



DECATUR FEDERAL STATION AREA PLAN

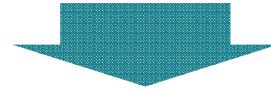
City Council – Public Hearing

April 22, 2013



Planning Process

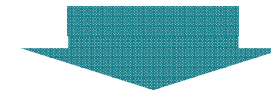
January 2012
Plan Kickoff



Denver Planning Board

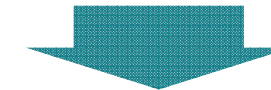
- * Info Item #1 (4/18/12)
- * Info Item #2 (6/20/12)

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



Public Engagement

- 5 Steering Committee mtgs
- 4 Public Meetings
- 2 Public Hearings
- Monthly LRC Meetings
- 2 Focus Groups
- 4 Tours
- RNOs / BIDs / Boards
- 1 ULI panel
- Community Festivals
- Children's Workshops
- Web / Social Media



Steering Committee



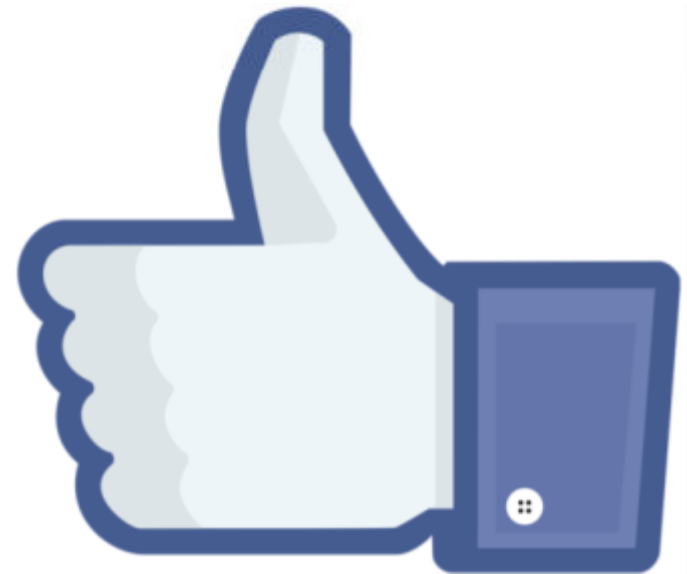
Organizations Represented:

- Council Districts 1,3,9 and 2 At-large
- DHA Sun Valley Homes
- Denver Public Health
- Xcel Energy
- Denver Urban Gardens
- Fresh Start
- DPS / Fairview Elementary
- Federal Boulevard Partnership
- Fresh Start Denver
- Jefferson Park United Neighbors
- LiveWell West Denver
- Brooklyn's
- Ready Foods
- Mercy Housing / Decatur Place
- Metropolitan Football Stadium District
- Metropolitan Organizers of People
- 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 BID



Letters of Support

- Denver Housing Authority
- Sun Valley Homes - Local Residents Council
- Xcel Energy
- Metropolitan Stadium District / Denver Broncos
- Mile High Connects
- Jobs Working Group
- Health Working Group
- Urban Land Conservancy
- Federal Boulevard Partnership
- West Colfax Area Neighbors
- Greenway Foundation
- Denver Health
- Fresh Start Denver



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

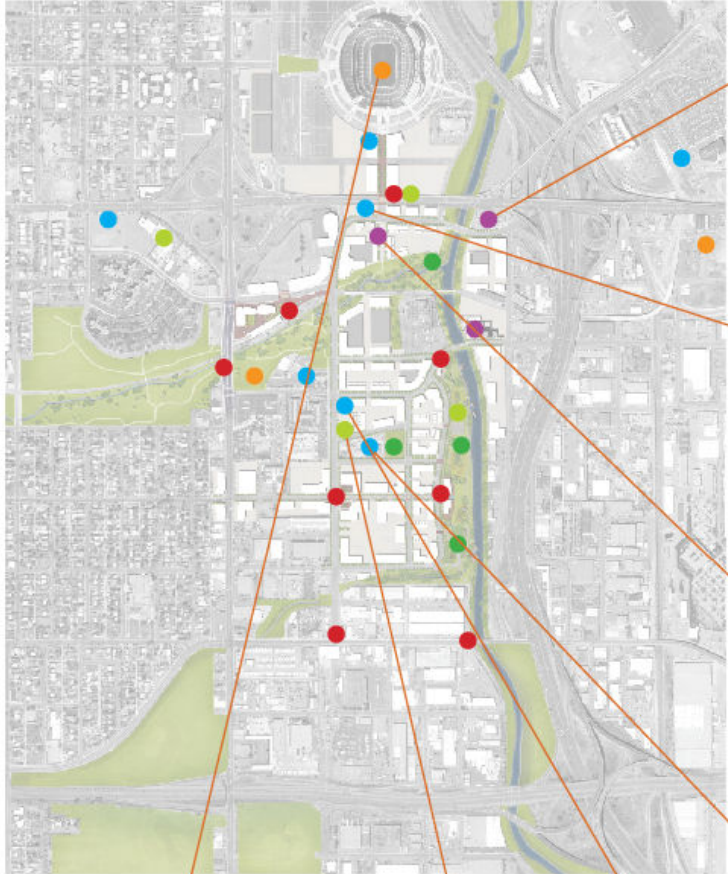


7. FEDERAL/COLFAX INTERCHANGE



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

CULTURE MAP



- 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



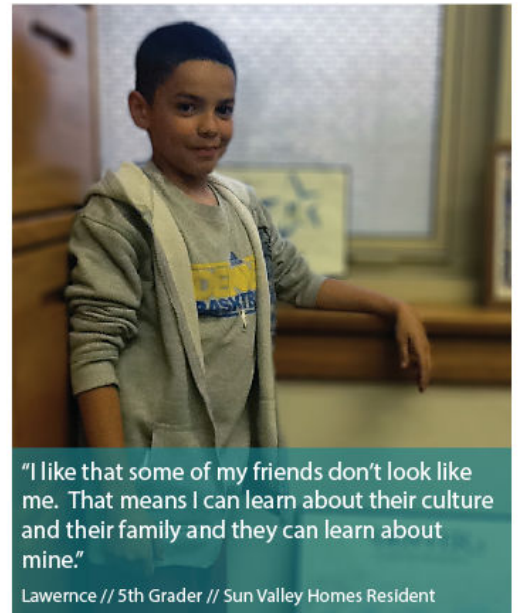
Fairview Elementary

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

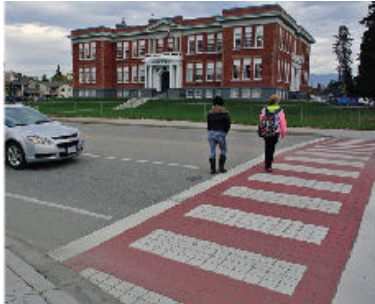


"I like that some of my friends don't look like me. That means I can learn about their culture and their family and they can learn about mine."

