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 | |

| | _ | Commit to provide subsidized Eco passes |
|---------------------------------|--|---|
| Access to Transit | Most Access to Transit | 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 | Percent Housing with 2-19 units:5.589744% Citywide:19% | Commit to provide missing housing typologies on-site (2-19 unit formats), affordable to households between 80-120% AMI | |
| | Not Diverse | 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." | | |
| Diversity of | 0 | Ratio: 3.2952 Mix Type: High | Commit to provide units with 3 or more bedrooms on-site, especially for income- | |
| Bedroom Count Per Unit | Not Divorce | Measured by comparing the number of housing units with 0-2 bedrooms to the number of units with 3 or more bedrooms | restricted units | |
| Owners to | 0 | Owned: 25.013928% Rented: 74.986072% | Commit to provide income-restricted units t are ownership or rental depending on | |
| Renters | Not Diverse | Denver Owners: 49.58% Denver Renters: 50.42% | identified need | |
| | _ | Mix Type: Mixed | Commit to alternative options to reduce | |
| Housing Costs | The ratio of (a) housing units affordable to households earni city's median income to (b) housing units affordable to house 120% of the city's median income. | | housing costs, such as participation in a community land trust | |
| Income | 1 | Income Restricted Units: 410 | Commit to provide income-restricted units on- site which will fill in the AMI levels not being | |
| Restricted Units | | Citywide Average Income Restricted Units: 146 per Census Tract | 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 | is greater than the citywide Retail average of of 52.7% | Commit to provide below-market commercial space for small businesses, nonprofits, incubator space, cultural uses or |
| Retail | 69.783198% | Retail Jobs per Acre: 5.334645 | community-serving enterprises |
| Innovation | 270 Jobs | is less than the citywide Innovation average of of 37.3% | Commit to provide on-site jobs of a certain type to help balance mix of jobs in the area |
| | 12.195122% | Innovation Jobs per Acre: 0 | balance mix or jobs in the area |
| Manufacturing | 399 Jobs | is greater than the citywide Manufactoring average of of 10% | Create or contribute to a mentoring program at a local high school |
| · · · · · · · · · · · · · · · · · · · | 18.02168% | Manufacturing Jobs per Acre: 1.377685 | School |
| | | | Fund a secondary education program (grants to online education or technical school for local residents and/or on-site employees) |