



The Colorado Health Foundation™

Tapestry Block

Penn / Logan
Vision Plan

May 2024



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Client

Colorado Health Foundation



Introduction



The Colorado Health Foundation™

About Colorado Health Foundation

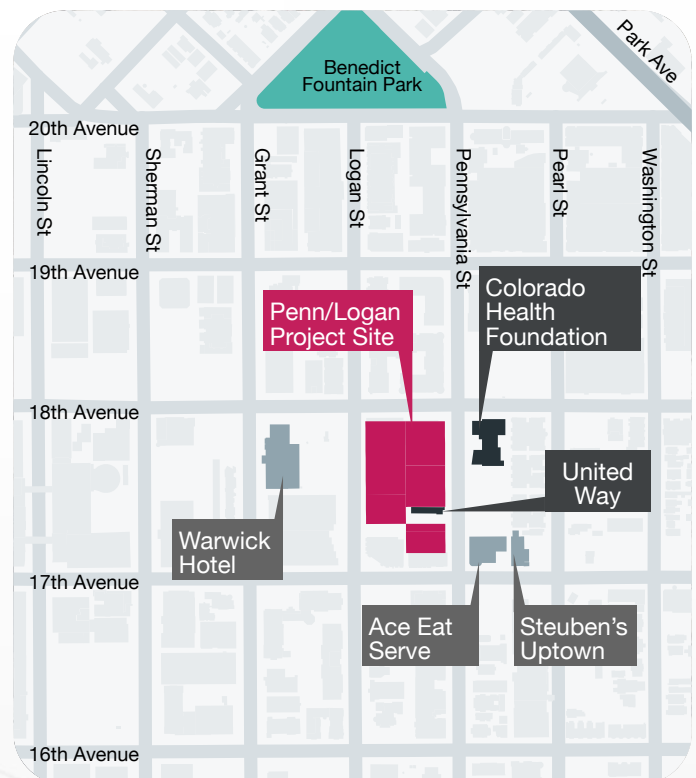
The Colorado Health Foundation (CHF) is a statewide philanthropic organization that champions the overall health and well-being of every Coloradan by advocating for and investing in solutions and policies that drive health equity and racial justice. The CHF is bringing health in reach for all Coloradans by engaging closely with communities across the state through investing, policy advocacy, learning and capacity building. CHF is located within the Uptown neighborhood on 18th Avenue and Pennsylvania Street. Aligned with their mission, CHF purchased a majority of the block west of their offices with the purpose of creating an affordable family-oriented community with a wide range of enriched services. CHF saw this as a step towards bringing affordability back to an area that has already been gentrified.

While it is unusual for a foundation to purchase property for redevelopment, in this case, the acquisition of the Penn/Logan property (across the street from the CHF headquarters) was based on a strategic alignment with the CHF's focus on health equity. For many years, the CHF has surveyed residents throughout the state of Colorado and the results have continued to show that the need for affordable housing has been a priority at the top of the list. Research demonstrating the direct linkage between housing and health is widely accepted. This site provides the opportunity for CHF to guide the redevelopment of the site to respond to the strong need for affordable housing for working families and seniors, many of whom have been priced out of Denver through gentrification of their neighborhoods. If CHF did not step in to acquire the property when it came on the market, it is highly likely that the site would be developed as market rate apartments which would not address the needs of lower income and working class families. The development itself will be undertaken by private or

non-profit developers but the CHF will select the right partners for both the development and programming onsite to ensure that the overall development does, in fact, reflect the values of the CHF. It is hoped that this serviced-enriched intergenerational and multicultural community will influence the way other developments are designed and programmed throughout the State of Colorado. Additionally, the CHF has worked closely with United Way to incorporate their building into the overall development.

The Vision Plan provides guidance for the physical built environment as well as the services and partners to bring the vision to life.

Project Site

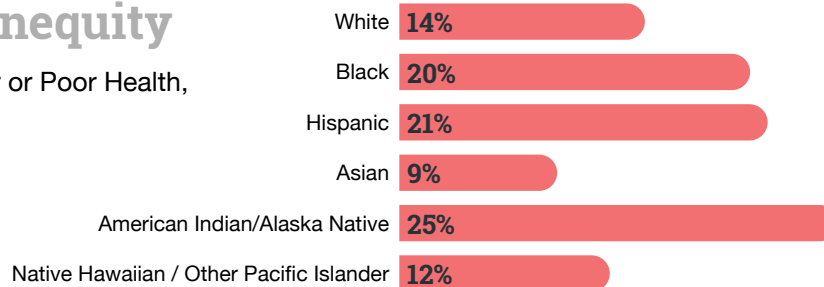


The Need for Affordable Housing

In Denver, the critical need for affordable housing arises from health inequity and high demand for housing. Despite this demand, the limited affordable housing supply poses a substantial economic challenge for households earning less than 100% AMI.

Health Inequity

Adults with Fair or Poor Health,
By Ethnicity



Housing Demand

High demand for affordable housing, low supply available in the city.

Housing Supply

in Denver for **30-80% AMI**
currently can only support

26% of the total households
within this AMI range

In other words, almost

3 in 4

households in this
income range are

Struggling

to find **Affordable Housing**



Economic Struggle

A 4 person household at 30% AMI has:



Annual Income

\$37,230

Gross Monthly Income

\$3,102

They should spend no more than \$930

to meet the suggested goal of 30% of monthly income on housing

\$930

\$3,102

\$1,699 (1 Bedroom)

\$2,275 (2 Bedroom)

Average median rent in Denver

Data source: City of Denver

Financial Burden

For **households** within **30-80% AMI**

Approximately

1 out of 2

households are

cost burdened

spending more than **30%** of monthly income on housing



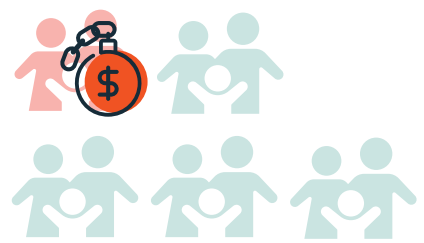
Approximately

1 out of 5

households are

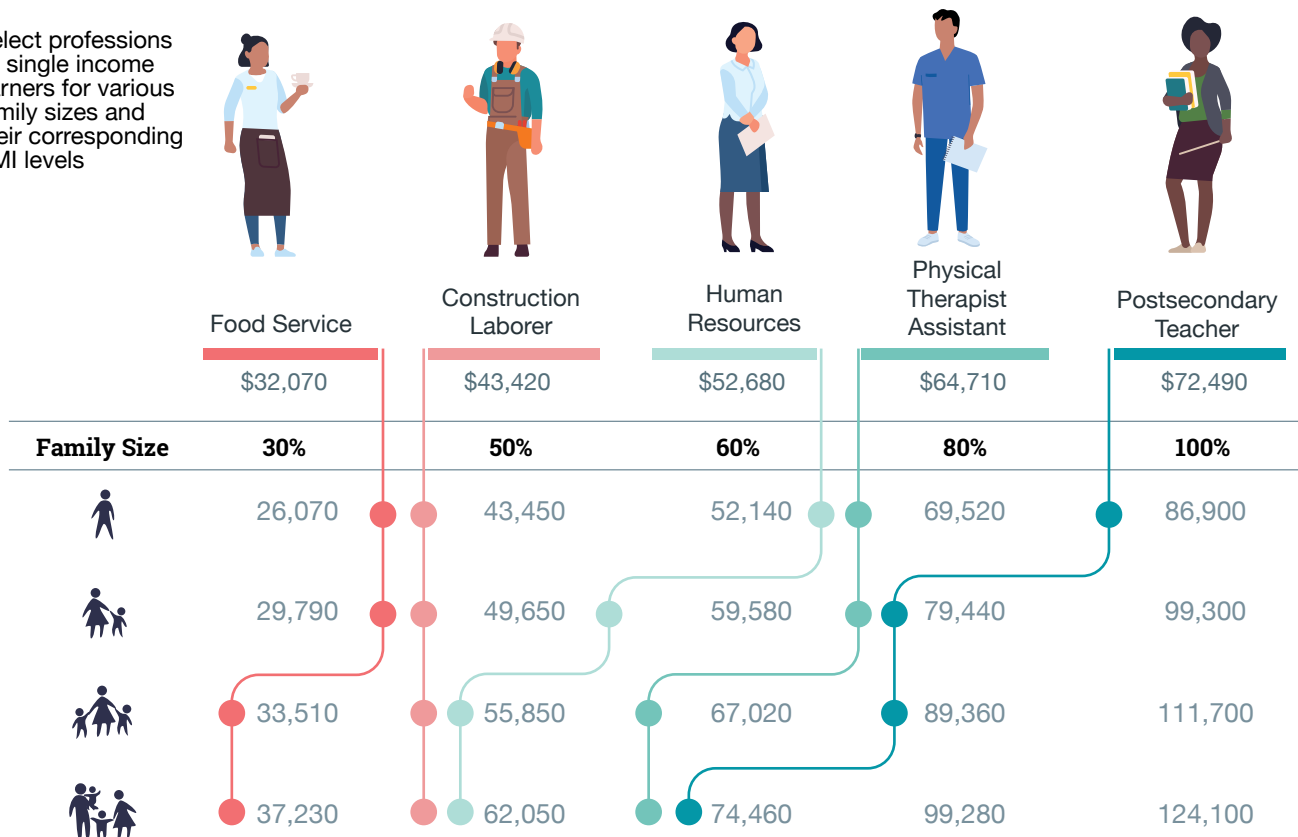
Severely cost burdened

spending more than **50%** of monthly income on housing



Professions and AMI Levels

Select professions as single income earners for various family sizes and their corresponding AMI levels



Assuming one person income household.

