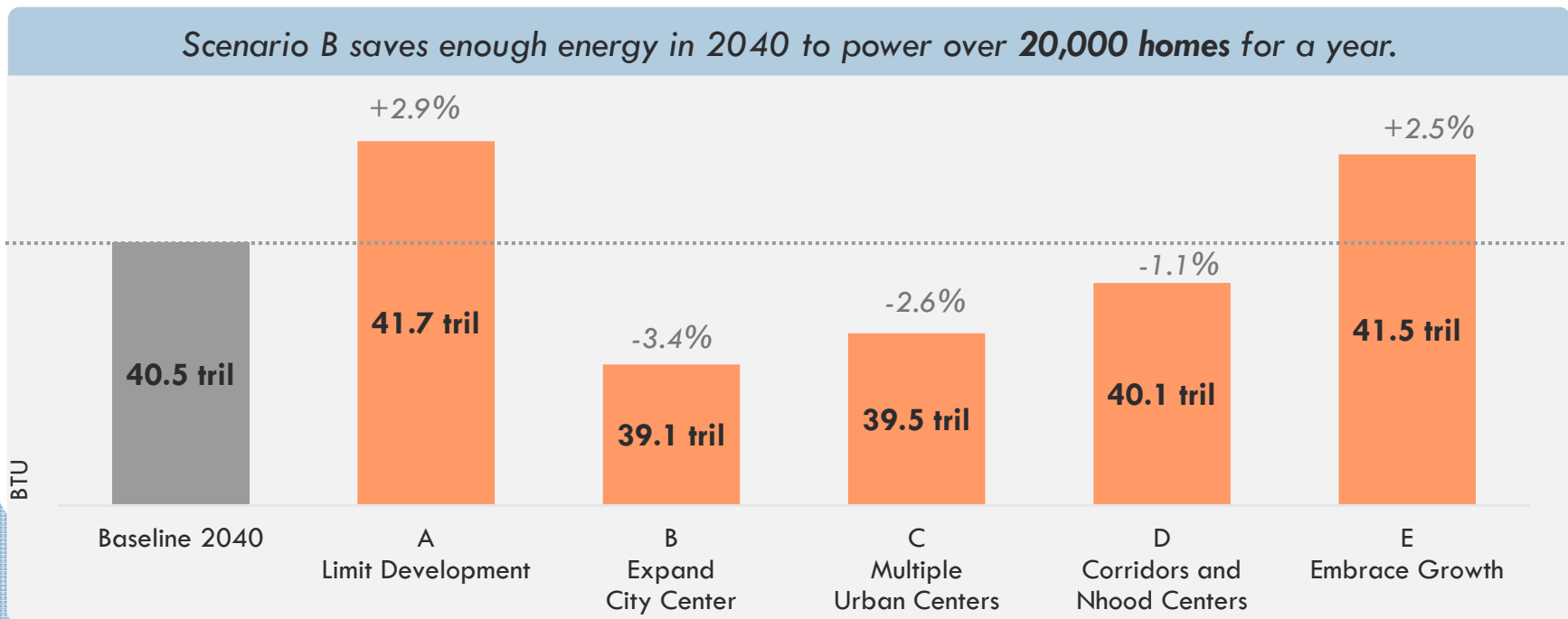
Scenario B saves **\$8.4 million** in health costs in 2035.



*Health valuation estimates developed for the year 2035. Includes healthcare costs associated with respiratory and cardiovascular health incidences linked to passenger vehicle pollutant emissions. Assumes existing passenger vehicle performance.

