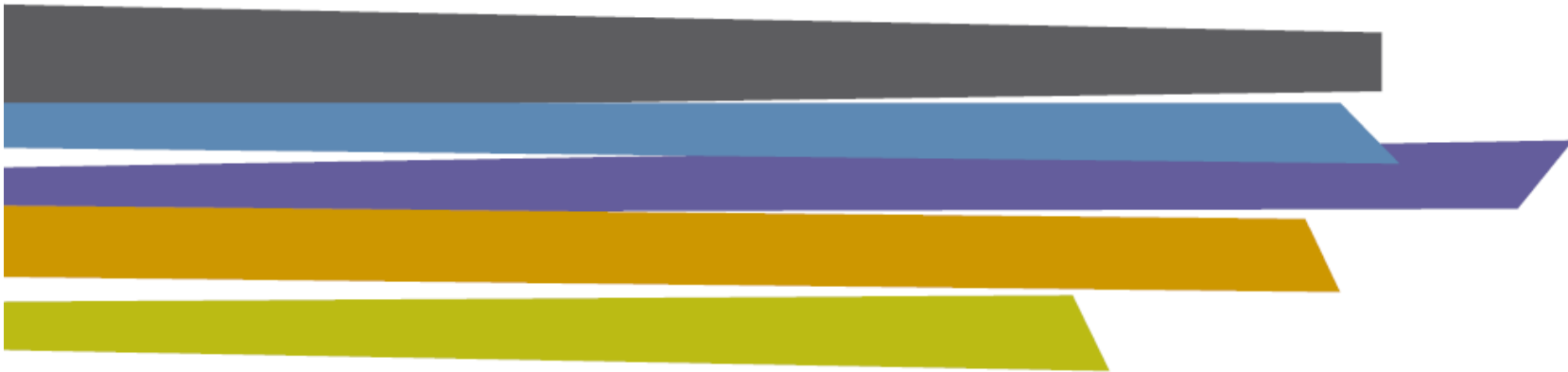


# golden triangle

NEIGHBORHOOD PLAN

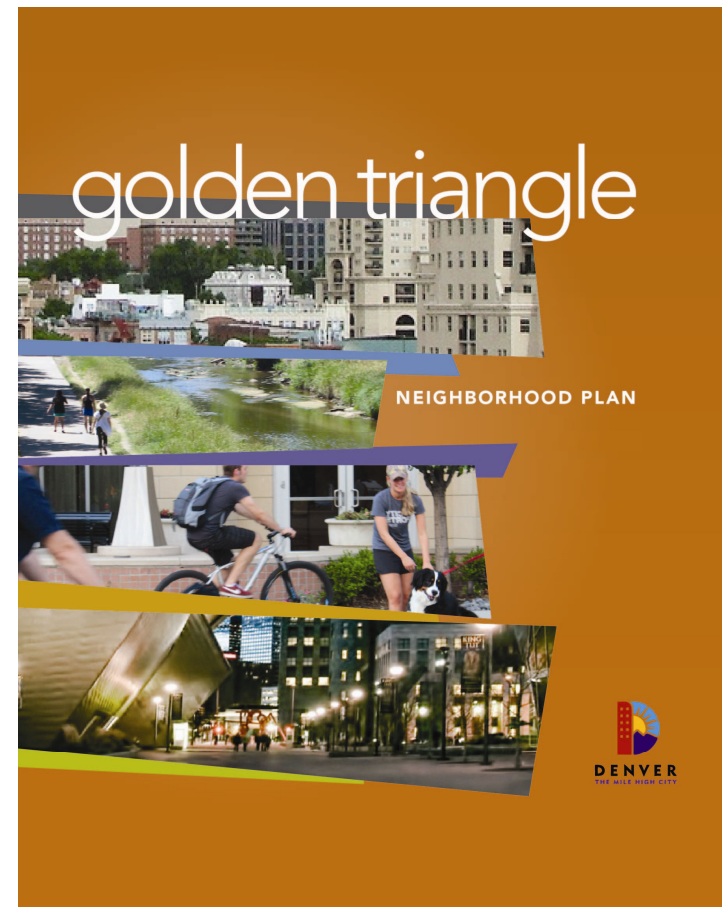


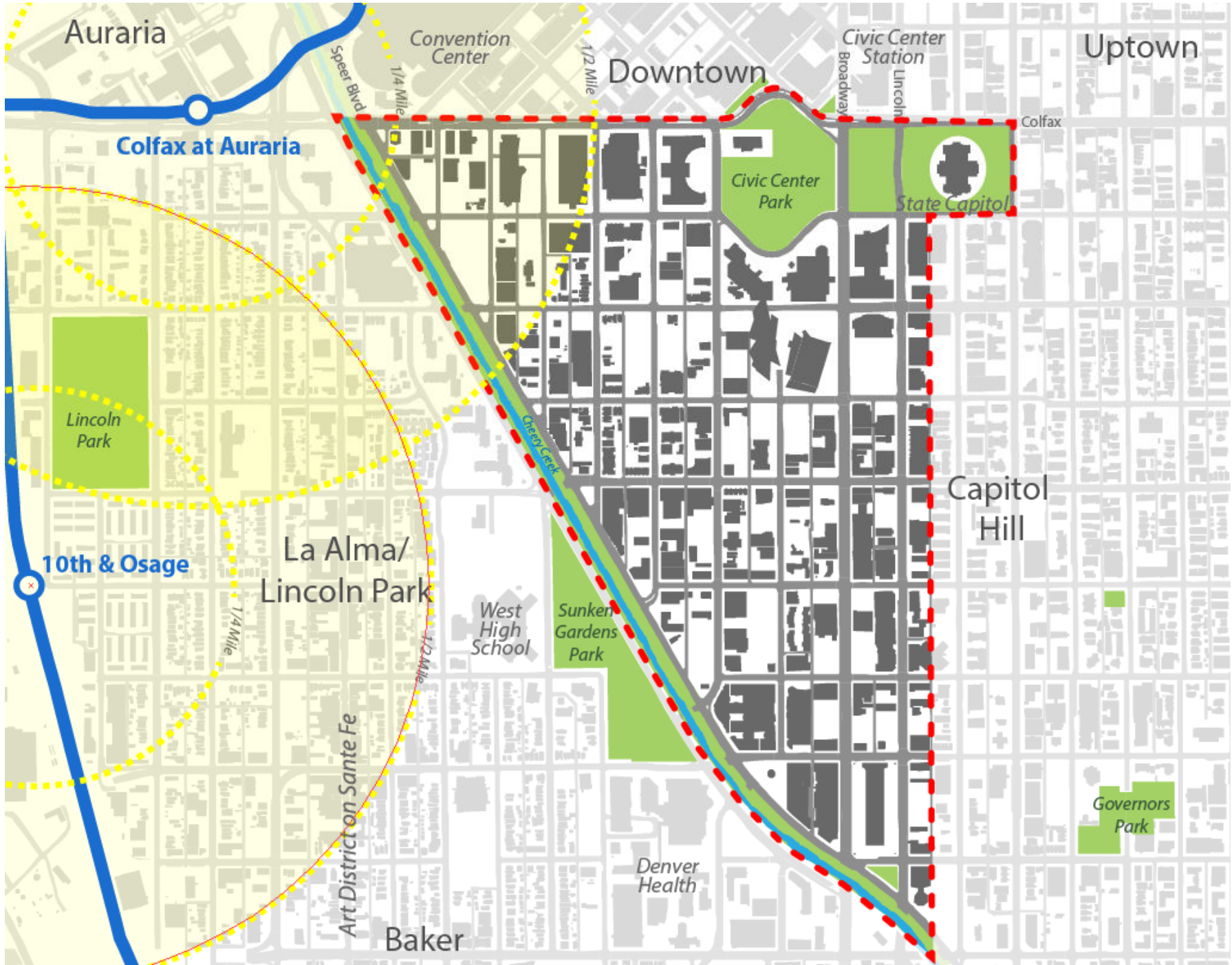
City Council Neighborhoods and Planning Committee

