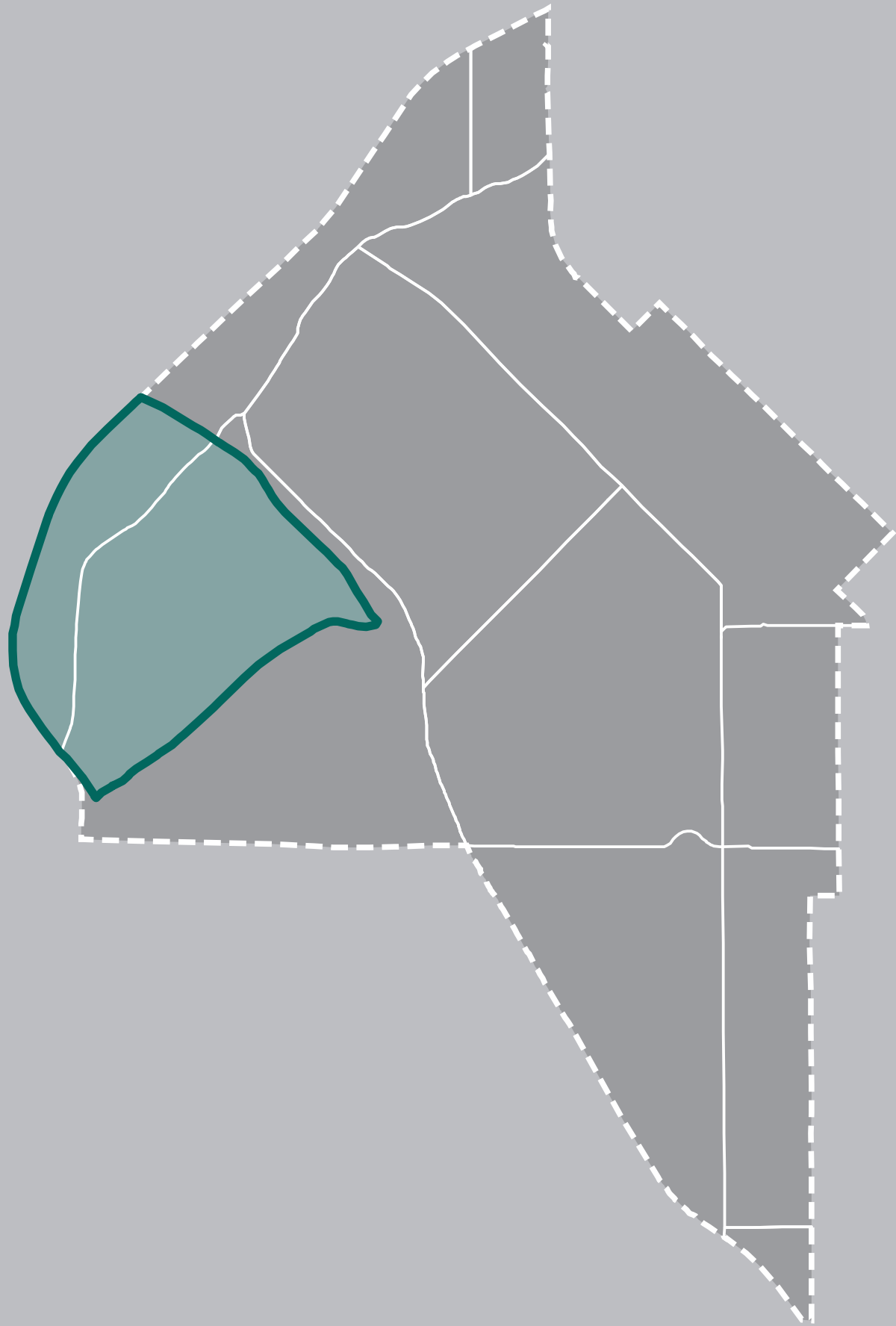


# CITY COUNCIL PUBLIC HEARING

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

