



DOWNTOWN DENVER MARKET ANALYSIS

PMT Meeting

February 2025



VISION
ECONOMICS
STRATEGY
FINANCE
IMPLEMENTATION

DOWNTOWN TODAY



DOWNTOWN: BY THE NUMBERS

2.70^[1]

Square Miles

156K

Jobs

34K

Residents

\$4.6B

Taxable Value
(2023)

\$3.2 B

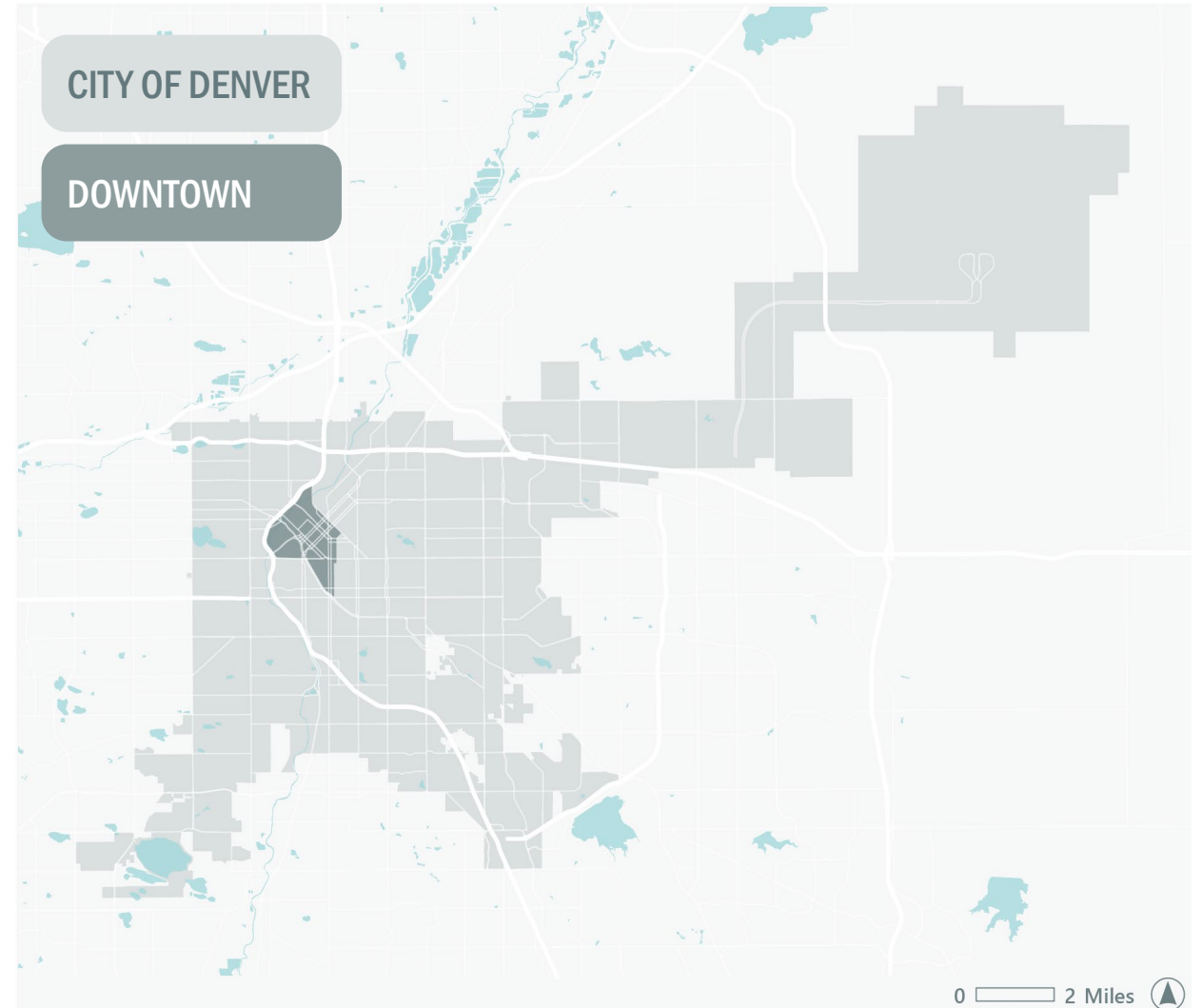
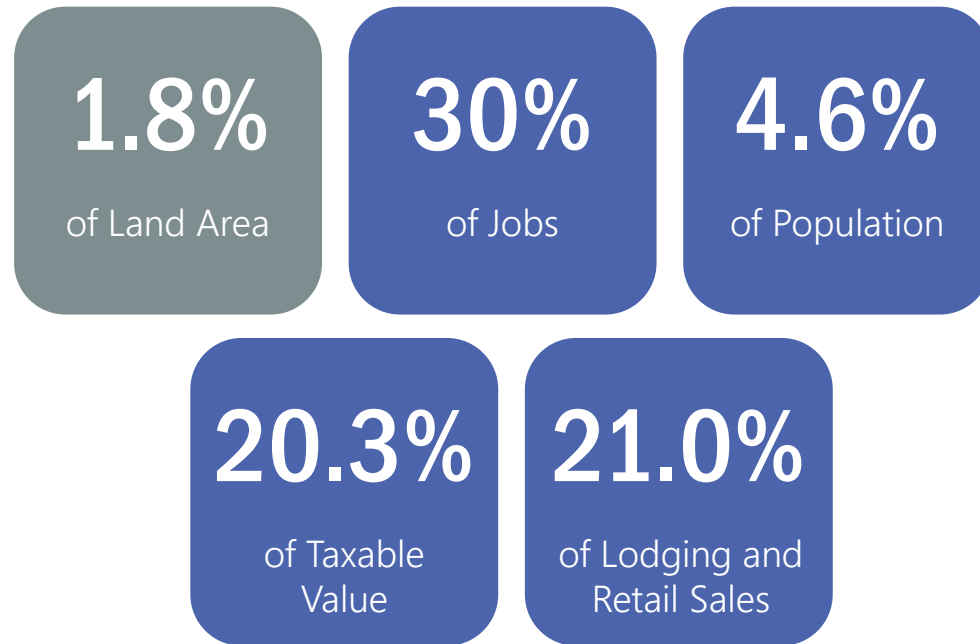
Lodging and Retail Sales (2023)

DENVER DOWNTOWN FRAMEWORK



[1] Includes area between South Platte River and I-25
Source: City of Denver, Esri Business Analyst, LEHD, SB Friedman
SB Friedman Development Advisors, LLC

DOWNTOWN: AN IMPORTANT ECONOMIC ENGINE FOR THE CITY



REAL ESTATE INVENTORY & DEVELOPMENT TRENDS

Downtown real estate is dominated by office, but new development is mostly residential

79M SF

of office, multifamily,
hotel and retail

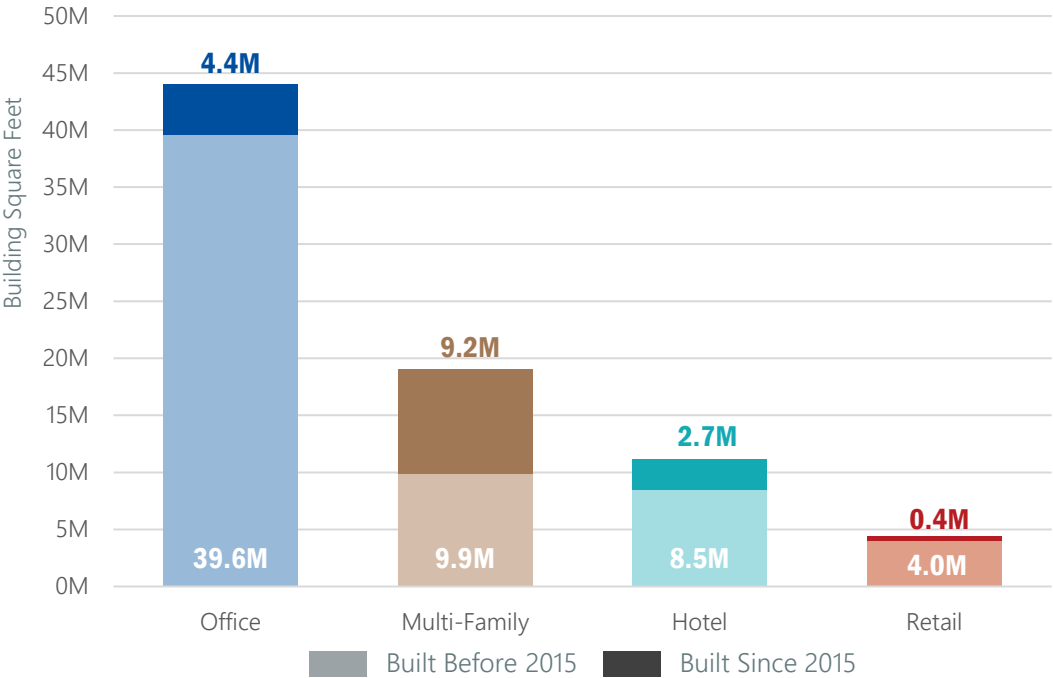
17M SF

of development
since 2015

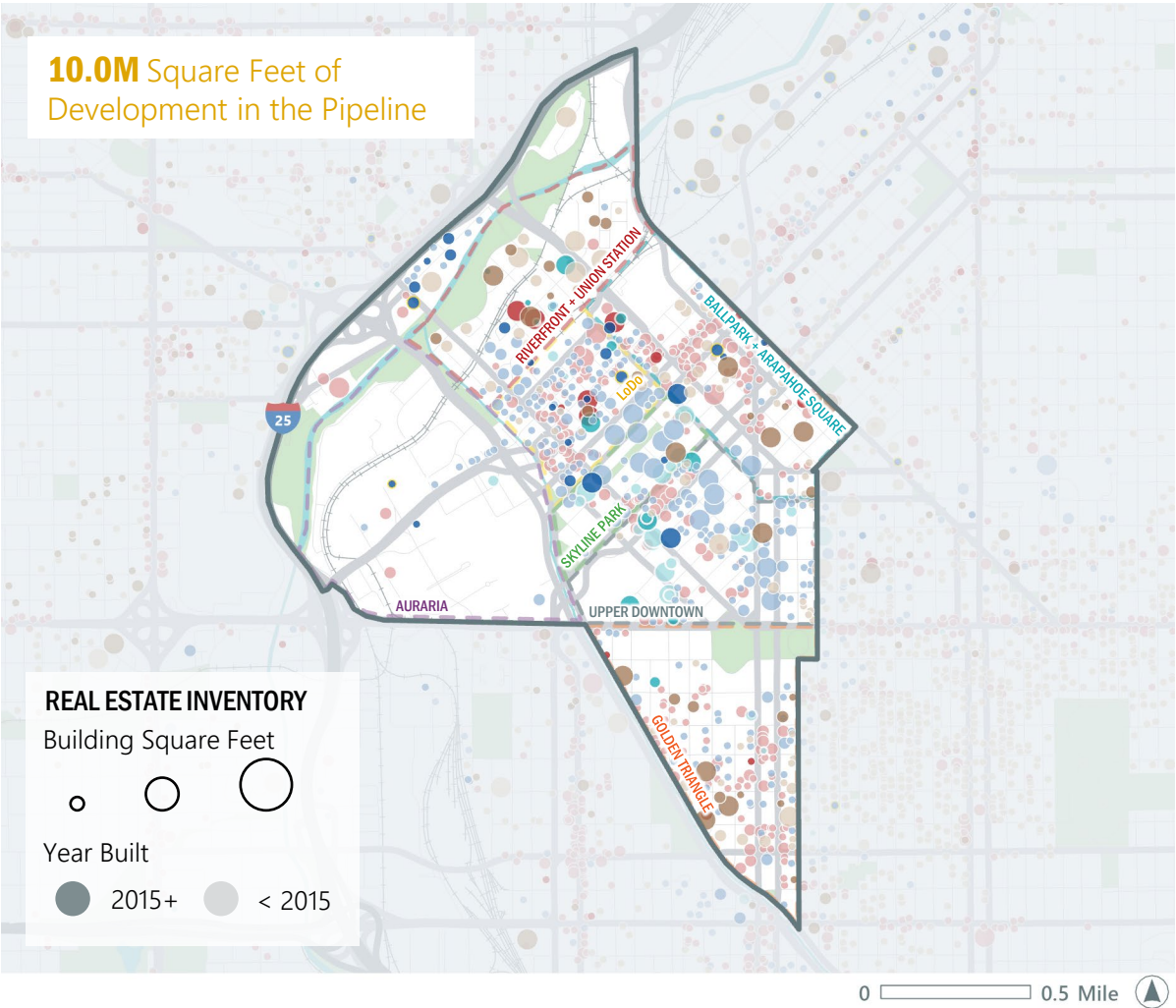
\$6.4B

in real estate
investment since
2015

RECENT REAL ESTATE INVENTORY



Source: CoStar, SB Friedman
SB Friedman Development Advisors, LLC



MARKET CHALLENGE #1

**OFFICE VACANCY IS DRAMATICALLY
INCREASING - THE WORST IN DENVER IN
DECADES, HIGHER THAN OTHER CITIES**

DOWNTOWN EMPLOYMENT

Downtown employment surpassed pre-COVID levels in 2022

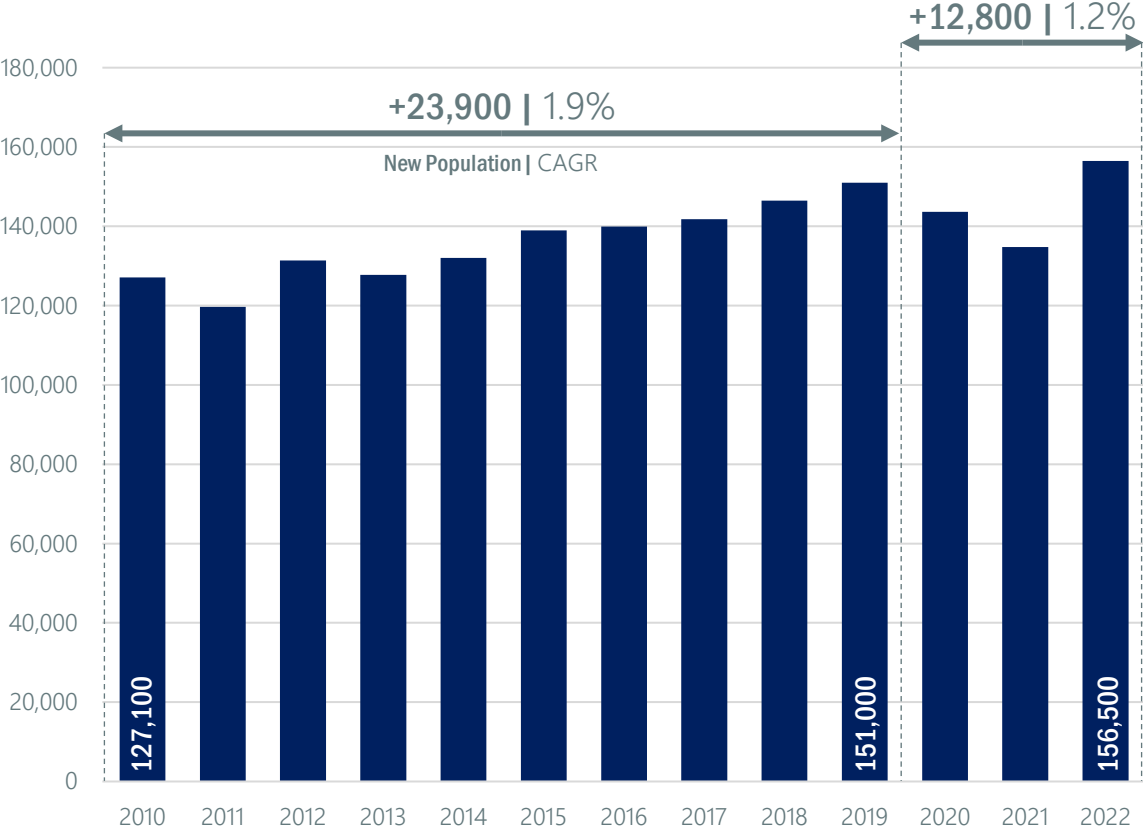
156,500

total jobs in Downtown (2022)

