



**J E F F E R S O N P A R K
N E I G H B O R H O O D
P L A N**

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EXECUTIVE SUMMARY





Overlooking Downtown and the Central Platte Valley, Jefferson Park sits in the path of intense redevelopment.

OVERVIEW

Jefferson Park is one of the oldest and smallest neighborhoods in the City. It contains only 309 acres of land and approximately 3,300 residents. The boundaries of the neighborhood are West 29th Avenue and Speer Boulevard on the north, the South Platte River on the east, West 19th and 20th Avenues and Interstate 25 on the south, and Federal Boulevard on the west. Most of the neighborhood is located on a bluff west of I-25 and the South Platte River, overlooking Downtown. The western section of the neighborhood is primarily residential, while the eastern section contains a variety of institutional, commercial, and industrial uses.

The neighborhood is diverse in land uses, the age of its structures, and the demographics of its residents. Although its oldest houses and commercial structures date to the 1880's, approximately two-thirds of its housing has been built since the 1940's. Until the recent surge in residential construction, the newest structures in the neighborhood were commercial structures, an observation that reflects the changing nature of Jefferson Park and the surrounding areas. Census information indicates that more than eighty percent of the neighborhood residents are Latino, compared to approximately thirty percent for the City as a whole, and more than fifty percent of the residents are foreign-born, compared to approximately seventeen percent for the City. Only about twenty percent of the housing units are owner-occupied, compared to about fifty percent of the total number of housing units for the City. Approximately thirty five percent of the residents are classified as living in poverty, compared to approximately fourteen percent for the City.

Despite having a large population of lower income residents, the neighborhood is experiencing a rapid increase in the value of its housing and increasing pressures for redevelopment and construction of higher density and more expensive housing. Overlooking Downtown and the Central Platte Valley, adjacent to Lower Highland, and with generally high density zoning in place, Jefferson Park sits in the path of the intense redevelopment that has occurred in those adjoining neighborhoods. This combination of characteristics provides both a challenge and an opportunity for the neighborhood. Although the

neighborhood generally welcomes new residents and businesses, it desires to protect and enhance its historic character and the diversity of its residents.

Blueprint Denver, An Integrated Land Use and Transportation Plan, identifies both Areas of Change and Areas of Stability in Jefferson Park. While the recommendations of this Plan are generally consistent with and reinforce the concepts and recommendations of Blueprint Denver, there are four areas where this Plan recommends changing the boundaries between the Areas of Change and Areas of Stability.

Key Issues

1. The existing zoning in Jefferson Park allows much more intense development than either the existing or the desired intensity and character of housing and commercial development.
2. The existing zoning does not include any provisions for protecting and enhancing the character of the neighborhood.
3. The views of Downtown from the west side of the Park are important to the neighborhood but are not protected.
4. Denver does not currently have any zone districts that reflect the existing and desired intensity and character of the neighborhood.
5. Mounting development pressures mandate that action must be taken quickly if the desired character is to be achieved.

Key Recommendations

1. Use existing zoning overlay districts as an interim mechanism for helping to protect and enhance the existing character of the neighborhood and to achieve the desired character and intensity of new development.
2. Use the design principles in the Plan when developing new zone districts that reflect the existing and desired character and intensity of the neighborhood.
3. Once new zone districts that reflect the desired character of the neighborhood have been prepared, use them to replace the overlay districts.
4. Apply a view protection ordinance for the views from the west side of Jefferson Park to Downtown.
5. Encourage the use of mixed-use zone districts or other zone districts that include design principles

when rezoning sites that are currently zoned PRV.

6. Amend the Blueprint Denver map to change two areas in the Core Residential Subarea from “Area of Change” to “Area of Stability” and one area in each of two subareas - Diamond Hill and Stadium Transition - from “Area of Stability” to “Area of Change”.

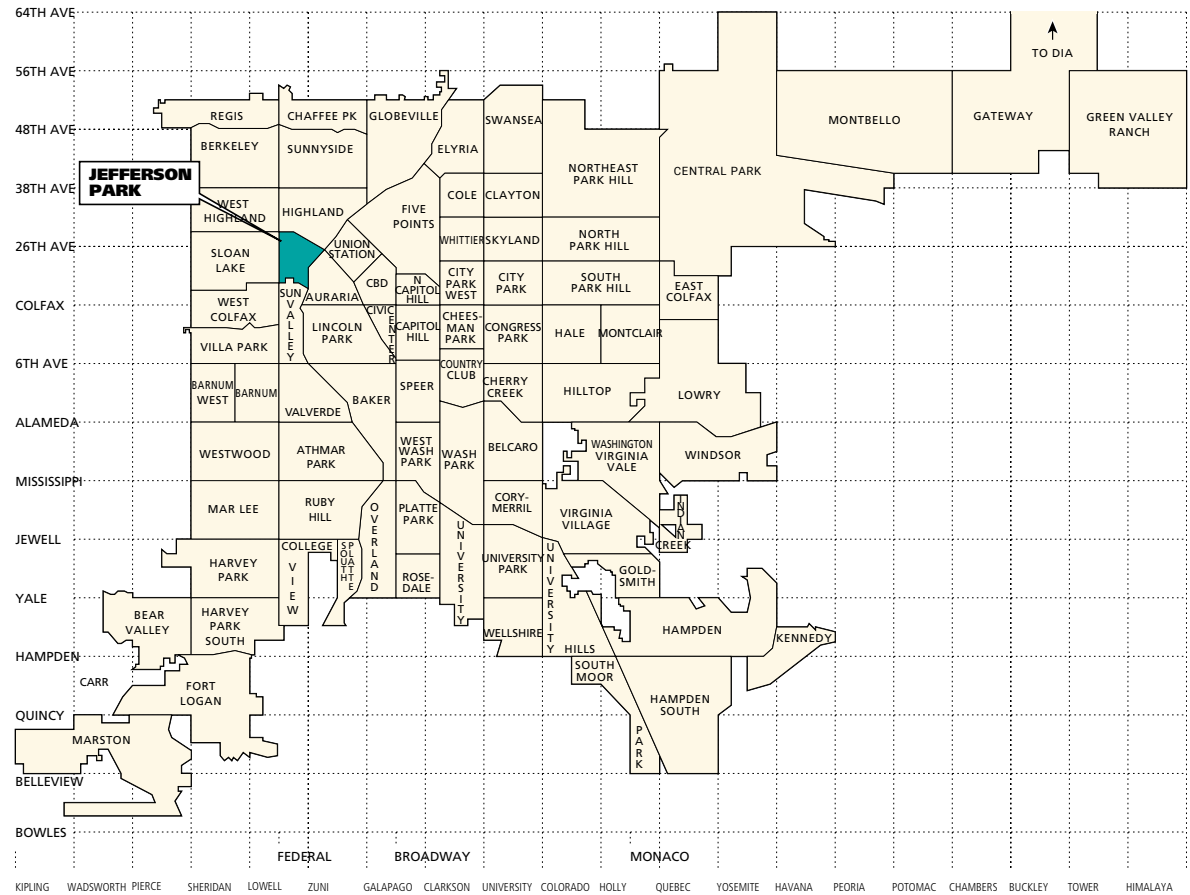
While there are numerous other issues and recommendations in this plan, moving quickly to address these issues and implement these recommendations will have the greatest impact on achieving the vision for Jefferson Park.



INTRODUCTION



LOCATION MAP



PURPOSE OF THE PLAN

This plan replaces the Jefferson Park Neighborhood Plan approved by City Council in 1976. A draft Plan created in 1988 was never adopted and the 1976 Plan was not re-adopted as part of Comprehensive Plan 2000. Many of the issues relating to land use and zoning, housing, historic preservation and transportation identified in the 1976 Plan are still relevant today. However, current market conditions and substantial population and economic growth in the Denver metropolitan area have necessitated an evaluation of the existing regulatory, economic, and programmatic elements guiding the future of the Jefferson Park community.

The Plan establishes long-range goals and objectives for the development and stabilization of the neighborhood. It provides a framework and establishes implementation strategies that will direct Jefferson Park toward its vision as a community where people will live, work, play and celebrate the neighborhood's cultural heritage.

The Plan provides a neighborhood and city-approved guide to the future development of the Jefferson Park neighborhood. It is intended for use by Community Planning and Development, the Department of Public Works, Department of Parks and Recreation, Police Department, other City agencies, Planning Board, the Mayor, City Council, other public and quasi-public agencies, neighborhood associations, residents, property owners, business people, and private organizations concerned with planning, development, and neighborhood improvement.

The Plan is intended to promote patterns of land use, urban design, and circulation that contribute to the economic, social, and physical health, safety, and welfare of the people who live and work in the neighborhood. The Jefferson Park Neighborhood Plan addresses issues and opportunities at a scale that is more refined and more responsive to specific needs than the City's Comprehensive Plan, to which it is a supplement.

The Plan is neither an official zone map, nor does it create or deny any rights. Zone changes must be initiated under a separate procedure established under the Revised Municipal Code.

RELATIONSHIP TO OTHER PLANS AND PROGRAMS

Denver Comprehensive Plan 2000

This and all other neighborhood plans are consistent with and supplemental to the City's Comprehensive Plan. The Denver Comprehensive Plan 2000 (Plan 2000) presents a citywide perspective, while each small area plan provides more specific guidance both for the allocation of City resources and for the location and design of private development.

All neighborhood and other small area plans are expected to be compatible with the citywide policies contained in Denver Comprehensive Plan 2000 and Blueprint Denver: An Integrated Land Use and Transportation Plan, which is also a supplement to the Comprehensive Plan. The Jefferson Park Neighborhood Plan implements the following policies from these and other applicable plans:

Comprehensive Plan 2000 (2000)

Communication and Partnerships

- ▶ Neighborhood residents and organizations should be engaged in collaborative efforts to share information, solve problems and plan for the future.

Land Use and Transportation

- ▶ High-density residential developments should be well served by public transportation and should be in close proximity to employment centers, amenities and shopping facilities.
- ▶ Activity areas should provide housing as one of the mixture of uses so as to support non-residential activities, minimize growth in auto use, and minimize negative impacts on air quality and energy use.
- ▶ Access to employment and activity centers should be improved in a manner consistent with commitments to provide a full range of travel modes and to protect living quality and promote

good urban design.

- ▶ Land use patterns and zoning should support effective public rapid transit, an efficient roadway system and alternative transportation modes.
- ▶ Applicants proposing zone change to more intense uses should substantially mitigate negative impacts on existing uses.
- ▶ A mixture of uses that assure the availability of neighborhood services and amenities that reinforce the role, identity and needs of the neighborhood should be encouraged.

Transit, Mobility and Parking

- ▶ Sidewalks and facilities for pedestrians are integral components of the transportation system. New roads and transit facilities should be designed to include pedestrian facilities. When existing arterials are reconstructed they should be furnished with sidewalks and pedestrian access to neighborhoods.
- ▶ The reuse of older structures and the revitalization and efficient development of commercial areas should be encouraged by promoting the creation of parking districts that will provide pooled, shared parking.
- ▶ Local streets not designated as collectors should serve neighborhood purposes and through traffic must be diverted from these streets whenever possible.

Urban Design

- ▶ A well-designed urban environment, promoting the use of designs and materials that reflect the community's culture and materials should be developed and maintained.
- ▶ All projects should be built to the highest urban design standards. New facilities should make a positive design contribution to the neighborhood and include facilities for bicycles, sidewalks, trees, medians, lighting, and other high-quality physical design features.
- ▶ View corridors and solar access should be provided or preserved wherever feasible and appropriate.

Commerce and Industry

- ▶ Both large and small businesses that meet economic and community criteria should be sought, retained and supported.
- ▶ Economic development programs should emphasize retention and expansion of existing businesses as well as attractive new businesses.

- ▶ The revitalization of older neighborhood commercial centers that provide shopping within walking distance to residences should be encouraged to assist the stabilization of older neighborhoods.
- ▶ Commercial development should be compatible in operation and design with the residential fabric and character of the neighborhood.
- ▶ Off-street parking facilities should be landscaped, designed and located in a manner that minimizes disruption and inconvenience to adjacent residential properties and streets.
- ▶ Deteriorated and declining business and shopping areas should be revitalized by rehabilitation or replacement with appropriate uses.
- ▶ Adjacent residential areas should be protected from the negative activities of shopping areas by adequate buffering and by ensuring that adequate off-street parking and circulation is provided.
- ▶ Strip commercial development in new areas should be discouraged and existing strip commercial developments should be redeveloped, restructured and landscaped.
- ▶ Linear business areas in older neighborhoods should be compatible with other buildings in the area, and should incorporate pedestrian orientation and buffering from adjacent residential uses. Operations should avoid negative impacts on surrounding residential areas of lights, hours of operation, noise, drive-in speakers, trash removal, deliveries, etc.
- ▶ Streetscaping and street amenities should be installed in revitalizing and new commercial areas.

Neighborhoods

- ▶ The existing stock of housing should be preserved and improved, especially encourage the rehabilitation and re-occupancy of vacant buildings.
- ▶ Subsidized housing should be designed to be compatible with surrounding housing and the character of the neighborhoods and should be located to promote economic and racial integration.
- ▶ The quality of the neighborhood should be preserved and improved. A focus of this effort should be to preserve and improve the existing stock of housing, including the rehabilitation and re-occupancy of vacant buildings.
- ▶ The character of stable residential neighborhoods should be preserved. Requests for rezonings on the periphery of stable residential neighborhoods should be evaluated to ensure that long-term stability is not threatened and the rezoning is compatible.

- ▶ Improvements in the condition of dwelling units and non-residential buildings should bring them into conformance with code requirements to improve living conditions and remove blighting influences from neighborhoods.
- ▶ Neighborhoods in which physical conditions are declining or inadequate should be stabilized and upgraded. The strategies used should be those that minimize adverse impacts on the socioeconomic composition of existing residents.
- ▶ Historic buildings and areas should be protected, and the destruction of any structures or landscapes, which are part of the area's historic fabric, should be discouraged.
- ▶ Compatible residential development on vacant sites within developed residential areas should be encouraged.
- ▶ Development should be compatible with and sensitive to the immediate environment of the site and neighborhood in terms of architectural design, scale, bulk and building height, historic character, orientation of the building on the lot, landscaping and visual integrity.

