the South Lincoln Redevelopment, Denver, CO

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South Lincoln Homes – 2009
Physical Distress: concentrated poverty and physical distress
Spillover into adjacent areas - 2009
Physical Distress: not displaying attributes of a livable community
South Lincoln Homes
How we moved forward after initial data collection:

1. We listened

2. We gathered data (HIA, surveys)

3. We organized the data to meet the needs presented (goals, HDMT)

4. We had the community guide the Master Plan, of which it approved

5. We uphold the goals and show how we are meeting them and the HDMT at every step of actual redevelopment
Community Outreach in 2009 - 2010

140 + community meetings or group interviews to review goals, concerns, concept options and site amenities for the South Lincoln Redevelopment Master Plan.

12 Steering Committee meetings to review comments by the community, troubleshoot design ideas and offer guidance to the Master Plan.

Over 550 comments received. Comments received at each of these meetings were used by the Steering Committee and design team to shape the GOALS, DESIGN of the plan, community amenities, location of community spaces and ideal phasing concepts.
Negative impacts of concentrated poverty in the neighborhood (pre-redevelopment):

• Pre-redevelopment, the revitalization site was predominantly occupied by:
  ➢ Families who are very low income (94% of Revitalization Site households earn below $20,000),
  ➢ Families with children (54% of all residents are children),
  ➢ Households who have high rates of unemployment (75% of residents are unemployed), and
  ➢ Households that are dependent on various forms of public assistance (76% of residents depend on various forms of public assistance).
  ➢ **Over 51% of the neighborhood’s children live in poverty.** More than half of residents are Latino.
  ➢ The percentage of children who receive **Free School lunches is nearly 93.0%** (compared to 72.7% for the city overall).
  ➢ The percentage of children living with single parents in poverty in 2000 was 64.0% compared to 32.3% for Denver overall.

• According to the Denver Police Department the rates of crimes were very high in the neighborhood for:
  ➢ Kidnapping/abduction (200%), family offenses (117%), harassment (86%), intimidation (70%), weapons violations (43%), aggravated assault (23%) and burglary (5%) among others.
  ➢ Child abuse and neglect for the neighborhood (26.2%) is higher than the city (7.5%), and three-year cumulative rates **confirmed child neglect rate for the neighborhood (28.9%)** is also higher than the city (11.6%).
Negative impacts of concentrated poverty in the neighborhood (pre-redevelopment):

A May 2009 and June 2010 Resident Survey of South Lincoln Homes residents shows a general feeling of threat:

- Over 46% of respondents reported they agree when asked if people get attacked or robbed on the streets.

- Over 48% of respondents expressed that the neighborhood is not a good place to raise children even though the neighborhood provides good access to schools, childcare, parks and recreational facilities.

- Residents reported that drug and gang activity were the most upsetting criminal activity (62%).

Falling short on education was creating a cycle of despair:

- In 2000, 38.6% of persons aged 25 years and older in the neighborhood had less than a 12th grade education compared to 21.1% for the city overall.

- 59.8% of South Lincoln residents did not complete High School and 72.0% do not have a GED.
“Holistic Sustainability” for a Livable Community targeting improvements for children and adults

- **How to incorporate:**
  - transportation,
  - housing,
  - community development,
  - economic development,
  - jobs,
  - energy, and
  - environmental needs and goals.

- **Started with a Health Impact Assessment (HIA)**
  - Interviews, survey data, Denver Health, PEQI, food audit

- **Health issues were identified and recommendations were made to enhance:**
  - social and mental wellbeing,
  - natural environment,
  - built environment,
  - transportation,
  - access, and
  - safety.
Needs Assessment findings:

Decrease Distress:
Severe economic and physical distress exists now

Increase opportunity for healthy eating:
Only 13% have 5 or more servings of high fiber food

Reduce crime:
51% don’t feel safe about being alone at night in the neighborhood - violence, gangs, drugs

Increase Physical Activity:
55% of community is obese or overweight

Improve ped & bike opportunities:
Only 28% exercise aerobically 3 or more times a week

Better access to health care:
41% are not Denver Health patients And 30% don’t have a medical home