+30%

job increase since 2010

DOWNTOWN EMPLOYMENT CHANGE, 2010-2022



OFFICE EMPLOYEES

Despite growth in typical office jobs, Downtown has experienced negative office absorption since 2020

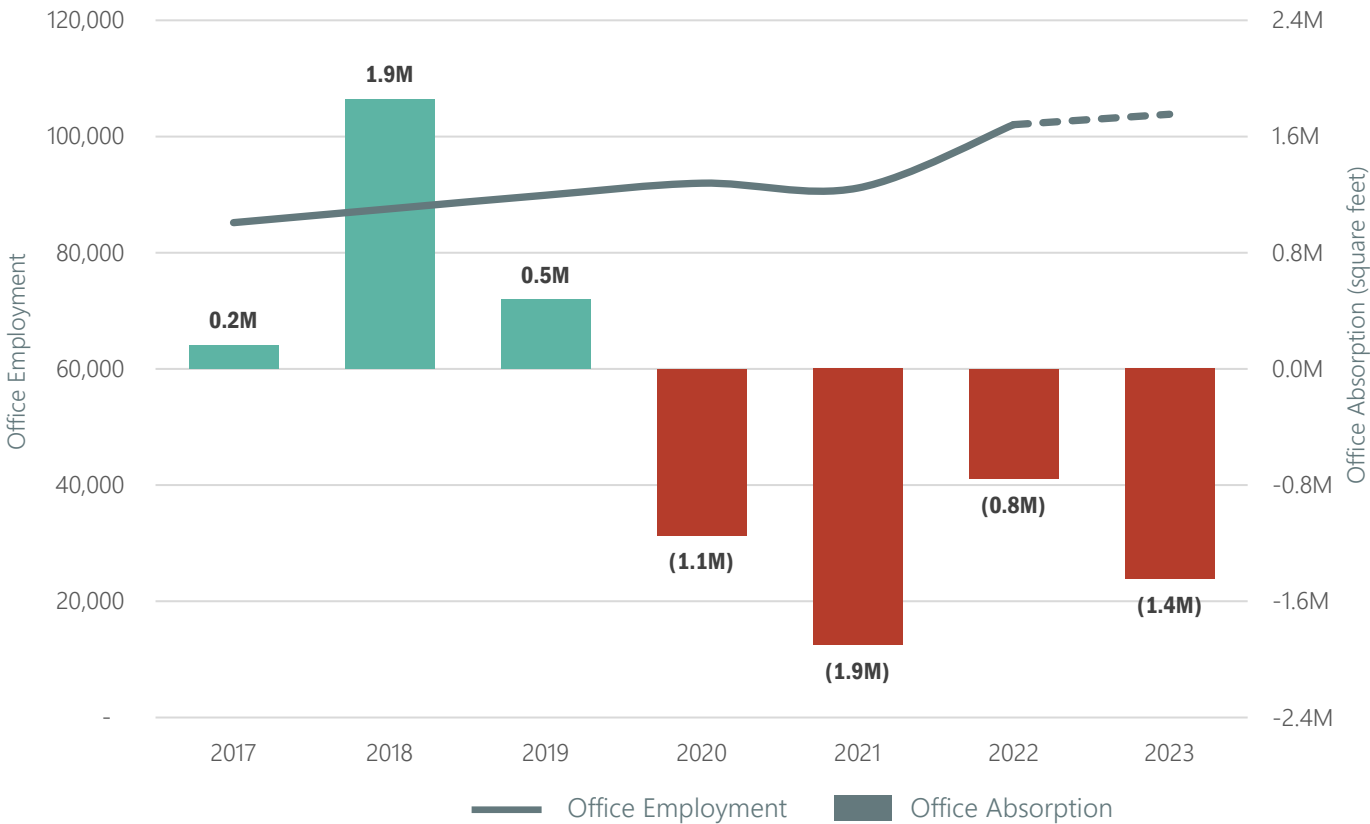
+16,000

new employees since 2017 in jobs that historically occupied office space downtown

-5,200,000 SF

of office space absorptions since 2020

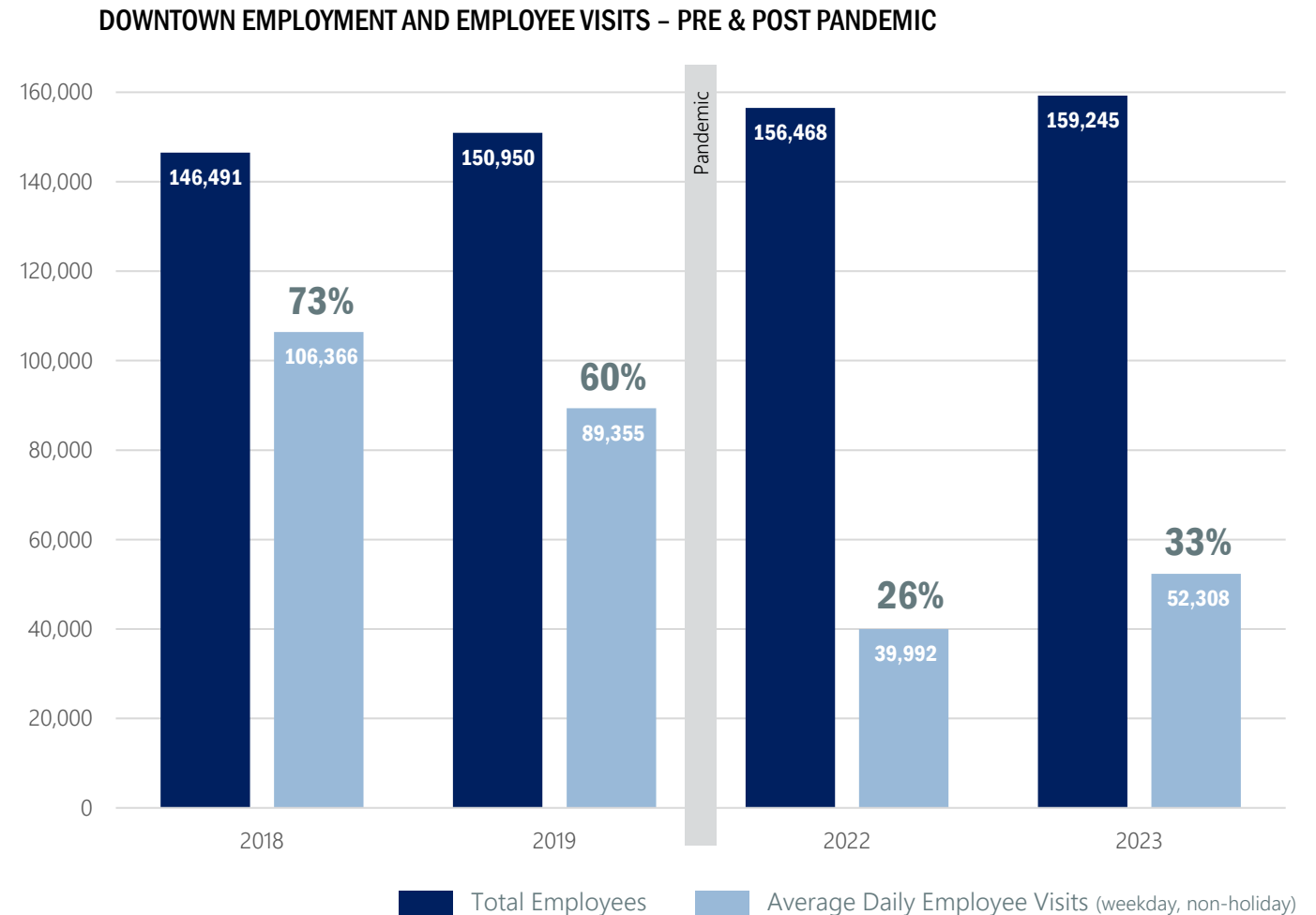
OFFICE EMPLOYMENT AND ABSORPTION, 2017-2023



Source: CoStar, LEHD, SB Friedman
SB Friedman Development Advisors, LLC

IN-PERSON WORKERS A LOW SHARE OF DOWNTOWN JOBS

- Even before pandemic in-person workers were 60%-75% of job estimates (LEHD) in the downtown
- Even though downtown jobs recovered and surpassed pre-pandemic levels, in-person workers are at 33% of downtown job estimates.



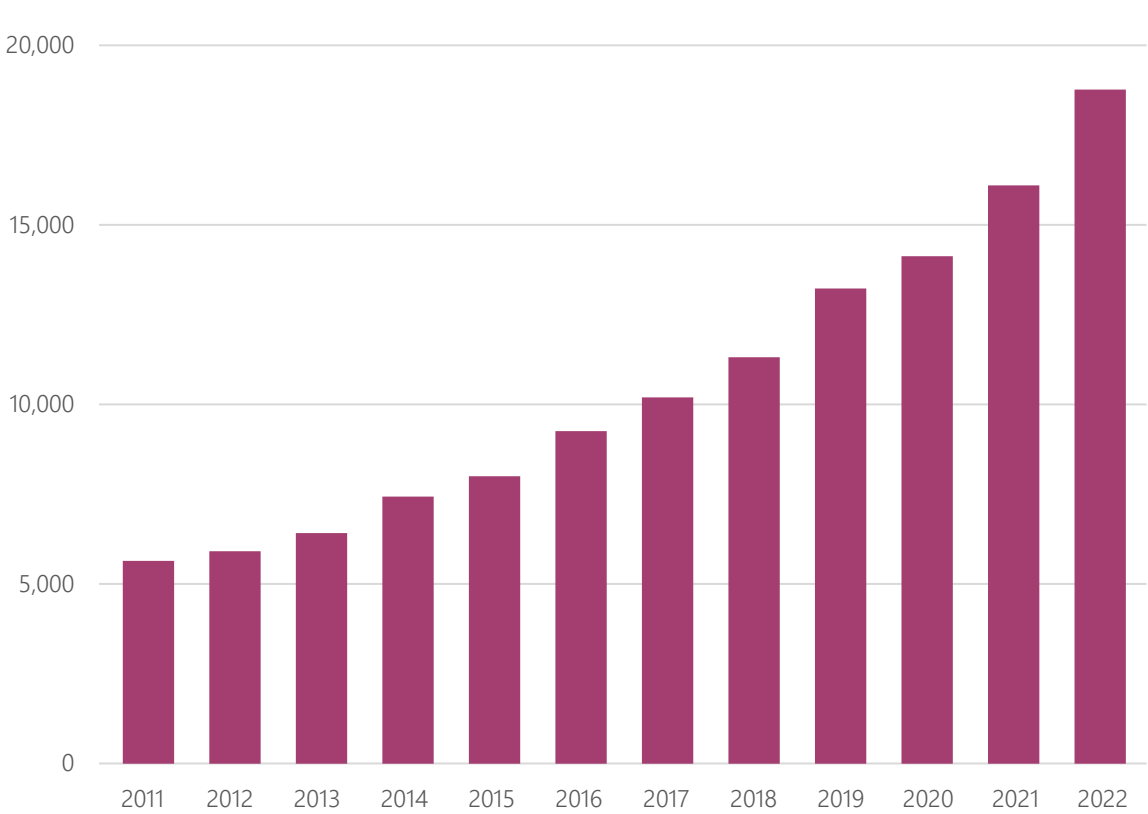
RETURN TO OFFICE (RTO) LOWER IN DENVER DUE JOB MIX

Tech is a high-growth sector in downtown but has lower than average in-office attendance

AVERAGE WEEKLY ATTENDANCE RATE BY SECTOR

	TECH	FINANCIAL SERVICES	OVERALL
Employee Show-up Rate (days)	2.4	2.9	2.8

HIGH TECH EMPLOYMENT GROWTH IN DOWNTOWN DENVER, 2011-2022



Source: Colorado Department of Labor & Employment, CBRE, SB Friedman
SB Friedman Development Advisors, LLC