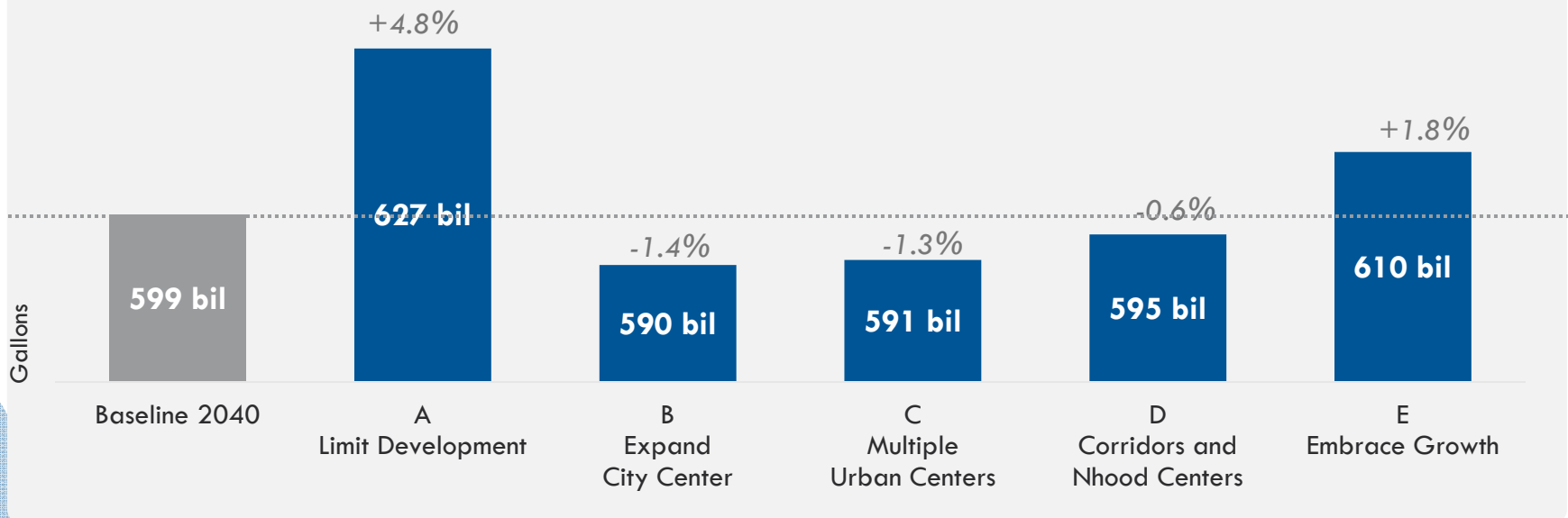
Costs expressed in year 2016 dollars

Building Energy Use – Total Annual, 2040



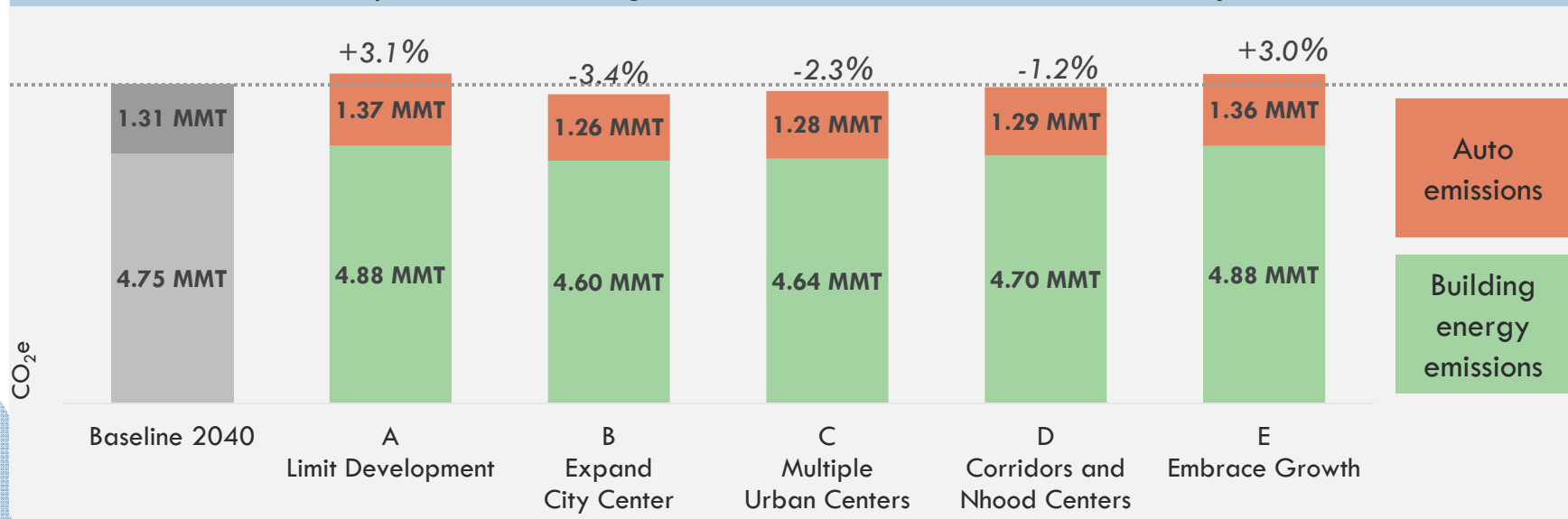
Residential & Commercial Water Use – Cumulative to 2040

Scenario B saves 9 billion gallons of water to 2040 – enough to supply 200,000 homes for a year.



