ACKNOWLEDGEMENTS

DENVER HOUSING AUTHORITY

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SOUTH LINCOLN REDEVELOPMENT

STEEERING COMMITTEE

LRC / SOUTH LINCOLN RESIDENTS
1. Tom Reed – LRC Board
2. Matt Brady – LRC Board
3. Juanita Vigil – South Lincoln Resident
4. Kathy Ewing – South Lincoln Resident
5. Julie Moore – South Lincoln Resident
6. Kelly Lovato – South Lincoln Resident
7. Dave Stauffer – South Lincoln Resident
8. Victor Jackson – South Lincoln Resident

SOUTH LINCOLN/ La Alma Neighborhood residents, students, and business owners who participated in interviews, outreach, and the CulturalAudit™. Your voices, experiences, and ideas are key in shaping the vision of the South Lincoln Redevelopment plan.

COMMUNITY MEMBERS
1. Dennis Weber – La Alma Recreation Center
2. Blake Pendergrass – FRESC
3. Molly Gallegos – FRESC
4. Merritt Smith – Bridge Program Director
5. David Griggs – La Alma Neighborhood Group
6. Larry Martinez - Denver Inner City Parish
7. Jason Torrez – Denver Inner City Parish
8. Peg Vinyard
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SOUTH LINCOLN REDEVELOPMENT

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2. Tina Segura

CITY OF DENVER

1. Kristin Krasonov – Community Planning Department
2. Karen Good – Public Works
3. Theresa St. Peter – Councilwoman Montero’s Office
4. Councilwoman Judy Montero
5. Office of Economic Development

DHA
1. Lynne Picard
2. Tina Segura

SOUTH LINCOLN REDEVELOPMENT MASTERPLAN

1 May 2009 Site Analysis Report

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Denver Housing Authority (DHA) is planning to redevelop South Lincoln Homes, currently functionally obsolete and sustaining unacceptable levels of concentrated poverty, above-average crime, and missed opportunities for youth. The redevelopment will enhance opportunities for Public Housing residents by creating a mixed-income community, enhanced links between the neighborhood and site, and increased likelihood for self-sufficiency.

South Lincoln Homes is owned and managed by DHA and contains 270 Public Housing units on 15.1 acres in the La Alma/Lincoln Park neighborhood of Denver. DHA plans to redevelop the site to include a mix of housing products and target a range of income levels. New economic opportunities will foster a sustainable Transit Oriented Development and cater to a broad resident base. This Master Plan will be accomplished in a handful of months and redevelopment activity is expected to begin within 12-18 months.

The goal for the South Lincoln Redevelopment is to create an energized transit-oriented community where people choose to live to experience a neighborhood that is environmental sustainable, cultural diverse, close to downtown, and offers a spectrum of housing options. The South Lincoln redevelopment will integrate planning, design, and operations to promote economic, environmental, and social vitality. Our planning effort will be rigorous yet holistic, ensuring the delivery of cultural, economic, environmental and health benefits from the South Lincoln Redevelopment.

DHA's goal is to achieve a one-for-one (1:1) replacement of the existing housing while offering new mixed-income residences and commercial space on the site. In addition, DHA has the goal of developing a comprehensive community services program, including the creation of economic opportunities. The real focus of this plan will be the people who reside in and around South Lincoln Homes.

This Site Analysis Report is a compilation of the team’s observations, professional analysis, and on-the-ground interviews (conducted through the CulturalAudit™ process), as well as a summary of the Steering Committee Workshop #1 and Community Open House held April 21st, 2009.

Key observations and issues include:

- Connectivity needs to be enhanced. Although the neighborhood has much higher transit use and a stronger walking profile than other Denver neighborhoods, there is a perception of distance to be overcome. Pedestrian amenities, creation of nodes can help to address these issues and transform the community into a pedestrian focused place;

- Social and Cultural Connectivity jobs and services: There are many existing resources and services within the South Lincoln Park and greater La Alma community. How can we connect users to these services, and service providers to each other? How can we support interest in new non-profits and service providers?

