

LUTI COMMITTEE

***Downtown Area Plan Amendment - Central Platte Valley Auraria District***

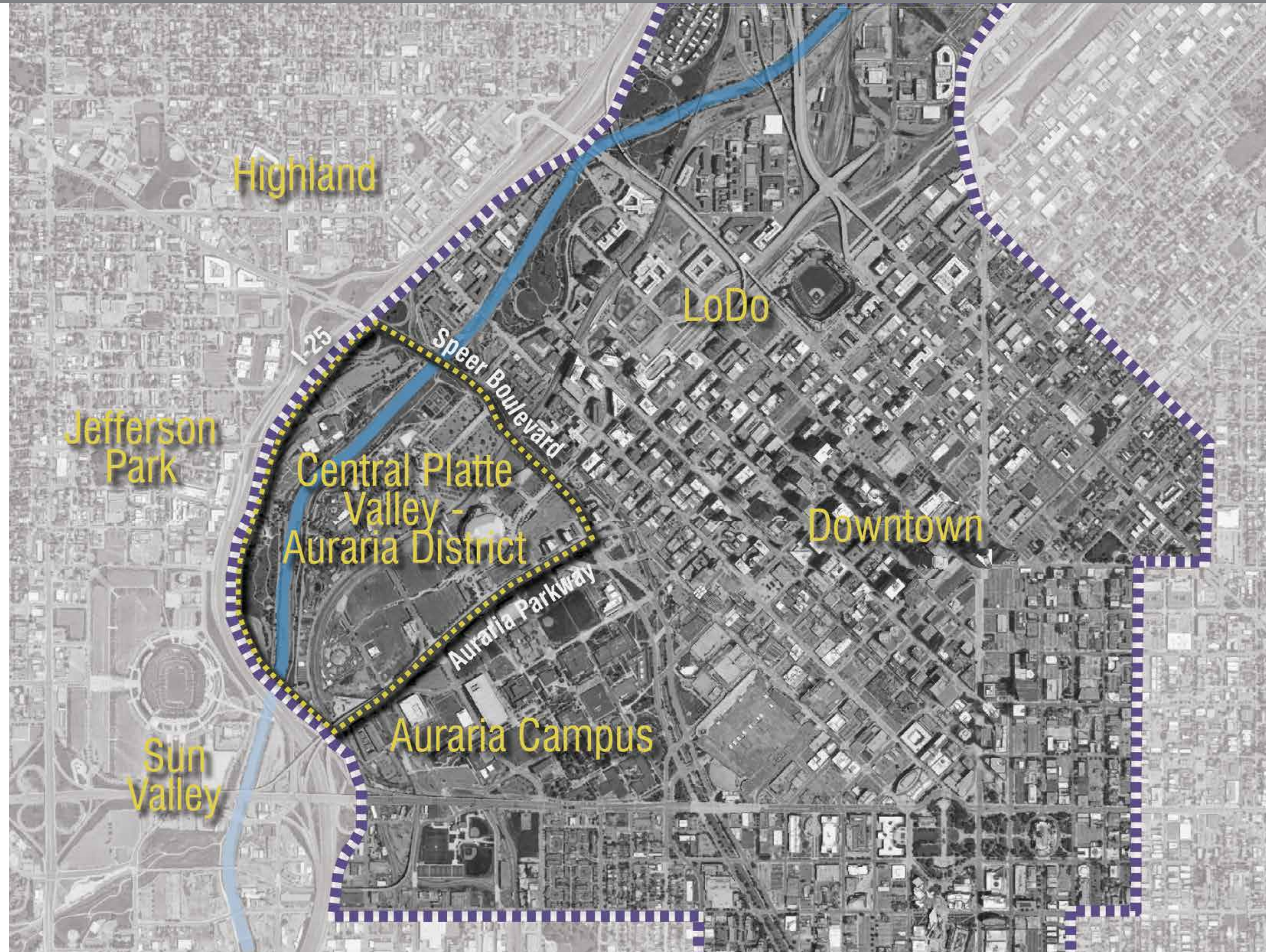
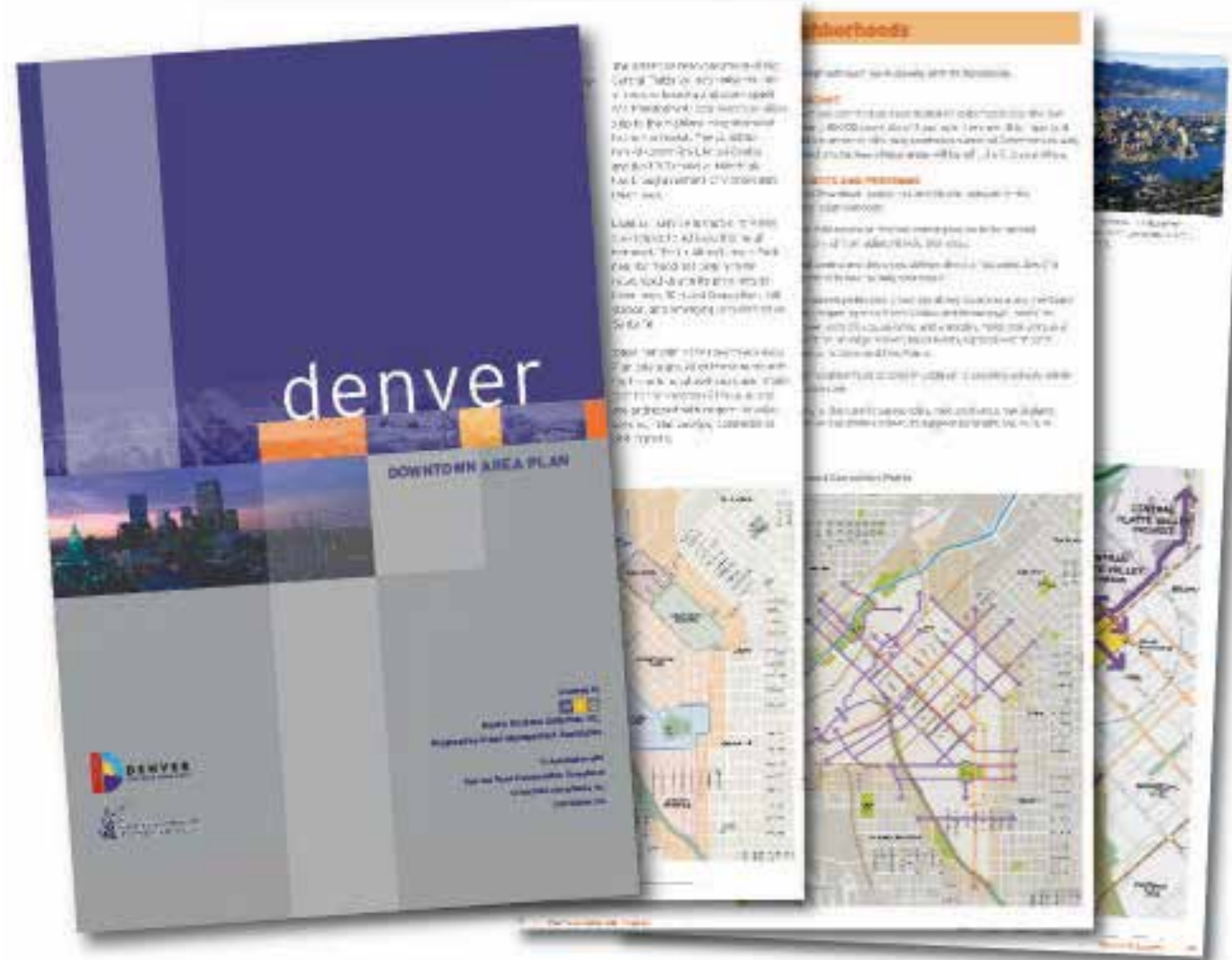
May 15, 2018



# Downtown Area Plan Amendment

## Downtown Area Plan (2007)

- Existing Downtown Area Plan includes the study area, but provides limited guidance or recommendations for future development of the Central Platte Valley - Auraria District

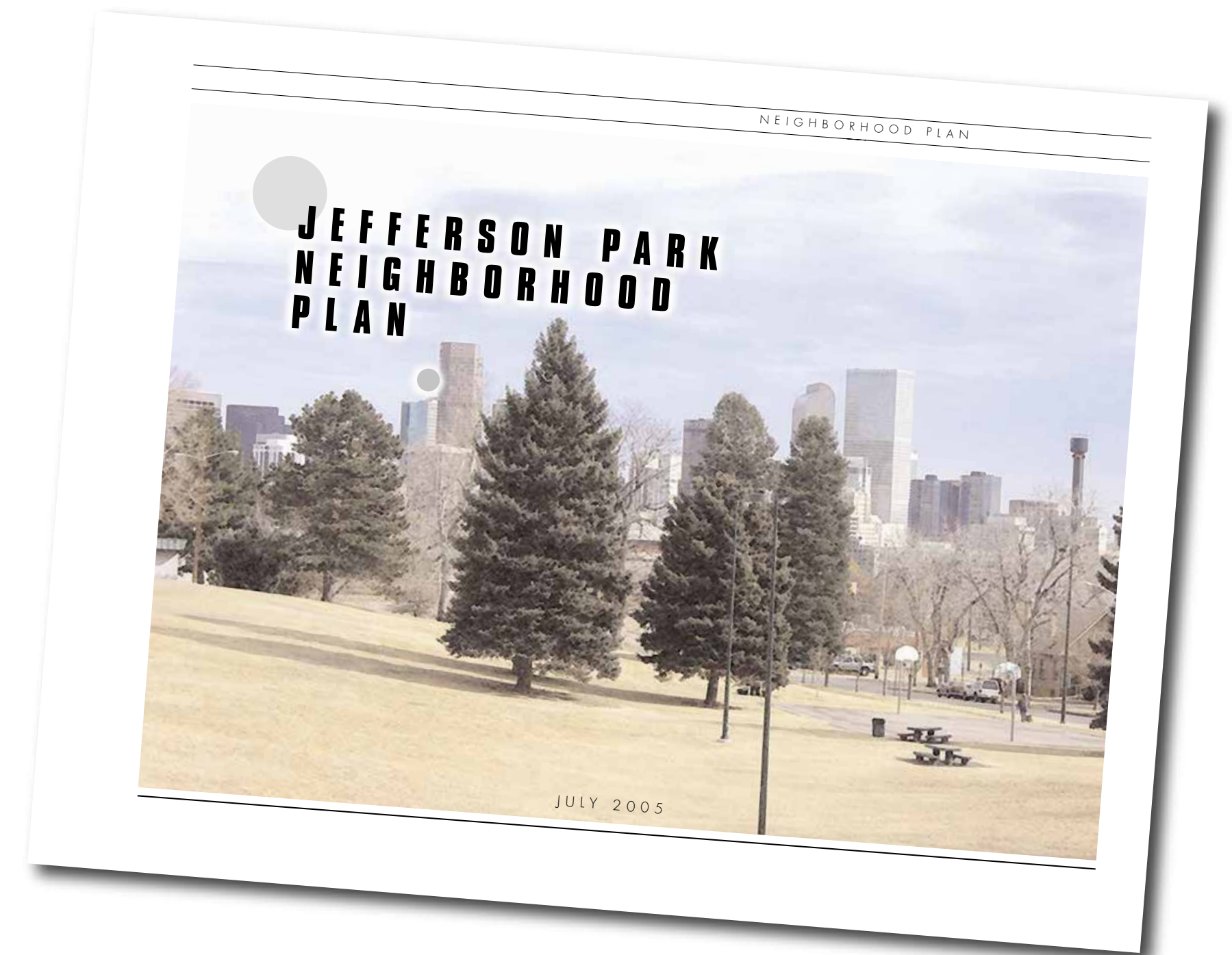
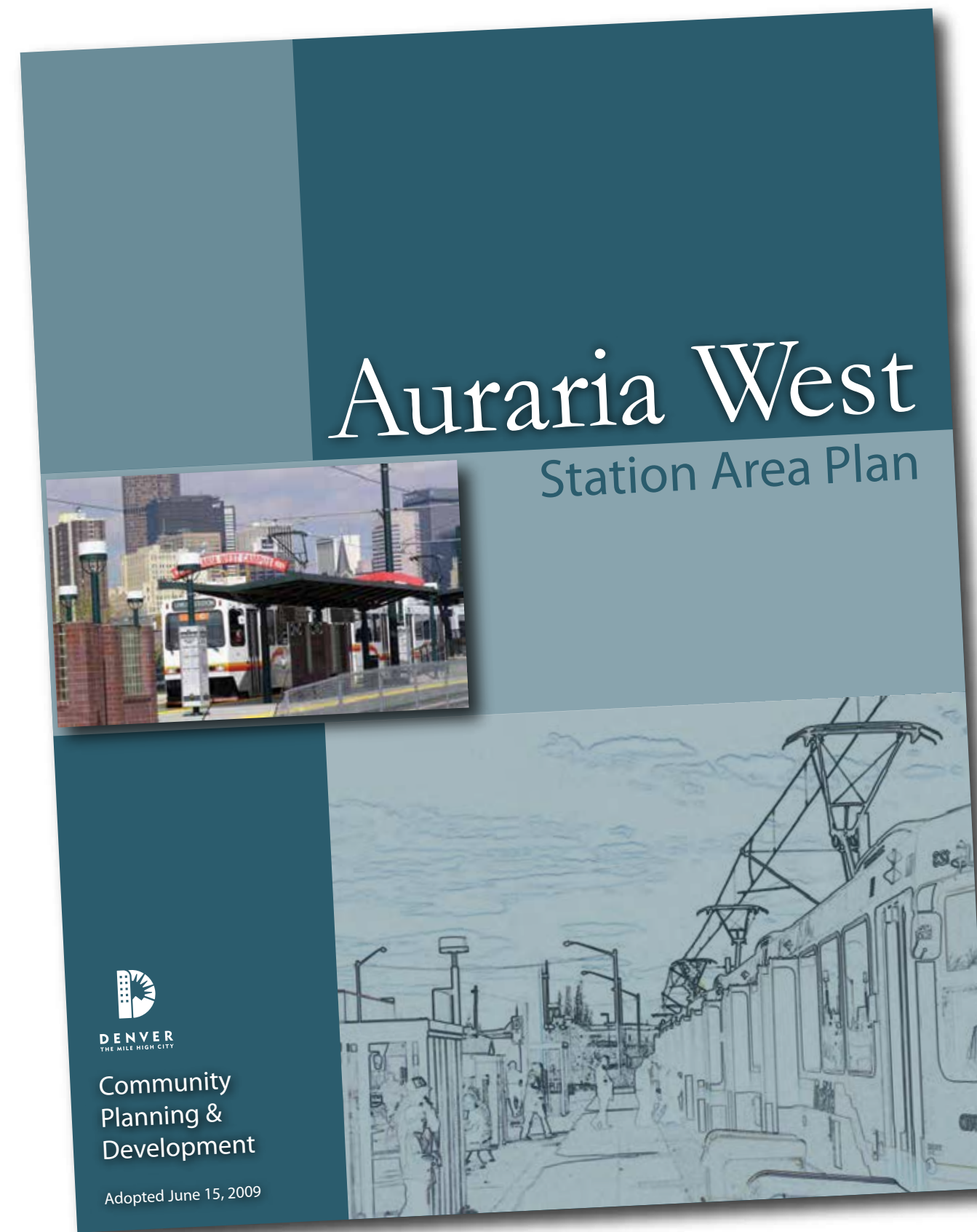