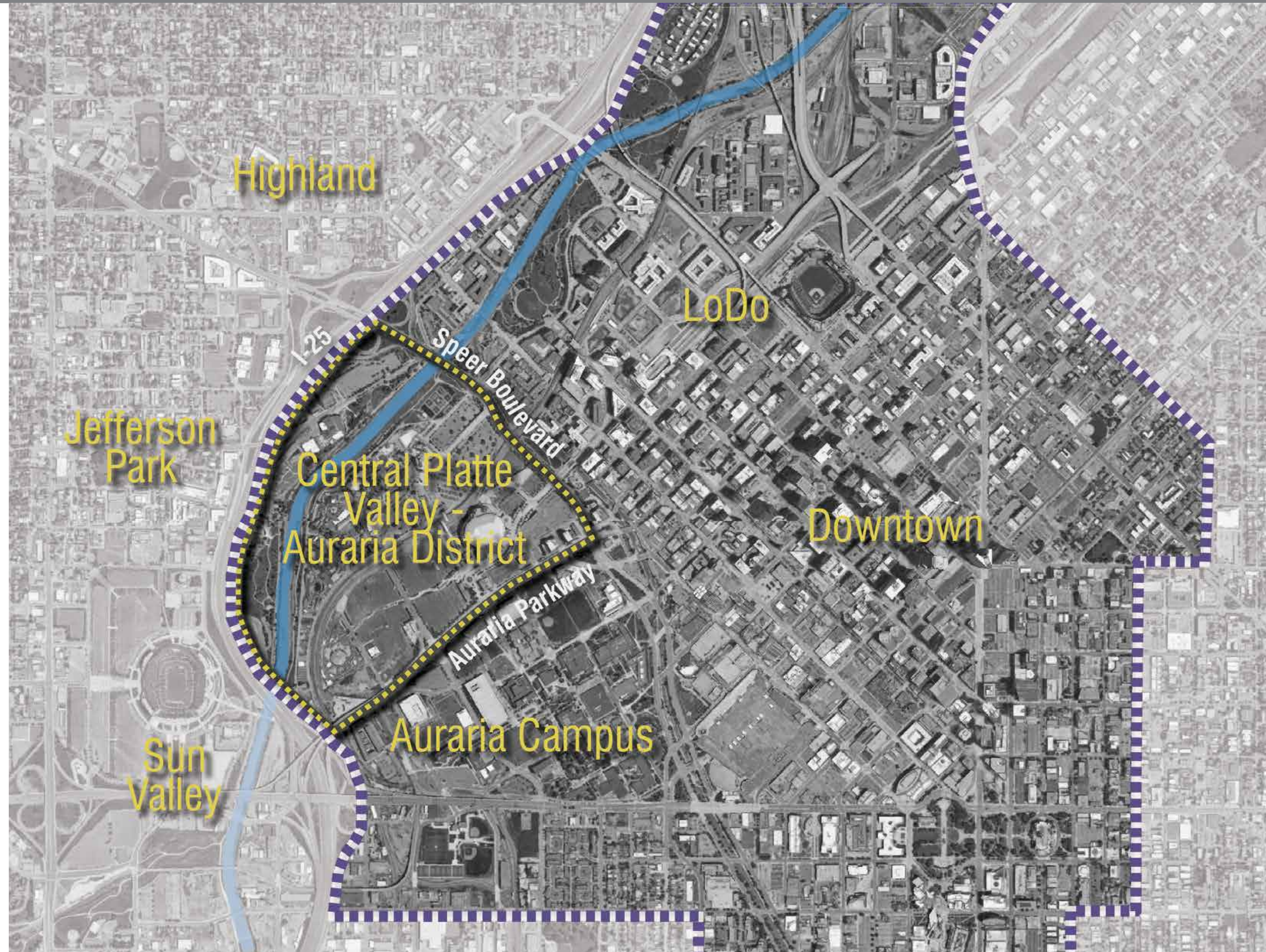
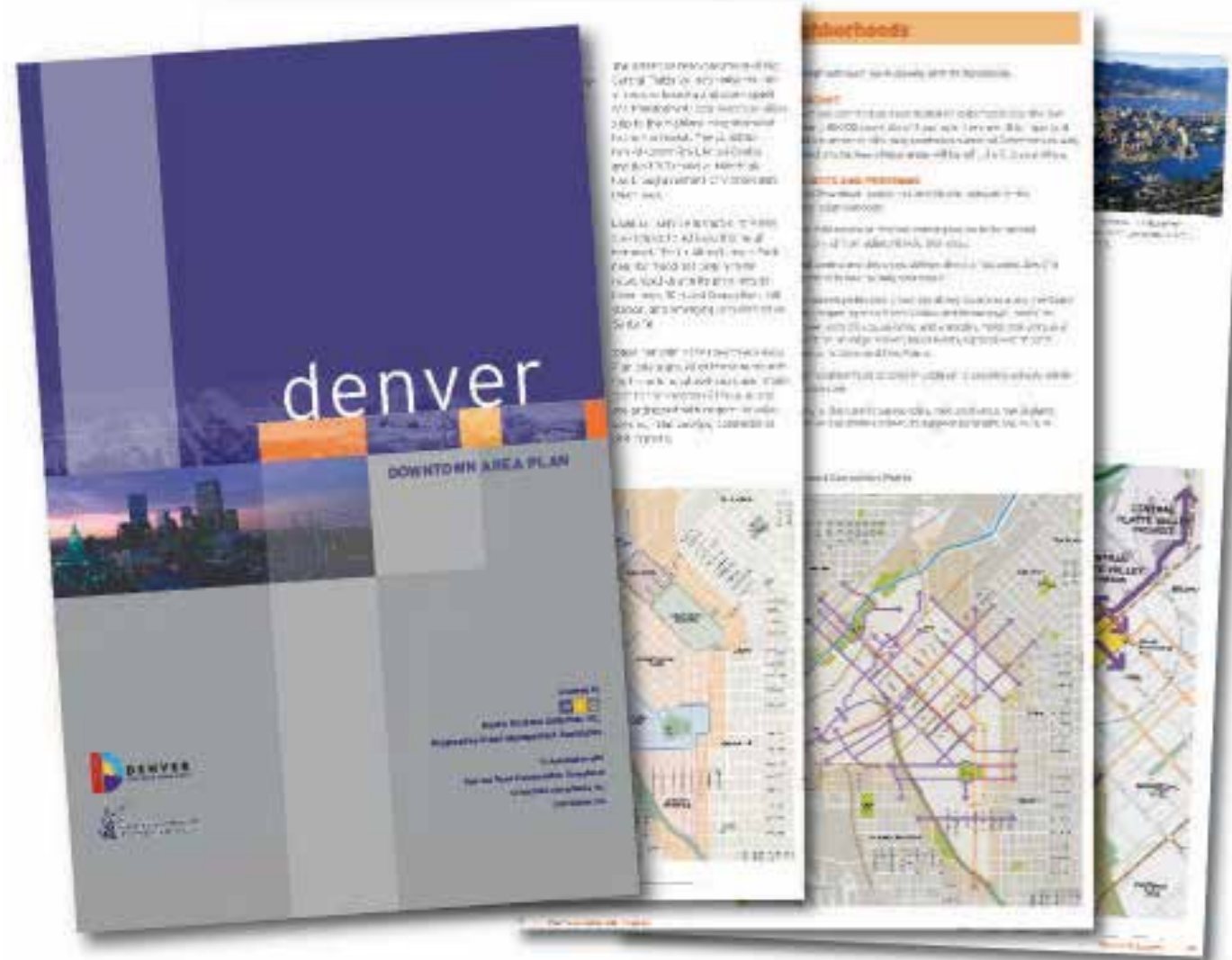
JUNE 11, 2018