Data source: US Bureau of Labor Statistics (2022), Denver AMI Levels (2023)

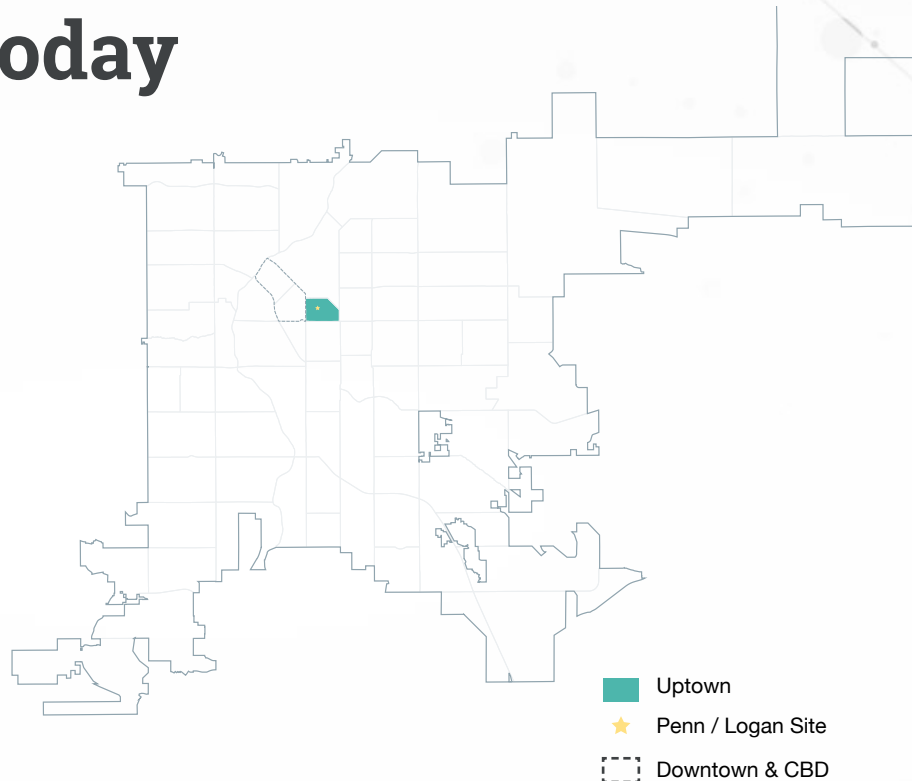


Background

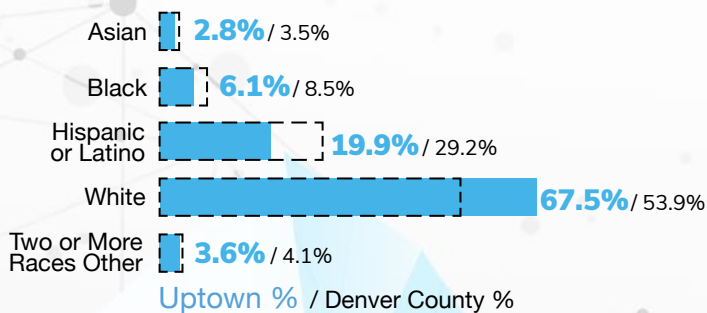
Neighborhood Today

The Penn/Logan site is located within the Uptown neighborhood. This central neighborhood is near the Central Business District (CBD), Civic Center, healthcare providers, and numerous restaurants. The neighborhood transitions from commercial buildings to the west to a more typical residential fabric further east.

Poverty is slightly higher for residents there than Denver overall, and many seniors in the community live alone. Residents currently experience more disabilities and higher hospitalization rates for chronic diseases than Denver overall, and life expectancy is lower. Future residents of Penn/Logan may move to the community with lower incomes, be more racially diverse and likely face higher health disparities than Denver residents overall.

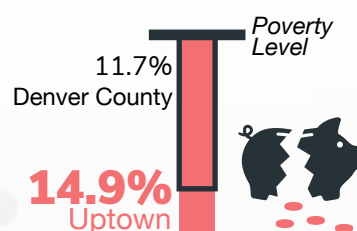


Race and Ethnicity

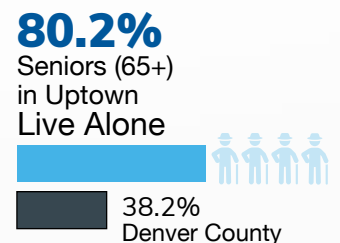


*No Hawaiian Pacific Islander and American Indian reported in Uptown

People Below Poverty Level



Senior Living Alone



Community Engagement

From the beginning of the process to determine what this property should become, CHF has had a strong interest in hearing from many organizations and individuals. In some circumstances, there are long term residents in the neighborhood whose voice would be critical to inform the development, but that isn't the case in this Uptown where many families and individuals no longer live in the neighborhood.

The purpose of this community engagement is to provide opportunities for collaborators to have an active voice in shaping their environments through visualizing a community that operates out of a new context. This new context is not focused on problems or fear, but one rooted in possibility and opportunity.



Step
①

Listening &
Discovery



Step
②

Exploring
Options



Step
③

Vision for the
Community

Lived Experience Engagement

Process + Approach

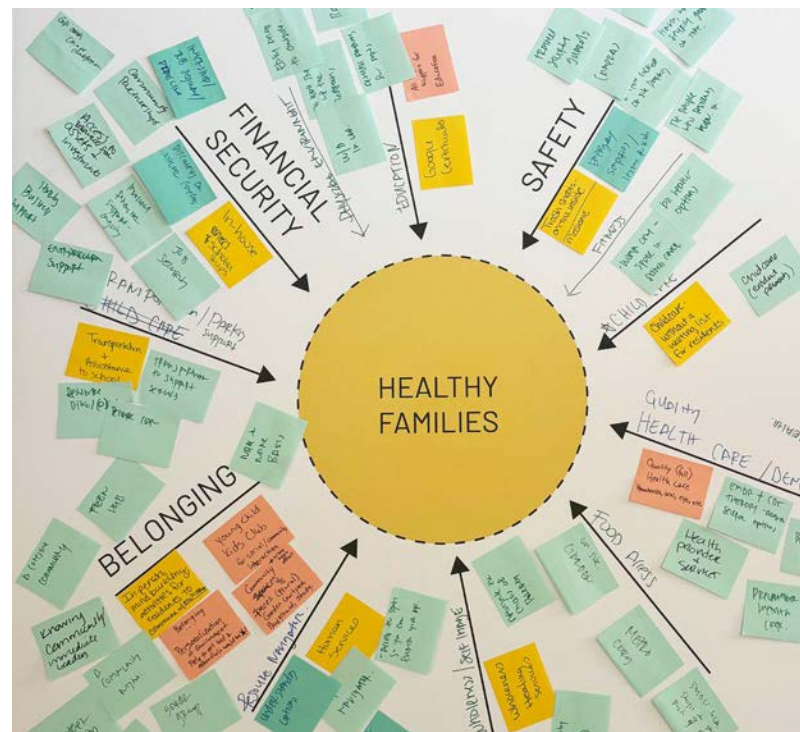
Our approach creates opportunities for people to share stories of their lived experiences, and while doing so, build relationships and develop trust with their fellow community members. Our discussions do not center the problems or deficiencies, but collectively explore how to create a community that centers the wellbeing of its members, creates opportunities of belonging, and discuss what a just future could feel like.

Session Participants:

- » Warren Village
- » Senior Support Services
- » Hidden Brook + Grace
- » DHA Youth Employment Academy
- » Thomas Bean Towers



DHA Youth Employment Academy Session 1



Warren Village Session 1



Key Takeaways:

Belonging + Wholeness

The feedback from our focus groups provided valuable insights into the needs and desires of our community. These elements, including physical, spatial, experiential, programmatic, as well as procedural, indicated that at the core, people want to feel like they belong within their own community, within their own city, and within their own lives.

Belonging is being a collaborator of your own experience, your environments, your life. It is being able to show up as you are and being celebrated for doing just that. It is being a member of a community that encourages your personal growth. Belonging is how we feel whole.

For the participants of our sessions, belonging can look like:

- » Access to community building opportunities for both parents and kids of all ages.
- » Personalization of their environment and make their house their home.
- » Access to discounted items through community partnerships with local organizations, allowing residents to enjoy the amenities in the surrounding neighborhood.

For the participants of our sessions, wholeness can look like:

- » Access to trauma healing services
- » Create an environment where you feel comfortable to use your voice
- » Provide autonomy and independence

The following sub takeaways are elements determined during our sessions that support the creation of a sense of belonging and wholeness. These takeaways include:

Reliable and affordable transportation + parking

- » A major barrier for several residents. Affects their ability to get their kids to school while also trying to get to work on time and keep their job.
- » Access to safe and secure parking on site.
- » Access to a communal shuttle when needed.

Safety + Security

- » Provide trash chutes on every floor and in unit washer / dryer.
- » Install functional cameras and hire trained security who are also trained in supporting residents, specifically in Trauma Informed Care, and not seeing everyone as a threat.
- » Offer roles of Guardian Angels, creating a safer environment while building belonging and community.

Affordable + Accessible Child Care

- » Access to affordable childcare that is reliable and one the residents can trust is a critical and immediate need for every participant.
- » Provide immediate access without waiting list.
- » Offer on-site after school program for older kids so they have a place to be.

Access to Resource Navigators

- » Provide continuous and in depth support for services like financial literacy, health care navigation, and finding child care support.
- » Offer support in evaluation so residents have better understanding of their options.

The Importance of Quality Building Management

- » Build trust with the building management.
- » Something that could be community led / community supported.
- » Transparency, strong communication, and empathy is key.
- » Emphasized importance of having diversity in the staff and support - helpful to have support from someone who looks like them and understands the challenges and barriers they are working to overcome.
- » Important to have management team trained in Trauma Informed Care.

Business development / entrepreneurship support + Educational opportunities for growth

- » Lots of ideas and desire to start their own business but no understanding or support on how to act on them.
- » Access to affordable continuing education / certificate programs to advance their careers or break into new fields - Want to be “seen as being capable of being more than grocery baggers”.
- » Want real opportunities.

“We want to be seen as being capable of being more than just grocery baggers”

“Ever since we moved here, this hasn’t felt like home.”

“We just want to be kids again.. to sit and color and take care of our inner child.”

“We are humans, we are parents.”



Partner Engagement

Process + Approach

We were able to engage with two neighborhood associations who provided input about the needs and desires for the neighborhood. Finally, 37 local service and program organizations were interviewed to determine whether there could be opportunities for partnership, either onsite or as a referral to support the vision for the development.