# Other Amended Area Plans

## Auraria West Station Area Plan (2009)

## Jefferson Park Neighborhood Plan (2005)

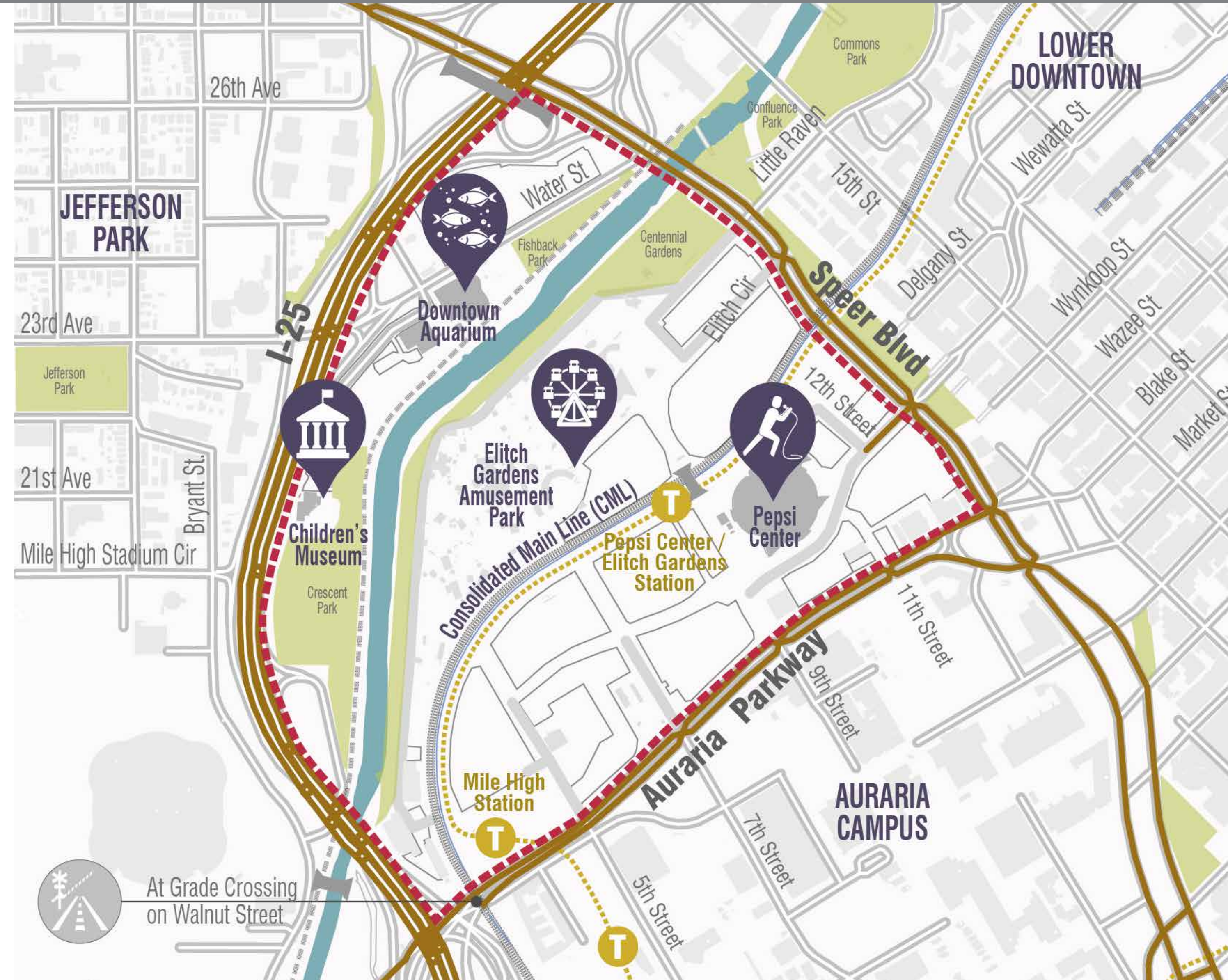
- This Amendment supersedes portions of other amended area plans that include the Central Platte Valley – Auraria District.



# Central Platte Valley - Auraria District

## Context

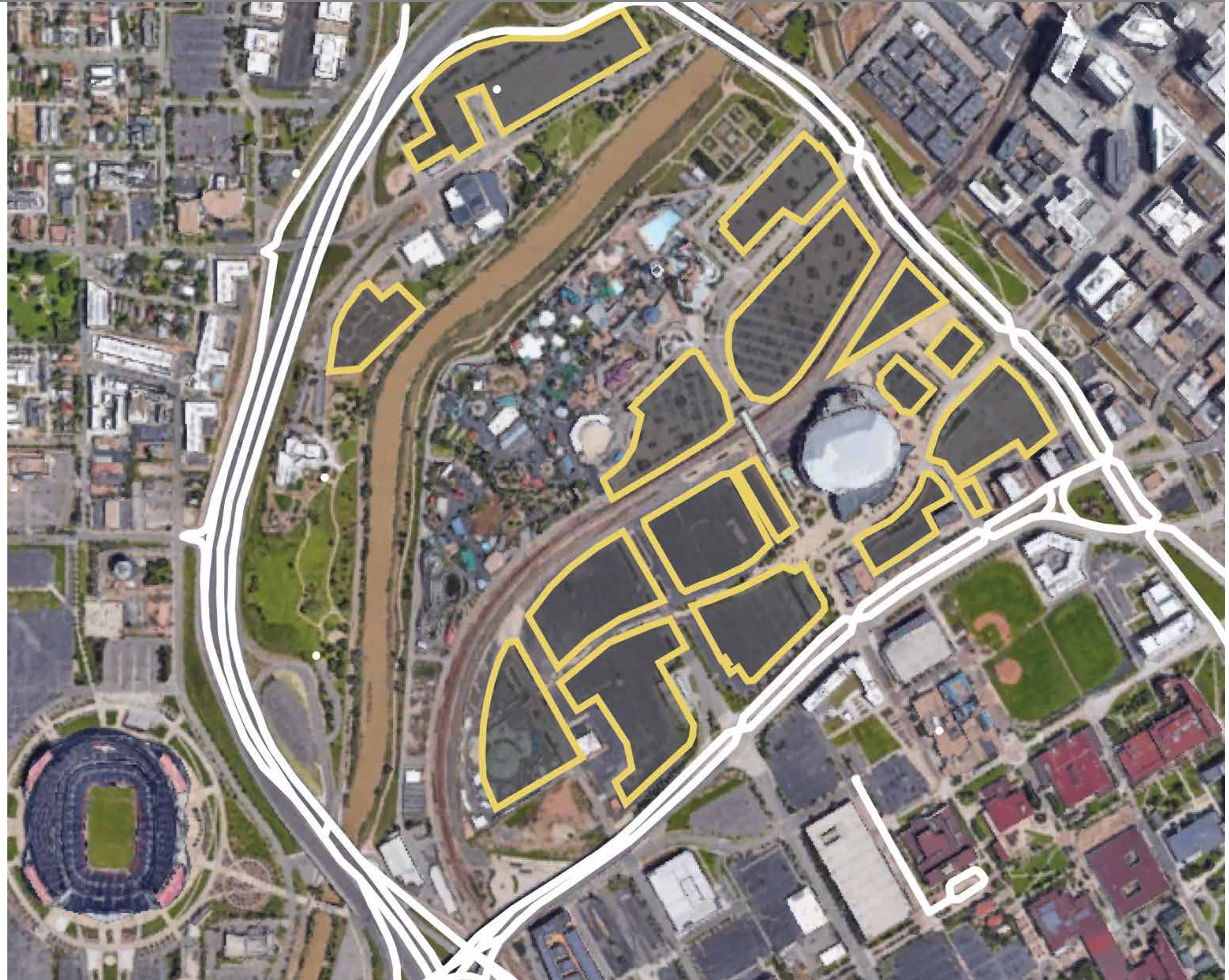
- Plan Area is bound by Speer Boulevard, Auraria Parkway, and I-25
- Plan Area includes the Pepsi Center, Elitch Gardens, Downtown Aquarium, and Children's Museum
- The Consolidated Main Line (CML) and a mile of the South Platte River cut through the plan area



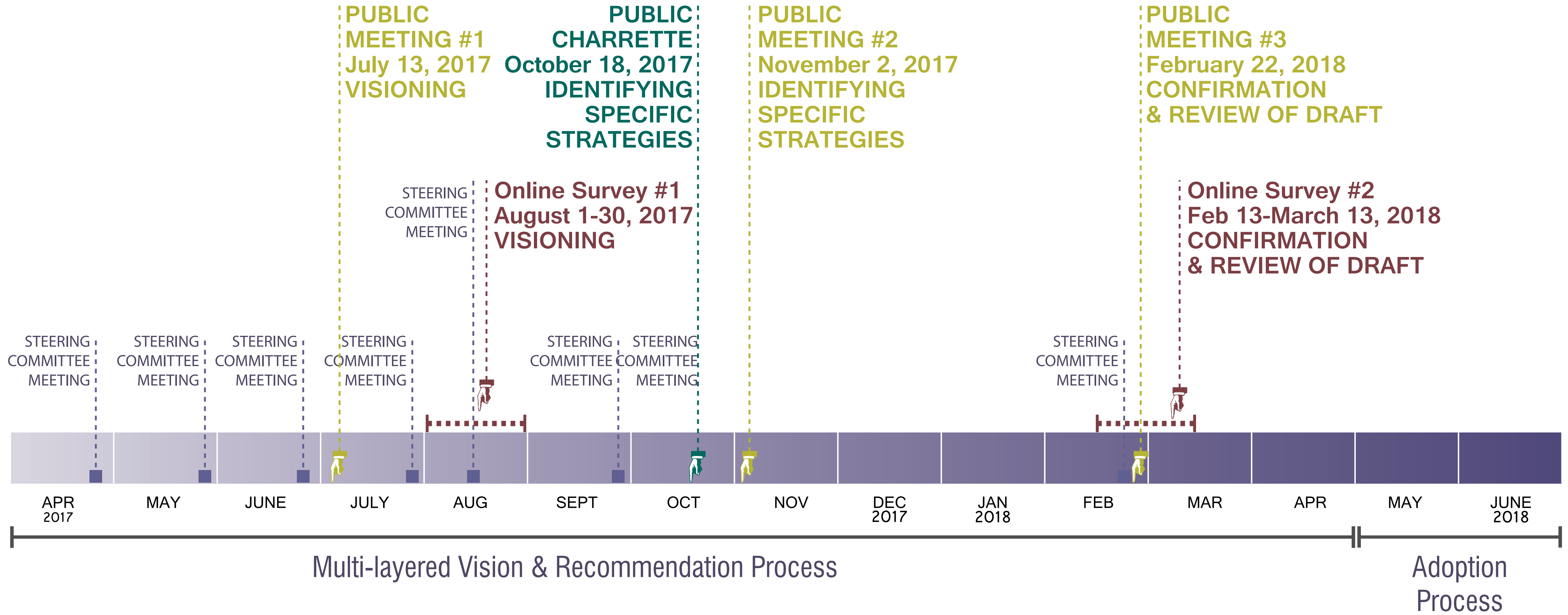
# Central Platte Valley - Auraria District

## Over 60 Acres of Surface Parking Lots

- Superblocks with little spatial definition within the plan area
- Industrial History



# Planning Process & Public Outreach



# Planning Process & Public Outreach

## Coordination with Local Groups

- Various boards of the Downtown Denver Partnership
- Auraria Higher Education Center Board
- Jefferson Park United Neighbors and Sloan's Lake Neighborhood Association
- La Alma-Lincoln Park Neighborhood Association
- Highland United Neighbors Inc.
- Federal Boulevard Partnership public in partnership with Jefferson Park United Neighbors
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- 1143 & 1127 Auraria Parkway residents
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## CPD Newsletter

(Over 3,700 subscribers)

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# Public Feedback

## Strengths

- The South Platte River
- Light rail stations
- Proximity to downtown and surrounding neighborhoods

## Weaknesses

- Lacks connectivity
- Surface parking lots

## Opportunities

- Great downtown neighborhood
- Create multimodal connections
- Use best practices and innovative design solutions

## Threats

- Environmental threats
- Future development doesn't realize potential

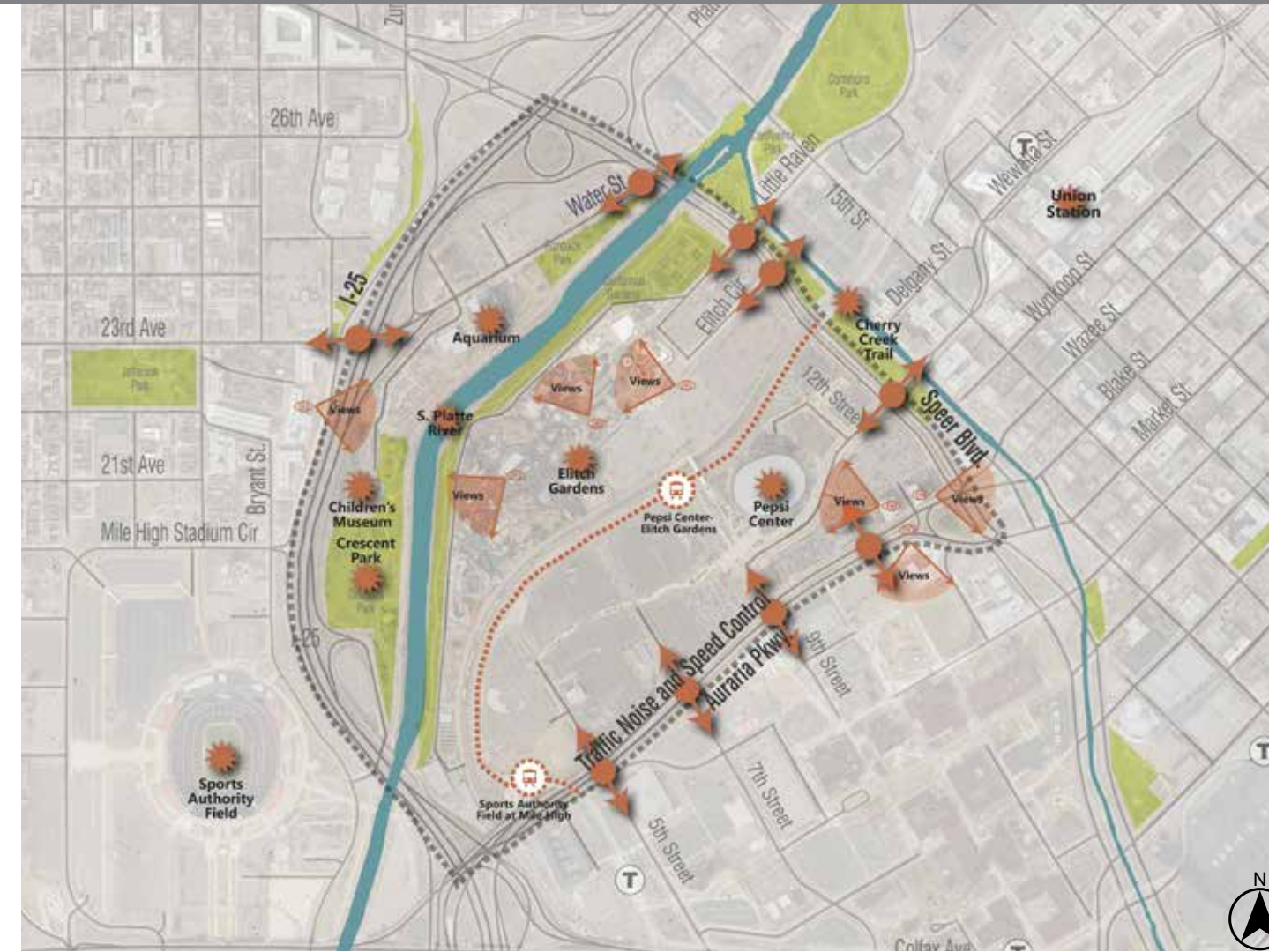


Figure 1.9: Strengths Diagram Street Entry Points Light Rail Stop Views Unique Assets