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

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

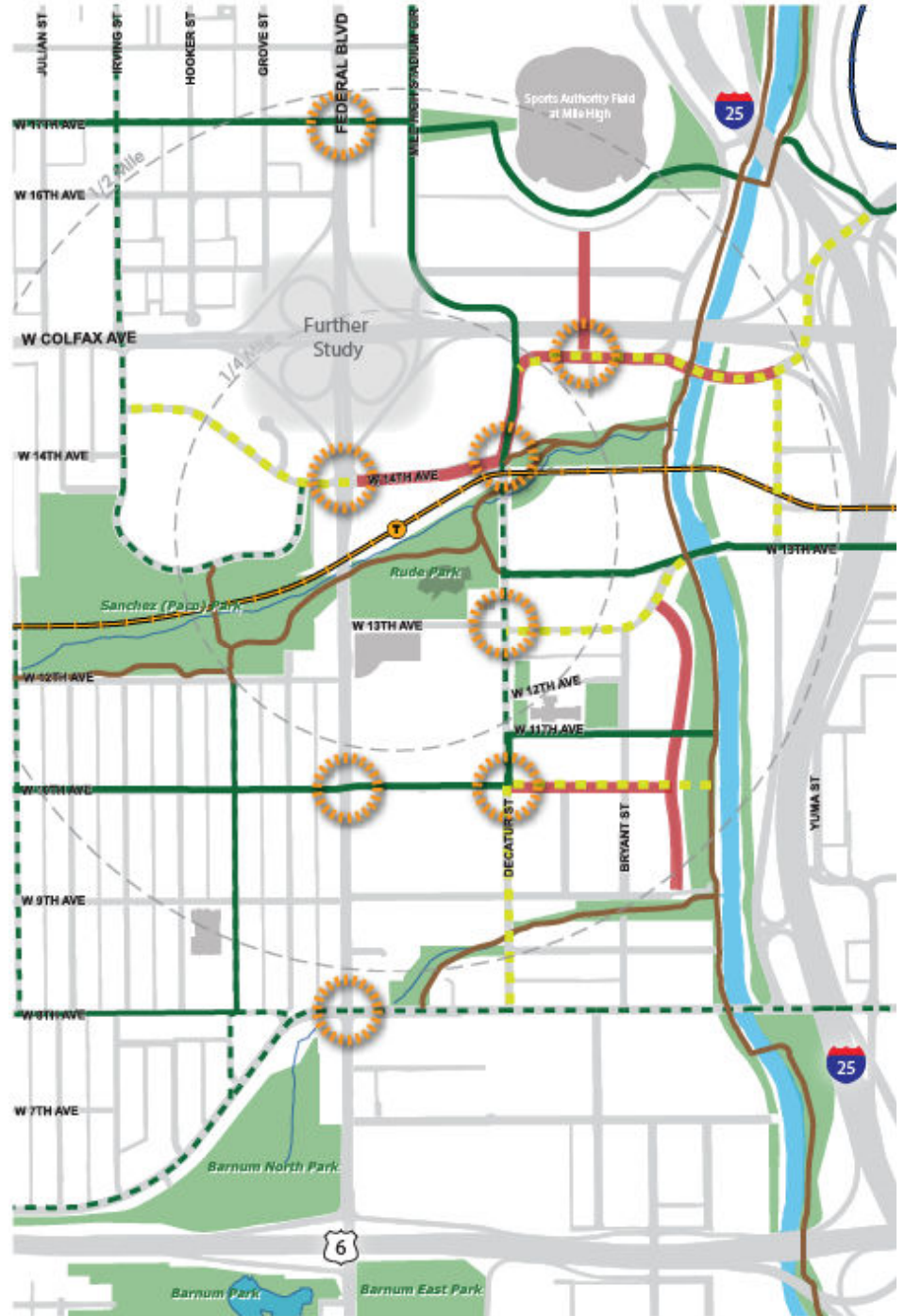


Complete Street



Pedestrian Priority Street - Fillmore St, Denver









BICYCLE AND PEDESTRIAN CONNECTIONS



RECONSTRUCT AND REALIGN 13TH AVENUE



B.2 Integrated Parks and Public Spaces

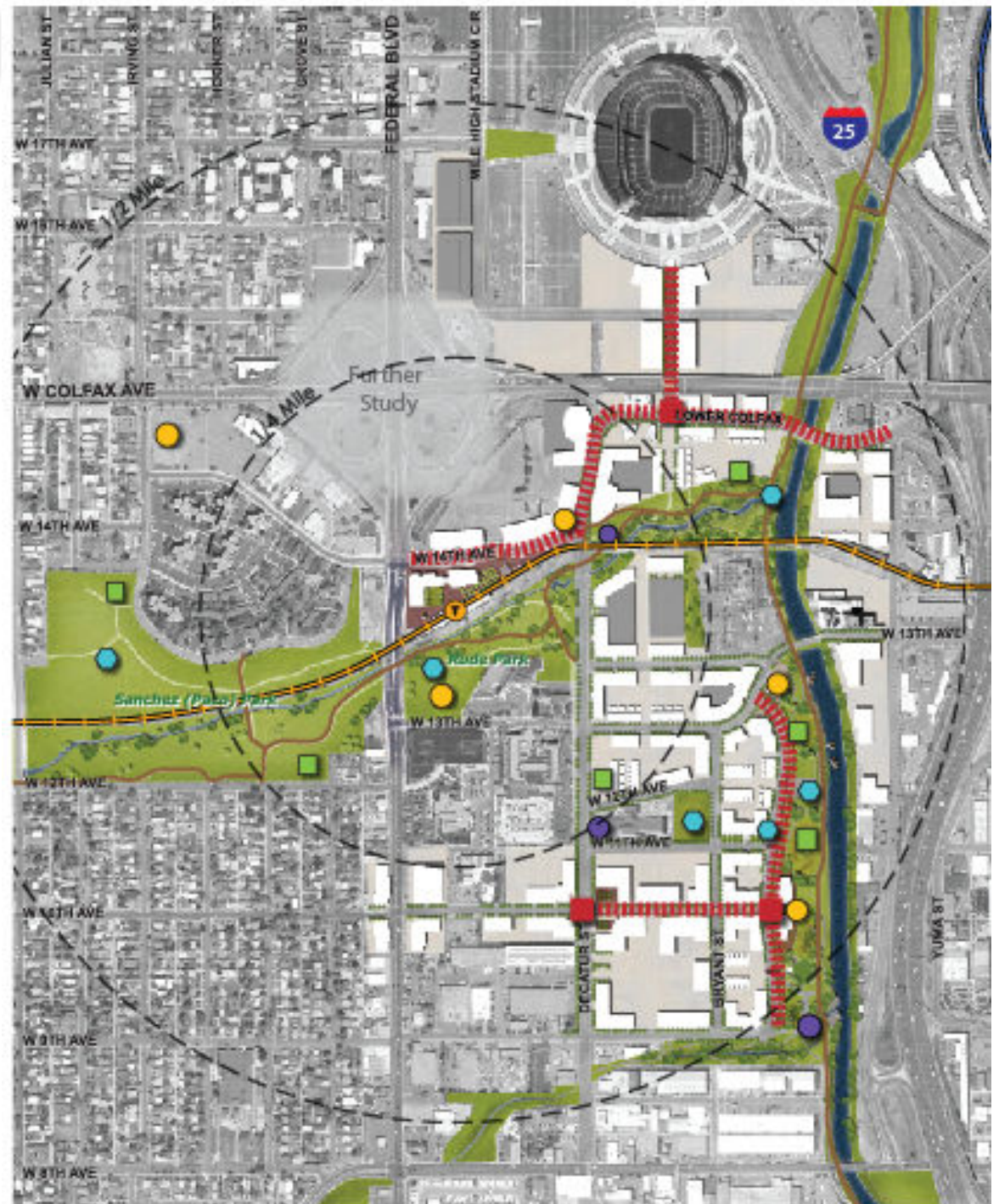
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|---|-------------------|---|-------------------------------|
|  | Active Recreation |  | Regional Trails |
|  | Meeting Place |  | Pedestrian Priority Streets |
|  | Community Gardens |  | Conceptual Building Placement |
|  | Playgrounds | | |
| 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



