

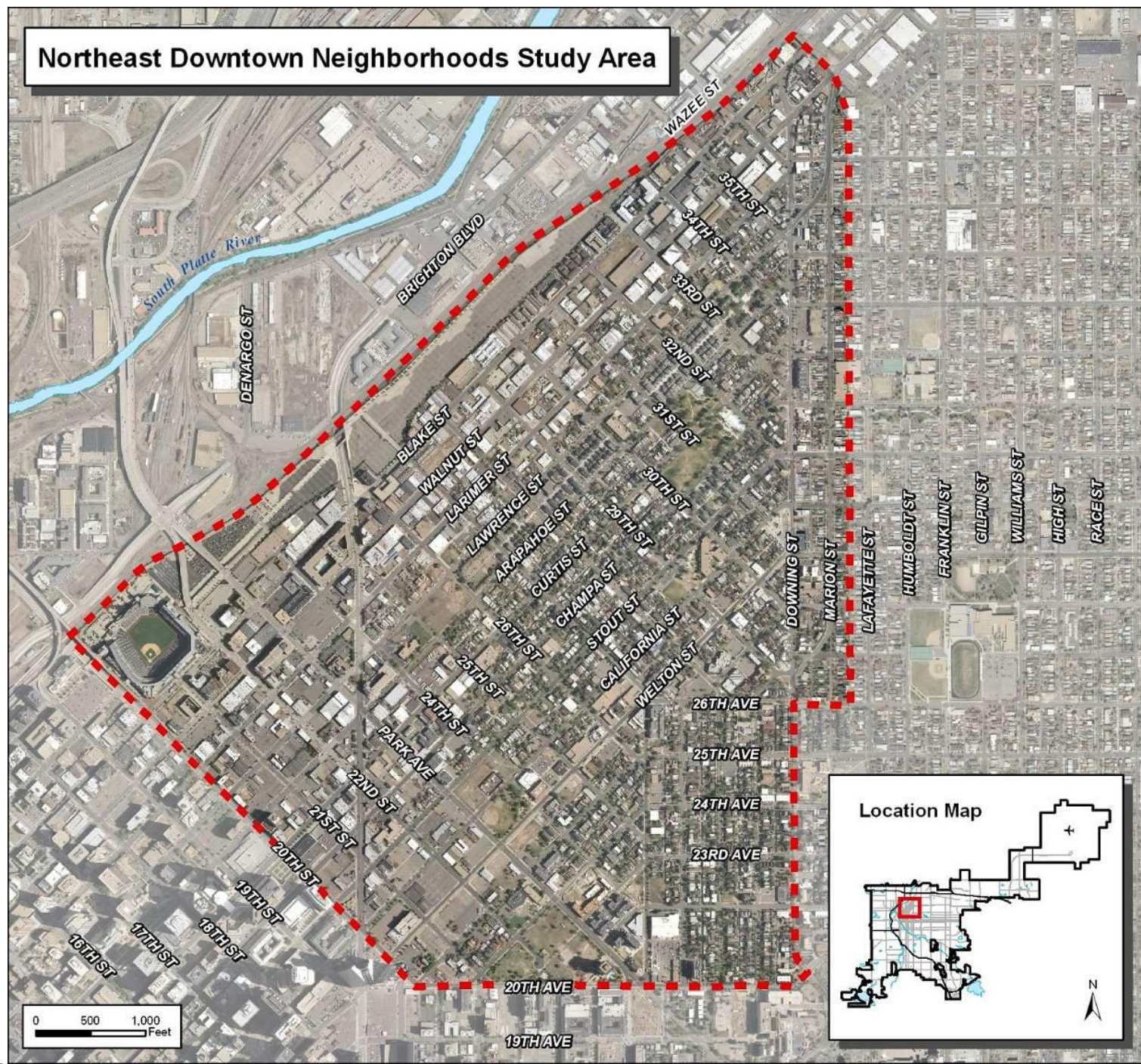


Northeast Downtown Neighborhoods Plan

City Council
May 23, 2011

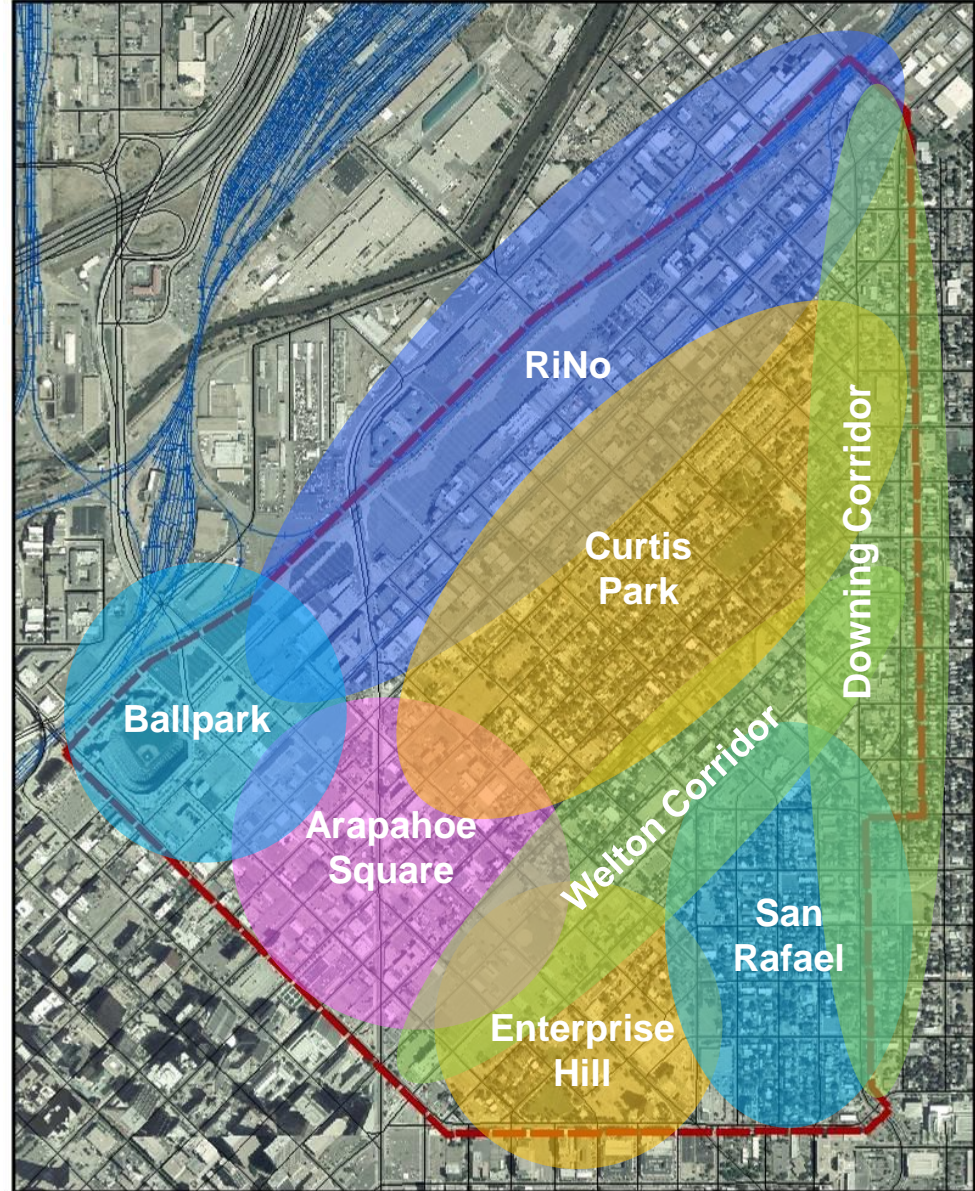


Northeast Downtown Neighborhoods Study Area



Neighborhood Subareas

- **Greater Five Points Area**
 - Ballpark
 - Arapahoe Square
 - Curtis Park
 - River North
 - Downing Corridor
 - Welton Corridor
 - San Rafael
 - Enterprise Hill
- **Edges of:**
 - Cole, Whittier



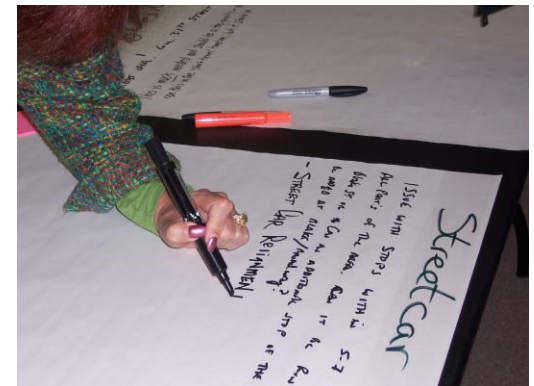
Diverse Character



Public Process Summary

Many avenues for input throughout the process:

- Focus Groups
 - A series of small group discussions held early in the process.
- Individual Stakeholder Meetings
 - Held on an as-needed basis throughout the planning process.
- Neighborhood Association Meetings
- Working Groups
 - Arapahoe Square
 - Welton/Downing
 - Curtis Park
 - Ballpark/River North
- Arapahoe Square Charrette
 - Week-long public process held in January, 2011.
- Public Meetings
 - Kickoff- March 11, 2010
 - Visioning- July 20, 2010
 - Concept Review- February 10, 2011
 - Draft Plan Review- April 13, 2011