RISING OFFICE VACANCY

Office vacancy in Downtown continues to rise post-pandemic

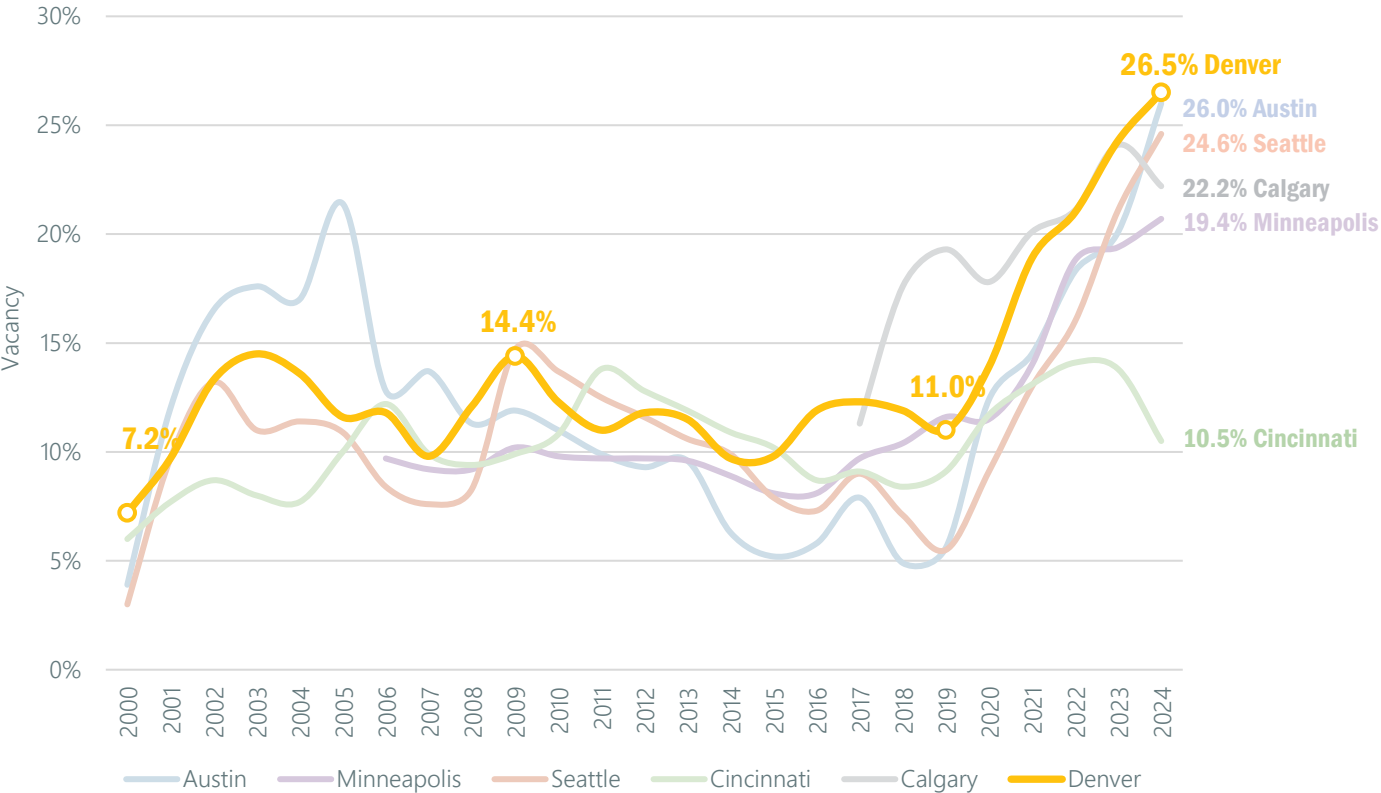
26.5% vacant

is the highest downtown office vacancy in over two decades, exceeding peak vacancy during the Great Recession

+7.0%

higher vacancy than the national office vacancy rate (19.5% in 2024)

DOWNTOWN OFFICE VACANCY, 2014-2024

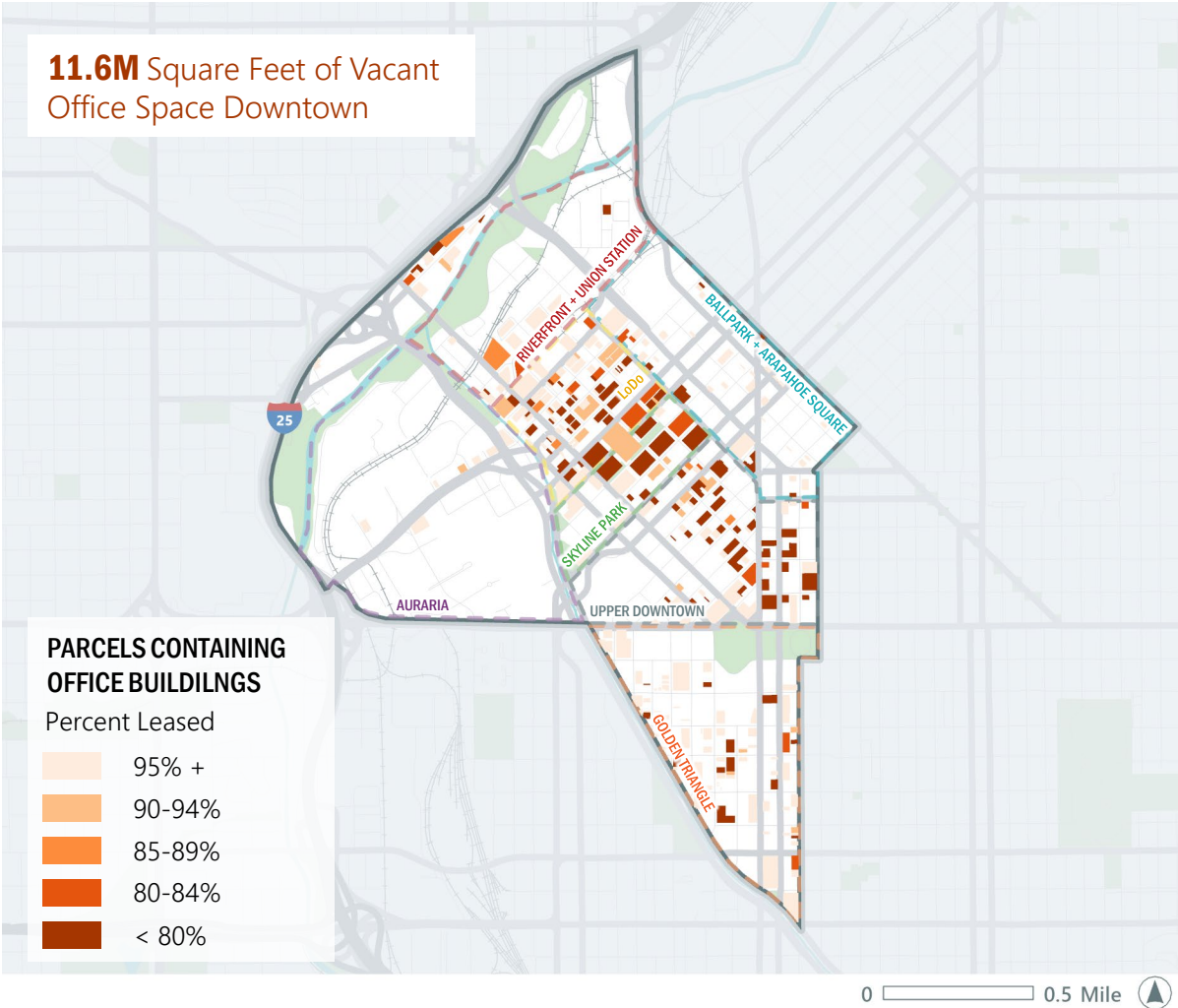
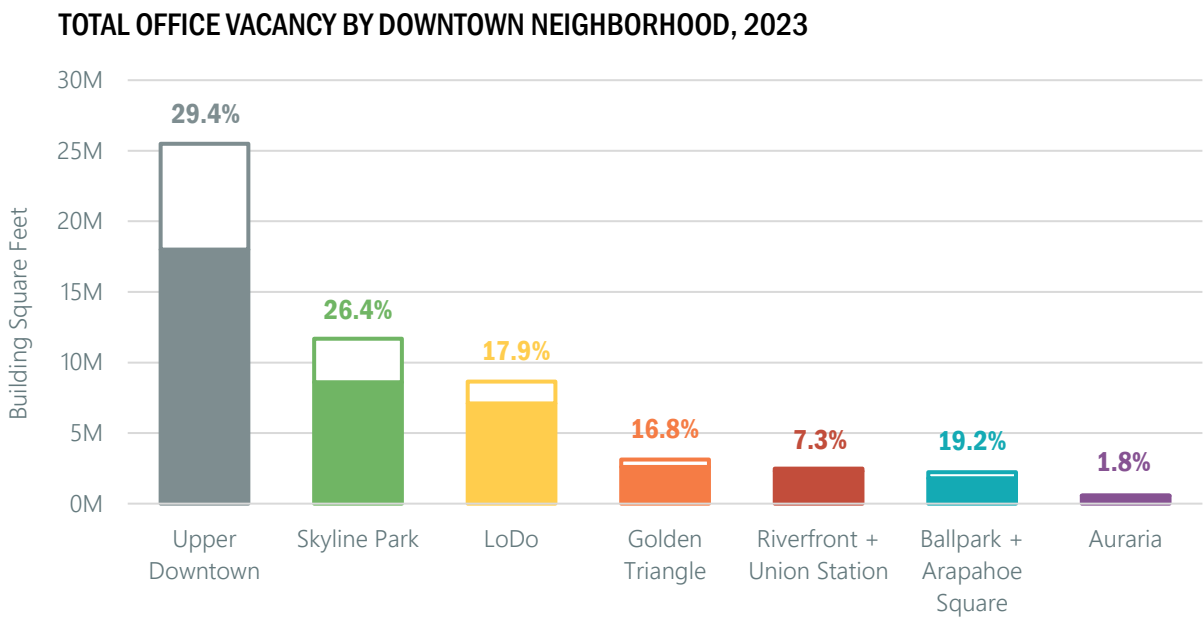


OFFICE VACANCY

Vacant office buildings are concentrated in Upper Downtown and LoDo

104

Office buildings in Downtown are more than 20% vacant



Source: CoStar, City and County of Denver, Downtown Denver Partnership, SB Friedman
SB Friedman Development Advisors, LLC