Riverfront Activation



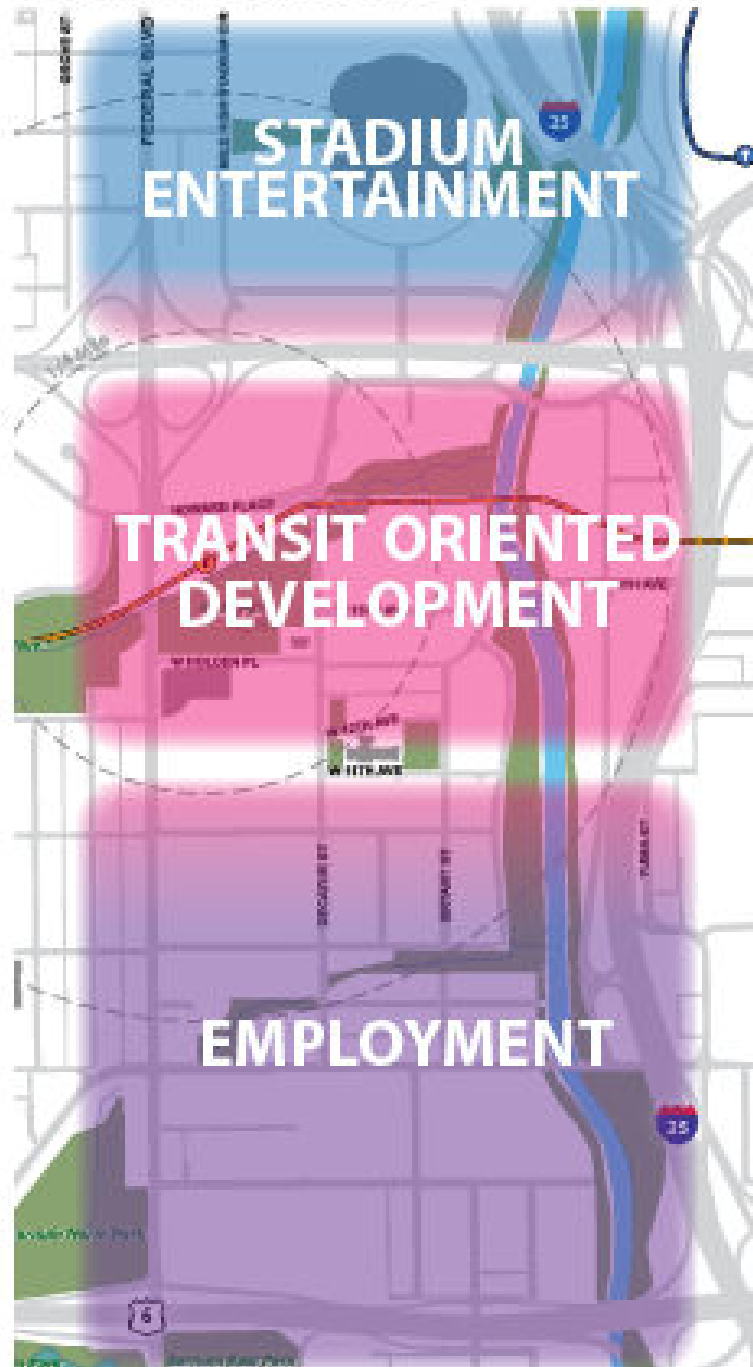
Active Public Space



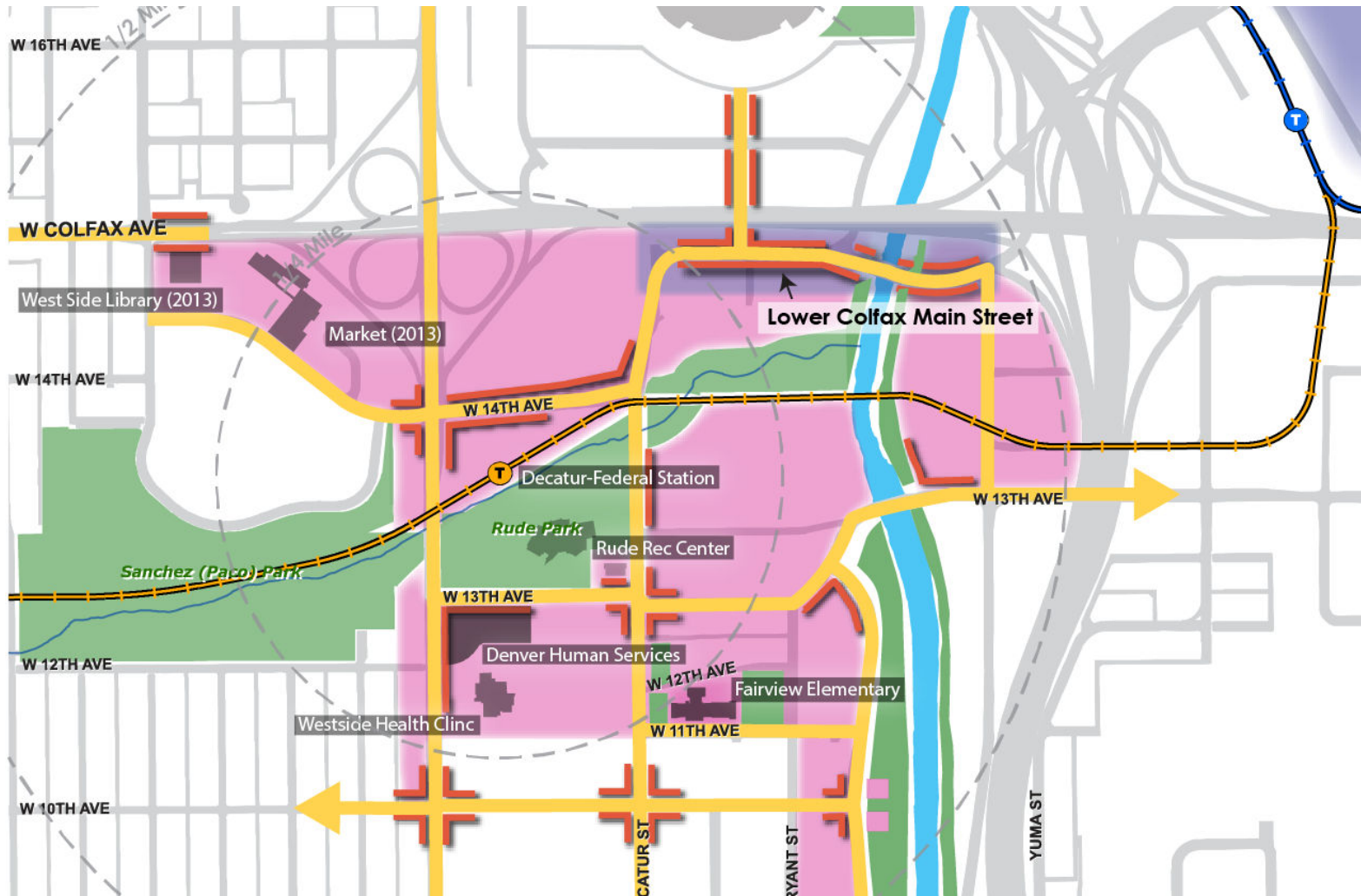
NEW RIVERFRONT PARK



CHARACTER AREAS



C.1 Transit Oriented Development



C.1 Transit Oriented Development



HIGH QUALITY RESIDENTIAL COMMUNITIES

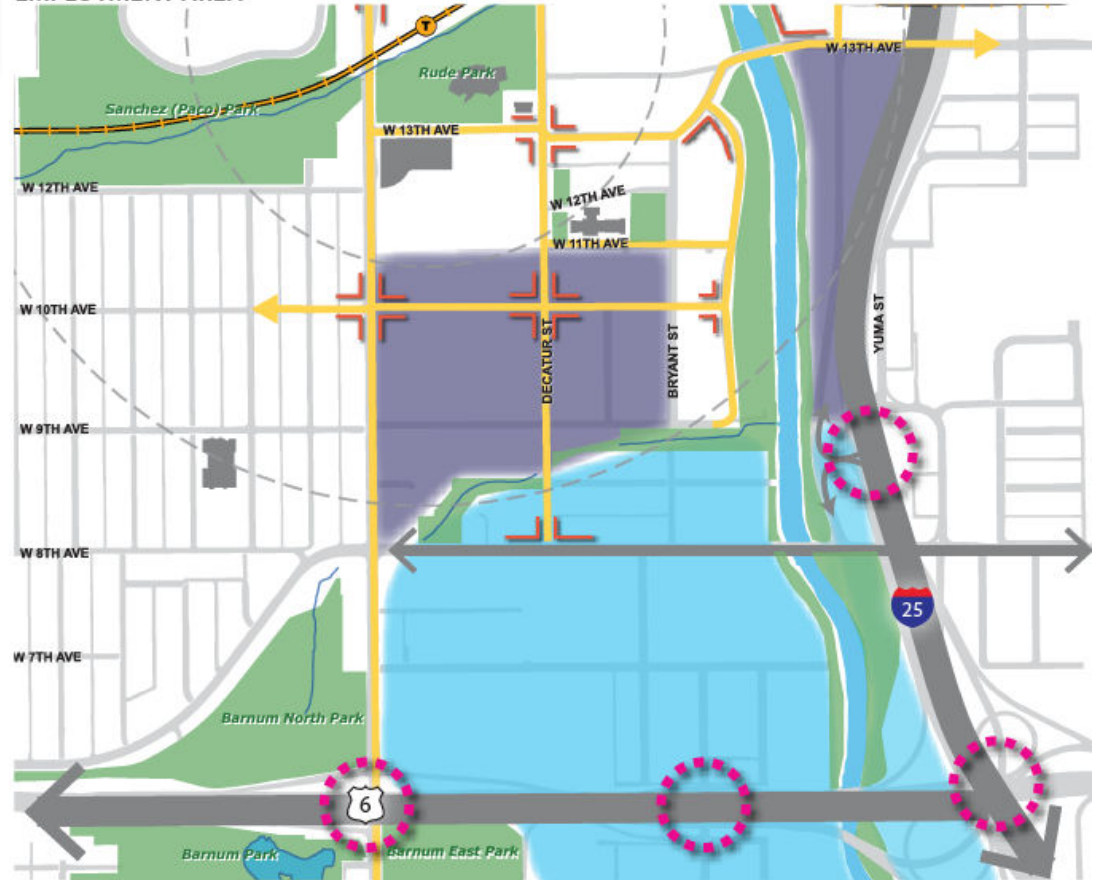
MIXED INCOME HOUSING REDEVELOPMENT	BEFORE	MASTER PLAN	DESIGN/ CONSTRUCTION
CURTIS PARK			
PARK AVENUE			
SOUTH LINCOLN			
SUN VALLEY		2014-2016 	2017- COMPLETION



C.3 Open for Business



EMPLOYMENT AREA



- █ Primary Street
- █ Employment TOD
- ⊗ Freeway Access
- ┌ Active Edges
- █ Existing Industrial Area

