Neighborhood Planning Initiative Identifying NPI Phase 4 Areas

Land Use, Transportation, and Infrastructure Committee
April 22, 2025



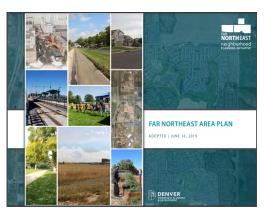
Today's Briefing

- Where to Plan Next?
 - Plan prioritization considerations
 - NPI Indicators of Planning Need
 - Additional considerations
 - Proposed phase 4 plan areas



Why Do Neighborhood Plans?

- Get ahead of market-driven change
- Create a shared vision for the future
- More detailed than citywide plans
- Consider how systems inter-relate
- Recommend capital projects
- Identify new, visionary ideas





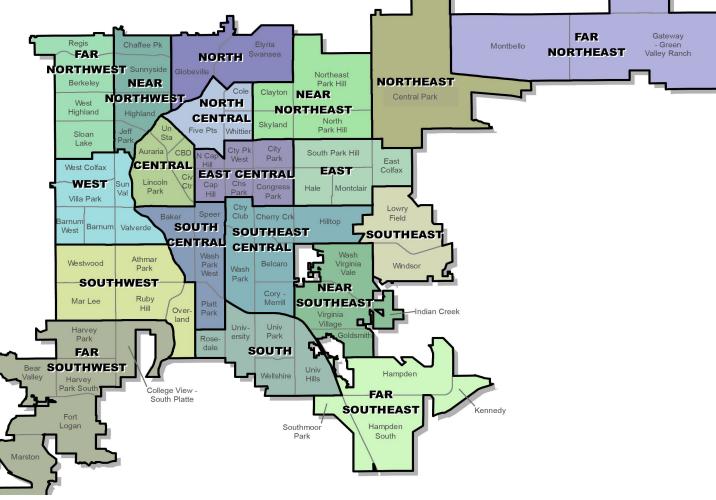






Goals of the NPI Program

- Cover 100% of the City with updated plans
- Achieve consistency in topics/content across plans
- 3 plans in process at a time





Plan Prioritization- Strategic Considerations

How to Decide which NPI Areas to Plan Next?

- Indicators of Planning Need: Data-informed mapping analysis
- Impact: Where will new plans have the most impact?
- Funding: Is there an opportunity to leverage external funding?
- Efficiency/Coordination: Are other concurrent/related planning efforts in-process?
- Geographic Equity: Conduct plans in different parts of the city.



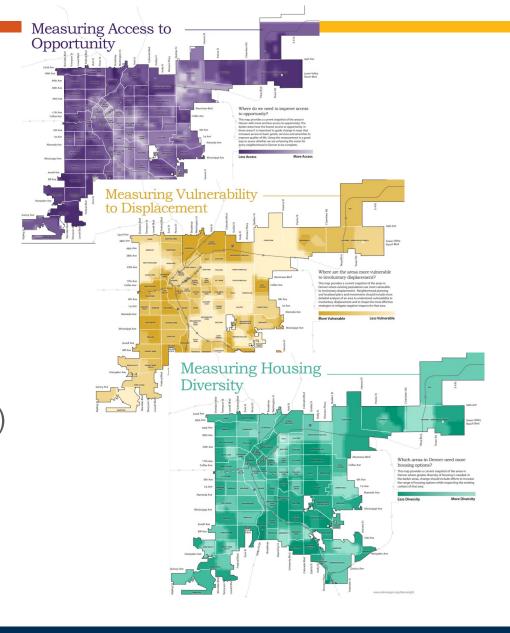
Framework for Mapping Analysis

- Map layers citywide along 3 key themes:
 - Equity (3 layers)
 - Investment (3 layers)
 - Plan Recency (1 layer)
- More overlapping layers = higher planning need



Approach: Isolate the two darkest shades from each of the Blueprint Denver Equity Concepts

- 1. Access to Opportunity
 - "Less Access" areas only (scores< 2)
- 2. Vulnerability to Displacement
 - "More Vulnerable" areas only (scores= 2 & 3)
- 3. Housing Diversity
 - "Less Diverse" areas only (scores= 0 & 1)





Approach: Identify census tracts with the most private investment, public investment, and underutilized land

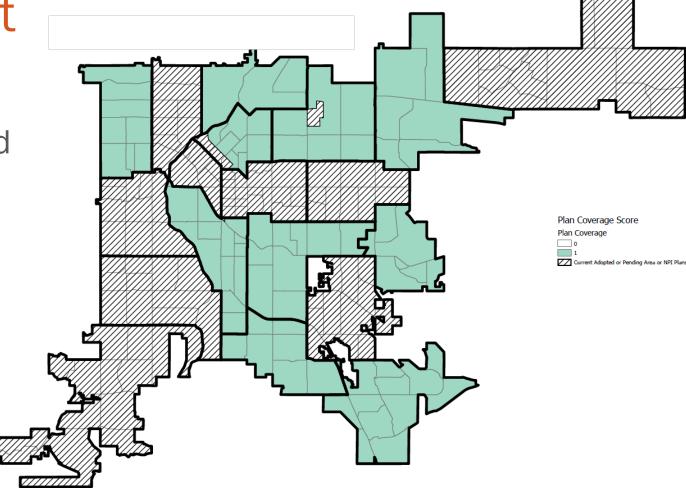
- 4. Private Investment: Building Permits
 - Top third of census tracts with the highest permit value/acre over past 5 years
- 5. Public Investment: Capital Improvement Projects
 - Top third of census tracts with the most funded projects in the DOTI CIP layer, and bond projects
- Underutilized Land
 - Top third of census tracts with the most underutilized land
 - Assessed land value exceeds assessed building value
 - Excludes parks, golf courses, and cemeteries



Plan Recency Component

7. Plan Recency

All areas that have <u>not</u> received a small area plan of some sort since Comprehensive Plan 2040 and Blueprint Denver were adopted in 2019.