Oct 29, 2014

# The Golden Triangle Neighborhood Plan

- Year-long planning process
- Supported by existing plan documents and direction
- Strategic framework
- Focus on implementation – a concise set of policies, projects and programs for achieving tangible change





# planning process

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**SUMMER 2013**  
Existing Conditions and  
Visioning

The icon consists of three overlapping white rectangular sheets with blue outlines, representing documents or maps. To the right of these sheets is a circular graphic containing a blue and white schematic or diagram, possibly representing a site plan or a conceptual model.

# planning process

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# planning process

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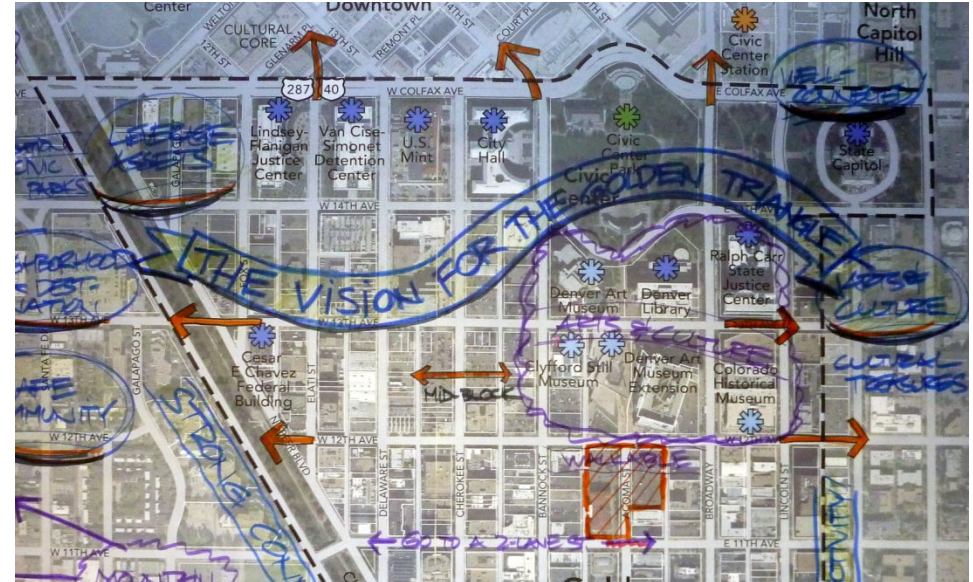


# planning process

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# built by the community!



**golden triangle**  
neighborhood plan

**Community Survey**  
The City of Denver would like your thoughts on the Golden Triangle neighborhood. This survey will take about 5 minutes to complete. Your responses will help make Golden Triangle a better place to live, work, shop and play, and will help guide the City in making community-driven decisions that reflect community priorities.

THANK YOU FOR PARTICIPATING IN THIS SURVEY!

**Community**

1. What is unique about the Golden Triangle? \_\_\_\_\_

2. How often do you come to the Golden Triangle?  
 Daily  Weekly  Monthly  Yearly

3. Do you come here for events?  
 Often  Occasionally  Rarely  Never

Which events? \_\_\_\_\_

If from Denver Metro - Do you bring visitors to the Golden Triangle?  Yes  No  
 Civic Center?  Yes  No

4. What would improve your experience in Civic Center Park?  
 Golden Triangle? \_\_\_\_\_

**Transportation**

5. How did you get to the Golden Triangle?  Walked  Biked  Drove  Bus  Light Rail  How far did you travel?  <1 mile  1-5  6-10  >10 miles

If drove - Where did you park/how much did you pay? \_\_\_\_\_

If biked - Were bike routes useful/convenient?  Yes  No  Bike racks?  Yes  No

Did you feel safe biking in the Golden Triangle? \_\_\_\_\_





# built by the community!



15

stakeholder meetings

9

city agencies engaged

20

stakeholder advisory group members

44

surveys completed

300

participants in triangle transformations

1,400

website hits

10

real estate developers in focus group

500

stakeholders engaged

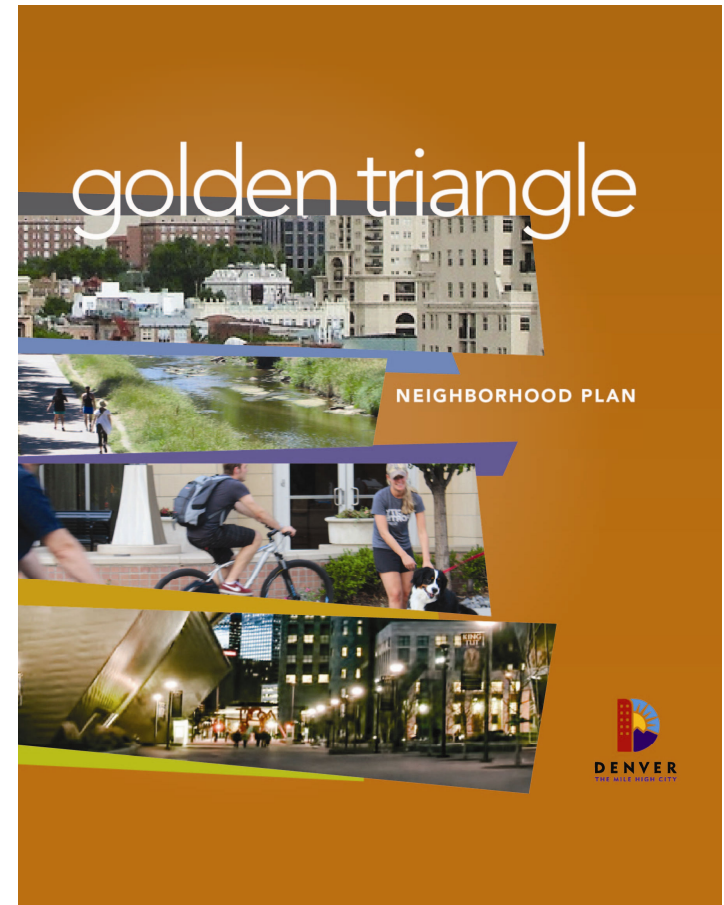
# the golden triangle neighborhood plan

chapter 1: introduction

chapter 2: vision framework

chapter 3: plan strategies  
and projects

chapter 4: implementation





**GOAL 1:**  
Ensure an **economically vibrant, diverse and sustainable Golden Triangle** that incorporates a range of users, including residents, workers and visitors