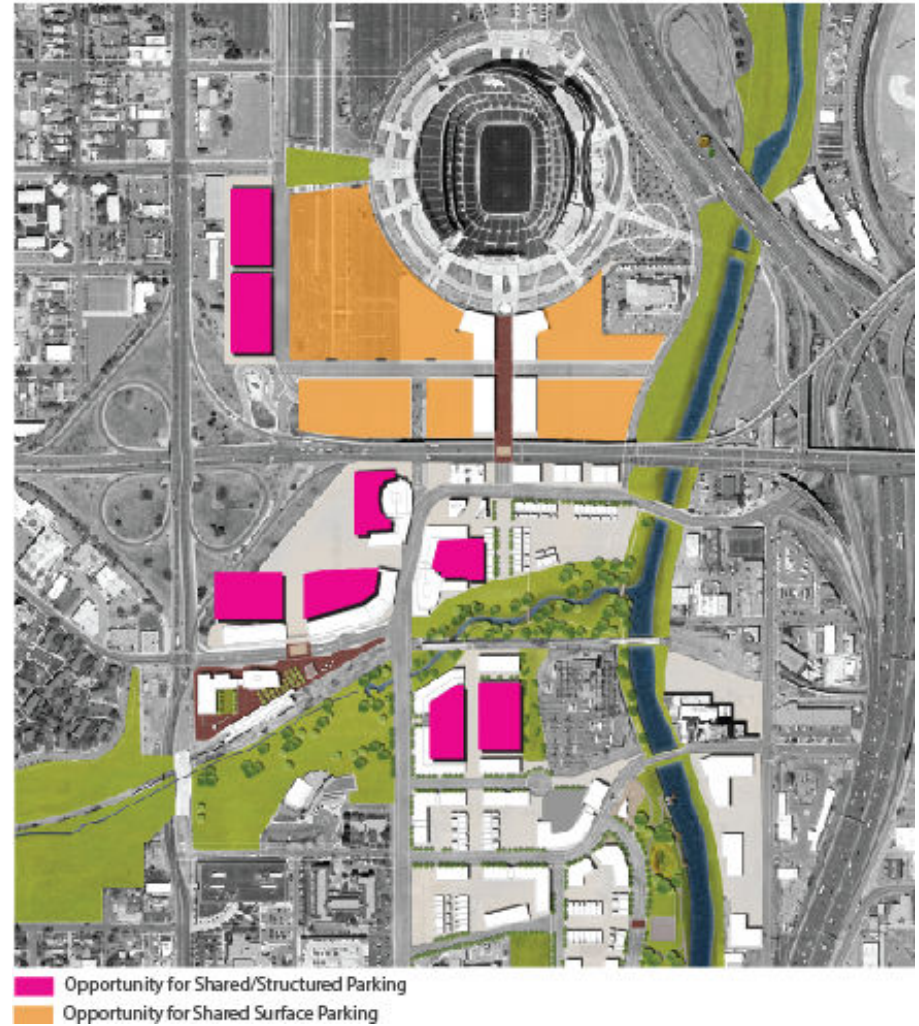


C.2 Stadium Entertainment Destination

STADIUM ENTERTAINMENT DESTINATION



PARKING OPPORTUNITIES

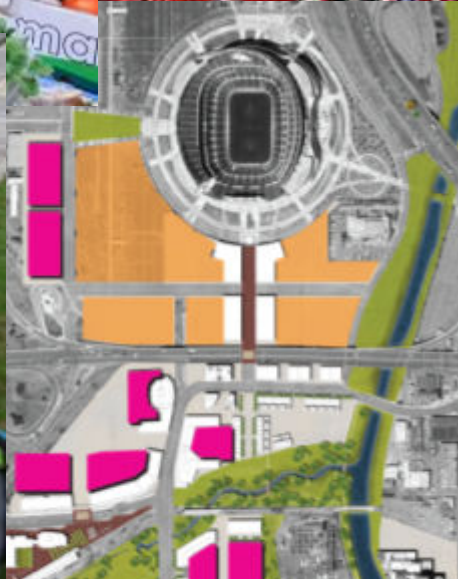


Healthy for People...

...for the Environment

...for the Economy





FINDINGS AND STAFF RECOMMENDATION

- Planning Board **approved** the Decatur-Federal Station Area Plan on March 6, 2013 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 Decatur-Federal Station Area Plan as a supplement to the Denver Comprehensive Plan.**



QUESTIONS AND COMMENTS?