**REACTIVATE VACANT OFFICE
SPACE IN THE DOWNTOWN**



MARKET CHALLENGE #2

**CRITICAL ELEMENTS ARE MISSING FROM
DOWNTOWN, HINDERING A
NEIGHBORHOOD FEEL**

DOWNTOWN: A GROWING RESIDENTIAL MARKET

Downtown population continues to grow but at a slower rate than previous decade

34,000

2024 Downtown Population

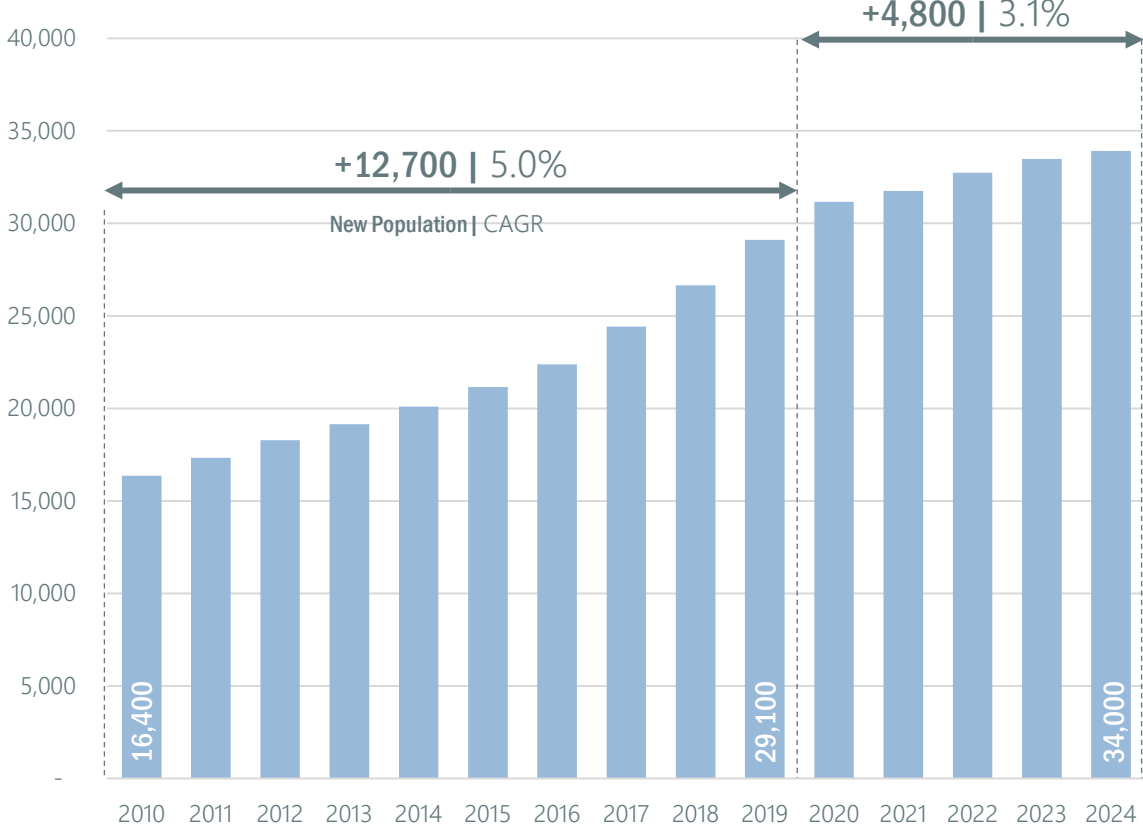
100%

increase in population over last 14 years

2%

drop in annual growth rate since 2020

DOWNTOWN POPULATION CHANGE, 2010-2024



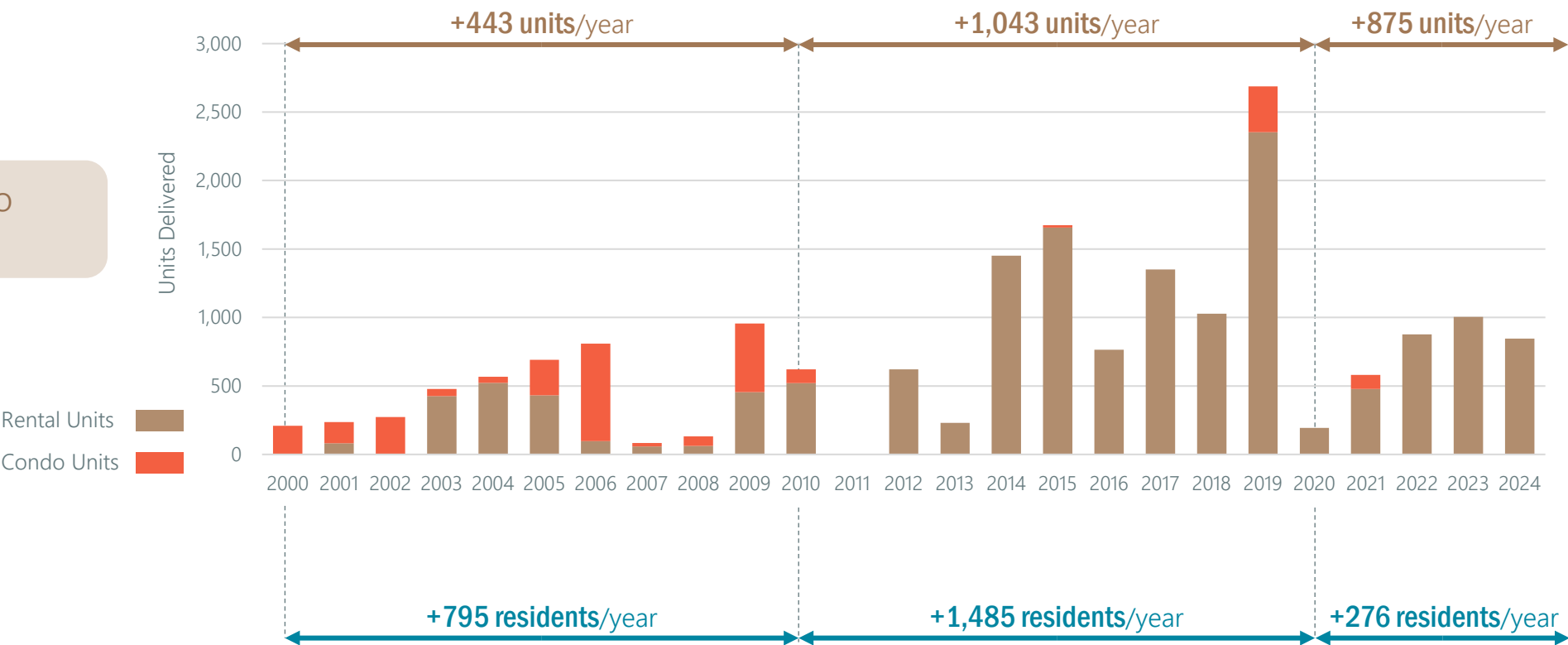
Source: Esri Business Analyst, SB Friedman
SB Friedman Development Advisors, LLC

UNITS DELIVERED ANNUALLY

Downtown residential development attracted fewer new residents post COVID

+18,400

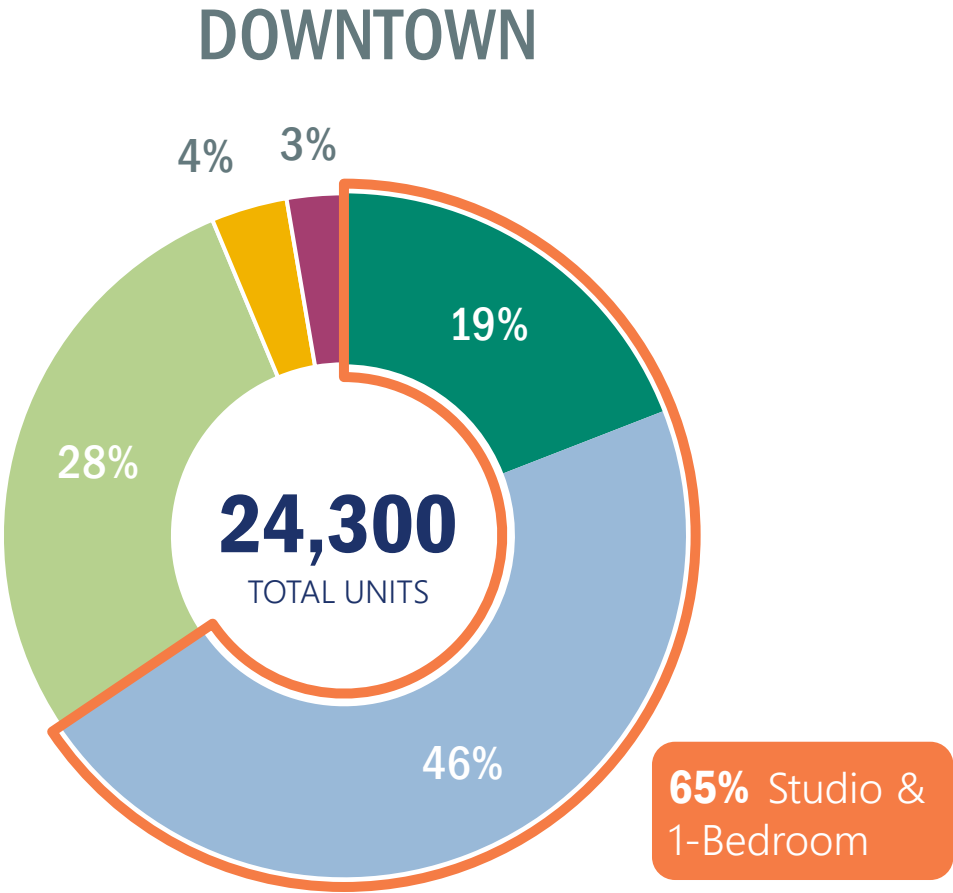
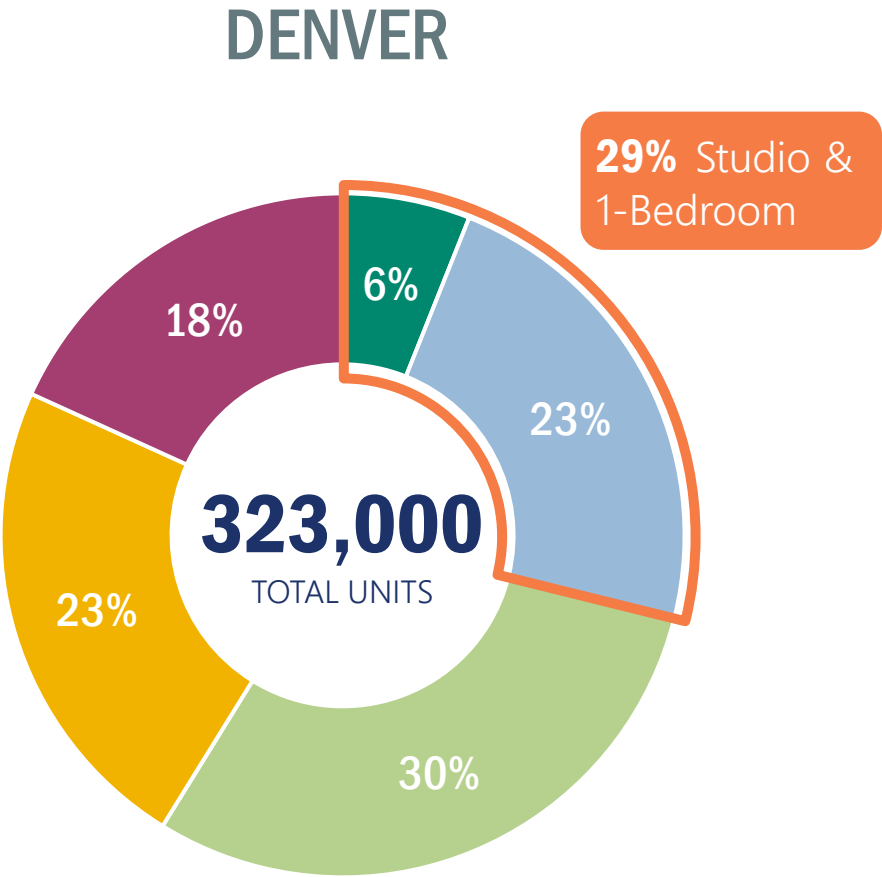
multifamily units added to
Downtown since 2000



DENVER UNIT MIX: CITY VERSUS DOWNTOWN

The unit mix downtown is skewed towards smaller units than the citywide housing stock

- STUDIO
- 1 BEDROOM
- 2 BEDROOMS
- 3 BEDROOMS
- 4+ BEDROOMS



HOW DOWNTOWN DENVER COMPARES TO PEERS

	DENVER	CHICAGO	SAN JOSE	SEATTLE	MINNEAPOLIS	CINCINNATI
City Population	740,900	2,672,300	994,400	770,300	432,800	313,800
Downtown Population	33,900	197,000	69,500	100,400	45,200	11,400
Population Share ^[1]	4.6%	7.4%	7.0%	13.0%	10.4%	3.6%

[1] Population share is the ratio of downtown population to city population
Source: Esri (2024), SB Friedman

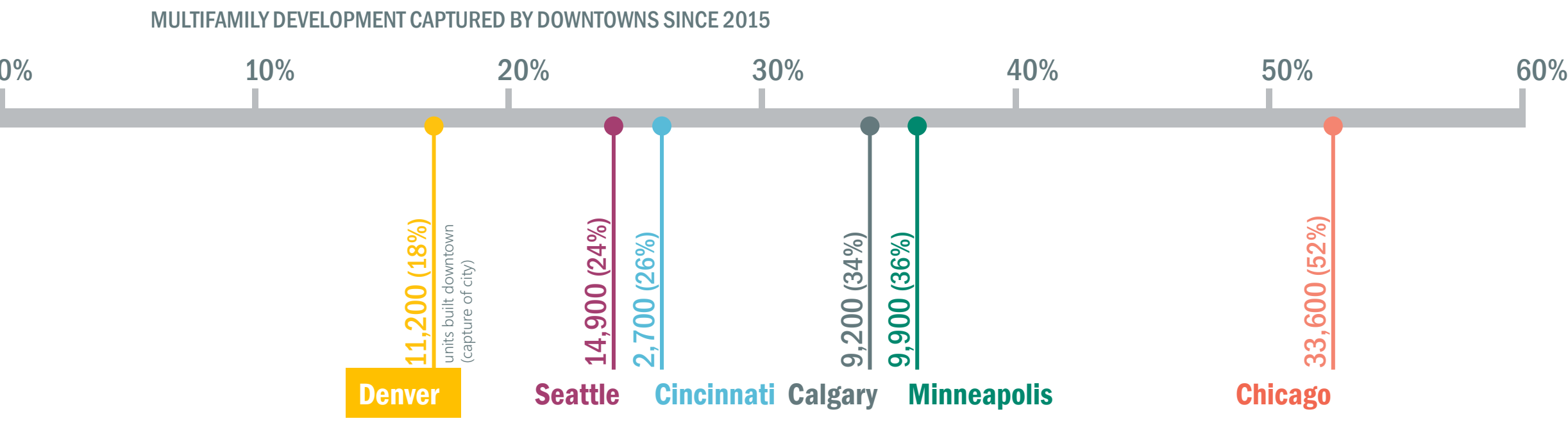
HOW DOWNTOWN DENVER COMPARES TO PEERS

	DENVER	CHICAGO	SAN JOSE	SEATTLE	MINNEAPOLIS	CINCINNATI
City Population	740,900	2,672,300	994,400	770,300	432,800	313,800
Downtown Population	33,900	197,000	69,500	100,400	45,200	11,400
Population Share ^[1]	4.6%	7.4%	7.0%	13.0%	10.4%	3.6%
Population Density (people per acre)	12,600	27,000	11,400	21,400	11,900	8,800
Average Household Size	1.60	1.64	2.58	1.56	1.65	1.70

[1] Population share is the ratio of downtown population to city population
Source: Esri (2024), SB Friedman

DOWNTOWN MULTIFAMILY (MF) DEVELOPMENT CAPTURE

Downtown Denver delivers more MF units but captures less of new citywide development than peers



Capture: % of citywide development within the downtown boundary

DOWNTOWN IS NOT AFFORDABLE TO MANY

Denverites face challenges finding affordable housing options downtown

MARKET-RATE RENTS AND HOUSEHOLD INCOME NEEDED TO AFFORD TO RENT

	STUDIO	1-BED	2-BED	3-BED
Average rent citywide	\$1,423	\$1,627	\$2,139	\$2,455
Average rent downtown	\$1,395	\$1,915	\$2,752	\$3,826
Household income needed to afford downtown apartments	\$55,790	\$76,582	\$110,060	\$153,045
% of Denverites that can't afford downtown apartments	27%	41%	54%	72%

41%

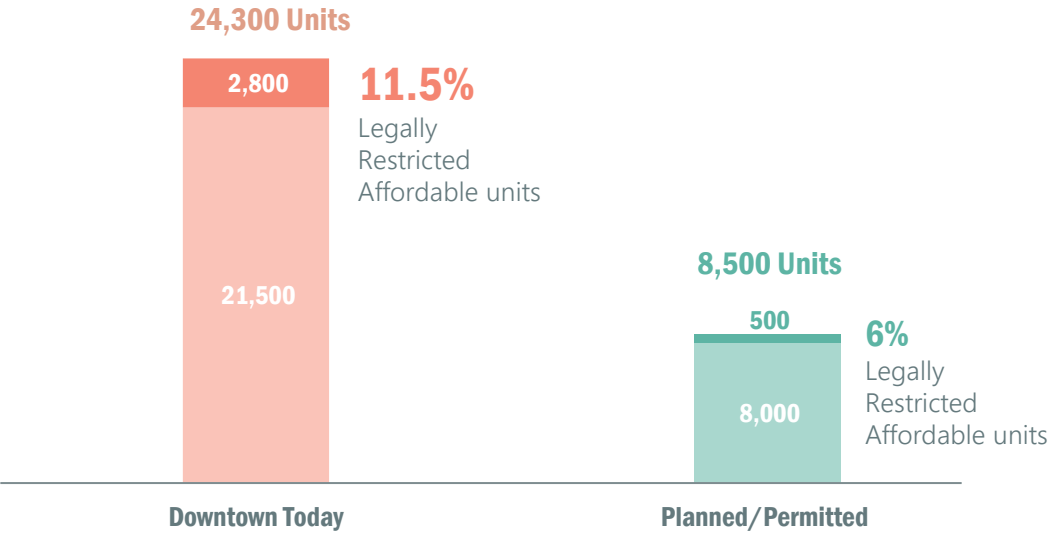
of citywide households **cannot afford** a 1-bedroom or larger apartment in Downtown