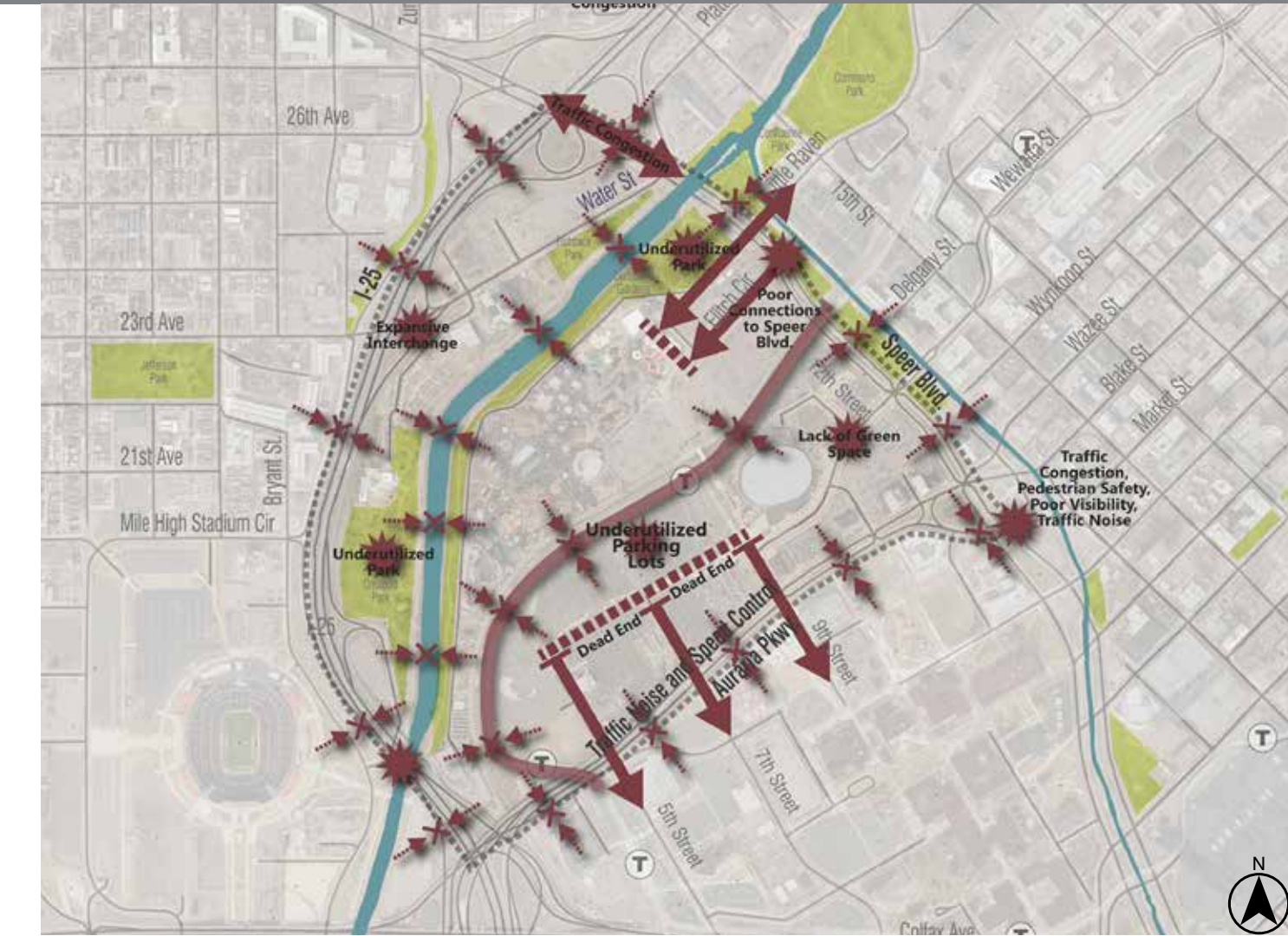


Figure 1.10: Weaknesses Diagram Barrier Discontinuous Street Grid Weakness

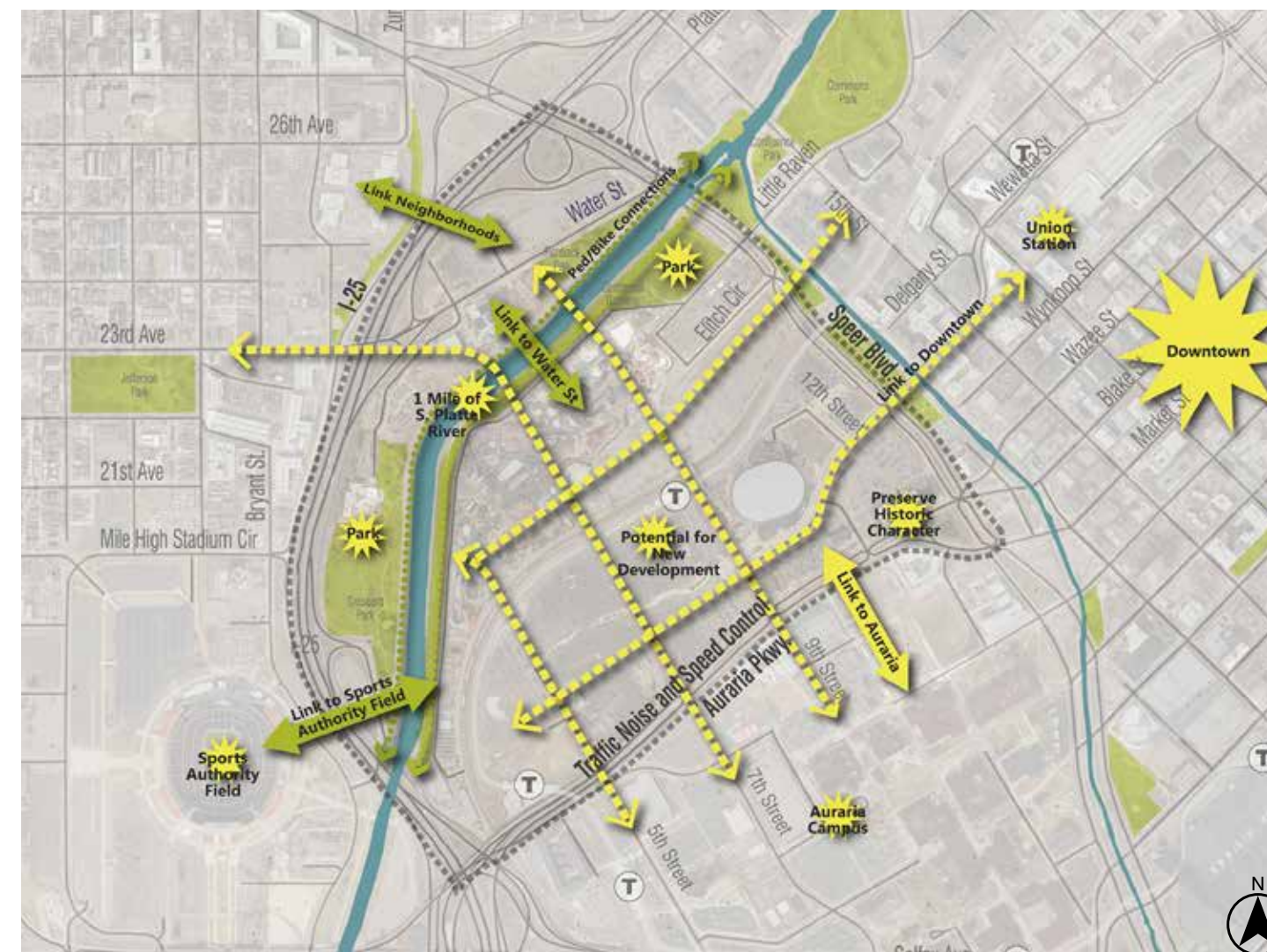


Figure 1.11: Opportunities Diagram Opportunity Area Extension of Grid & Street Connection Opportunity for New Ped/Bike Link Ped/Bike River Trails

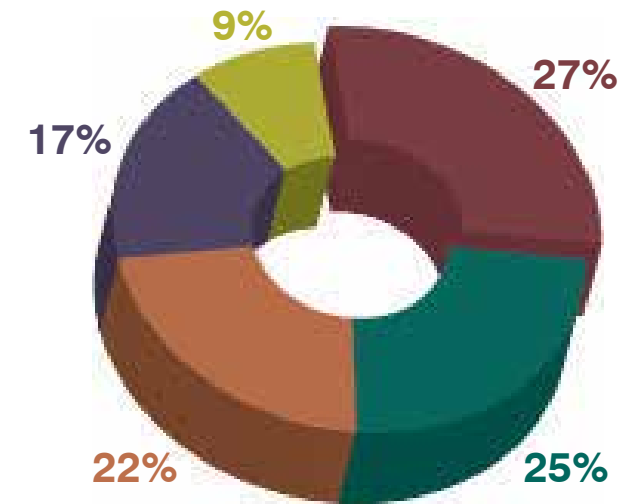


Figure 1.12: Threats Diagram Flooding Threat Area of Threat



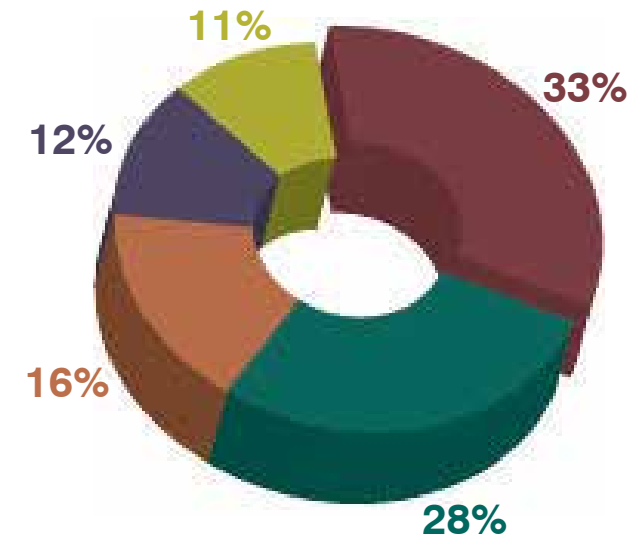
# Public Feedback

Which type of public space is most important to you to be incorporated across the study area?

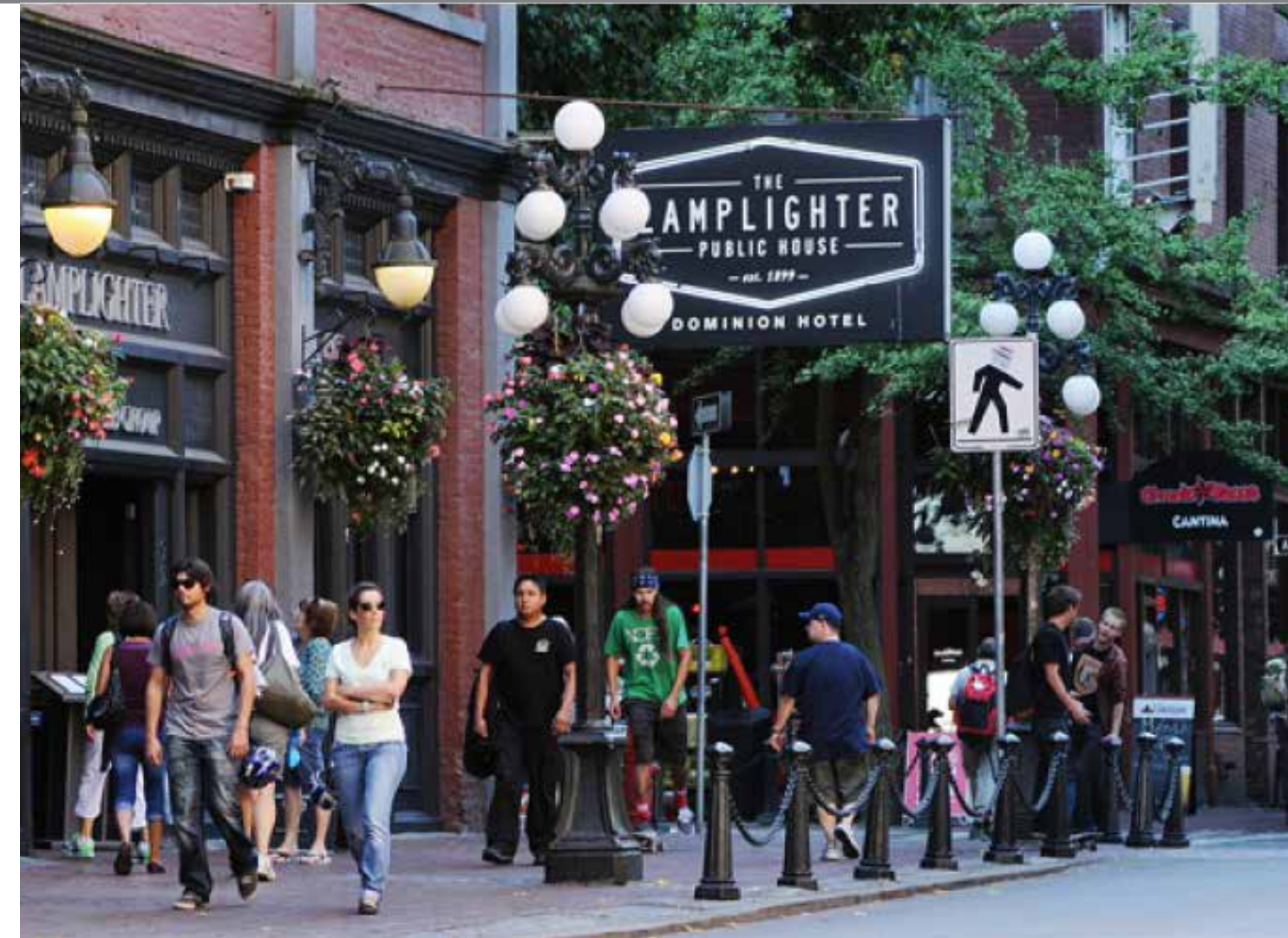


- Retail and/or restaurants with outdoor seating
- Public space with interactive features
- Plaza with seating and events space
- Small pocket parks
- Park with turf grass and space to recreate

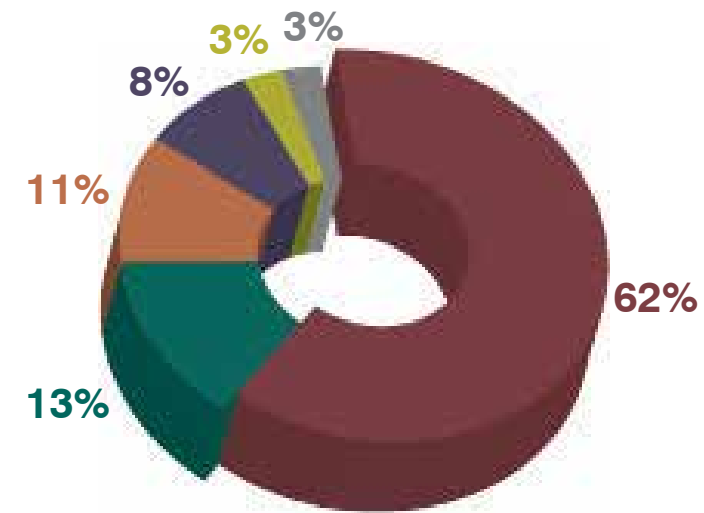
Which type of public space is most important to you to be incorporated along the river?