# Downtown Area Plan Amendment

## Downtown Area Plan (2007)

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

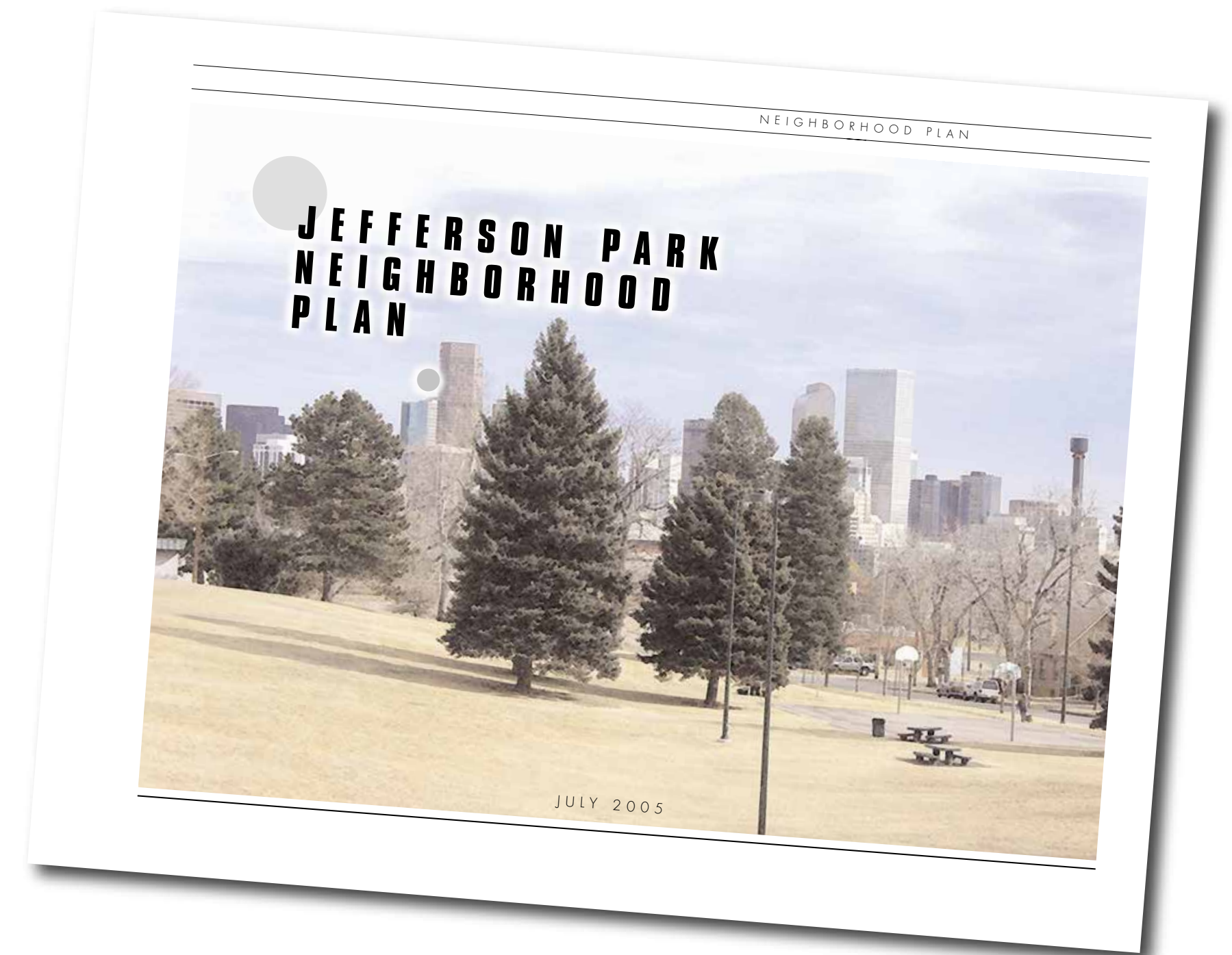
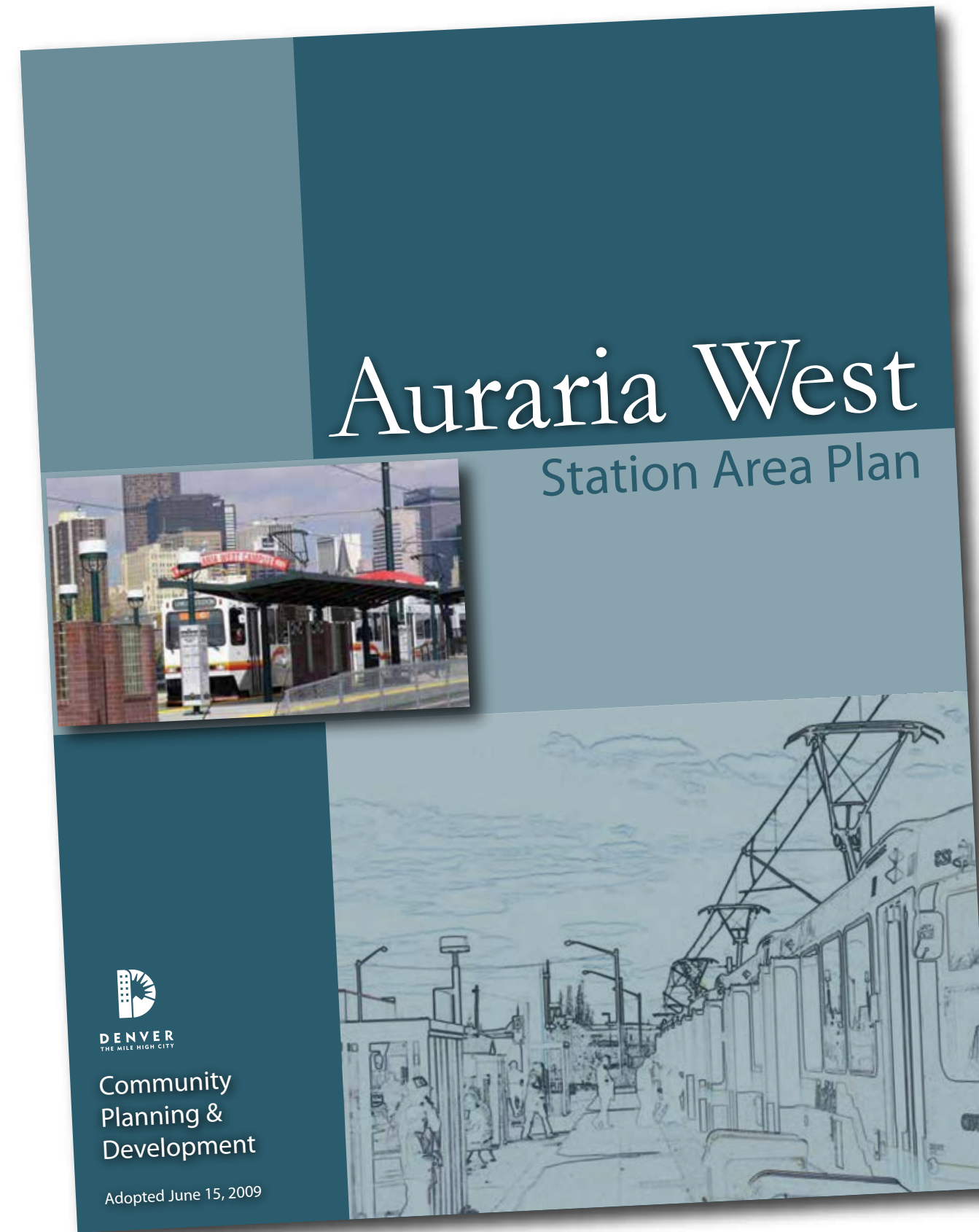