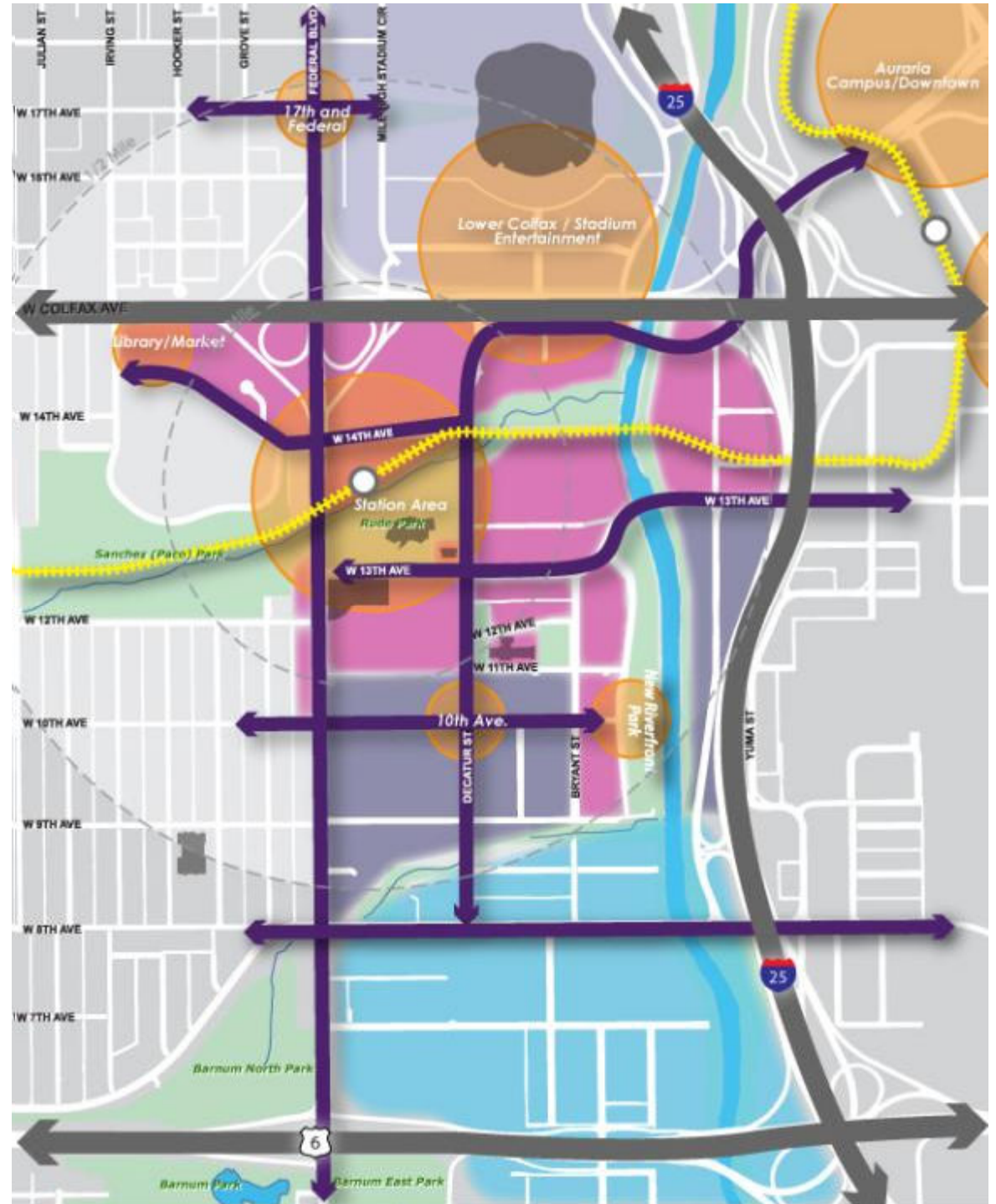
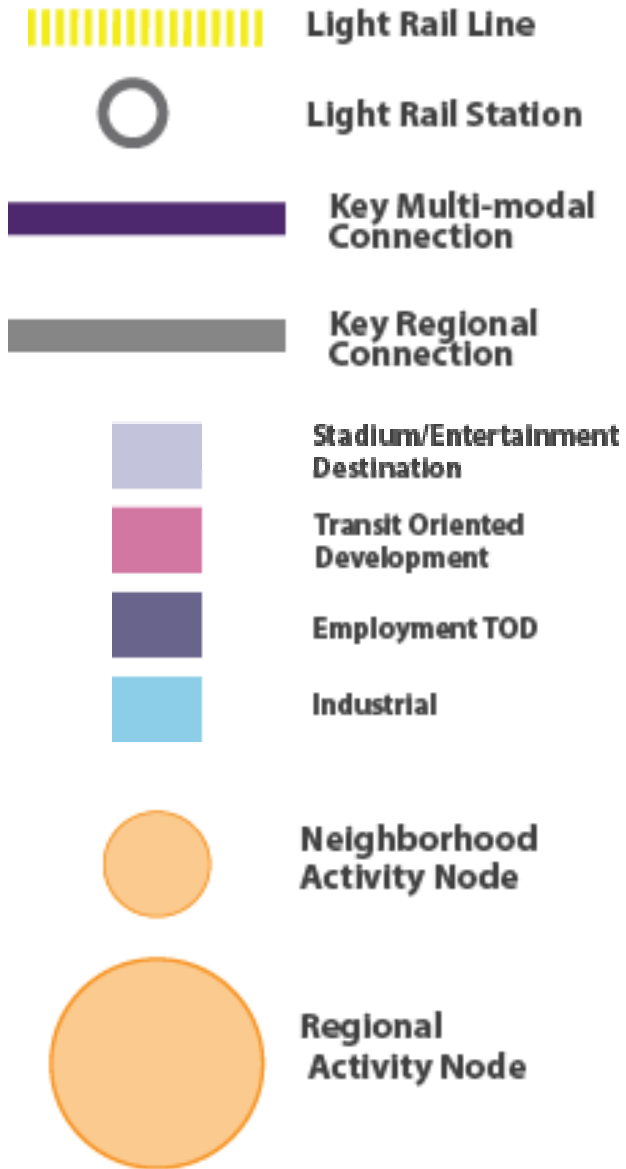
The plan is available to download at
www.denvergov.org/decaturfederal

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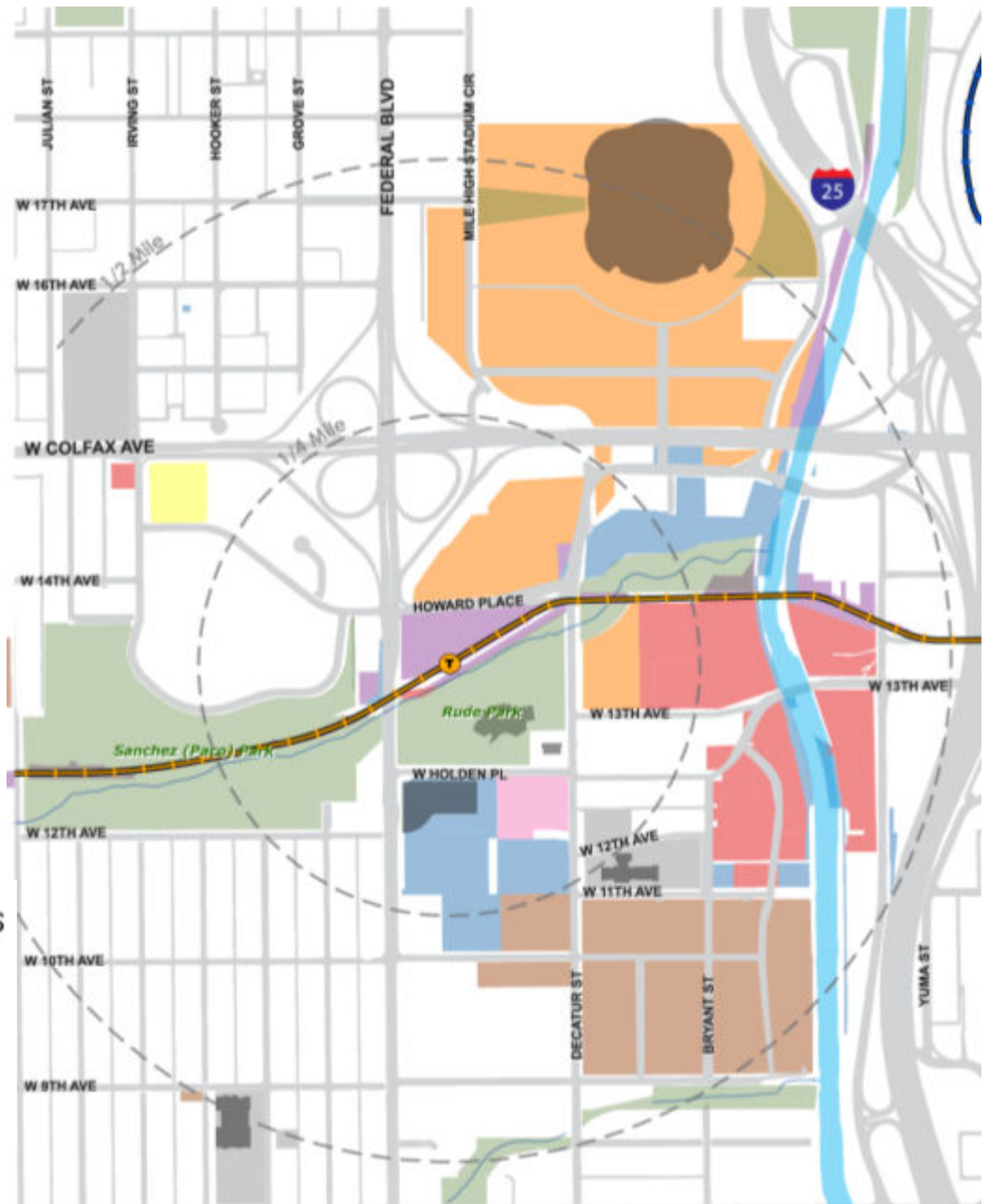
Development Concept