Blueprint Denver (2002)

Blueprint Denver: An Integrated Land Use and Transportation Plan is a citywide plan that outlines Denver's growth management and development strategy. Blueprint Denver divides the city into Areas of Change, where reinvestment and redevelopment is desirable, and Areas of Stability, where the existing land use and character should be maintained and enhanced.

Jefferson Park has both Areas of Change and Areas of Stability. The Areas of Change include:

The northern edges of the neighborhood, generally including the blocks along Speer Boulevard and the area between I-25 and Clay Streets, north of West 23rd Avenue; the southern edge of the neighborhood, generally between I-25 and Eliot Streets, south of West 22nd Avenue. The neighborhood commercial area at West 25th Avenue and Eliot Street is identified as a neighborhood center anchoring the western edge Area of Change from just south of West 24th Avenue to West 26th Avenue, between Federal Boulevard and Eliot Street.

These areas have great potential for reflecting the mixed-use nature of the historic land uses and offer opportunities to build upon those uses while embracing opportunities for reinvestment and change.

This Plan recommends amending the *Blueprint Denver* Areas of Change Map to add two areas in the neighborhood as the Areas of Change and to delete two other areas in the neighborhood from the Areas



Jefferson Park has both Areas of Change and Areas of Stability.

of Change. These proposed amendments are reflected on the Area of Change Map included in this Plan.

Jefferson Park also contains several Areas of Stability that provide the characteristic urban fabric that creates a strong sense of place. The Areas of Stability are:

The residential core of the neighborhood. This area generally includes the northwest end of the neighborhood between West 29th and West 27th Avenues, between Federal and Decatur; the center of the neighborhood between West 26th Avenue and West 23rd Avenue, between Eliot and Bryant Streets; and the southwest end of the neighborhood between West 22nd and West 20th Avenues, between Federal Boulevard and east of Eliot Street. Blueprint Denver also identifies River Drive as an Area of Stability.

Game Plan (2003)

The neighborhood is identified in this citywide parks and recreation plan, as an area posing a challenge for safe access to parks, and is also identified as a 'neighborhood of greatest need' for breathing space associated with public schools. However, it is also identified as an 'area with walkable access to parks', and receives the highest category ranking of acreage of parkland per capita, and exceeds the benchmark standards for baseball fields. However, it is well below the benchmark for soccer fields and is identified as falling below 75% of the national average for building square footage and lacking 1 to 3 core amenities in the 'area of recreation facility need' map. The plan also notes that both Speer and Federal Boulevard are designated parkways, and also identifies 23rd Avenue and Water Street as proposed 'green streets'.

Denver Bicycle Master Plan and Denver Bicycle Master Plan Update (1993 and 2001)

The City's *Bicycle Master Plans* identifies West 23rd Avenue / Water Street and Eliot Street / West 29th Avenue as "Grid Bike Routes"; West 26th Avenue / North Zuni Street as a "Neighborhood Bike Route"; and the Platte River Trail as an "Off-street Bike Route".

Pedestrian Master Plan (2004)

The Plan identifies the following as part of the City's "pedestrian route network": West 23rd Avenue, Water Street, West 29th Avenue, Speer and Federal Boulevards.

Stadium Area Plan (2001)

The Stadium District's *Stadium Area Plan*, adopted February 20, 2001, provides suggestions for improving the relationship between the stadium and the neighborhoods that surround it. This neighborhood plan has been coordinated to be compatible with the Stadium Area Plan.

Stadium Area Economic Analysis (1999)

The *Stadium Area Economic Analysis*, prepared by the Leland Consulting Group, surveys the commercial areas near the stadium and assesses their potential for growth. The Analysis points out the potential of these commercial areas for capturing a greater share of local retail spending, and suggests a variety of strategies to try and increase their market share.

Federal Boulevard Corridor Plan (1995)

The City's *Federal Boulevard Corridor Plan* contains recommendations pertaining to the construction and landscaping of a median in Federal Boulevard. The majority of this neighborhood plan is consistent with the Federal Boulevard Corridor Plan. However, since the time of the adoption of the corridor plan, the neighborhood has experienced some difficulties with access to businesses east of Federal Boulevard at West 25th Avenue, and is recommending in this plan that the median be cut to allow access across Federal Boulevard at West 25th Avenue.

The Platte River Valley (PRV) Subarea Zoning Standards

The PRV Zoning Standards identify the intended character and guidelines for the Diamond Hill subarea located within Jefferson Park.

Focus Neighborhoods

This neighborhood planning process was complemented by another initiative involving Jefferson Park called the *Focus Neighborhoods Initiative*. Jefferson Park was one of several neighborhoods included in this initiative, which was designed to address short term needs (approximately five years) centered primarily around safety, services, and neighborhood beautification. Many of the non-land use and transportation needs of the Jefferson Park community were considered as part of the Focus Neighborhoods program; this plan does not duplicate those efforts.



Neighborhood workshop

P L A N N I N G P R O C E S S

The Jefferson Park Neighborhood Plan Steering Committee was composed of thirteen citizens who were selected by the District City Council member to represent specific groups and entities that have interests in Jefferson Park. The Stakeholder groups represented on the Committee include: residents, both homeowners and tenants in rental properties; business owners; institutions; property owners; and representatives from the registered neighborhood association. The Steering Committee joined with City of Denver's Community Planning and Development Agency in an effort to garner neighborhood participation in the planning process and to produce a draft plan. The Steering Committee began the process in 2001 by identifying the most critical issues and developing a vision statement for the entire neighborhood. The Steering Committee subsequently hosted six public meetings at key milestones in the plan development process, and the Committee met over 28 times over a period of five years. Throughout the planning process, hundreds of individuals participated in dozens of meetings.

Prior to adoption as a supplement to the *Denver Comprehensive Plan 2000*, the draft neighborhood plan was further reviewed by representatives of City agencies and in public hearings by both the Planning Board and City Council. The Steering Committee will continue to advocate for the implementation of the plan and to monitor progress toward that end.



VISION



Jefferson Park Promenade—helping achieve the vision.

If the goals and recommendations of this plan are implemented, the following vision statement will be an accurate description of Jefferson Park in the not-too-distant future.

Vision

Jefferson Park will be a neighborhood that encourages diversity and is proud of its strong sense of community. Providing an inviting, safe, and comfortable urban environment for individuals and families from diverse cultural, social and economic backgrounds will be a valued characteristic of Jefferson Park. The neighborhood will be a vibrant and well-integrated blend of uses in a walkable environment.

The neighborhood's namesake park, Jefferson Park, one of the neighborhood's chief amenities will serve as a neighborhood center, attracting people in the area to outdoor and social activities. The former streetcar stop located at 25th Avenue and Eliot Street, which will be thriving with neighborhood retail and service businesses, will serve the community as a second neighborhood center. The everyday needs of residents and workers in Jefferson Park will be met by neighborhood commercial areas and institutions. The neighborhood will have a strong economic base which allows individuals and businesses to achieve a better standard of living.

Jefferson Park will be a vital neighborhood, with a complementary mix of uses. This variety of uses will provide benefits to the neighborhood and surrounding community by offering diverse employment and training opportunities, strengthening the employment and retail bases. This mix of uses also will reinforce the momentum of reinvestment in the neighborhood.

The neighborhood will contain a range of housing types, styles and price ranges, providing affordable accommodations to diverse groups of current and future residents. This range of housing options will be provided in a manner that is compatible with the desired character of the neighborhood. Educational and childcare facilities will be easily and safely accessible to neighborhood children of all ages.

The Jefferson Park neighborhood will have a distinctive character, through which its many physical assets will be celebrated and maximized, including:

- ▶ proximity and access to Downtown and the Platte Valley
- ▶ varied topography and views of Downtown
- ▶ existing historic buildings
- ▶ parks and open space

High quality new development will complement existing historical, architectural, geographical and cultural elements, and reinvestment will occur in a managed fashion. The existing properties will be cared for and well maintained by both public and private property owners.

Jefferson Park will include large public institutions such as Invesco Field at Mile High Stadium, Children's Museum, and Riverside Baptist Church. These institutions are well integrated into the community, and they will provide benefits to their hosting neighborhoods, including employment opportunities.

The infrastructure, from Jefferson Park's characteristic alleys to water and sewer, will all be meeting the needs of the community, and are well-maintained. The community of Jefferson Park will have open communications with city agencies and surrounding neighborhoods, and the resulting ongoing dialogue will be beneficial for all. The neighborhood will work to provide services and meet the needs of residents on an equal basis.

Neighbors will be invested in their community, and residents will enthusiastically participate in their community. The participation of residents of diverse cultures will make Jefferson Park one of the strongest neighborhoods in Denver.

Achieving The Vision

Plans are not regulatory tools. Plans provide a vision, which is a collective picture of a desired future and a roadmap for achieving that vision. Plans are implemented incrementally with the vision and goals providing common direction to a multitude of public and private undertakings. Part of the City process is to evaluate plan objectives and neighborhood conditions to determine if regulatory modifications are needed in order to facilitate the desired development.

Use of Plan Components

- ▶ It is expected that new development regulations will conform to plan goals and policies, as well as citywide plans. Because of the intensity of the challenges facing Jefferson Park and because the Areas of Change can anticipate significant redevelopment activity, it is recommended that regulatory tools incorporate the design principles. The urban design principles reflect design goals that encourage cohesiveness and compatibility with the existing and desired character of the neighborhood as well as excellence in urban design. They are not intended to restrict innovation, imagination, or variety in design.
- ▶ Developers and designers are expected to meet with neighborhood associations and with immediate neighbors to discuss their projects and to solicit input.
- ▶ Neighborhood groups are expected to give timely feedback based on adopted plans and to support



Zocalo Condominiums on Jefferson Park

development proposals that meet neighborhood goals. Neighborhood input on new development is expected to be consistent with plan goals and policies.



**PLAN — NEIGHBORHOOD
FRAMEWORK**



INTRODUCTION

The Framework looks at the neighborhood in the larger view and provides overall concepts that will guide its development. It addresses core issues and provides basic recommendations for the entire neighborhood. Many of the recommendations in this section are further defined in the subarea sections of this plan, so the subarea sections should be referenced and implementation should be consistent with the subarea goals.

Achieving The Vision

The adoption of this plan does not change the zoning. However, zoning is the primary land use regulatory mechanism and, thus, an important tool for implementing small area plans. The land use-related elements of a plan's vision statement are easiest to achieve when zoning reinforces the vision through its provisions for allowed uses and permitted structures. If a plan area's zone designations do not reinforce the plan vision, changing the zoning to be compatible is the primary implementation mechanism. It is essential, therefore, that rezoning applications be reviewed for their consistency with, and ability to help implement, adopted plans. When these regulatory changes are not accomplished in a timely manner, it is more difficult to achieve the vision.

The plan vision and goals must be a reference and a guide for any proposed rezoning within the plan area.

Urban Form

Zoning regulations alone do not necessarily achieve the desired urban form. Design review using adopted standards and guidelines can be enabled through zoning (or Landmark designation). The design principles provided in this plan may provide a basis for future design guidelines adopted as rules and regulations or provide direction for future form-based zoning initiatives. The goals and strategies remain advisory until adopted through a formal regulatory process. Individual property owners may also look to the plan for guidance.

There are several factors in Jefferson Park that make the consideration of neighborhood form and design in future regulations important. One of the factors justifying the extra attention is the area's location. Its close proximity to Downtown and its prominent topography combine to make Jefferson Park, most notably the edges, one of the most visible and therefore aesthetically important of Denver's neighborhoods. These characteristics, along with the neighborhood's access to Speer Boulevard and I-25, make it particularly attractive for development, creating greater development pressures on the area than other areas of the City.

Another reason for improved form-oriented regulations is the discrepancy between existing land use and the vision for land use, and the existing zoning in the neighborhood. The neighborhood contains both Areas of Change and Areas of Stability. The visions of *Blueprint Denver* for this area and the vision of this neighborhood plan will be nearly impossible to achieve without significant efforts addressing the R-3 zoning. The section of Jefferson Park that is characterized as an Area of Stability will not remain as such without these efforts. Similarly, the Areas of Change within Jefferson Park offer an exciting opportunity to help achieve the vision of *Blueprint Denver* through development, but only if parameters are set in place to help guide the development toward the scenarios in the vision, and to compensate for the mismatch between the vision and the existing zoning.



Jefferson Park is one of the most visible of Denver's neighborhoods.