# Other Amended Area Plans

## Auraria West Station Area Plan (2009)

## Jefferson Park Neighborhood Plan (2005)

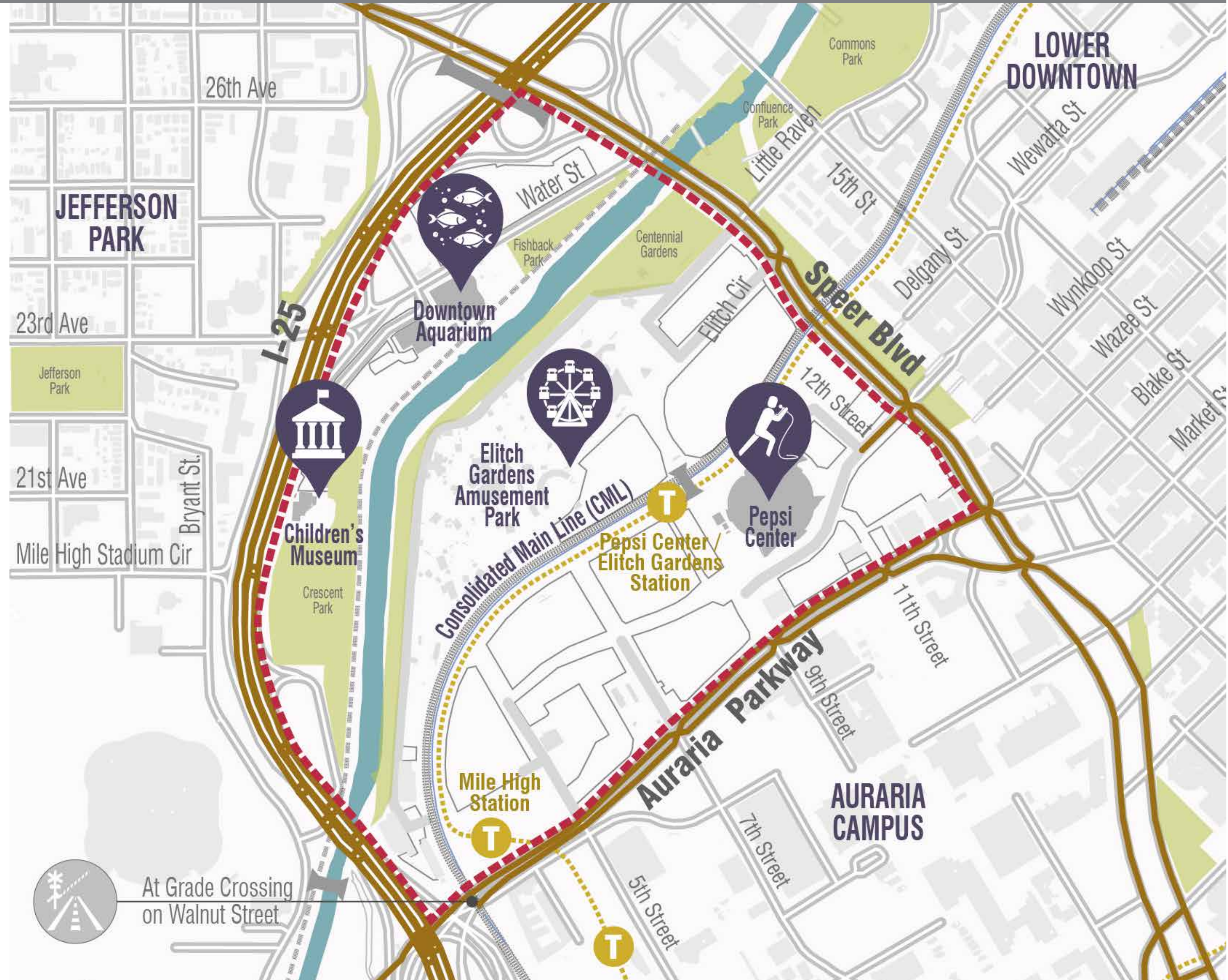
- This Amendment supersedes portions of other amended area plans that include the Central Platte Valley – Auraria District.



# Central Platte Valley - Auraria District

## Context

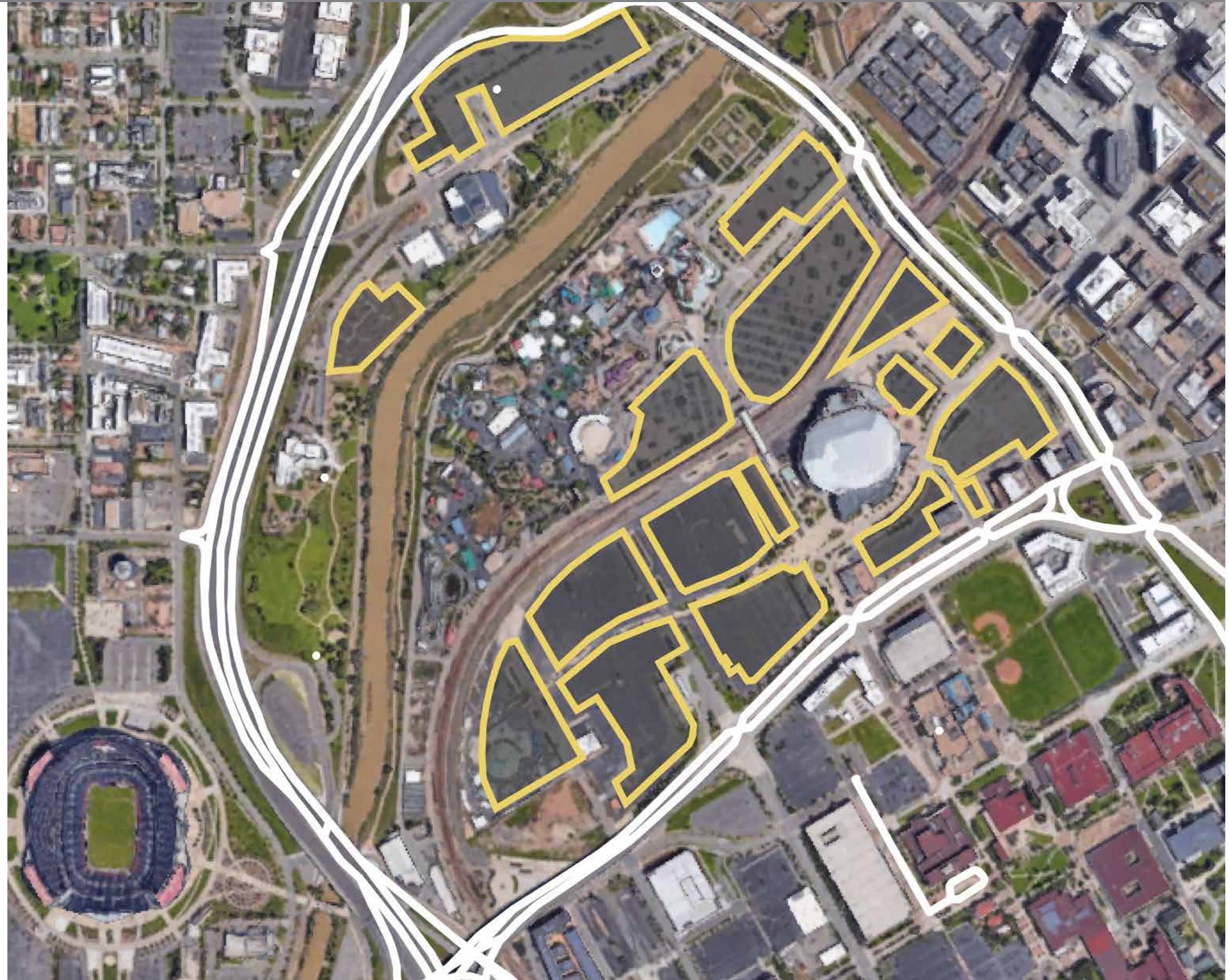
- Plan Area is bound by Speer Boulevard, Auraria Parkway, and I-25
- Plan Area includes the Pepsi Center, Elitch Gardens, Downtown Aquarium, and Children's Museum