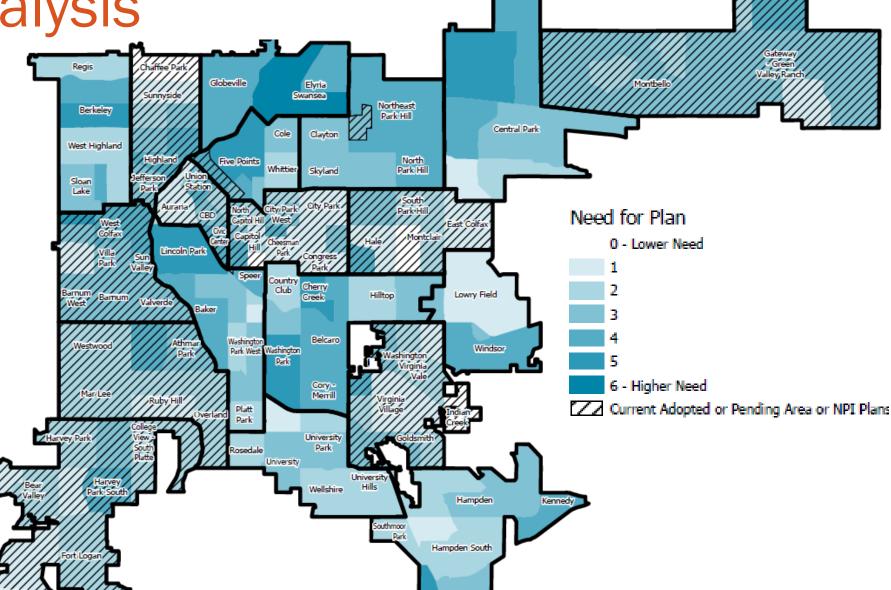
Areas shown in green on this map do not have a recent small area plan



Indicators Analysis

Citywide Results:

- No areas have all 7 layers
- Darker blues indicate more components are present





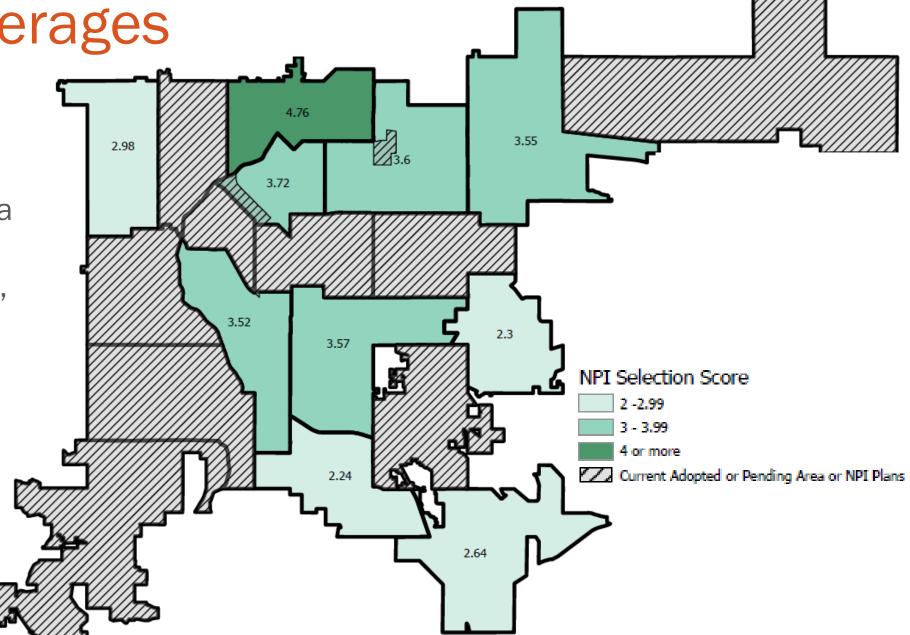
Weighted Averages

Citywide Results:

Weighted by land area

 As there are fewer remaining plan areas, scores are getting closer together

5 areas within 0.2 points (3.52-3.72)





Plan Prioritization- Strategic Considerations

How to Decide which NPI Areas to Plan Next?

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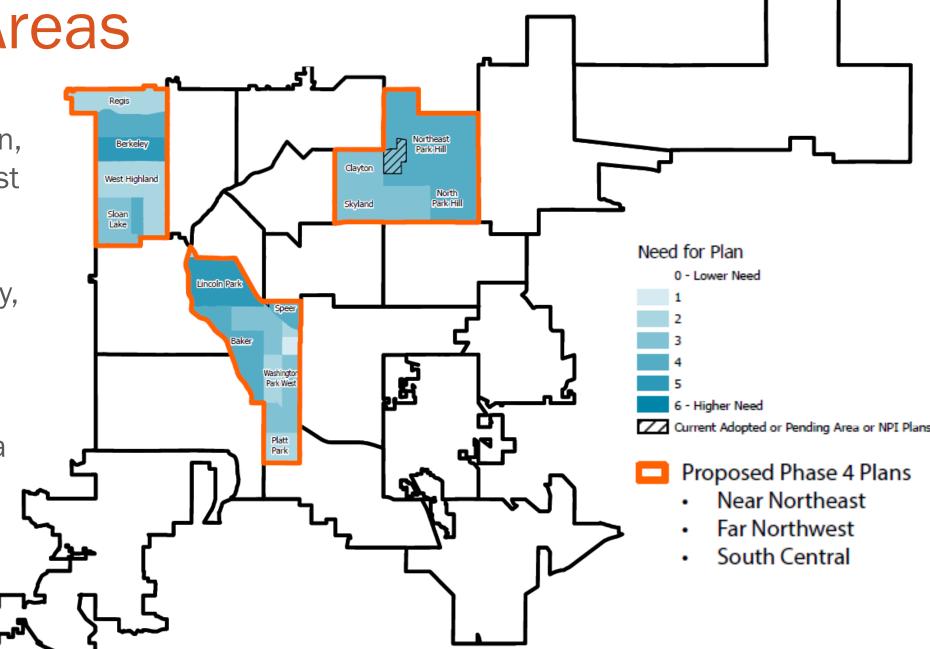
Proposed Areas