The neighborhood should be buffered from the stadium and I-25

LAND USE / URBAN FORM / ZONING

Strengths

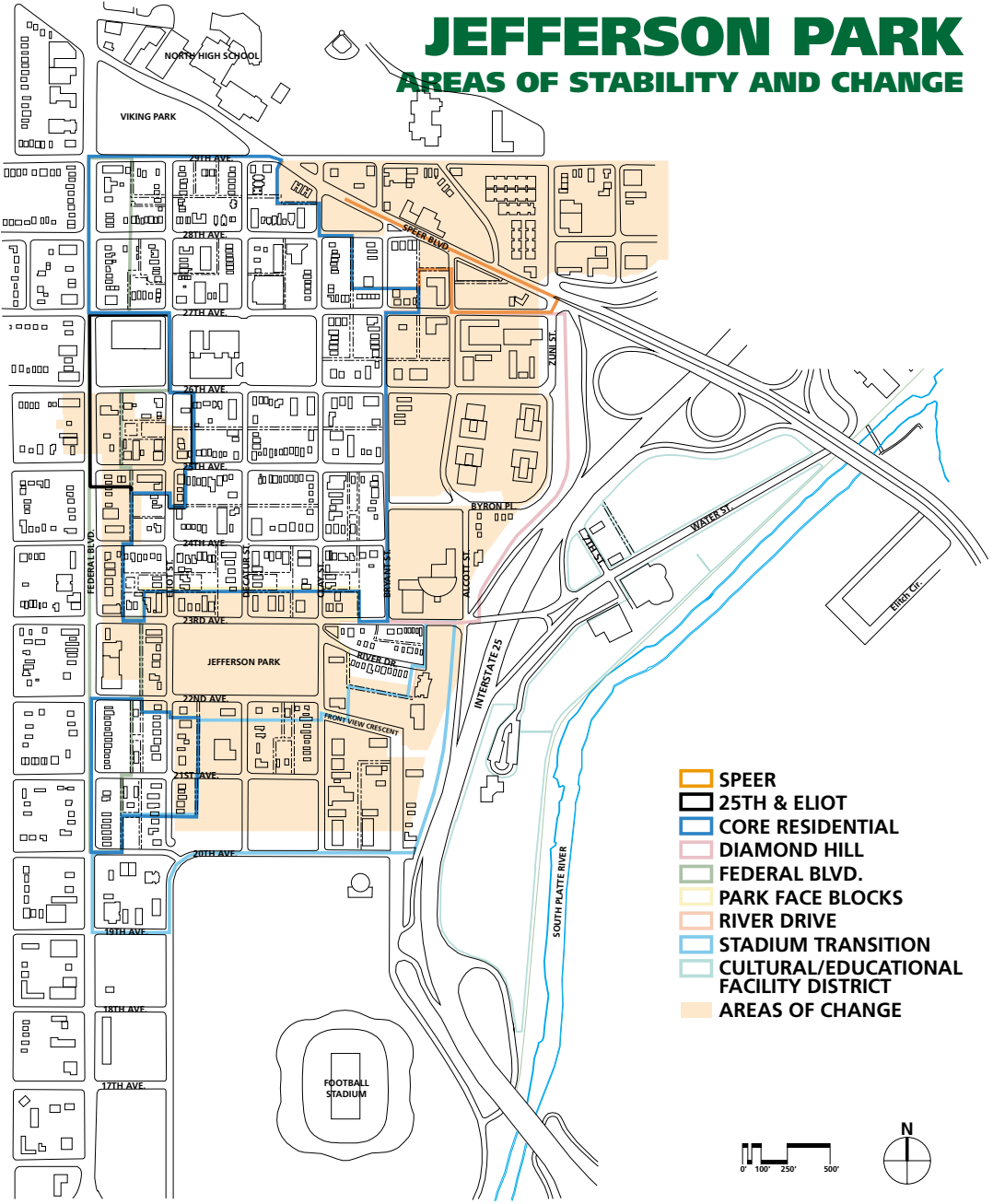
- ▶ Jefferson Park is a true mixed-use neighborhood, with a strong sense of community, provided in part by long-term residents.
- ▶ Jefferson Park's namesake park is centrally located and easily accessible to all residents.

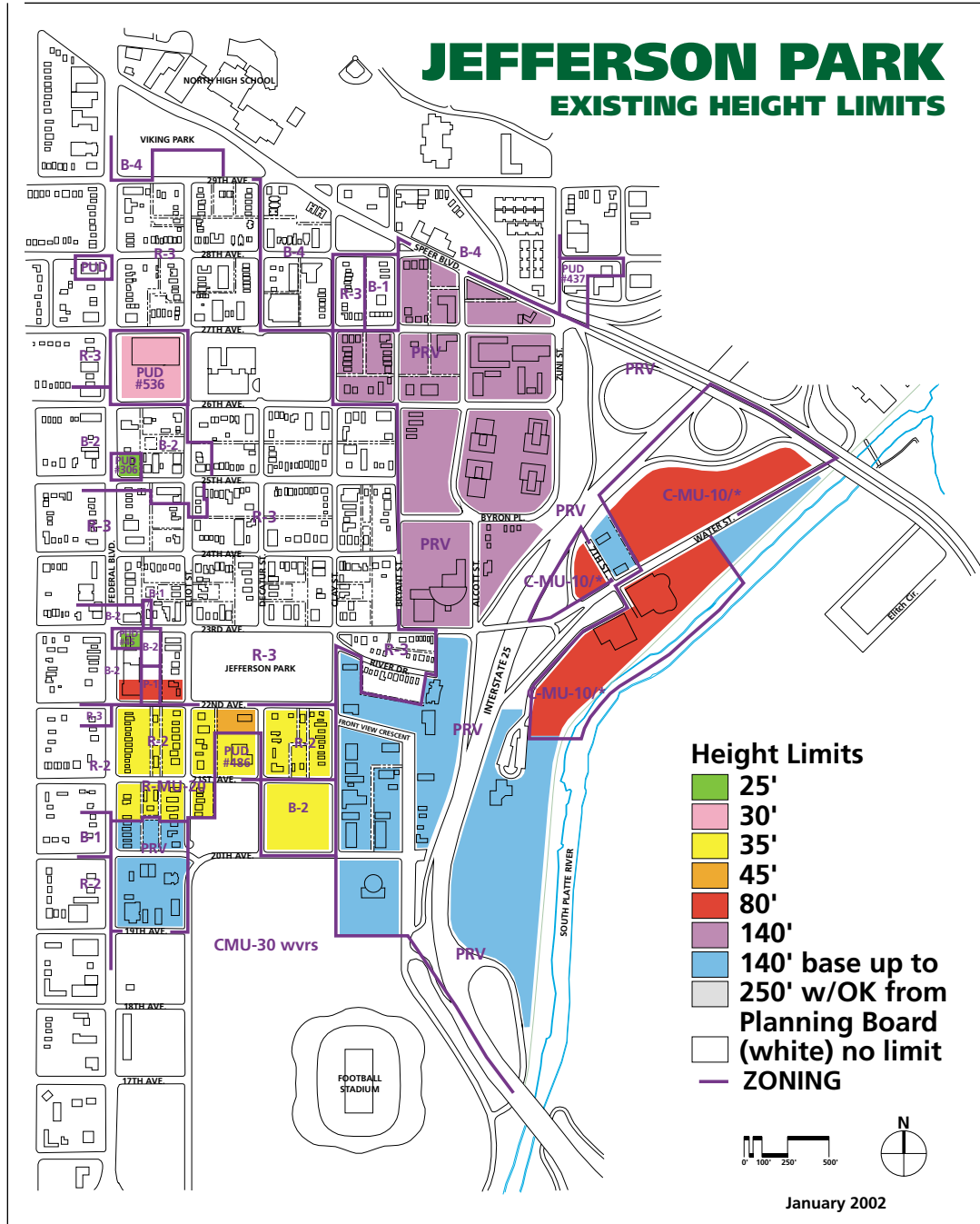
Issues

- ▶ Existing zoning does not match existing land use.
- ▶ The edges of the neighborhood are not clearly defined by a distinct transition in development form.
- ▶ Existing carriage lots are underutilized.
- ▶ There is concern that view corridors to the Central Platte Valley and Downtown through the neighborhood have been and will continue to be lost.
- ▶ There is a desire to strengthen the neighborhood with development that is consistent with the existing development in scale and character.
- ▶ Current zoning and available zone districts make it difficult to preserve the mix of single family and multiple family housing.
- ▶ The neighborhood should be buffered from the stadium and I-25.
- ▶ The intensity of the uses surrounding the neighborhood, such as Invesco Field at Mile High, which contrast with the historic, small-scale residential core of the neighborhood, creates a difficult parking situation.
- ▶ Viking Park is geographically part of the neighborhood but is not easily accessible.

JEFFERSON PARK

AREAS OF STABILITY AND CHANGE





- ▶ Jefferson Park currently is used primarily for passive recreation and has been a gathering place for illegal activities.
- ▶ Neighborhood alleys are poorly maintained, often unpaved and unlighted. These conditions are causing traffic and safety concerns in the neighborhood.

Goals

- ▶ Maintain and enhance the character and identity of the historic Jefferson Park neighborhood.
- ▶ Bring zoning into closer conformance with the existing land use and the land use vision.
- ▶ Preserve views to Downtown, emphasizing the topography of the neighborhood.
- ▶ Create focal points within the neighborhood. The primary focal point is Jefferson Park, and a secondary focal point is the neighborhood commercial area at West 25th and Eliot.
- ▶ Create a retail core for the neighborhood at West 25th and Eliot.
- ▶ Enhance residents' ability to work, shop and recreate within the neighborhood.
- ▶ Facilitate a sense of community through quality design.
- ▶ Maintain connections, walkability and the fine grain of the historic Jefferson Park neighborhood, as exhibited by the historic street pattern and alleys.
- ▶ Preserve and enhance a stable residential core.
- ▶ Accomodate new development in currently underutilized areas of the neighborhood.
- ▶ Balance neighborhood character preservation with the livability of the neighborhood and mobility needs when reviewing parking requirements of new development.

Recommendations

- ▶ The neighborhood association, with the assistance from Denver Community Planning and Development, should prepare an application for a map amendment that would add an OD-9 zone overlay district to the R-3 zoned portions of the Core Residential Subarea and Park Face Block.
- ▶ Neighborhood issues, analysis, and urban design principles will be provided for use in the City's efforts to rewrite the zoning code and create new zone districts that reflect the existing and desired conditions in Denver's inner-ring of neighborhoods.



View along West 23rd Avenue



Accommodate new development in currently underutilized areas of the neighborhood.

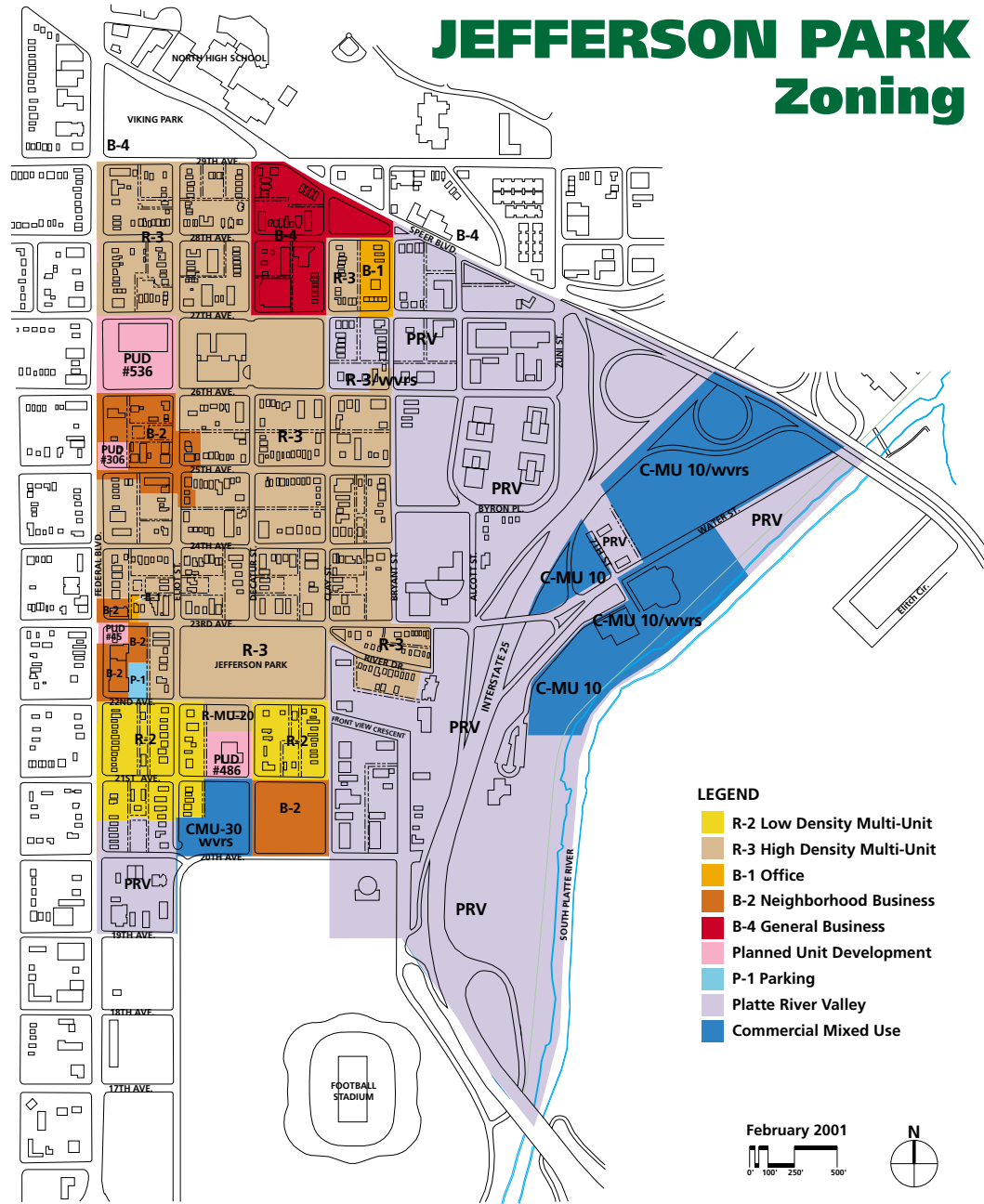
- ▶ As new zone districts are created through the rewrite of the new zoning code, consider rezoning the edges of the park to allow slightly greater height and density than R-2.
- ▶ Once these new or amended zone districts are available, the new zoning districts should replace the overlay districts.
- ▶ When property owners in the PRV-zoned areas along the eastern edge of the neighborhood seek amendments to begin the redevelopment process, these sites should be rezoned to one of the mixed-use zoning districts.
- ▶ Community Planning and Development will prepare a view preservation ordinance to protect the views toward Downtown from the west side of Jefferson Park.
- ▶ Preserve view corridors to the Central Platte Valley and Downtown along east-west streets.
- ▶ New development along neighborhood edges should be distinctive and reflect the neighborhood character. See character descriptions in the subareas of this plan.
- ▶ Designate areas for greater height and density of development along Speer where it will create strong neighborhood edges and buffer the core of the residential area.
- ▶ Investigate the possibility of obtaining a grant for research regarding the potential historic significance of several of the buildings in the neighborhood, including but not limited to: the Deliverance Tabernacle on West 25th Avenue, the building on the southeast corner of West 25th and Eliot, and the building on the southwest corner of West 25th and Eliot, and buildings on River Drive.
- ▶ Encourage new development to maintain and extend the grid pattern of streets throughout the neighborhood consistent with the subarea goals in this plan.
- ▶ Develop the potential of West 25th Avenue as the principal neighborhood corridor anchored at one end by the West 25th and Eliot neighborhood commercial area and at the other by redevelopment at Diamond Hill.
- ▶ Maximize the visibility and opportunities for increased use of carriage lots to increase their safety and encourage community use.
- ▶ Use pedestrian-friendly architectural and streetscape elements to help define neighborhood edges.