- Creating physical connections with neighborhoods and employers west of the tracks is important. 13th Street links both east and west;

- Accommodating a mix of family sizes, types, and incomes on site is important;

- There is significant opportunity to reduce demand for energy, water, and fossil fuels;

- Activism, empowerment, and education are strong values and desires for the residents and community;

- Get the parking right: create a low-traffic redevelopment that is smart about leveraging land use, density and transit. Leverage connections between housing and transit, HUD and DOT;

- Railroad noise is a significant issue for the neighborhood and must be addressed if we are to attract market rate buyers to the neighborhood;

- Phasing and the relocation plan will be key to a successful redevelopment.
The project goals were determined through a vetting process with the Steering Committee. As a starting point, the Key Focus Areas (KFAs) developed in 2007 as part of the outreach associated with the Station Area Planning for 10th & Osage were reviewed with the Committee. These KFAs were developed through a public process and in conjunction with the Resident Advisory Committee, and established a starting point for the South Lincoln Redevelopment Goals.

**KEY FOCUS AREAS**

1. **Embrace a Culturally Diverse Community**
   - Neighbors - Recognizing and maintaining strengths of community
   - Diversity - Background, Income & Interests
   - Cultural Identity - Maintaining social history
   - Family, Youth, Disabled & Senior Friendly

2. **Community Public Safety & Activity**
   - Activity - Recreation - Playgrounds & Parks
   - Public Safety - Neighbors - eyes on street & active community response to make change - police relationships & commitment to community (homeless included)
   - Safe Gathering Space - Multi-Purpose Community Center - Meeting Rooms, Childcare, Seniors, etc.
   - Building provides full access
   - Pedestrian Safety (lighting, connections & sidewalks)

3. **What to build where (Land Use) / Economic Opportunity (affordable homes & businesses)**
   - Affordable options for low to moderate income residents - Small business opportunities, employment & jobs
   - Residential types - what kinds of housing, rental/ownership, single family, multi family, disabled
   - Services - what does the community need?

4. **Transition and/or Relocation Process**
   - Integrated into next planning steps, as needed:
     - Recognize history in community and need to maintain social connections
     - Respect & provide for needs of the community - financial & logistical advice
     - Create DHA residents Transition &/or Relocation Plan focus on key resident priorities
     - Right to Return (acknowledge DHA 1 for 1 commitment)

5. **What do the Buildings Look Like & How are they Connected to Transit**
   - Connections (Accessible to all) to Santa Fe (arts, commercial, services, health care & Downtown)
   - What are the housing types? Townhomes? Apartments?
   - Pedestrian connections - Accessibility
   - Building entries - Access & character

6. **Environmental Health & Safety**
   - Sustainable Design
   - Sustainable Materials
   - Safe Indoor Health (air quality, etc.)
   - Environmentally Safe site (soils, etc.)
   - Wastewater Management

**SOUTH LINCOLN REDEVELOPMENT PROJECT GOALS**

**GOAL A: Needs Focused Approach**

**GOAL B: Replace Public Housing; Expand Affordable Housing; Attract Market-Rate Housing**

**GOAL C: Sustainable & Holistic Site, Culture, Economic Self Sufficiency**

**GOAL D: Green: Open Space, Design, and Materials**

**GOAL E: Mixed-Income Redevelopment**

**GOAL F: Jobs & Training**
**STUDY OBJECTIVES**
- The overall goal of the CulturalAudit™ is to measure the perceptions, attitudes, experiences and aspirations of the South Lincoln/West Side residents, 9-6 professionals, and occasional visitors to their community.
- The data will be used to better understand the Community’s perceptions regarding the South Lincoln Housing Redevelopment.
- Both qualitative and quantitative research techniques are employed to fulfill the study objectives.
- Quantitative research is of sufficient numerical value to be statistically valid.
- Qualitative research reveals factors that drive Community behavior.

**METHODOLOGY**
- Interviews with West Side/South Lincoln residents, 9-6 professionals, and occasional visitors.
- 2 ½ weekdays: Wednesday April 8 – Friday April 10, and 1 ½ weekend days: Saturday April 11th and Sunday April 12th.
- Weekend and week days are segmented into morning, afternoon and evening, to document the existing community conditions during these time frames.
- Interviews include one to one meetings with identified stake holders as well as intercept opportunities.
- Interview and documented areas include South Lincoln Housing Development as well as surrounding, adjacent communities. See the map on the following page for interview locations.
- Interviews are recorded using digital audio technology, with additional documentation using digital photography
- Questions were developed in collaboration with Kimball Crangle, Denver Housing Authority.
- Questions were asked in an open-ended manner and respondents were not forced into multiple choice responses.