**GOAL 5:**  
Foster strong connections through **improved access and circulation** for all modes, including pedestrian, bicyclists, transit and automobiles



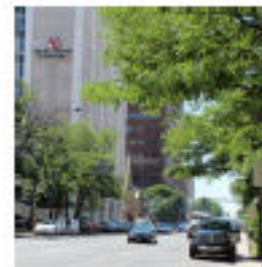
**GOAL 2:**  
Capitalize on **development opportunities** and ensure appropriate land use mix, zoning and urban design



**GOAL 6:**  
Increase **mobility options that link the neighborhood internally** and leverage the near and long term transit services catalyzed by Civic Center improvements



**GOAL 3:**  
Leverage opportunities with the area's **major public and civic facilities** and address associated impacts that affect the neighborhood



**GOAL 7:**  
Enhance **neighborhood edges of Broadway, Lincoln, Colfax and Speer Boulevard** to improve multimodal connectivity, support economic development, and enhance livability and the environment



**GOAL 4:**  
Establish a **parks and open space hierarchy** that supports a livable neighborhood, including ways to improve Civic Center Park

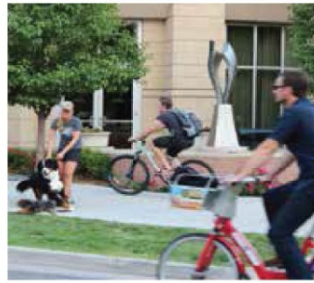


**GOAL 8:**  
Maintain and enhance the **established arts community** to foster a creative and connected culture within the neighborhood

VISION ELEMENTS



**A. Eclectic**  
A unique mix of land uses and character



**B. Connected**  
Walkable, bikeable neighborhood with great transit



**C. Creative**  
Hub of arts, culture and economic innovation



**D. Livable**  
Attractive, safe place for social gathering, recreation and living

STRATEGIES

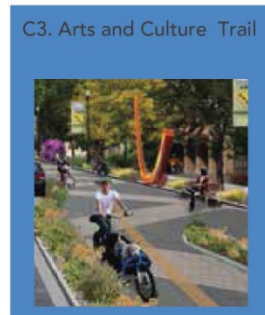
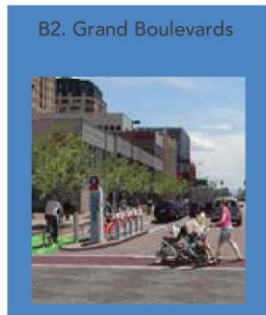
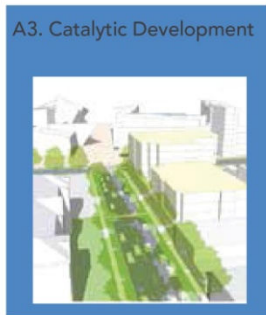
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- A2. Contextual Design
- A3. Catalytic Development

- B1. Robust Mobility
- B2. Grand Boulevards
- B3. Dynamic Parking

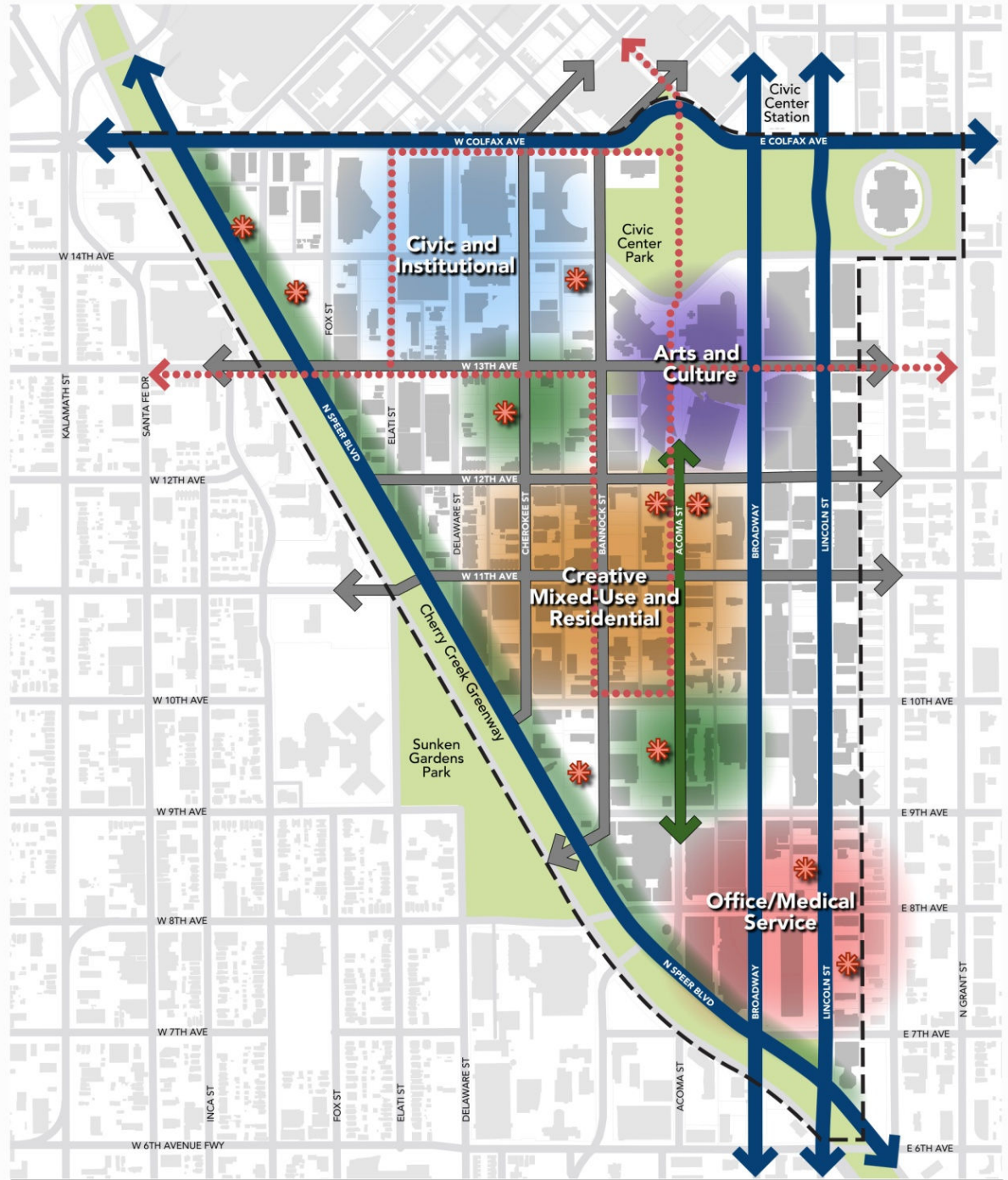
- C1. Cultivation of Arts and Culture
- C2. Innovation Economy
- C3. Arts and Culture Trail