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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



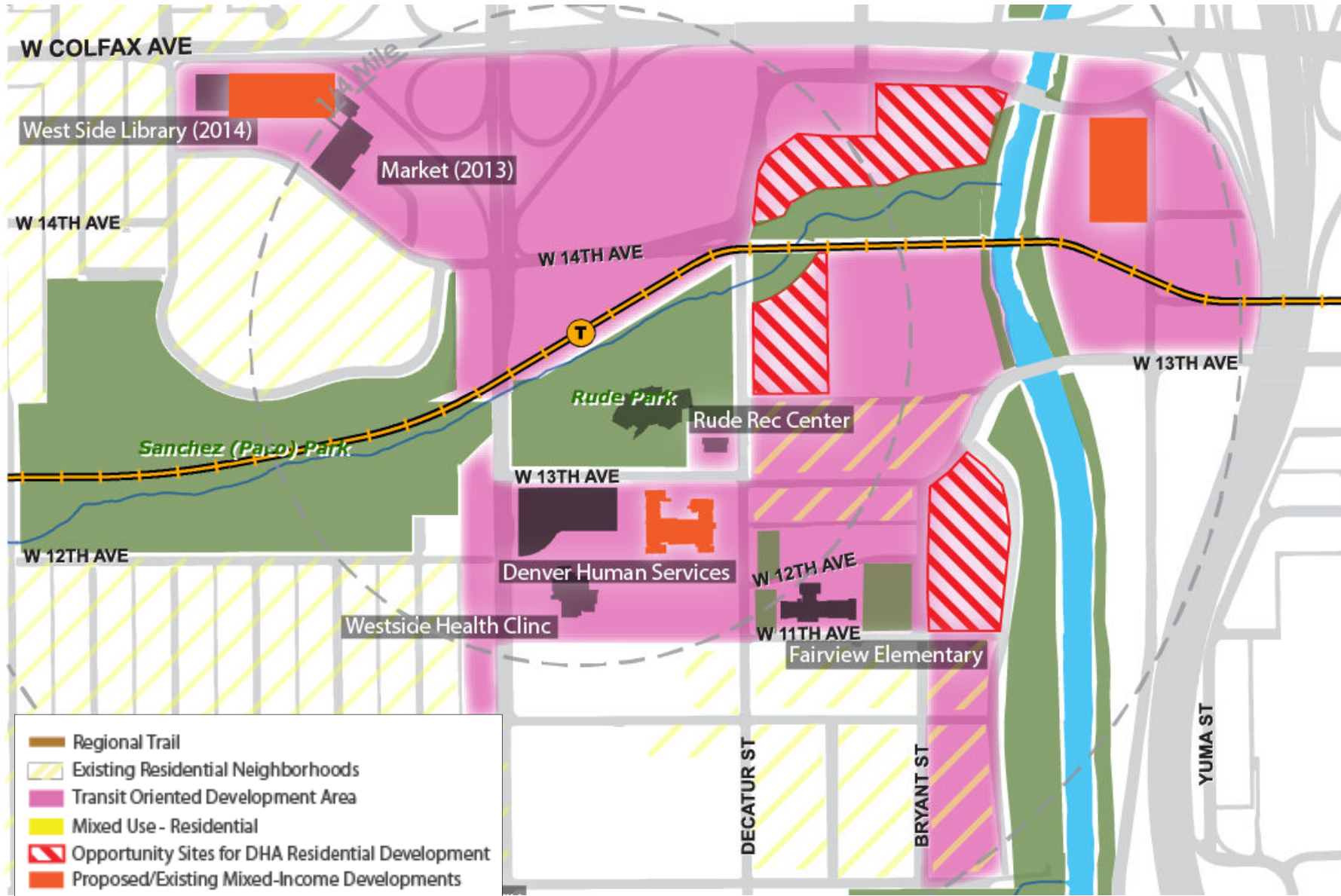
Slide 24

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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

HIGH QUALITY RESIDENTIAL COMMUNITIES



TRANSFORMATIVE PROJECTS

1. 13TH AVENUE



2. RIVERFRONT PARK



3. STADIUM, ENTERTAINMENT & CULTURE



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7. FEDERAL/COLFAX INTERCHANGE



