



DECATUR FEDERAL STATION AREA PLAN

City Council - LUTI Committee

April 4, 2013

STUDY AREA

PROCESS

PLAN RECOMMENDATIONS

IMPLEMENTATION

FEEDBACK



STUDY AREA

PROCESS

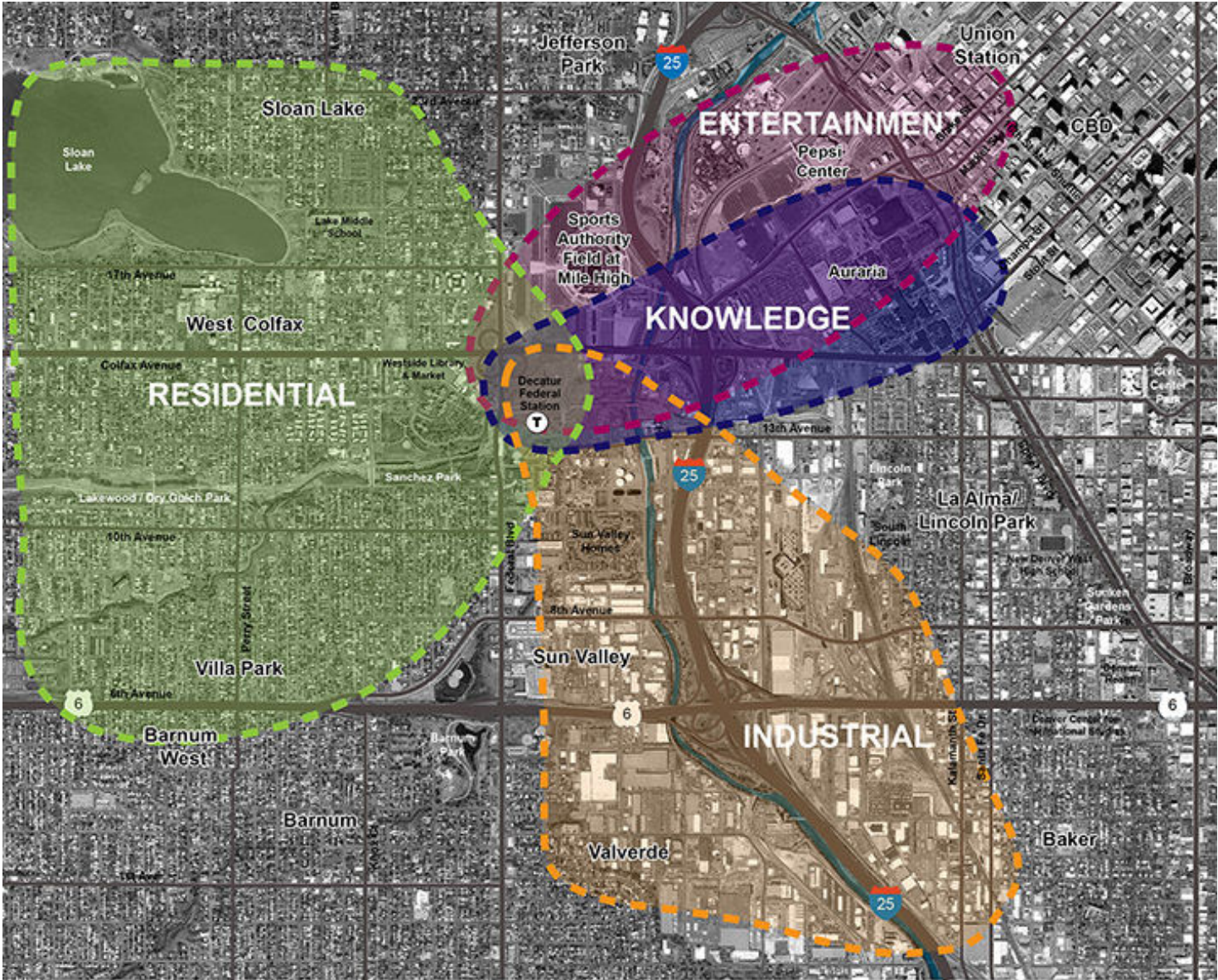
PLAN RECOMMENDATIONS

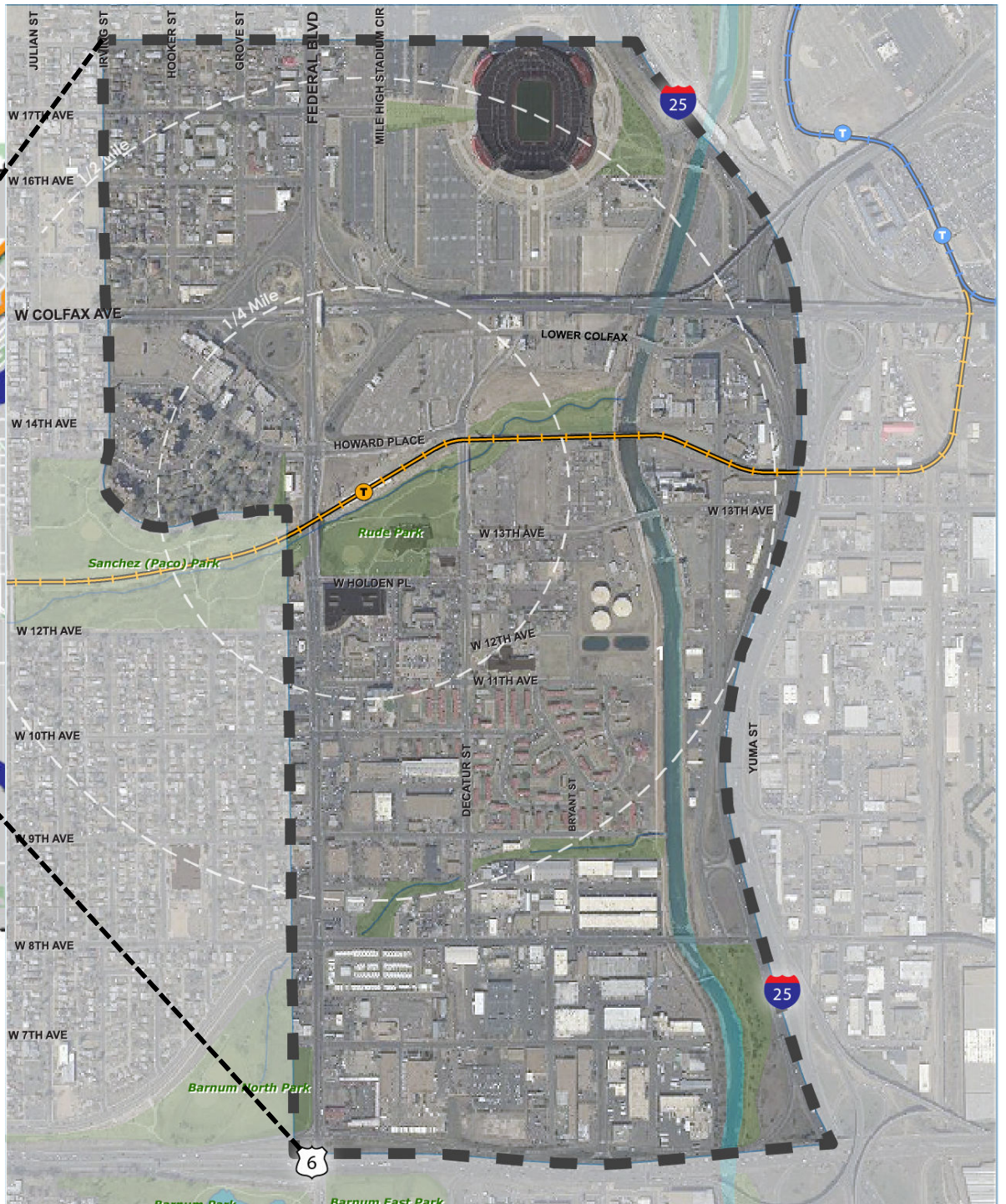
IMPLEMENTATION

FEEDBACK



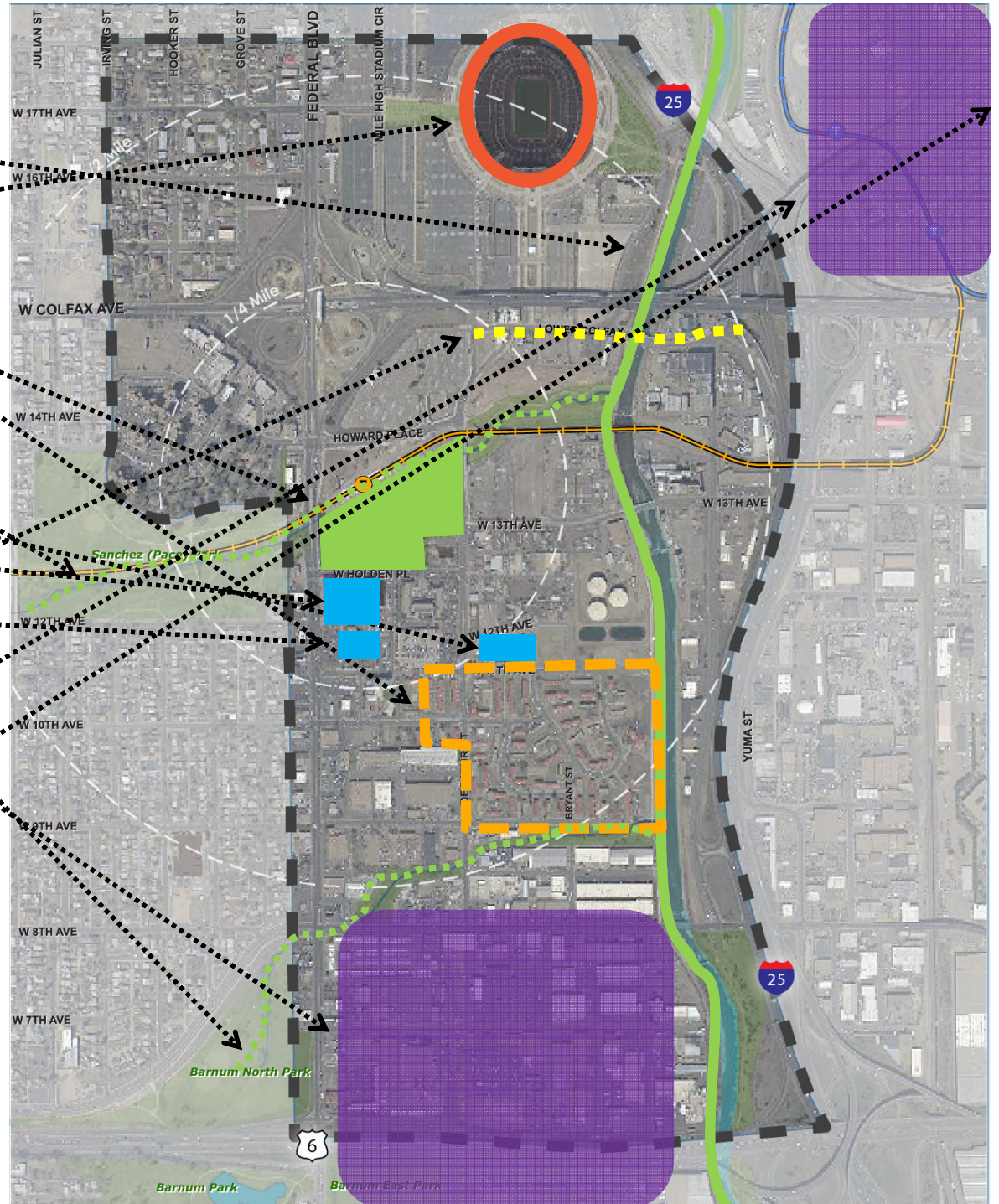
Market Forces





Existing Conditions

1. S. Platte Greenway
2. Sports Authority Field at Mile High
3. Sun Valley Homes
4. Rude Rec Denver / Park
5. Lakewood Gulch
6. Weir Gulch
7. Fairview Elementary
8. Denver Human Services
9. Westside Health Clinic
10. Lower Colfax
11. 8th Ave Industrial Area
12. Auraria Campus
13. Downtown Denver



f2 Property Ownership

-  Metropolitan Stadium District
-  Xcel
-  Regional Transportation District
-  Denver Housing Authority
-  City and County of Denver
-  Denver Public Schools
-  Urban Land Conservancy
-  Mercy Housing
-  Planned Light/Commuter Rail Stations
-  Existing Light Rail
-  Planned Light/Commuter Rail
-  Open Space



Slide 7

f2

STEVE - CAN YOU FIX THE PROPERTY OWNERSHIP MAP TO SHOW THAT THE CITY OWNS THE NORTHERN PART OF LAKEWOOD GULCH? ALSO, RTD OWNS THE PLATFORM PROPERTY

frommbj, 1/14/2013

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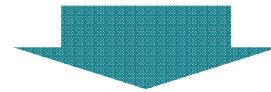
IMPLEMENTATION

FEEDBACK



Schedule to Date

January 2012
Plan Kickoff



Denver Planning Board

- * Info Item #1 (4/18/12)
- * Info Item #2 (6/20/12)

Jan. – Dec. 2012
Planning, Analysis, Outreach



- * Info Item #3 (1/16/13)
- * Info Item #4 (2/20/13)

Jan. 8 – Feb. 8, 2013
Draft Station Area Plan, Public Review



- * **Public Hearing (3/6/13)**

March - April, 2013
Plan Adoption Process



Extensive Public Engagement

- Activities
 - Steering Committee
 - Four public meetings
 - Monthly LRC Meetings
 - Focus Groups
 - Tours
 - Children's Workshops
 - RNOs / BIDs / Boards
 - Social Media
 - Community Festivals
 - ULI Technical Assistance Panel



Steering Committee