Improve mobility and traffic safety:
65% do not have any type of motor Vehicle; 54% take the bus

Increase Opportunity:
The need to create jobs and self sufficiency
Master Plan Emphasis is on **Healthy Development:**

Buildings and exterior spaces are designed with **active living guidelines:**

- central stairwells,
- daylighting to encourage use of stairwells,
- bike parking in units and in secured areas (underground parking areas),
- Bike repair stations for residents,
- B-Cycle stations,
- play areas for kids and adults,
- links to nearby parks and trails
Master Plan Emphasis is on **Healthy Development:**

10th Avenue Promenade with non-residential uses to make it an *active street.*

A direct view to the light rail station, with art and sculpture.

A public plaza for community gathering, events or festivals.

*‘Green streets’* with new tree plantings and comfortable sidewalk widths to encourage walking, making it easier to meet neighbors and provide better access to community amenities.

Designated *bike routes* provide access the Cherry Creek trail and the Platte River trails.
Transforming the HDMT into the **Healthy Living Tool**:

**SC: Social Cohesion**

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<th>Primary Objectives and Indicators</th>
<th>Benchmarks and Development Targets</th>
<th>Recommendations</th>
<th>Timing for Incorporation in Planning Process</th>
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<td>SC.1 Promote personal safety</td>
<td>Residential mobility</td>
<td>Research on the benefits of mobility</td>
<td>Design open areas for gathering</td>
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<tr>
<td>Indicators:</td>
<td>Indicators of mobility</td>
<td></td>
<td>Design features to encourage mobility</td>
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<td>SC.2 Promote personal safety</td>
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<td>Maintain a Healthy Living Tool</td>
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<td>SC.3 Increase participation in social decision making processes</td>
<td>The design promotes natural surveillance and safety through OPPED principles.</td>
<td>Track the number of participants and performance to monitor progress.</td>
<td>Maintain OPPED principles through education and implementation.</td>
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*For a detailed listing of every development target, please refer to the customized Denver HDMT.*

[Mariposa Healthy Living Tool]
the Mariposa Healthy Living Tool:

Will identify campaigns for action.

Will provide data analysis to demonstrate how health has been impacted at Mariposa.
Ensuring health is delivered at Mariposa

Colorado Health Foundation Grant

1. Enhancements to design:
   - Active Design Staircase
   - Community Gardens
   - Greenhouse
   - Outdoor Adult Exercise Equipment
   - Composting
   - Accessibility to bicycles

2. Programming for behavior change:
   - Health Navigator
   - Prevention Training Center with Denver Health
   - Healthy Cooking Classes
   - Job Training in Health Fields
Sources Leveraged for Mariposa....

• 2009 Stimulus Award - $10m – for Tapiz at Mariposa
  • Leveraged:
    • $9m of tax credit equity
    • $2m from City of Denver (Skyline/CDBG)

• HUD HOPE VI grant (FY 2010) - $22m
  • City CDBG/HOME - $6.6m
  • State HOME - $2.5m
  • Low Income Housing Tax Credits – $5.8m
    • Can leverage into:
      • ~$52m of equity
      • ~ $21m of permanent debt

• Colorado Health Foundation – $750,000
• EPA funding for green planning/energy modeling - $150,000
• Utilize other sources as available (GEO, AHP, Xcel Rebates, etc)
Mariposa Redevelopment Today

- **Tapiz at Mariposa (Phase I)** - opened January 2012
- **Phase II**: Under Construction (opening July 2012)
- **Phase III**: Under Construction (opening November 2013)
- **Phase IV**: Construction begins June 2013
The Redevelopment today.....

The first phase of the redevelopment is now a completed building! (Tapiz at Mariposa – 100 units of senior/disabled housing) opened in January 2012 and is fully occupied.
The Redevelopment today.....

The second phase of construction, including the first phase of demolition, is underway!
(93 mixed-income family units will open in summer 2013)
The third phase of construction began in September 2013 (87 mixed-income family units that will open in winter 2014)

The fourth phase is beginning design and will begin construction in late spring 2013 (77 mixed-income family units that open in summer 2015)
For more information:

South Lincoln Redevelopment Denver, CO

http://www.denverhousing.org/development/SouthLincoln/