**QUESTION SAMPLES**

**INTERCEPT INTERVIEW QUESTIONS – SOUTH LINCOLN HOUSING PROJECT, DENVER CO.**
1. Why are you here?
2. What makes this place special?
3. How long have you (lived, worked, etc.) here?
4. What is the best place to hang out, meet people, and why?
5. Is finding affordable housing an issue?
6. Is finding work an issue?
7. Where do you shop? Groceries, farmers-markets? Etc.?
8. What services do you use (or are in) your community – child care, community center, library, museums, arts +culture, schools, financial institutions, green spaces, others?
9. What, if any amenities do you feel your community needs?
10. Do you feel connected to your neighbors?
11. How do you get around? Car, walk, bike, transit
12. What are your feelings of safety and comfort?
13. Imagine yourself 5 years in the future – what would you like to see remain the same, and/or what would you like to see change?
14. Would you mind telling me your age? (I will note gender)

**STAKEHOLDER ORGANIZATION QUESTIONS – SOUTH LINCOLN HOUSING PROJECT, DENVER CO.**
1. What services does your organization provide to the community?
2. How long has your organization been in this community?
3. What is your role in the organization?
4. How does the community interact with your organization and your services?
5. What makes this community special?
6. What issues or concerns are you aware of within this community?
7. What is your perception of safety and comfort within this community?
8. What is your perception of available services within the community: food, childcare, community center, library, museums, arts and culture, schools, financial institutions, green spaces, others?
9. What, if any amenities do you feel this community needs?
10. How frequently are you in the community and how do you get around?
11. Imagine yourself 5 years in the future – what would you like to see remain the same, and/or what would you like to see change?
CULTURALAUDIT™ INTERVIEW LOCATIONS

LEGEND

Location of CulturalAudit™ Interview

South Lincoln neighborhood
Opportunity

Stewardship toward self sufficiency and activism as a means of preserving and empowering the existing Latino Culture shall be a central focus at every phase of redevelopment. Genuine ownership and engagement by the residents, will advance a culture of independence, and a legacy of success. South Lincoln has the opportunity to create connections with adjacent neighborhoods through the rich heritage in art, culture, lifestyle, and market life. The residents of South Lincoln shall be stowed and empowered to learn, build and put into practice a successful, safe and commercially viable community. Agency focus will include preserving Latino residents and Latino Culture in South Lincoln along side incoming cultures and influence.
The information below begins to explain what a Health Impact Assessment (HIA) is; a process for assessing health which provides an example of how different data is brought together to make informed health recommendations.

Overview
- What is a health impact assessment (HIA)
- Phases to conduct the HIA
- Example of health risks to consider at Lincoln Park neighborhood
- Community demographic and socioeconomic information
- Examples of initial health issues and potential data and recommendations

HIA Definition
HIA is a tool to examine potential health effects, proposed policies, programs and projects and the distribution of those effects on the different groups within the population.

Steps in Conducting Health Impact Assessment
Scoping
- Identify which health impacts should be included
- Locate available data
Risk assessment
- Identify how many and which people may be affected
- Assess how they may be affected

Organizations that are Informing HIA with Data
- Piton Foundation
- Denver Department of Environmental Health and Public Health
- University of Colorado Denver
- Denver Housing Authority
- Local South Lincoln Schools
- Denver Public Works
- Denver Police

Phases in Conducting the Health Impact Assessment
Phase I - Scoping
- Characterize built environment
- Collect demographic and socioeconomic data
- Obtain health data already available
- Conduct initial literature review

Phase II - Assessment
- Obtain Ethics Board approval for research
- Conduct detailed health literature review
- Identify indicators
- Conduct key informant interview with community and officials
- Conduct survey on health and health care with residents

Phase III - Analysis and Reporting
- Analyze data
- Report final recommendation
- Write grants and secure other funding
- Possible evaluation
Key Demographic Data of Lincoln Park Neighborhood

Age
- Nearly 30% of the 5,993 residents are children under the age of 18 (2005 figures)

Race / Ethnicity
- Slightly more than half of the residents are Latino, while more than one-third are non-Latino white

Income
- Of total population, approximately 37.3% live in poverty, but more than half of all children are poor.

Key Socioeconomic Data of Lincoln Park Schools

Schools in this area continue to struggle to serve the needs of the children
- Graduation rate is about 12%
- About 86.6% of students receive free and reduced lunches
- 7th grade (for example) majority unsatisfactory or only partially proficient in math and reading at K-8 level

The following is an example of how we take different types of data to come up with an appropriate and effective recommendation for a healthier Lincoln Park community. This survey, conducted by the Denver Housing Authority, is still collecting responses but has a multitude of questions of which one is highlighted below. Forty percent responded “yes” and then listed what health condition prevented them from working. There were many responses and many were mentioned repeatedly such as the examples listed below.