Organizations Represented:

- Council Districts 1,3,9 and 2 At-large
- Denver Housing Authority
- Denver Public Health
- Denver Urban Gardens
- Fairview Elementary
- Federal Boulevard Corridor Improvement Partnership
- Fresh Start Denver
- Jefferson Park United Neighbors
- LiveWell West Denver
- Local Businesses
- Mercy Housing / Decatur Place
- Metropolitan Football Stadium District
- Metropolitan Organizers of People
- Prevention Before Infection
- Rude Recreation Center
- Sisters of Color United for Education
- South Platte River Trolley
- Sun Valley Coalition
- Sun Valley Homeowners
- Sun Valley Local Residents Council
- Sun Valley Youth Center
- Tha Myx Church
- The Greenway Foundation
- Urban Land Conservancy
- Villa Park Neighborhood Association
- WalkDenver
- West Colfax Association of Neighbors
- West Colfax Business Improvement District
- Xcel



50

stakeholder
meetings

10

city
agencies
engaged

53

surveys completed

5

languages
spoken

9

letters of
support
received

26,300

dollars spent on consultant
public outreach

1,600

website hits

2,500

stakeholders engaged

1

awards won
(so far)

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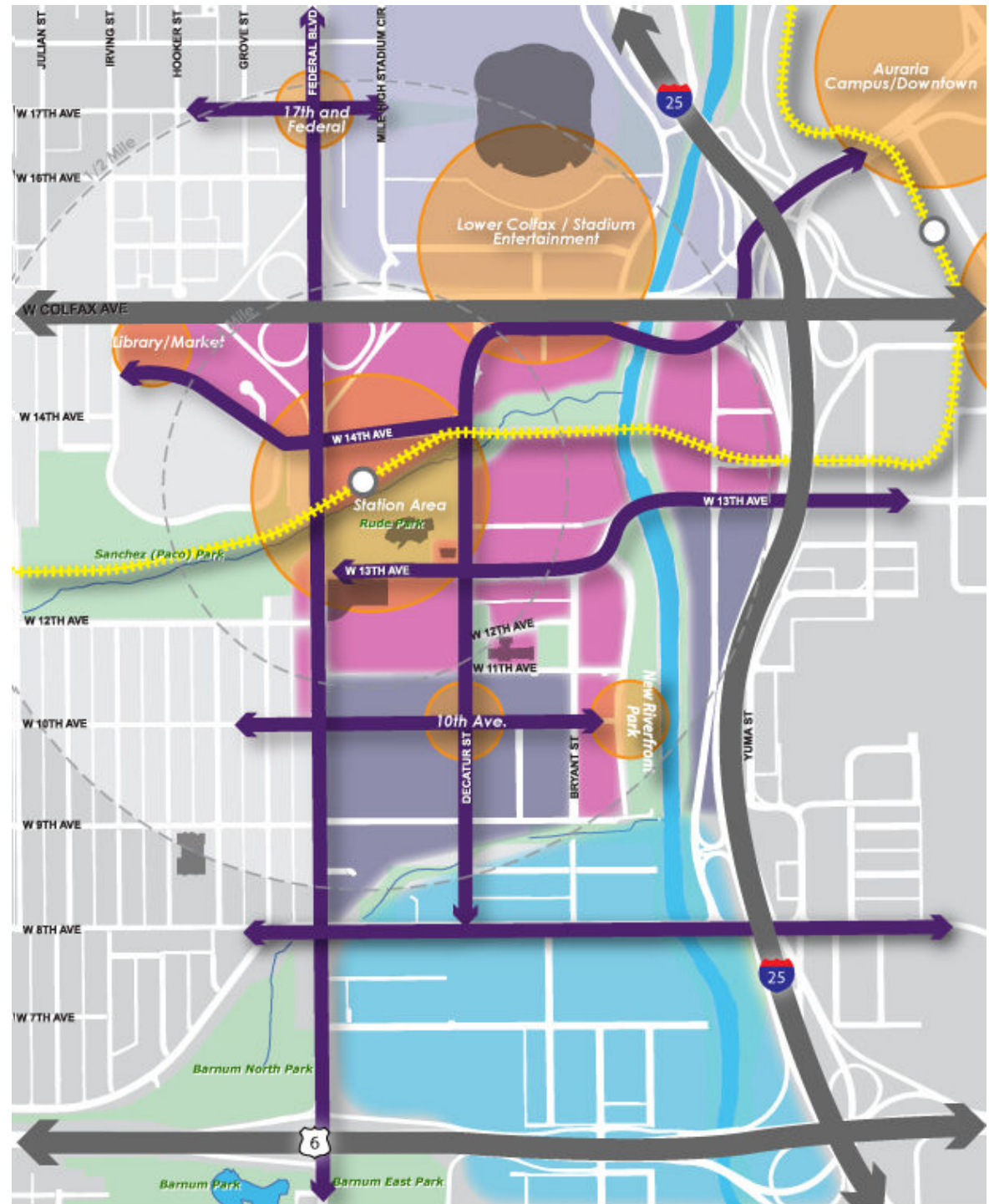
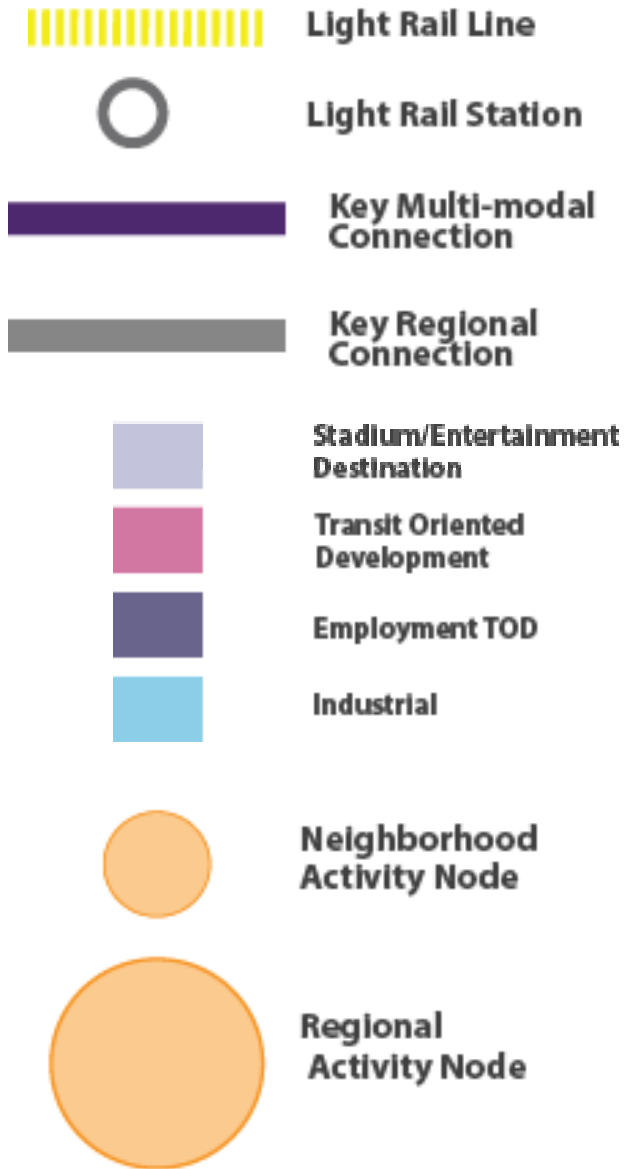
PLAN RECOMMENDATIONS

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FEEDBACK



Development Concept



THE VISION FOR SUN VALLEY



A.1 Build upon Sun Valley's History and Assets

B.1 Reknitting Neighborhoods

C.1 Transit Oriented Development

D.1 Healthy For People

A.2 Encourage Diversity

B.2 Integrated System of Parks and Public Spaces

C.2 Stadium Entertainment Destination

D.2 Healthy for the Environment

A.3 Celebrate Culture

B.3 Enhance Walkability and Bikeability

C.3 Open For Business

D.3. Healthy for the Economy

B.4 Make Transit Convenient

C.4 A Vibrant Corridor

TRANSFORMATIVE PROJECTS

The seven projects are identified as the most critical steps to positively transform the station area.