21%

of downtown households **are owners, compared to 49% citywide**

AFFORDABILITY IN THE DOWNTOWN

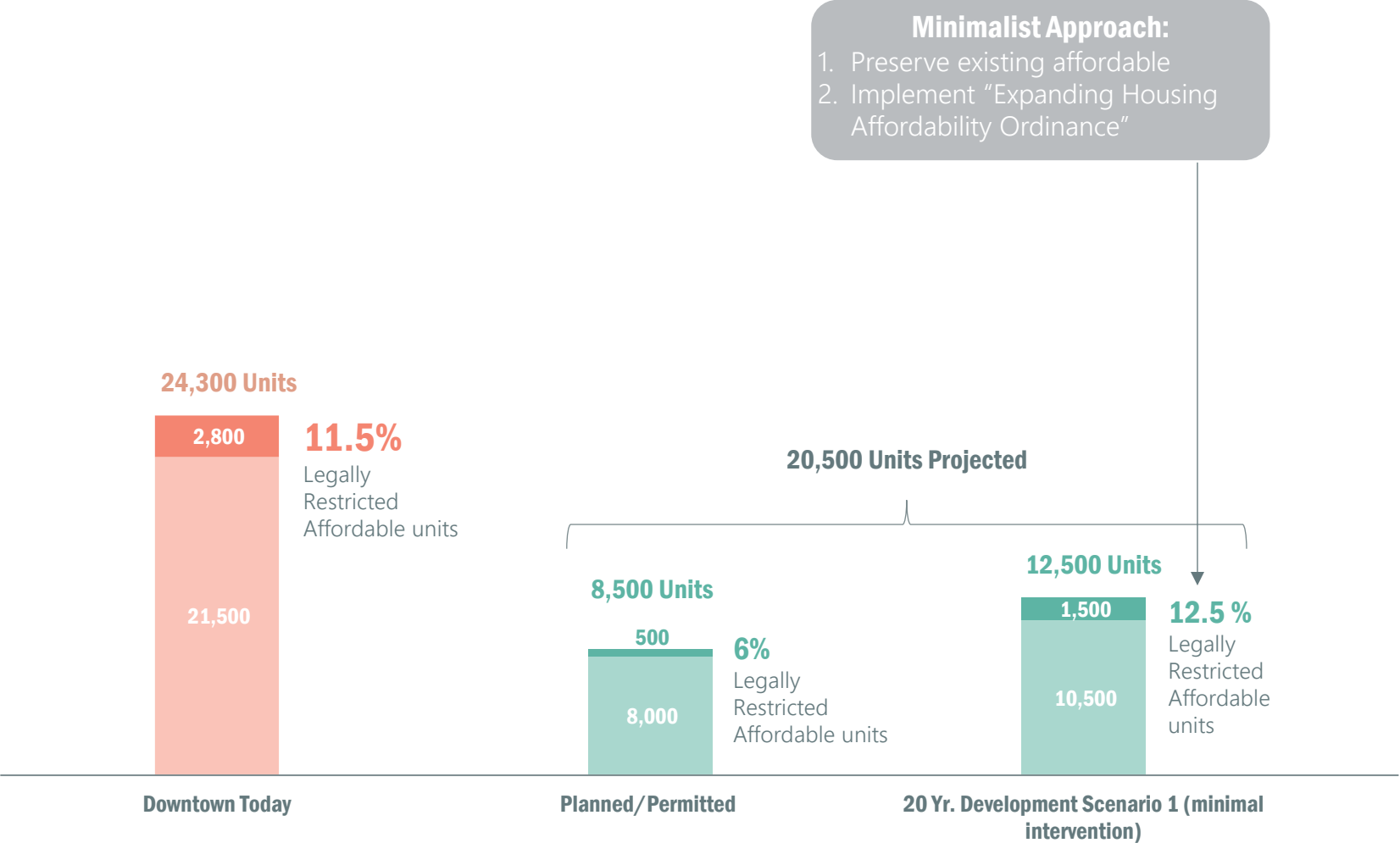
A minimalist approach would not expand affordability



Source: CoStar, City of Denver Affordable Housing Map, US Census Bureau 2022/2023 ACS 5-Yr estimates, SB Friedman, Root Policy Research
SB Friedman Development Advisors, LLC

AFFORDABILITY IN THE DOWNTOWN

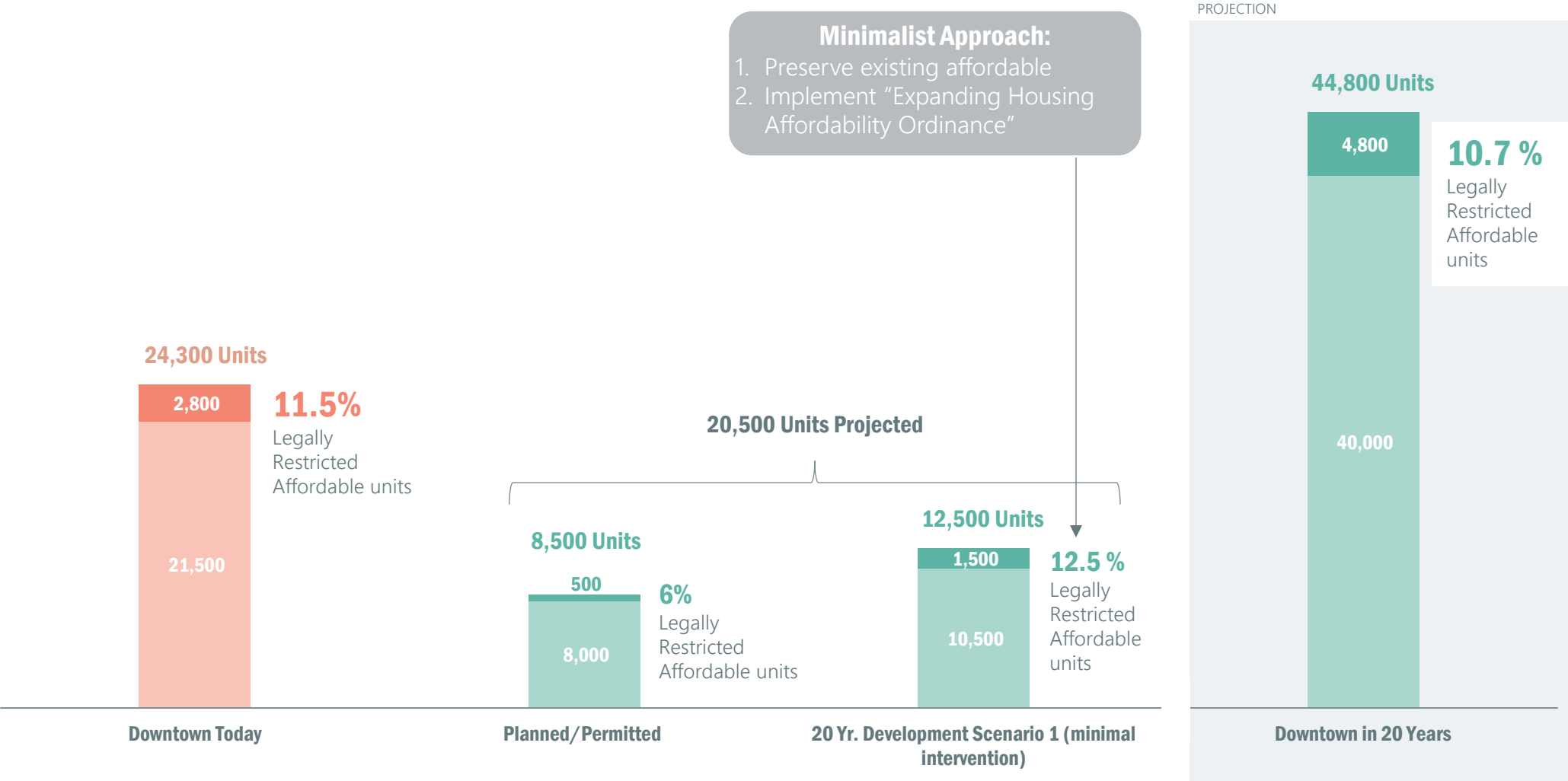
A minimalist approach would not expand affordability



Source: CoStar, City of Denver Affordable Housing Map, US Census Bureau 2022/2023 ACS 5-Yr estimates, SB Friedman, Root Policy Research
SB Friedman Development Advisors, LLC

AFFORDABILITY IN THE DOWNTOWN

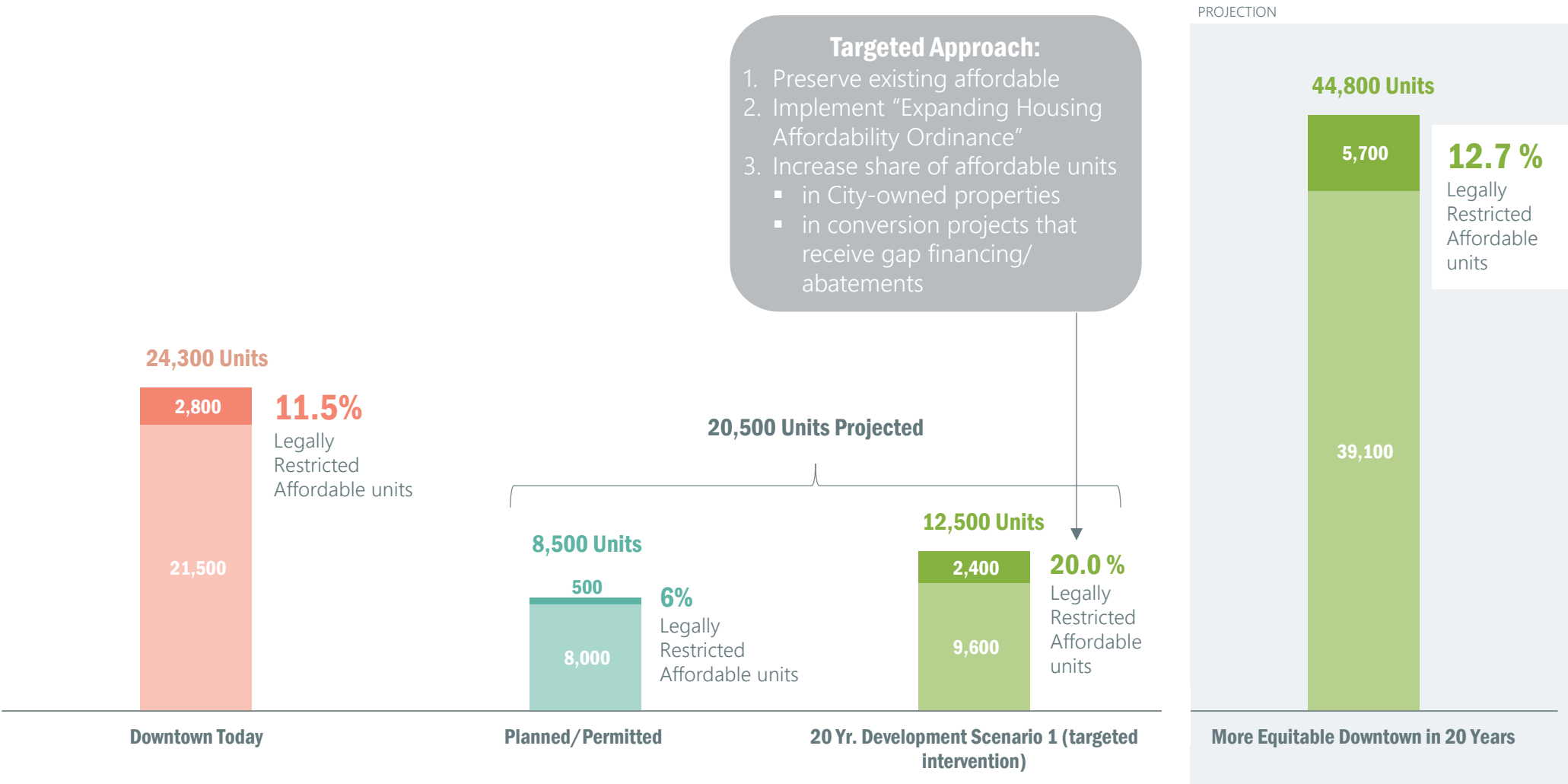
A minimalist approach would not expand affordability



Source: CoStar, City of Denver Affordable Housing Map, US Census Bureau 2022/2023 ACS 5-Yr estimates, SB Friedman, Root Policy Research
SB Friedman Development Advisors, LLC

AFFORDABILITY IN THE DOWNTOWN

A more targeted approach can expand affordability



Source: CoStar, City of Denver Affordable Housing Map, US Census Bureau 2022/2023 ACS 5-Yr estimates, SB Friedman, Root Policy Research
SB Friedman Development Advisors, LLC

ESSENTIAL NEIGHBORHOOD INGREDIENTS

- In order to attract a diversity of resident ages, incomes, and backgrounds, it is critical to provide essential daily life amenities that cater to all.
- These amenities ensure a high-quality of life for residents, making living Downtown as easy as living in other neighborhoods.



WHAT IS THE NEEDED INTERVENTION?

ENCOURAGE A DIVERSITY OF HOUSING AFFORDABILITY AND PHYSICAL FORM



WHAT IS THE NEEDED INTERVENTION?