Community Groups:

- » Uptown on the Hill
- » CHUN and CHUN Urban Planning Committee

Governmental agencies:

- » City of Denver Dept of Housing Opportunity and Stability (HOST)
- » Colorado Housing Finance Authority (CHFA)
- » Denver Housing Authority (DHA)
- » CHFA Health and Housing Initiative Group
- » Denver City Councilman Chris Hinds
- » City of Denver Community Planning and Development
- » City of Denver Dept of Economic Development

Service Providers and Partners

Food Access

- » Denver Urban Gardens
- » We Don't Waste
- » Hunger Free Colorado
- » Go Farm
- » Nourish Colorado
- » Metro Caring
- » Wee Cycle

Child Care (including afterschool)

- » Warren Village
- » Mile High Early Learning
- » Boys and Girls Club
- » Mile High 360
- » MySpark / Gary Communities
- » Colorado I Have a Dream Foundation

Mental and Physical Health:

- » Intermountain Health / St. Joseph Hospital
- » Denver Health
- » Tepeyac Health Clinic
- » Well Power

Cultural + Spiritual Expression

- » Redline Art
- » Swallow Hill Music
- » Cleo Parker Robinson/Moving AHEAD
- » El Sistema
- » Platte Forum

Education

- » DPS
- » Downtown Denver Expeditionary School
- » CCD
- » Emily Griffith

Training + Employment / Economic Opportunity

- » Cross Purpose
- » Café Momentum
- » Center for Community Wealth Building
- » Girls Inc
- » Mi Casa Resource Center

Additional Service Providers

- » United Way
- » Salvation Army
- » Hope Communities
- » Senior Services Center
- » West Denver Renaissance Collective
- » Grounded Solutions Network

Detailed notes from those conversations can be found in the appendix.

Key Takeaways:

Based on the many interviews conducted and research undertaken, the following needs were identified.

- » The greatest need is for affordable family housing in Denver
- » Families have been displaced through gentrification and can no longer afford to live in Denver.
- » An intergenerational community would be interesting.
- » Creating opportunities for affordable homeownership would be desirable.
- » Onsite Child Care is a critical component
- » Onsite health care, including, physical and behavioral health are important. Dental care onsite is desirable
- » There are many programs that are available for residents but don't require onsite space, especially in the food access area.
- » Overall, many programs can be offered in a shared space arrangement as long as there is consistent management.
- » There are a variety of arts and cultural programs available in the neighborhood that could be available for residents.
- » Many organizations offer programs and services addressing employment training, financial literacy and entrepreneurial opportunities but the programs are not as coordinated as they could be.
- » This site offers an opportunity for a more coordinated approach to service delivery.

Precedent Research

Research was conducted on other developments around the country that were intended to have some elements that are similar to Penn Logan Tapestry Block. Additional notes from this research can be found in the appendix.



Bridge Meadows, Portland OR: affordable, intergenerational, focus on physical activity and outdoor spaces, health care, programmed community events. Focus on parents adopting foster children as well as seniors.

Anne M Lynch Homes at Old Colony, Boston

MA: redevelopment of former public housing neighborhood into additional affordable housing and an Early Learning Center.

Bartlett Station, Boston MA: housing for a range of incomes, mixed use, multi-phased



Via Verde, Bronx NY: affordable, sustainable green infrastructure, focus on healthy living with onsite wellness center, mixed use. Includes a variety of housing types – townhomes, high rise and mid-rise and central courtyard. Private development with significant public subsidy. Award winning development.

Sol on Park, Bronx NY: serving very low income senior households, mixed use amenities for residents and broader community, health center, career training spaces, deep supportive services.

Centennial Place Apartments, Atlanta GA:

affordable, anchored around mixed-income with onsite ELC, charter school, and deep supportive services. First HOPE 6 development in the country. Deeply subsidized.

Rainier Vista, Seattle WA: housing for a range of incomes, multi-building community, mixed use, urban farm, job programs, youth tutoring, deep supportive services onsite. Redevelopment of former public housing property. May be the most comparable approach to Penn/Logan.



Othello Square, Seattle WA: housing for a range of incomes, multi-building community, strong community engagement, economic opportunity focus, social equity focus but affordable housing component will be the last to be built. Not integrated into the buildings.

While many of these developments include some elements of what is envisioned at Penn/Logan, we did not find any that included for sale as well as rental housing and none of them were as strongly focused on Economic Opportunity for the residents. It also appeared that a single developer (either a public housing agency or a private developer) was responsible for the overall project rather than having several developers involved as is planned in Penn/Logan.



Spark at Midtown, Long Beach CA: focus on healthy living, economic opportunity, and education; ground floor activation with programming of partner service providers with YMCA, after school programming, and health care clinic.

Project Vision



Vision Statement

The Penn/Logan development (Tapestry Block) will be a multigenerational and family-centered affordable community that cultivates an environment of possibility and belonging. This neighborhood will be inclusive, service-enriched, and support health and economic opportunity for individuals and working families.



Community Framework

THE PENN/LOGAN DEVELOPMENT ASPIRES TO FORGE AN INTENTIONAL, INTERGENERATIONAL, MULTICULTURAL, AND FAMILY-CENTERED COMMUNITY, WHICH CULTIVATES AN ENVIRONMENT OF PROFOUND BELONGING AND CARE.

Central to the approach is the goal of achieving Healthy Families, which is supported by five main Community Planning Principles: Sense of Safety, Community / Connection, Agency / Choice, Happiness, and Sense of Belonging.

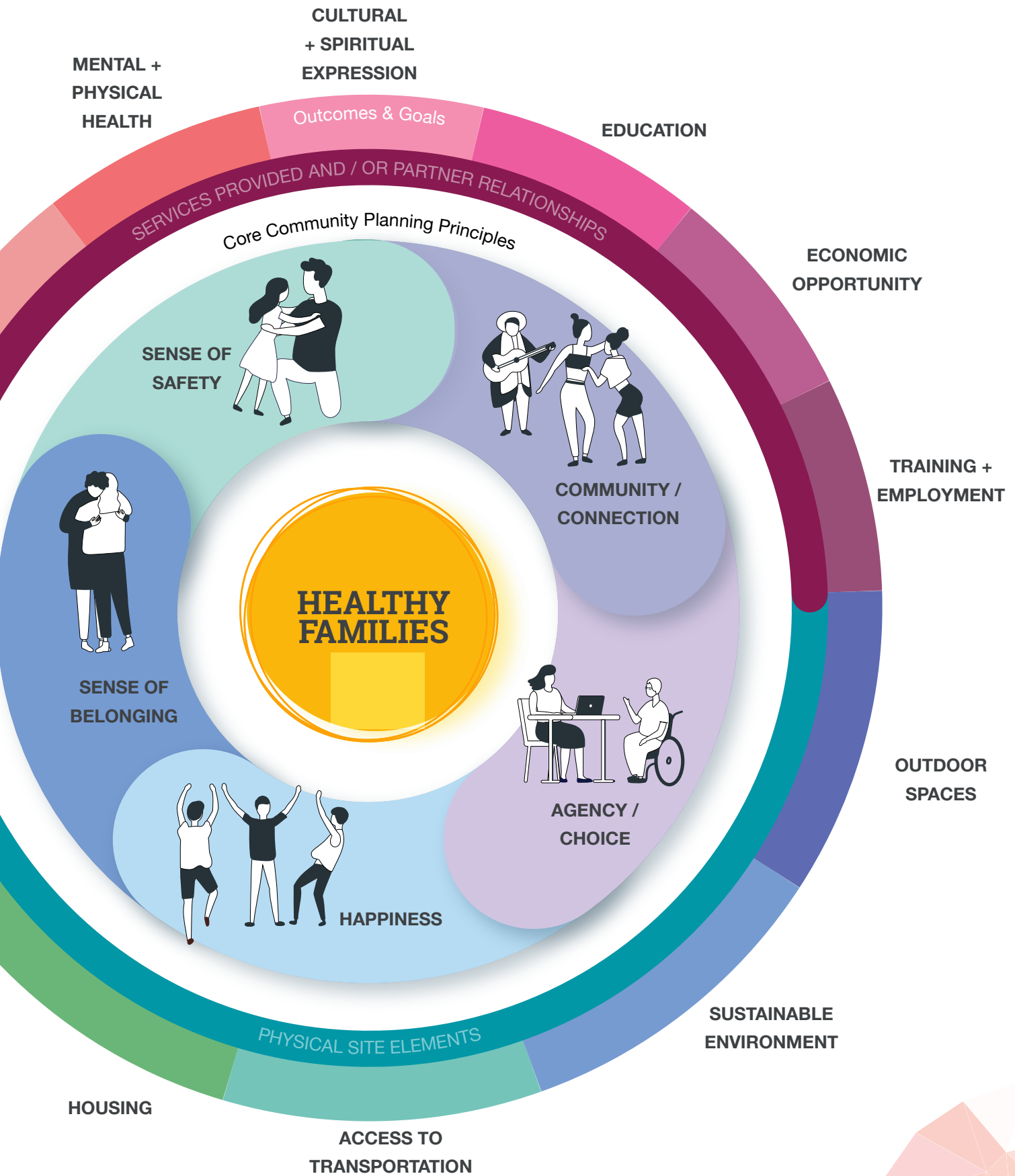
To comprehensively achieve the goal of Penn/Logan, it is essential to address both services and programs and physical site elements of the design to ensure a holistic and integrated community. Within each category, specific components are identified that help support the overall development of the plan.

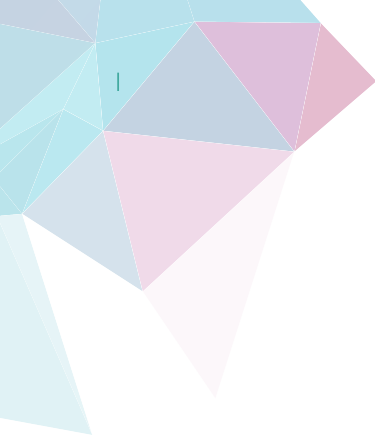
Furthermore, the Vision Plan adopts a proactive and action-oriented approach by outlining outcome and goal statements within each component, ensuring a clear roadmap for implementation and guiding the translation of the vision into practical, measurable steps. Through outcome and goal statements, the Vision Plan fosters accountability and ensures alignment with the overarching goals of Penn/Logan and Colorado Health Foundation.

CHILD CARE

FOOD ACCESS

ACCESSIBILITY +
INCLUSION





Core Community Planning Principles



The vision for the Penn/Logan project is shaped by a set of Core Community Planning Principles that underpin our intentional, intergenerational, multicultural, and family-centered community. These principles serve as the foundation for constructing an inclusive and supportive environment, countering daily barriers, inequities, isolation, and marginalization. The commitment to these principles is rooted in the overarching goal of nurturing thriving families and enhancing the quality of life for all residents.