Multi-layered and long-term in nature, these projects will take a concerted effort by both public and private sectors. All energy and resources should be harnessed toward making these a reality. Only through executing these projects can Sun Valley truly transform and achieve the vision of a celebrated, connected, innovative and healthy station area.

1. 13TH AVENUE



2. RIVERFRONT PARK



3. STADIUM, ENTERTAINMENT & CULTURE



4. HIGH QUALITY RESIDENTIAL COMMUNITIES



5. CONNECT PEOPLE WITH JOBS AND EDUCATION



6. 10TH AVE



7. FEDERAL/COLFAX INTERCHANGE



Transformative Projects

TRANSFORMATIVE PROJECTS

1. 13TH AVENUE



2. RIVERFRONT PARK



3. STADIUM,
ENTERTAINMENT &
CULTURE



5. CONNECT PEOPLE
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EDUCATION



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7. FEDERAL/COLFAX
INTERCHANGE



f4 TRANSFORMATIVE PROJECTS

1. 13TH AVENUE



2. RIVERFRONT PARK



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Slide 17

f4

We need to include the 13th AVenue vignette with this
frommbj, 1/14/2013

TRANSFORMATIVE PROJECTS

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7. FEDERAL/COLFAX INTERCHANGE



Lower Colfax



Stadium Festival Street



-  Primary Street
-  Active Edges
-  Platte River Trolley
-  Stadium Entertainment

TRANSFORMATIVE PROJECTS

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7. FEDERAL/COLFAX INTERCHANGE



MIXED INCOME HOUSING REDEVELOPMENT		BEFORE	MASTER PLAN	DESIGN/ CONSTRUCTION
W C	CURTIS PARK			
Wes	PARK AVENUE			
W 141	SOUTH LINCOLN			
W 12	SUN VALLEY			
			2014-2016	2017- COMPLETION

- Regional Trail
- Existing Residential
- Transit Oriented Development
- Mixed Use - Residential
- Opportunity Sites
- Proposed/Existing

TRANSFORMATIVE PROJECTS

1. 13TH AVENUE



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3. STADIUM, ENTERTAINMENT & CULTURE



4. HIGH QUALITY RESIDENTIAL COMMUNITIES



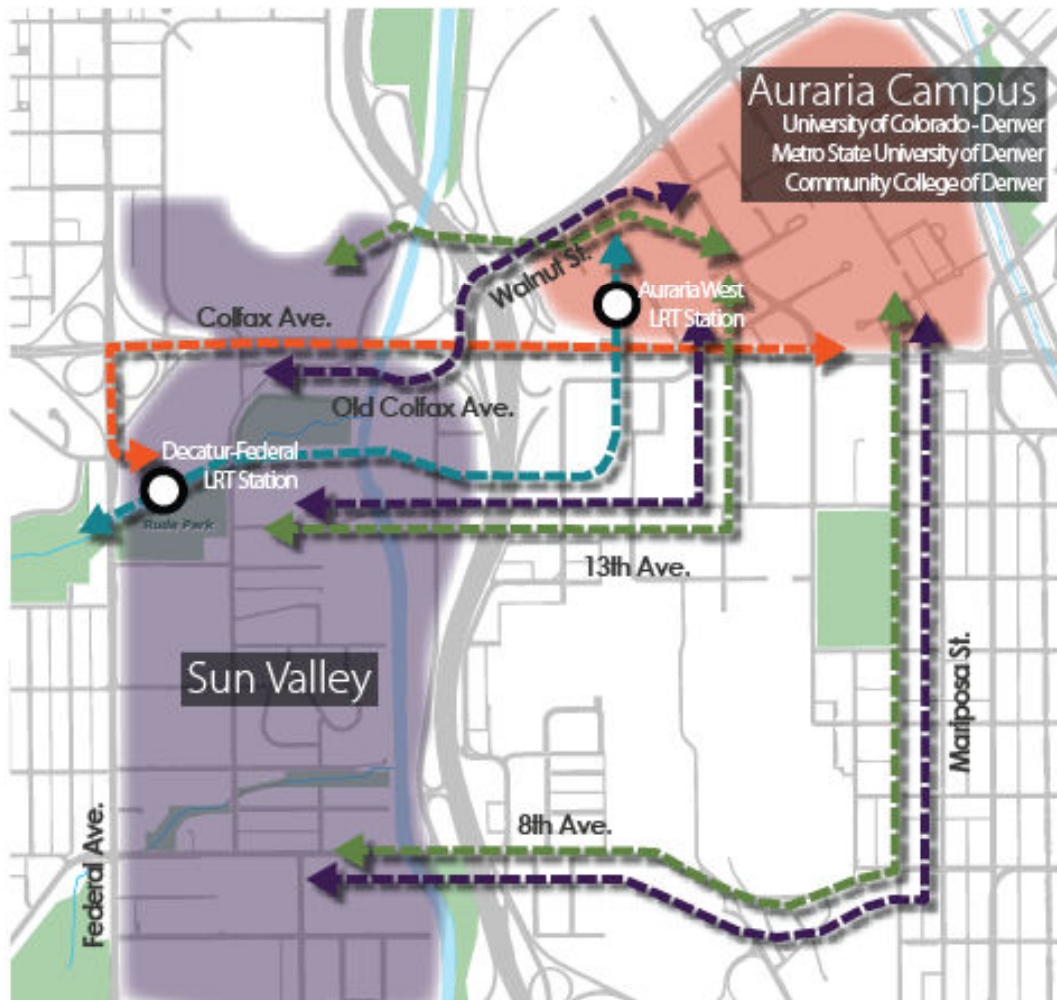
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TRANSFORMATIVE PROJECTS

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2. RIVERFRONT PARK



3. STADIUM,
ENTERTAINMENT &
CULTURE



4. HIGH QUALITY
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7. FEDERAL/COLFAX INTERCHANGE



Partial Cloverleaf Alternative



Tight Diamond Alternative



Re-Established Grid Alternative



At-Grade Alternative

THE VISION FOR SUN VALLEY

A. A CELEBRATED SUN VALLEY	B. A CONNECTED SUN VALLEY	C. AN INNOVATIVE SUN VALLEY	D. A HEALTHY SUN VALLEY
			
<p>A.1 Build upon Sun Valley's History and Assets</p>	<p>B.1 Reknitting Neighborhoods</p>	<p>C.1 Transit Oriented Development</p>	<p>D.1 Healthy For People</p>
<p>A.2 Encourage Diversity</p>	<p>B.2 Integrated System of Parks and Public Spaces</p>	<p>C.2 Stadium Entertainment Destination</p>	<p>D.2 Healthy for the Environment</p>
<p>A.3 Celebrate Culture</p>	<p>B.3 Enhance Walkability and Bikeability</p>	<p>C.3 Open For Business</p>	<p>D.3 Healthy for the Economy</p>
	<p>B.4 Make Transit Convenient</p>	<p>C.4 A Vibrant Corridor</p>	

TRANSFORMATIVE PROJECTS

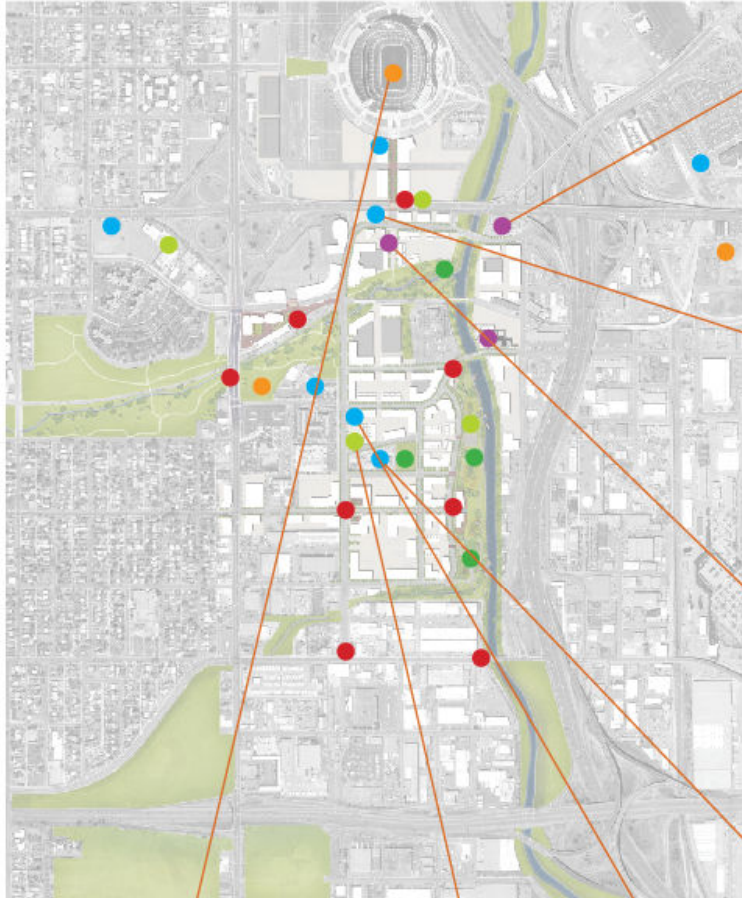
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1. 13TH AVENUE	2. RIVERFRONT PARK	3. STADIUM, ENTERTAINMENT & CULTURE	4. HIGH QUALITY RESIDENTIAL COMMUNITIES	5. CONNECT PEOPLE WITH JOBS AND EDUCATION	6. 10TH AVE	7. FEDERAL/COLFAX INTERCHANGE
						



A.1 Build upon Sun Valley's History and Assets



- Proposed/Existing Locations for:
- Community Garden / Market
 - Public Art / Plaza
 - Education/Cultural Asset
 - Adaptive Reuse Opportunity
 - Active Recreation
 - Sports Venue



Sports Authority Field at Mile High



Community Garden



Sun Valley Youth Center



Iron Works



Existing Buildings



Brooklyn's



Fairview Elementary

Late 1800's
Jewish immigrants settled in Sun Valley. Old Colfax Road was at the center of this boom. The building that is now Brooklyn's was constructed in 1896.