- Retail and/or restaurants with outdoor seating
- Pedestrian plaza or promenade
- Natural habitat with trails
- Boardwalks with overlooks
- Riverfront access for recreation

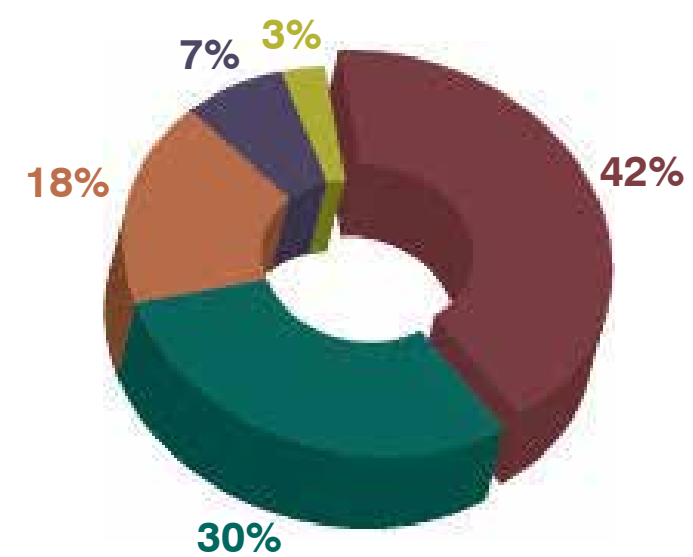


What would attract families to live here?



- All are important
- Affordable housing
- Early child education
- Daycare/childcare
- Grocery stores

Of these assets, which are most important to incorporate into the study area so it is distinctive?



- Pedestrian promenades
- Distinctive architecture
- Iconic bridges
- Gateway entry features
- Public art



# Vision Element Topics

## Prosperous

- A1. The Downtown of the Rocky Mountain Region
- A2. Energizing the Commercial Core
- A3. A Comprehensive Retail Strategy
- A4. Clean and Safe
- A5. Land Use**
- A6. Access to Economic Opportunity**

## Walkable

- B1. An Outstanding Pedestrian Environment
- B2. Building on Transit
- B3. Bicycle City
- B4. Park the Car Once
- B5. Grand Boulevards
- B6. Connected, Multimodal Street Network**
- B7. A Place for Pedestrians**
- B8. Robust Bicycle Network**
- B9. Mobility Hub**
- B10. Transportation Demand Management**

## Diverse

- C1. Downtown Living
- C2. A Family-Friendly Place
- C3. Embracing Adjacent Neighborhoods
- C4. An International Downtown
- C5. Diverse Housing Options**
- C6. Support a Diverse Community**

## Distinctive

- D1. District Evolution
- D2. Connecting Auraria
- D3. Downtown's New Neighborhood: Arapahoe Square
- D4. Variety of Building Intensity**
- D5. High Quality Design**
- D6. Branding and Identity**

## Green

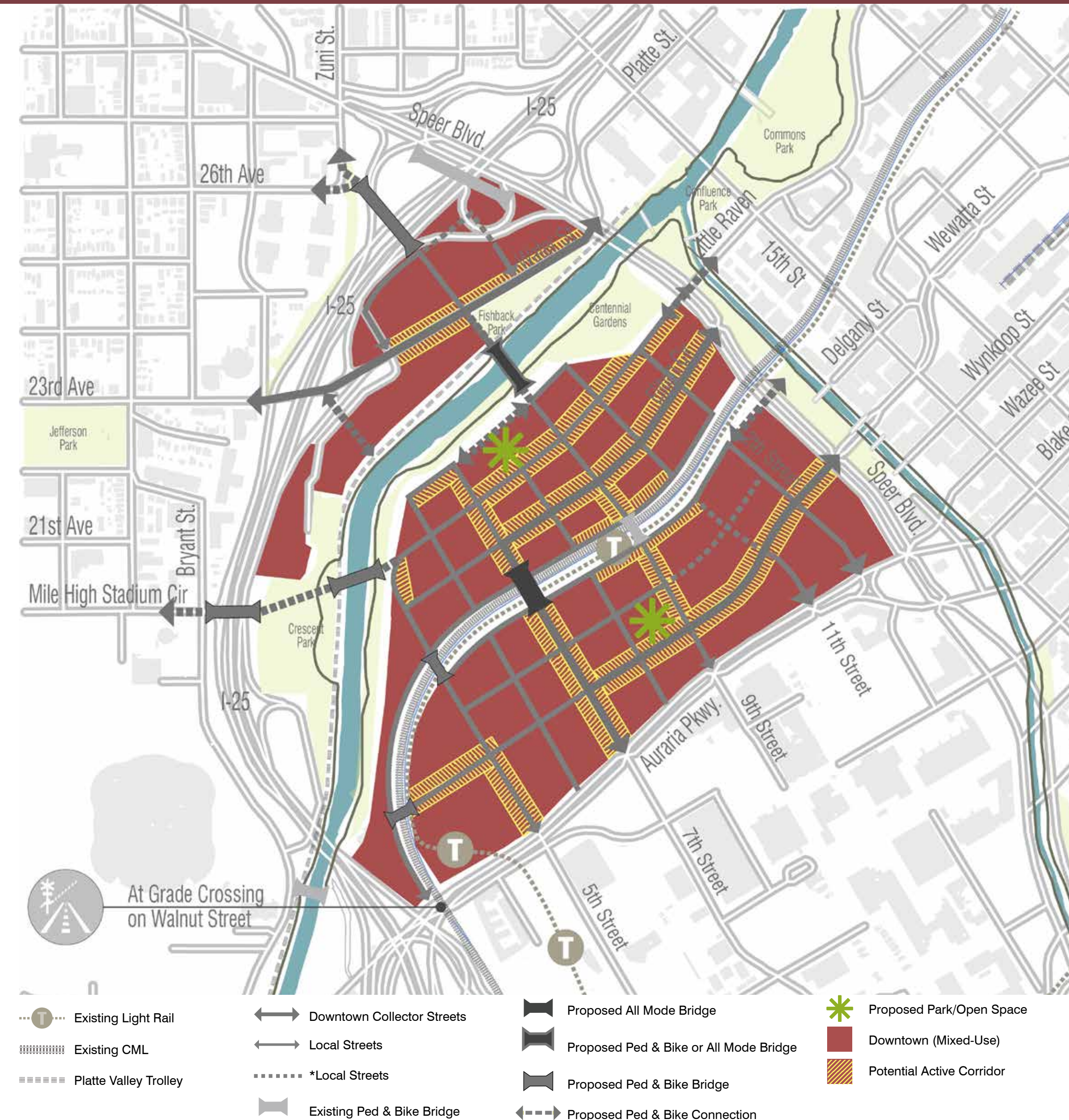
- E1. An Outdoor Downtown
- E2. A Rejuvenated Civic Center
- E3. Sustainable Use of Resources
- E4. Vibrant Parks and Public Spaces**
- E5. South Platte River**
- E6. Resilient Infrastructure**
- E7. Environmental Conditions**

# A Prosperous City

## Land Use & Access to Economic Opportunity

### Recommendation Highlights:

- Encourage a mix of uses
- Promote a specific variety of uses that create an active, livable neighborhood
- Locate active uses on the ground floor across the plan area and in strategic locations to ensure accessible and walkable streets
- Promote diverse businesses, amenities, and commercial services
- Explore economically advantageous clustering of complementary uses that relate to existing uses in the plan area, Downtown, and in surrounding neighborhoods

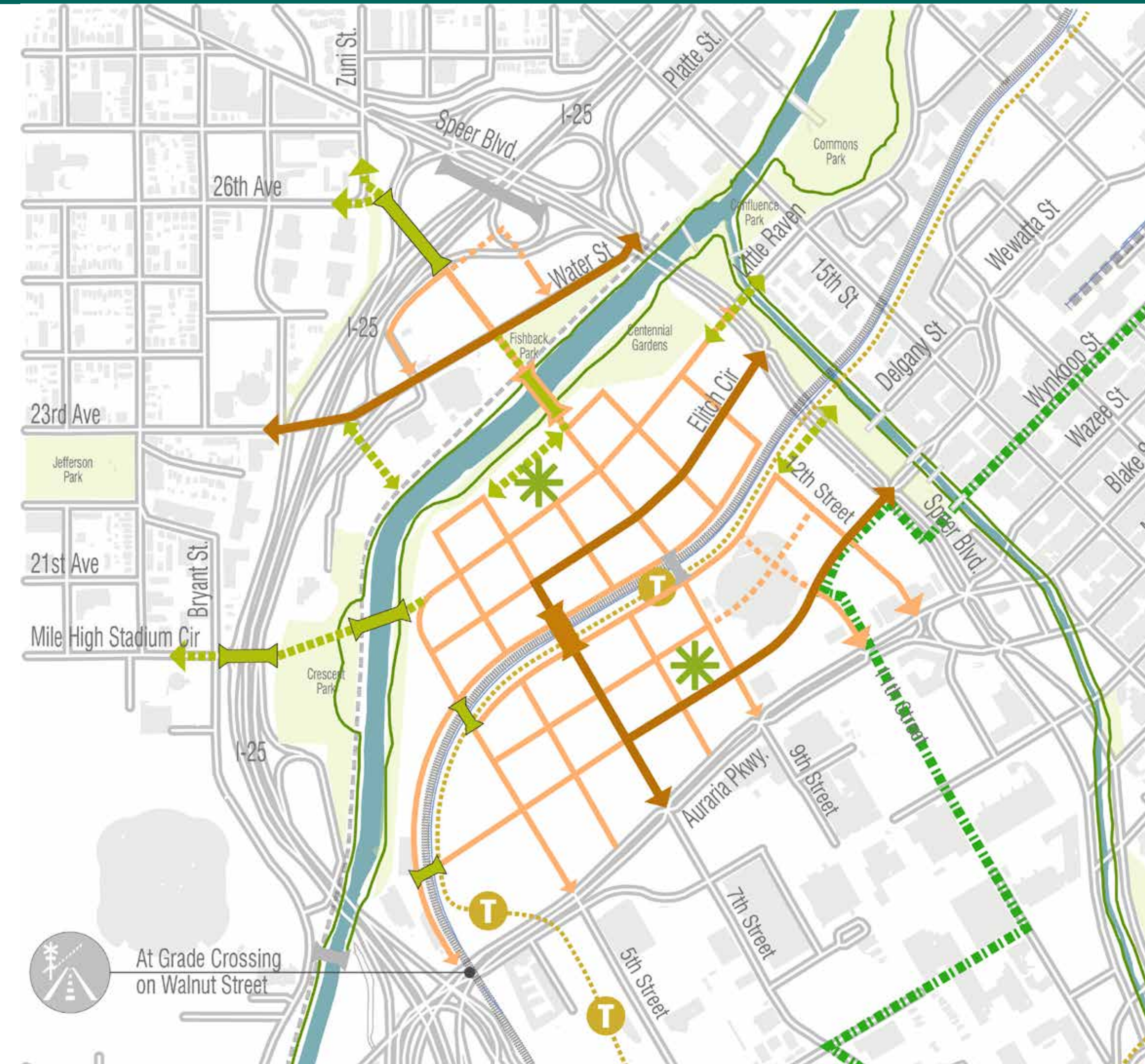


# A Walkable City

## Connected, Multimodal Street Network

### Recommendation Highlights:

- Extend the existing street grid across the plan area to create a connected multimodal network