Near Northeast – Clayton, North Park Hill, Northeast Park Hill, Skyland

Far Northwest – Berkeley, Regis, Sloan Lake, West Highland

South Central - Baker, La Alma/Lincoln Park, Platt Park, Speer, Washington Park West

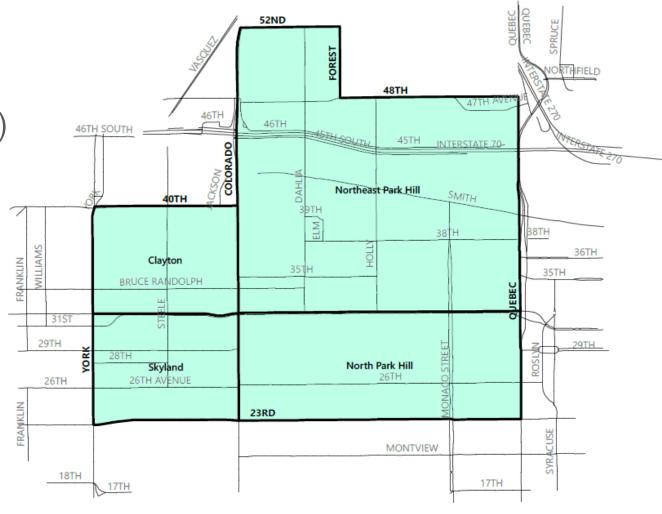




Near Northeast

Strategic considerations:

- Park Hill Park (former golf course) investment
- York Street Yards redevelopment and ongoing evolution
- Colorado Boulevard BRT
- Equity needs:
 - Low access to opportunity scores
 - High vulnerability to displacement scores
 - Low housing diversity scores

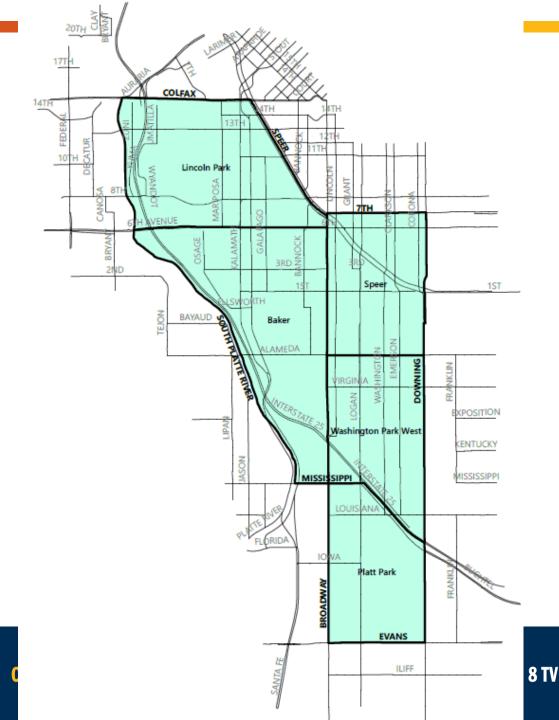




South Central

Strategic considerations:

- Burnham Yard small area plan
- NWSL stadium
- Redevelopment in Broadway Marketplace and other areas
- Proximity to South Platte River corridor
- Downtown adjacency, capitalizing on plan and upcoming investments
- Equity needs:
 - High vulnerability to displacement scores
 - Low housing diversity scores

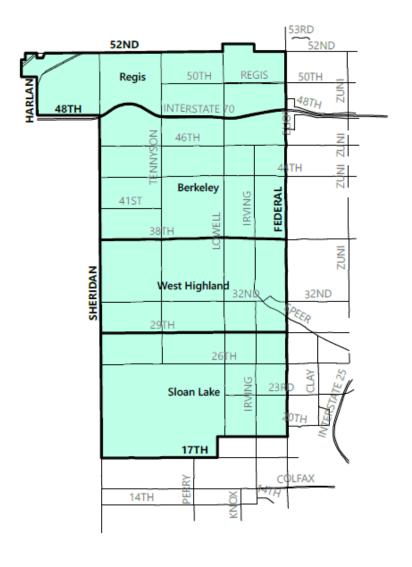




Far Northwest

Strategic considerations:

- No existing neighborhood plans
- Need for coordinated planning for Federal Boulevard BRT
- Equity needs:
 - Low access to opportunity scores
 - Low housing diversity scores





Next Steps

- Through April 17 Council briefings
- April 22 LUTI
- May 7 Planning Board
- Early 2026 Launch NPI phase 4



Resource Slides



Other Areas Considered

North (Elyria-Swansea, Globeville)

- Plan implementation is still ongoing
- Ongoing community process
- Other agencies currently working in the area