- ▶ Maximize opportunities to create public social spaces. Possibilities include:
 - Enliven pedestrian areas with streetscaping at West 25th and Eliot with the addition of wide sidewalks, street trees, pedestrian lights and street furniture.
 - Enhance public spaces and amenities in Jefferson Park.
 - Consider the addition of a plaza area for gatherings in or adjacent to Jefferson Park, or within the West 25th and Eliot commercial area.
- ▶ Encourage planting of street trees in the right-of-way to reinforce the traditional street patterns.
- ▶ Pave, light and maintain alleys for increased safety and improved appearance.
- ▶ Direct high-density development toward the neighborhood's perimeter, not its center.
- ▶ Any parking analysis being conducted for new development or redevelopment needs to carefully weigh the tradeoff between neighborhood character and livability.
- ▶ Create gateway monuments or markers at the following locations:
 - Speer Boulevard and Zuni
 - 29th Avenue and Federal Boulevard
 - 25th Avenue and Federal Boulevard
 - Alcott and 23rd Avenue



Opportunities exist for redevelopment that is consistent with existing development in scale and character.

JEFFERSON PARK Zoning



- LEGEND**
- R-2 Low Density Multi-Unit
 - R-3 High Density Multi-Unit
 - B-1 Office
 - B-2 Neighborhood Business
 - B-4 General Business
 - Planned Unit Development
 - P-1 Parking
 - Platte River Valley
 - Commercial Mixed Use

February 2001



HOUSING

Strengths

- ▶ Jefferson Park offers a wide variety of single and multi-family housing options for both renters and homeowners across a broad price spectrum.
- ▶ Jefferson Park has strong areas of single-family residential housing which contribute substantially to the character of the neighborhood.
- ▶ Jefferson Park values its historic buildings, many of which are single-family residences.

Issues

- ▶ The primary housing concern centers on the possibility of losing a diversity of people in the neighborhood. Market pressures for redevelopment could result in additional displacement of the elderly and lower income residents, many of whom are long term residents.
- ▶ The diversity of housing options within Jefferson Park is threatened by development pressures.
- ▶ There are many poorly maintained properties in Jefferson Park.
- ▶ There is a lack of information among residents regarding tenants rights.
- ▶ Some poorly maintained properties provide affordable housing. However, if investments are made in these properties it can lead to displacement, due to increased rent or sales prices. Code enforcement can result in building closure.
- ▶ Rents are increasing faster than wages or income in Jefferson Park.
- ▶ Over time, given anticipated related increases in property values, some current residents may not be able to afford to stay in the neighborhood due to increasing property taxes.



Jefferson Park has strong areas of single-family housing.

- ▶ There is a perceived threat to the neighborhood’s single-family character and to the historic buildings of Jefferson Park from encroaching development and from lack of maintenance.
- ▶ Existing vacant lots of less than 6,000 square feet are challenging to redevelop.

Goals

- ▶ Maintain a wide variety of well-maintained housing options including substantial numbers of affordable units for sale or rent without compromising quality.
- ▶ Keep and upgrade as many of the existing single-family structures as possible, and in sections of the neighborhood where conditions preclude retention of existing structures, encourage replacement with town homes or other development in character with the neighborhood.
- ▶ Maintain the availability of multi-family affordable housing in the neighborhood.

Recommendations

Investigate the following options to address housing issues. Note that many of these options require a citywide response.

- ▶ Multi-family rehabilitation with requirement that units stay affordable.
- ▶ Code enforcement in severe code violation situations.
- ▶ Partnership between the neighborhood and a non-profit to buy properties and enroll in low-interest loan programs to maintain some of the multi-family housing as affordable. This could help offset potential gentrification.
- ▶ Start a property manager/owner training program for Jefferson Park to address property management problems.
- ▶ A new apartment inspection and licensing program.
- ▶ Encourage housing developers to take advantage of bond programs, tax credit programs, or other incentives for the development of affordable housing units, such as the following (these incentives are typically applied to projects over 100 units in size):
 - Low-income housing tax credits through Colorado Housing Finance Authority (CHFA)
 - Private Activity Bonds

- ▶ Investigate the possibility of the following to address displacement issues:
 - Work with the City to take advantage of the Multi-Family Rental Program.
 - If new development occurs in the neighborhood, encourage mixed income housing.
 - Provide home ownership assistance to renters through educational efforts about programs for down payment and closing cost assistance.
 - Provide information to property owners about owner-occupied single-family rehabilitation programs available through Denver Urban Renewal Authority to address property maintenance issues.
 - Make educational materials available regarding Tenants Rights with assistance from resources such as ACORN and Legal Aid.



MOBILITY

Strengths

- ▶ Jefferson Park is well located for access into Downtown and onto I-25.
- ▶ An opportunity exists to focus attention on the new pedestrian “promenade,” which has unusually good views of Downtown/Central Platte Valley, linking Speer Boulevard pedestrian/bike paths to the new pedestrian/bike path along the new I-25 slip ramp.

Issues

- ▶ Extensive areas of surface parking are detrimental to the neighborhood.
- ▶ The stadium creates major traffic and parking impacts on the neighborhood.
- ▶ Access to neighborhood businesses on West 25th Avenue is difficult due to the median on Federal.
- ▶ Speer is not a pedestrian-friendly corridor.
- ▶ Traffic often moves too quickly along Eliot creating a dangerous pedestrian situation.
- ▶ Crossing West 26th Avenue is perceived by the neighborhood as dangerous for pedestrians due to high traffic speeds and volume.
- ▶ The intersection of Speer Boulevard and West 29th Avenue is dangerous for pedestrians. Improvements to this intersection are recommended in the Pedestrian Master Plan (Project #31).
- ▶ The intersection of West 23rd Avenue and Bryant is dangerous for pedestrians, and is frequently the location of accidents involving parked cars. Improvements to this intersection are recommended in the Pedestrian Master Plan (Project #38).
- ▶ Traffic often moves too quickly along eastbound West 23rd Avenue.
- ▶ Transit service is inadequate or inconvenient in two areas:

- Along Federal Boulevard: Transfer is required at Colfax Avenue to travel north-south along Federal Boulevard.
- Connections are lacking between Jefferson Park and popular local destinations such as Downtown, Auraria, Mile High Stadium, Human Services on Federal, West Side Health Clinic, and West 32nd Avenue retail.

Goals

- ▶ Alleviate impacts created by parking needs of stadium.
- ▶ Increase the neighborhood's pedestrian friendly environment.
- ▶ Improve mobility within the neighborhood.
- ▶ Improve access to the neighborhood from Federal Boulevard.
- ▶ Improve bicycle and pedestrian connections to the neighborhood.
- ▶ Improve transit service to better serve Jefferson Park residents.

Recommendations

- ▶ The neighborhood should work with the City to initiate a traffic study that will address several specific areas of concern for pedestrian safety, including the streets immediately adjacent to the Park and the intersections along West 26th between Federal and Zuni.
- ▶ Explore the positives and negatives of opening the median on Federal Boulevard at West 25th Avenue to allow access to the commercial area at West 25th and Eliot.
- ▶ Create pedestrian friendly improvements along Speer Boulevard between Zuni and Federal Boulevard, including wider sidewalks and tree lawns and street trees. Improvements to this intersection are recommended in the Pedestrian Master Plan (Projects #31 and #32).
- ▶ Enforce speed limits along West 23rd and West 25th Avenues and Eliot Street for increased safety.
- ▶ Make improvements along West 23rd Avenue to ensure the safety and comfort of pedestrians and bicyclists and to enhance livability along this important connection between northwest Denver and Downtown.
- ▶ Create a clear, continuous and safe walkway and bicycle route between the Jefferson Park neighborhood and the Platte Valley along West 23rd Avenue. Recent action that has been taken to



When the bridge over I-25 is rebuilt, provide wide sidewalks, or a raised sidewalk, and a wider bike lane.

accomplish this includes striping the parking edge lines along West 23rd Avenue between Federal Boulevard and I-25. Long term, when the bridge over I-25 is rebuilt, provide wider sidewalks, or a raised sidewalk, and a wider bike lane.

- ▶ Continue to seek enhancements and better connections to the Jefferson Park Promenade.
- ▶ Work with the Regional Transportation District (RTD) to create a through service connecting north and south Federal Boulevard.
- ▶ Work with RTD to investigate the possibility of improved bus service connecting Jefferson Park with Downtown, Auraria, Invesco Field at Mile High Stadium, Human Services office on Federal Boulevard, West Side Health Clinic, and West 32nd Avenue.
- ▶ Improve the pedestrian crossing at West 29th Avenue and Speer Boulevard. Improvements to the pedestrian crossing at West 29th and Speer Boulevard intersection are referenced in the Pedestrian Master Plan (Project #31).

Achieving the Vision

The adoption of this plan does not provide funding for operational or capital projects. Capital projects, such as street improvements or the construction of sidewalks, can be funded by the City through its capital improvements program, by property owners through districts, or by private sources as development occurs. In all cases, funding of projects is a process separate from plan adoption. Funding availability, timing, and a fixed amount of street right-of-way are constraints to achieving the vision and goals.

COMMUNITY FACILITIES

Strengths

- ▶ The Jefferson Park neighborhood is well served by parks, including Gates-Crescent, Fishback Landing, and Jefferson Parks within the neighborhood, as well as the immediately adjacent Viking Park. Jefferson Park has five acres and contains a basketball court, a barbecue grill, a playground, a picnic shelter, picnic tables and restrooms. Gates-Crescent Park has a bicycle/pedestrian connection to the South Platte River Greenway, fishing, and a sand volleyball court. Fishback Landing has natural vegetation and a connection to the Greenway. Viking Park contains a flower garden and picnic tables.
- ▶ The neighborhood is home to two successful child care and youth facilities: Head Start at West 28th Avenue and Clay Street, and Family Star Early Head Start Child Development Center at West 22nd Avenue and Federal Boulevard.
- ▶ Several churches are located within or adjacent to the neighborhood, offering a variety of worship opportunities.
- ▶ Though the Jefferson Park neighborhood doesn't have its own neighborhood branch library, the neighborhood is adequately served by the Woodbury Branch Library at Federal Boulevard and West 32nd Avenue.

Issues

- ▶ The vacant field adjacent to the Career Education Center (CEC), a Denver Public School facility, located at West 26th Avenue and Eliot Street, is underutilized.
- ▶ The lack of a neighborhood elementary school within the boundaries of Jefferson Park requires Jefferson Park's elementary school-age children to cross Speer Boulevard to attend Valdez Elementary school located at 2475 West 29th Avenue.
- ▶ Pedestrian connections to and from Jefferson Park are difficult because of traffic volumes and speed.



Riverside Baptist Church has a strong presence in the neighborhood.

- ▶ Pedestrian connections to and from the nearby recreation centers (Rude Recreation Center located at 2855 West Holden Place in Sun Valley and Ashland Recreation Center, located at 2950 Fife Court in Highland) are difficult. The Stadium and its adjacent parking, and West Colfax Avenue are barriers to the Rude Recreation Center, and Speer Boulevard is a barrier to the Ashland Recreation Center.
- ▶ Despite the presence of several large educational and cultural institutions in the neighborhood, there is a need for expanded opportunities for job training and community activities.

Goals

- ▶ Increase the availability of the CEC field for use by Jefferson Park residents.
- ▶ Improve pedestrian safety at intersections used by school children to and from school.
- ▶ Improve pedestrian safety and connections to the Ashland and Rude Recreation Centers.
- ▶ Expand opportunities of Jefferson Park residents for job training and community activities.

Recommendations

- ▶ Work with Denver Public Schools to facilitate the shared use (by the neighborhood residents and the CEC patrons) of the CEC field at West 26th Avenue and Eliot Street.
- ▶ Improve bicycle / pedestrian connections between Jefferson Park and nearby Ashland recreation center. Coordinate with the Department of Public Works to investigate intersection safety improvements for the intersection of Speer Boulevard and Zuni Street to facilitate access to the Ashland Recreation Center north of Speer Boulevard.
- ▶ Work with Denver Public Schools and Riverside Baptist Church to investigate ways to increase opportunities for job training and community activities for Jefferson Park residents.



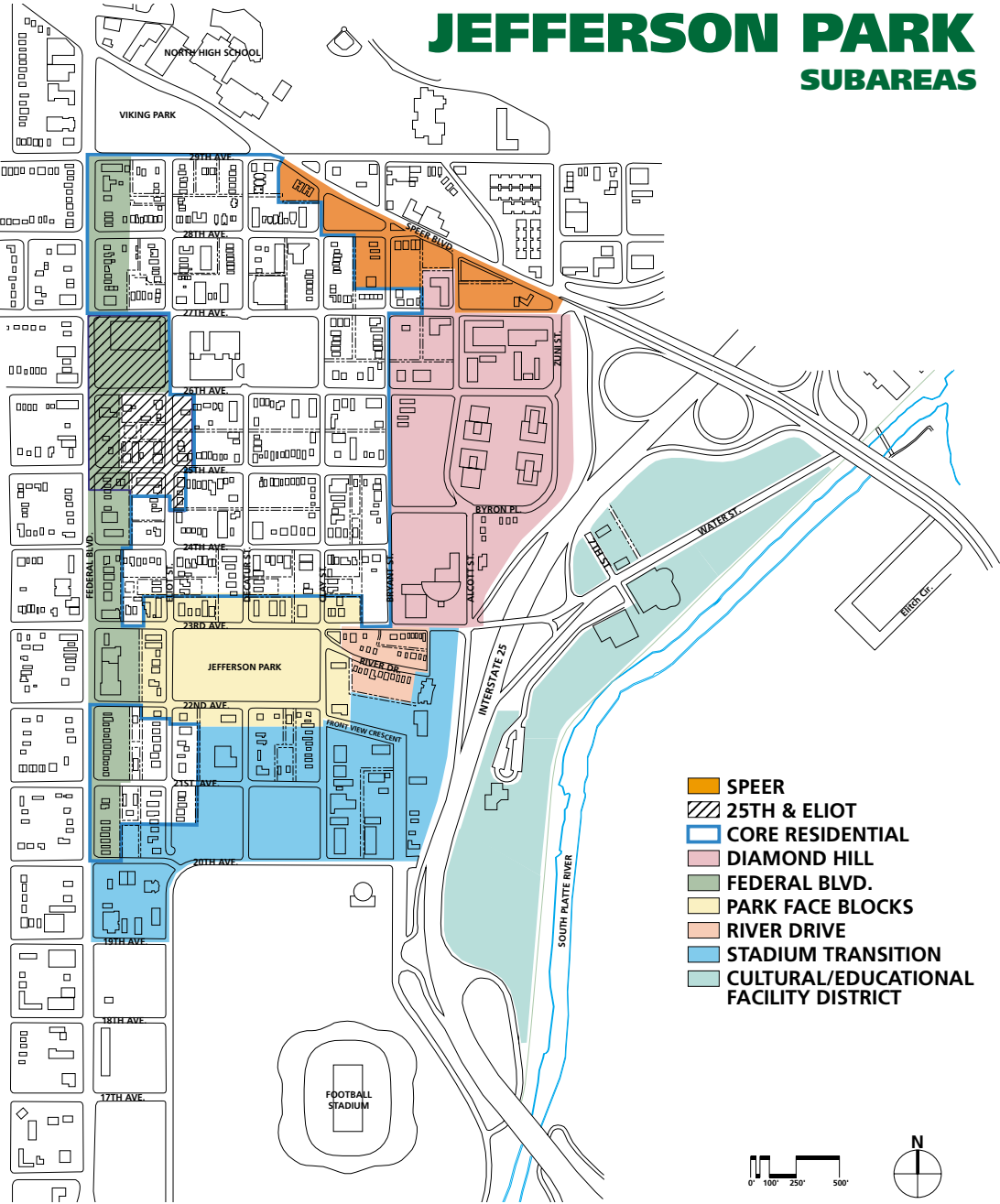
P L A N — S U B A R E A S



INTRODUCTION

The plan identifies nine sub-areas with relatively distinct characteristics. It acknowledges that boundaries between the sub-areas are not absolute and that characteristics overlap sub-area boundaries. The sub-area plans present issues and goals that are supplemental to those presented in the Framework Plan.

