



# EXECUTIVE SUMMARY:

## MITIGATING DISPLACEMENT

*Infrastructure Investment Impacts and Community Capacity*

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Department of Transportation & Infrastructure, Denver



**DENVER**  
TRANSPORTATION &  
INFRASTRUCTURE

Capstone Project submitted in partial satisfaction of the requirements for the degree of Master of Urban and Regional Planning, College of Architecture and Planning, University of Colorado Denver.





# EXECUTIVE SUMMARY

*How can transportation planners plan for infrastructure improvements in communities without driving involuntary displacement of the residents?*

The conversation around the growth of and change within a city often focuses on market impacts and actions of demographic groups that are actors in impacting change in neighborhoods. More and more, city departments are engaging with the question of the role they (and the investments of public dollars) play in impacting displacement outcomes in neighborhoods.

Denver's Department of Transportation and Infrastructure (DOTI) hosts to Office of Community and Business Engagement (OCBE). OCBE's mission is to provide strategic support and assistance to all of DOTI's divisions through the implementation of community and business engagement plans. They manage a variety of grant-funded projects within neighborhoods that score high on the equity index, including projects with an emphasis on active living, traffic safety, and improving the built environment.

OCBE requested a tool that would help them better understand how engagement processes can mitigate the risk for displacement in vulnerable communities. The deliverable of this capstone project builds upon work already done by the city and hired consultants to tailor a tool to the specific needs of DOTI and OCBE by using a transportation-centered investment impact lens.

To address these questions, this report proposes the use of a new dashboard designed to anticipate areas of need through an overlay of planned projects on maps examining geographies of vulnerability across the city. This GIS dashboard deliverable presents a high-level view of each neighborhood's unique characteristics that could contribute to risk of displacement as well as the existing assets that could be leveraged in a capacity-building engagement process. It incorporates datasets that center existing community centers and their locations in built environment improvements. The dashboard assigns a research-based property value premium multiplier and anticipated impact radius to transportation and mobility projects (Elevate Bond, specifically), then applies a variable buffer to the bond project layer based on the impact radius attribute. This understanding of potential impacts of projects will assist OCBE in designing and deploying targeted and efficacious community and business engagement strategies early in the planning process to help build neighborhood resilience in the face of change.

NEST VTD Score

Filter...

3

2

1

0

Reset

Select all

UDP Typology

Filter...

Low-Income/Susceptible to Displacement

Ongoing Displacement

At Risk of Gentrification

Early/Ongoing Gentrification

Advanced Gentrification

Reset

Select all

Investment Impact

0% - 25%

0%

25%

Use the selectors above to filter the map by Census Tract. The selectors also filter the lists of Assets within the selected geographies.

Vulnerability to Displacement (VTD)

Most Vulnerable 18.5%

Least Vulnerable 27%

More Vulnerable 28.7%

Vulnerable 25.8%

VTDUDP Typology

Elevate Denver Bond Projects

Central Street Improvements (Central Street Promenade)

Scoping

Direct Impact Radius: 1,320 feet

16th Street Mall Plan Implementation

In Progress

Direct Impact Radius: 1,320 feet

South Broadway Corridor Multi-Modal Transportation Improvements Project

Based on Root Policy Research's 2020 Literature Review of Investment Impacts by premium on value and impact radius.

ProjectsProject Details

Child Care Facilities

5280 ACADEMY INCORPORATED

A BIGGSSTEP

ABILITY CONNECTION COLORADO

ACADEMY CHILD CARE LLC

ALEACIA HINDS

ALL ABOUT LEARNING CENTER

ALLY SMITH

Child Care FacilitiesDetails

Parks

20th St Rec Center

39th Ave Greenway

56th Ave Greenway

Alamo Placita Park

Aqua Golf at Overland

Argo Park

Ash Grove Park

Ashland Recreation Center

Park ListDetails

Recreation Centers

5090 Broadway Recreation Center

5090 Broadway

Ashland Recreation Center

2475 W Dunkeld Pl

Athmar Recreation Center

2680 W Mexico Ave

Aztlan Recreation Center

4435 Navajo St

Barnum Recreation Center

360 Hooker St

Carla Madison Recreation Center

Rec. CentersDetails

Libraries

Athmar Park

Bear Valley

Blair-Caldwell

Byers

Central

Decker

Eugene Field

Ford-Warren

Library ListLibrary Details

Map

Project Description--How to Use

County and City of Denver, County of Arapahoe, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA | The City and County of Denver

Powered by Esri

Urban Displacement Project Typology

Category	Percentage
Stable/Advanced Income	27.43%
Ongoing Displacement	0.88%
Low Income/Susceptible to Displacement	18.58%
Early/Ongoing	
Becoming Exclusive	4.42%
At Risk of Gentrification	15.04%
At Risk of Becoming Exclusive	10.42%
Unavailable or Unavailable Data	1.77%
Stable/Advanced Income	0.88%

VTDUDP Typology

1 of 98

47th & York - Bike Pedestrian Bridge

Project Name	47th & York - Bike Pedestrian Bridge
Project Type	Mobility
Actual Start Date	10/1/2018, 6:00 AM
Actual End Date	10/30/2020, 6:00 AM
Project Stage	Construction
Council District	9

ProjectsProject Details

16 of 486

AUGUSTANA EARLY LEARNING CENTER

Name	AUGUSTANA EARLY LEARNING CENTER
Address	5000 E ALAMEDA AVE
License Status	LICENSE ISSUED - ACTIVE
License Type	CHILD CARE
License End Date	5/4/2022, 6:00 PM

Child Care FacilitiesDetails

SELECTORS

WIDGETS

24 of 354

Loretto Heights Park

Name	Loretto Heights Park
Class	Neighborhood
Size (Acres)	13.76
Maintenance District	SW
Council District	2
Address	2800 S Lowell Blvd
Facilities	Picnic Shelter, Picnic Tables, Restrooms

Park ListDetails

2 of 31

Aztlan Recreation Center

Name	Aztlan Recreation Center
Address	4435 Navajo St
Phone	720-865-4380
Type	Neighborhood
Facilities	Gym (Small), Lockers, Pool (Outdoor), Showers, Weight Room, Meeting Room

Rec. CentersDetails

1 of 26

Byers

Name	Byers
Address	675 N Santa Fe Dr
Building Square Feet	3,999
Status	

Library ListLibrary Details