Sense of Safety

Prioritizing the development of spaces and systems that instill a profound sense of safety for every resident. This includes well-lit public areas, secure housing designs, and community policing initiatives to ensure individuals and families feel protected and secure within their neighborhood.



Community / Connection

Designing spaces that encourage social interaction, shared experiences, and collaboration among residents. Community centers, gathering spaces, and events are integral components, fostering a sense of togetherness that strengthens the fabric of the Penn/Logan community.

Agency / Choice

Encouraging individuals to have the agency to control and tailor their own experiences and environment, contributing to a dynamic and thriving community. This includes a focus on language justice to create shared power and inclusivity for all.



Happiness

Recognizing the importance of happiness in the daily lives of residents. Integrating green spaces, play opportunities, and cultural amenities that contribute to a joyful and fulfilling community experience. Designing for happiness aims to enhance the overall well-being of residents

Sense of Belonging

Fostering a deep sense of belonging within the community for every resident. Penn/Logan encourages inclusive designs, cultural representation, and opportunities for active community participation, ensuring every voice is heard and every individual has a stake in shaping the neighborhood's future



Outcomes & Goals



Outer ring of the community framework highlights the intended outcomes or goals of the community vision. Each is explained in greater detail below and supported by Strategies for Health and Equity in the appendix.



Services Provided and/or Partner Relationships

Cultural + Spiritual Expression

To provide spaces and opportunities for residents to showcase and share their heritage, arts, and personal spiritual beliefs and expression. To foster a sense of belonging, pride, and intercultural understanding within the community.

Economic Opportunity

To address effects of multi-generational poverty by offering financial counseling, a range of educational opportunities, and support to help families build financial security and assets. To support families in their earning goals through career navigation services and/ or entrepreneurial business development.

Education

To provide a range of educational opportunities for children and adults leading to high school graduation and beyond.

Child Care

To provide high-quality, easily accessible, and affordable child care, after school enrichment activities, and youth support on the site.

Training + Employment

To provide onsite connections to job training and employment services for residents.

Food Access

To ensure equitable, sustainable, and culturally diverse access to nutritious food options, fostering community wellbeing and resilience.

Mental + Physical health

To provide select onsite health care services and a direct connection to full care services (including specialty) in a setting that is accessible and inviting to residents from a wide range of cultural backgrounds.



Physical Site Elements

Access to Transportation

To provide access to reliable and affordable transportation options, ensuring that residents can easily connect with employment, education, healthcare, and community activities.

Outdoor & Social spaces

To create a central, welcoming community-oriented green space that has physical and visual connections to the surrounding streets, encouraging community interaction, physical activity, and a sense of connection among residents.

Housing

To create a cohesive campus of affordable and family-oriented housing that provides housing along a spectrum of income levels as well as opportunities for home ownership.

Accessibility and Inclusion

To create an inclusive and barrier-free environment so every resident can easily navigate and participate in daily activities throughout the entire community.

Sustainable Environment

To design a sustainable neighborhood that maximizes opportunities for trees, integrates green infrastructure, energy-efficient technologies, and waste reduction practices.



Program Requirements

In order to implement essential programs and services to enrich the community, a comprehensive approach is needed to integrates both services and physical site elements. Below lists out potential services and programs that can address each components of the community framework.



	Potential Services	
	Specific Spaces	Shared Spaces
Child Care	Early Learning Center / Child Care	Afterschool Programs
Mental + Physical Health	Onsite Health Clinic	Mobile Dental
Cultural + Spiritual Expression	Art and Music Programs	Community Art Gallery
Education		Local schools and higher education, Teen and Young Adult Programs
Economic Opportunity	Financial Training, commissary kitchen and BIPOC small business space	
Training + Employment	Job Training	Internet access throughout site
Food Access		Mobile Farmers Market, Food Bank



	Physical Site Elements
Accessibility + Inclusivity	Universal access to open space, playground, and buildings
Housing	Workforce, Service-Enriched, For Sale Affordable, Senior Affordable, Family-sized units
Access to Transportation	Secure bike parking, secure parking garages, safe, accessible walking paths to public transportation with good wayfinding
Sustainable Environment	Water Quality, Native Plants, Shade, Tree Canopy, Energy Efficient, Reduced Heat Island, Community garden
Outdoor Spaces	Gathering area, Playground, Seating Areas, Walking Loop, Art installations, Trauma-informed design, variety of connections (connection to nature, to self, and to others)

Community Spaces

Current use possibilities for the ground floor community spaces are included below. The spaces should be designed with flexibility to accommodate new program though the process and should include residential specific uses such as lobbies, mail, fitness, and other uses.

Area (sq. ft)	Use
10,000	Early Learning Center / Child Care
1,000	Afterschool Care
1,500	Clinic
2,200	Shared Service Provider Space
2,000	Large Community Room with Kitchen / Commissary
3,000	Training Area / Conference Rooms
1,000	Teen / Young Adult Space
2,000	Commercial for BIPOC Small Business
1,500	Fitness and Health
1,000	Community Art Workshop Space
500	Common Restrooms
	Mobility Service Van Spot
28,500	Total Community Space
4,000	MEP/Back of House
3,500	Lobbies and Residential Program
36,000 sq. ft.	Total Ground Floor Space





Housing

The Vision Plan's approach to housing reflects a commitment to creating a cohesive and family-oriented living environment for individuals and working families who can no longer afford to live in Denver. The goal is to establish a campus of affordable residences designed to cater to a spectrum of income levels, providing a foundation for families to thrive.

Family Supportive and Affordable Housing 1 + 2

These two buildings will cater to families between 30-60% AMI and 40-80% AMI, with the intent to foster an inclusive and financially inclusive community. The family affordable housing serves the diverse needs of working individuals and families, with home sizes ranging from one through three bedrooms, providing an avenue for secure, affordable, and stable living arrangements.

For Sale Affordable or Senior Affordable

For-sale affordable housing provides an opportunity for individuals and families within 70-100% AMI* to achieve homeownership within their financial means, fostering community stability and long-term financial security. Design larger units with 2 and 3 bedrooms to accommodate for families. Another opportunity for this site is for senior affordable housing. In this case, units would be 1 bedroom, and the AMI served would be 30-60%.

Program Relationships

Penn Logan Tapestry primarily features housing, services, and a central community space, with programs designed to be inclusive and supportive of the entire neighborhood.

The goal of the program relationships is be complementary of each other and building on supportive synergy.

While services can be flexible in their locations, child care should be integrated into the Family Affordable Housing 1 building, with playground adjacent to the child care facility.

* AMI could change due to market conditions and needs

Family Supportive and Affordable Housing 1

30% - 60% AMI

- 80-90 Total Homes
 - 40% 3 Bed @ 1250-1350sf (1 space/unit)
 - 35% 2 Bed @ 1050-1150sf (.5 space/unit)
 - 25% 1 Bed @ 600-700sf (.5 space/unit)
- 110,000 gsf Residential
- 17,500 gsf Ground Floor Use
- 60 parking spaces max

Family Supportive and Affordable Housing 2

40% - 80% AMI

- 85-95 Total Homes
 - 40% 3 Bed @ 1250-1350sf (1 space/unit)
 - 35% 2 Bed @ 1050-1150sf (.5 space/unit)
 - 25% 1 Bed @ 750-850sf (.5 space/unit)
- 100,000 gsf Residential
- 16,500 gsf Ground Floor Use
- 65 parking spaces max

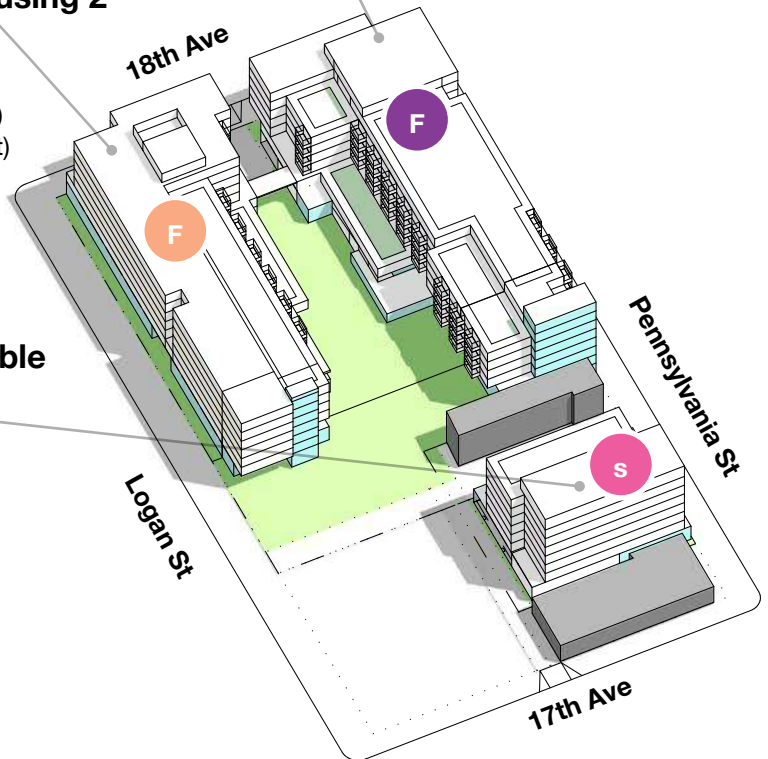
For Sale Affordable or Senior Affordable

70% - 100% AMI

- 50-60 Total Homes @ 650sf avg.
 - 100% 1 Bed @ 600-700sf
- 45,000 gsf Residential
- 2,500 gsf Ground Floor Use
- 20 parking spaces max

Totals

- 240 Total Homes (min)
- 255,000 gsf Residential (+/- 5%)
- 36,000 gsf Ground Floor Community (+/- 5%)





Concept Design

Program / Service Partners

POSSIBLE PROGRAM PARTNERS (ONSITE AND REFERRAL)

Food Access

- » Denver Urban Gardens (onsite)
- » We Don't Waste (onsite / mobile market)
- » Hunger Free Colorado (referral)
- » Go Farm (onsite / mobile market)
- » Nourish Colorado (referral)
- » Metro Caring
- » Wee Cycle (onsite / mobile market)