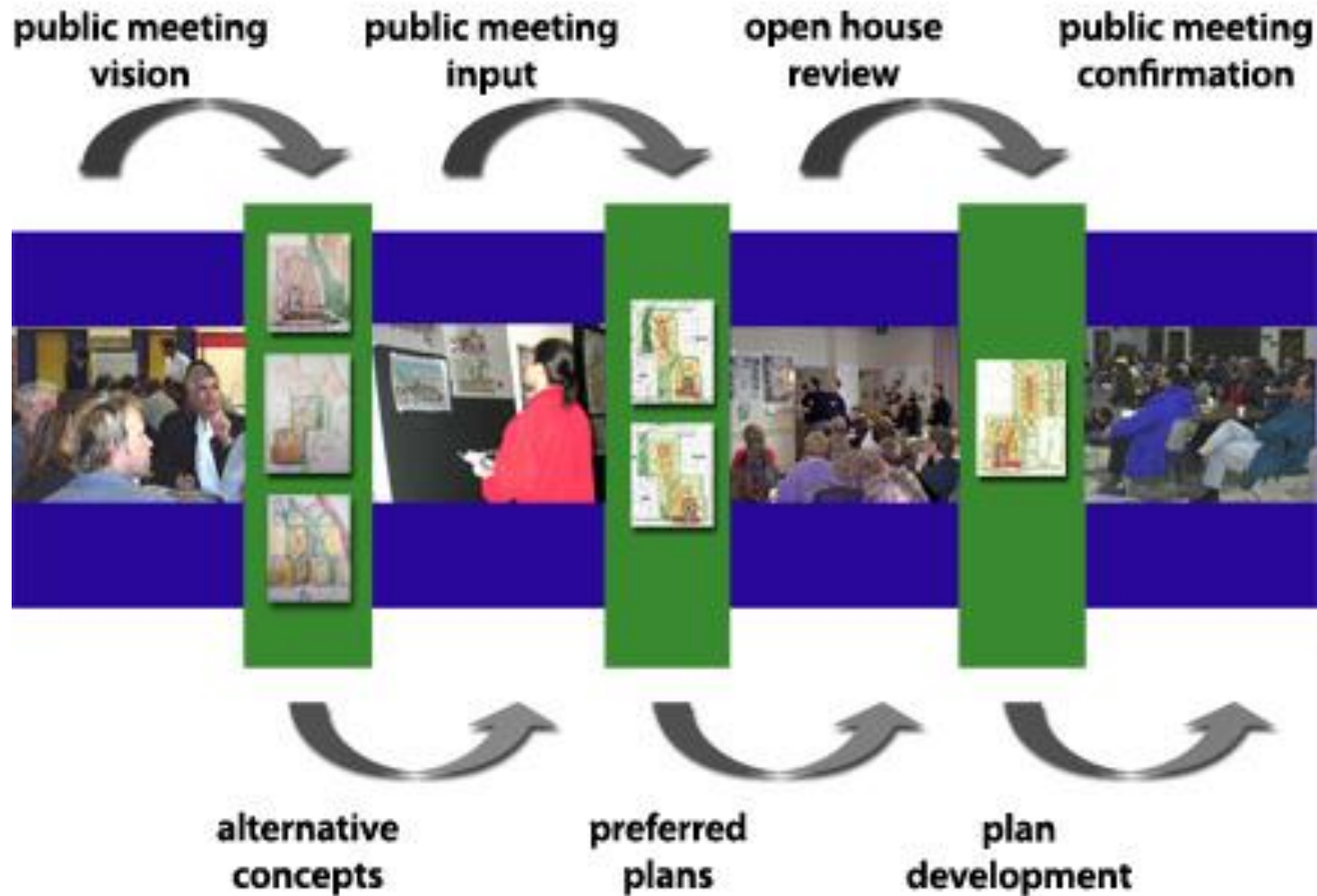


Collaborative Approach

- Funding Partner (Arapahoe Square)
 - Downtown Denver Partnership
- Inter-Departmental Coordination
 - Community Planning and Development, Public Works, Parks and Recreation, Office of Economic Development, Finance, Denver's Road Home
- Inter-Agency Coordination
 - DURA, RTD, Five Points BDO
- Shared Plan Drafting Duties
- Charrette Process



Charrette Process



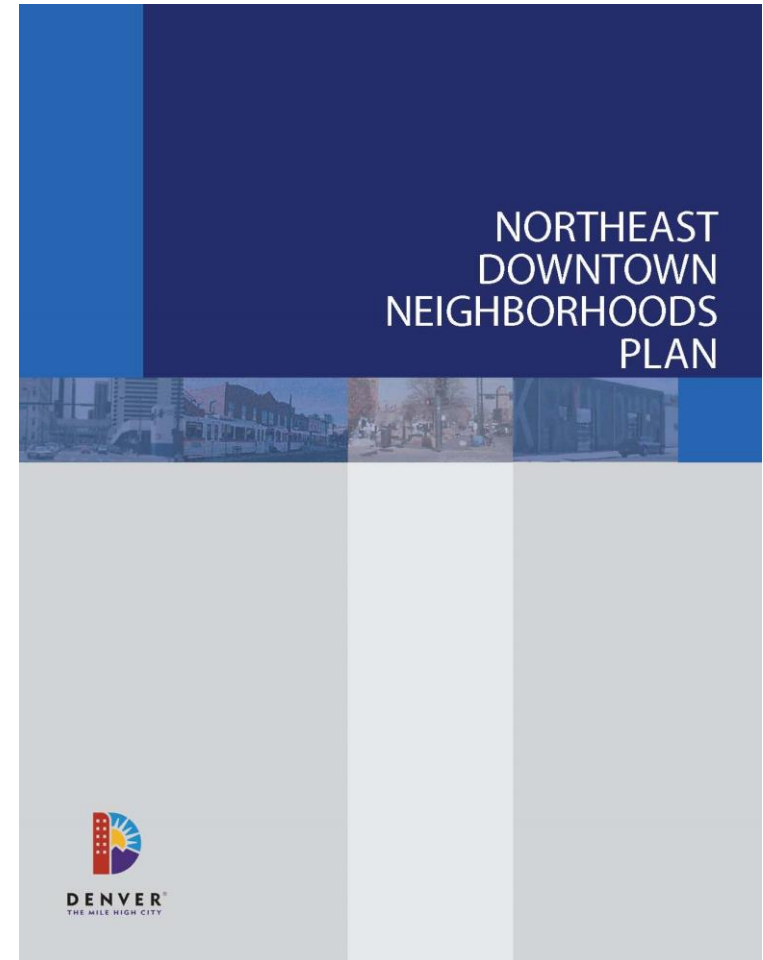
Aparapahoe Square Charrette

- Week-long public process
 - January 17-21st
- Public meetings throughout the charrette
- High level of public participation
- High level of inter-agency staff coordination
- Use of visualization tools
- Time savings



Plan Format and Structure

- Shorter Document
 - 100 pages instead of 200-300
- Heavy Use of Graphics
 - Maps, photos, and illustrations
- Focus on the Future
 - Catalytic Projects
 - Recommendations



Plan Format and Structure

Northeast Downtown Neighborhoods Plan

Vision Statement: The Northeast Downtown area will remain a diverse collection of urban neighborhoods with unique and distinct character. Transitions between neighborhoods will be seamless and

promote the unique character of each area. Excellent street connectivity, an enhanced public realm, and good access to transit will make this an area of choice for residents, businesses, and services.