# Central Platte Valley - Auraria District

## Over 60 Acres of Surface Parking Lots

- Superblocks with little spatial definition within the plan area



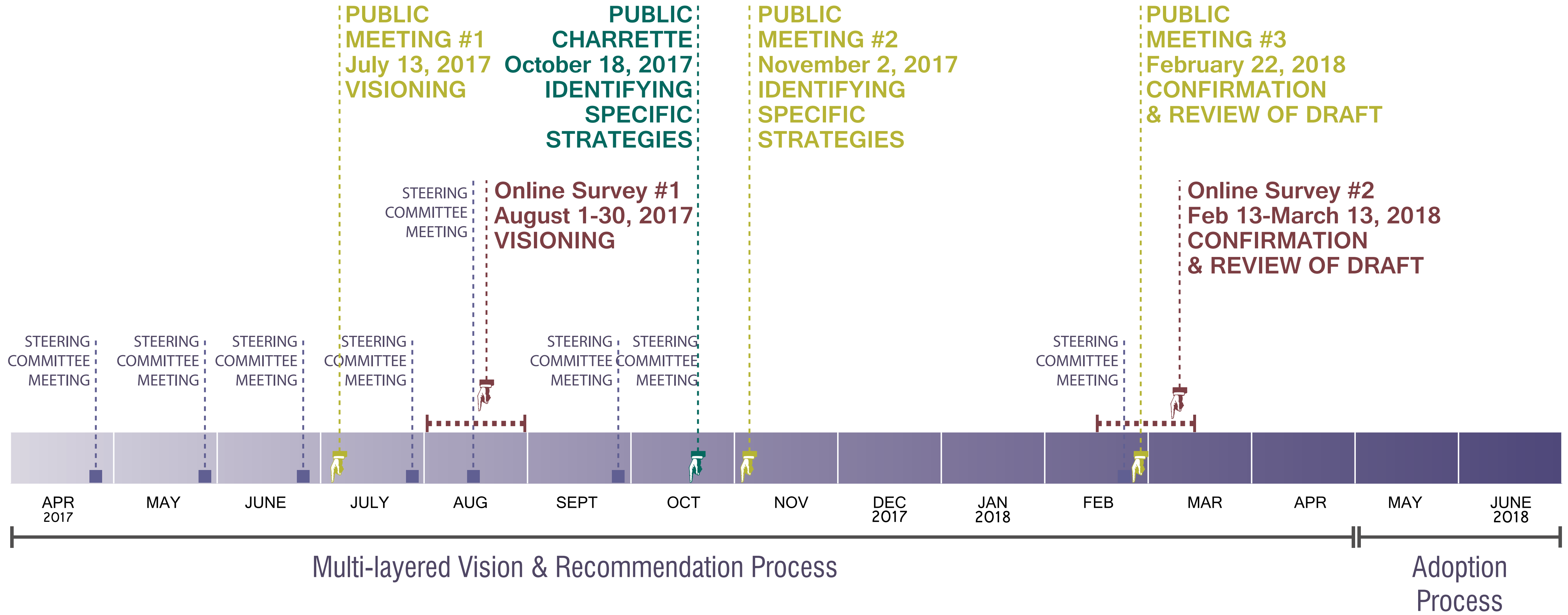
# Central Platte Valley - Auraria District

## Industrial History

- Predominately freight rail or industrial uses
- Railway roundhouse
- 7th Street bridge connecting to Water Street across the South Platte River



# Planning Process & Public Outreach



# Planning Process & Public Outreach

## Coordination with Local Groups

- Various boards of the Downtown Denver Partnership
- Auraria Higher Education Center Board
- Jefferson Park United Neighbors and Sloan's Lake Neighborhood Association
- La Alma-Lincoln Park Neighborhood Association
- Highland United Neighbors Inc.
- Federal Boulevard Partnership public in partnership with Jefferson Park United Neighbors
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(Over 3,700 subscribers)

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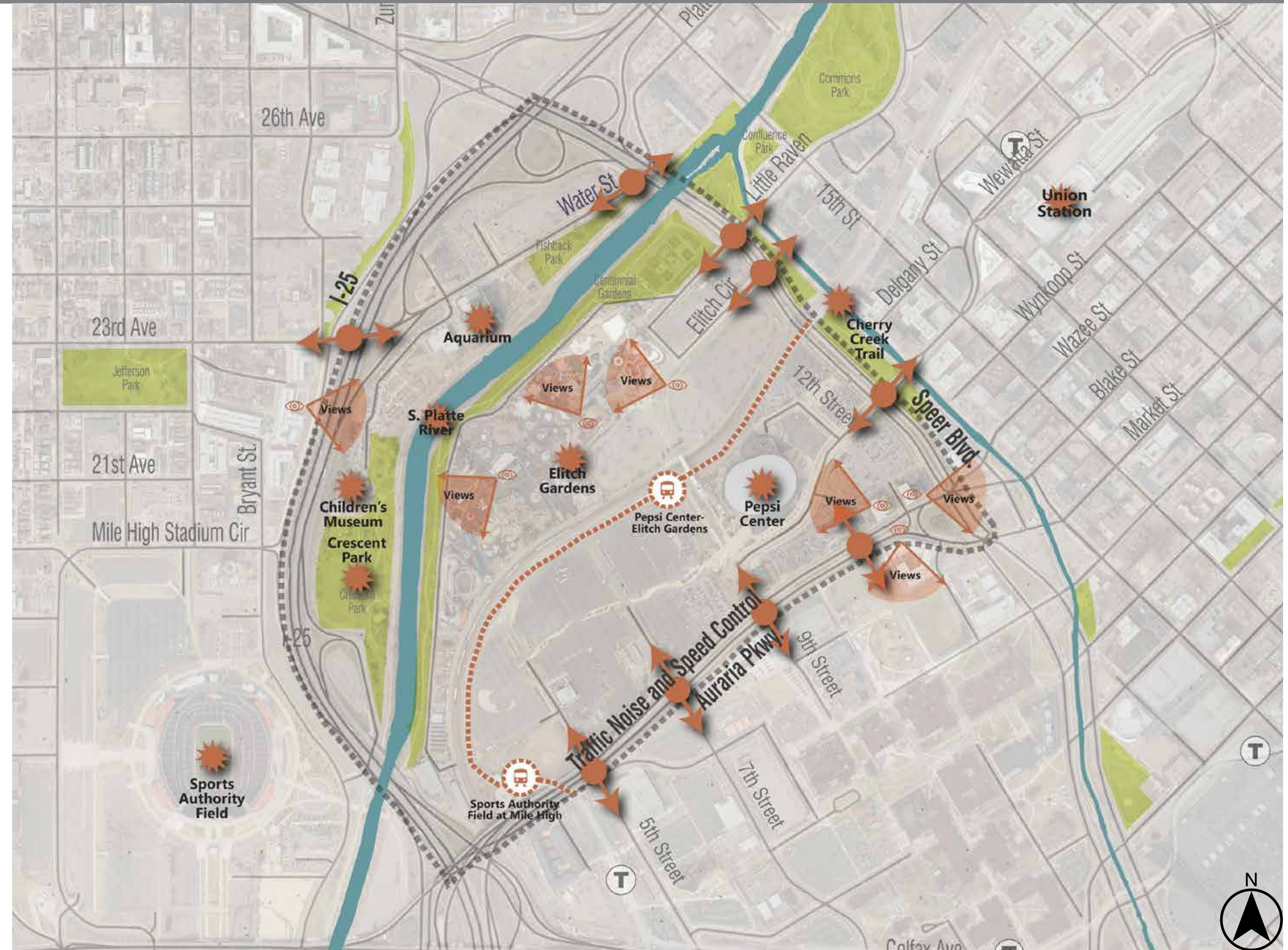
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# Public Feedback