Child Care

- » Warren Village (onsite)
- » Mile High Early Learning (onsite)
- » MySpark / Gary Communities (referral)
- » Colorado I Have a Dream Foundation (onsite)

Mental +Physical Health

- » Intermountain Health / St. Joseph Hospital (onsite)
- » Well Power (onsite)

Cultural +Spiritual Expression

- » Redline Art (onsite)
- » Swallow Hill Music (onsite)
- » Cleo Parker Robinson/Moving AHEAD (referral)
- » El Sistema (onsite or referral)
- » Platte Forum (referral)

Education

- » DPS (referral)
- » Denver School for Expeditionary Learning (referral)
- » CCD (referral / onsite)

Economic Opportunity / Training + Employment

- » Cross Purpose (onsite)
- » Center for Community Wealth Building (onsite)
- » Girls Inc (onsite)
- » Mi Casa Resource Center (onsite / referral)
- » Emily Griffith (referral / onsite)

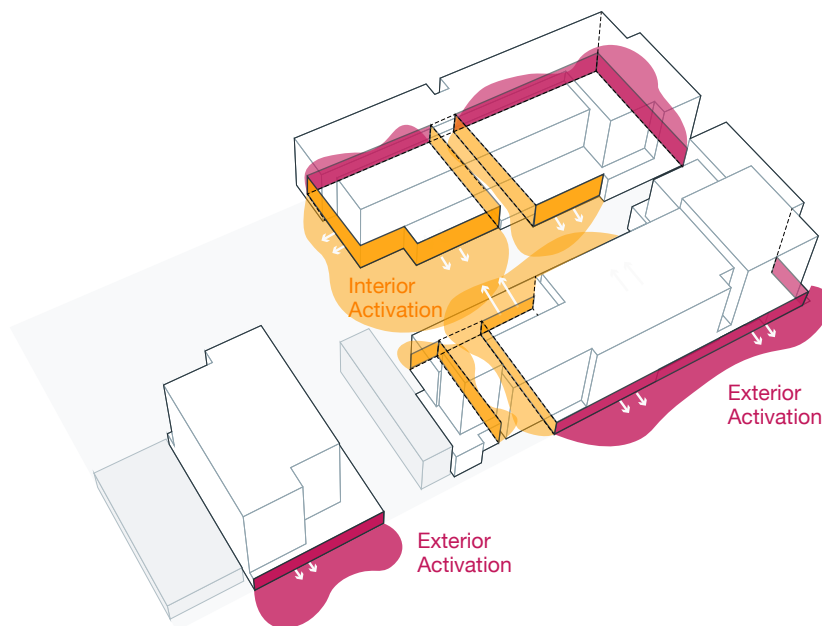
Urban Design Principles

The following urban design principles should be used as a basis for design for how the buildings are shaped on the site and relate to the public realm, both the streetscape and the outdoor community space interior to the site.

Activated Ground Floor

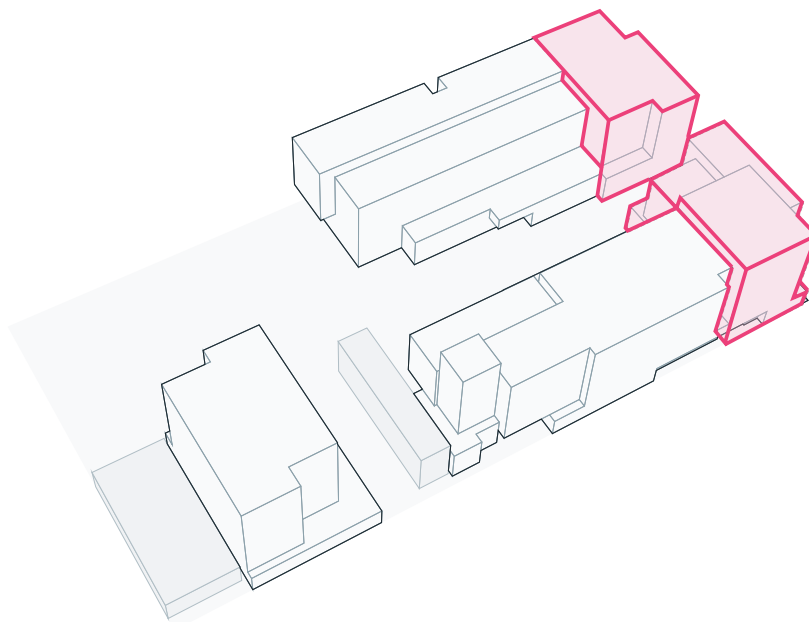
Activate ground-level spaces **attract pedestrians** with dynamic programs and places, **enhance safety** of the community by providing eyes on the street, and contribute to the **identity and character of a neighborhood**.

The ground floor areas should be activated both towards the surrounding streetscapes as well as the interior outdoor community space.



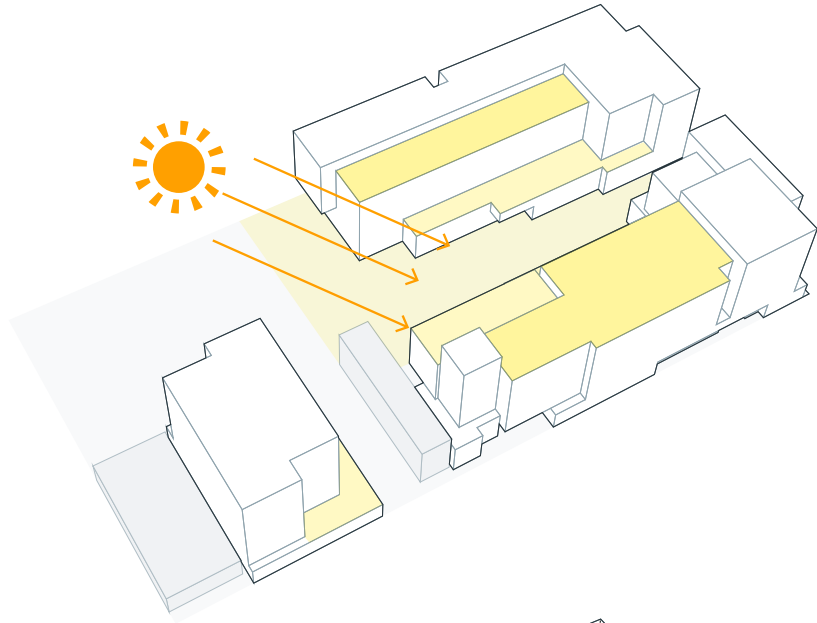
Anchoring Corners

Anchor the corners of the site through architectural massing and materials to create **focal points**, **enhance visibility**, and promote a **sense of place**, in order to build vibrancy and connectivity within the community.



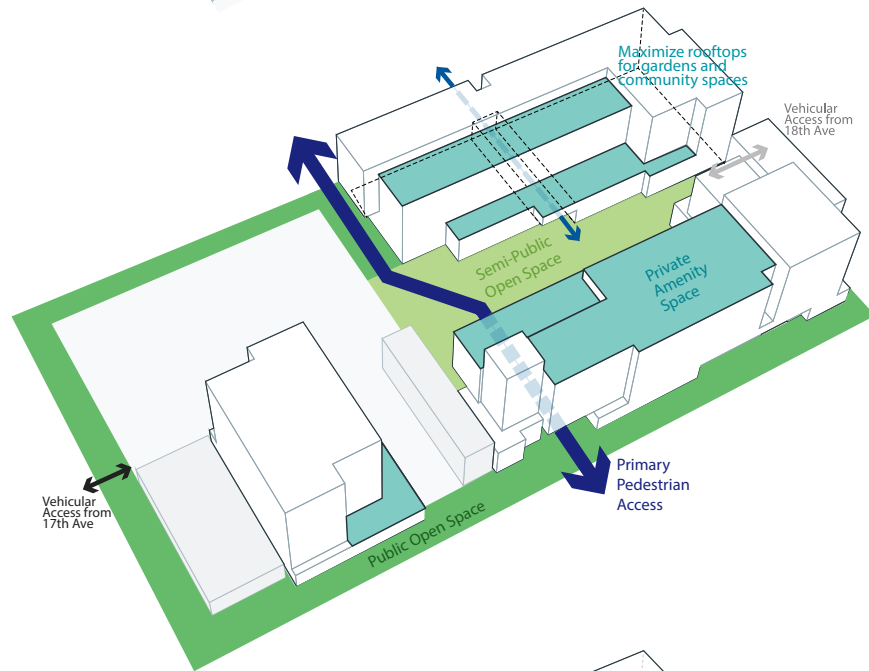
Sunlight + Green Space

Step and shape buildings to maximize sunlight into the central open space to provide **human comfort** and create a **welcoming sustainable environment for plants** to thrive.



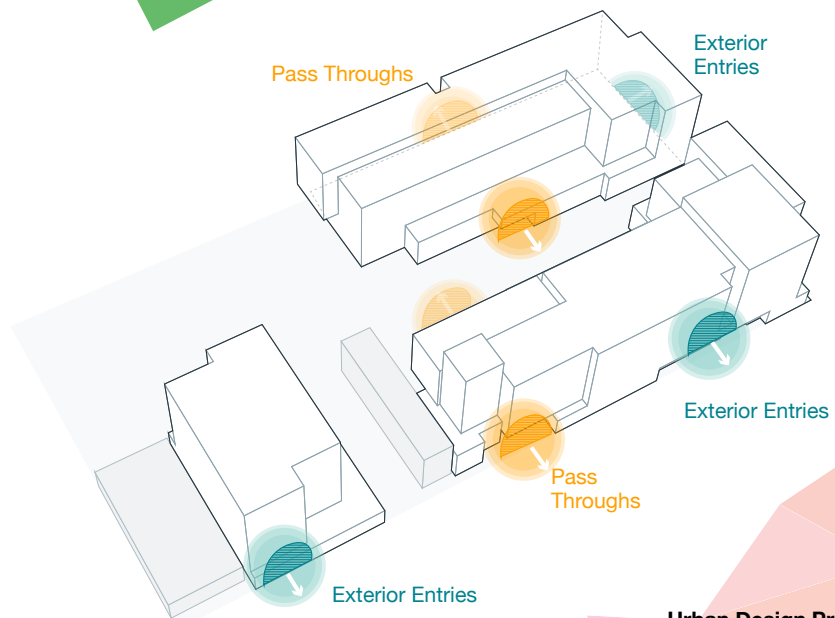
Community Open Space

Create a spectrum of community spaces to cater to diverse community needs, encouraging **interactions** ranging from large **community events** to **personal relaxation**.