JEFFERSON PARK SUBAREAS



- SPEER
- 25TH & ELIOT
- CORE RESIDENTIAL
- DIAMOND HILL
- FEDERAL BLVD.
- PARK FACE BLOCKS
- RIVER DRIVE
- STADIUM TRANSITION
- CULTURAL/EDUCATIONAL FACILITY DISTRICT





2800 block Decatur



Architectural diversity

CORE RESIDENTIAL SUBAREA

If the goals and recommendations of this plan are implemented, the following vision statement will be an accurate description of the Core Residential Subarea.

Vision

The vision for the Core Residential Subarea includes a large, well maintained, residential area that will provide a wide variety of housing types for both owners and renters. Renovation and new development will reflect the existing architectural character of this traditional Denver neighborhood. New development of either single-family or multiple units will be 2-3 stories tall. Garages will be accessed from alleys where possible, keeping the fronts of homes inviting and safe for pedestrians and neighborhood activities. Carriage lots, a unique asset for Jefferson Park, will have developed in a variety of ways including community gardens, pocket parks, and some paved courts for games, and will be well used by all residents.

Current Conditions

The heart of the Jefferson Park neighborhood is residential, divided into 3 major districts, providing a variety of housing types including single-family, duplex, row houses and apartments. The current zoning is R-2 (medium density residential) and R-3 (high-density residential). The R-3 zoning allows significant increases in the intensity and types of development within the neighborhood. However, *Blueprint Denver*, describes most of this section of Jefferson Park as an Area of Stability.

Strengths

- ▶ Existing diversity in architectural style, scale and size of buildings, building materials, and natural topography of area.
- ▶ Active recreational use of space in front of homes (public right-of-way & front setback) that contributes to a strong sense of community.

- Opportunity exists under current zoning, as well as under recommendations contained in this plan, for increased density that can further enhance the variety of housing options available in the residential sub-area.

Issues

- There are no mechanisms in place for either discouraging demolition of significant structures or for guiding redevelopment to be consistent and complementary with the neighborhood character.
- Many existing multi-family buildings do not work well for families with children due to enclosed corridors and a corresponding lack of street orientation (porches, front yards), lack of maintenance, and no open space or play area.
- There is concern about new development not reflecting the architectural scale and character of the existing neighborhood.
- Existing zoning is incompatible with existing low to moderate density land uses.
- The unlimited height allowed in the R-3 zone is incompatible with the existing moderate density residential character.
- Pedestrian safety is a concern throughout residential areas.
- Some of the alleys are neither paved nor maintained.

Goals

- Maintain and enhance the single-family character and use of the historic Jefferson Park neighborhood core.
- Preserve and enhance the traditional neighborhood pattern of streets, alleys and carriage lots.
- Enhance livability of the neighborhood and each new development.
- Preserve the pedestrian orientation and scale of the neighborhood core.
- Preserve and enhance the livability and traditional pattern of the residential core through designs that place “eyes on the street”, increasing safety and security in the public realm.
- Encourage redevelopment that provides a variety of housing options.

Recommendations

- Encourage new infill construction and renovations to existing structures that are complementary and compatible with the residential character and enhance the feeling of community existing in the neighborhood.
- Support efforts to change the R-3 Zoning. Possible options include:
 - Create a new zone district that provides the scale and density for new development to be



Carriage lots are a potential asset



DPS Career Education Center

- compatible with the character of the neighborhood.
- Rezoning to R-2. This would be an appropriate tool for the 2000 block of Federal, for example, which is zoned PRV.
- Overlay District 9 designation. This would limit height to 35', which is consistent with the recommendations for these subareas.
- Other recommendations developed from the citywide R-3/R-4 study currently underway.
- ▶ Maintain and improve existing residential uses and all historic and architecturally significant structures.
- ▶ Sensitively, but systematically enforce the environmental code.
- ▶ Reinvestment is encouraged in the residential area.
- ▶ Any changes to the streetscape and buildings through redevelopment will further create a pedestrian-friendly environment that reinforces the neighborhood character.
- ▶ Develop carriage lots to be attractive, safe areas that are an asset for the neighborhood.
- ▶ Encourage designs and uses that place "eyes on the street" increasing safety and security in the public realm. Front porches, front windows, front yards, and visibility to carriage lots and alleys are examples.
- ▶ Establish the residential core subarea as a priority area for alley paving projects.

RIVER DRIVE SUBAREA

If the goals and recommendations of this plan are implemented, the following vision statement will be an accurate description of the River Drive Subarea.

Vision

The vision for the River Drive Subarea includes its enhancement as an important and unique part of the residential core of Jefferson Park. It will continue to have a unique physical character due to the curving street layout, topography and architecture. Property owners will respect and value this uniqueness and will have taken steps to preserve its character, carefully renovating and enlarging their homes in ways that enhance the historic character of this small area. New development on vacant sites will have occurred in a manner that respects the historic character of the neighborhood.

Current Conditions

River Drive and West 23rd Avenue have a concentration of homes identified in the 1976 neighborhood plan as having potential for a Denver Landmark District. Research would have to be undertaken to determine if the area meets two of the three categories (history, architecture, geography) required for Denver Landmark Districts. A visual inspection reveals an area that is unique within Jefferson Park and one where any redevelopment should be carefully designed to enhance this unique setting. The current R-3 zoning provides no protection for the existing character and allows development of greater density. If we are to achieve the vision of Blueprint Denver, which identifies this as an Area of Stability, we need to identify a regulatory mechanism that will allow this area to remain a stable residential area.

Strengths

- This is a residential area with an unusual mix of architectural styles that may have potential as a Denver Landmark District.



River Drive residential



Typical window proportions

- ▶ Unique topography and curvilinear street layout

Issues

- ▶ The R-3 zone allows development that could be very different in scale and character than the existing residential development.
- ▶ On-street parking is very limited. Residents compete with restaurant patrons for space.

Goals

- ▶ Preserve and strengthen the predominantly historic residential character of this area and ease potential development pressures.

Recommendations

- ▶ Support efforts to change the R-3 Zoning. Possible options include:
 - Rezoning to R-2. Consideration of the appropriateness of the R-2 should consider whether the uses, minimum lot size, front and side yard setback, and bulk plane standards in the R-2 may be more restrictive than the existing conditions in the neighborhood and may result in creating non-conforming structures and uses.
 - Overlay District 9 designation. This would limit height to 35', which is consistent with the recommendations for these subareas.
 - Other recommendations developed from the citywide R-3/R-4 study currently underway.
 - Investigate potential as Denver Landmark District.
- ▶ Maintain single-family character. New infill should be compatible with the historic buildings.
- ▶ Enforce the maintenance of vacant land and public rights-of-way.
- ▶ Encourage designers of new development to use massing, materials, and detailing that reflect and enhance this unique sub area.
- ▶ All new/redevelopment projects must comply with standard zoning parking regulations.
- ▶ View corridor to Downtown from River Drive should be provided and preserved through any redevelopment of the Baby Doe's restaurant site.
- ▶ New development should take advantage of the opportunity for walkout lower (basement) level created by slope of the land.
- ▶ Any new development increasing density from the existing single-family level should be directed to West 23rd Avenue.

PARK FACE BLOCKS SUBAREA

If the goals and recommendations of this plan are implemented, the following vision statement will be an accurate description of the Park Face Block Sub-area.

Vision

The vision for the Park Face Blocks Subarea includes the Park functioning as the cultural heart of the neighborhood. The streets surrounding the Park will be lined with a variety of town homes, condominiums, apartments and single-family homes all sharing views into a beautiful urban oasis. The Park will serve as a true community gathering spot, hosting family picnics, casual games and occasional concerts or performances. The Park perimeter will be defined by development that is of a greater density than the core residential subarea with buildings of up to 45' high on the blocks facing the north, south and west sides of the park, and up to 35' height on the blocks facing the east side of the park. The former police station site will have been redeveloped into affordable housing and a small police substation.

Current Conditions

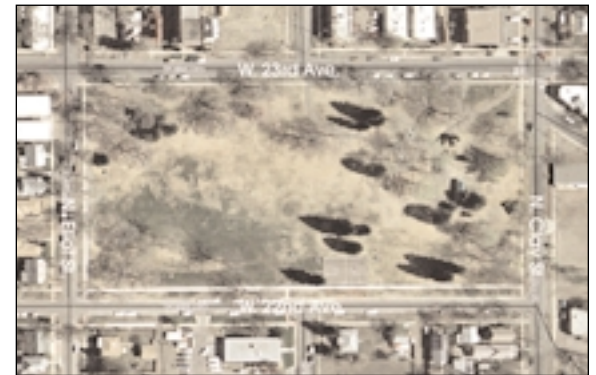
- ▶ This sub area consists of the sides of the blocks facing Jefferson Park. Development around the Park is primarily residential. The Park and the land around it slope dramatically down from the west and north to the south and east. The west side of the Park provides significant views of Downtown. New residential development is either recently completed or underway on the north and south edges of the Park.

Strengths

- ▶ The sub area benefits from direct/easy physical access and views of a large beautiful neighborhood park.
- ▶ Many locations have views of the Downtown Denver skyline.



Parkside residential



Parkside residential



View from Jefferson Park



Potential Redevelopment site

- ▶ These face blocks have historically been predominantly residential, which is consistent with the neighborhood’s desired future use in the sub area.

Issues

- ▶ The height of new development around the Park, has the potential for blocking views to Downtown Denver.
- ▶ Building heights on the south side of the Park are limited by current zoning.
- ▶ There is a perceived lack of pedestrian safety for travel to and from the Park. Cars are perceived as speeding along West 23rd Avenue and pedestrians must cross at unprotected intersections.

Goals

- ▶ Improve pedestrian safety, particularly for children, traveling to and from the Park.
- ▶ Preserve the view of Downtown Denver from the west side of Jefferson Park.
- ▶ Increase activity in the Park.
- ▶ Increase safety and reduce illegal activity in the Park.
- ▶ Maintain and support continued residential uses around the Park.

Recommendations

- ▶ Investigate a zoning change to a zone district or a combination of zone district and overlay district, which allows development of the park perimeter that is of a greater density than the core residential subarea with buildings of up to 45’ height on the blocks facing the north, south and west sides of the park, and up to 35’ height on the block facing the east side of the park.
- ▶ Pursue a view plane preservation ordinance preserving the view of Downtown Denver from the west side of Jefferson Park.
- ▶ Enforce speed limits on streets surrounding the park.

- Work with Public Works Transportation to address a variety of traffic issues and perceived pedestrian safety problems. This effort should consider the possibility of traffic calming measures to slow auto traffic and facilitate pedestrian comfort on the streets around the Park.
- Improve Park safety by increasing activity in the park and providing an opportunity for additional housing facing the park.



West 25th & Eliot



Deliverance Tabernacle on Eliot Street

NEIGHBORHOOD COMMERCIAL SUBAREA — WEST 25TH & ELIOT

If the goals and recommendations of this plan are implemented, the following vision statement will be an accurate description of the Neighborhood Commercial Subarea.

Vision

The vision for the neighborhood commercial subarea includes older buildings that will have been carefully restored and vacant lots developed in a manner that reinforces the historic character of this small neighborhood commercial district. Apartments on upper levels will provide reasonably priced housing close to jobs. Improvements will have been made for pedestrian safety at West 25th and Eliot. A carriage lot will now provides off street parking for businesses and a community center on West 25th will provide a neighborhood gathering spot. Jefferson Park residents will come to this area for everyday shopping and people from outside the neighborhood will know they can find unique restaurants and goods not available elsewhere in the City.

Current Conditions

This subarea currently includes commercial space which is both pedestrian and auto oriented. The Safeway draws business from both Jefferson Park and the larger northwest Denver neighborhood, but is disconnected from the rest of the commercial area. The commercial area along West 25th is scaled to appeal to neighborhood pedestrian use. The commercial properties in this area have not been developed to their full potential.

Strengths

- ▶ Location: Adjacency to Federal Boulevard enables customers from outside the neighborhood to reach businesses without bringing additional traffic into neighborhood streets and it is a short walk

for most Jefferson Park residents

- ▶ Architectural character: the existing buildings along West 25th are examples of older commercial buildings that have large expanses of shop windows at street level and interesting architectural detail.
- ▶ This is an ideal location for a mix of first floor retail with upper levels of residential reinforcing this as a center of community activity.
- ▶ Existing residential buildings have potential for commercial uses
- ▶ Potential location for special community celebrations.