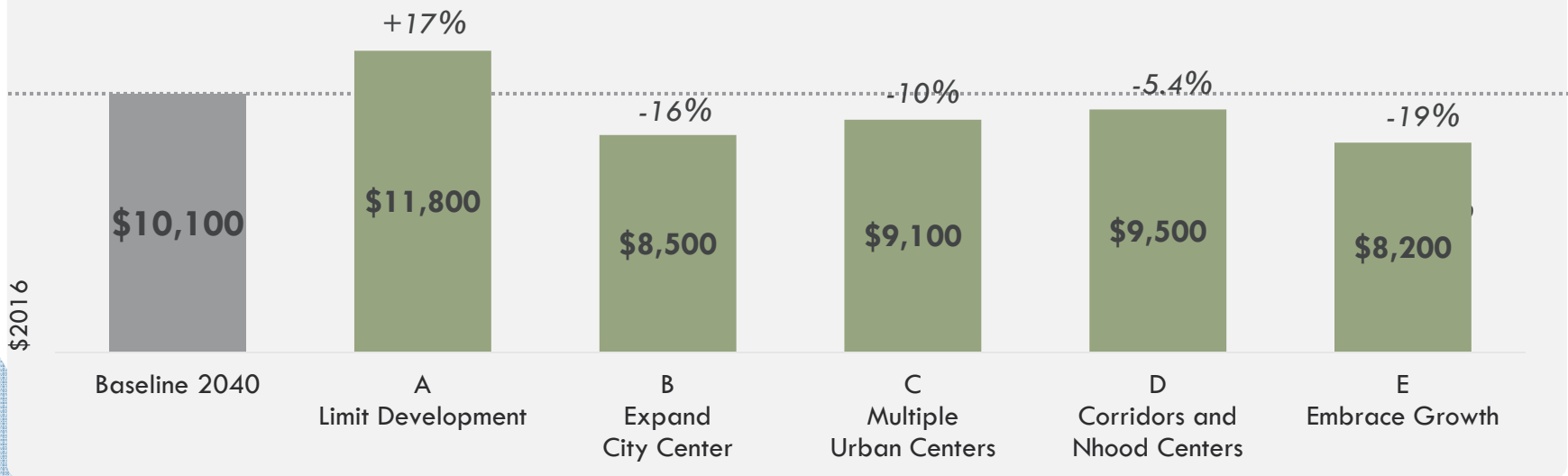
Greenhouse Gas Emissions – Total Annual, 2040

Scenario B reduces GHG emissions in 2040 by 200,000 metric tons – the equivalent of taking 50,000 cars off Denver's roads for a year.



Household Costs – Annual Auto & Utilities Cost per new household, 2040

New households in Scenario B an average of **\$1,700** in annual costs by 2040.
Citywide, households save a combined total of over **\$150 million** in 2040.



Costs expressed in year 2016 dollars

Scenario Impacts per New Household – Annual in 2040

Impacts per new household vary widely. Potential household costs range from a savings of \$1,900 in the High Denver Growth scenario to an increase of \$1,700 in the Low Denver Growth scenario.

Scenario	VMT	Energy Use	Water Use	Household Costs	GHG Emissions
Baseline 2040 Forecast	3,900	59 mil Btu	36,300	\$10,100	15.2 MT
A. Limit Development Throughout the City	21%	20%	60%	17%	13%
B. Expand and Intensify the City Center	-21%	-20%	-18%	-16%	-14%
C. Focus Density and Investment in Multiple Urban Centers	-13%	-15%	-16%	-10%	-11%
D. Enhance Corridors and Grow Neighborhood Centers	-8%	-5%	-7%	-5%	-5%
E. Embrace Multi-Pronged Growth	-21%	-32%	-33%	-19%	-20%

Costs expressed in year 2016 dollars

Scenario Impacts per New Household – Annual in 2040

Impacts per new household vary widely. Potential household costs range from a savings of \$1,900 in the High Denver Growth scenario to an increase of \$1,700 in the Low Denver Growth scenario.