Welcoming Entries

Create inviting and accessible entry points into the open space and buildings. Design entries to foster a **sense of inclusivity** and **welcoming atmosphere** for the community.

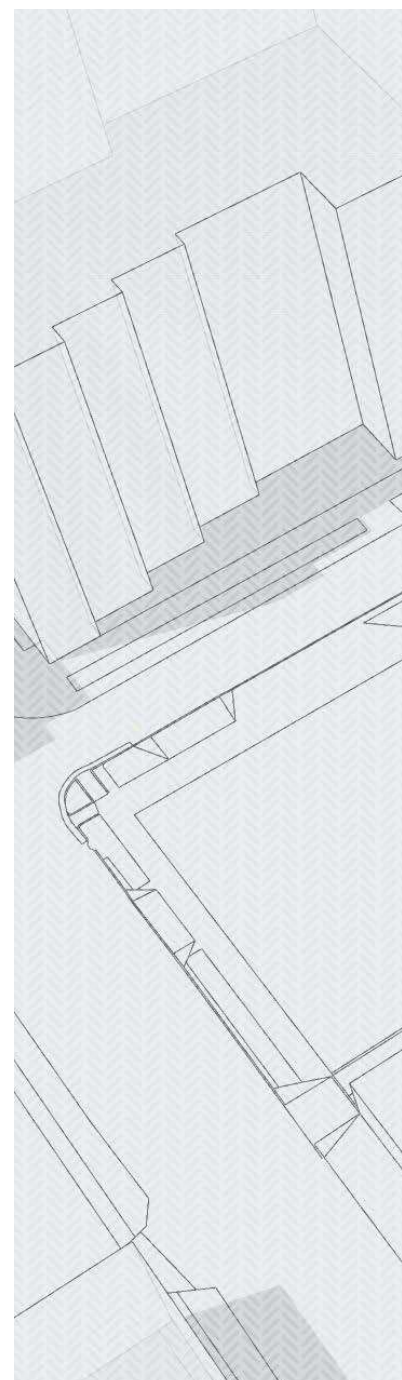


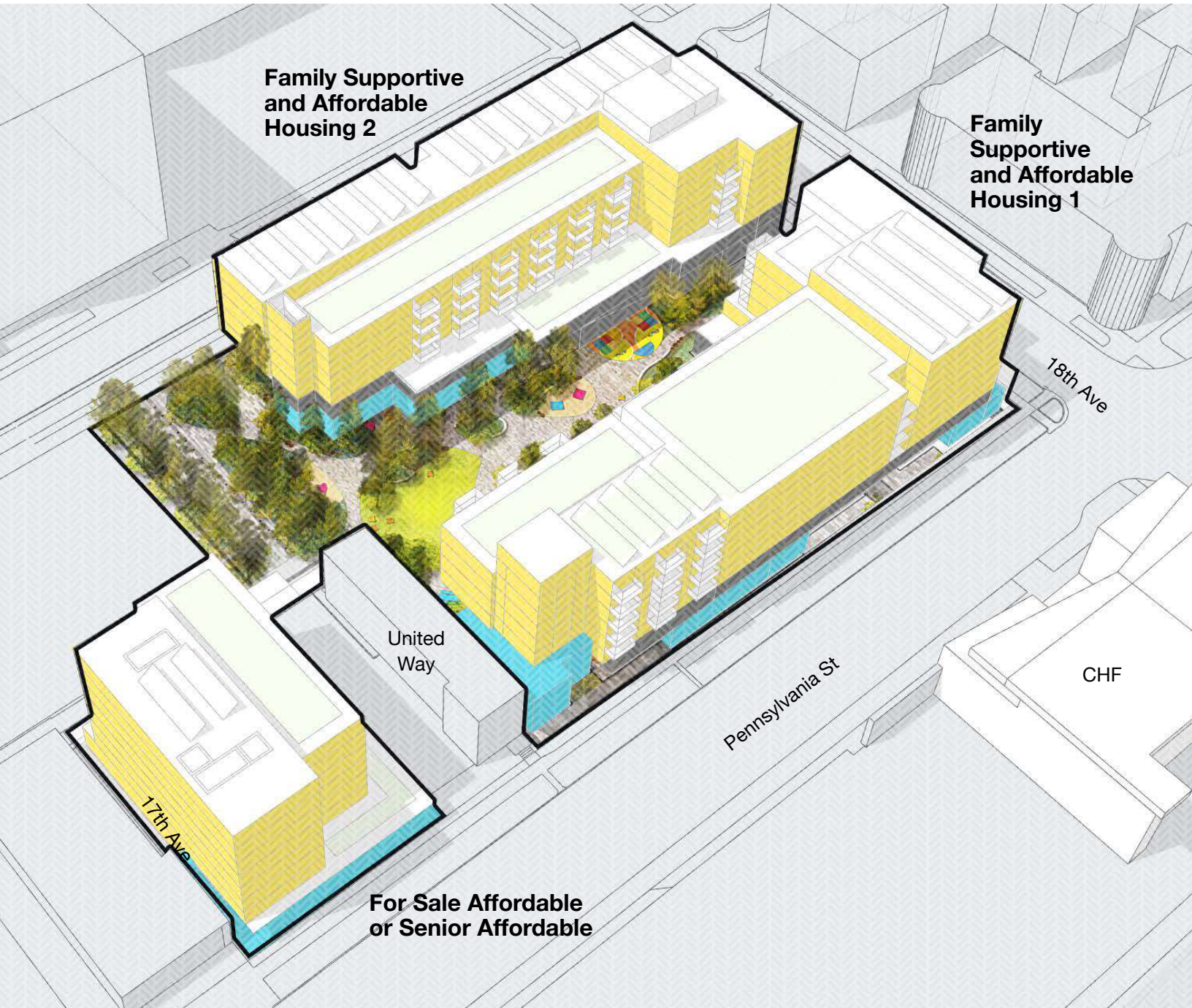
Concept Plan

Guided by the Vision Plan's commitment to supporting a community that instills a profound sense of belonging, extensive outreach efforts have been undertaken with diverse groups to comprehensively understand user needs. The preferred concept arranges buildings around a central community open space, celebrating a family-oriented design tailored to address the specific needs of families and children with playgrounds and open flexible lawn for large events.

	GSF Residential	GSF Ground Floor Use	UNITS	AVG SF	PARKING
Family Supportive and Affordable Housing 1	110,000	17,500	80-90	1,100	60
Family Supportive and Affordable Housing 2	100,000	16,500	85-95	1,100	65
For Sale Affordable or Senior Affordable	45,000	2,500	55-65	650	20
TOTAL	255,000	36,000	240		145

Open Space 29,700





Residential Services Parking

GROUND FLOOR PLAN





- 1 Flexible Community Lawn: large flexible lawn for everyday relaxation or hold large gathering during community events.



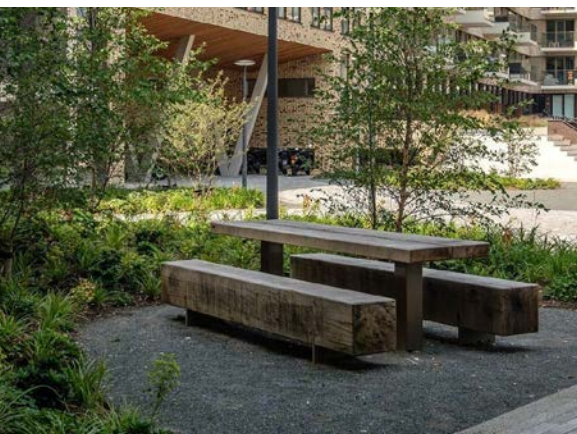
- 2 Playground: adjacent to childcare with shade and shaded seating along the edges. Playground opens to the community outside of business hours.



- 3 Community Gathering Space: provide a variety of seating types and sizes of gathering spaces for choice and flexibility.



- 4 Recreation Area: include court sports and other recreational games for teenagers



- 5 Five Senses Garden / Water Quality: select plants that stimulate senses with various texture, fragrance, and colors. Provide multifunctional amenities as contemplative areas and water quality for the community.



- 6 Cultural Community Spaces: a quiet gathering space and place for the community to share news, resources, and activities.

Experiencing the Community

The preferred concept design implements the Community Planning Principles through site design elements and services and partnerships, and strives to provide a community centered around individual and family experiences.

The elements below are a selection of recommendations but are not fully comprehensive.



Sense of Safety

- » Well lit public spaces
- » Secure and well-managed housing
- » Program and health navigator
- » Secure vehicular and bike parking



Agency / Choice

- » Stable and affordable housing
- » Access to job training
- » Financial education
- » Partnerships with local organizations and businesses for job referrals
- » Signage in multiple languages



Community / Connection

- » Multigenerational community gathering spaces
- » Shared community resources
- » Community garden
- » Stable childcare
- » On site programming + events that create opportunities for connection.



Sense of Belonging

- » Inclusive and accessible spaces
- » Continued community engagement
- » Culturally and age reflective spaces
- » Creating partnerships with local businesses.