## Strengths

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



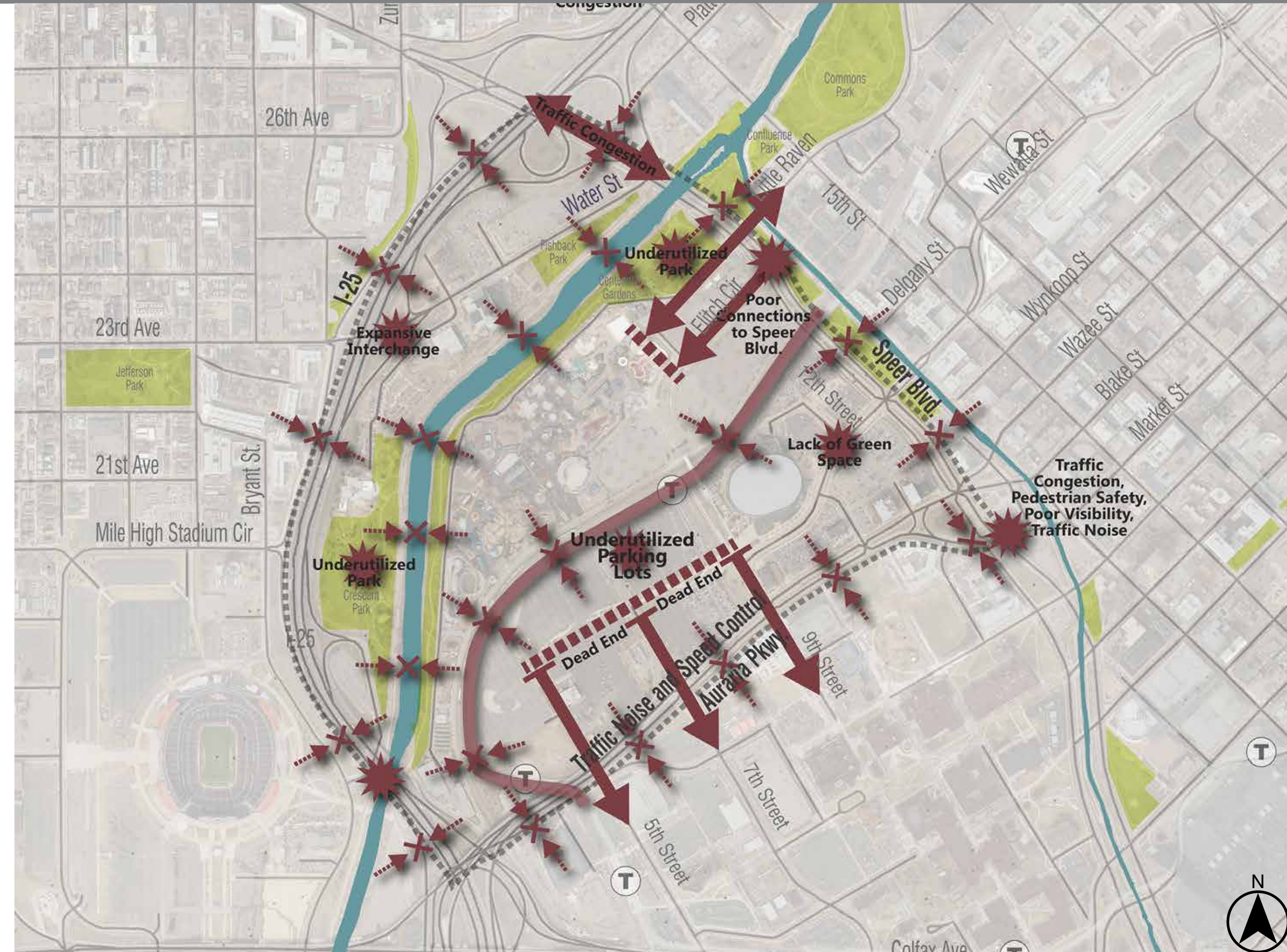
# Public Feedback

## Strengths

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

## Weaknesses

- Lacks connectivity
- Surface parking lots



# Public Feedback

## Strengths

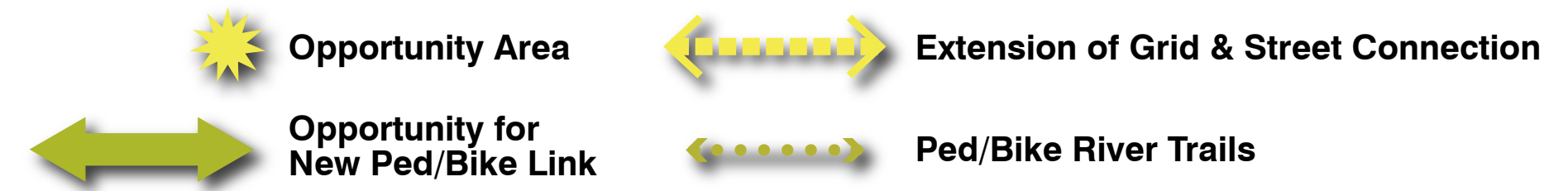
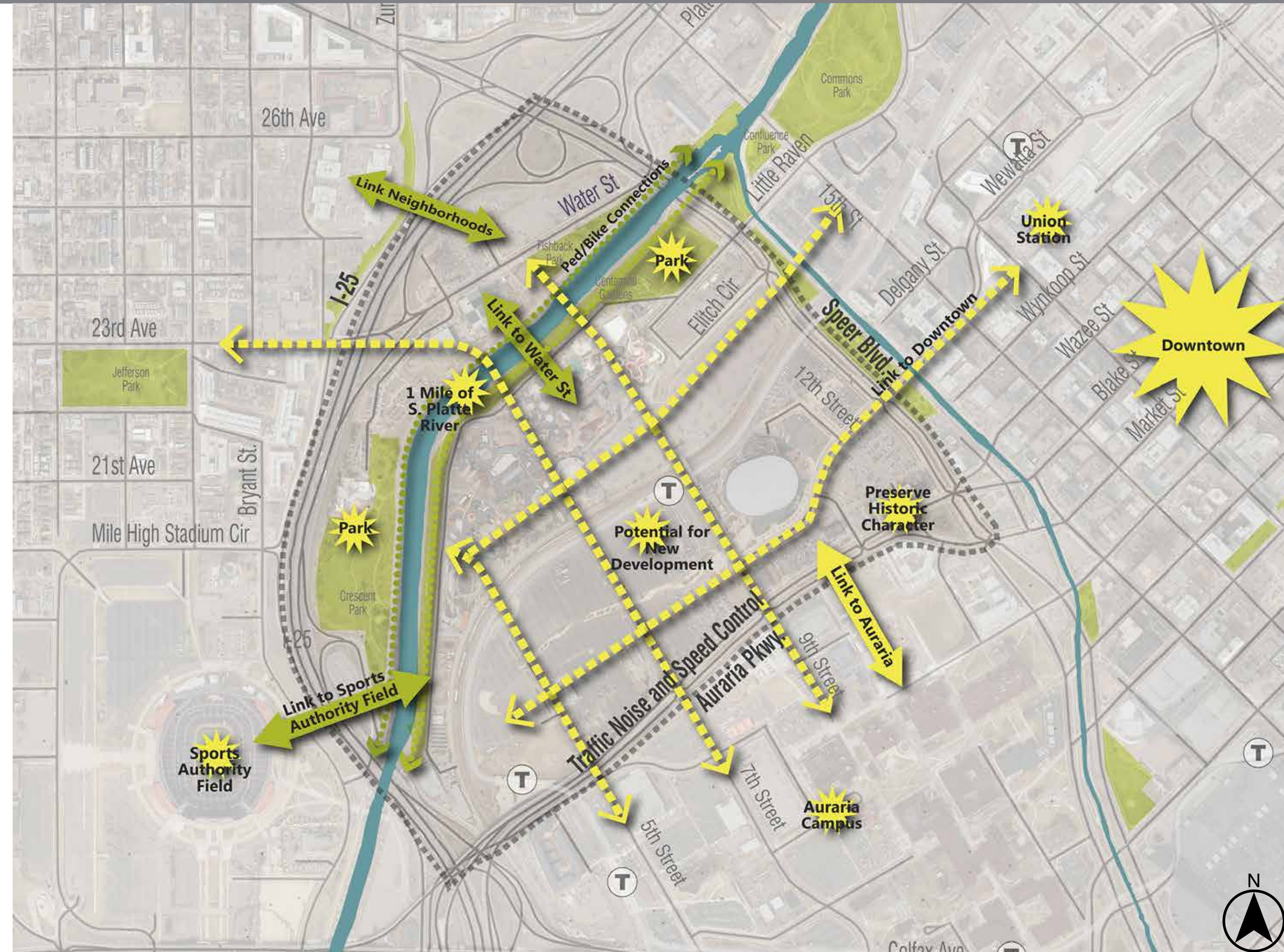
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## Weaknesses

- Lacks connectivity
- Surface parking lots

## Opportunities

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



# Public Feedback

## Strengths

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

## Weaknesses

- Lacks connectivity
- Surface parking lots

## Opportunities

- Great downtown neighborhood
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- Use best practices and innovative design solutions