1917
Old Colfax Viaduct is constructed for cars and trolleys - connecting downtown Denver and West Side neighborhoods.

1920's
City of Denver passed first zoning law - Sun Valley, especially around the South Platte River becomes an industrial zone.

1936
Fairview Elementary School is built.

1942
First public housing development, Las Casitas opened. Included 184 units. Rent was \$2.44 a room per month.

1948
Denver Bears Stadium is constructed. The stadium holds 18,000 and would later become Mile High Stadium.

1950's
I-25, the Valley Highway, is constructed, as well as the Colfax/Federal Interchange.

1952
The Denver Housing Authority constructs Sun Valley Homes - a 330 unit barracks-style affordable housing development.

1960's
Broncos become a staple of the community - setting up shop in the old Mile High Stadium. At the time, the stadium had seating for 34,000.

1999
Denver Human Services moved their offices to Sun Valley, building a new facility at Federal & Holden.

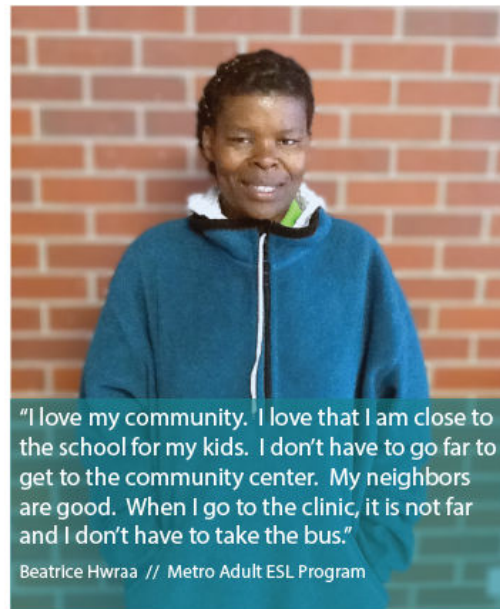
2001
Sports Authority Field at Mile High opened. The new stadium seats 76,125.

2003
The new state-of-the-art Rude Recreation Center opened.

2012
Lakewood Gulch undergoes extensive reconstruction to improve the safety of the area.

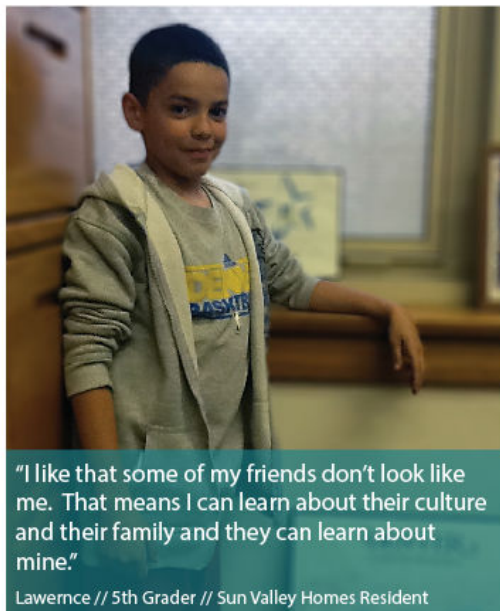
2013
The Regional Transportation District (RTD) Decatur-Federal Station opens - one of 13 stations along the new West Rail Line.

A.2 Encourage Diversity



"I love my community. I love that I am close to the school for my kids. I don't have to go far to get to the community center. My neighbors are good. When I go to the clinic, it is not far and I don't have to take the bus."

Beatrice Hwraa // Metro Adult ESL Program



"I like that some of my friends don't look like me. That means I can learn about their culture and their family and they can learn about mine."

Lawrence // 5th Grader // Sun Valley Homes Resident

A.3 Celebrate Culture



SPORTS HISTORY IN THE STATION AREA:



Denver Bears 1955-1992



Denver Broncos 1960 -



Denver Nuggets 1975-1999



Colorado Rockies (NHL) 1976-1982



Colorado Avalanche 1981-1982, 1995-1999



Colorado Rockies (MLB) 1993-1995



Colorado Rapids 1996-2001



Colorado Outlaws 2006 -

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B.1 Reknitting Neighborhoods

B.2 Integrated System of Parks and Public Spaces

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B.4 Make Transit Convenient

C. AN INNOVATIVE SUN VALLEY



C.1 Transit Oriented Development

C.2 Stadium Entertainment Destination

C.3 Open For Business

C.4 A Vibrant Corridor

D. A HEALTHY SUN VALLEY



D.1 Healthy For People

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5. CONNECT PEOPLE WITH JOBS AND EDUCATION







6. 10TH AVE



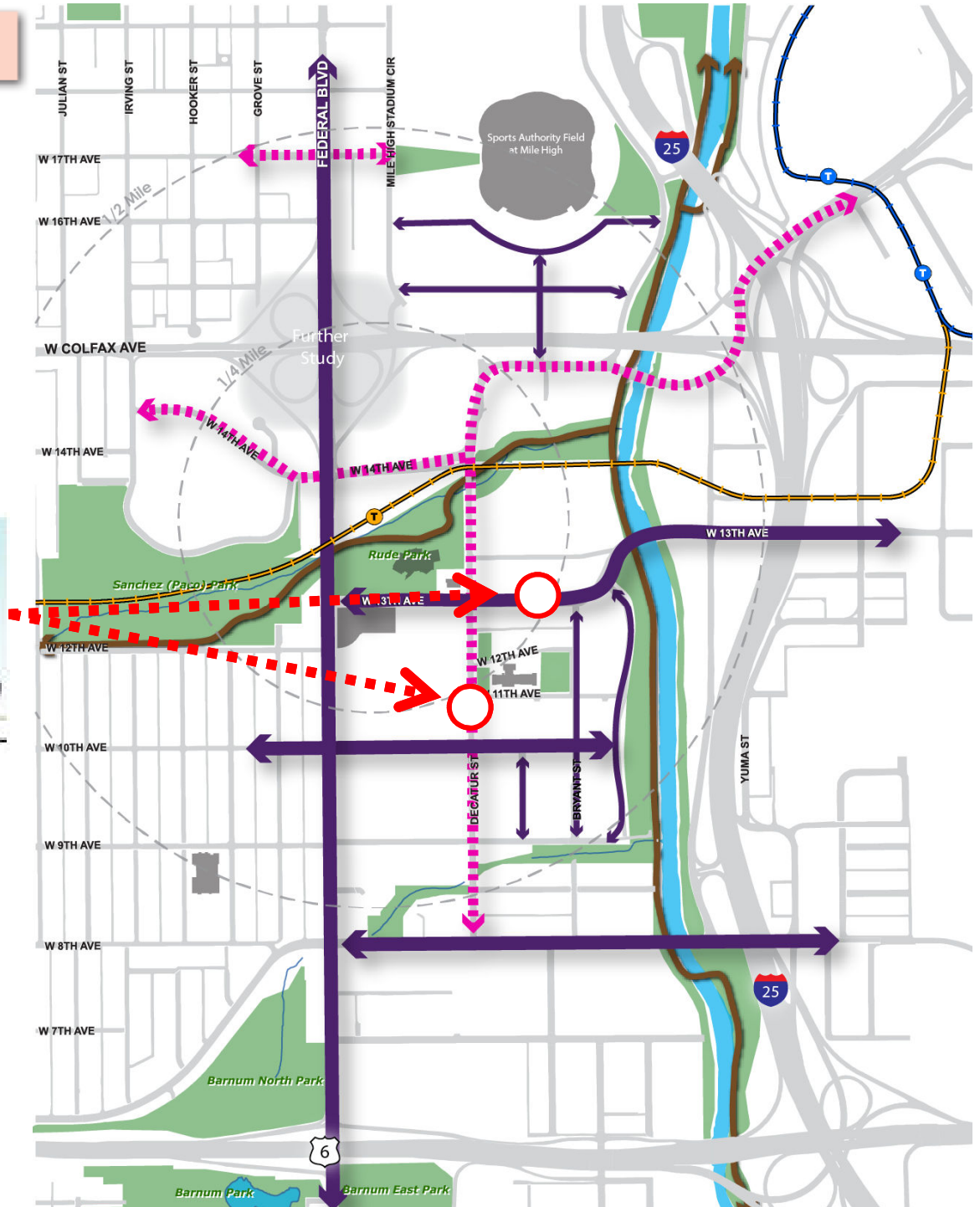
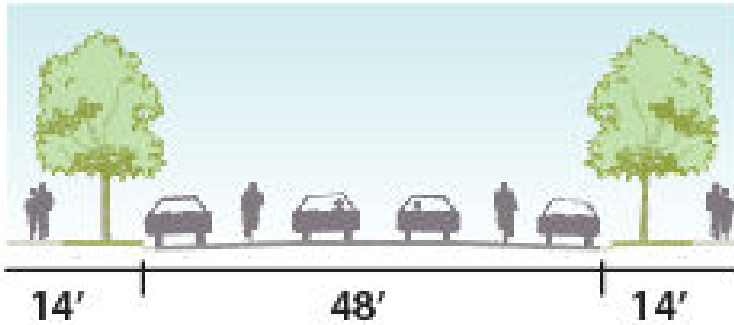
7. FEDERAL/COLFAX INTERCHANGE











B.1 Reknitting Neighborhoods

-  Off street Bike/Ped Connection
-  Multimodal Street Reconstruction
-  Internal Circulation - New Streets
-  Multimodal Street Enhancement