Southeast Central (Belcaro, Cherry Creek, Cory-Merrill, Country Club, Hilltop, Washington Park)

- Changes are in line with current plans
- Redevelopment opportunities do not require new vision

North Central (Cole, Five Points, Whittier)

- Much of the area has plans that are being implemented
- Geographic equity

Northeast (Central Park)

 Master planned community that is still building out



Other Planning Efforts

Park Hill Park:

 Action plan will identify opportunities and priorities that will feed into Near Northeast plan

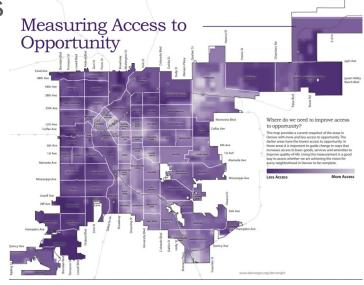
Burnham Yard:

 Small area plan will provide specific direction for Burnham Yard site; South Central integrate that direction and address the broader neighborhood

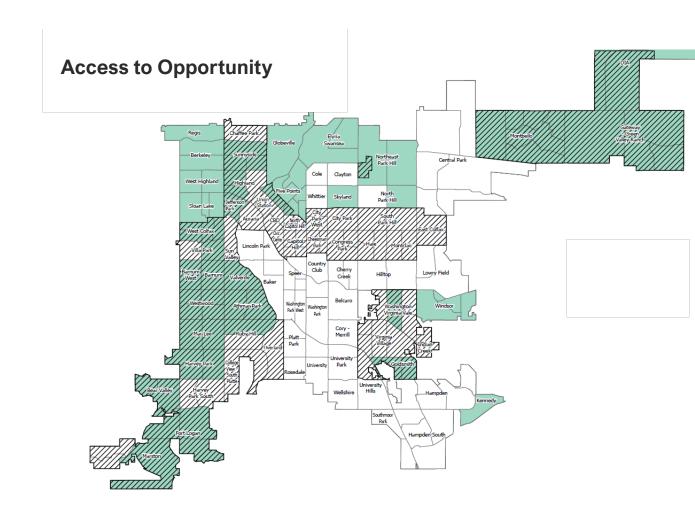


Approach: Isolate the two darkest shades from each of the Blueprint Denver Equity

Concepts



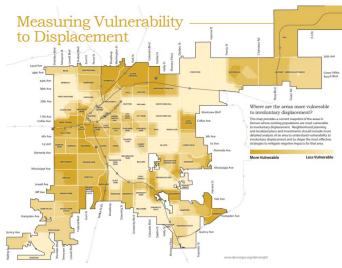
Access to Opportunity
 "Less Access" areas only (scores < 2)



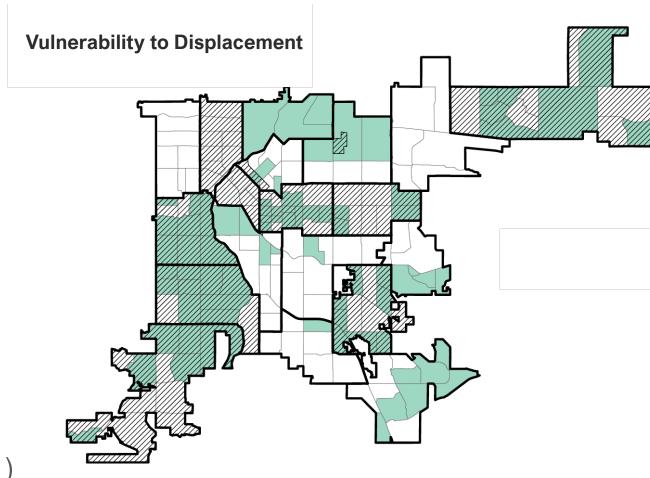


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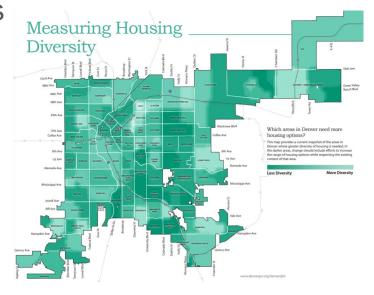
2. Vulnerability to Displacement"More Vulnerable" areas only (scores= 2 & 3)