South Lincoln Park Community Survey

Survey by Denver Housing Authority, N=184 responses
- Do you have any medical/conditions that would prevent you from working?
  - Yes 40% 70 responses
  - No 60% 105 responses

Please Specify:
- Asthma
- High Blood Pressure
- Heart Problems
- Diabetic
- Mental Disorder
- Cancer

Based off this data from the community, what type of intervention or how through changes in the built environment can we improve these health issues. We know that physical inactivity increase the risks for the above mentioned community health issues.

Physical Inactivity

Increases number of health risks for:
- Heart Disease; Diabetes; High Blood Pressure; Breathing Problems; Depression and Anxiety
- Increases the risk of Colon (~50%) and Breast Cancer (~25%)
- Premature mortality

Additionally, we know that the majority of the residents from the South Lincoln Park community are Hispanic/Latino and they are at higher risk for being physically inactive as highlighted below.
HEALTH IMPACT ASSESSMENT: SOUTH LINCOLN ISSUES AND OPPORTUNITIES

There are numerous data sets that could be used such as, vehicle/pedestrian accidents. For this example, the identified barrier is higher number of bike accidents.

Physical Activity - Bicycle Accidents

There are many accidents along the 13th street, 9th and Mariposa.

Take Mariposa as an example, it is greater than 50 feet wide which is wide for a community street. A good recommendation is to have bicycle lanes to provide an environment that not only encourages physical activity but is safer. Bike lanes not only provide safer and encouraging environments for bicycling, but adding bike lanes narrows streets to slow traffic down.

It is extremely important to slow traffic down because we know that with the below information, the difference between 40 and 20 mph is clearly the difference between life and death.

We also know from the Longmont study that the wider the road the less safe it is. So bike lanes along with cars parked along a wide road such as Mariposa are important to narrow that view so it can be safe for all users whether in a wheelchair, bicycling, or taking a jog.

Pedestrian Safety

Narrower streets are slower and safer
• Longmont, Co study of 20,000 accidents found street width had the greatest relationship to injury accidents
• Accidents/mile/year were higher on wider streets

- 40-foot wide street: 2.23 a/m/y
- 36-foot wide street: 1.21 a/m/y
- 24-foot wide street: 0.32 a/m/y


Mariposa Street

10th & Osage RTD station
Nutrition: Access to Healthy Food, Farmers Markets, Community Gardens

- Good nutrition can help lower the risk of many chronic diseases
- Land of access to healthy foods and easy access to unhealthy foods are contributing factors to poor diet.

Nutrition: Access to Healthy Food, Farmers Markets, Community Gardens

- Provide opportunities for Farmers Markets and Community Gardens in South Lincoln master plan
- Currently there are two very small gardens in South Lincoln:
  - Greenlee K-8
  - South Lincoln property near 10th and Navajo
- Also 1 larger garden on Elati near West High School

Other environmental public health issues that are priorities based on initial data are shown below that will be a focus of further investigation and data collection (along with other identified health issues) because of higher than average rates for asthma and crime and observed hazardous waste sites in close proximity to the South Lincoln community.

Air Quality, asthma, other respiratory diseases

- Denver: From 1993-2001, hospital discharge rate for asthma was 20.3/100,000
- In 2001, an estimated 14.7% of adult population had asthma
- Significantly more than the state and national averages of 10.9% and 11.0%
- In Colorado, 2004, 12.5% children ages 1-14 were diagnosed at some time with asthma

Source: Colorado Asthma Program, Colorado Surveillance report 2004

Hazardous Waster Sites and Solid Waste Landfills

Crime Statistics

<table>
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<th>Indicator</th>
<th>Auraria-Lincoln Park</th>
<th>Denver</th>
<th>Data Year</th>
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<tr>
<td>% Property Crimes</td>
<td>61.84%</td>
<td>57.74%</td>
<td>2007</td>
</tr>
<tr>
<td>% Violent Crimes</td>
<td>7.73%</td>
<td>8.27%</td>
<td>2007</td>
</tr>
<tr>
<td>% Other Crimes</td>
<td>30.43%</td>
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<tr>
<td>Crime Rate per 1,000 Persons</td>
<td>196.67</td>
<td>68.62</td>
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</tr>
<tr>
<td>Burglary Crime Rate per 1,000 Households</td>
<td>37.08</td>
<td>22.48</td>
<td>2007</td>
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<tr>
<td>Violent crime rate per 1,000 Persons</td>
<td>15.2</td>
<td>5.68</td>
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The following is a brief overview of the La Alma/Lincoln Park neighborhood context. The brief narrative and accompanying diagram is gleaned from the Lincoln Park Neighborhood Assessment - June 2006, on-site observations and resident interviews.