- D1. Connected Open Spaces
- D2. Acoma Neighborhood Greenway
- D3. Safe and Clean

TRANSFORMATIVE PROJECTS



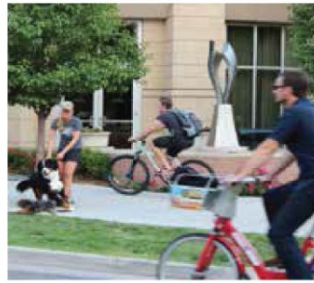
# strategy diagram



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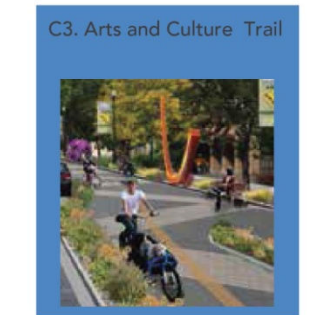
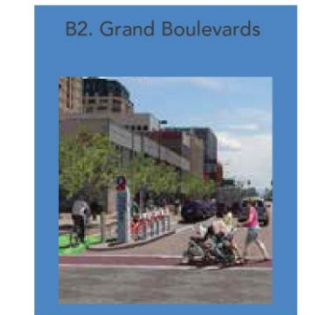
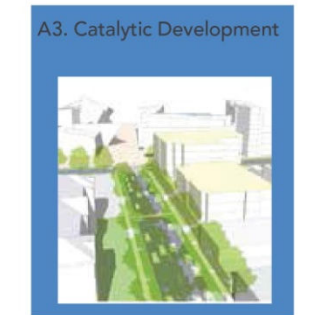
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TRANSFORMATIVE PROJECTS



an “urban mosaic” . . .

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. . . requiring contextual design

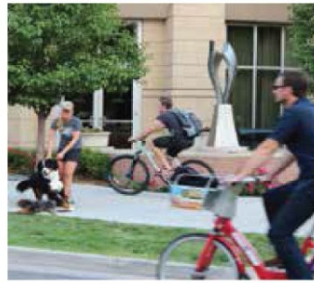
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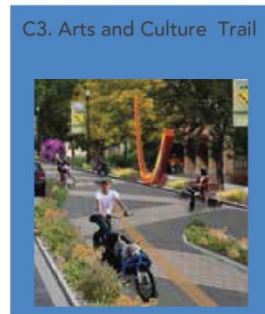
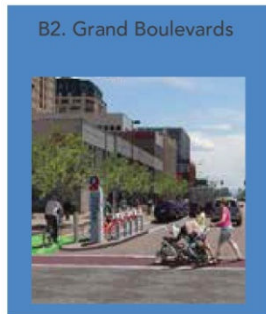
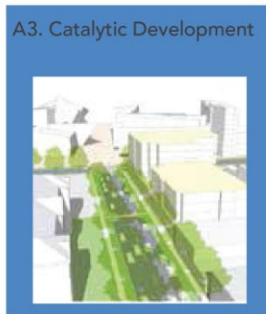
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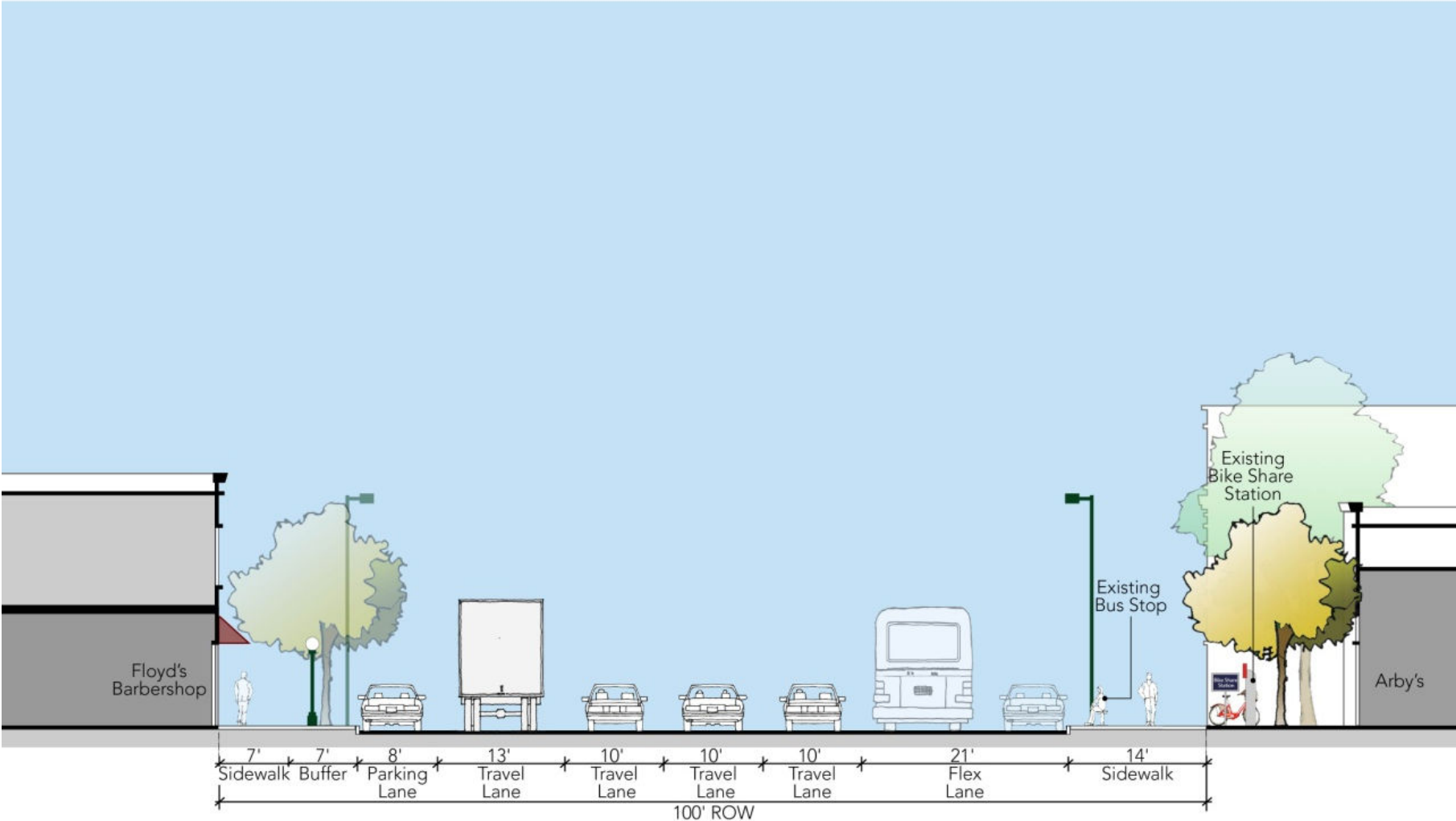
TRANSFORMATIVE PROJECTS