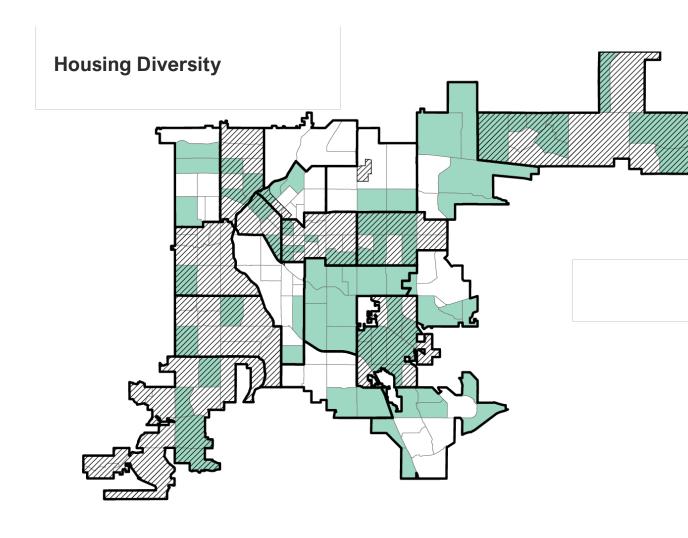


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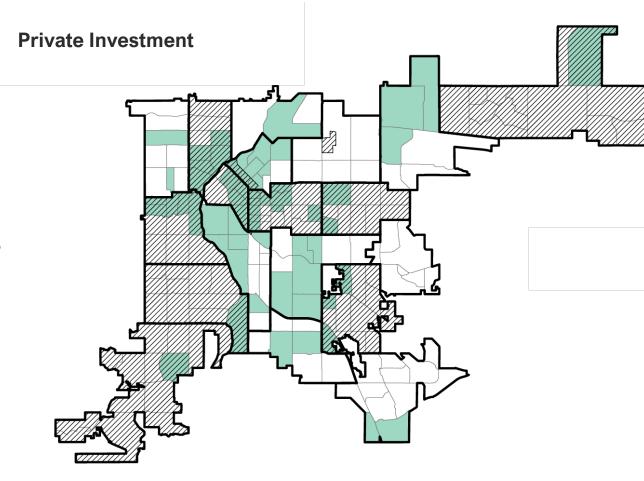
3. Housing Diversity"Less Diverse" areas only (scores= 0 & 1)





Approach: Identify census tracts with the most private investment, public investment, and underutilized land

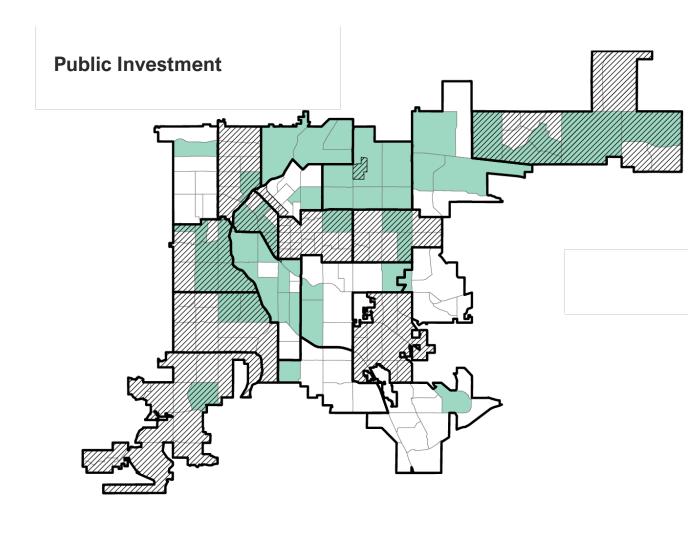
- 4. Private Investment: Building Permits
 - Value per acre of building permits issued over the past 5 years
 - Includes the top third of census tracts with the highest permit value/acre





Approach: Identify census tracts with the most private investment, public investment, and underutilized land

- 5. Public Investment: Capital Improvement Projects
 - Includes the top third of census tracts with the most funded projects in the DOTI CIP layer

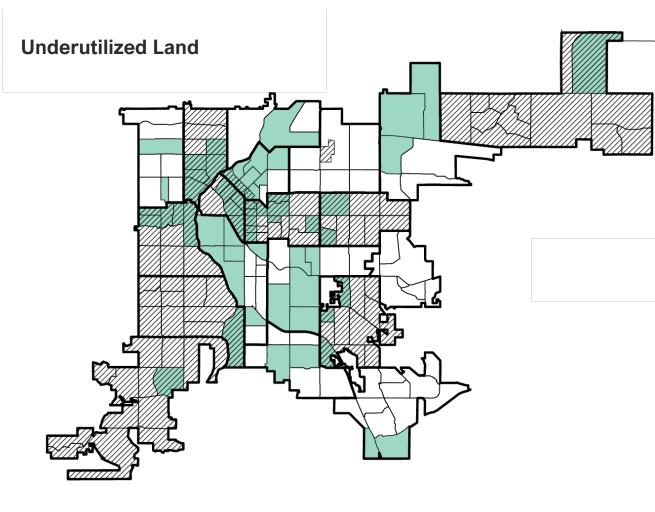




Approach: Identify census tracts with the most private investment, public investment, and underutilized land

6. Underutilized Land

- Assessed land value exceeds assessed building value
- Excludes parks, golf courses, and cemeteries
- Include the top third of census tracts with the most underutilized land