13th Ave and Decatur St Section



B.2 Integrated Parks and Public Spaces

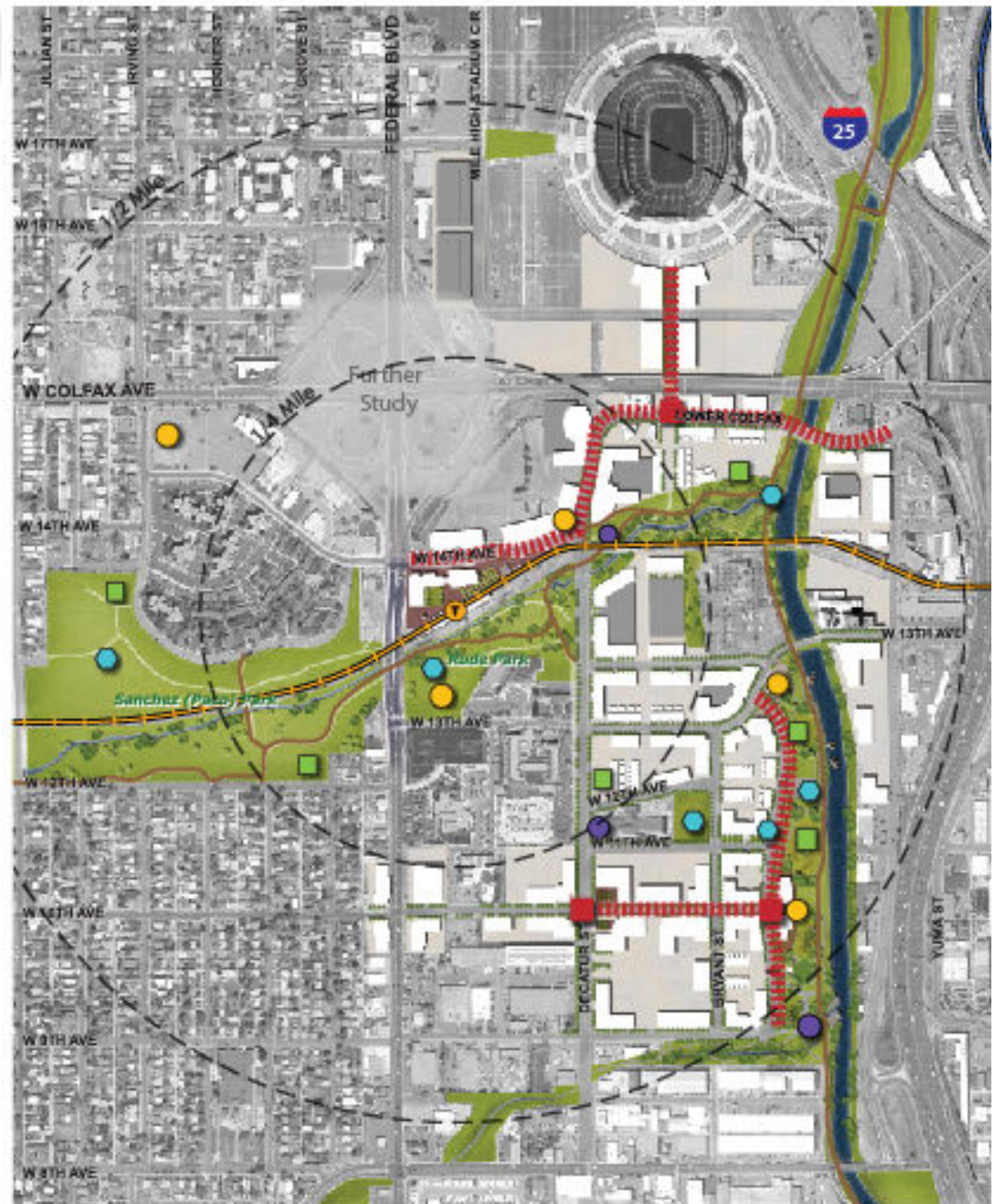
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|---|-------------------|---|-------------------------------|
|  | Active Recreation |  | Regional Trails |
|  | Meeting Place |  | Pedestrian Priority Streets |
|  | Community Gardens |  | Conceptual Building Placement |
|  | Playgrounds | | |
|  | Plaza | | |



Riverfront Activation

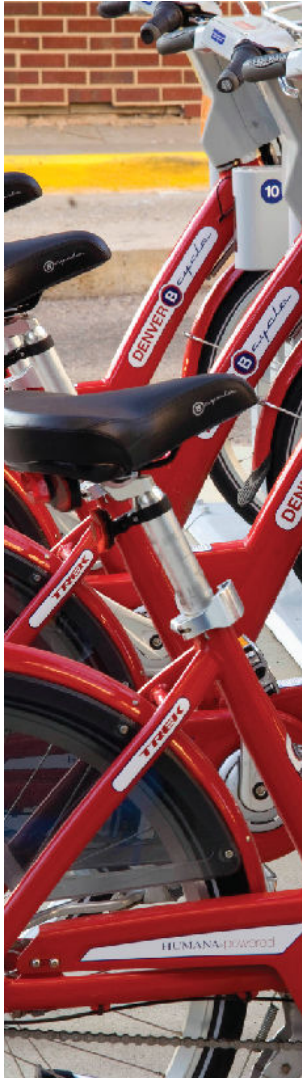


Active Public Space



B.3 Enhance Walkability and Bikeability

-  Existing Bicycle Connection
-  Existing Multit-use Path
-  Planned Bicycle Connection (DenverMoves)
-  Proposed Additions to DenverMoves
-  Pedestrian Priority Street
-  Priority Intersection