At Grade Crossing on Walnut Street

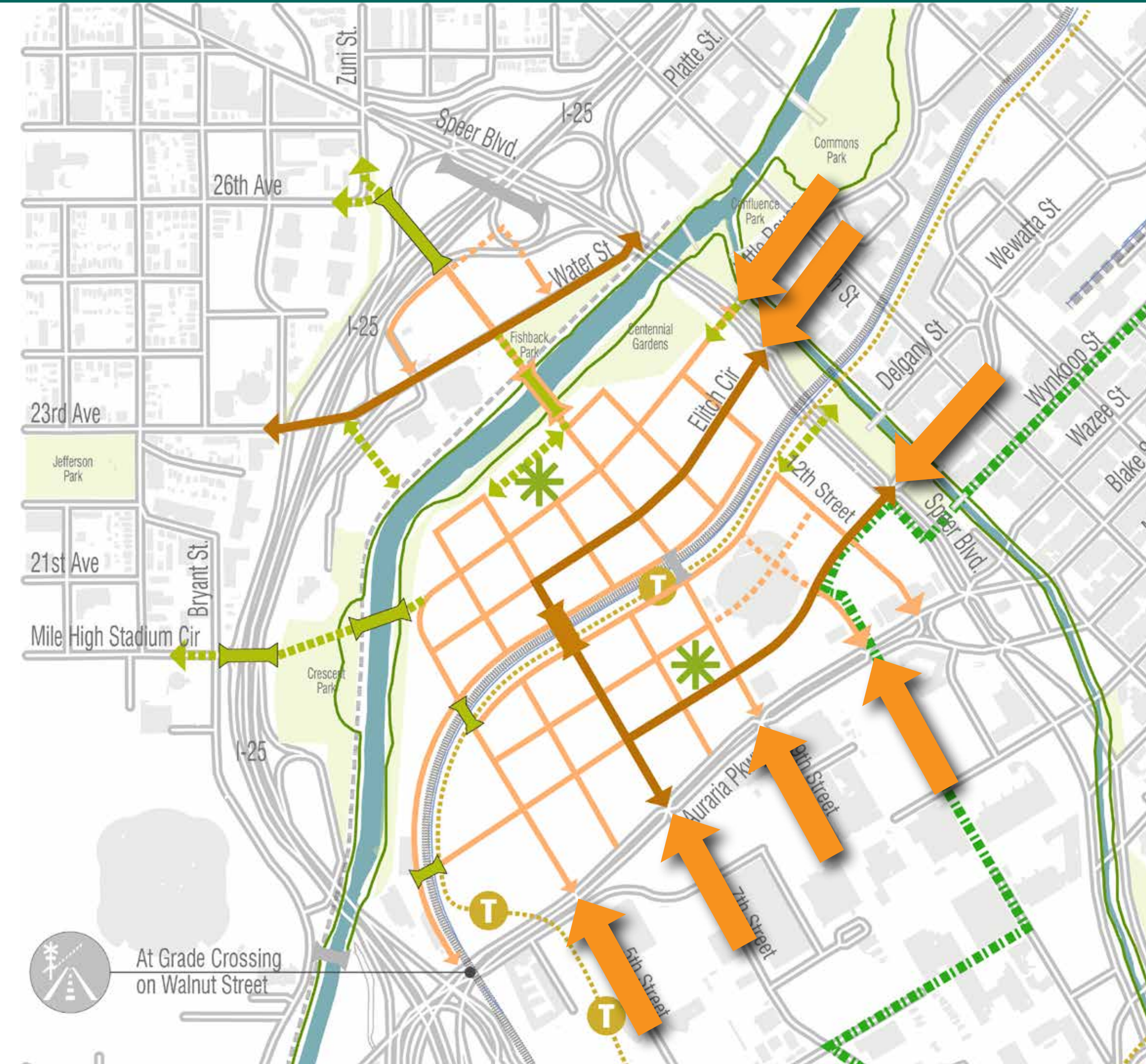
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- Existing CML
- Platte Valley Trolley
- Downtown Collector Streets
- Local Streets
- \*Local Streets
- Existing Ped & Bike Bridge
- Proposed All Mode Bridge
- Proposed Ped & Bike or All Mode Bridge
- Proposed Ped & Bike Bridge
- Proposed Ped & Bike Connection
- Potential All Mode Connection
- Planned 5280 Loop
- Proposed Park/Open Space

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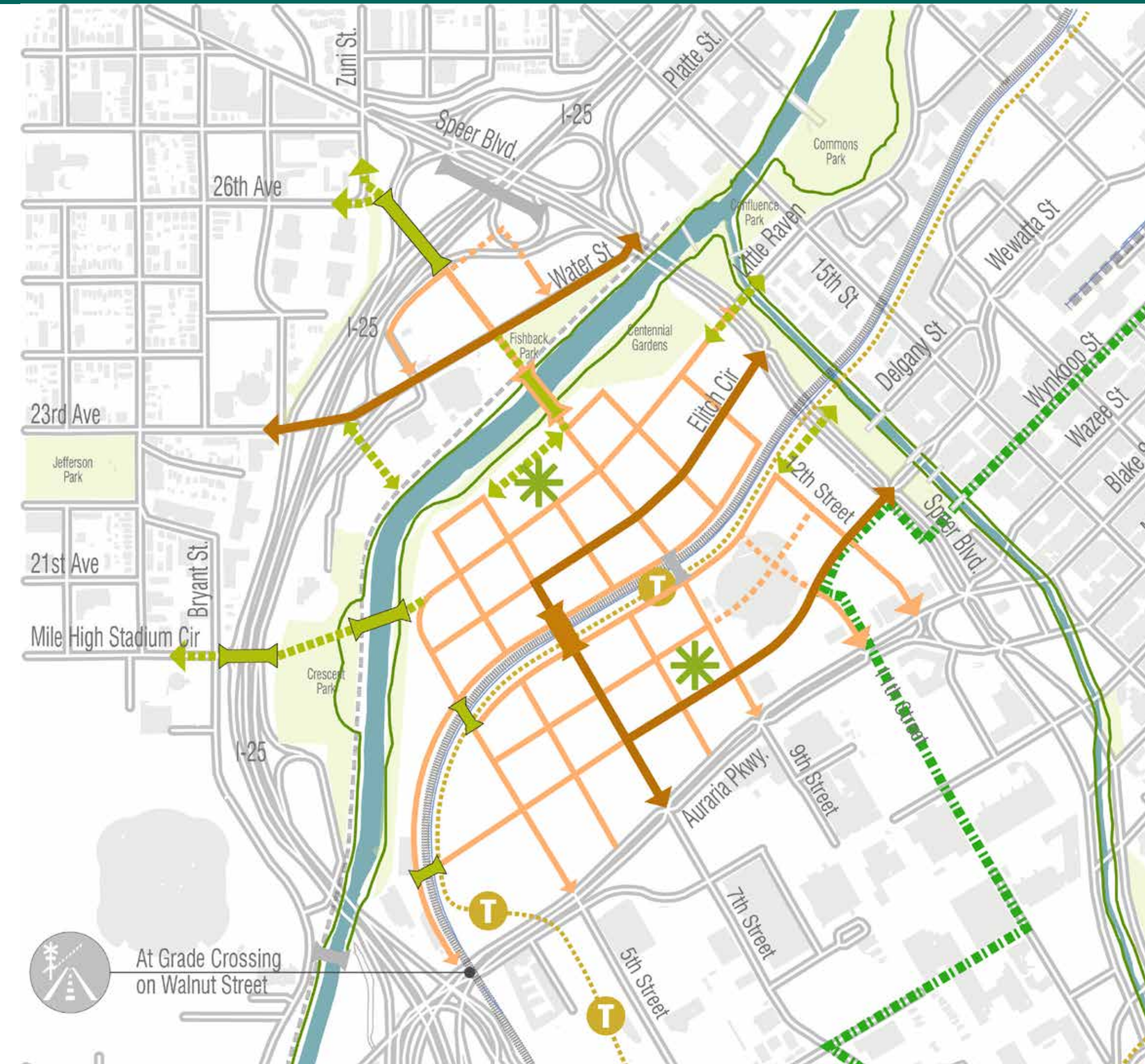
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# A Walkable City

## Connected, Multimodal Street Network

### Recommendation Highlights:

- Extend the existing street grid across the plan area to create a connected multimodal network
- Develop an intimate block size to promote walkability
- Provide new connections to and within the plan area to complete the mobility network



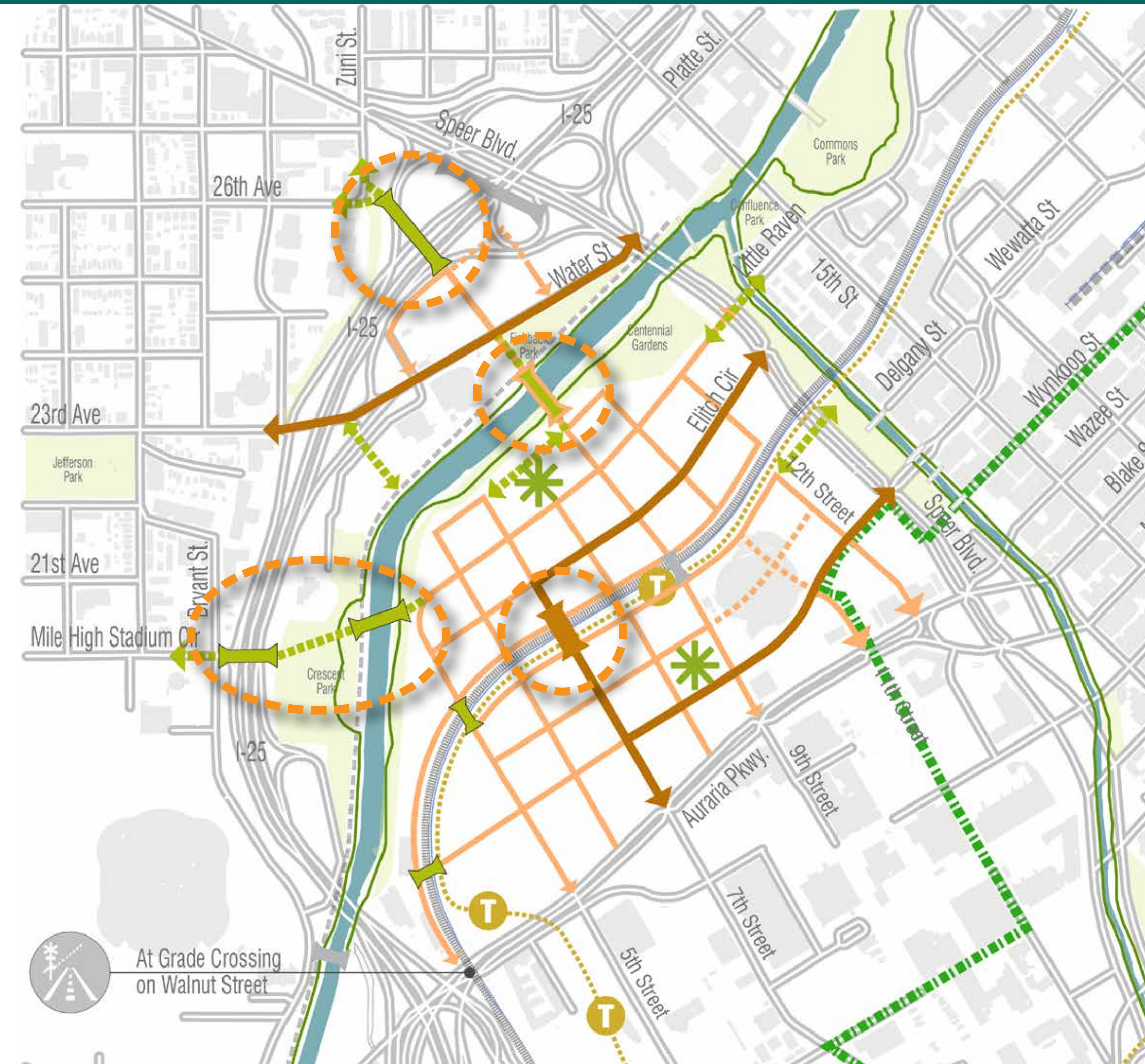
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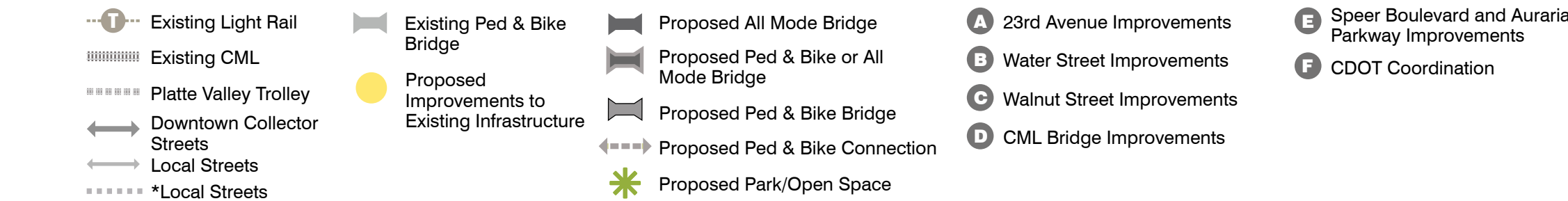
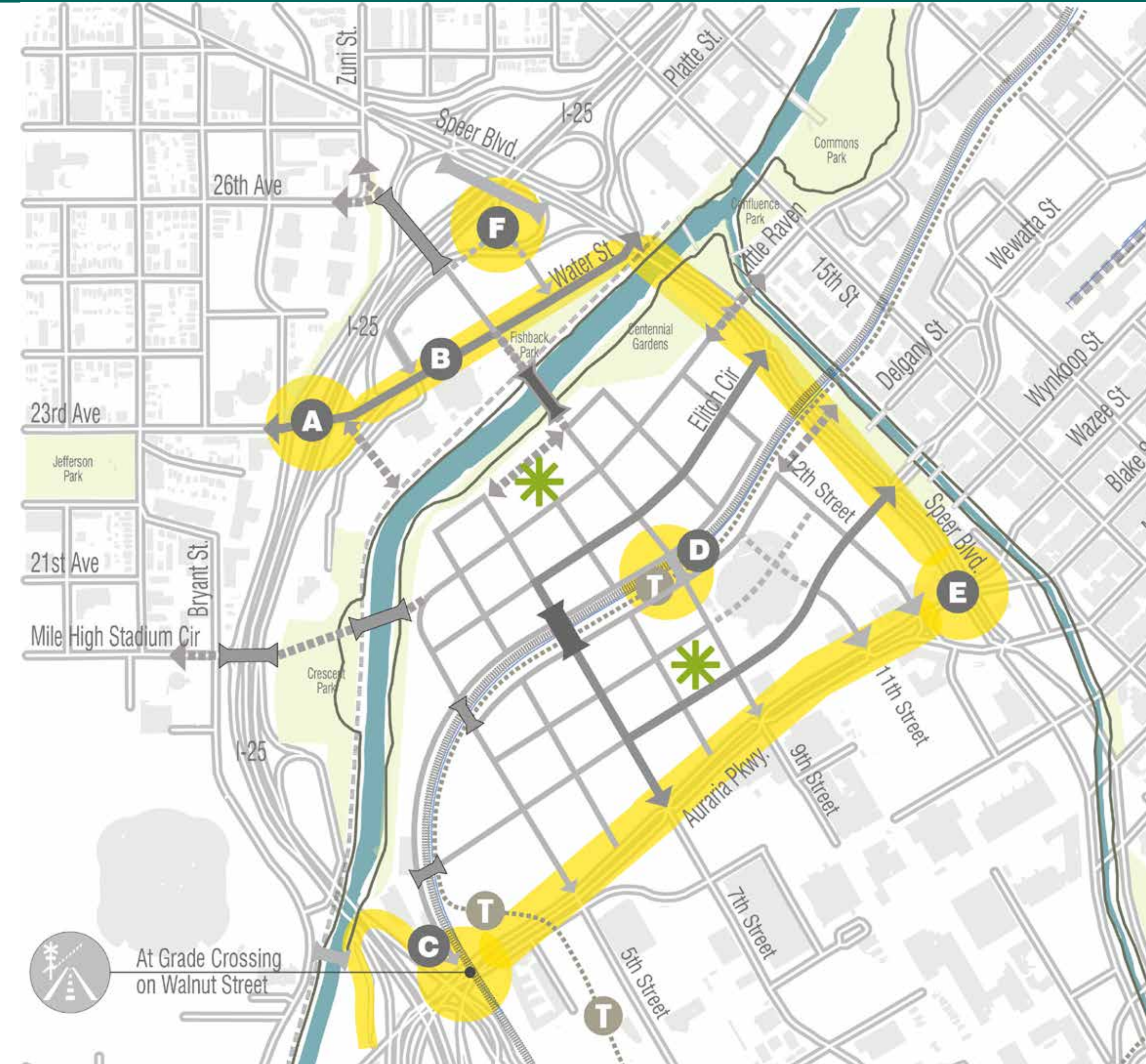
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# A Walkable City