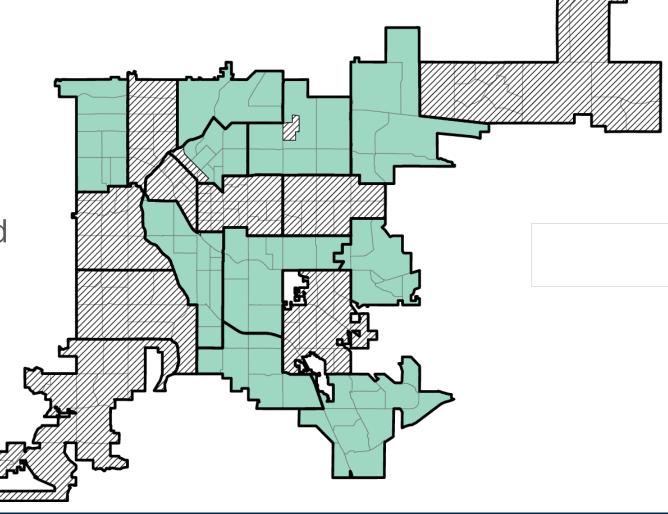


Plan Recency Component

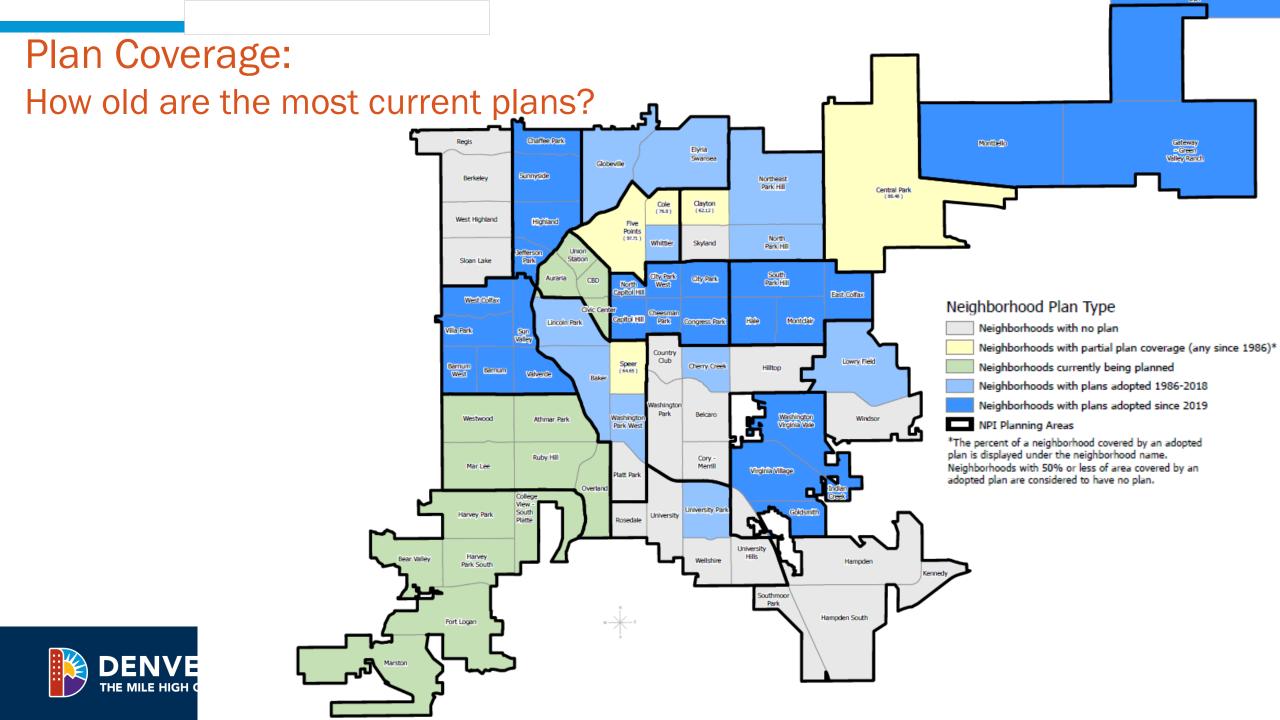
Approach: Prioritize areas of the city without recent small area plans.

7. Plan Recency

• All areas that have <u>not</u> received a CPD small area plan of some sort in the past 20 years (2002).







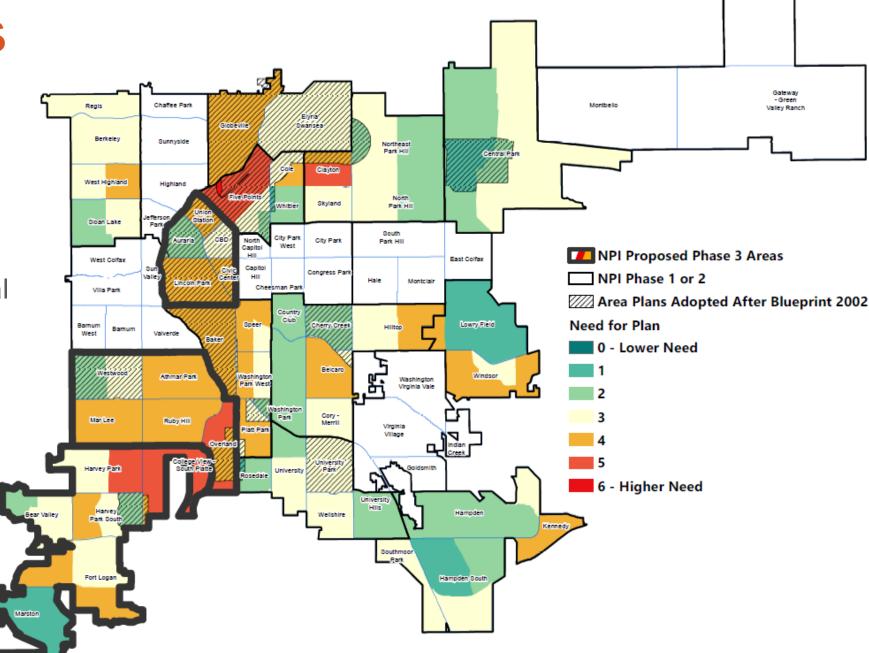
2022 Analysis

Proposed NPI Phase 3 Areas:

Central- Based on the need to prioritize a plan for downtown

Southwest- Has the highest total acreage of higher need areas (orange and red)

Far Southwest- Has the secondhighest total acreage of higher need areas (orange and red)