Strategy Framework Recommendations that are generally applicable to area as a whole

A. NEIGHBORHOOD CONNECTIONS AND CHARACTER

- A.1 High Intensity Development Near Downtown, Transit Stations and Along Key Streets
- A.2 Moderate Intensity Development Transitioning to Neighborhoods
- A.3 Low Intensity Development in Residential Neighborhoods
- A.4 Adaptive Reuse and Historic Preservation

B. MOBILITY

- B.1 Undertake a Downtown Strategic Transportation Plan Travelshed Analysis
- B.2 Evaluate Potential One-Way to Two-Way Conversions
- B.3 Consider New or Modified Transit Routes
- B.4 Consider an Arapahoe Square Rail Station on Welton
- B.5 In Short-term, Undertake a Broadway Intersections Improvement Study

C. ECONOMIC AND DEVELOPMENT OPPORTUNITY

- C.1 Strengthen Retail Corridors
- C.2 Promote Economic and Housing Diversity
- C.3 Encourage Housing Density
- C.4 Establish and Support Business Development Offices
- C.5 Establish Urban Renewal Areas
- C.6 Utilize OED Lending programs

D. LIVABILITY AND PUBLIC REALM

- D.1 Promote Access to Healthy Transportation
- D.2 Promote Access to Healthy Foods
- D.3 Invest in Park Improvements
- D.4 Study Connecting Parks to Destination Areas
- D.5 Identify Funding for Stormwater Improvements and Promote Water Quality Through Best Practices

Transformative Concepts These concepts represent "big ideas" for positively transforming Northeast Downtown.

21ST STREET

Make 21st Street a focal point for Northeast Downtown neighborhoods by promoting its role as an important pedestrian and bicycle route and community gathering place.

CURTIS STREET

Use Curtis Street to create a preferred pedestrian route connecting the Central Business District to Arapahoe Square and Curtis Park.

BROADWAY

Study Broadway and the intersecting street network to determine which Grand Boulevard concept that will advance as a long-range vision for the future.

CONNECTING RIVER NORTH

Improve connections in River North between Northeast Downtown and the South Platte River corridor.

NEW PARK

Establish a new park in the Northeast Downtown area that could provide valuable open space and recreation amenities for new and existing residents for years to come.

SOCIAL SERVICES

Better manage the provision of social services and provide more appropriate facilities in order to improve the development climate, connectivity, and safety.

STREETCAR

Enhance current transit service, economic development opportunities, and access to neighborhood businesses while improving the walkable character of the Welton/Downing Corridor and adjacent Northeast Downtown neighborhoods.

TOD

Promote Transit Oriented Development in Northeast Downtown at appropriate locations to encourage walkable, urban neighborhoods that have easy access to daily needs and amenities.

Neighborhood Strategies Recommendations that are specific to individual neighborhoods

ARAPAOHE SQUARE

- N.1 Encourage Development of Parking Lots
- N.2 Enhance Urban Design
- N.3 Building Form
- N.4 Land Use
- N.5 Conduct Form Based Zoning Study
- N.6 Promote Transit Oriented Development
- N.7 Re-use Existing Buildings
- N.8 Establish Business Development Office
- N.9 Improve Arapahoe Square's Brand
- N.10 Establish Urban Renewal Area

BALLPARK, RIVER NORTH

- N.11 Building Form
- N.12 Land Use
- N.13 Complete Sidewalk Network
- N.14 Evaluate Potential One-way to Two-way Conversions
- N.15 Consider Future of Coors Field Overflow Parking

CURTIS PARK

- N.16 Building Form
- N.17 Land Use
- N.18 Stout and Champa Reclassification
- N.19 Identify Traffic Calming Opportunities
- N.20 Accommodate Adaptive Reuse

DOWNING/WELTON CORRIDOR

- N.21 Building Form
- N.22 Land Use
- N.23 Support Work of Five Points Business District Office
- N.24 Establish Urban Renewal Area
- N.25 Evaluate Short One-Way Street Segments
- N.26 Orientation of Outdoor Active Uses

ENTERPRISE HILL, SAN RAFAEL

- N.27 Building Form
- N.28 Land Use



Strategy Framework:

Recommendations that are generally applicable to the study area as a whole

1. **Neighborhood Connections and Character**
 - Land Use
 - Building Form and Height
 - Transition Areas Between Neighborhoods
2. **Mobility**
 - Street Network
 - Bike & Pedestrian Routes
 - Public Transit
3. **Economic and Development Opportunity**
 - Retail
 - Housing
 - Business Development
4. **Livability and Public Realm**
 - Public Health & Safety
 - Homelessness
 - Parks
 - Stormwater



Transformative Concepts:

“Big Ideas” for positively transforming Northeast Downtown

- **21st Street**
 - Festival street, bike boulevard, green street
- **Curtis Street**
 - Key pedestrian route connecting CBD, Arapahoe Square, and Curtis Park
- **Broadway**
 - Three options for creating a “grand boulevard”
- **Connecting River North**
 - Bridges connect across barriers, provide access to the river
- **New Park**
 - Provided in conjunction with new development
- **Social Services**
 - Strategies for addressing public realm impacts
- **Streetcar**
 - Connect 38th/Blake station to Downtown
- **Transit-Oriented Development**
 - Capitalize on the presence of transit to attract new development



Neighborhood Strategies:

Recommendations that are specific to individual neighborhoods

- Arapahoe Square
 - Dense, urban mixed use redevelopment and infill
- Ballpark and River North
 - Ballpark: urban mixed use
 - River North: industrial mixed use
- Curtis Park
 - Maintain historic residential development patterns
- Welton and Downing Corridors
 - Mixed use, transit-oriented development
- Enterprise Hill and San Rafael
 - Historic areas: maintain existing development patterns
 - Non-historic areas: accommodate higher density residential and mixed use development



Implementation

The implementation matrix identifies the recommended strategies, organized parallel with the plan itself: Framework strategies , Transformative Concept strategies and Neighborhood strategies . Each one is further defined by type and timeframe.	TIMING	TYPE	POTENTIAL FUNDING	LEAD
FRAMEWORK STRATEGIES				
NEIGHBORHOOD CONNECTIONS AND CHARACTER				
■ A.1 High intensity development near Downtown and transit stations	On-going	Private	Private	Private
■ A.2 Moderate intensity development transitioning to residential neighborhoods	On-going	Private	Private	Private
■ A.3 Low intensity development in residential neighborhoods	On-going	Private	Private	Private
■ A.4 Adaptive reuse and historic preservation	On-going	Private	Private	Private
MOBILITY				
■ B.1 Undertake a Downtown Strategic Transportation Plan Travelshed Analysis	Short-Medium	Study	CIP, DRCOG	City
■ B.2 Evaluate Potential One-way to Two-way Conversions				
▪ Larimer (east of Broadway)	Short	Public investment	CIP	City
▪ Larimer (west of Broadway)	Medium-Long	Public investment	CIP	City
▪ 22nd (east of Champa)	Medium-Long	Public investment	CIP	City
▪ Blake (east of Broadway)	Short-Medium	Public investment	CIP	City
▪ Blake (west of Broadway)	Medium-Long	Public investment	CIP	City
▪ Curtis (west of Broadway)	Long	Public Investment	CIP	City
▪ Welton (also see Welton Streetcar)	Medium-Long	Public investment	CIP, FasTracks	City
▪ Walnut	Medium-Long	Public investment	CIP	City
▪ California (between Broadway and Park Avenue)	Short-Medium	Public investment	CIP	City
▪ Stout (east of Broadway)	Long	Public investment	CIP	City
▪ Champa (east of Broadway)	Long	Public investment	CIP	City
■ B.3 Consider New or Modified Transit Routes				
▪ Consolidate bus routes	Short-Medium	Study/Regulatory	RTD	RTD
▪ Establish transit service connecting Auraria West and 38th & Blake	Medium-Long	Study	CIP, DRCOG, RTD, Auraria	RTD
■ B.4 Consider an Arapahoe Square Rail Station on Welton	Medium-Long	Public investment	RTD, CIP, TIF	RTD
■ B.5 Undertake a Broadway Intersections Improvement Study	Short	Study	Next Steps	City



Implementation

- Plan Identifies Five Immediate Priorities:
 - Northeast Downtown Next Steps Transportation Operations Study
 - Social Services Working Group
 - Business Development Office
 - Form-Based Zoning Study for Arapahoe Square and Park Ave
 - Urban Renewal Areas



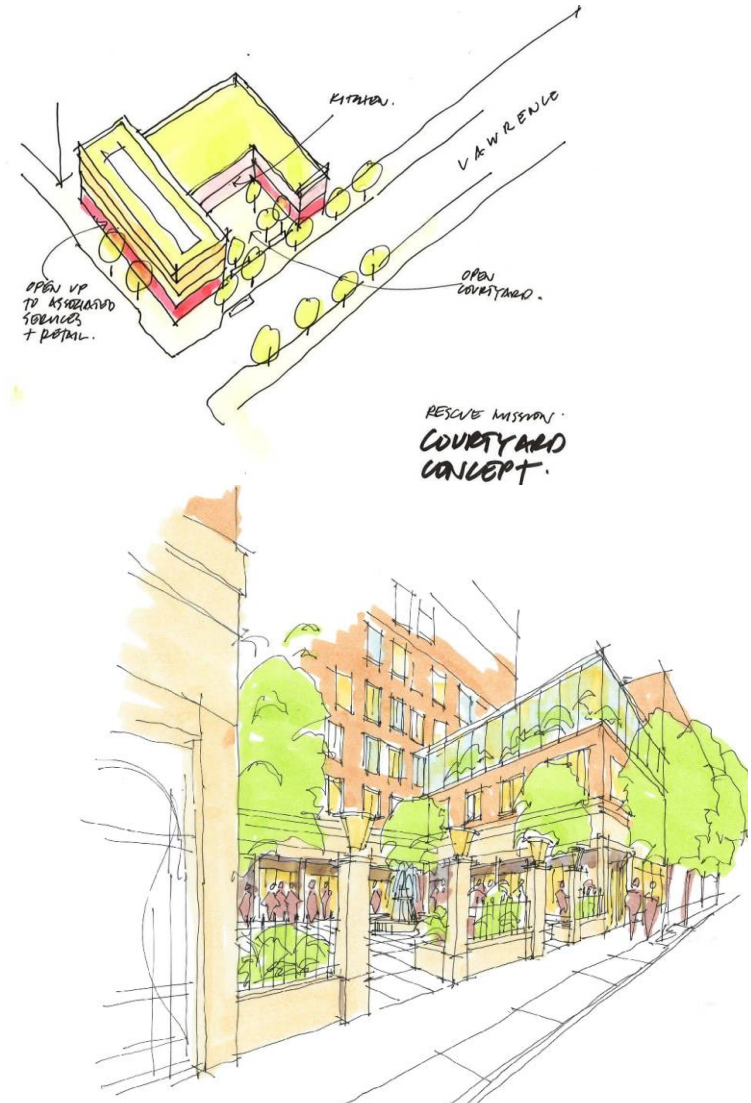
Next Steps Study

- 2012-2017 Transportation Improvement Program
- Analyze mobility recommendations for feasibility, phasing and cost
- Potential components for analysis include:
 - Pedestrian and bike improvements
 - Conversion of one-way streets to two-way
 - Intersection improvements