CREATE AN ENVIRONMENT THAT IS ATTRACTIVE TO RESIDENTIAL INVESTMENT



MARKET CHALLENGE #3

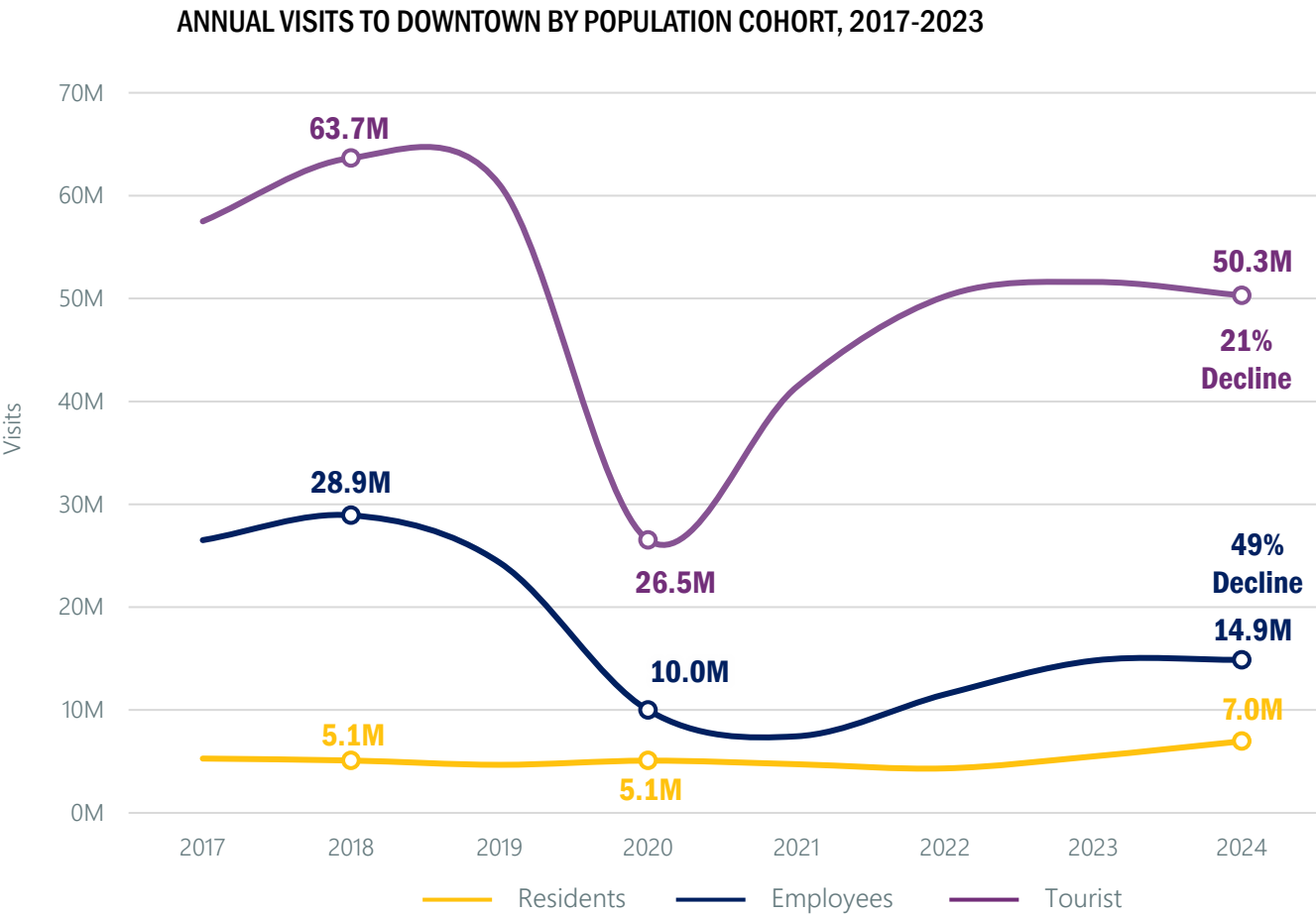
**DECLINES IN FOOT TRAFFIC CREATE
BOTH PERCEIVED AND REAL
CHALLENGES FOR DOWNTOWN**

VISITATION PATTERNS

Lack of office workers downtown contributes significantly reduces activity

25.5M (-26.1%)

fewer annual visits to downtown since 2018



ANNUAL RETAIL, FOOD AND BEVERAGE SALES

Sales downtown have stagnated post-COVID

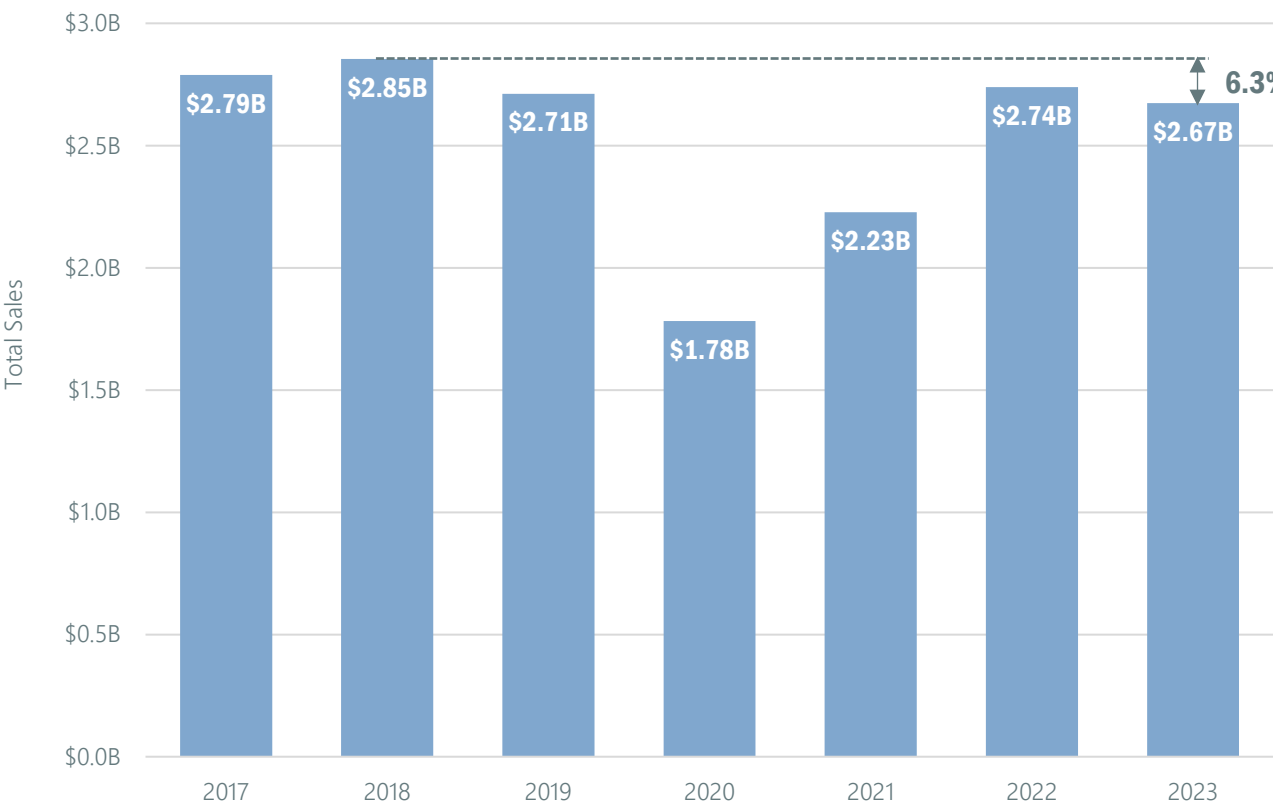
6.3%

reduction in general merchandise, medical marijuana and food & beverage sales since their peak in 2018

16%

Storefront vacancy in downtown in 2024

ANNUAL RETAIL AND F&B SALES AT DOWNTOWN BUSINESSES (2023\$), 2017-2023



SPENDING BY POPULATION COHORT

Spending by employees working downtown is only 15% of total retail sales in 2023

AVG DAILY POPULATION COHORTS

106,700

Employees

26,700

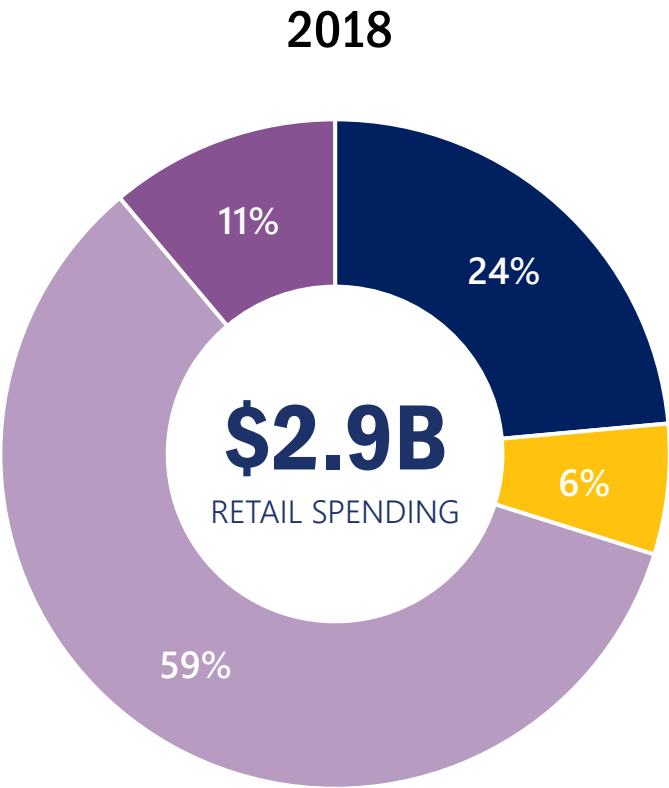
Residents

162,600

Daytime Visitors

11,800

Overnight Visitors



AVG DAILY POPULATION COHORTS

52,300

Employees

33,500

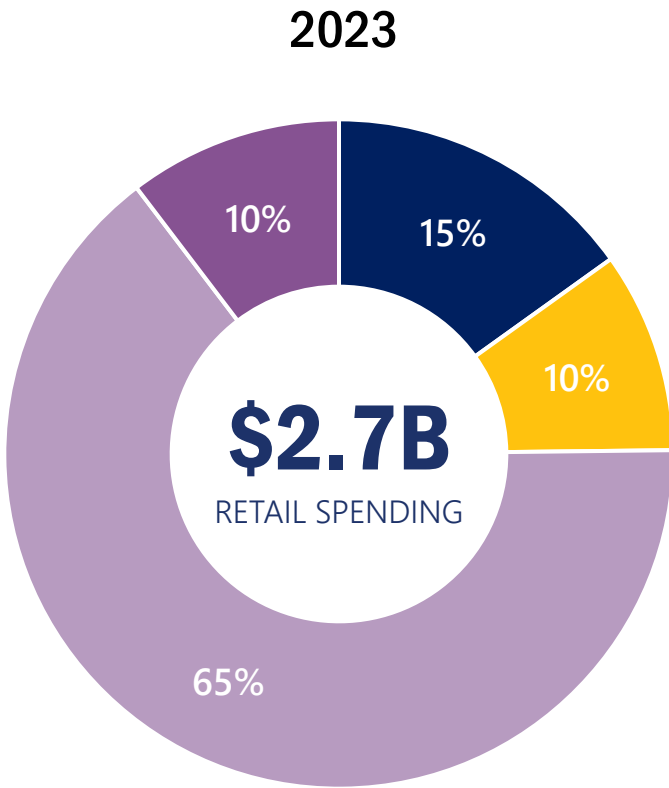
Residents

132,400

Daytime Visitors

9,000

Overnight Visitors



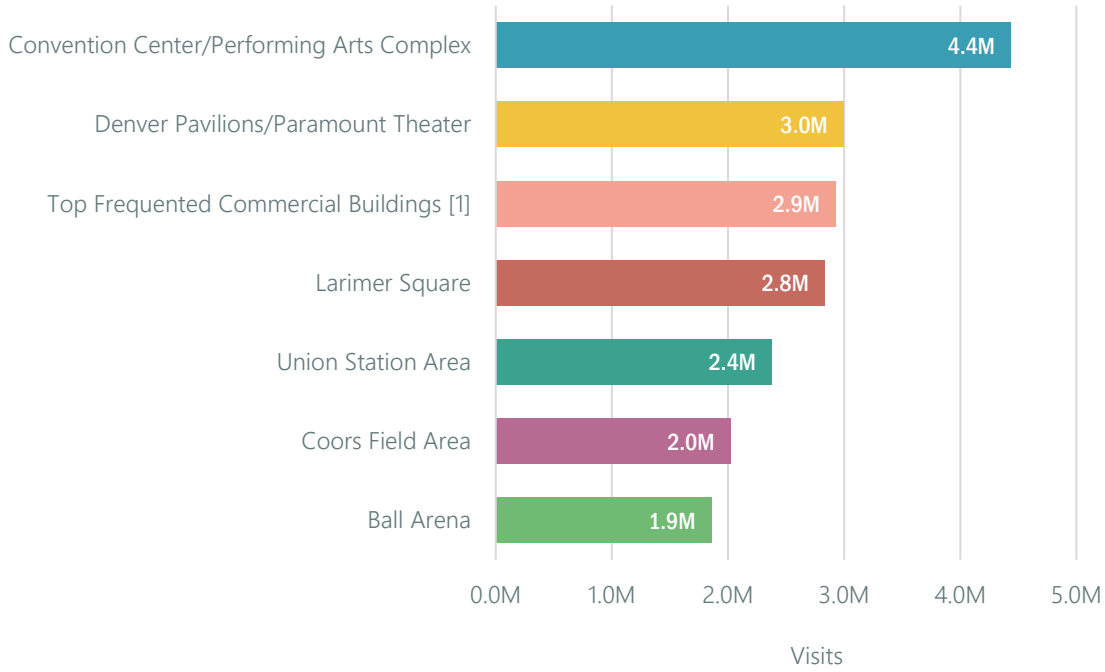
RETAIL CENTERS IN DOWNTOWN

Downtown visits are still driven by cultural attractions and legacy employment centers