Enhanced Intersection - Kelowna, BC

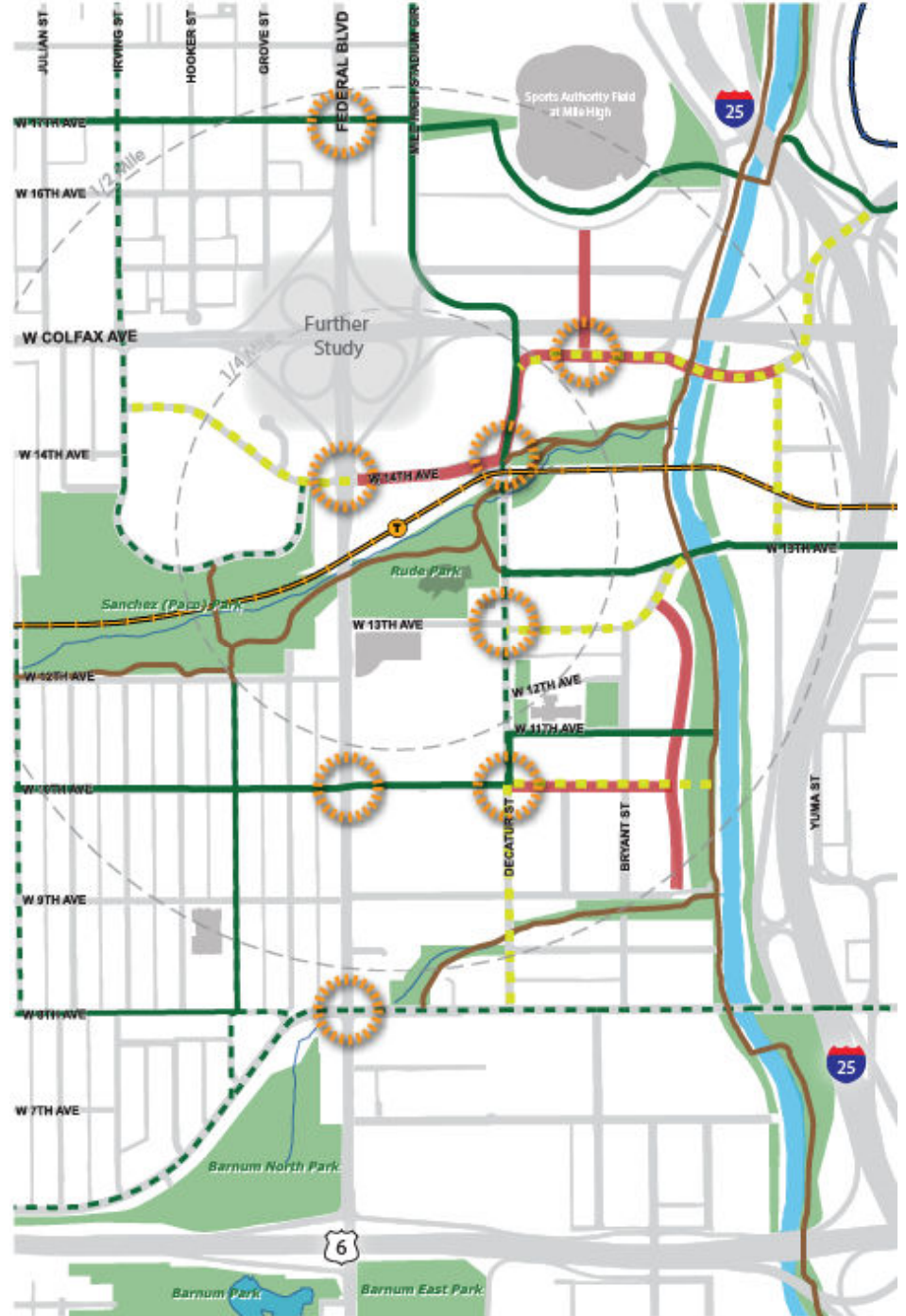


Complete Street



Pedestrian Priority Street - Fillmore St, Denver

BICYCLE AND PEDESTRIAN CONNECTIONS



B.4 Make Transit Convenient

PRIORITY PEDESTRIAN IMPROVEMENTS

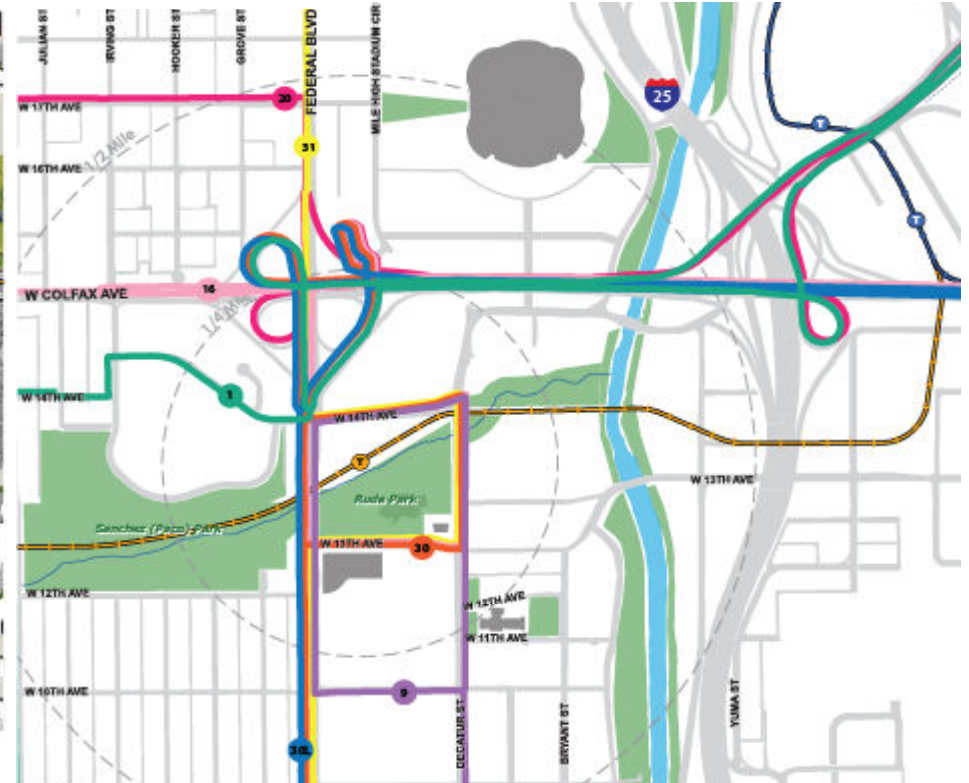


Potential Intersection Improvements

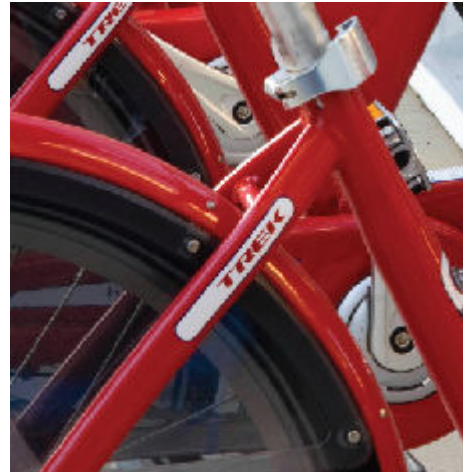


Priority Pedestrian Connections

BUS TRANSIT SERVICE



Time/Destination Based Signage - Walk Raleigh



Denver B-Cycle



Shared Sidewalk



Wayfinding in Downtown Denver

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C. AN INNOVATIVE SUN VALLEY



C.1 Transit Oriented Development

C.2 Stadium Entertainment Destination

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D. A HEALTHY SUN VALLEY



D.1 Healthy For People

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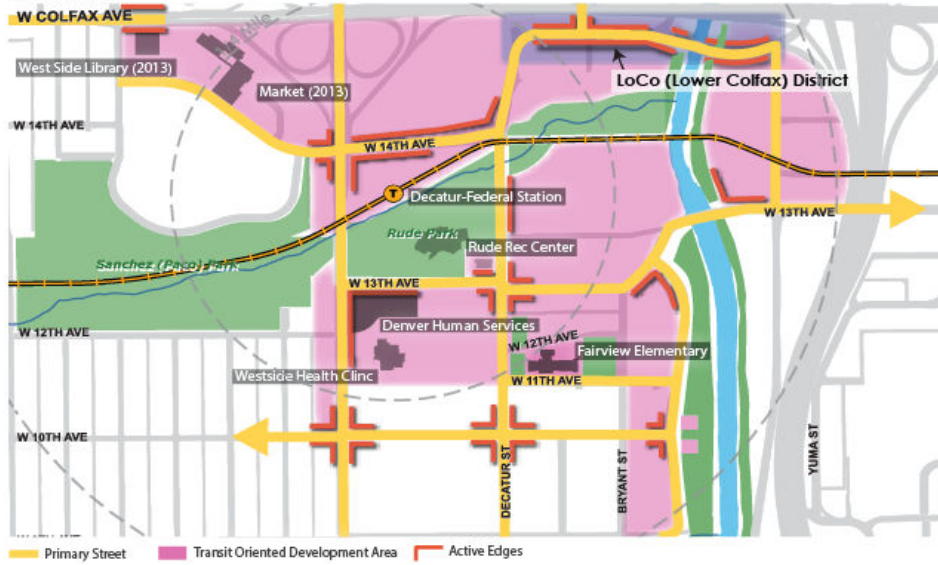


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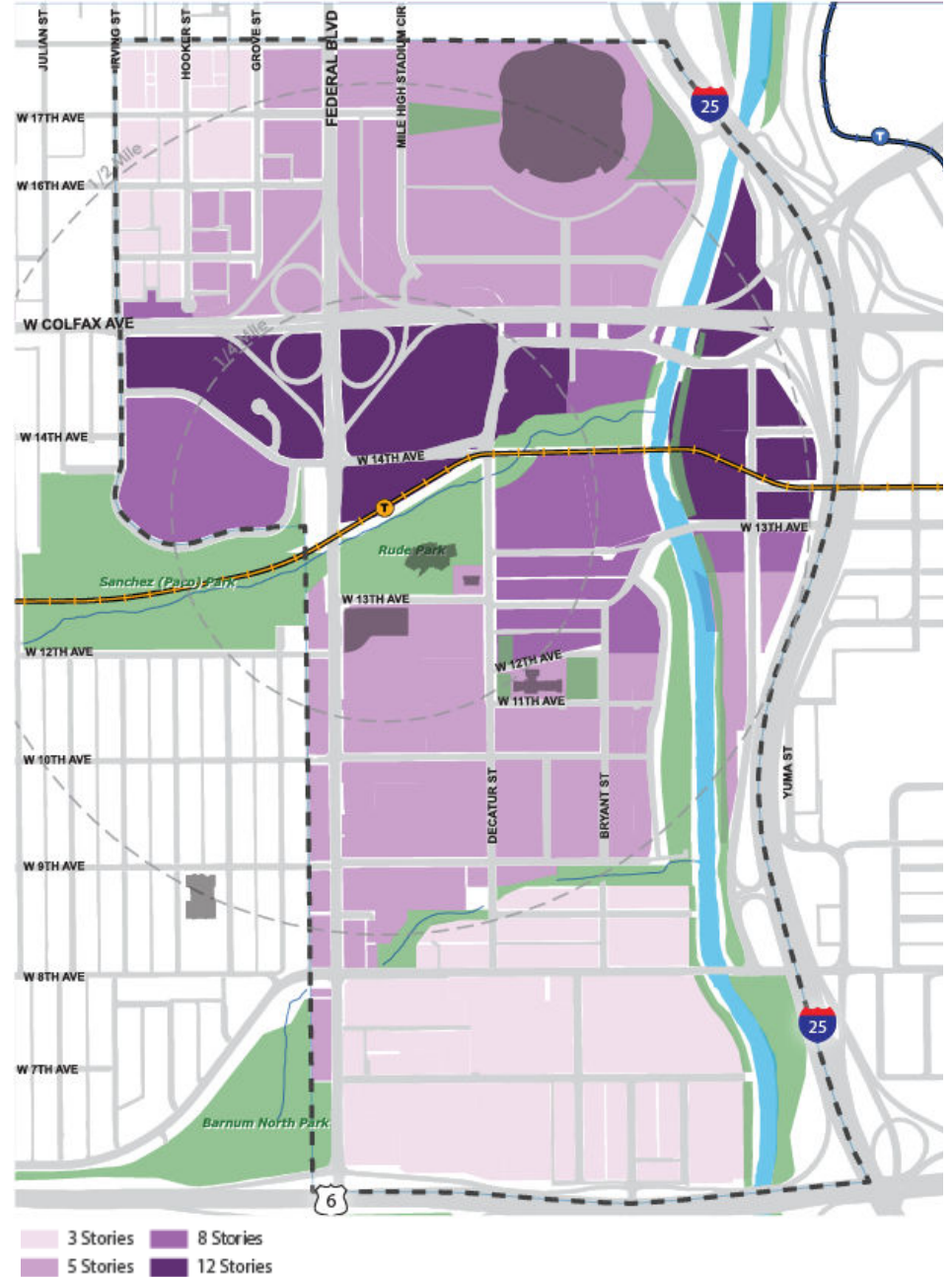