Social Services Working Group

- Address the impacts of social service providers in NE Downtown and Arapahoe Square
 - Refine NEDN Plan concepts and recommendations
 - Identify implementation entities
 - Identify partnerships and funding sources
 - Work with Community Coordinating District



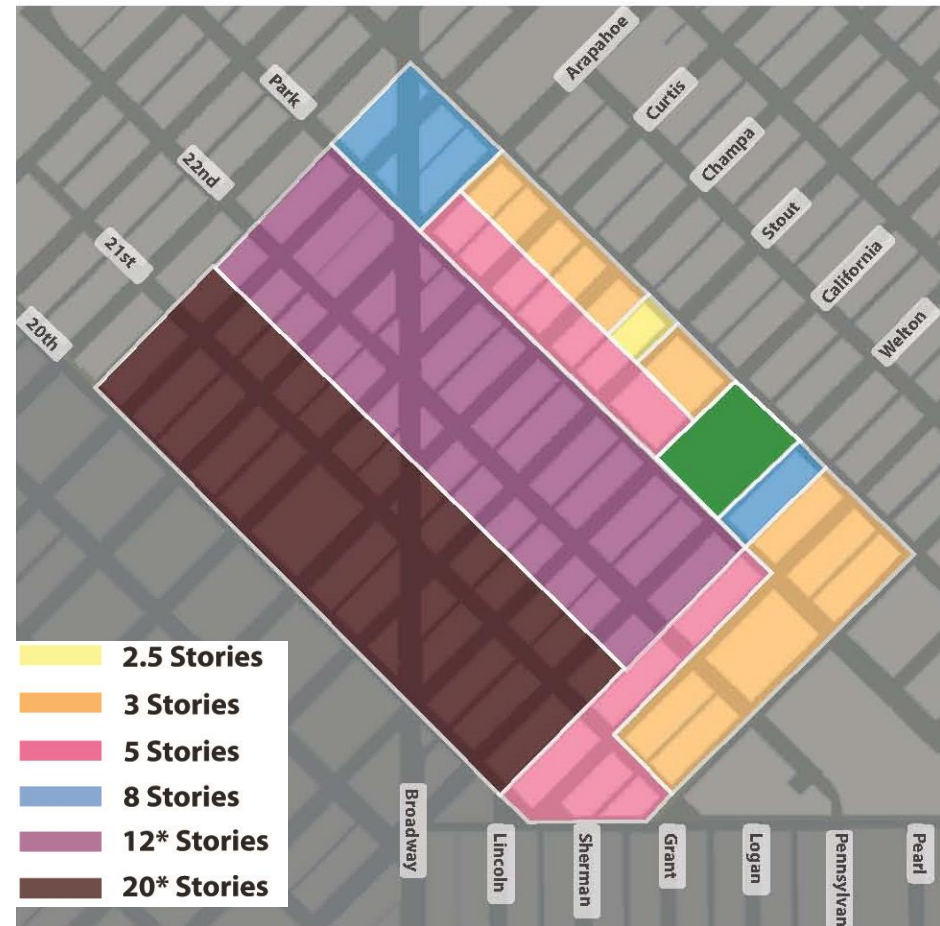
Business Development Offices

- Establish Arapahoe Square and Ballpark/RiNo BDOs
 - Either new offices or expanded role of existing Five Points BDO
 - Decrease barriers to economic development
 - Advocate for existing and new businesses
 - Work to attract new investment
 - Improve Arapahoe Square's image and brand
 - Match property owners with prospective tenants



Form-Based Zoning Study

- Background:
 - New Zoning Code corrected most of the major zoning issues in Northeast Downtown
 - Majority of NEDN Plan land use and building form recommendations are already consistent with existing zoning
 - Arapahoe Square's B-8-A zoning renamed D-AS and set aside for NEDN Plan guidance/vision
- Zoning Study Recommended for:
 - **Arapahoe Square-** Ensure that zoning helps to implement the plan's vision for Arapahoe Square
 - **Park Ave Corridor-** Effectively transition from Arapahoe Square to Curtis Park



Establish Urban Renewal Areas


- Arapahoe Square
 - Blight Study completed
 - URP underway
 - Establishing URA a goal for current administration
- Welton Street
 - Blight Study this Summer
 - URP and URA to follow



Findings and Staff Recommendation

- Planning Board approved the Northeast Downtown Neighborhoods Plan on May 4, 2011 based on the following findings:
 - The proposed plan is consistent with the Denver Comprehensive Plan and relevant amendments and supplements
 - The public process has been inclusive
 - The plan has an appropriate long-term perspective
- Staff Recommendation:
 - Adopt the Northeast Downtown Neighborhoods Plan as a supplement to the Denver Comprehensive Plan