Issues

- ▶ Vehicular access to this area is currently limited by the continuous median on Federal.
- ▶ Structures and streetscape are in need of renovation and maintenance.
- ▶ Pedestrian safety is a concern along both West 25th and Eliot.
- ▶ Neighborhood services are lacking.

Goals

- ▶ Strengthen the neighborhood retail center to support the neighborhood as a self-contained community with a healthy activity center.
- ▶ Maintain the historic character of the neighborhood center, which was an early Denver trolley stop.
- ▶ Encourage redevelopment of vacant and underutilized properties.
- ▶ Strengthen the identity of the neighborhood through the retail district.
- ▶ Encourage additional development to provide the critical mass required for a sustainable retail center.
- ▶ Improve and maintain visual and pedestrian connections between the Safeway retail area and the West 25th and Eliot retail area.
- ▶ Encourage pedestrian connections to adjoining neighborhoods and all sections of the Jefferson Park neighborhood.
- ▶ Minimize impacts of new development, redevelopment, and new uses on the residential core of the neighborhood.

Recommendations

- ▶ Encourage new construction to be mixed use with residential and retail.
- ▶ Maintain the historic commercial buildings at West 25th Avenue and Eliot Street.

- ▶ Investigate the possibility of obtaining a grant for research regarding the potential historic significance of several of the buildings in this subarea, including: the Deliverance Tabernacle on West 25th, the building on the southeast corner of West 25th and Eliot, and the building on the southwest corner of West 25th and Eliot.
- ▶ Investigate the availability of funding, including City participation, for the purchase of properties in this subarea and subsequent assistance in attracting developer interest for the area's successful redevelopment.
- ▶ Given the unique opportunity for parking in the middle of the block between West 25th and West 26th Avenues, we recommend that the neighborhood work with the property owners to explore the possibility of using the carriage lot and parking lot for parking for commercial uses in this block.
- ▶ Encourage shared parking agreements between property owners.
- ▶ Explore the positive and negative aspects of opening Federal Boulevard at 25th Avenue to allow improved vehicular access to this neighborhood commercial district and to allow access for emergency vehicles.
- ▶ Develop business areas in a manner that encourages small independent businesses and pedestrian and transit friendliness, reinforces the character of the area and buffers adjacent residential uses.
- ▶ Create a walkable neighborhood by providing active pedestrian-oriented uses on the ground floors of commercial, residential and mixed-use projects, generous sidewalks, enhanced streetscaping, and building design with human scale and detail.
- ▶ Improve pedestrian safety at West 25th and Eliot.
- ▶ As renovations or redevelopment projects are proposed ensure that site design makes access to retail centers safe, convenient and inviting for pedestrians and bicyclists as well as vehicles.
- ▶ Establish the adaptability and potential for long-term vitality of the neighborhood by ensuring that retail center sites are developed in a manner allowing evolution to more intense and dense uses over time. For example, floor heights should accommodate conversion to commercial uses, and site plans should reflect adequate flexibility for more intense uses in the future.
- ▶ New buildings in this area should be compatible in scale and character with existing buildings.
- ▶ On street parking and bus stops are expected to be retained in this area.
- ▶ Allow either residential or commercial use in existing residential properties.
- ▶ Commercial uses in existing residential buildings should retain the character of a residential structure.
- ▶ Encourage pedestrian-scale, mixed-use development between Federal and Eliot, north of the alley between West 25th and West 26th Avenues.

- Encourage building owners to pursue a marketing study to determine business uses that would be feasible in this location.
- In the short-term, encourage the establishment of an association of business and property owners to work together to improve the area.
- Long-term, encourage the establishment of a Special District for the installation and maintenance of streetscape improvements, particularly along West 25th Avenue, and for marketing businesses.
- Investigate the possibilities for a zoning change in this subarea to a zone district which includes uses allowed in B-2 zoning, but which also guides the form of new neighborhood commercial construction, and allows buildings of up to four stories tall.
- Investigate the possibility of expanding the business zoning to include the southeast corner of West 26th Avenue and Eliot Street as a beneficial extension of the commercial core. Investigate reducing parking requirements in order to facilitate business location in this area.
- Seek funding to improve and strengthen existing businesses.
- Encourage neighborhood reinvestment by existing business owners.
- Enhance the visual appearance and image of local businesses by encouraging façade and streetscaping improvements, where possible.



North High School and Viking Park provide a gateway for Speer Boulevard.



This section of Speer does not live up to its potential.

SPEER BOULEVARD SUBAREA

If the goals and recommendations of this plan are implemented, the following vision statement will be an accurate description of the Speer Boulevard Subarea.

Vision

The vision for the Speer Boulevard Subarea includes a strong north border for Jefferson Park. Redevelopment will have remedied the dangerous pedestrian conditions and those edges will have continuous lengths of detached sidewalks with trees, sometimes in tree lawns, sometimes in grates, shielding pedestrians from traffic. Most of the redevelopment along the south edge of Speer will have been for office and residential, often combined in the same project. Buildings generally will be four to six stories and provide further buffering for the lower scaled residential area to the south. Parking will have been accommodated within the buildings or is well screened with landscaping and decorative walls. Pedestrian crossings at West 29th and Zuni will have been improved to ease movement between the Jefferson Park and Highland neighborhoods.

Current Conditions

Speer Boulevard carries a high volume of traffic moving between northwest Denver and Downtown. Over the years it has been widened, leaving little room for pedestrians due to the lack of a parkway setback. Crossing Speer is dangerous for both pedestrians and vehicles. Viking Park and the Speer bridge frame either end of the boulevard through Jefferson Park, but the development between is inconsistent and does not take full advantage of the benefits of this significant street.

Strengths

- ▶ Speer Boulevard is part of Denver's historic parkway system.
- ▶ Speer Boulevard forms a strong north border for Jefferson Park.

- ▶ Easy access to I-25 and Downtown is possible from Speer Boulevard.
- ▶ As a neighborhood edge, higher density development is appropriate in this subarea.
- ▶ Dramatic views of Downtown exist along Speer Boulevard.

Issues

- ▶ This section of Speer Boulevard does not have a parkway setback.
- ▶ Most development along Speer detracts from the boulevard character and does not take advantage of the topography and views.
- ▶ Speer Boulevard is a difficult pedestrian environment with narrow sidewalks, heavy traffic and no safe pedestrian crossings to the Highlands neighborhood.
- ▶ The Speer and West 29th intersection is extremely difficult for pedestrians to cross.
- ▶ The Eliot and West 29th intersection is perceived as unsafe for pedestrians and vehicles.

Goals

- ▶ Improve safety of Speer Boulevard for both pedestrians and vehicular traffic.
- ▶ Improve safety at the following intersections: Speer Boulevard and West 29th Avenue, Speer Boulevard and Zuni, and Eliot and West 29th Avenue.
- ▶ Strengthen neighborhood identity from Speer Boulevard so it is apparent where the Jefferson Park neighborhood is as one travels along Speer.
- ▶ Maintain and enhance the official boulevard design character of Speer Boulevard.

Recommendations

- ▶ Enhance the pedestrian environment along Speer through wider or detached sidewalks and the addition of street trees in tree lawns or in paved amenity zones with trees in grates. In some cases, this may require that the City work with the property owners to acquire additional right-of-way.
- ▶ Buffer the interior of the neighborhood with higher density development along Speer Boulevard to protect the interior residential area, as well as to strengthen the neighborhood edge.
- ▶ Create a gateway monument/marker at Speer and Zuni.
- ▶ Establish a Parkway setback along Speer sufficient for a detached sidewalk, tree lawn and/or amenity zone. This may be a long-term project that requires the dedication of additional right-of-way as opportunities arise.
- ▶ Review, update, and consider adoption the 1992 Speer Corridor Design Guidelines.



Speer Boulevard is a difficult pedestrian environment.



New development on Speer can provide tree lawns and detached sidewalks.

- ▶ Encourage new development and redevelopment along Speer that adds to the historic boulevard character and that takes advantage of the topography and views.
- ▶ Work with the Public Works Department to study ways to improve the pedestrian and vehicular safety of the following intersections:
 - Speer Boulevard and West 29th Avenue
 - Eliot Street and West 29th Avenue
 - Speer Boulevard and Zuni

FEDERAL BOULEVARD SUBAREA

If the goals and recommendations of this plan are implemented, the following vision statement will be an accurate description of the Federal Boulevard Subarea.

Vision

The vision for the Federal Boulevard Subarea includes Federal Boulevard, north of West 20th Avenue, as having reclaimed its past as a tree shaded street lined with well kept homes and small apartment buildings. Many of the magnificent historic homes will have been preserved and are well maintained. Small concentrations of neighborhood serving retail, such as those found at West 25th and Federal, will both enhance the pedestrian character of the neighborhood and benefit from being easily accessible from Federal Boulevard. This will be a lower density area with building heights generally one to three stories.

Current Conditions

Despite the high volume of traffic, the character of Federal Boulevard north of West 20th is largely residential with some smaller scale neighborhood commercial uses. The Federal Boulevard medians, which were recently added, have helped to enhance pedestrian street-crossing safety and have helped protect local streets from cut-through traffic.

Strengths

- ▶ Federal is a major arterial. The number of people traveling along Federal Boulevard is an opportunity for Jefferson Park businesses.
- ▶ Federal Boulevard links ethnically diverse neighborhoods and the businesses along Federal represent and serve these diverse populations.
- ▶ Areas of single-family housing line Federal Boulevard in this area, enhancing the character of the street and providing additional housing options.



Federal Boulevard is a designated City Parkway.



Residential character on Federal Boulevard is unstable.



Well-maintained tree lawns can enhance the residential character of Federal Boulevard.

- ▶ Historic character of the neighborhood is reflected in many of the single-family residential buildings and the commercial buildings at West 25th Avenue and Eliot.

Issues

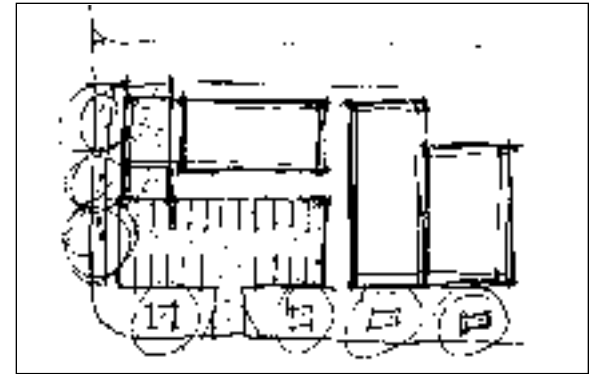
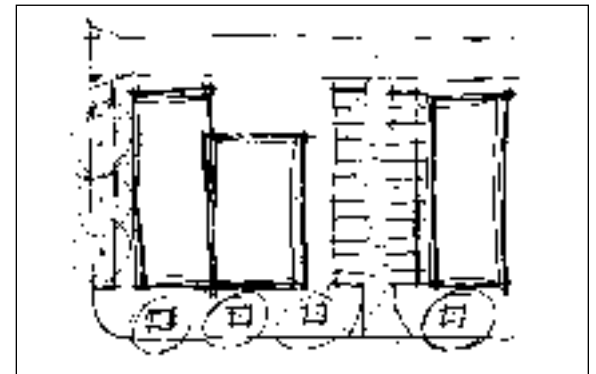
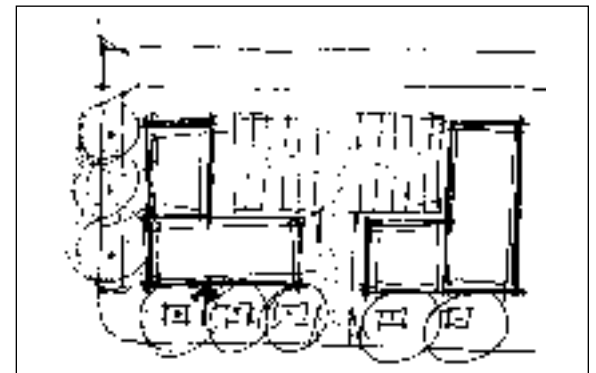
- ▶ Despite the Federal Boulevard median, pedestrian crossings at West 23rd, 26th & 29th Avenues are perceived as dangerous due to high volume of traffic and high traffic speeds.
- ▶ Federal Boulevard suffers from a high volume of traffic and from previous street widenings, which have changed the character of the boulevard by reducing tree lawns, sidewalk setbacks, and the depth of front lawns.
- ▶ Vehicular access to neighborhood commercial along West 25th Avenue is difficult due to the Federal Boulevard median. This barrier reduces cut through traffic from Federal Boulevard, but it also limits customer access to businesses in the commercial area.
- ▶ Residential character of Federal is unstable.
- ▶ Landscape treatment along Federal is inconsistent. North of West 20th Avenue the character of a tree-lined residential boulevard is still evident but needs to be enhanced through maintenance of tree lawns and replanting of street trees.
- ▶ Lighting along Federal Boulevard may be inadequate for pedestrians.
- ▶ There is not a cohesive development character along Federal Boulevard.

Goals

- ▶ Provide optimum access to businesses at West 25th Avenue and Eliot Street.
- ▶ Enhance the landscape treatment along Federal Boulevard to reflect the residential character of northwest Denver.
- ▶ Enhance the comfort and safety of the pedestrian environment and facilitate pedestrian connections across the boulevard.
- ▶ Increase neighborhood identity.
- ▶ Encourage preservation and adaptive reuse of buildings.
- ▶ Maintain the commercial/residential balance in use and zoning.
- ▶ Reconcile discrepancy between zoning and existing development in the southwest corner of this subarea.

Recommendations

- ▶ Redevelopment along Federal should respect and enhance the residential character by installing and maintaining tree lawns, street trees, and detached sidewalks.
- ▶ Surface parking should be oriented to the sides and rear of the property and should be screened using walls, landscaping, and fencing.
- ▶ New development, including moderate density development, is expected to strengthen and enhance the existing residential character and scale along Federal Boulevard.
- ▶ Tree lawns and street tree plantings should be maintained and parking areas screened using walls, landscaping and fencing.
- ▶ Improve lighting conditions for pedestrian safety where necessary.
- ▶ Encourage home office as an adaptive reuse of buildings.
- ▶ Maximize opportunities for neighborhood identification through development of entry markers at West 20th, 25th and 29th Avenues.
- ▶ Alley access should be used whenever possible to avoid new curb cuts.
- ▶ Discourage the expansion of commercial zoning along Federal Boulevard.
- ▶ Redevelopment along Federal should maintain traditional building lines with well-screened parking to the sides and behind buildings.
- ▶ Investigate the use of a zone district that will accommodate the R-2 uses and that contains a similar height restriction (35'), for the area currently zoned PRV in the southern section of the block between West 20th and West 21st Avenues on Federal.