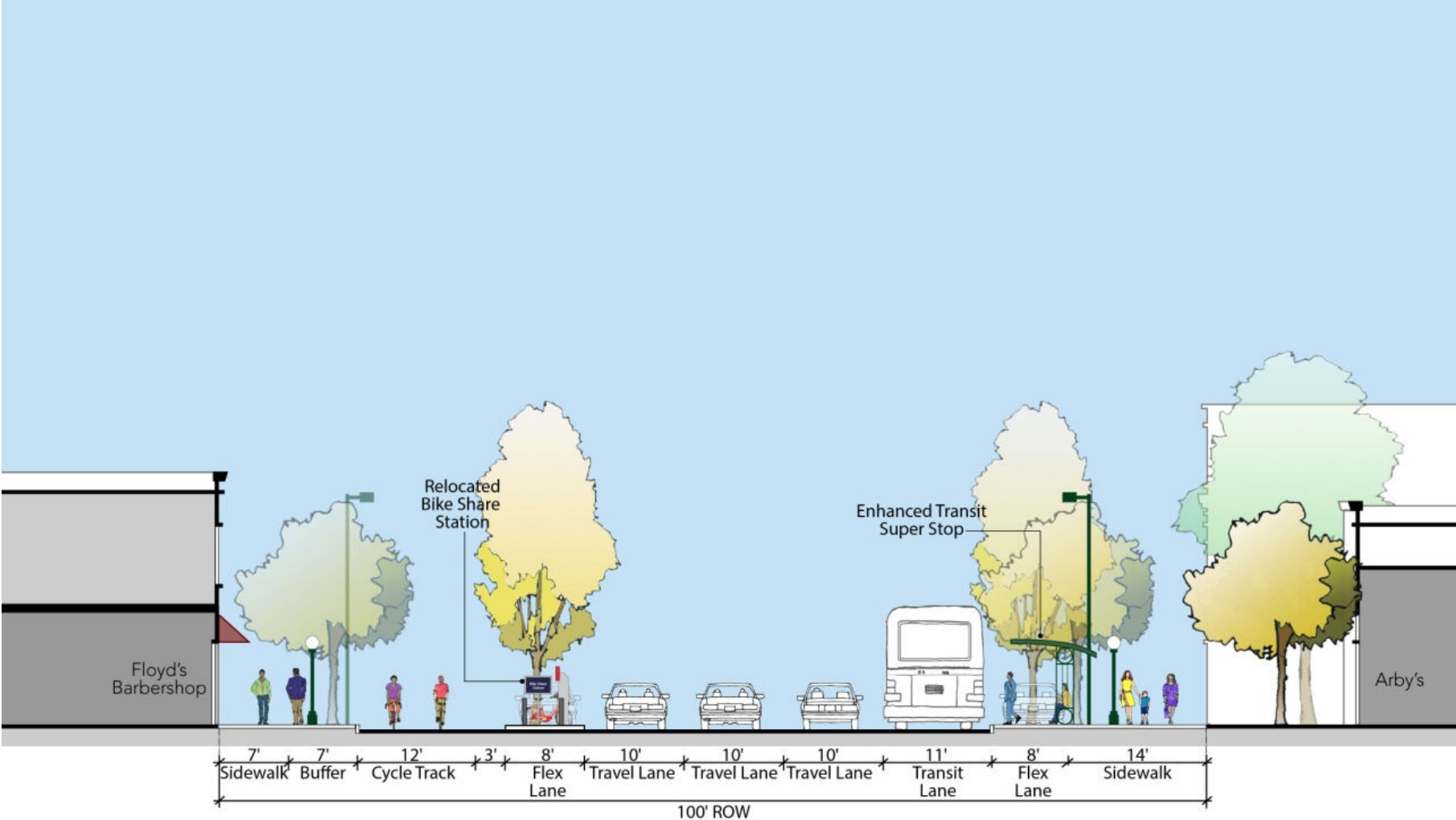
# robust mobility!



# grand boulevards – broadway and lincoln avenue



# grand boulevards – roadway and lincoln avenue



grand boulevards – broadway and lincoln

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grand boulevards – broadway and lincoln



# grand boulevards – roadway and lincoln





# grand boulevards – speer boulevard



# grand boulevards – colfax avenue



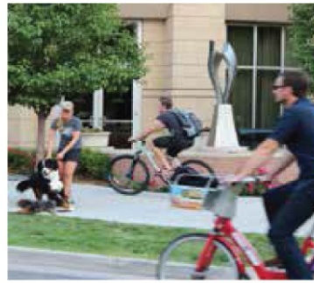
# dynamic parking



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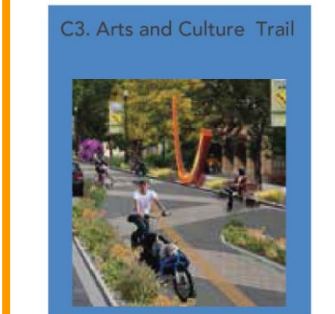
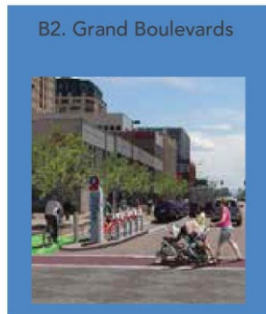
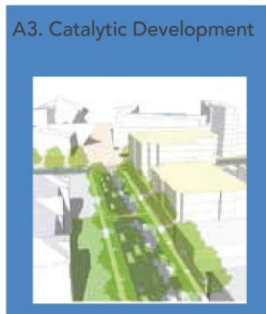
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TRANSFORMATIVE PROJECTS



arts, culture, creativity, economic innovation . . . !



# arts and culture trail

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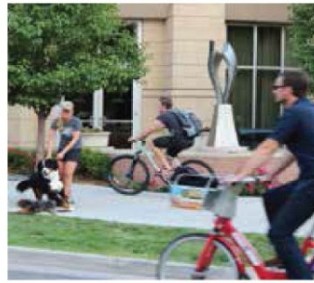
# arts and culture trail



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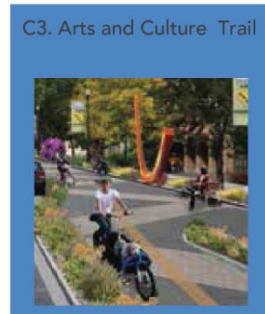
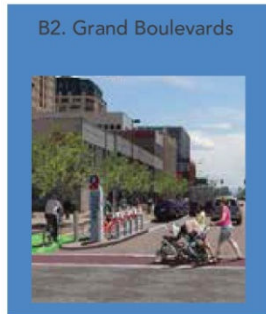
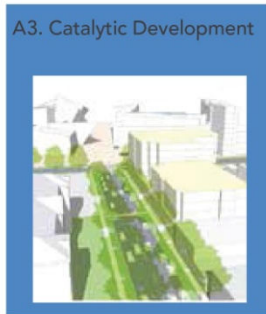
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TRANSFORMATIVE PROJECTS