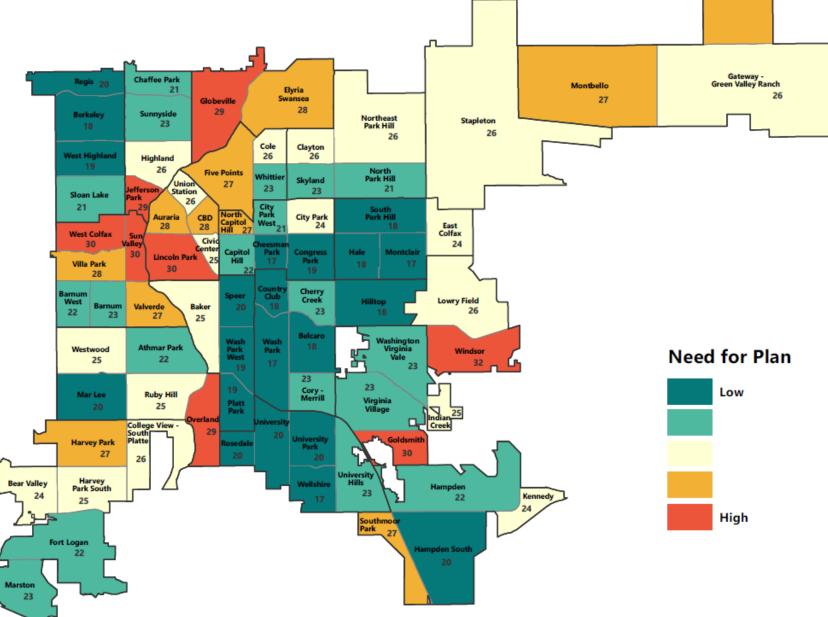




2018 Results



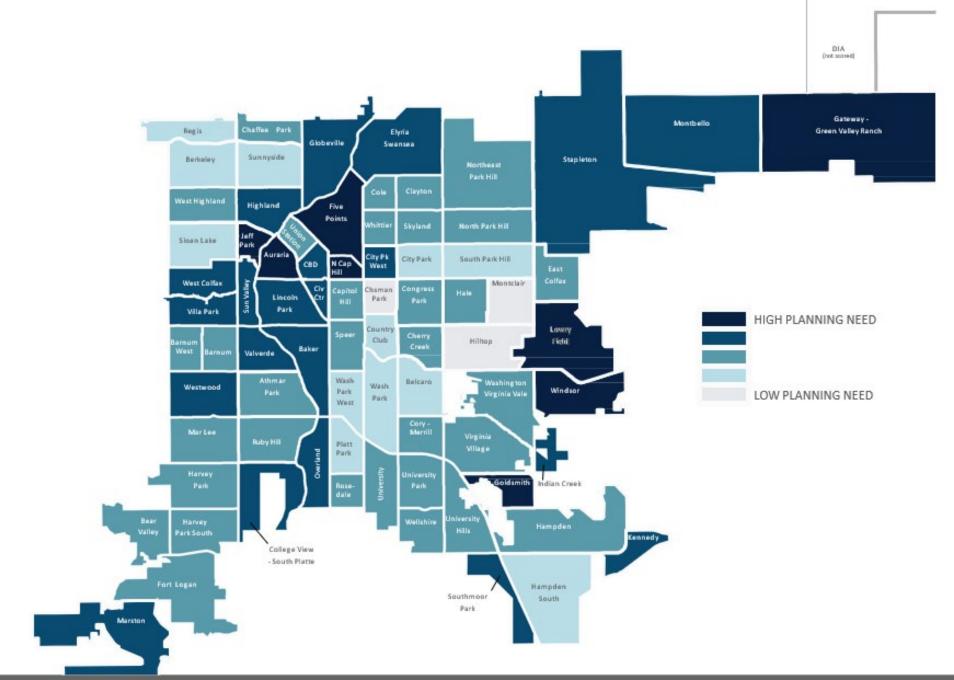
NPI Neighborhood Scores (2018)