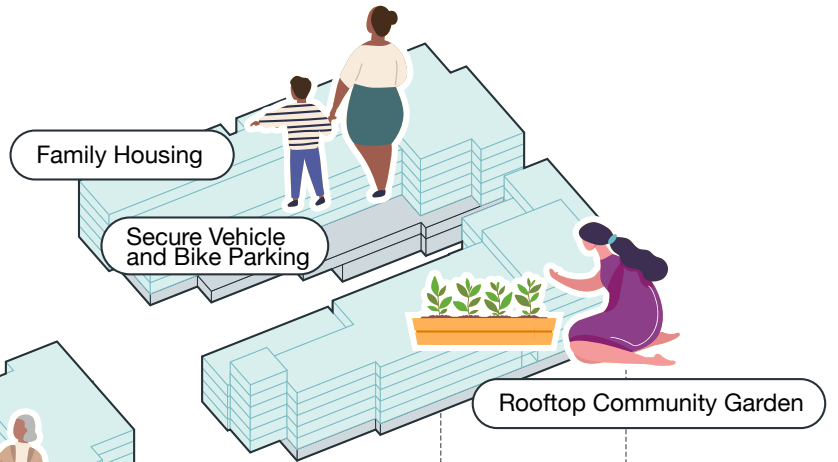


Happiness

- » Green spaces with shade
- » Play elements
- » Culture, art, and color
- » Sunlight

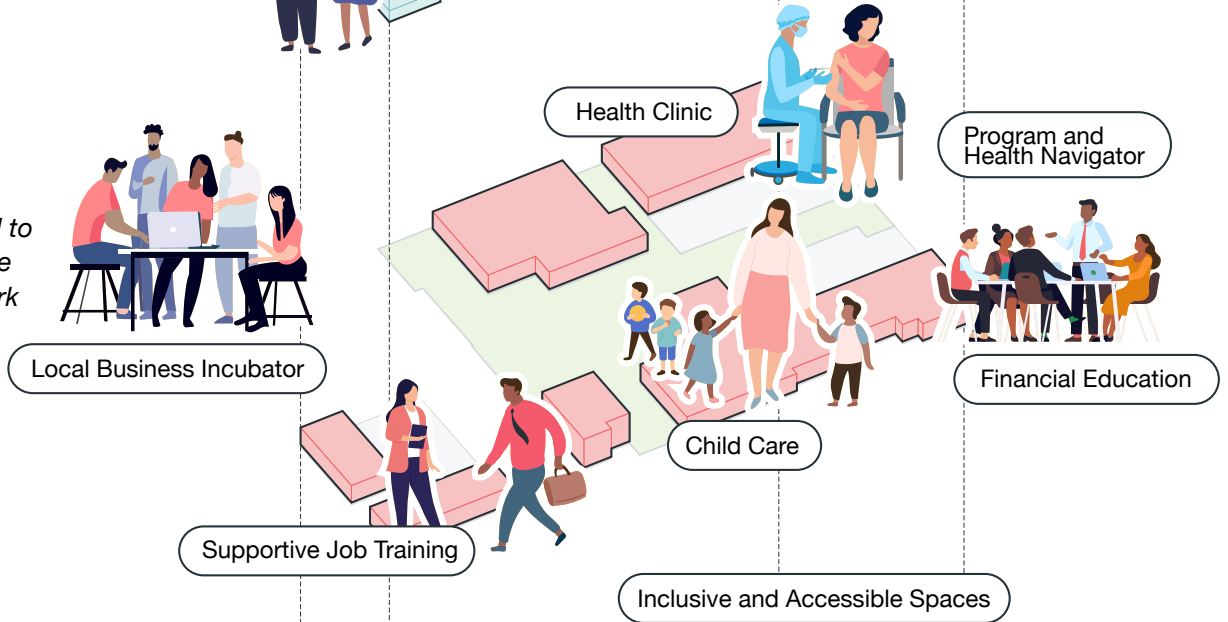
Live

Living spaces that foster a sense of community and togetherness



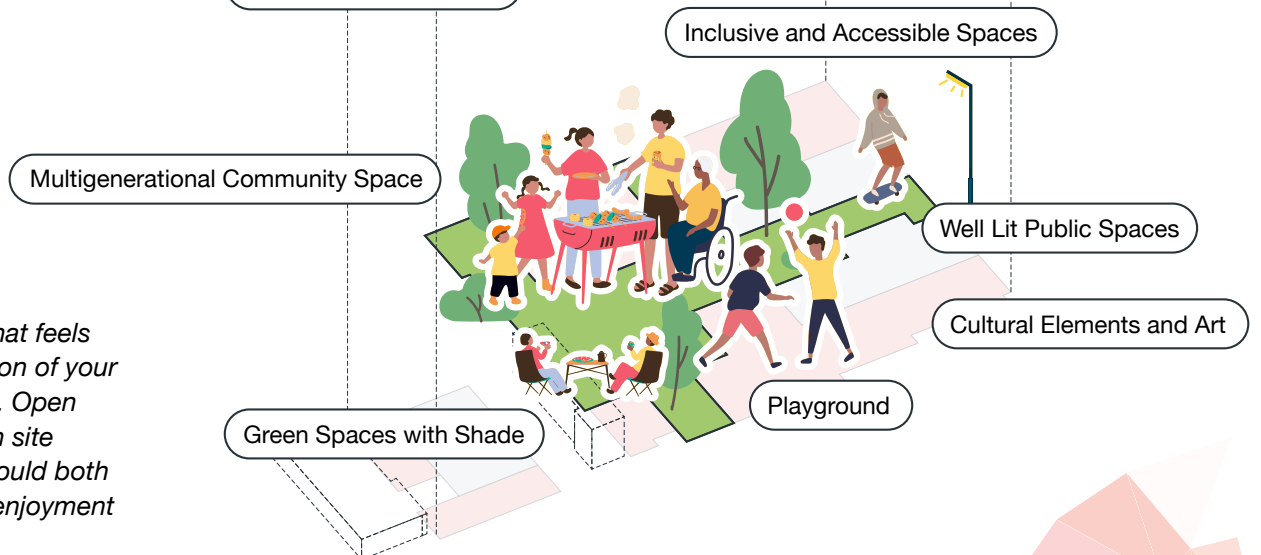
Thrive

Services designed to create a supportive community network

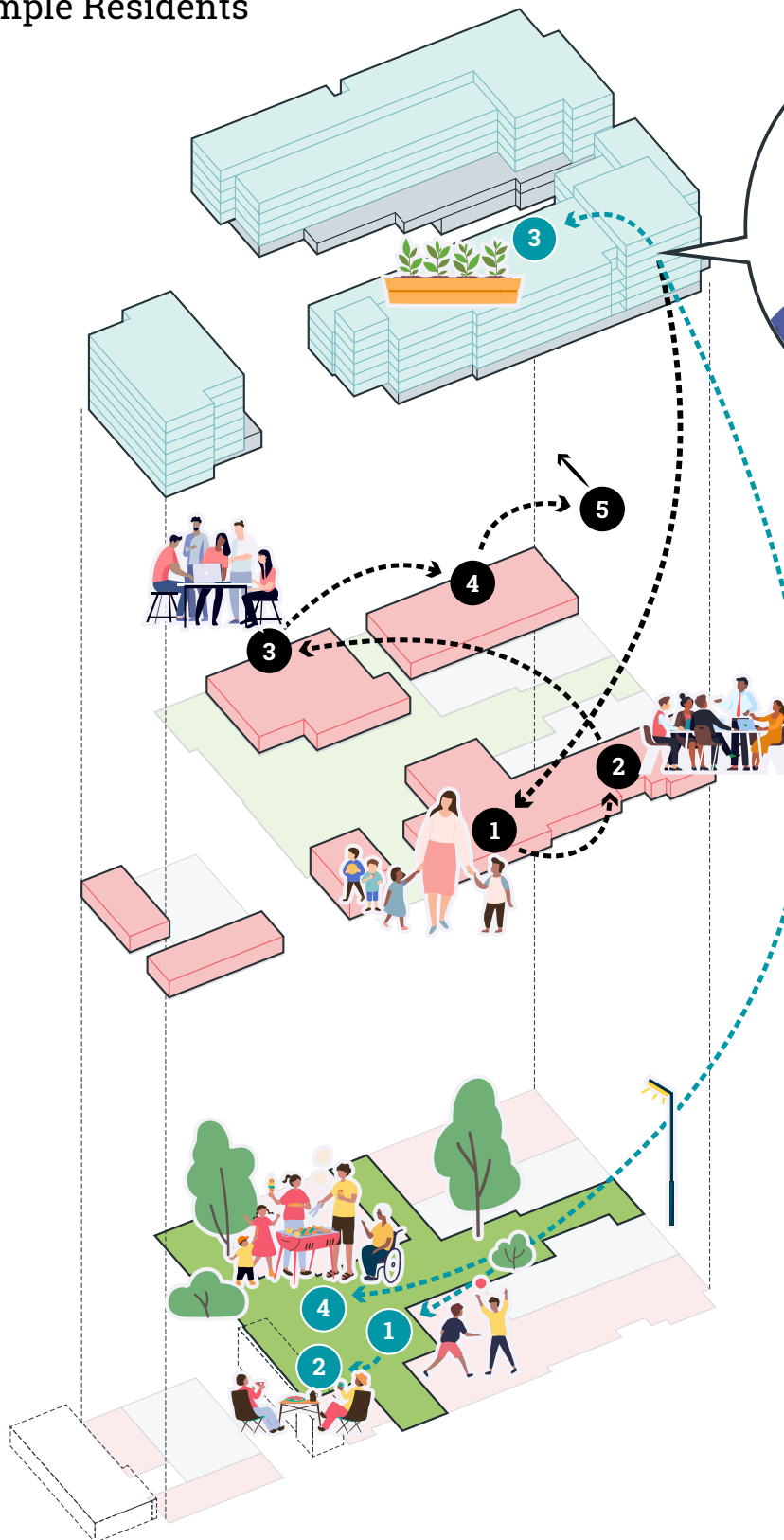


Enjoy

Open space that feels like an extension of your own backyard. Open spaces and on site programing would both contribute to enjoyment



Example Residents



Sana

Sana is a single parent with one kid. She works part-time and doesn't have a car.