C.1 Transit Oriented Development

TOD AREA



MAXIMUM BUILDING HEIGHTS

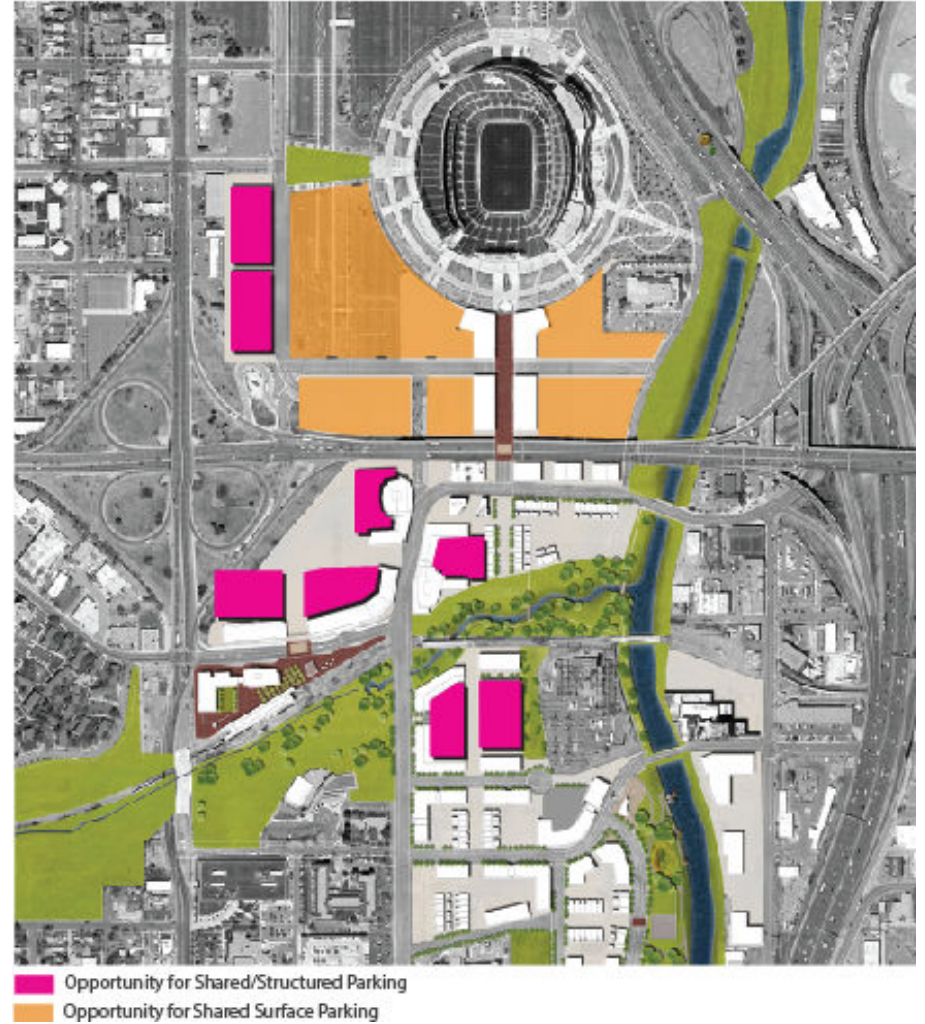


C.2 Stadium Entertainment Destination

STADIUM ENTERTAINMENT DESTINATION



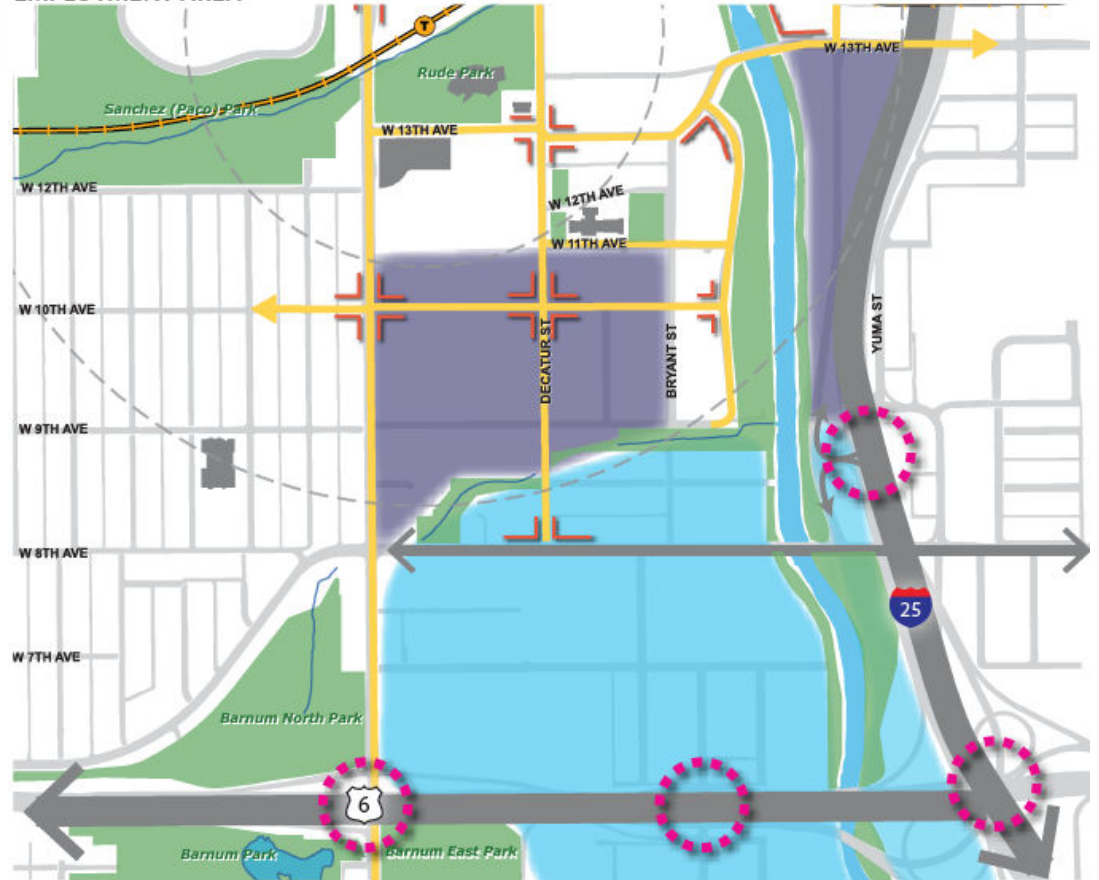
PARKING OPPORTUNITIES



C.3 Open for Business



EMPLOYMENT AREA



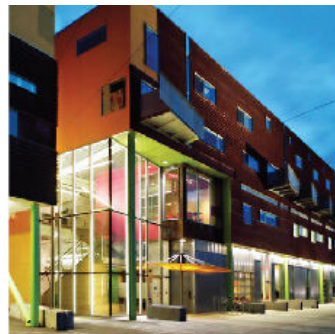
Primary Street

Employment TOD

Freeway Access

Active Edges

Existing Industrial Area



C.4 A Vibrant Corridor

FEDERAL BOULEVARD ENHANCEMENTS



Pedestrian Friendly Crosswalk



Improved Crosswalks



Gateway Buildings at Corner



Active Corners and Ground Floor



Improved Medians



Improved Transit Stops

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D.1 Healthy for People



D.2 Healthy for the Environment



D.3 Healthy for the Economy



Sun Valley has a history as a food-based neighborhood with a small Jewish community and the Star Bakery that operated on Lower Colfax for more than half a century. Today Ready Foods that prepares Mexican food. We need to bring food back as something to celebrate the history of Sun Valley by living it, breathing it and – even better – eating it.

David Zucker // Zocalo Community Development



I think more and more about the importance of food in Sun Valley. Our neighbors have different religions, ethnic groups and backgrounds. Many of us are refugees. Unless people are eating food from their own culture, they don't feel like they are eating. If you give them a hamburger, they aren't satisfied.

Asnake Deferse // Sun Valley Homes Resident



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Moving Forward

Implementation Goals

1. Work toward plan vision.
2. Streamline decision making
3. Attract public investment

Implementation Strategies

1. Regulatory/Policy
2. Partnerships
3. Investment Strategies



Moving Forward

IMPLEMENTATION PHASING

		0 - 2 yrs	2 - 5 yrs	5 - 10 yrs
REGULATORY/ POLICY	General Development Plan	█		
	Urban Design Standards	█		
	Zoning	█	█	
	Subdivision		█	█
PARTNERSHIPS	Property Owner Partnership/s	█	█	█
	Stakeholder Coalition/s	█	█	█
INVESTMENT	13th Avenue Design/Construction	█	█	
	Riverfront Park / Drive		█	
	Real Estate Transactions	█	█	
	Mixed Income Housing Development		█	
	Public - Private Partnerships	█	█	█