Partial Cloverleaf Alternative



Tight Diamond Alternative

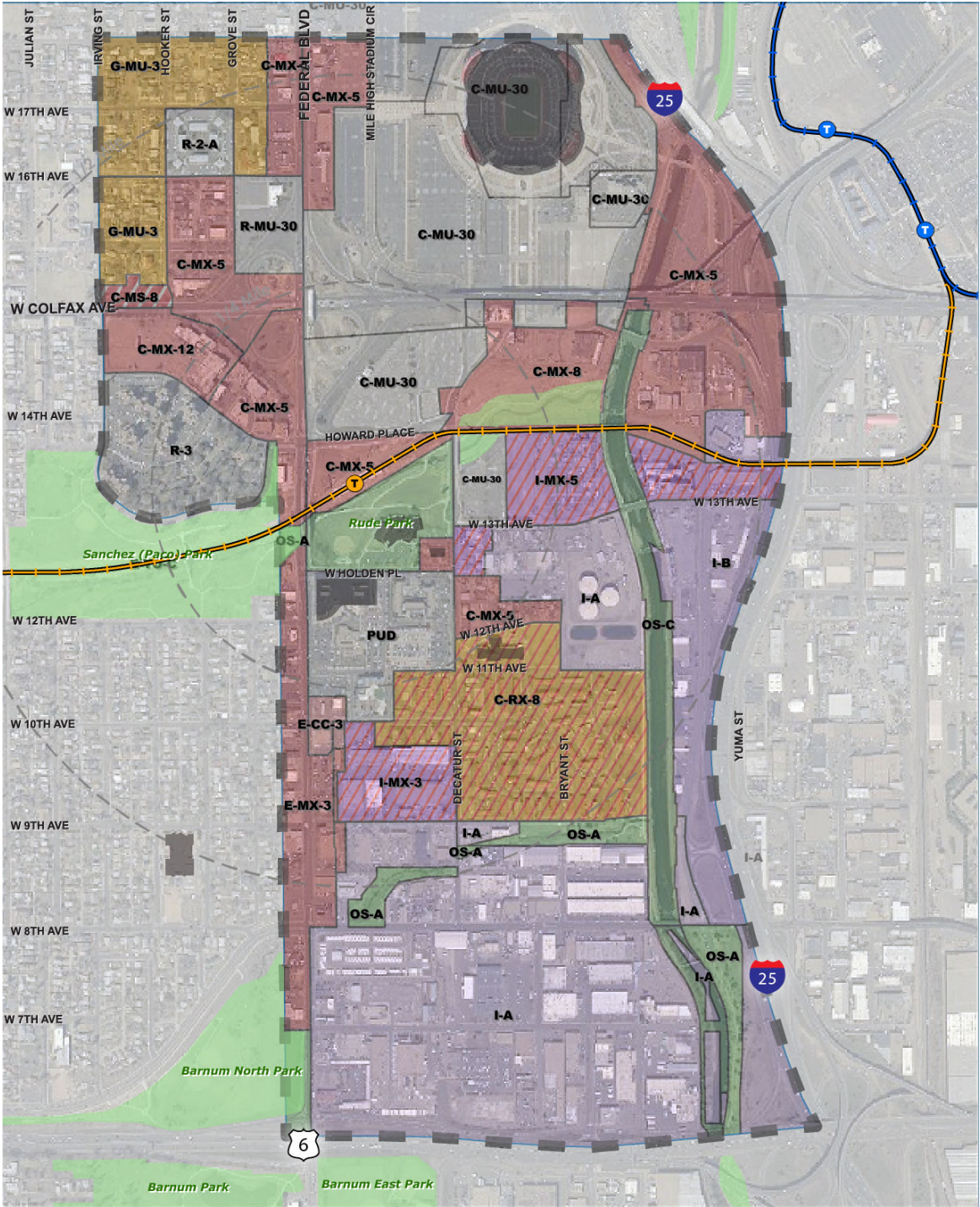


Re-Established Grid Alternative

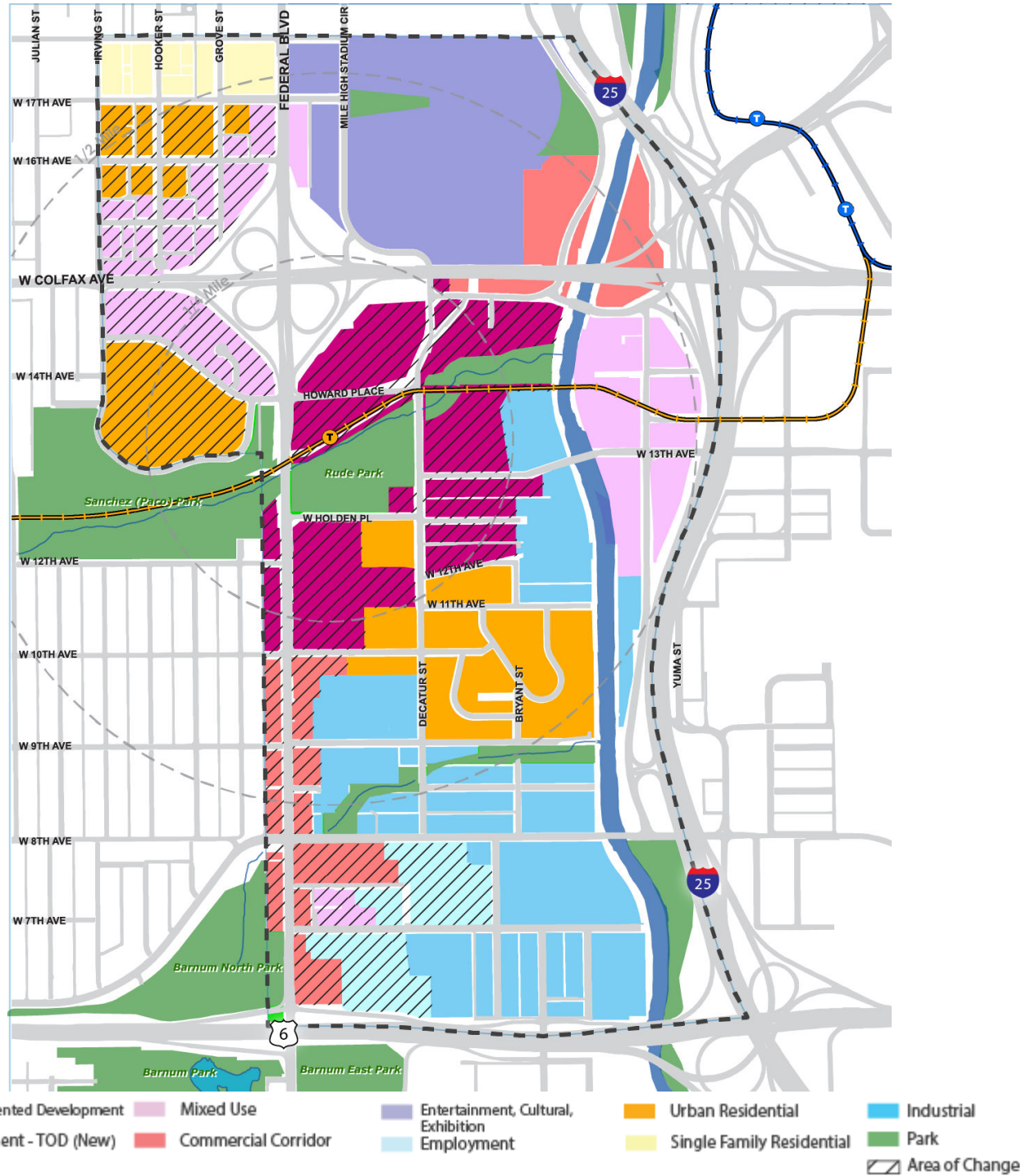


At-Grade Alternative

Existing Zoning



Blueprint Denver



Moving Forward

IMPLEMENTATION PHASING

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



Draft Plan Survey – % who Agree or Strongly Agree