## Connected, Multimodal Street Network

### Recommendation Highlights:

- Update existing facilities to reflect the desired character and function



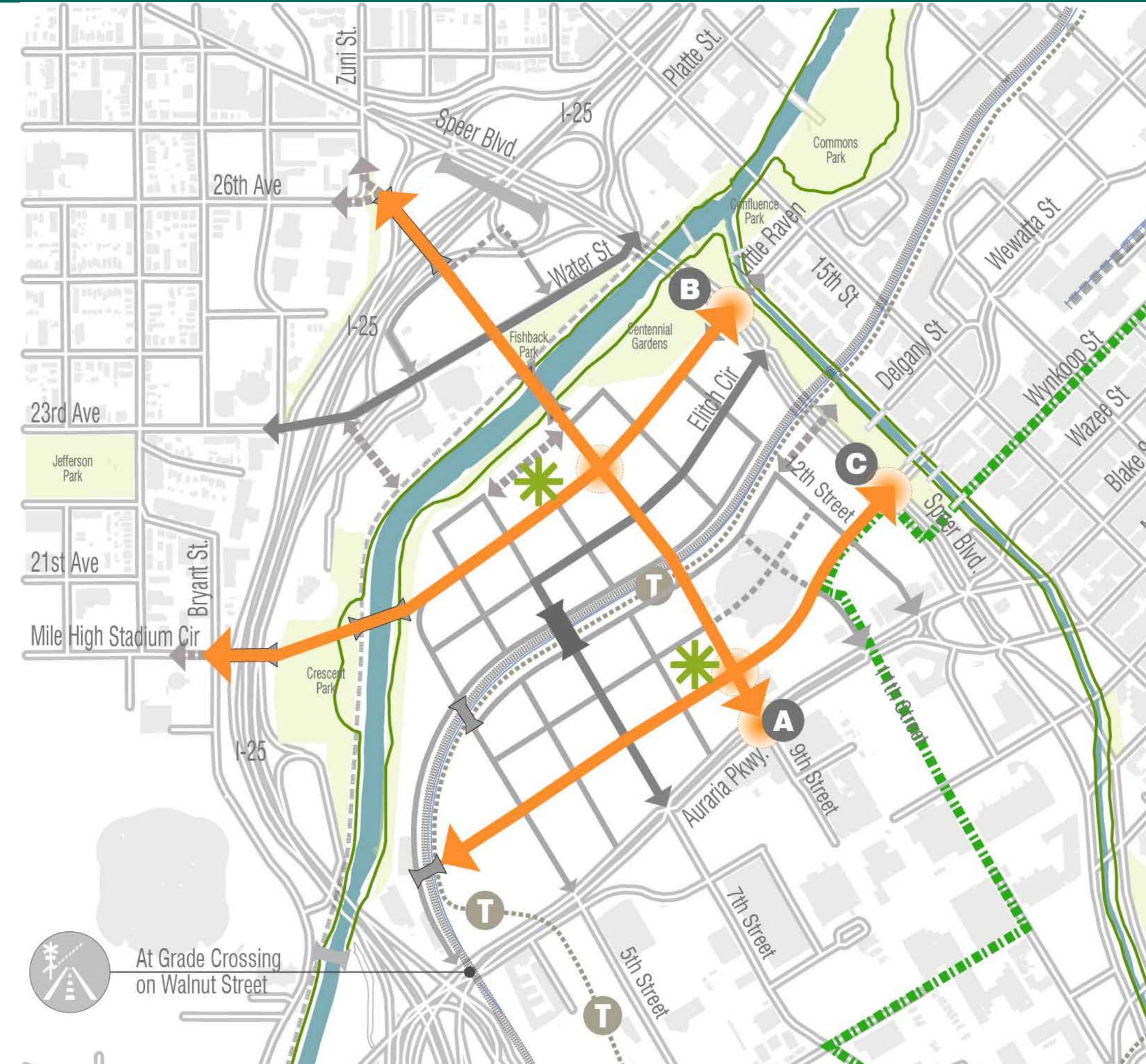


# A Walkable City

## A Place for Pedestrians

### Recommendation Highlights:

- Create a comprehensive pedestrian network
- Designate and enhance priority pedestrian connections and intersections



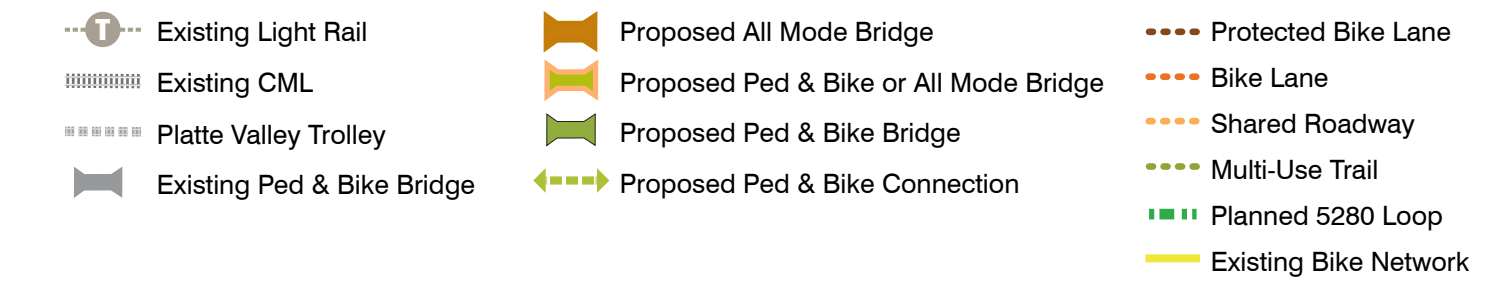
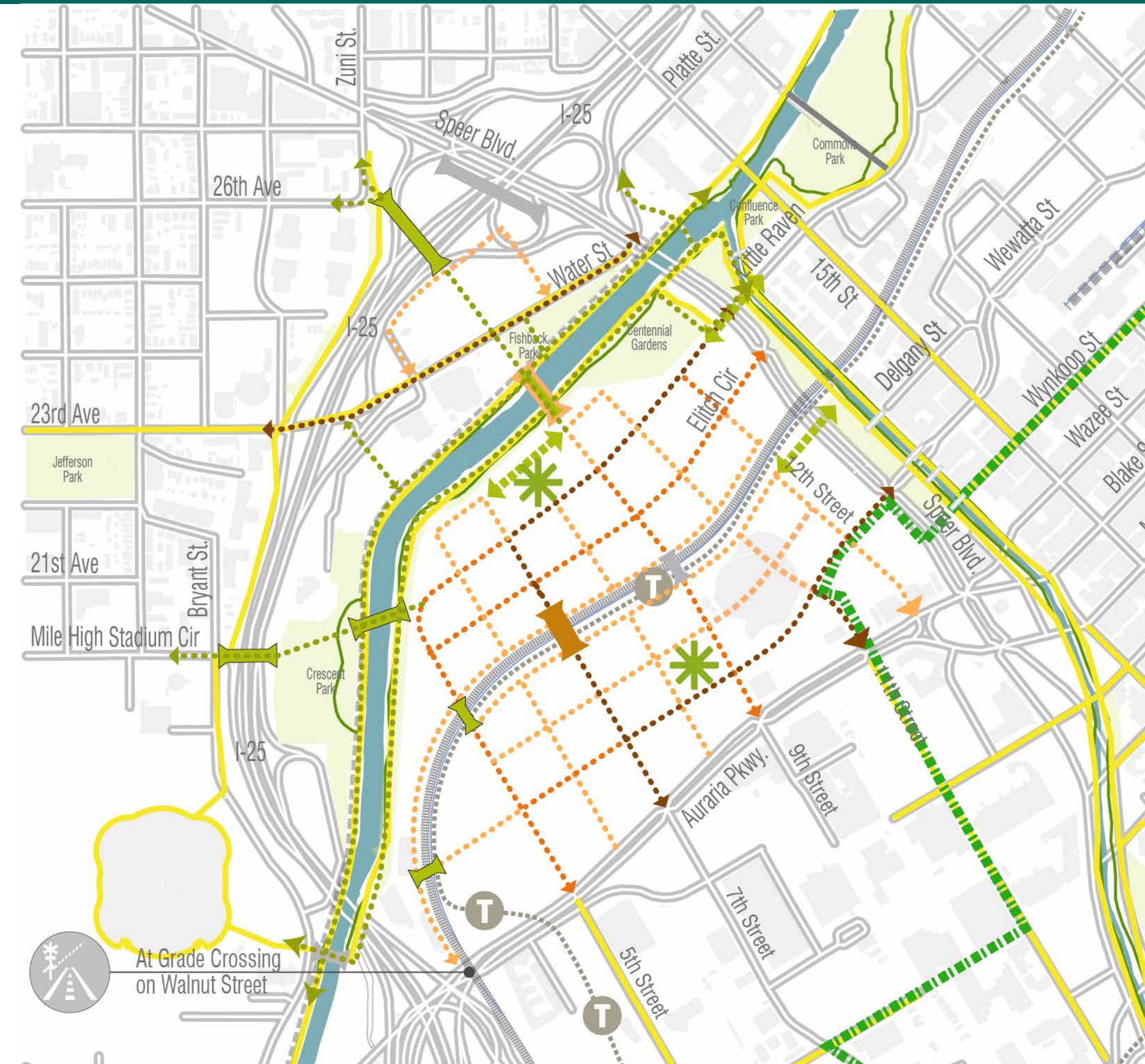
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|--|---|---|

# A Walkable City

## A Robust Bicycle Network

### Recommendation Highlights:

- Provide comprehensive bicycle facilities and connect to existing bicycle facilities

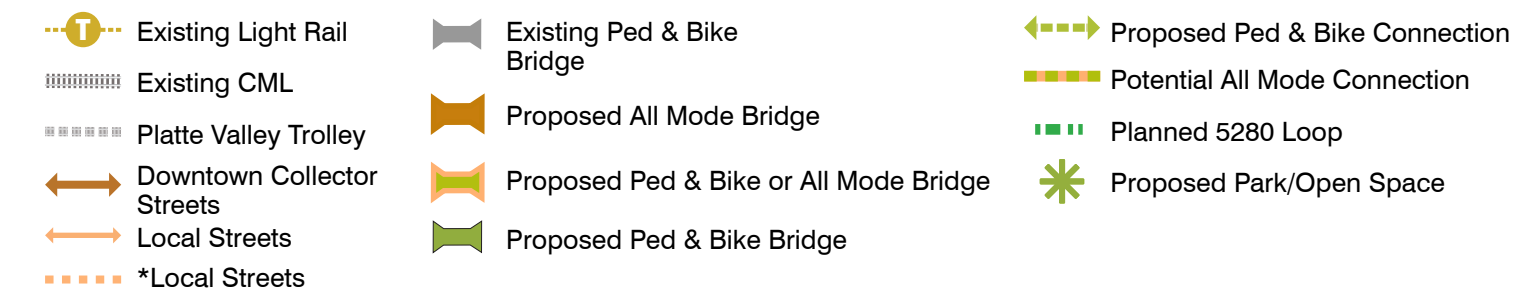
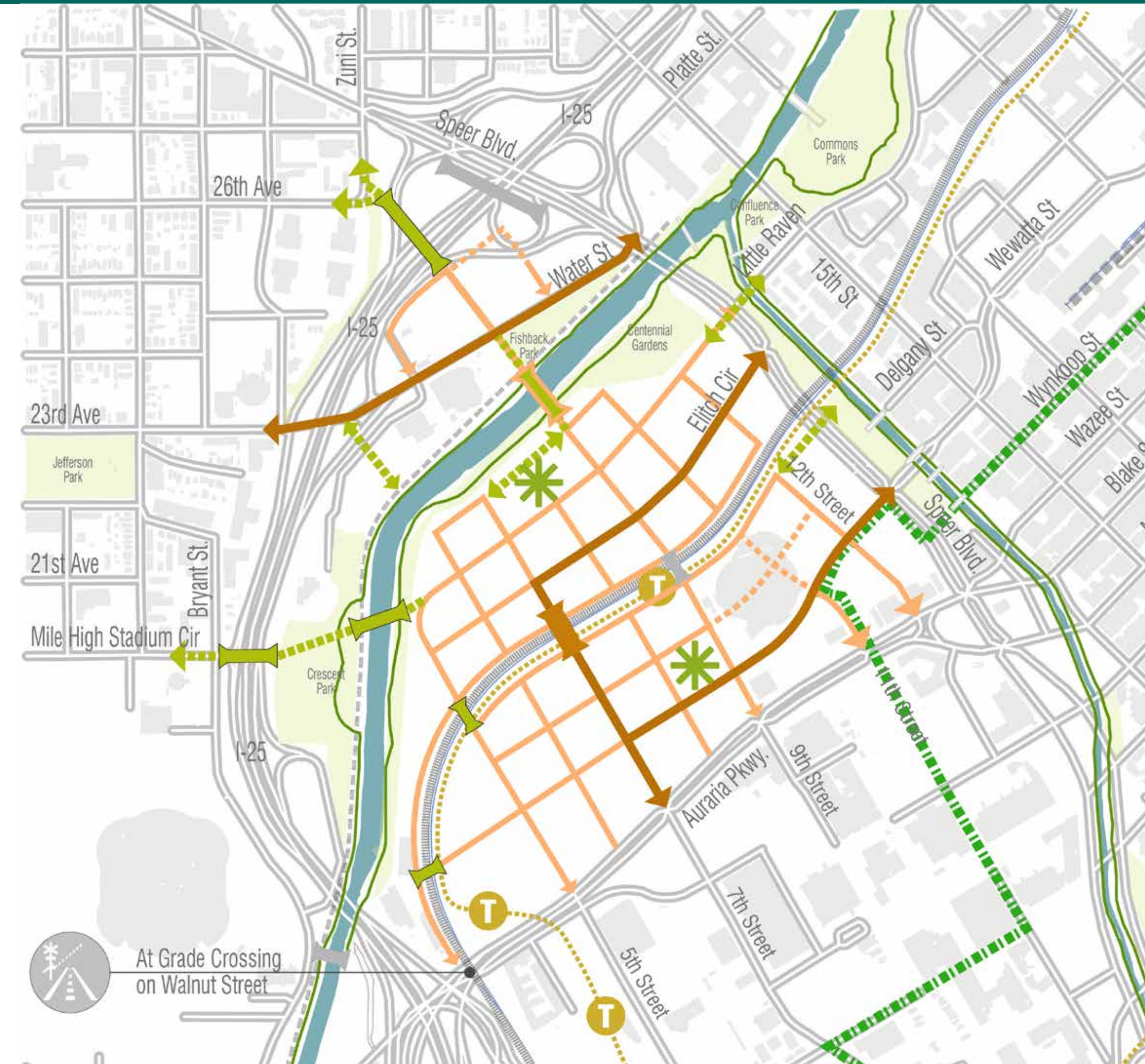