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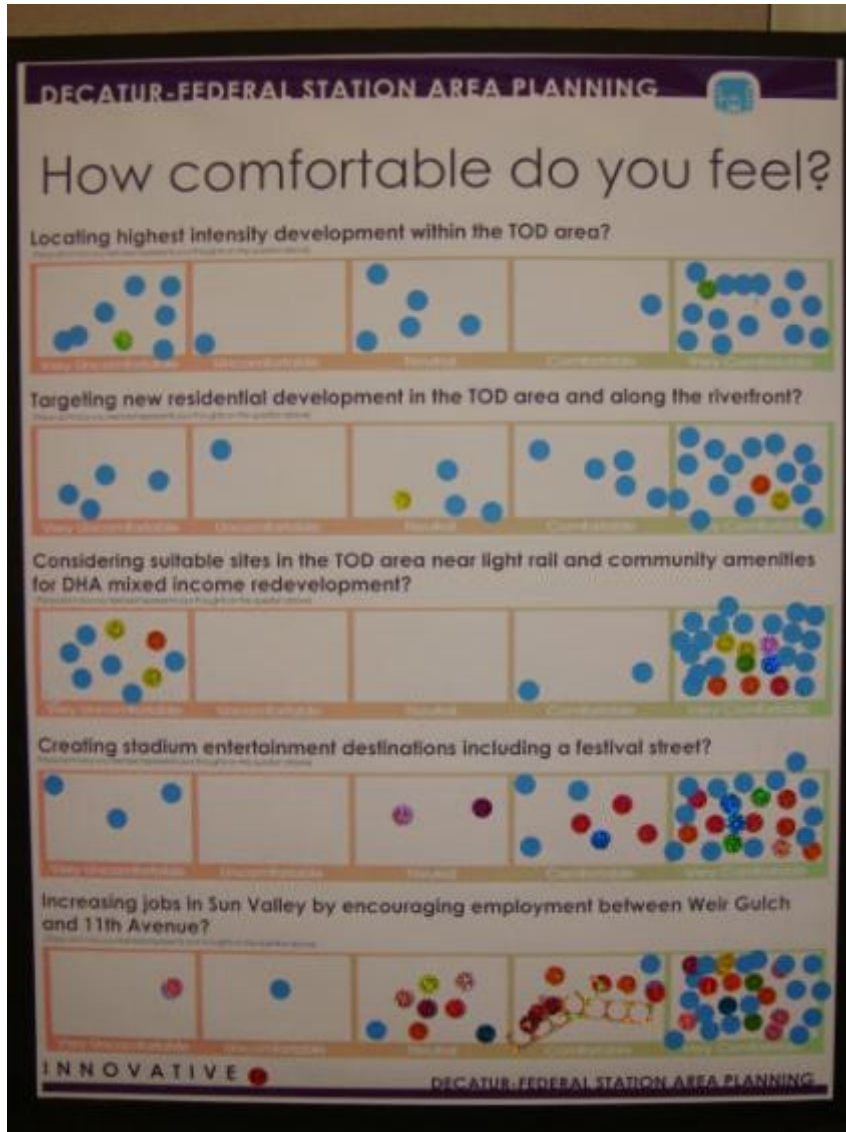
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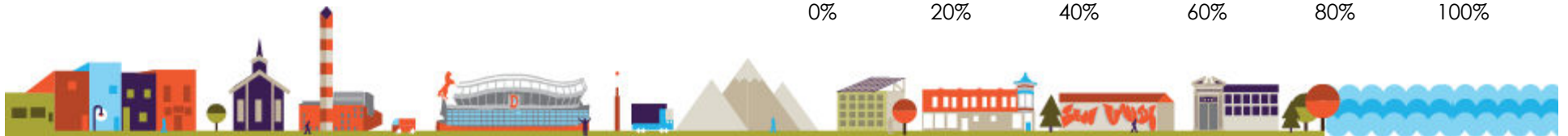
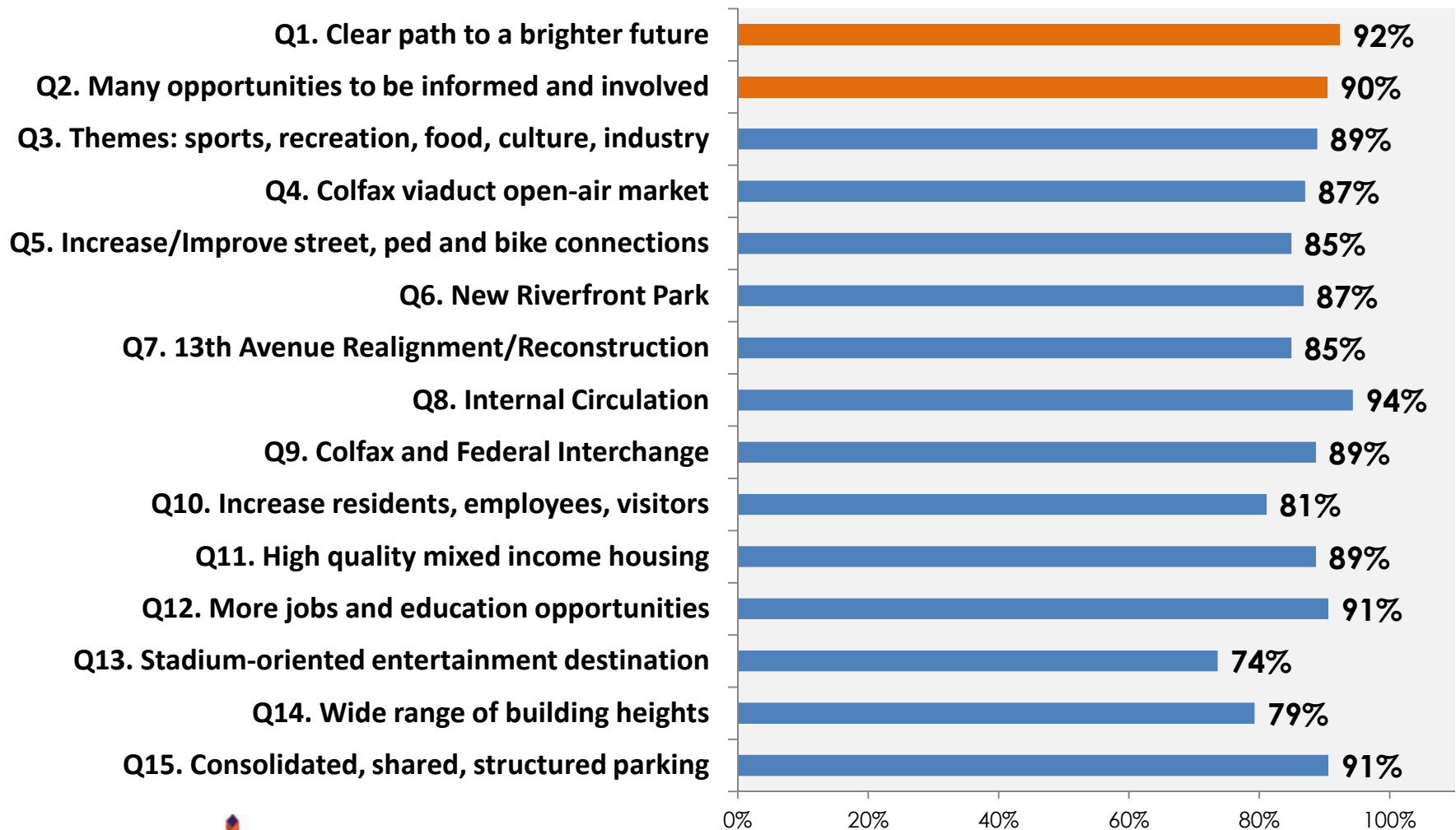


Public Meeting #4

A Brighter Future

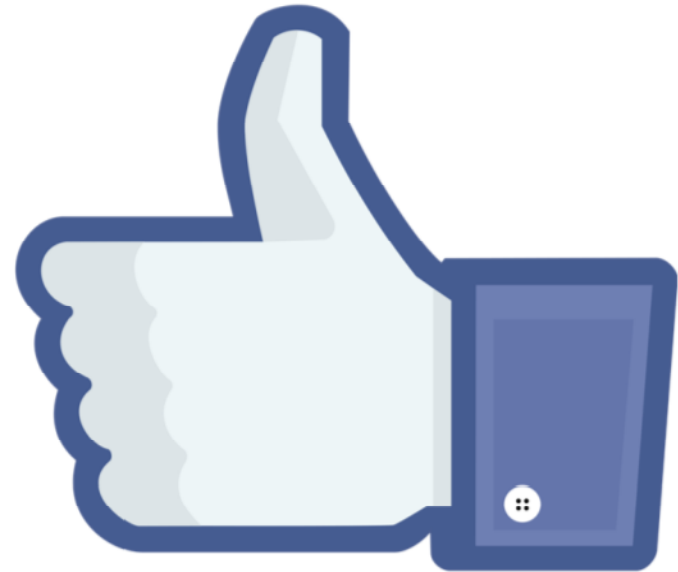


Draft Plan Survey – % who Agree or Strongly Agree



Letters of Support

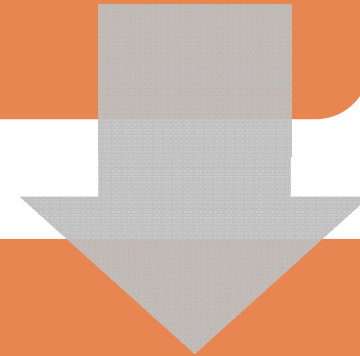
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- Xcel Energy
- Mile High Connects
 - Jobs Working Group
 - Health Working Group
- Urban Land Conservancy
- Greenway Foundation
- Denver Health
- Fresh Start Denver
- Metropolitan Stadium District / Denver Broncos



Next Steps

March – April 2013

- City Council Adoption
- General Development Plan Kickoff
- Establish Partnerships



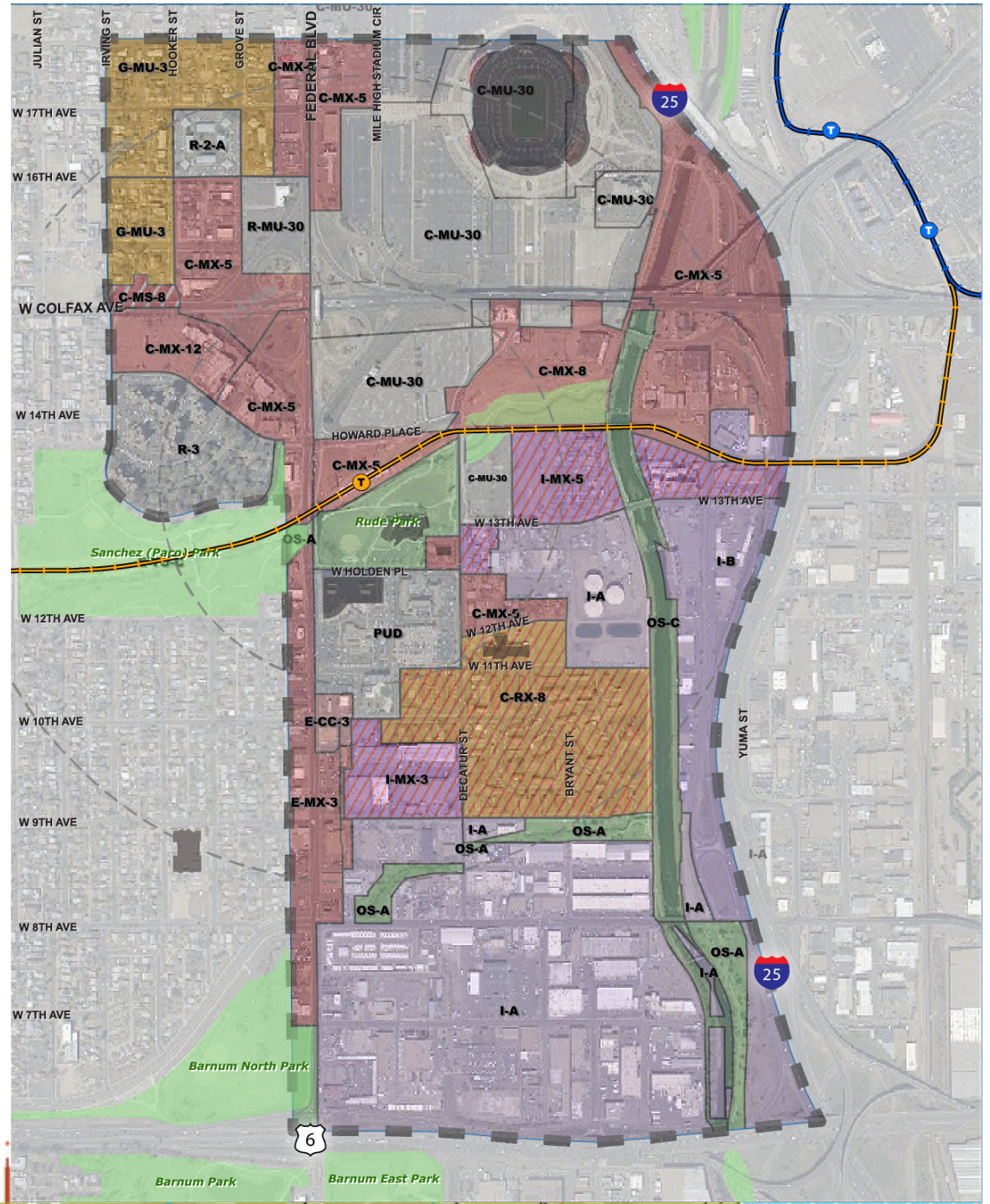
3rd Q 2013

- GDP completion and approval



EXTRA SLIDES

Existing Zoning



Blueprint Denver