Scenario	VMT	Energy Use	Water Use	Household Costs	GHG Emissions
Baseline 2040 Forecast	3,900	59 mil Btu	36,300	\$10,100	15.2 MT
A. Limit Development Throughout the City	+800 mi	+12 mil Btu	+21,600 gal	+\$1,700	2.0 MT
B. Expand and Intensify the City Center	-800 mi	-12 mil Btu	-6,400 gal	-\$1,600	-2.2 MT
C. Focus Density and Investment in Multiple Urban Centers	-500 mi	-9 mil Btu	-5,700 gal	-\$1,000	-1.6 MT
D. Enhance Corridors and Grow Neighborhood Centers	-300 mi	-3 mil Btu	-2,400 gal	-\$500	-0.8 MT
E. Embrace Multi-Pronged Growth	-800 mi	-19 mil Btu	-12,000 gal	-\$1,900	-3.0 MT

Costs expressed in year 2016 dollars

4. Growth Strategy Exercise

Purpose of Growth Strategy Exercise

By 2040, Denver is projected to grow by:

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

This exercise will help us to:

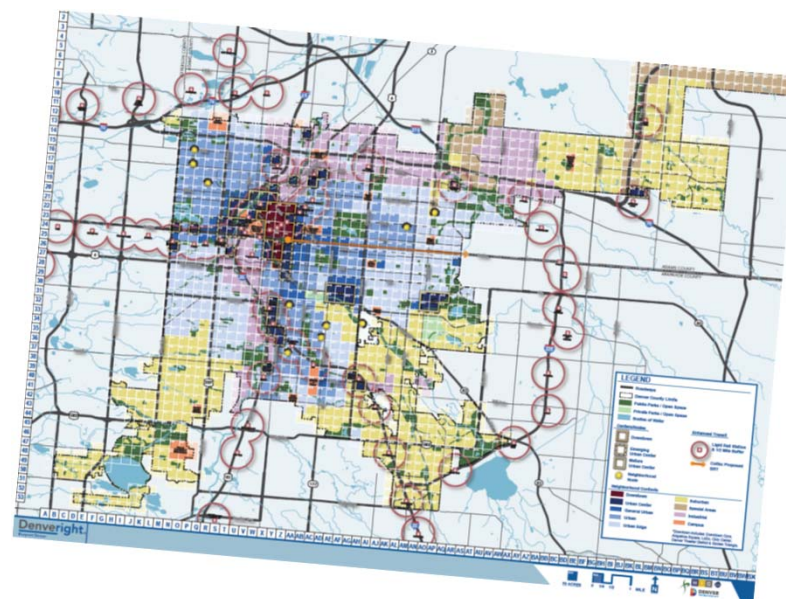
- Understand the community's preferred areas for growth
- Facilitate discussions about tradeoffs related to ways we can evolve over the next 20+ years

Growth and Tradeoffs

- How much should Denver grow?
- How and where should Denver grow?
- Who has access to new transit, jobs and amenities associated with new development?
- What are potential impacts on existing residents?
- What are potential impacts on equity, community health and the environment?

The Game Board – “Bones” of the City

- Neighborhood Contexts
- LRT Rail Stations and ½-mile walkshed
- Proposed Colfax BRT
- Centers and Neighborhood Nodes
- Parks



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.

- Downtown
- Urban Center
- General Urban
- Urban
- Urban Edge
- Suburban



Priority Transit Corridors

- Priority transit corridors support higher density land uses and economic development around high-quality transit service
- Transit vehicles along these routes tend to make fewer stops, travel at higher speeds, have more frequent service and carry more people than local service routes.
- Corridors can include light rail, streetcar, commuter rail, and bus rapid transit



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



Amenities and Jobs

- Parks
- Neighborhood Nodes
- How many jobs did we create?



Playing the Game (Small Groups)

- Task A: Identify Priority Transit Corridors – Linked to Denver Moves: Transit corridor evaluation and where new higher intensity development can be located
- Task B: Growth in Existing Footprints of Downtown
 - Choose level of intensity that could and should go to existing mixed use places
- Task C: Growth in Existing Footprints of Urban Centers
 - Choose level of intensity that could and should go to existing mixed use places
- Task D: Apply Higher Intensity Mixed-Use Development Elsewhere
- Task E: Neighborhood Amenities - Parks and Neighborhood Nodes

Time to Test the Exercise!

5. Questions and Comments

6. Next Steps

Upcoming Task Force Meetings

- Community Workshop – April 25th
- Task Force Meeting #9 – April 27th
- Modal Prioritization and Street Typologies
- Revised Scenario/s and Place Types

7. Meeting Close

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