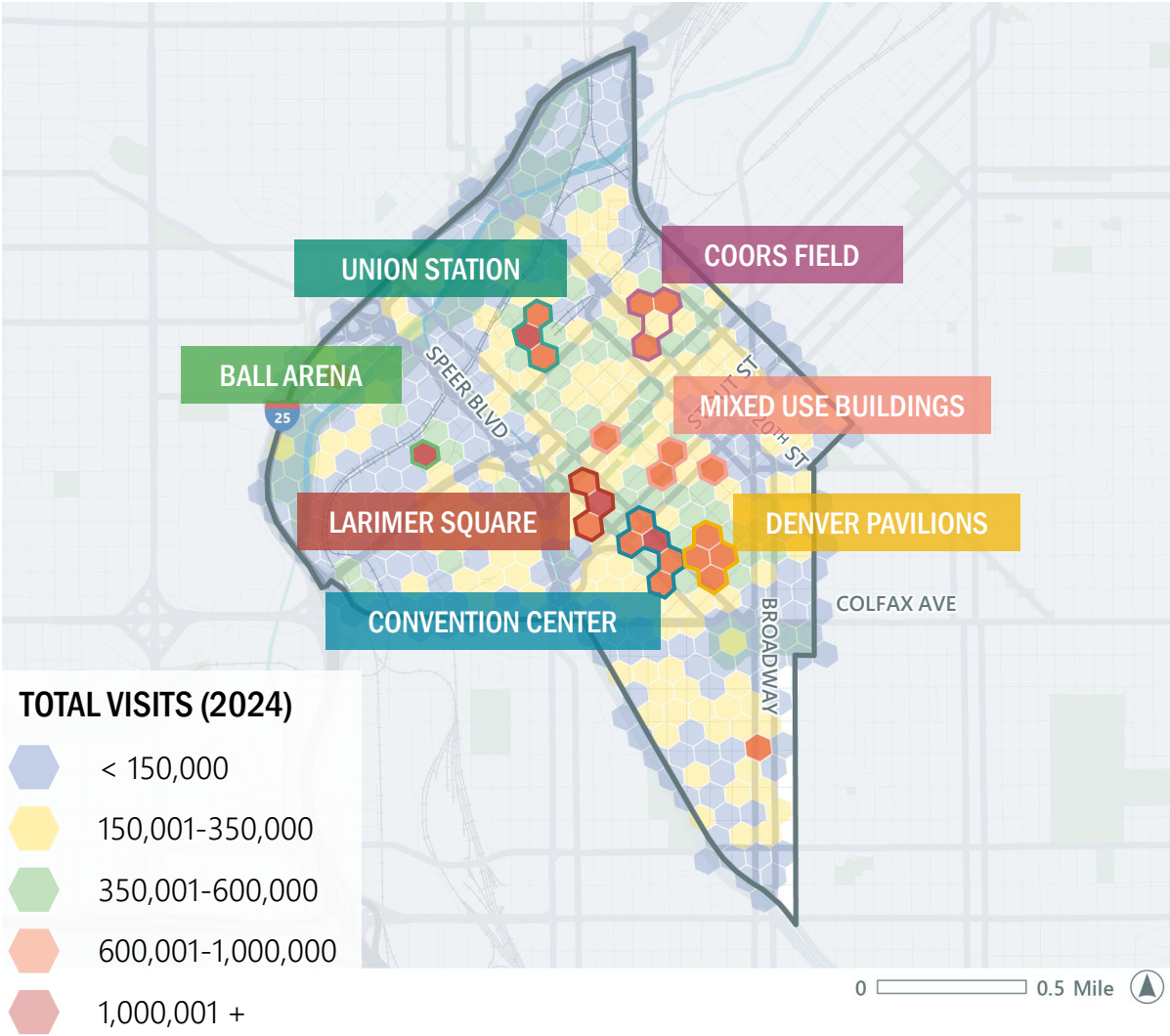
27%

of the annual visits to Downtown are driven by 7 top destinations

TOTAL VISITS TO DOWNTOWN DESTINATIONS, 2024



[1] Combination of large mixed-use commercial buildings including 1801 California, Tabor Center, and Denver Place
Source: Placer.ai, SB Friedman



TOP RESIDENT SHOPPING DESTINATIONS

Downtown residents are leaving their neighborhoods to spend on retail goods

50%

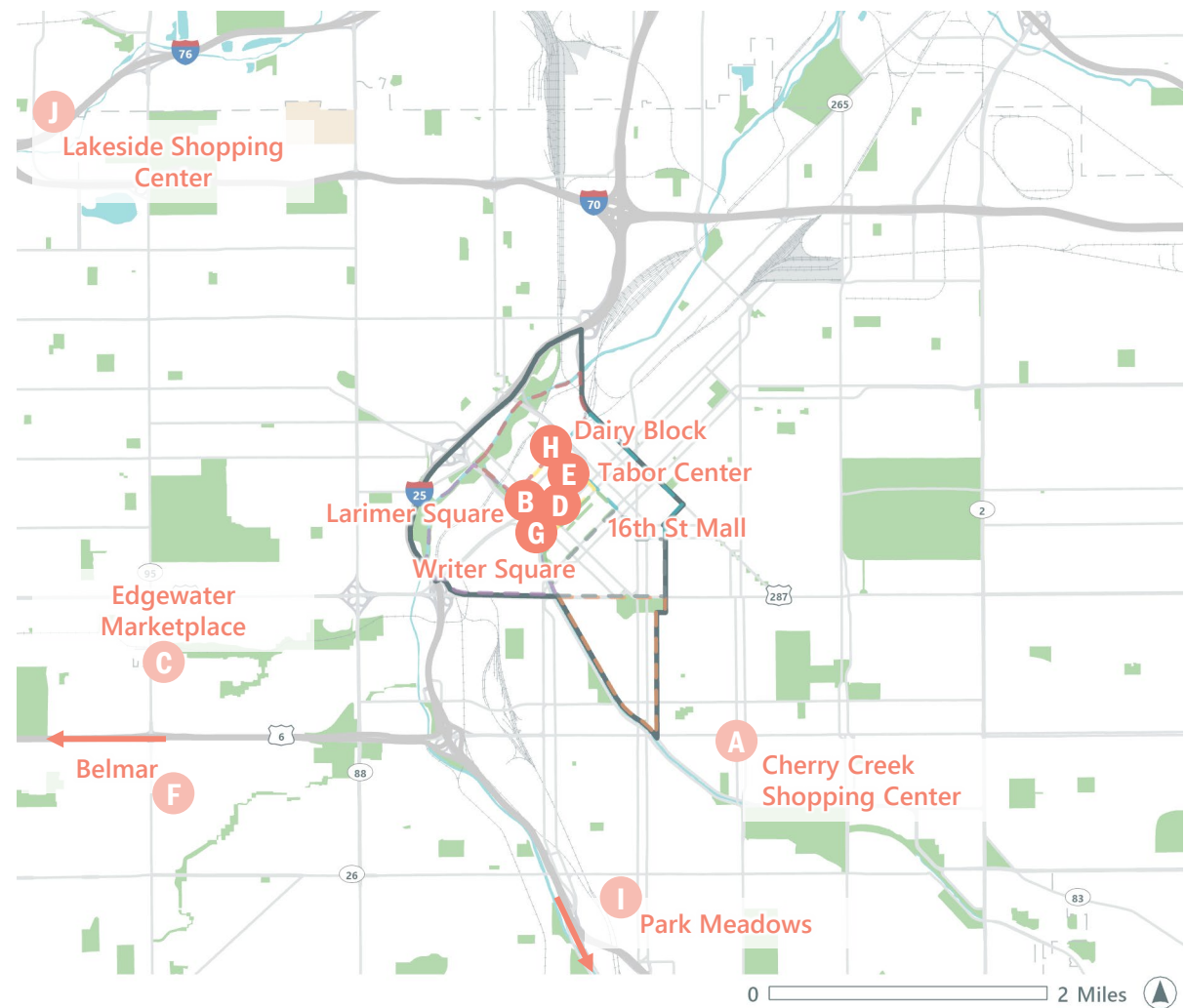
of most visited retail destinations by downtown residents are outside of downtown

TOP 10 RETAIL DESTINATIONS OF DOWNTOWN RESIDENTS, 2024

Letter	Name	Visits From Downtown Residents
A	Cherry Creek Shopping Center	10,900
B	Larimer Square	10,600
C	Edgewater Marketplace	7,100
D	16 th St. Mall	6,700
E	Tabor Center	6,600
F	Belmar	6,400
G	Writer Square	5,700
H	Dairy Block	5,500
I	Park Meadows	5,300
J	Lakeside Shopping Center	5,200

Source: Placer.ai, SB Friedman

SB Friedman Development Advisors, LLC



WHAT IS THE NEEDED INTERVENTION?

INCREASE VIBRANCY AND SENSE OF PLACE DOWNTOWN





Equitable Engagement Report

Downtown Denver Area Plan

June 2025

ABOUT RADIAN

Radian is a Denver-based architecture and urban design nonprofit that advances social equity within the built environment. Radian envisions a world where residents, who have been historically excluded from design and planning, have the agency, power, and resources they need to shape their own communities and neighborhoods. To achieve this vision, we center residents' expertise and lived experiences through community partnerships and design processes that are inclusive, collaborative, and responsive. We use design and technical assistance to elevate and respond to the voice of under-served and under-represented communities by co-creating spaces, places, and policies that better reflect and lift the most marginalized in Denver.

Radian joined the Downtown Denver Area Plan project team to provide equitable engagement strategies and facilitation services. This summary synthesizes feedback from the equitable engagement process conducted between September 2024 and May 2025 in partnership with Sasaki, CPD, and DDP. Radian's engagement strategies focused on the interconnected themes of equity, community ownership, and co-design of spaces, places, and stories. Across 1:1 interviews, focus groups, and targeted event pop-ups, there was a strong call for a Downtown that is not only vibrant and economically thriving but also authentically inclusive, reflective of Denver's diverse communities, and developed *with* its residents, rather than *for* them.

METHODOLOGY + TIMELINE

In collaboration with Sasaki, the Radian team developed the following tiered framework to engage with a diverse group of residents, youth, culture bearers, grassroots organizers, and more throughout the engagement process.

Tier 1: Broader community engagement at existing neighborhood and cultural events targeting the general public who attended these events. Incentives and/or compensation were not provided.

Tier 2: Targeted focus group conversations for residents who represent specific demographics and have lived experience regarding specific themes and topics. Incentives and/or compensation were provided.

Tier 3: Detailed, one-on-one interviews with specific residents who shared a wealth of lived experience and expertise on Downtown Denver and its vibrant, cultural history. Incentives and/or compensation were provided.

In addition to this tiered system, Radian utilized the [Spectrum of Community Engagement to Ownership](#) as a guiding framework, a recommended tool for the project team to continue applying throughout the implementation process.

Engagement Window 1: Discovery + Alignment

September-October 2024

- **Tier 1:** National Youth Equity Transportation Conference (youth, bipoc)
- **Tier 1:** Dia de los Muertos (bipoc, queer, families)

Engagement Window 2: Big Ideas and Concept Direction

November 2024-February 2025

- **Tier 2:** Cultural Inclusion Leaders
- **Tier 3:** 1:1 Interviews (Youth Empowerment Broadcasting Organization, Colorado Asian Pacific United, LaMone Noles, Jessica Dominguez, Val Ponce Najera)

Engagement Window 3: Implementation Strategy

- **Tier 2:** Grassroots Housing Organizers
- **Tier 2:** Storytelling Focus Group (culture bearers, displaced communities)

CORE THEMES

The overarching feedback gathered throughout the engagement process was the desire for a Downtown that actively addresses historical injustices, systemic inequities, and current challenges, transforming into a truly equitable and welcoming neighborhood. This manifested in the following key themes:

Housing as a Fundamental Right and Tool for Equity

There is an urgent need for diverse and affordable housing options. This includes exploring innovative models like cooperative housing, utilizing vacant apartments through master leasing, addressing the needs of unhoused populations with dignity and comprehensive services, and explicitly halting the use of hostile architecture. Engagement included recommendations for fair taxation (e.g., property tax abatements benefiting tenants) and closing loopholes that bypass affordable housing requirements, coupled with a critique of Area Median Income (AMI) as a sole determinant of affordability.

Authentic Cultural Reclamation and Inclusive Storytelling

There was a significant emphasis on reclaiming historical spaces and ensuring community-led storytelling, particularly in areas like Chinatown, Sakura Square, Auraria campus, and connecting the history of Five Points to Downtown. It is imperative to support these efforts through direct funding to community organizations to actualize their own visions, integrate their designs into new plans, and create spaces that honor erased histories through diverse mediums, including

oral traditions, murals, and programming. As an example, the feedback from the Día de los Muertos engagement underscored the desire for community-led cultural celebrations and programming that are authentic, accessible, and not overly commercialized, with a focus on education and genuine cultural exchange. The goal is to move beyond superficial representation to genuine cultural integration and belonging, where all communities feel seen and welcome, anchored in tangible resources from the City of Denver.

Community-Led Vision and Funding

Stakeholders demand that the city actively support and fund community organizations to implement their own visions for Downtown. The primary need identified is direct funding for implementation, compensation for community groups' time and input, and support with permitting processes. This reflects a recognition that past engagement has often been uncompensated and that genuine co-design requires investment in community capacity.

Comprehensive Accessibility and Enhanced Safety

Creating a Downtown that is safe, comfortable, and accessible for everyone is critical. This includes addressing the perception and reality of unsafety (especially for unhoused individuals), improving public transit safety and reliability, and making Downtown less overwhelming, particularly for neurodivergent individuals. Specific concerns include high parking costs, unsafe bike/pedestrian infrastructure (including scooter management), and the lack of accessible public restrooms and drinking fountains.

Sustainable Economic Opportunity and Diverse Business Support

There's a strong desire to diversify Downtown's economic landscape beyond just restaurants and bars. This involves providing training and incubator programs for independent/small businesses, fostering entrepreneurship, and preventing constant business turnover. The need for basic amenities like grocery stores, corner stores, and bookstores was emphasized repeatedly.

Dynamic and Diverse Programming & Public Spaces

Beyond formal cultural events, there's a clear need for accessible, free, and diverse programming, including arts, music, and community gatherings. This includes the need for more public spaces and parks that can accommodate such activities and foster a sense of play and community gathering.

Accountability and Authentic Engagement

Concerns were raised about how "cultural competency, equity, and diversity" are defined and implemented in planning processes, and by whom. Participants stressed the need for genuine representation across a spectrum of communities, including different class disparities, and to

work with culture bearers to co-author the future of Downtown. There is a clear call for accountability through the plan's implementation, requesting the Mayor's office, City Council, and other key City partners work collaboratively with the public and community leaders to realize core priorities and needs surfaced throughout the engagement process.