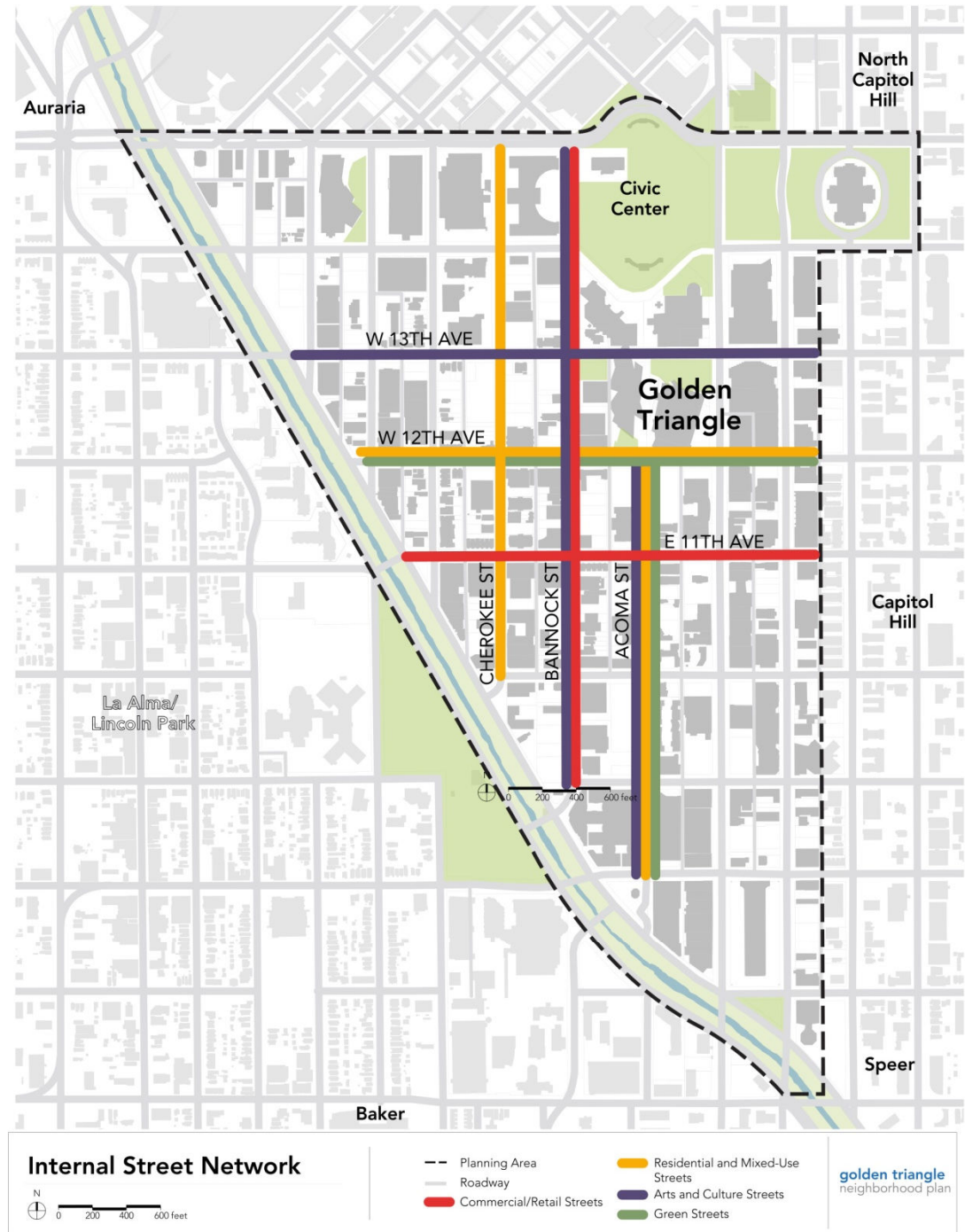
# internal street network

 residential and mixed-use streets

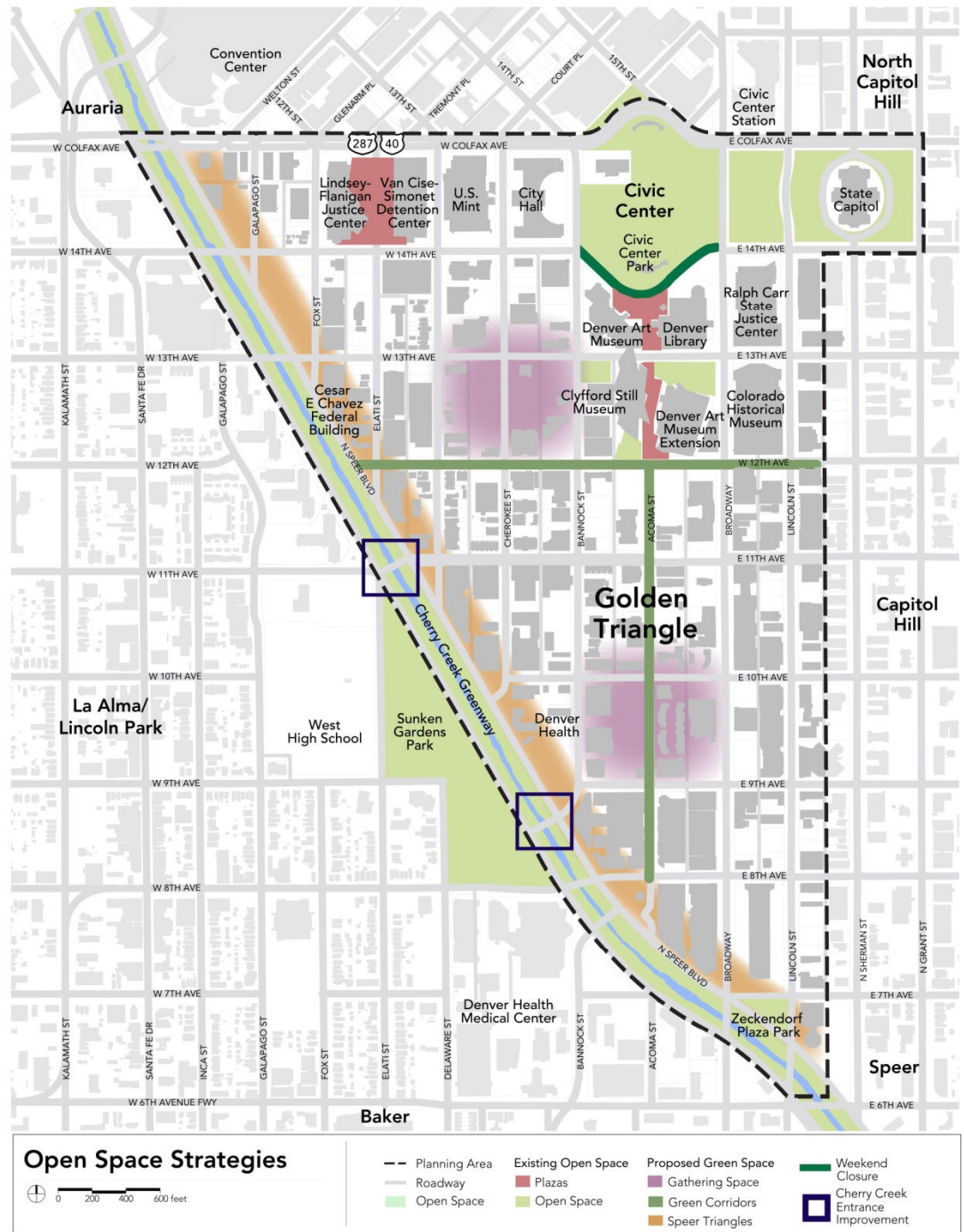
 commercial/retail streets

 green streets

 arts and culture streets



# open space strategies



speer triangles

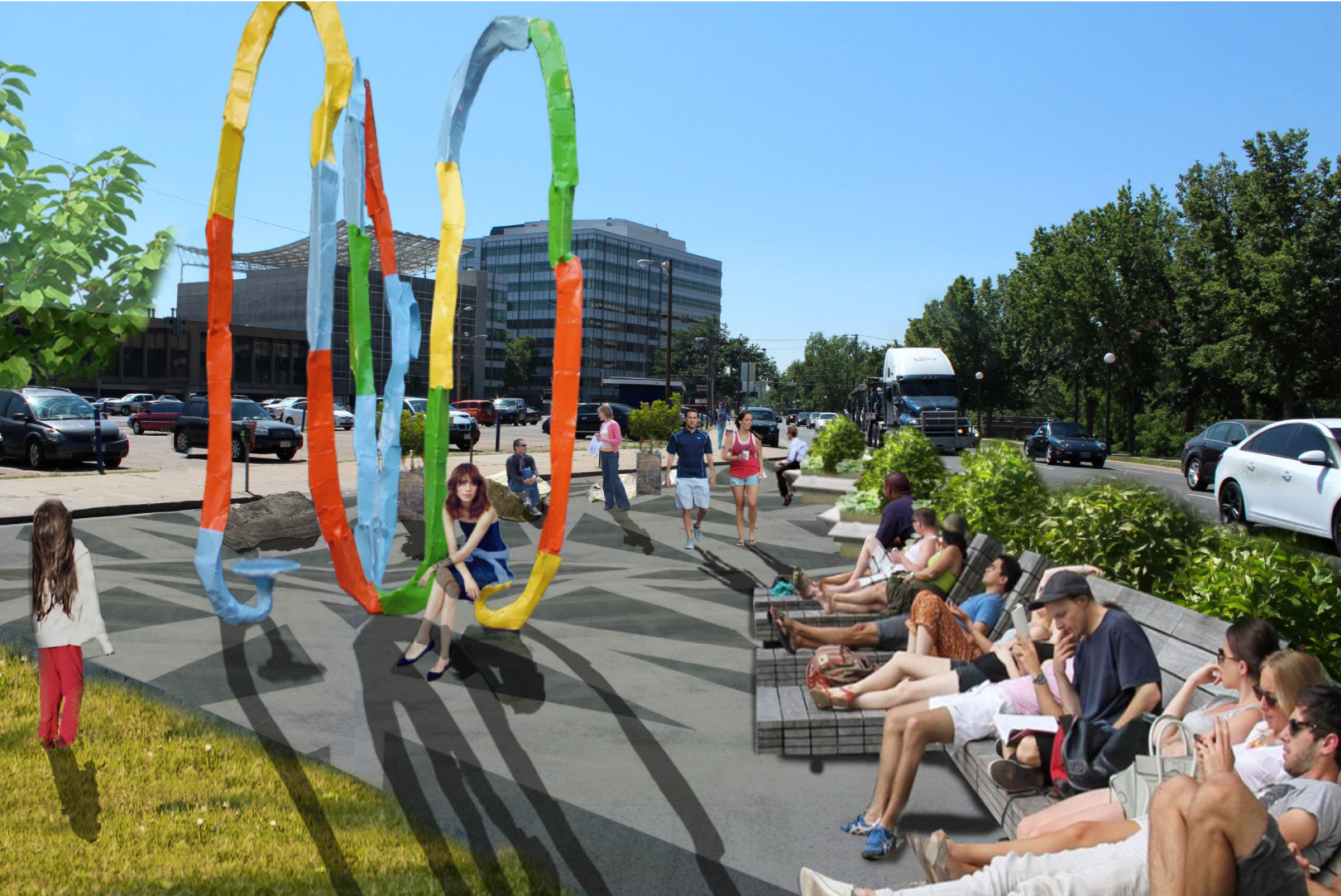
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speer triangles



speer triangles



speer triangles



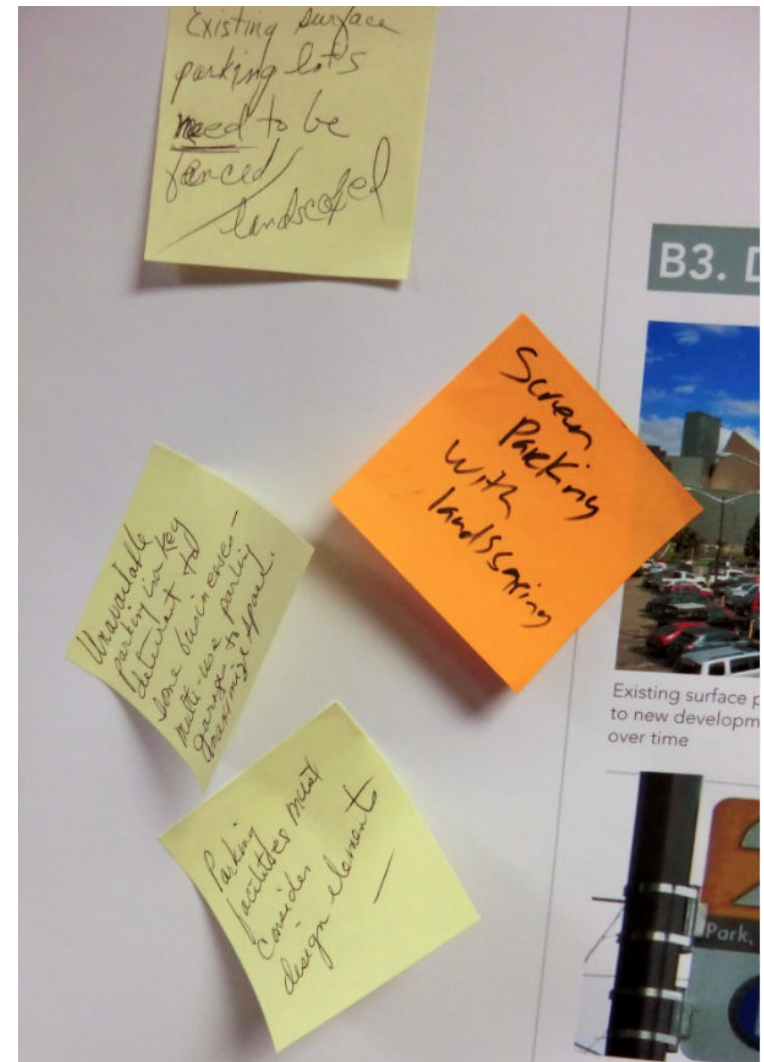
# acoma neighborhood greenway

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## Existing parking lots

- Recommendation to explore tools, such as zoning requirements, to encourage landscaping and pedestrian lighting for existing parking lots (pages 82 and 91)
- New language in implementation section on page 96: “The updated zoning should include requirements for parking lot landscaping and pedestrian lighting **and explore ways for existing parking lots to comply.**”