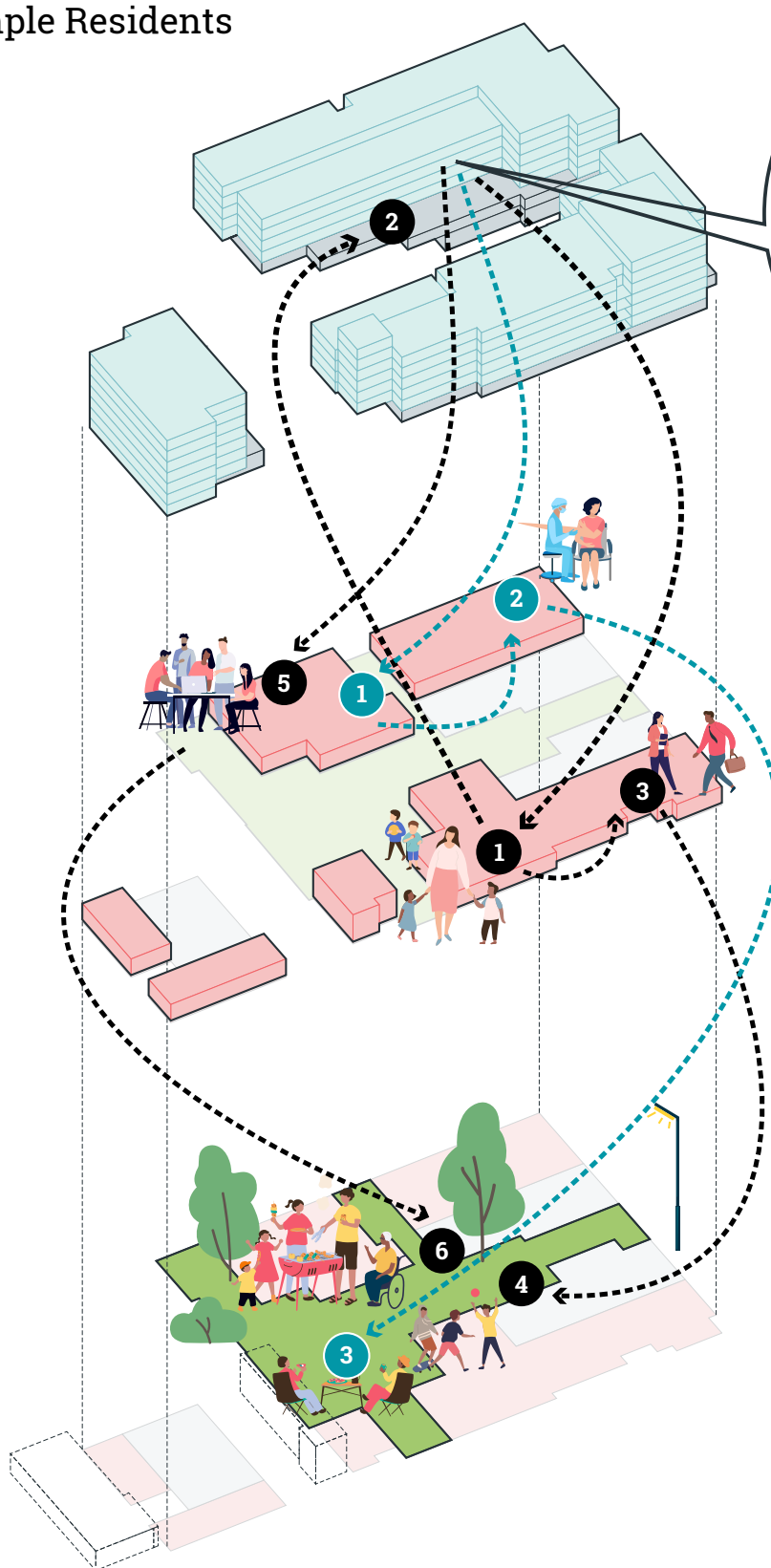
Weekday:

- ① Drops off her daughter at day care in the morning
- ② Attends job training and financial education courses
- ③ Seeks counseling and mental health support
- ④ Works with resource navigator
- ⑤ Takes the bus to her part-time job in downtown

Weekends:

- ① Takes her daughter to the playground in the weekends
- ② Social with neighbors at the community open space
- ③ Grows herbs and vegetables in the community garden
- ④ Participates in a community movie night in the outdoor space

Example Residents



Maria and Javier

Parents with two young children.

Weekday:

- 1** Drops off their kids in the day care
- 2** Maria drives to her part-time job
- 3** Javier attends job training courses
- 4** Javier eats lunch in the community open space
- 5** Maria comes back in the afternoon to attend business incubator workshops
- 6** Relax in five senses garden while waiting for kids to finish day care.

Weekends:

- 1** Kids attending art class in local nonprofit center
- 2** Maria and Javier seeks mental health counseling
- 3** Social with neighbors in the community open space, while the kids are playing at the playground



1. Place community lawn central to the open space to allow for visibility from the street and connection to other programs.
2. Provide variety inclusive seatings for small and large groups of varying abilities and age.
3. Locate playground to be next to child care facility and provide secure fencing during business hours. Allow for after-hour access for the community when child care facility is not in operation.
4. Incorporate native plants that simulate senses with various texture, smell, and colors within water quality planting.
5. Place stairs at highly visible location, such as entries and public areas to encourage healthy active movement.
6. Use building materials and colors that promotes happiness and sense of belonging.



7. Include locations for community bulletin boards that offers the opportunity for community art and news.
8. Common terraces, private balconies, massing steps, and common areas should all be placed around the courtyard so all residents may share in the community environment.





1. Integrate with water quality for lush planting and provide multi-purpose landscape.
2. Provide variety inclusive seatings for small and large groups of varying abilities and age.
3. Activate blank walls, such as garage walls, with recreational activities such as basketball and climbing.
4. Use building materials that are warm and reference nature with articulation to provide interest and a welcoming experience.
5. Common terraces, private balconies, massing steps, and common areas should all be placed around the courtyard so all residents may share in the community environment.





1. Provide high degree of transparency at ground floor to enhance public realm experience.
2. Create inviting and accessible entry points into the open space and buildings.
3. Strengthen social connections by incorporating places to gather, linger, and enjoy the outdoors.
4. Place stairs at highly visible location, such as entries and public areas to encourage healthy active movement.
5. Use building materials that promote a sense of belonging and welcoming atmosphere for the residents.



6. Integrate water quality as part of the five sense garden. Develop water quality areas with phasing in mind and how future phases can connect into the overall regional water quality in the central open space.





Phasing

Cohesion, continuity, and unity are clear objectives for the Tapestry Block community. Accomplishing this outcome over multiple projects and teams is a reality this plan acknowledges through the three distinct buildings, each with its own services and options for development.

However, the unity of the overall site should take precedent through the process. The plan encourages a single Site Development Plan (SDP) for the full site, with phased vertical projects with the overall site entitlement. Concept conversations with Denver will help clarify this approach.

One Site

While the separation of each building in the plan might allow for development of each building in isolation, the recommended approach is to conduct a single SDP for the full site area, with phased buildings to follow as needed.

Wide street scape along Pennsylvania and Logan (including 5' setback) is especially important to be design cohesively to contribute to the unified community identity.

Phase 1

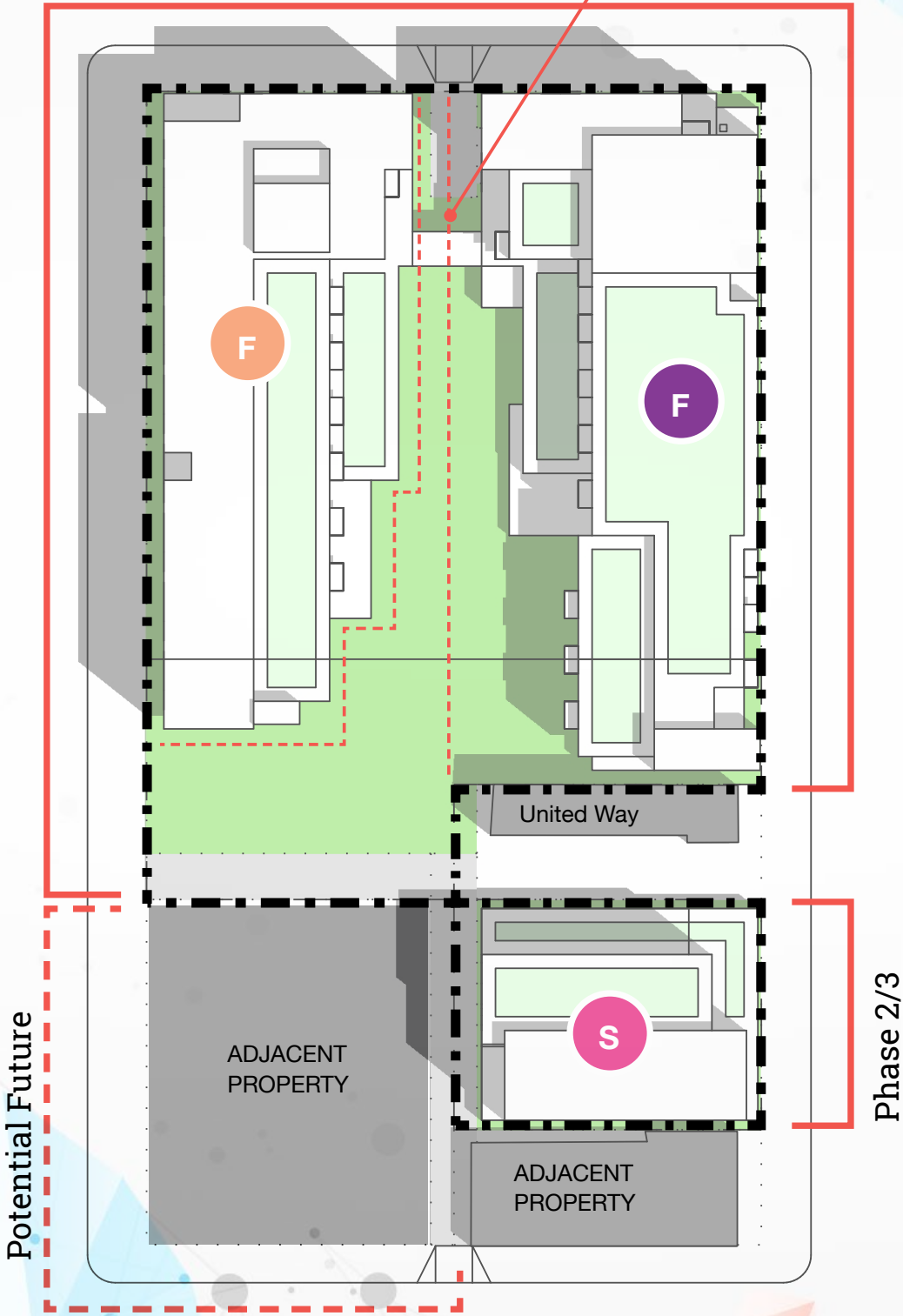
The northern two buildings and central gathering area compose an important initial design effort to create the heart of the community.

Phase 2/3

The for sale and senior housing buildings have a more distinct line of demarcation that is an advantage for design and construction phasing, but will require a higher level of design care to ensure these remain connected and cohesive with the rest of the community. Phase 2 and/or 3 may be distinct SDPs with common street scape to match the northern buildings

Indicates alternate site boundaries if north area must be two parcels (not desirable)

Phase 1



Potential Future

United Way

ADJACENT
PROPERTY

ADJACENT
PROPERTY

Phase 2/3

1" = 100'