# A Walkable City

## Transportation Demand Management & Mobility Hub

### Recommendation Highlights:

- Require Transportation Demand Management, including establishing parking maximums
- Establish mobility hubs around existing light rail stops



# A Diverse City

## Diverse Housing Options & Support a Diverse Community

### Recommendation Highlights:

- Provide a variety of market-rate and affordable housing to accommodate diverse households and incomes
- Ensure that housing is appropriately located throughout the plan area and that affordable housing is dispersed throughout the plan area
- Offer services and facilities that support families
- Provide amenities and facilities that support seniors and people with disabilities
- Explore strategies to attract a diverse group of residents, businesses, employees, and visitors

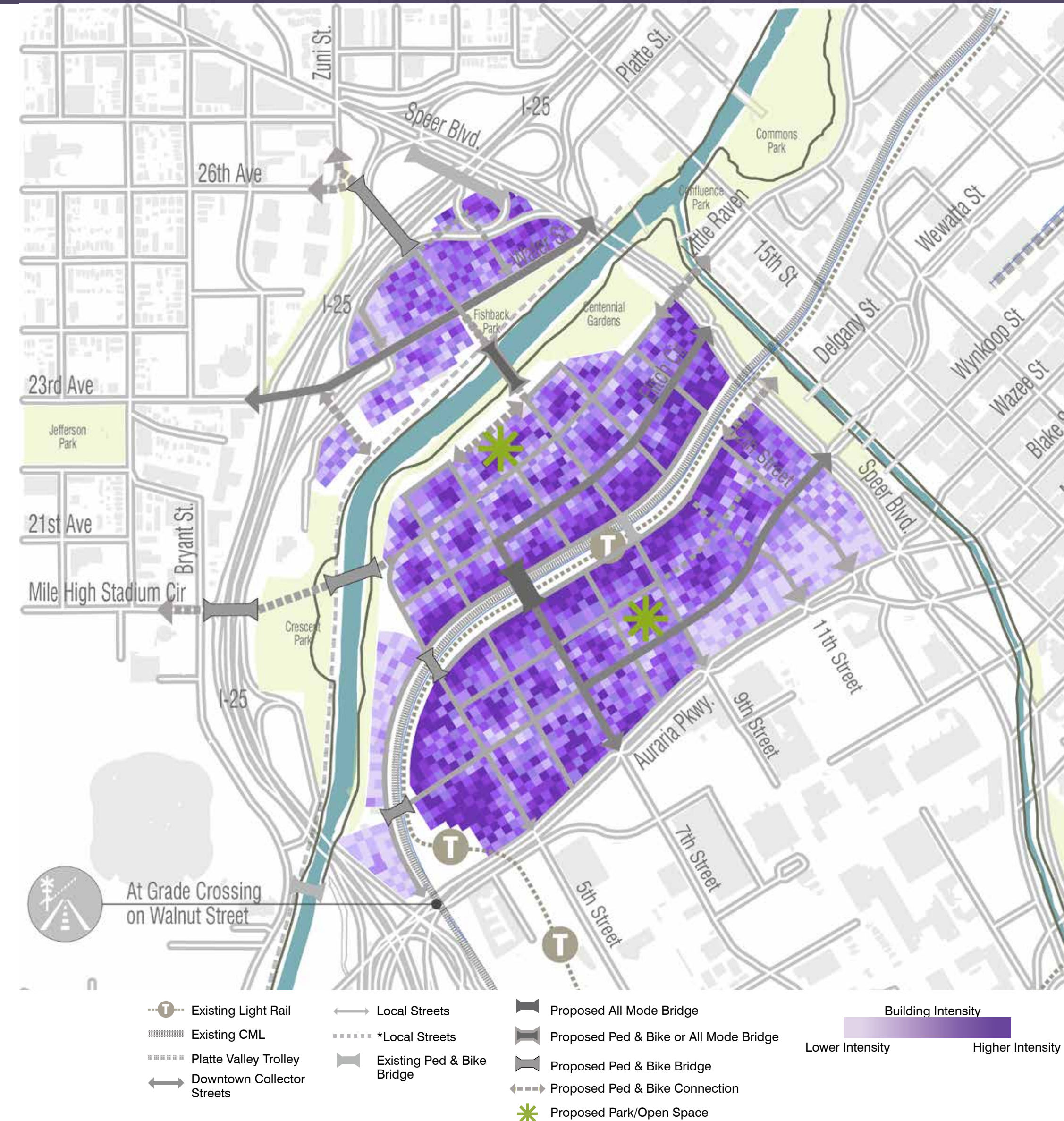


# A Distinctive City

## Variety of Building Intensity

### Recommendation Highlights:

- Adopt new or updated zoning standards to require a variety of building intensities
- Calibrate allowed building height and intensity by context

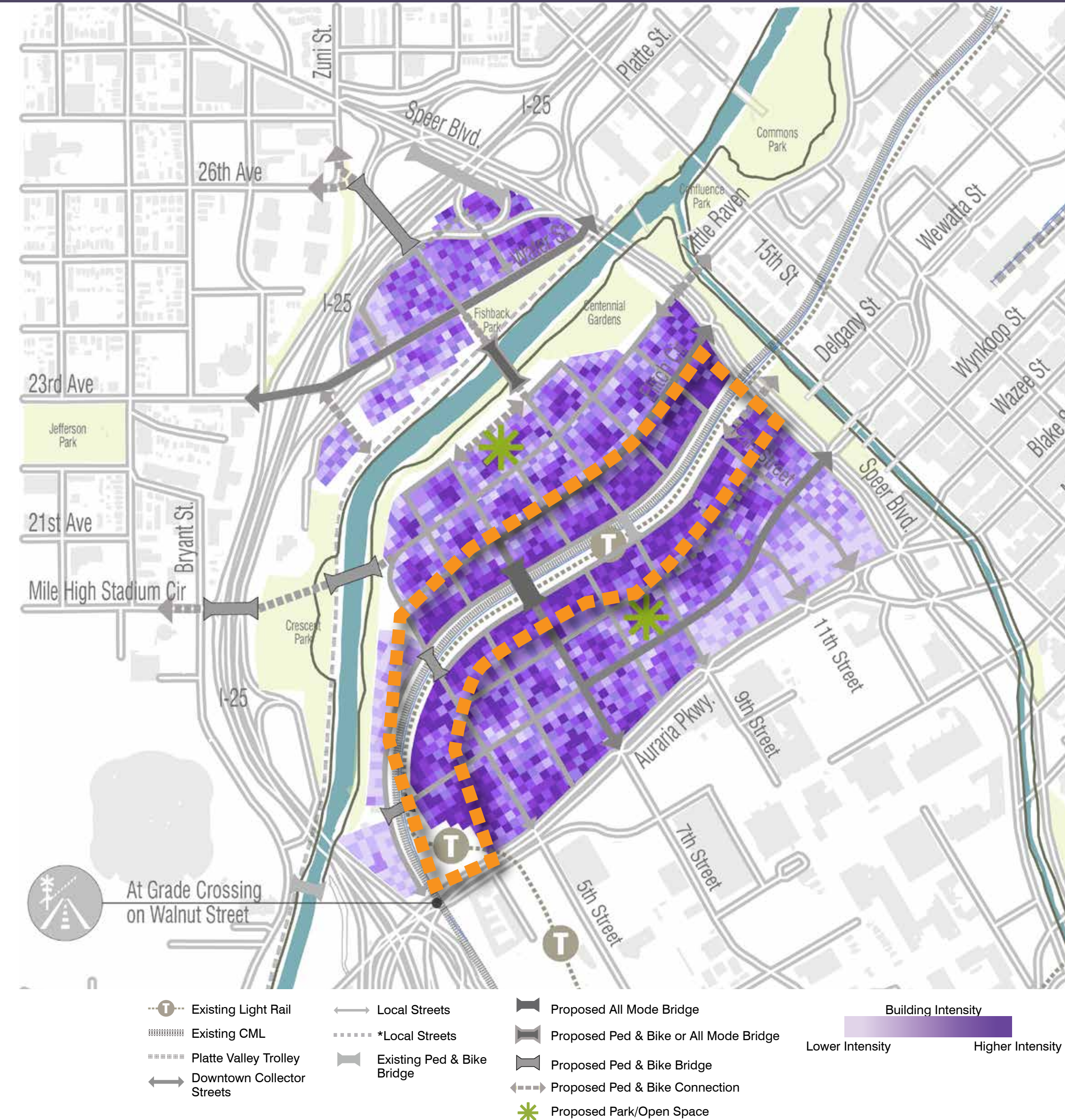


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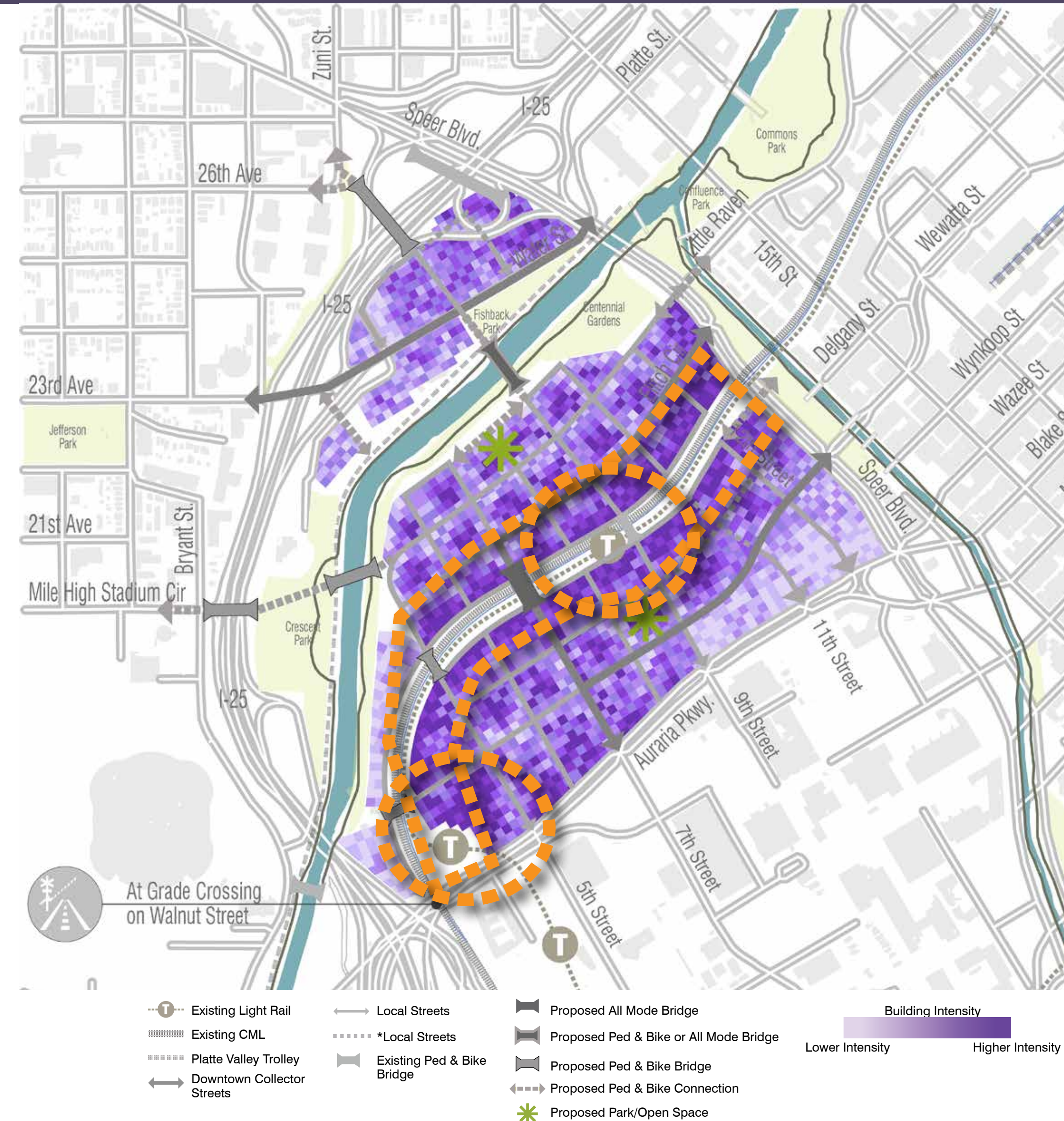


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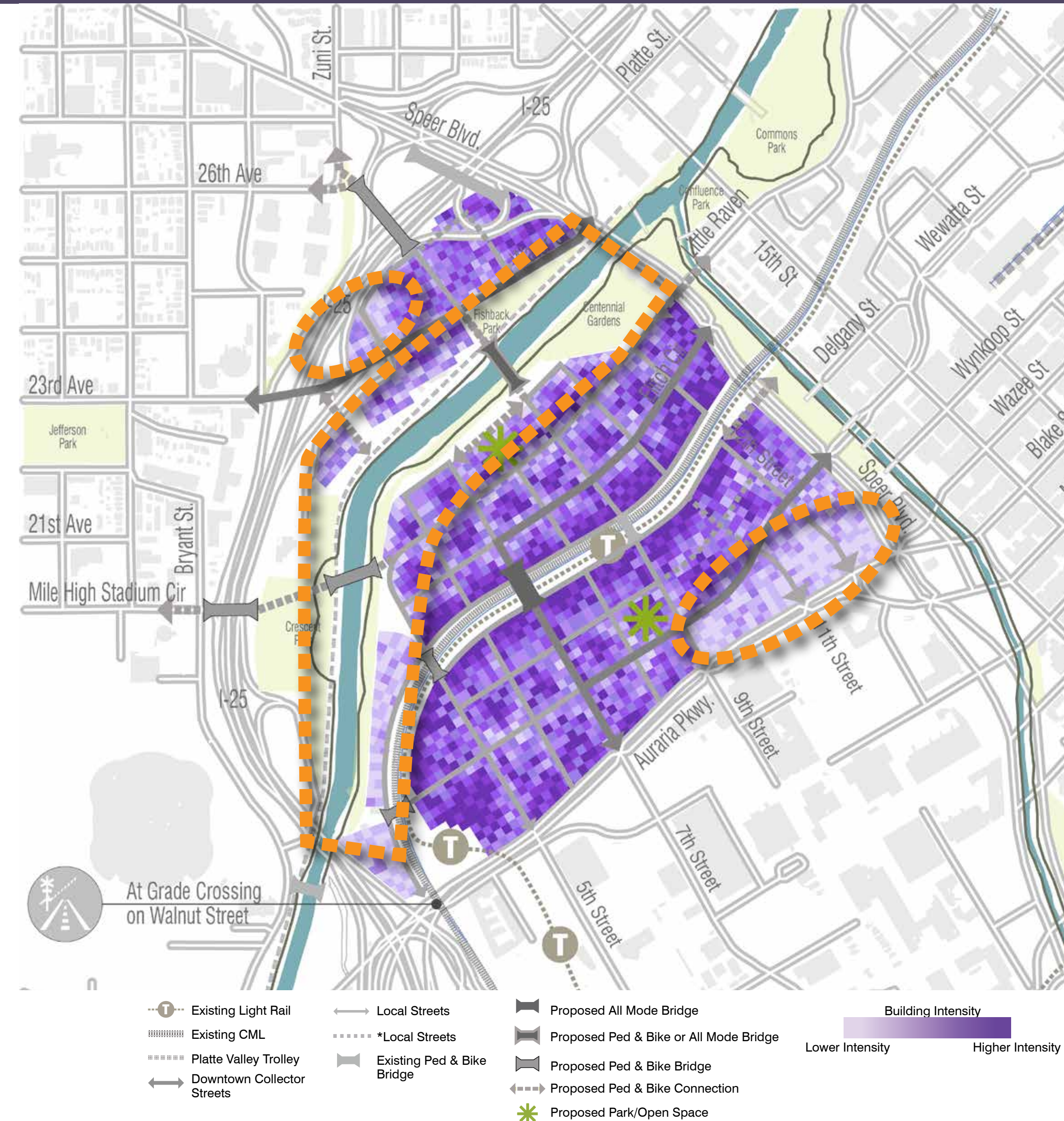