**Unacceptable location of parking****Acceptable location of parking****Preferred location of parking**



Diamond Hill enjoys a preeminent location.

DIAMOND HILL SUBAREA

If the goals and recommendations of this plan are implemented, the following vision statement will be an accurate description of the Diamond Hill Subarea.

Vision

The vision for the Diamond Hill Subarea includes its redevelopment as a lively mixed-use district within Jefferson Park. A new hotel, offices and higher density residential buildings, remodeled buildings, and small-scale retail and restaurant uses will provide amenities and employment for neighborhood residents. The traditional street grid will have been extended into this area, breaking down the “super blocks” into pedestrian friendly, tree lined streets. This district will continue to enjoy easy access from I-25 and Speer Boulevard and will be within walking and biking distance of Highland, Commons and Downtown. Heights and density will be greater towards West 27th Avenue and Alcott, dropping down to three stories (35’) to more closely match the single-family residential scale of development along Bryant St. and West 23rd in order to transition to the predominantly residential area of the neighborhood. Buildings of three to four stories will have been built along the north side of West 23rd Avenue. The interior of the subarea will accommodate buildings up to 140’ in height.

Current Conditions

This subarea enjoys a prominent location with clear views to Downtown and the Platte River Valley to the southeast. Access into this area is very good. Diamond Hill provides opportunities for higher density and mixed-use developments. Treatment of the edges varies considerably from higher more intense uses on the north side to single-family residential uses on the west side. Predominant uses are an office complex, a large church, and large expanses of surface parking.

Strengths

- ▶ Higher density is appropriate in this area with a transition to lower density and scale at interior neighborhood edges.
- ▶ The subarea has excellent views toward Downtown.
- ▶ Access to I-25 and Downtown Denver is excellent.
- ▶ The new pedestrian Promenade above I-25 provides an opportunity to further take advantage of the views from Jefferson Park and to enhance the neighborhood connections.

Issues

- ▶ The current land uses and expanses of surface parking separate this area from the majority of the Jefferson Park neighborhood.
- ▶ There is a potential conflict in scale and uses between redevelopment of Diamond Hill and redevelopment of residential areas to the west.
- ▶ Parking, unless appropriately located, designed and regulated, can create negative visual impacts on the rest of the neighborhood.
- ▶ This area has developed as a series of super blocks with a scale very different from the residential core of Jefferson Park, immediately to the west.

Goals

- ▶ Integrate the subarea into the larger neighborhood.
- ▶ Connect and integrate the subarea with the Diamond Hill Promenade (the pedestrian walkway along the eastern edge of the subarea between Speer and West 23rd Avenue).
- ▶ Activate the Diamond Hill Promenade by encouraging adjacent uses that are open to the walkway.
- ▶ Strengthen West 25th Avenue as a principal neighborhood pedestrian corridor.
- ▶ Preserve and enhance view corridors.
- ▶ Preserve and enhance pedestrian and bicycle access throughout the subarea.
- ▶ Maximize the topography and views of Downtown Denver.
- ▶ Encourage new development that is compatible with and complementary to the character of the remainder of the neighborhood.
- ▶ Provide a transition of uses and development intensity in redevelopment along the edge bordering the residential area to the west and the River Drive Subarea to the south.



Site of slip ramp and promenade

- ▶ Enhance the urban character of the interior of this subarea.

Recommendations

- ▶ Future redevelopment should occur in a manner that respects the transition to the low density residential scale of the neighborhood directly west of Diamond Hill.
- ▶ Development of future parking should be done so as to minimize traffic and visual impacts on the neighborhood.
- ▶ Create a pedestrian and vehicular access and circulation system that is similar to the traditional street and alley grid system.
- ▶ Encourage development of street level uses that are pedestrian oriented, neighborhood serving and can help integrate this site into the larger neighborhood as well as with the Promenade.
- ▶ Encourage a design that strengthens West 25th Avenue as a principal neighborhood pedestrian corridor.
- ▶ Encourage a design that facilitates pedestrian mobility to and from the Diamond Hill Promenade, and which activates the promenade through outdoor seating or other integrating features.
- ▶ Preserve informal view corridors and pedestrian corridors from the interior of the neighborhood to the east down the extension of West 24th, 25th, 26th and 27th Avenues east of Bryant.
- ▶ Investigate the use of a zone district and/or overlay district that accomplishes the following:
 - A 15' setback along the east side of Bryant.
 - 0' - 10' set-backs for the interior streets.
 - Hotel, office, higher density residential, small-scale retail and restaurant uses.
 - Building heights up to 140' in the interior of the subarea.
 - Building heights of up to three stories (35') on the north side of West 23rd Avenue.
 - Building heights up to three stories (35') along Bryant Street and West 23rd Avenue.
 - A bulk plane similar to the PRV zone district bulk plane.
- ▶ Taller buildings should be located in the interior of the subarea, transitioning down to the residential area to the west.
- ▶ Create a transition from this subarea into the Core Residential and River Drive subareas and enhance the urban character of the interior.
- ▶ Strengthen West 25th Avenue as a pedestrian corridor through landscaping and pedestrian improvements.

- ▶ Stair step buildings in this subarea to maximize topography and views and to provide an appealing aesthetic as a gateway to the neighborhood.
- ▶ Consider vacating Byron Place if West 25th Avenue was extended east to Zuni, or West 24th Avenue was extended east to Alcott.



Invesco Field at Mile High

STADIUM TRANSITION SUBAREA

If the goals and recommendations of this plan are implemented, the following vision statement will be an accurate description of the Stadium Transition Subarea.

Vision

The vision for the Stadium Transition Subarea includes the north side of West 20th Avenue between Eliot and Clay Streets being now lined with many types of residential and live-work units. The area between Clay and I-25 contains a mix of office, multi-family housing, light commercial, and live-work units. Greater height and density in the Front View Crescent area takes advantage of the lower elevation without obscuring views from Jefferson Park. Along West 21st, low rise apartments, condominiums and town homes have been developed which serve as a transition between the mixed uses to the south and east, and strong residential areas to the north. North of Frontview Crescent, if a change of use occurs, higher density residential, office, and restaurant uses would be encouraged (provided that restaurant use is limited to those the primary business of which is food and does not include activities that are disruptive to the residential character of the neighborhood.). South of West 20th Avenue, along Federal Boulevard, uses that share parking with the stadium, such as office or stadium-serving retail uses, are encouraged. The street grid has been maintained, and new development is designed to reflect the historic presence of alleys. People living in this part of the neighborhood appreciate the easy walk north to Jefferson Park or south to events in the stadium. A short distance to the east is the new north/south bike and pedestrian path. This path connects the neighborhood into downtown across Speer Boulevard or to light rail stations in the Central Platte Valley.

Current Conditions

West 20th Avenue serves as the boundary between Jefferson Park and stadium uses to the south. Large vacant parcels in this transition area offer development opportunities.

Strengths

- ▶ Large parcels of vacant land offer opportunities for development that can be beneficial to the Jefferson Park neighborhood.
- ▶ This area is easily accessed from Federal Boulevard on the west and the new West 23rd Avenue slip ramp on the east.
- ▶ A number of potentially historically significant homes line the west side of Clay Street, between West 21st and West 22nd Avenues.

Issues

- ▶ Traffic generated by the stadium and related uses in this subarea have created problems for the residential core of Jefferson Park for many years.
- ▶ Stadium uses have dominated this area leaving few opportunities for community related activities.
- ▶ Higher densities and greater heights may be appropriate in this area due to topography and underdevelopment of area.

Goals

- ▶ Provide buffer and transition between stadium and the residential area to the north.
- ▶ Reconcile discrepancy between zoning and existing development character in the northwest corner of this subarea.
- ▶ Maintain the area south of West 22nd on the west side of Clay as an Area of Stability within the Area of Change described in *Blueprint Denver*.

Recommendations

- ▶ New development should transition from higher density at West 20th to lower density north of West 21st.
- ▶ Access to parking for new development should be designed to minimize traffic impacts on residential subareas.
- ▶ New development in this area should serve as a buffer and create a compatible edge for the residential areas north of West 21st Avenue.
- ▶ The edges of this subarea should be designed in such a way as to provide good transitions to residential areas to the north and buffer the impacts of sports crowds to the south.



The stadium creates traffic and parking impacts in the neighborhood.

- ▶ In the northwest corner of this subarea, north of West 20th Avenue and west of Eliot, investigate the use of a zone district other than PRV that will accommodate low-density residential, live/work, and small office.
- ▶ Encourage shared parking uses that could use the stadium parking areas on days when the stadium is not in use.
- ▶ Maintain and enhance the historic single-family character of the west side of Clay between West 21st and 22nd Avenues.

CULTURAL / EDUCATIONAL FACILITY DISTRICT SUBAREA

If the goals and recommendations of this plan are implemented, the following vision statement will be an accurate description of the Cultural/Educational Facility District Subarea.

Vision

The vision for the Cultural/Educational Facility District Subarea includes the facilities in the subarea being enjoyed by Denver residents and visitors as a regional destination for cultural, recreational and educational activities.

Current Conditions

This subarea is currently home to the Downtown Aquarium (formerly Ocean Journey Aquarium), the Children's Museum, Fishback & Gate's Crescent Parks, and the George Schmidt House (listed on the National Register). Zoning is PRV and Commercial Mixed-Use; redevelopment in this area will necessitate rezoning.

Strengths

- ▶ The Platte River, adjacent bike/pedestrian paths, parks, family-oriented facilities, and proximity to Downtown are this area's strengths.
- ▶ High density residential may be appropriate in this area.

Issues

- ▶ Pedestrian access from west of I-25 and from Downtown is difficult.
- ▶ There are no easy pedestrian connections to the C-Line Light Rail Stations across the river.
- ▶ There is only limited access to the Platte River bike/pedestrian path.
- ▶ Appearance of the I-25 edge of this subarea could be improved.



Landry's Ocean Journey at Fishback Park



A picnic at Fishback Park



Denver Children's Museum



Fishback Park with Six Flags Elitch Gardens in the background

Goals

- ▶ Enhance the existing cultural, recreational and educational uses in this subarea.
- ▶ Improve pedestrian access to this subarea.
- ▶ Improve pedestrian connections between this subarea and the surrounding neighborhoods, bicycle and pedestrian paths, and transit facilities.
- ▶ Improve the appearance of the I-25 edge of this subarea.

Recommendations

- ▶ Create a clear, continuous and safe walkway and bicycle route between the Jefferson Park neighborhood and the Platte Valley along West 23rd Avenue. Action recently taken to help accomplish this includes striping the parking edge lines along West 23rd Avenue between Federal Boulevard and I-25 (completed Fall 2003). Long term, when the bridge over I-25 is rebuilt, provide wider sidewalks or a raised sidewalk, and a wider bike lane.
- ▶ Improve connections to the Platte River bike path system.
- ▶ Improve trail identification and way finding.
- ▶ Establish a neighborhood gateway feature at West 23rd and I-25.
- ▶ North of Water Street, encourage office, residential or public institutional uses.
- ▶ South of Water Street, encourage public cultural and educational uses.
- ▶ A pedestrian bridge over I-25 should be considered between Frontview Crescent and the South Platte River to connect the Jefferson Park neighborhood with the nearby park area.
- ▶ Maintain current height restriction of 80' in area covered by PUD #412.
- ▶ Work with the Department of Public Works to explore the need for a pedestrian signalization or crosswalks as the new traffic signal is installed at West 23rd and Alcott.
- ▶ Improve the appearance of the I-25 edge through the use of fences, walls, and/or landscaping.
- ▶ Make improvements along West 23rd Avenue to ensure safety and comfort of pedestrians and bicyclists and to enhance livability along this important connection corridor between northwest Denver and Downtown.

Implementation actions include three general categories:

- Regulatory actions (e.g. zoning, design review, landmark district, view protection)
- Public investment (e.g. transportation, parks, facilities, utilities)
- Partnerships between the public and private sectors (e.g. residents, businesses, neighborhood associations, special districts).

Regulation is a powerful but not entirely sufficient tool for bringing about the vision of the neighborhood plan. While creating the regulatory framework of zoning and design standards, the public sector also must create a climate that attracts private investment. The neighborhood residents, businesses and others must also do their parts to implement the neighborhood plan.



URBAN DESIGN



KEY DESIGN PRINCIPLES

- ▶ Residential units should provide direct access from public rights-of-way.
- ▶ Redevelopment and new development should include active street-level uses on the public streets or pedestrian corridors.
- ▶ Redevelopment and new development should include materials that reinforce a contextual level of architectural scaling and detailing and reflect the materials and details used in the neighborhood, such as the use of similar detail elements present in standard brick, modular stone, cast stone accents, concrete masonry, and traditional cementitious stucco.

Streetscape

Intent ■ Streetscape design principles will help:

- ▶ Create a more pedestrian oriented neighborhood with subareas that share common urban design elements.
- ▶ Maintain the unique historic character of this pedestrian-oriented neighborhood.
- ▶ Create a safer pedestrian environment through minimization of vehicular impacts.
- ▶ Reinforce the lively community interactions that occur on the street side of properties in this traditional neighborhood.
- ▶ Provide a consistent right-of-way treatment that reinforces the residential character of Federal north of West 20th while allowing for variations for commercial development.

Principles

- ▶ Except where otherwise noted, new development should include tree lawns with street trees that match the widths of existing adjacent tree lawns. In many cases, tree lawns are wider on the east-west streets than on the north-south streets.
- ▶ In the commercial subareas, including Speer Boulevard, Federal Boulevard and the Neighborhood Commercial subareas. Tree lawns should be 8' wide, with detached sidewalks that are a minimum of 5' wide. In some cases, it may be appropriate to replace the tree lawn with a paved amenity zone and trees in grates.



