

ACCESS TO OPPORTUNITY - Creating more equitable access to quality-of-life amenities, health and education.

This report is for parcel: **0515502005000**

The site area's average score is: **3.611111**

The site area's lowest scores in the following categories: **Access to Care, Child Obesity**

These specific metrics are defined below, along with considerations that align with the goals of Blueprint Denver. The applicant is expected to consider additional proposals that are identified in Equity Menu of Strategies attached to this document.

Built Environment 4.5

	Social Determinants of Health	Access to Parks	Access to Fresh Food	Access to Healthcare	Child Obesity	Life Expectancy	Access to Transit	Access to Centers and Corridors
Score	4	5	4	2	2	4	5	3.666667
	More Equitable	Most Equitable	More Equitable	Less Equitable	Less Equitable	More Equitable	Most Access to Transit	Somewhat Access to Centers and Corridors

Metric	Score	Description	Examples of Considerations for Improvement
Social Determinants of Health	4 More Equitable	Measured by a) % of high school graduates or the equivalent for those 25 years of age or older and b) percent of families below 9.02% of the Federal Poverty Line.	Commit to incorporate affordable childcare uses into future on-site development
Access to Parks	5 Most Equitable	Measured by % of living units within .5 miles walk to a park or an open space 100% of households live within .5 mile walk of a park.	Commit to provide publicly accessible open space above and beyond the 10% requirement for sites 5+ acres (higher quantity)
Access to Fresh Food	4 More Equitable	Measured by % of living units within .5 miles walk to a full service grocery store. 43.766892% of households live within .5 walk of a full service grocery store.	Commit to provide fresh food uses on-site such as: community garden, local market, produce boxes or full-service grocery
Access to Healthcare	2 Less Equitable	Access to Health Services - such as clinics, prenatal services, and more. 95.081967% of women received prenatal care during pregnancy.	Conduct a healthcare site gap/market analysis to determine whether future partnership with a regional care facility, satellite offices or urgent care facilities might be appropriate
Child Obesity	2 Less Equitable	Child Obesity measure % of children in the area that are overweight/obese. 19.47% of children and youth are obese.	Commit to provide additional publicly accessible open space and/or open space features friendly to children such as playgrounds
Life Expectancy	4 More Equitable	Life expectancy (in years): 80.9	

Access to Transit	5 Most Access to Transit	Commit to provide subsidized Eco passes Commit to an off-site improvement that addresses pedestrian or bicycle connectivity
Access to Centers and Corridors	3.666667 Somewhat Access to Centers and Corridors	Commit to mixed-use development on-site with a focus on commercial, retail and community uses that are needed in the area

REDUCING VULNERABILITY TO DISPLACEMENT - Stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.

For Vulnerability to Involuntary Displacement, the area's score is 1 out of 3.

This means that the area is Vulnerable.

Specific metrics are defined below, along with considerations that align with the goals of Blueprint Denver. For sites scoring 3 out of 3, please refer to the supplemental data maps attached to this report. The applicant is expected to consider additional proposals that are identified in Equity Menu of Strategies attached to this document.

Educational Attainment

Rental Occupancy

Median Household Income

Score	0	1	0
	Not Vulnerable	Vulnerable	Not Vulnerable

Metric	Score	Description	Examples of Considerations for Improvement
Educational Attainment	0 Not Vulnerable	25-year olds and older without a college degree: 23.8% Citywide Average: 45.8%	Commit to provide on-site income-restricted units for the most vulnerable populations (below 30% AMI, veterans, disabled etc.) with associated service providers (Family Tree or similar) Commit to provide on-site job training or education for neighborhood residents Commit to dedicate land to the city for affordable housing
Rental Occupancy	1 Vulnerable	Percent Renter-occupied: 75% Citywide Average: 50.61895443455%	Commit to provide on-site income restricted ownership units with a preference for those units to people who already live or recently lived in the neighborhood Commit to targeted outreach for on-site jobs
Median Household Income	0 Not Vulnerable	Neighborhood: \$89561 Citywide: \$85,853	Commit to provide on-site job training or education for neighborhood residents Commit to incorporating access to affordable childcare options on-site

EXPANDING HOUSING DIVERSITY - providing a better and more inclusive range of housing in all neighborhoods.

For Housing Diversity, this area's score is 2 out of 5.

The following areas scored the lowest: Missing Middle Housing, Diversity of Bedrooms, Owners to Renters

Specific metrics are defined below, along with considerations that align with the goals of Blueprint Denver. The applicant is expected to consider additional proposals that are identified in Equity Menu of Strategies attached to this document.

	Missing Middle	Diversity of Bedroom Count Per Unit	Owners to Renters	Housing Costs	Income Restricted Units
Score	0	0	0	1	1
	Not Diverse	Not Diverse	Not Diverse	Diverse	Diverse

Metric	Score	Description	Examples of Considerations for Improvement
Missing Middle	0 Not Diverse	Percent Housing with 2-19 units:5.589744% Citywide:19% If an area had over 20% middle density housing units, it was considered "diverse", if it was less than 20% middle density it was considered "not diverse."	Commit to provide missing housing typologies on-site (2-19 unit formats), affordable to households between 80-120% AMI
Diversity of Bedroom Count Per Unit	0 Not Diverse	Ratio: 3.2952 Mix Type: High Measured by comparing the number of housing units with 0-2 bedrooms to the number of units with 3 or more bedrooms	Commit to provide units with 3 or more bedrooms on-site, especially for income-restricted units
Owners to Renters	0 Not Diverse	Owned: 25.013928% Rented: 74.986072% Denver Owners: 49.58% Denver Renters: 50.42%	Commit to provide income-restricted units that are ownership or rental depending on identified need
Housing Costs	1 Diverse	Mix Type: Mixed The ratio of (a) housing units affordable to households earning up to 80% if the city's median income to (b) housing units affordable to households earning over 120% of the city's median income.	Commit to alternative options to reduce housing costs, such as participation in a community land trust
Income Restricted Units	1 Diverse	Income Restricted Units: 410 Citywide Average Income Restricted Units: 146 per Census Tract	Commit to provide income-restricted units on-site which will fill in the AMI levels not being met in the census tract

EXPANDING JOB DIVERSITY - providing a better and more inclusive range of employment options in all neighborhoods.

The job mix is dissimilar to the city's overall job mix, because there is more emphasis on Retail

Specific metrics are defined below, along with considerations that align with the goals of Blueprint Denver. The applicant is expected to consider additional proposals that are identified in Equity Menu of Strategies attached to this document.

	Retail	Innovation	Manufacturing
Score	69.783198%	12.195122%	18.02168%
	Citywide Average: 56.7%	Citywide Average: 35%	Citywide Average: 10%

Metric	Score	Description	Examples of Considerations for Improvement
Total Jobs	2214 Jobs	Total Jobs per Acre: 7.644598	Commit to provide on-site jobs, ideally with targeted outreach to specific communities
Retail	1545 Jobs 69.783198%	is greater than the citywide Retail average of 52.7% Retail Jobs per Acre: 5.334645	Commit to provide below-market commercial space for small businesses, nonprofits, incubator space, cultural uses or community-serving enterprises
Innovation	270 Jobs 12.195122%	is less than the citywide Innovation average of 37.3% Innovation Jobs per Acre: 0	Commit to provide on-site jobs of a certain type to help balance mix of jobs in the area
Manufacturing	399 Jobs 18.02168%	is greater than the citywide Manufacturing average of 10% Manufacturing Jobs per Acre: 1.377685	Create or contribute to a mentoring program at a local high school Fund a secondary education program (grants to online education or technical school for local residents and/or on-site employees)