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## Variety of Building Intensity

### Recommendation Highlights:

- Adopt new or updated zoning standards to require a variety of building intensities
- Calibrate allowed building height and intensity by context
  - Lowest intensity near the river and existing buildings



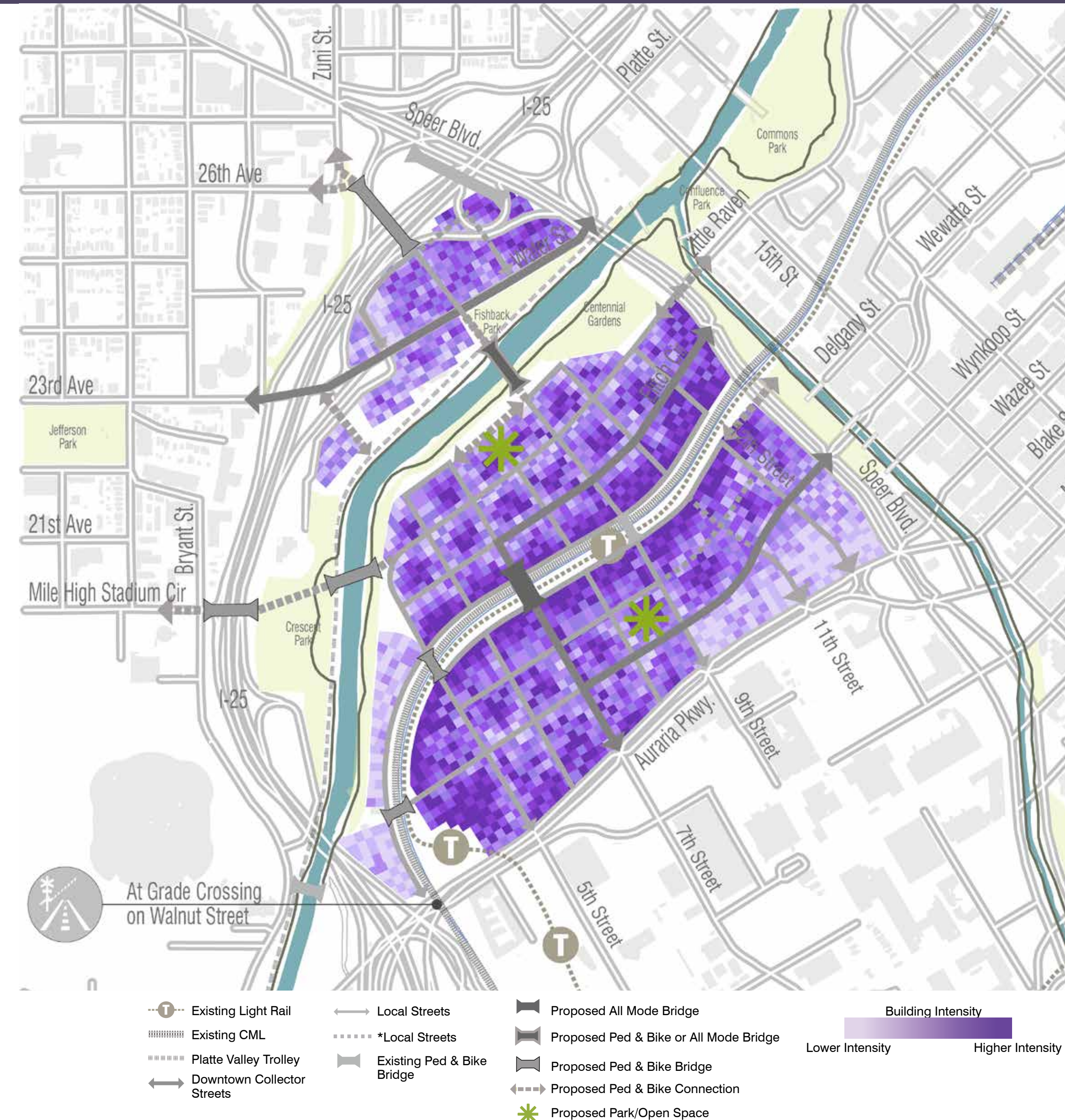


# A Distinctive City

## Variety of Building Intensity

### Recommendation Highlights:

- Leverage increases in allowed building intensity to promote community benefits
- Ensure a minimum intensity of development by establishing minimum building intensity requirements



# A Distinctive City

## High Quality Design

### Recommendation Highlights:

- Adopt design standards and guidelines and implement a design review process to promote high quality design
  - Pedestrian-oriented street frontage
  - Distinctive and human-scale building design
  - Minimize visual impacts associated with vehicles
  - Streetscape, landscape, and public space standards that contribute to the character of the public realm
- Development adjacent to the South Platte River should respect the river



# A Green City

## Vibrant Parks and Public Spaces & the South Platte River

### Recommendation Highlights:

- Create new designated parks and open space
- Establish opportunities for existing and new parks to accommodate a variety of activities and programs year-round
- Contribute to a green public realm through enhanced tree canopy coverage and landscaping
- Activate parks and open space edges
- Create an enhanced green zone along the river
- Protect the river as a natural resource and coordinate all improvements
- Address stormwater and implement sustainable green infrastructure



# A Green City

## Resilient Infrastructure & Environmental Conditions

### Recommendation Highlights:

- Embrace ways to efficiently use resources and reduce waste
- Use resilient materials and components and build development with an enduring life-cycle
- Address environmental contamination to allow for mixed-use development
- Address the floodplain within the plan area
- Implement best practices to address the proximity of the freight rail to proposed mixed-use development



# Moving Forward

## Plan Priorities

- Address environmental cleanup of contaminated land
- Coordinate environmental remediation of the South Platte River, while addressing flood control capabilities
- Provide affordable housing on site
- Improve upon existing mobility and connectivity networks
- Improve upon existing public parks, open spaces, and trail connectivity
- Provide new mobility connections
- Provide new parks and public spaces
- Provide retail goods and services near light rail stations and active corridors
- Encourage development of uses that appeal to a variety of household types, including families and the elderly



# 1. Plan Consistency

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)
- Jefferson Park Neighborhood Plan (2005)
- Downtown Area Plan (2007)
- Auraria West Station Area Plan (2009)

**The Downtown Area Plan Amendment recommendations are aligned and consistent with relevant plans.**

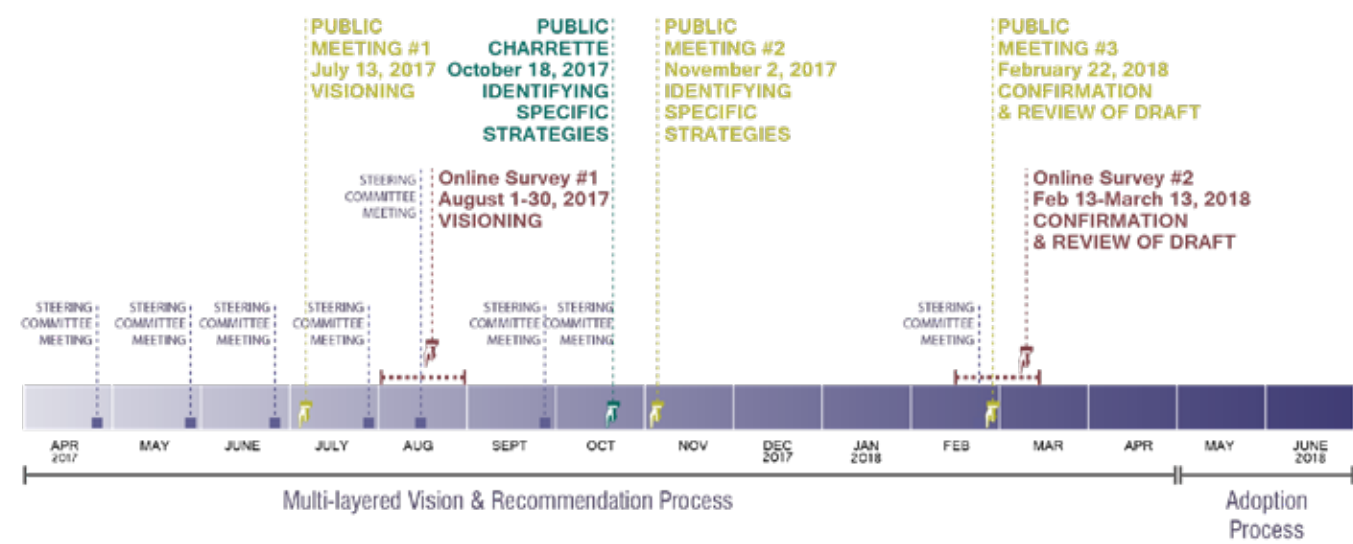


# 2. Inclusive Public Process

The Downtown Area Plan Amendment was developed through an inclusive public process.



## Planning Process & Public Outreach



DOWNTOWN AREA PLAN AMENDMENT  
Planning Board Public Hearing - May 2, 2018

## Planning Process & Public Outreach

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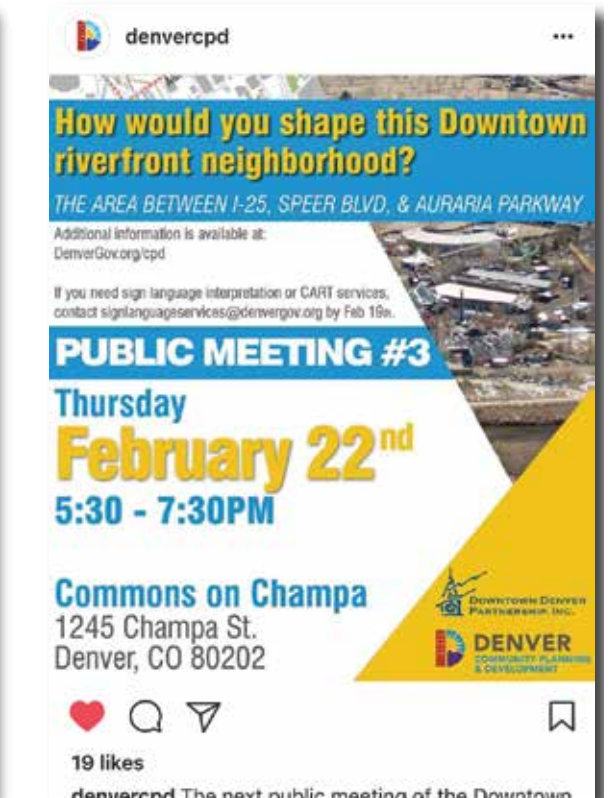
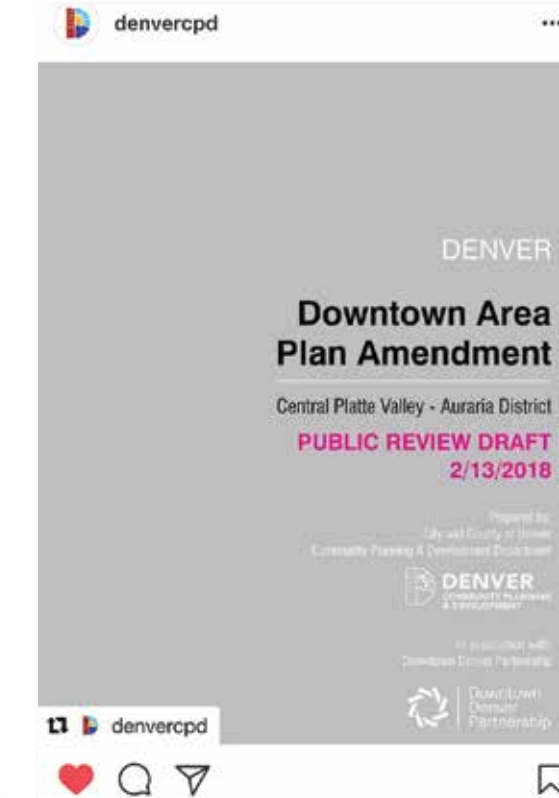
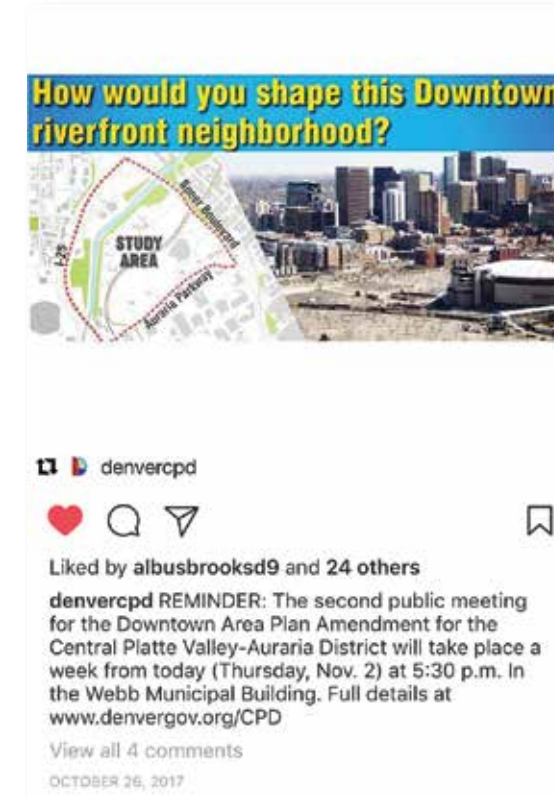
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DOWNTOWN AREA PLAN AMENDMENT  
Planning Board Public Hearing - May 2, 2018



# 3. Long-Term View

- The Downtown Area Plan Amendment establishes a vision framework that will guide change in the plan area for the next 20+ years.
- Plan implementation takes place over the course of many years, and for large underdeveloped areas, the plan may take shape in multiple phases.

**The Downtown Area Plan Amendment encompasses an appropriate long-term view.**





# Staff Recommendation

Planning Board approved the Plan Amendment with the condition that the document be edited for clarity and correctness.

Based on the findings that the Plan Amendment is consistent with the Denver Comprehensive Plan and applicable supplements, an inclusive public process was utilized, and the plan includes a long-term view, **staff recommends City Council approval.**