Front yard fences should be transparent

- ▶ All new and redevelopment residential projects in the commercial subareas should provide detached sidewalks, tree lawns, and street trees.
- ▶ Existing stone walks and curbs should be preserved and maintained, where possible.
- ▶ Front yard fences (where used) should provide transparency through the use of pickets or the spacing of infill materials.
- ▶ New development should reflect the rhythm established by narrow lots and small houses.
- ▶ The existing street layout should be preserved.
- ▶ Development that is adjacent to the Promenade should provide pedestrian and bicycle links to this path.

Site

Intent ■ Site design principles should:

- ▶ Improve the pedestrian experience by reinforcing the pedestrian orientation and scale of the neighborhood and its subareas through minimization of vehicular impacts.
- ▶ Integrate the subareas into the street and alley grid of the larger neighborhood.
- ▶ Integrate the individual subareas into the context of the adjacent subareas.

Principles

- ▶ Existing alleys, wherever possible, should be used for vehicular access to the site.
- ▶ Garages and parking stalls should be oriented to alleys.
- ▶ On corner lots where alley access is not feasible, garages and parking stalls should be oriented to side streets.
- ▶ Where alley access is not feasible, curb cuts should be minimized to avoid disruption of the pedestrian environment.
- ▶ If alley access is not possible, the maximum width of residential garage doors facing the street should be 10'0".
- ▶ Where they are necessary, the width of new curb cuts should be minimized.

- ▶ No parking and/or drive aisles that are parallel to the street should be placed between buildings and the public street.
- ▶ Parking lots should be physically removed or visually screened from the street. When possible, parking should be located in the interior of building sites.
- ▶ Structured parking is expected to have active ground floor uses.
- ▶ Direct pedestrian access should be provided from new development to the public sidewalk.
- ▶ Development should be oriented to the public right-of-way to enhance the pedestrian character of the development and the neighborhood.
- ▶ Large-scale redevelopment should provide site access through the extension of the traditional street and alley grid system.
- ▶ Large-scale redevelopment projects should incorporate amenities such as art, water features, pocket parks, and public gathering places accessible from the right-of-way.

Building Orientation

Intent ■ Building orientation design principles should:

- ▶ Reinforce pedestrian activity and circulation along neighborhood streets and reflect the historic character of the neighborhood and its subareas by continuing the tradition of entries, porches, and informal gathering spaces facing the public right-of-way.
- ▶ Improve the pedestrian environment along Speer Boulevard and reinforce the importance of Speer as an historic parkway.
- ▶ Reinforce the residential character of Federal Boulevard north of West 20th, create a more inviting pedestrian environment along Federal, and enhance the corridor's traditional street-oriented development patterns.
- ▶ Reinforce the pedestrian and urban character of the Neighborhood Commercial, Diamond Hill, Stadium Transition, and Cultural / Educational Facility District subareas by placing primary structures in a manner that provides a consistent street edge, by promoting active uses on the ground floor of all structures, and by minimizing the presence of utility functions.



Single garage door - appropriate



Double garage door - inappropriate



Appropriate Street orientation

- ▶ Loading, storage, HVAC, garbage dumpsters, and other service functions should be located away from pedestrian routes and access points. Service functions should be screened from view by walls, fences, and/or landscaping. Delivery and other service operations should be located so as to minimize the disturbance of adjoining residences and properties.

Principles

- ▶ The primary front doors or entryways of all ground floor residences, including those in multi-story buildings, should be oriented toward and accessible from the public street, with pedestrian access to the public sidewalk.
- ▶ Ground floor units should be developed with individual front porches or patios to encourage activity and interaction.
- ▶ Each ground floor unit in a multi-story building should have a street-facing entrance.
- ▶ Orientation of the narrow end of a single residence, or of a residential unit in a multi-story building, should be toward the public street to reflect the scale of existing small lot residential development.
- ▶ Along Speer and Federal Boulevards, new buildings should continue the linear quality of the streets by aligning and orienting their primary façade to the Boulevard. Buildings presenting rear or side facades to the Boulevards are undesirable.
- ▶ In the Diamond Hill subarea, building walls should be located at the property line adjacent to the public street in order to create a consistent "street wall".
- ▶ Parking structures should receive architectural treatments on all street-facing elevations and should incorporate pedestrian-oriented uses, such as retail, office, studios, or residential units, on the ground floor.
- ▶ Lighting and mechanical systems associated with parking facilities should be screened and muted with screening elements that are architecturally compatible with the primary structures.

Massing and Scale

Intent ■ Massing and scale design principles should modulate the form of new developments in order to:

- ▶ Reinforce the scale of the existing development and subarea character and enhance the pedestrian environment.
- ▶ Mitigate abrupt changes in the scale of buildings and between subareas.

- ▶ Provide a buffer between Speer Boulevard and the Core Residential Subarea.
- ▶ Allow higher densities along Speer and reinforce the importance of Speer as a parkway and a neighborhood border.

Principles

- ▶ Visual interest and human scale should be provided through the use of prominent windows and entries at the street-facing facades and through architectural variation, including form, materials, detail, and color.
- ▶ On multi-storied structures, building bases should be defined and articulated using techniques such as a change in brick course, materials, color, or detailing on the building.
- ▶ In the residential subareas, building heights should be a maximum of three stories at the front or street entrance. Additional stories should be stepped back from the front.
- ▶ In the Park Face Blocks Subarea, buildings heights should be no higher than 45' on the blocks facing the north, south, and west sides of the park, and should be no higher than 35' on the block facing the east side of the park.
- ▶ Along Speer Boulevard, buildings should be no higher than 6 stories.
- ▶ Along Federal Boulevard, new development should be of a similar height to that allowed under the current R-2 zoning: 35'.
- ▶ In the Diamond Hill subarea, new development should be no more than 140' in the interior of the subarea; 35', or 3 stories, on the north side of West 23rd and along Bryant.

Roof Pitches

Intent ■ The roof pitch of new development and redevelopment should reflect and reinforce the existing architectural character of this traditional Denver neighborhood and its subareas.

Principles

- ▶ On single-family houses, dominant ridgelines should be perpendicular to the public street.
- ▶ Steep roof pitches (8:12) are generally appropriate over the primary occupiable space. Shallower pitches may be used over porches, dormers, and secondary spaces.



Appropriate roof pitch and orientation

- ▶ Flat rooflines are generally acceptable provided that they include prominent and/or decorative parapets.

Materials

Intent ■ Design principles are intended to:

- ▶ Insure the use of high quality materials appropriate to the urban environment.
- ▶ Insure that materials reflect the variety, durability, and character of materials typically used in the neighborhood and its residential and commercial architecture.

Principles

- ▶ In the residential subareas, careful combinations of materials should be used in order to reinforce architectural scaling and detailing and to reflect the materials and details used in the neighborhood and its subareas, such as brick and horizontal wood siding.
- ▶ Durable, solid materials should be used for ground floors of new construction. Such materials include brick, masonry, cementitious stucco, cast in place concrete, tile, glass block systems, and similar durable materials properly finished and detailed. Artificial stucco systems, if used, are acceptable only on levels above the ground floor.
- ▶ Carefully detailed combinations of materials should be used to reinforce the architectural scaling.
- ▶ New construction should relate to existing buildings through the use of similar detail elements present in standard brick, modular stone, cast stone accents, concrete masonry, and detailed stucco.

Detailing

Intent ■ Detailing design strategies that provide qualities of scale can help:

- ▶ New development relate to existing construction through use of similar scale and pattern in architectural elements.
- ▶ New development along Speer Boulevard reinforce the importance of Speer and enhance the pedestrian experience along it.
- ▶ New development along Federal Boulevard reinforce the importance of the Boulevard's historically residential character north of West 20th.

Principles

- ▶ Buildings should provide a richness of scale through a change in plane, contrast and intricacy in form, color, and materials.
- ▶ Repeating patterns of color, texture, or material, or a change in plane should be used as integral parts of the building construction, rather than superficially applied.
- ▶ Buildings should include human-scaled building elements and architectural variation, including form, detail, materials, and colors to provide visual interest.
- ▶ All building facades that are visible from the public streets should be finished to a similar level of detailing.
- ▶ Windows should differentiate upper and lower floors through fenestration pattern, size, and detailing.
- ▶ Window proportions should reflect the vertical orientation of windows in existing neighborhood houses.
- ▶ Windows, other than storefront systems, should be recessed from the main façade.
- ▶ Expanses of glazing should be subdivided by systems of framing and mullions to reinforce architectural scaling.
- ▶ Prominent windows and operable doors should be integrated into facades facing Speer Boulevard.

**Inappropriate window orientation**



IMPLEMENTATION PLAN



SUMMARY

Implementation of the recommendations in this plan will occur through a series of private, public-private, and public actions. The scale of many implementation actions will be small. Many will not be subject to public debate or review, while others will be extensively reviewed and intensely debated.

Implementation by the private sector may be accomplished through new construction or major renovations. If they are located and designed consistent with the recommendations in the Plan, each new house, office building, business, sidewalk, park facility and tree will help achieve the vision for Jefferson Park. Most of the implementation strategies rely on partnerships between public agencies and the private sector, including developers, property owners and residents, and neighborhood associations. It will take the combined efforts of all to realize the goals of the Plan.

Public implementation actions will be both initiated by the City and reactive to opportunities or proposals as they arise. Directed public actions may include a change in operations, such as maintenance programs; the planning and construction of public infrastructure, funded through the City's capital improvements program or general fund; or adoption of regulatory changes, such as zoning language and map amendments. Implementation may include the review of private uses and construction for consistency with the Plan. Review processes vary depending on the type and location of construction and uses being reviewed. Review may be limited to City agency and utility review for projects proposed under existing regulations. It may also include review by neighborhood associations, adjacent property owners, the Denver Planning Board and Denver City Council for zoning changes or map amendments.

The Jefferson Park Neighborhood Plan identifies the top administrative and capital improvement project priorities. This list includes both specific projects that were identified in the planning process and general awareness of opportunities that may develop later.

Implementation actions include three general categories:

- ▶ Regulatory actions (e.g. zoning/design review, landmark district, view protection)
- ▶ Public investment (e.g. transportation, parks, facilities, utilities)
- ▶ Partnership between the public and private sectors (e.g. residents, businesses, neighborhood associations, special districts)

Regulation is a powerful but not entirely sufficient tool for bringing about the vision of the neighborhood plan. While creating the regulatory framework of zoning and design standards, the public sector also must create a climate that attracts private investment. The neighborhood residents, businesses and others must also do their parts to implement the neighborhood plan.



ACTION PLAN



INTRODUCTION

The table on the following two pages provides a summary of the key recommended actions and implementation strategies of this Plan. The top row of the table identifies the categories of information that is provided in the columns and the next seven rows describe specific Actions and Strategies.

Columns:

The headings in the top row of the table identify the seven categories of information provided in the columns below, including **Priority, Type of Action, Action, Time Frame, Strategies, Section of Plan, and Page Number.**

1. Priority

The first column provides the relative Priorities of the four recommended Actions.

2. Type of Action

Three Types of Actions that were identified in Blueprint Denver were also identified in this planning process:

- a. Regulatory Actions** – The City’s land use regulatory tools address the dimensions of a development; i.e. size, density, setbacks, and height. Regulatory tools can allow or limit land uses and can guide the basic design of a structure and its site.
- b. Public Investments** – The City invests in physical improvements such as streets, alleys, bicycle paths, sidewalks, utilities, parks, community and recreation centers.
- c. Public / Private Partnerships** – Partnerships can be created between public agencies and private interests by lending money, using redevelopment agency powers, and sharing responsibility for building and maintaining public amenities.

As evidenced in the second column, all four key recommended actions in this Plan are “Regulatory Actions”.

3. Action

The third column identifies the four key recommended Actions.

4. Time Frame

The fourth column notes the relative Time Frames for completing the proposed Actions: **Short Term**, **Short-to-Medium Term**, and **Ongoing**.

5. Strategies

The Strategies column identifies key steps to implementing the Action.

6. Section of Plan

The sixth column references the section(s) in which the Action or Strategy is proposed.

7. Page Number

The last column identifies the page(s) on which the Action or Strategy is proposed.

Rows:

The information provided in the rows describes the Actions and Strategies.

Jefferson Park Action Plan

PRIORITY	TYPE OF ACTION	ACTION	TIME FRAME	STRATEGIES	SECTION OF PLAN	PAGE NUMBER
1	Regulatory	Change the existing zoning to help protect and enhance the character of the neighborhood and to help achieve the desired character and intensity of new development.				
	Regulatory		Short-Term	Use existing overlay districts as an interim measure. The neighborhood association, with assistance from CPD, should prepare an application for R-3/OD-9.	1. Executive Summary 2. Land Use/Urban Form/Zoning 3. Core Residential Subarea 4. River Drive Subarea 5. Park Face Blocks Subarea	3 25 42 44 46
	Regulatory		Short-to-Medium-Term	Use the design principles in the Plan when developing new zone districts that reflect the existing and desired character and intensity of Jefferson Park and similar neighborhoods.	1. Executive Summary 2. Land Use/Urban Form/Zoning	3 25
	Regulatory		Short-to-Medium-Term	Once new zone districts that reflect the desired character of the neighborhood have been prepared, use them to replace the overlay districts.	1. Executive Summary 2. Land Use/Urban Form/Zoning	3 26

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PRIORITY	TYPE OF ACTION	ACTION	TIME FRAME	STRATEGIES	SECTION OF PLAN	PAGE NUMBER
2	Regulatory	Protect the views from the west side of Jefferson Park.	Short-Term	CPD, working with the neighborhood organization, should prepare an application for a view protection ordinance.	1. Executive Summary	3
					2. Land Use/Urban Form/Zoning	26
					3. Park Face Blocks Subarea	46
3	Regulatory	Incorporate the design principles as applications are made to rezone the areas that are currently zoned PRV	Ongoing	Encourage the use of mixed-use zone districts or other zone districts that include design principles when rezoning sites that are currently zoned PRV.	1. Executive Summary	3
					2. Land Use/Urban Form/Zoning	26
	Regulatory	Assure consistency among this and other adopted plans.	Short-Term	Amend the <i>Blueprint Denver</i> Areas of Change map to change two areas in the Core Residential Subarea from Areas of Change to Areas of Stability and one area in each of two Subareas - Diamond Hill and Stadium Transition - from Areas of Stability to Areas of Change.	1. Executive Summary 2. Plan - Subareas map	2 23, 39