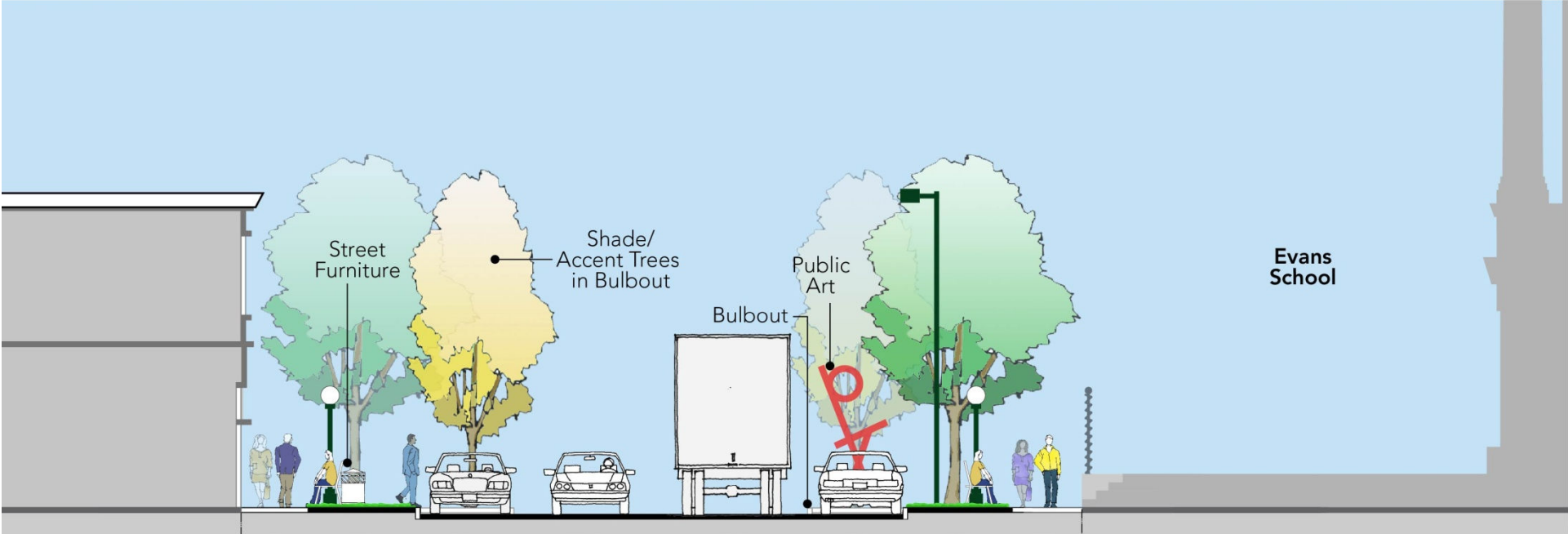


# acoma neighborhood greenway

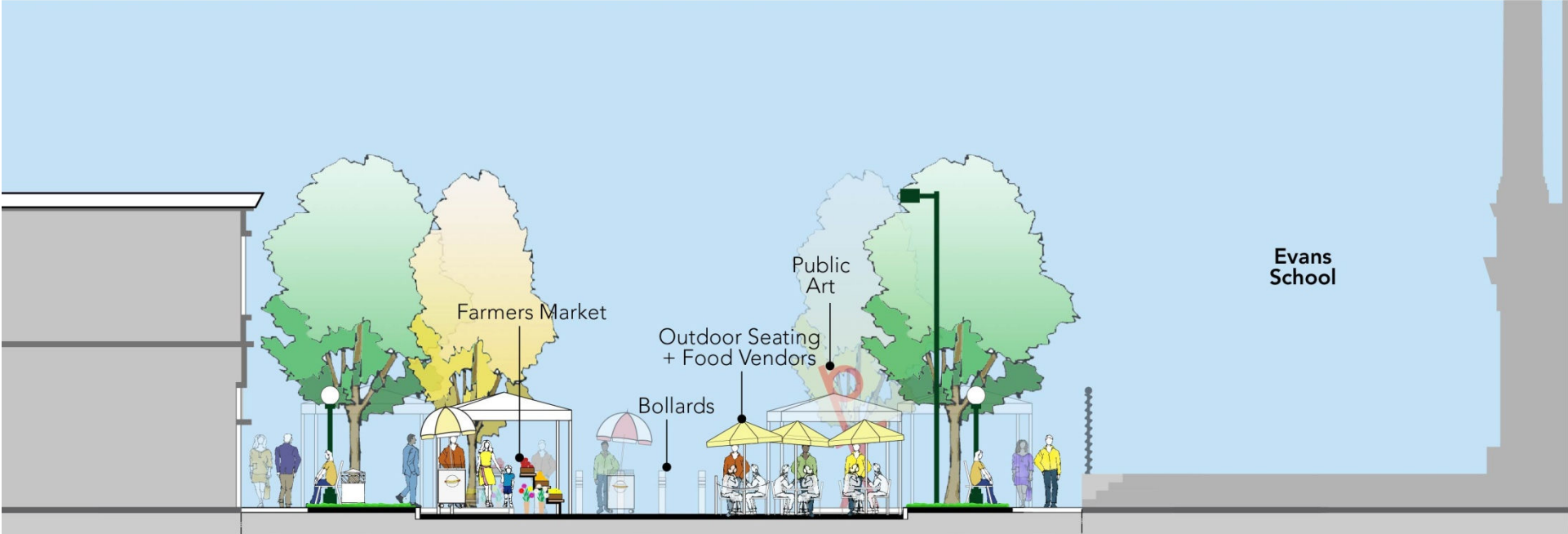
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# acoma neighborhood greenway



# acoma neighborhood greenway



## regulatory actions and policy strategies



- Zoning Code Updates
- Urban Design Guidelines Changes
- Public Space and Public Art Guidelines and Requirements
- Parking Policies
- Green Infrastructure Policies

## partnerships



- Golden Triangle Neighborhood Advisory Committee
- Golden Triangle Transportation Management Organization
- Arts and Culture Trail Partnership
- New Colorado Creative District

## investment strategies



- New and Ongoing Funding Sources
- Public-private Partnerships
- Network-level Public Investment
- Corridor-level Investment: Acoma Neighborhood Greenway
- Corridor-level Investment: Speer Boulevard
- Corridor-level Investment: Broadway-Lincoln Couplet

# Staff Recommendation

Based on compliance with the following criteria:

- Plan Consistency
- Inclusive Public Process
- Long Term View

Staff recommends adoption of the Golden Triangle Neighborhood Plan as a supplement to the Comprehensive Plan