KEY TAKEAWAYS BY USER PROFILES

In order to develop a comprehensive engagement plan, the project team also included seven core user profiles to be engaged throughout the process. Rooted in the equitable engagement framework, the following demonstrates key takeaways from each user profile.

Seniors and Children:

- **Family-Friendly Environment:** There is a need for robust multigenerational spaces Downtown with the inclusion of programming for children. This includes increased green space and public parks.
- **Safety and Accessibility:** Concerns about Downtown feeling dangerous are heightened for these vulnerable groups. This underscores the need for improved public safety, well-maintained public spaces, and readily available amenities like accessible restrooms and drinking fountains. Enhanced lighting and visible security are important for elders and families.
- **Basic Amenities:** The lack of basic amenities like childcare and grocery stores directly impacts families and seniors living or visiting Downtown. Prioritizing both would make it more possible for these groups to live Downtown.
- **Pedestrian Safety:** Improved pedestrian safety, including better management of scooters and clearer pathways, is essential for families navigating Downtown with strollers and elders utilizing mobility devices. Reference the framework of [Targeted Universalism](#) when designing for these populations.

Auraria Campus Students:

- **Affordable Housing & Living:** Students face significant challenges with housing affordability. The calls for more accessible housing options, including cooperative possibilities and the use of vacant buildings, are highly relevant for them, especially those looking to live near campus.
- **Transit Safety & Reliability:** Students heavily rely on public transit, but there was a sentiment that transit currently feels unsafe, coupled with concerns about inconsistent bus schedules. These factors directly impact their daily lives and access to campus and Downtown. Improved lighting and a sense of safety on transit routes are important.
- **Connection to Downtown Life:** Improving bike lanes and ensuring safe movement for pedestrians and cyclists would benefit students commuting to and from campus. Access to diverse and affordable dining options and study spaces would improve their experience of Downtown and incentivize them to linger before/after class.

- **Historical Context and Belonging:** Students resonated with the emphasis on the displacement of the residents of Auraria and the call to create opportunities for them to return, highlighting the importance of acknowledging and addressing historical injustices on their campus.

Visitors:

- **Authentic Cultural Experiences:** Visitors are increasingly seeking authentic cultural experiences. The vision of a downtown with a deep sense of identity rooted in diverse arts and culture could include an AANHPI museum, local murals and installations, and culturally diverse food vendors, restaurants, and small businesses. The success and authenticity achieved through events like Día de los Muertos can be built upon, with a focus on cultural education and cultural immersion.
- **Ease of Movement and Comfort:** There is a strong desire to prioritize easy and safe transit and to build beautiful, clean transportation infrastructure. Readily available public restrooms, drinking fountains, charging stations, and ample seating are also crucial for visitors with children, disabilities, the elderly, and the general public. These amenities will allow visitors to stay longer and have what they need to linger.
- **Sense of Place:** A Downtown that feels less "sterile" and more inviting, with accessible activities like free theater performances, markets, and galleries, would create a more memorable and positive visitor experience. Cleanliness and appealing aesthetics are also important for visitors.

Downtown Workers:

- **Commuting Challenges:** High parking costs, unsafe bike/pedestrian conditions, and inconsistent transit schedules are significant barriers for workers commuting Downtown.
- **Enhanced Daily Amenities:** The expansion of businesses beyond just bars and restaurants to include grocery stores, pharmacies, corner stores, and bookstores would significantly enhance the daily lives and convenience of Downtown workers, supporting a better work-life balance.
- **Vibrant Environment:** There is a desire for a less "corporate" and more engaging Downtown, with diverse cultural offerings and accessible public spaces, which would contribute to a more enjoyable work environment. Folks want to experience Downtown as a unique place. Options for outdoor lunch areas and diverse dining choices are also a primary priority for this group.

Downtown Residents:

- **Housing Affordability and Quality of Life:** Downtown residents are directly impacted by the housing crisis. The urgent calls for diverse, affordable, and well-designed housing options, including cooperative models and solutions for vacant properties, are paramount for their well-being and ability to remain in the area.

- **Livability and Basic Amenities:** The need for basic amenities like grocery stores, childcare, and diverse retail options (beyond entertainment) is crucial for creating a truly livable Downtown where residents can meet their daily needs within a 5-minute walk. Access to green spaces and parks is also highly valued.
- **Safety and Sense of Belonging:** There was a repeated feeling of Downtown feeling unsafe, which directly impacts residents' quality of life and their sense of belonging. They desire a place that fosters a strong identity and where they feel truly part of a community in concert with policy-based and socially anchored solutions that increase safety. Some examples include better lighting, visible security, and supporting unhoused populations with care and compassion. Many participants of the focus groups and interviews emphasized that increased police presence should not be the main form of improving public safety.
- **Accessible and Engaging Activities:** There is excitement and a need for more accessible, free, or low-cost cultural activities like theater performances, markets, and galleries, contributing to a richer social fabric. Community-led cultural events, as seen in the Día de los Muertos feedback, are highly desired.
- **Green Spaces and Comfort:** There was a desire for more shade and public amenities like 24-hour accessible restrooms, charging stations, and drinking fountains.

Residents of Adjacent Neighborhoods:

- **Connectivity and Equitable Access:** Residents from adjacent neighborhoods often rely on Downtown for services, jobs, and entertainment. Concerns about transit reliability and safety, coupled with the need for better bike and pedestrian infrastructure, directly impact their ability to access and engage with Downtown.
- **Addressing Historical Displacement:** There was an emphasis on preventing the repetition of historical patterns of displacement and marginalization, particularly in areas like Chinatown, Auraria, and Five Points, which is also crucial for residents of adjacent neighborhoods who often have deep historical ties to Downtown.
- **Shared Cultural Spaces and Representation:** Denverites and visitors want to see their stories, cultures, and communities reflected and celebrated in Downtown spaces through community-led initiatives and authentic cultural programming. The desire for genuine, accessible cultural events with a focus on education and tradition was a key takeaway.
- **Genuine Investment and Accountability:** Participants advocated for authentic engagement and presence from the City of Denver, requiring the investment of time and resources, including compensation, to community groups. This is vital for fostering trust and ensuring the implementation of this plan truly benefits and reflects the diversity of our city and its visitors.
- **Beneficial Development:** There was a call to utilize vacant lots and blighted spaces to create community-benefiting outcomes, rather than just corporate development. This could be key to fostering positive relationships with surrounding neighborhoods. This includes prioritizing projects that serve the needs of the broader community and

co-designing such spaces with culture bearers, grassroots organizers, and elders from the community.

RECOMMENDATIONS

Resource and Uplift Existing Efforts

- Collaborate with organizations like Colorado Asian Pacific United to resource and build catalytic projects like the Chinatown Alley revival.
- Utilize existing storytelling material from Historic Denver, History Colorado, and the I Am Denver initiative through digitally accessible and artful wayfinding signage.
- Partner with organizations like Live Work Denver to implement additional creative housing strategies like the People's Mansion, cooperatives, and community land trusts.

Support Implementation Through Creative Funding Strategies

- Pilot an arts programming fund similar to the San Francisco CAST reinvestment model.

Sustained Engagement Over One-offs

- Consider creating an implementation council, inviting the culture bearers, grassroots housing organizers, and students who engaged in the planning process to advise on implementation efforts.
- Utilize the [Spectrum of Community Engagement to Ownership](#) throughout the implementation process to ensure community-authorship, trust building, and accountability.

Prioritize Bold and Transformative Moves

- Denverites are ready for big moves that demonstrate the City of Denver's commitment to true equity, accessibility, and abundance in our Downtown.

CONCLUSION

The feedback reflected in this report advocates for a Downtown Denver Area Plan that is fundamentally rooted in equity, prioritizes community ownership of narratives and spaces (especially regarding housing and cultural preservation), and is developed through authentic co-design processes. This means actively listening to, funding, and supporting diverse communities to shape the future of Downtown, to ensure that it is a welcoming, accessible, safe, and truly representative place for all. Denverites are compelled by a vision for a Downtown that feels distinct, culturally rich, and safe for everyone, from its most vulnerable populations to its daily commuters and visitors.

Downtown Plans Diagnostic Summary

Outdoor Downtown Master Plan							
	Little Progress		Partial Progress		Significant Progress		Total
	Num.	%	Num.	%	Num.	%	Num.
Social	8	30%	14	52%	5	19%	27
Safe & Secure Places	1	17%	4	67%	1	17%	6
Clean and Comfortable	1	20%	2	40%	2	40%	5
Everyday Activation	6	38%	8	50%	2	13%	16
Recreational	4	31%	7	54%	2	15%	13
Equitable Recreation Space	0	0%	4	67%	2	33%	6
Health and Wellness	4	57%	3	43%	0	0%	7
Connected	4	36%	7	64%	0	0%	11
Neighborhood Connections	0	0%	2	100%	0	0%	2
Walkable, Bikeable DT	1	20%	4	80%	0	0%	5
Technological Downtown	3	75%	1	25%	0	0%	4
Cultural	4	24%	11	65%	2	12%	17
Culturally Vibrant	3	23%	10	77%	0	0%	13
Explore History	1	25%	1	25%	2	50%	4
Sustainable	6	21%	21	72%	2	7%	29
Greener Downtown	2	11%	15	79%	2	11%	19
Economic Vitality	2	40%	3	60%	0	0%	5
Stewardship	2	40%	3	60%	0	0%	5
Iconic Projects	1	25%	3	75%	0	0%	4
Top 10 Rec.	2	20%	7	70%	1	10%	10

Denver Moves: Downtown							
	Little Progress		Partial Progress		Significant Progress		Total
Denver Moves	Num.	%	Num.	%	Num.	%	Num.
Signature Projects	5	23%	13	59%	4	18%	22
Pedestrian & Public Realm	10	63%	6	38%	0	0%	16
High Comfort Bikeway	16	67%	8	33%	0	0%	24
Transit Improvements	7	47%	0	0%	8	53%	15
Auto/Freight Improvements	5	83%	0	0%	1	17%	6
Policies & Programs	22	59%	15	41%	0	0%	37

Downtown Area Plan (2007)							
	Little Progress		Partial Progress		Significant Progress		Total
	Num.	%	Num.	%	Num.	%	Num.
Prosperous	2	10%	12	57%	7	33%	21
Downtown of RM Region	1	13%	4	50%	3	38%	8
TP - Energize Comm. Core	1	20%	0	0%	4	80%	5
Retail Strategy	0	0%	4	100%	0	0%	4
Clean & Safe	0	0%	4	100%	0	0%	4
Walkable	4	17%	9	39%	10	43%	23
Pedestrian Environment	1	20%	3	60%	1	20%	5
TP - Build on Transit	0	0%	1	17%	5	83%	6
Bicycle City	0	0%	1	33%	2	67%	3
Park the Car Once	2	67%	1	33%	0	0%	3
TP - Grand Boulevards	1	17%	3	50%	2	33%	6
Diverse	3	17%	12	67%	3	17%	18
Downtown Living	0	0%	3	75%	1	25%	4
Family-Friendly Place	0	0%	4	80%	1	20%	5

Outdoor Downtown Observations:

- General: Progress is being made across the board on all recommendations. The only recommendation that appears to be lagging behind compared to other plan recommendations is "technological downtown" under "Connected."

- Top 10 Recommendations: Partial progress has been made across most plan recommendations through ongoing programs and initiatives, such as the design and implementation of Skyline and Civic Center, the Urban Forest Initiative, and various capital projects. Notable progress includes the creation of a downtown maintenance service area in 2019. However, the least progress has been made in creating new park spaces in underserved areas and forming a community organization to engage citizens in upkeep and stewardship through outreach activities.

- Iconic Projects: Iconic projects are being advanced mainly through multiple capital investments for various downtown parks.

Denver Moves Observations:

- Pedestrian and Public Realm: Signifcant progress made on a lot of the recommendations, but still have a ways to go on improvements to reconfigure intersections for pedestrians where the downtown and north/south grid meet. There also remain significant work to do toward streetscaping and finding the funds to make permanent improvements (i.e. upgrading paint and post bikeway materials to concrete)

- Bikeway: Significant progress made but still have a ways to go on completed downtown bike network: Golden Triangle, on roads adjacent to or leading into the downtown core, and in filling the remaining gaps in both upper and lower downtown.

- Transit: Significant progress made on bus only lane recommendations on streets that through the core of downtown. Little progress on all other transit recommendations.

- Auto/Freight: Very little progress on two-way street converstion for named streets.

Downtown Area Plan Observations

- Transformative Projects: Partial progress made on most transformative projects with significant progress (i.e. completion) only made for energize commercial core and build on transit. Partial progress has been made on the Grand Boulevard recommendation through follow-up studies and visioning efforts.

- General: Progress is being made across the board on all recommendations. Most signifcant progress has been on the transportation through expanded bicycle and transit infrastructure. Some recommendations may be less relevant and reflective of current values (e.g., enhancing appearance of the vehicular connection from 1-70). Others are harder to measure and assess the progress that has been made since 2007.

<i>TP - Embracing Adj. Nhgds</i>	2	33%	3	50%	1	17%	6
<i>International Downtown</i>	1	33%	2	67%	0	0%	3
<i>Distinctive</i>	6	43%	4	29%	4	29%	14
<i>District Evol</i>	2	40%	1	20%	2	40%	5
<i>Conn. Auraria</i>	2	50%	2	50%	0	0%	4
<i>TP - Arapahoe Square</i>	2	40%	1	20%	2	40%	5
<i>Green</i>	3	16%	13	68%	3	16%	19
<i>Outdoor Downtown</i>	1	20%	4	80%	0	0%	5
<i>TP - Rejuv. Civic Center</i>	1	13%	6	75%	1	13%	8
<i>Sustainable</i>	1	17%	3	50%	2	33%	6

- DDP Priorities: Preliminary DDP priorities of past recommendations are noted in the "DAP" tab. Bigger priorities include generating more housing and amenities/services (e.g., childcare, schools) for families and improving pedestrian connections into adjacent neighborhoods, particularly Golden Triangle.