The La Alma/Lincoln Park Neighborhood is a distinctive and vibrant mixed use community. Lincoln Park is one of Denver’s oldest neighborhoods, characterized by a diversity of housing types, many of historical significance.

The neighborhood is landlocked by major transportation routes. It is bounded by Colfax Avenue to the north; 6th Avenue to the south; Speer Boulevard along the east edge; and contained to the west by the railroad tracks and Burnham Yard.

The neighborhood is in close proximity to the Central Business District and the Auraria Higher Education Center located to the north. The 10th and Osage RTD station is an important asset and benefit to the neighborhood. Lincoln Park also benefits from a number of parks, open space (Sunken Gardens, Lincoln Park) and recreational facilities. These include the Sunken Gardens, Lincoln Park, (a major park which is larger in area than the Denver Civic Center Park) and The La Alma Recreation Center located at the south end of the Park. There are also a number of open spaces that are associated with schools in the neighborhood. The Cherry Creek and Platte River bike paths also provide recreational opportunities.

Other public facilities include Byers Library, West High School, Greenlee Elementary School, Colorado Charter High School, and Denver Health Medical Center and Hospital. Additionally, there are a number of cultural facilities in the area such as the Denver Civic Theater and Museo de las Americas. Denver Inner City Parish, on Mariposa across from Lincoln Park, is a community service provider for low-income residents, and has been providing basic human and educational needs since 1961. DICP also runs La Academia, a private, non-profit school grades six to twelve, as well as a Night Adult Education program in their facility on Galapago Street.

The Santa Fe Drive Arts District is a major contributor to the dynamic character of the neighborhood. The district is a city wide/regional visitor draw. It is a commercial/retail corridor comprised many art galleries; restaurants; retail stores; cultural events and nightlife.

Kalamath Street and Santa Fe Drive, a one-way couplet, is the major north/south traffic corridor through the neighborhood. Mariposa Street is a wide north/south corridor within the neighborhood. Colfax, 13th, 8th and 6th Avenues are the major east/west corridors. Although, walking distances within the neighborhood are not great, the perception is that distances are far.
NEIGHBORHOOD CONTEXT

The width and traffic on Kalamath, Mariposa and Santa Fe tend to inhibit pedestrian connections in the east/west directions. Although there are sidewalks on the majority of the streets, they lack a sense of pedestrian character conducive to safe and pleasant walks within the neighborhood.

The Neighborhood Context diagram also indicates landmark/ historic and potentially historic buildings and residential areas. The diagram shows existing bus and bike routes, major focal points, and views.

The historic, cultural aspects and diversity of La Alma/Lincoln Park provide the opportunity to redevelop South Lincoln Park (DHA site) respectful and sensitive to the existing framework of the neighborhood.
The photographed architectural styles are the most prevalent and are dispersed throughout the neighborhood. The occasional Queen Anne or Colonial Revival can be found, but are not as common.
NEIGHBORHOOD CHARACTER

Neighborhood context: The neighborhood’s close proximity to downtown adds appeal and convenience.

Neighborhood context: 1000 block of Navajo looking north to the La Alma Recreation center.

Neighborhood character: the tower of this Richardsonian Romanesque style church is a visible focal point in the neighborhood.

Neighborhood character: Art glass and arched windows are visible throughout the neighborhood.

Neighborhood character: South Lincoln Park, mission style parapet wall.
Neighborhood character: the art of creating 'home'

Neighborhood character: Victorian style front yard fencing

Neighborhood character: Vibrant colors and personalization

Neighborhood character: Personal expression

Neighborhood character: Heart

Neighborhood character: Historical icons

Neighborhood character: Victorian style front yard fencing
BLOCK PATTERN: CITY CONTEXT

• Typical Denver Block= 300’ X 550’
• There is a breakdown of the block size west of the tracks.
• Shifts in the grid at Colfax and Speer and Auraria Campus.
• Lincoln Park neighborhood and site have generous tree lawns 15’ wide.
  Typical local streets have an 8’ wide tree lawn.
• Typical streets cross section- Mariposa is classified as a Mixed Use Arterial street.
• All other named and numbered streets within the within project area are classified as Local Streets.
• All streets within the project area include on-street parking on both sides of the street.
• All streets within the project area are two-way streets.