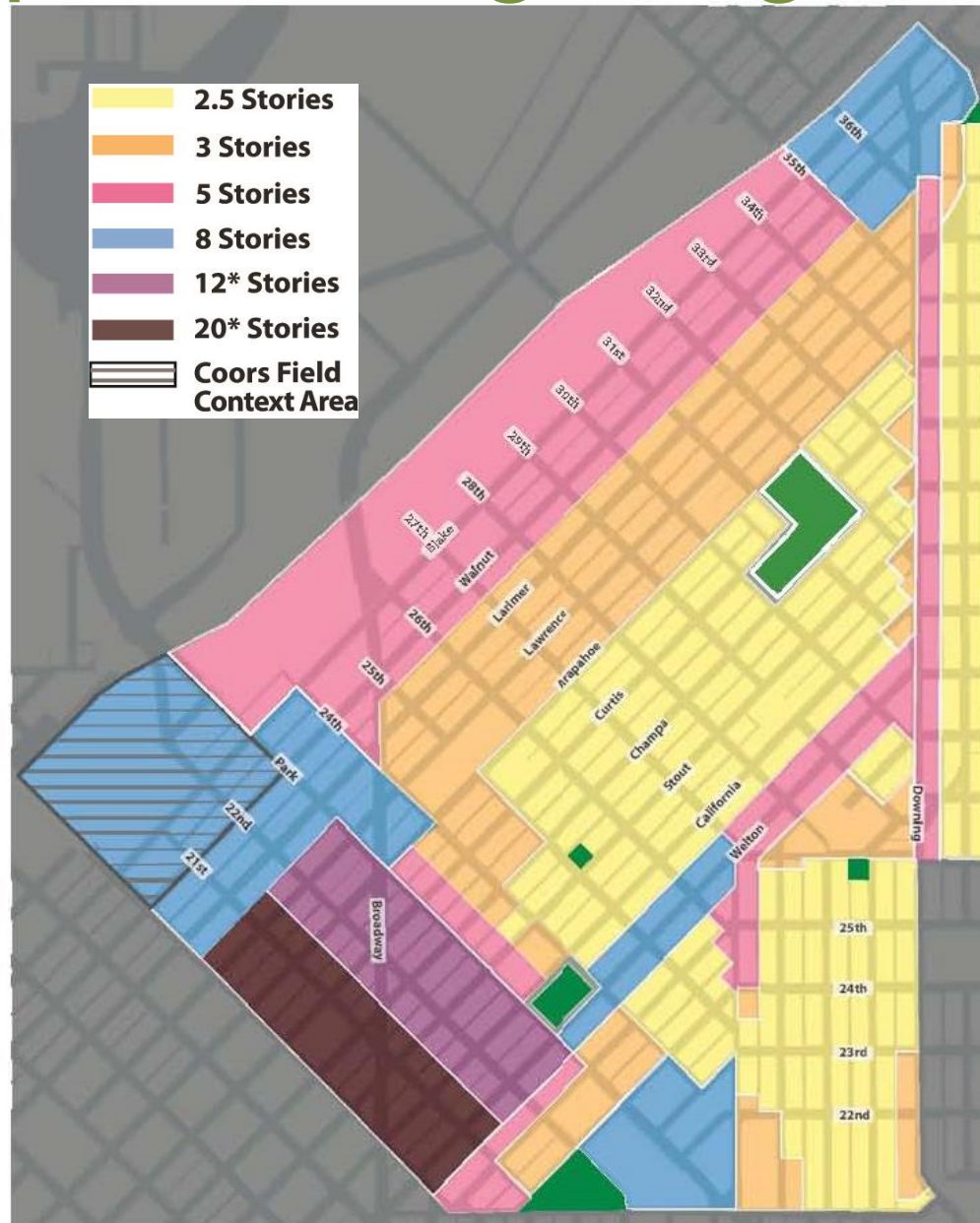
Supplemental Information



Concept Land Use



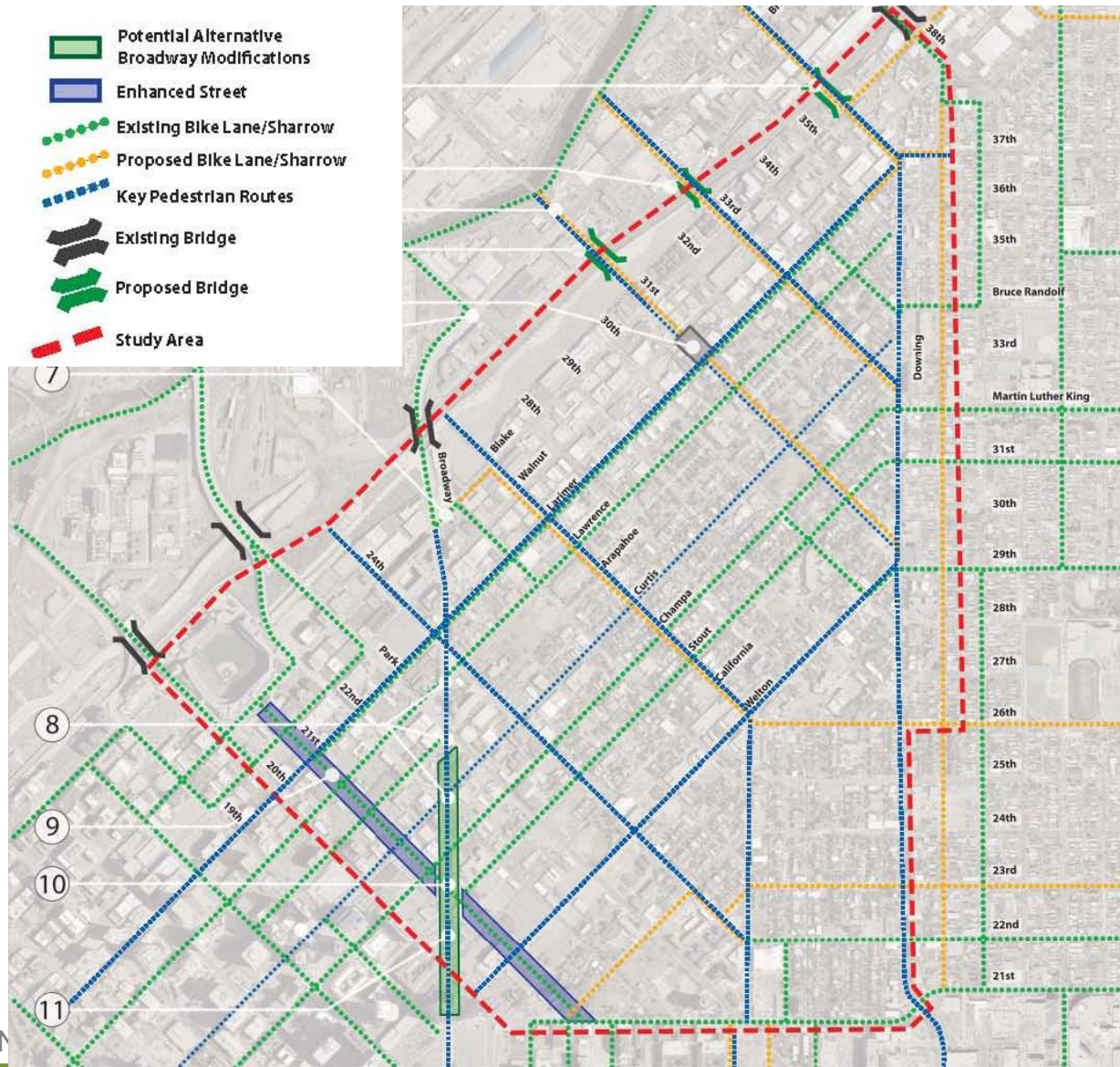
Concept Building Heights



Mobility- Street Network

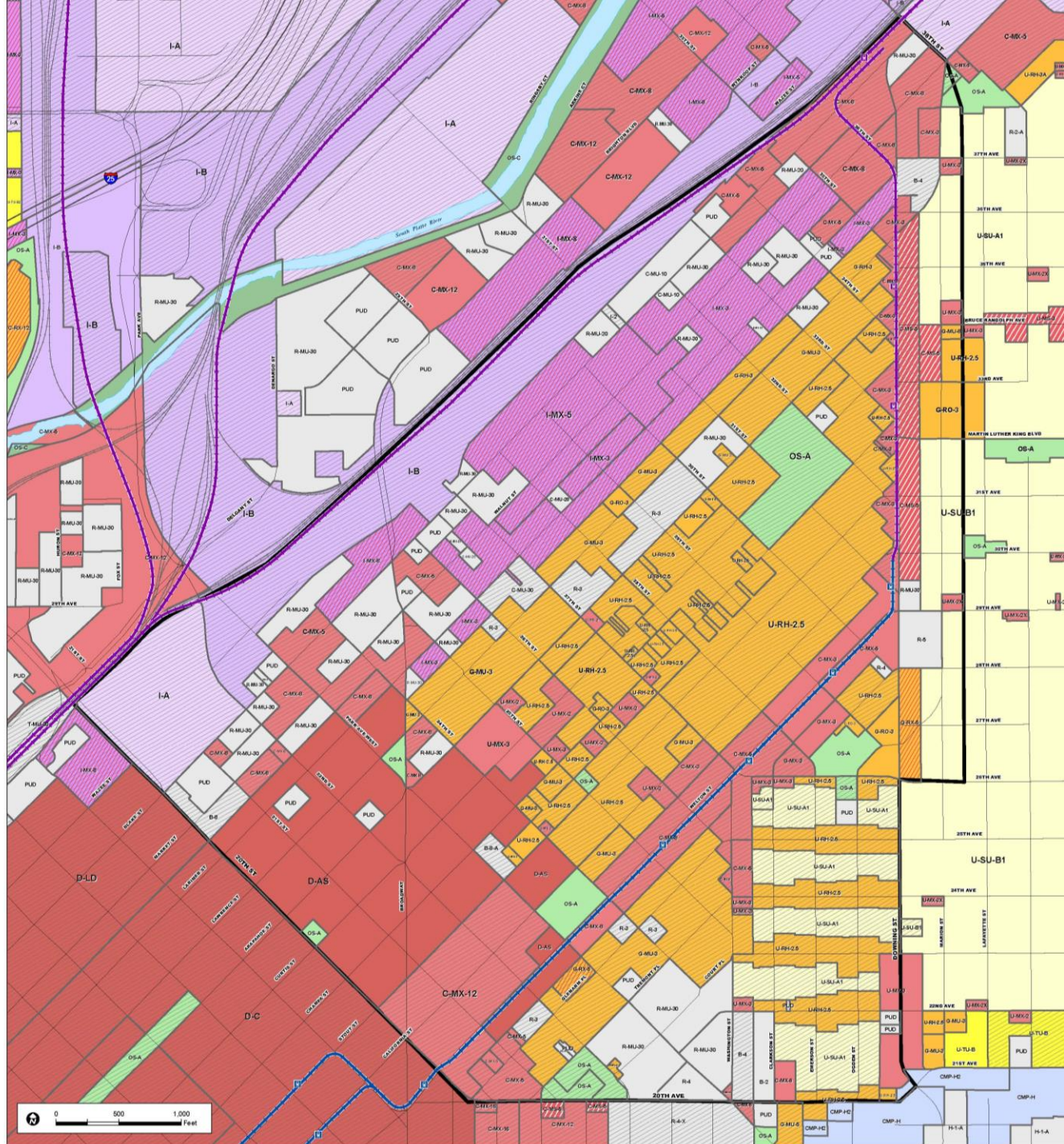


Mobility- Bicycle and Pedestrian



Mobility- Public Transit





Northeast Dorr





More Information

www.denvergov.org/northeastdowntown

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