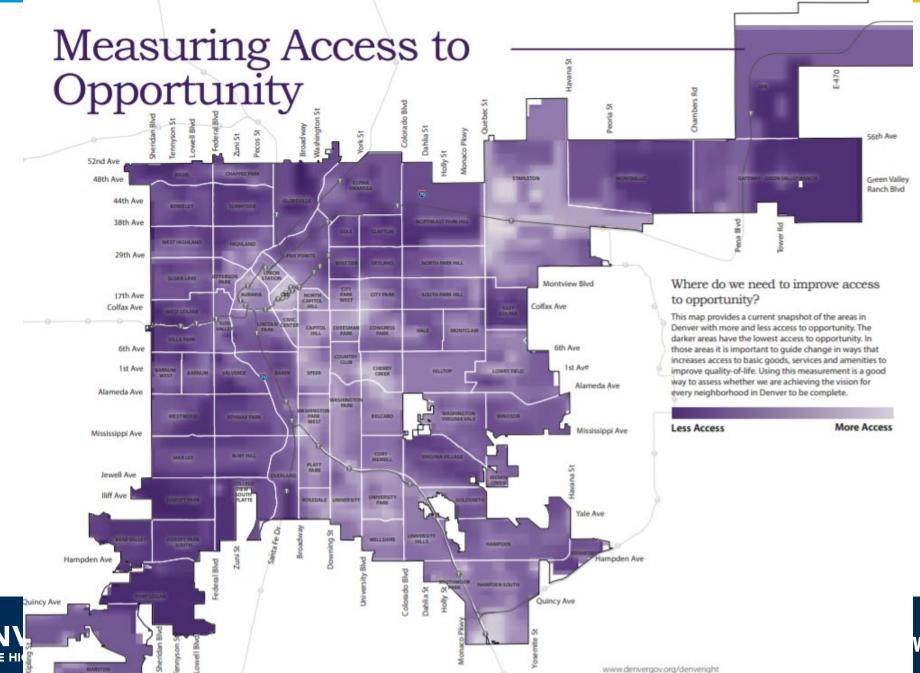
DIA

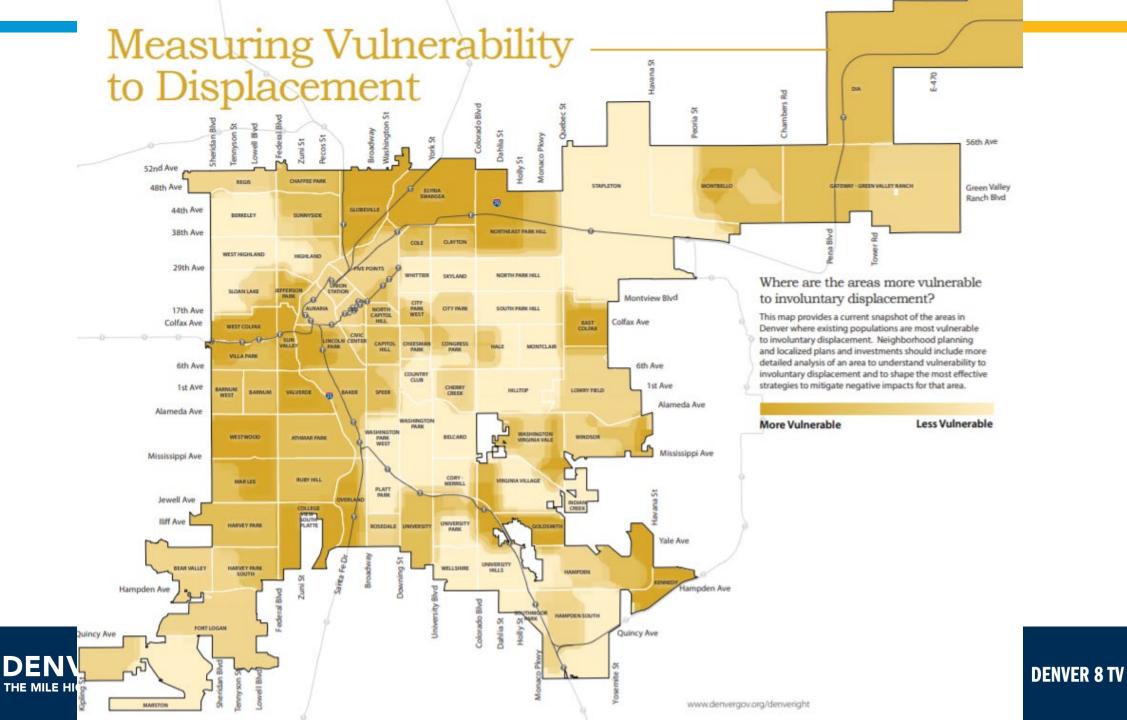


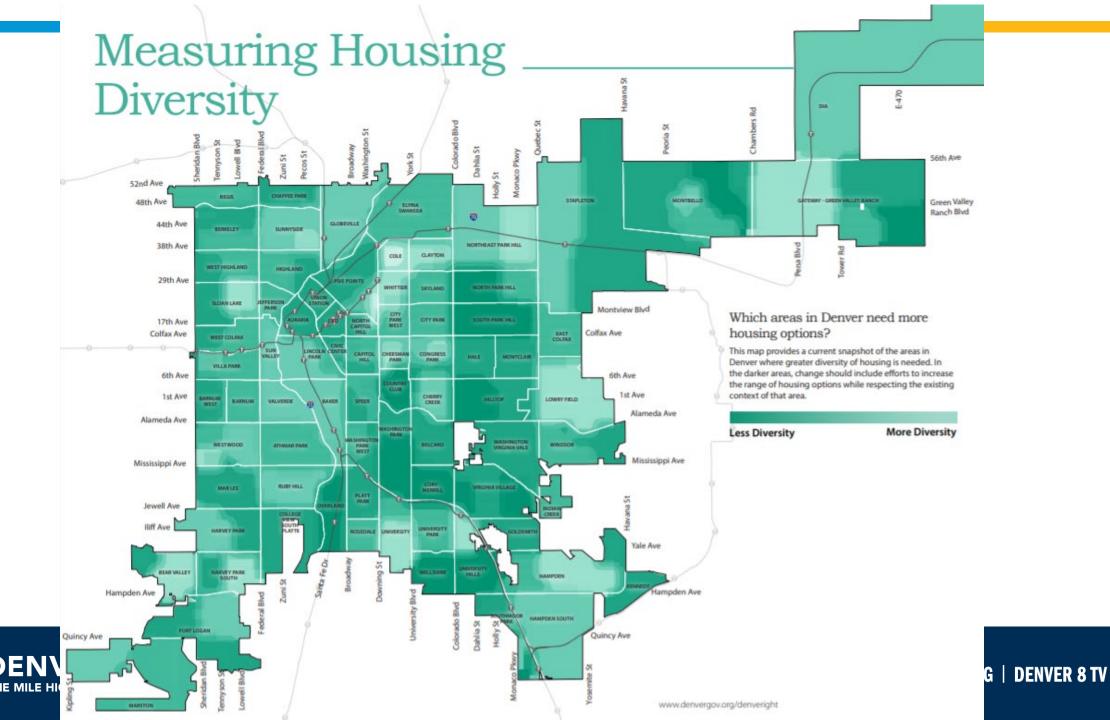
2016 Results











Planning for Park Hill Park

- DPR will lead master planning for the park site
- CPD to lead a process for the land around the park that can accomplish goals from the adopted 2022 small area plan including affordable housing, job opportunities, and a potential grocery store site





What is Most Needed? Fast Action

- Identify and fund programs that will stabilize existing residents and businesses to mitigate displacement
- Identify partners to acquire land to build affordable housing and a grocery store
- A plan will help coordinate and prioritize actions, but what is most needed is action, programs, and funding