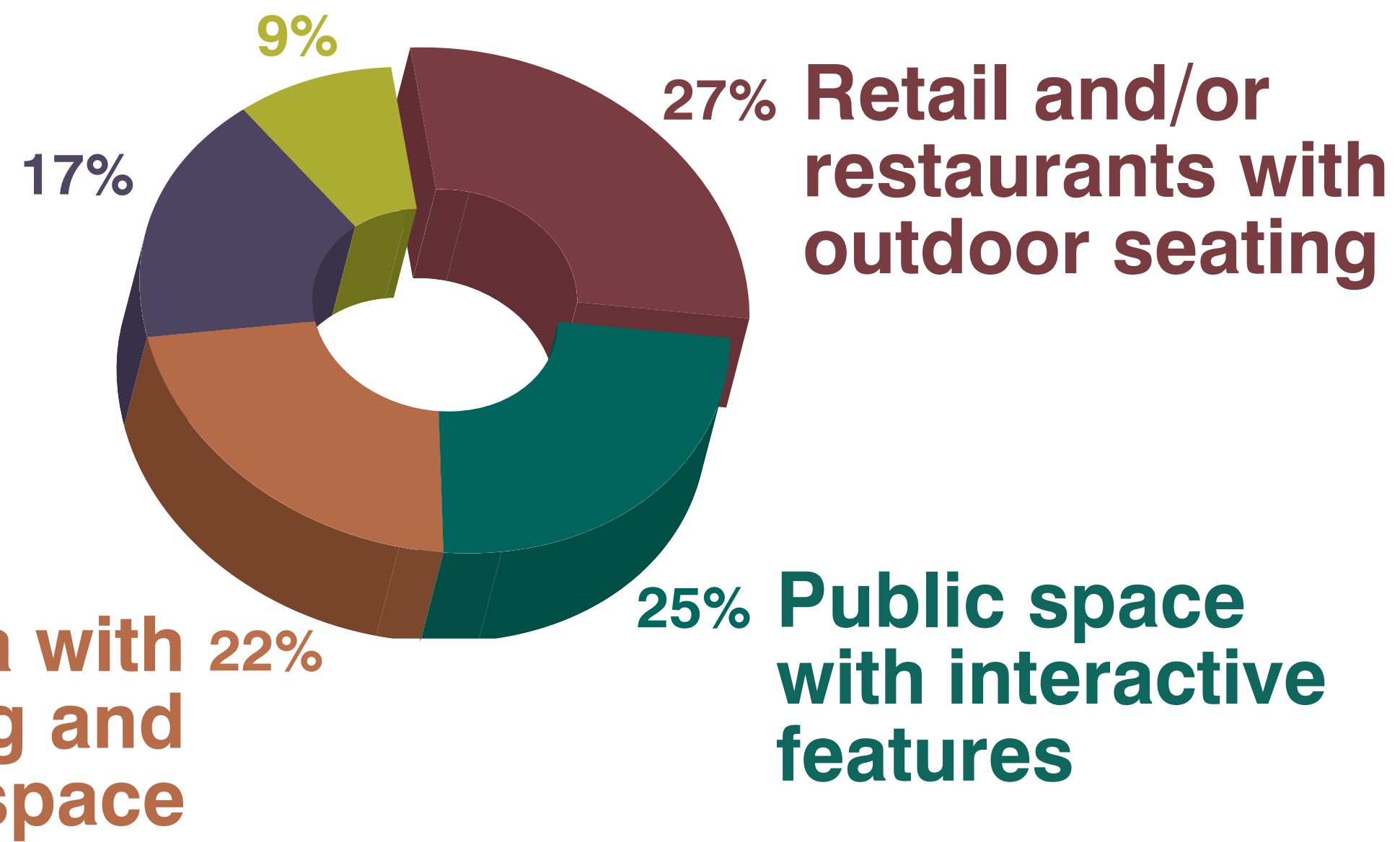
## Threats

- Environmental threats
- Future development doesn't realize potential



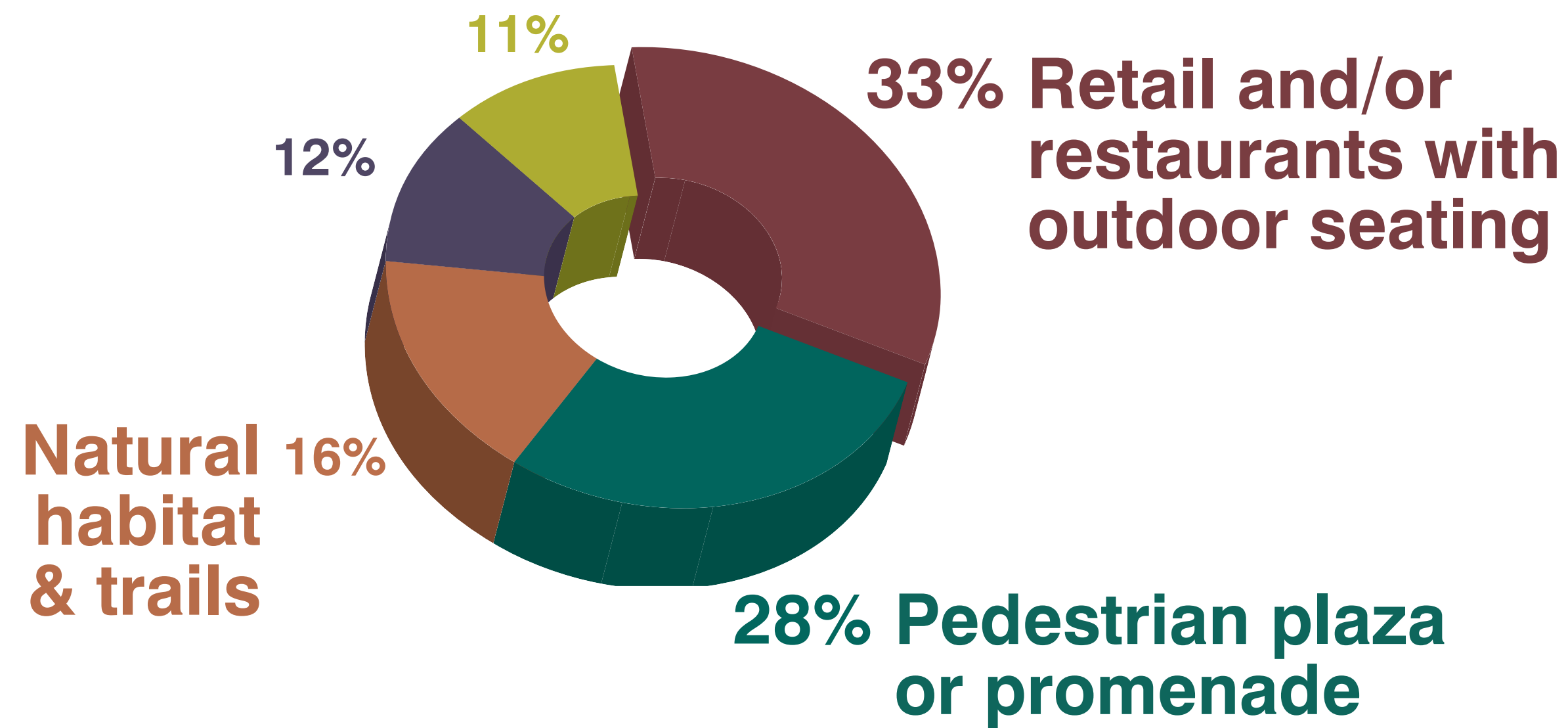
# Public Feedback

A mixture of public spaces across the plan area are desired:



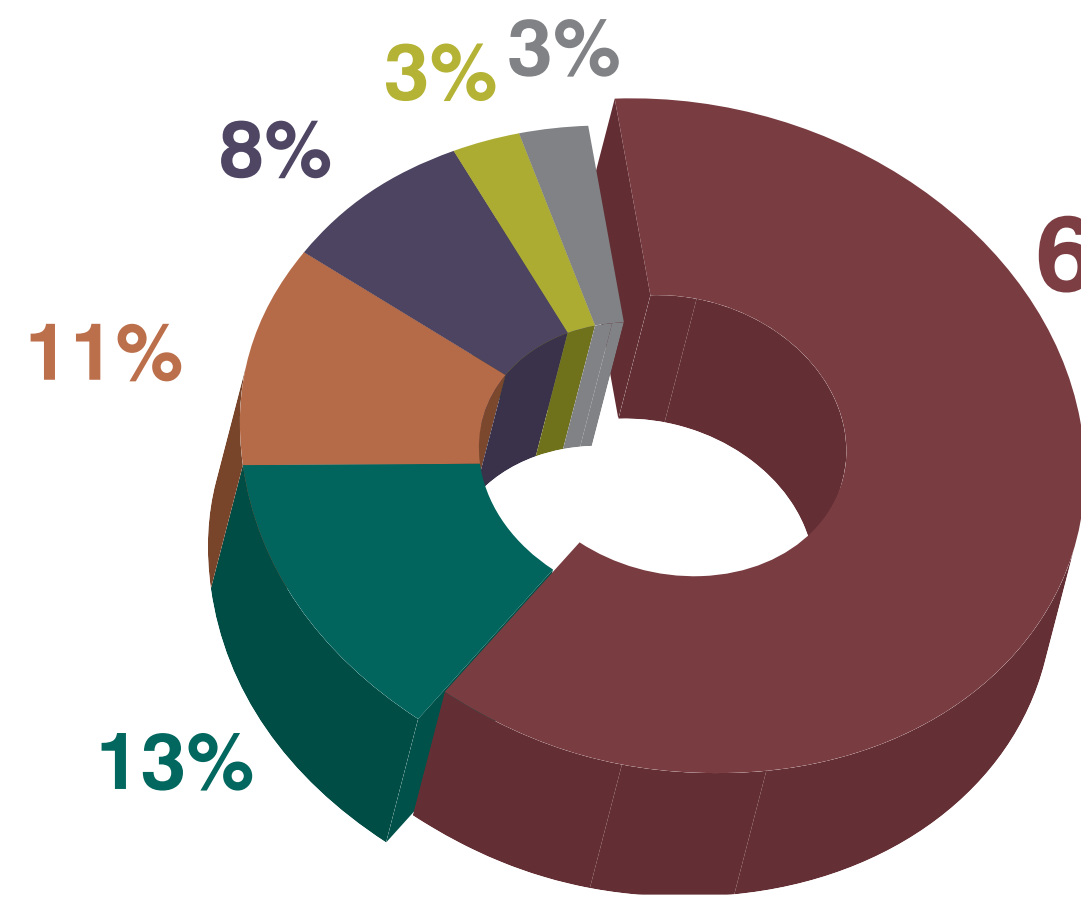
# Public Feedback

A variety of active and passive public spaces are desired along the river:



# Public Feedback

A diverse array of amenities are needed to attract families to live in the plan area:

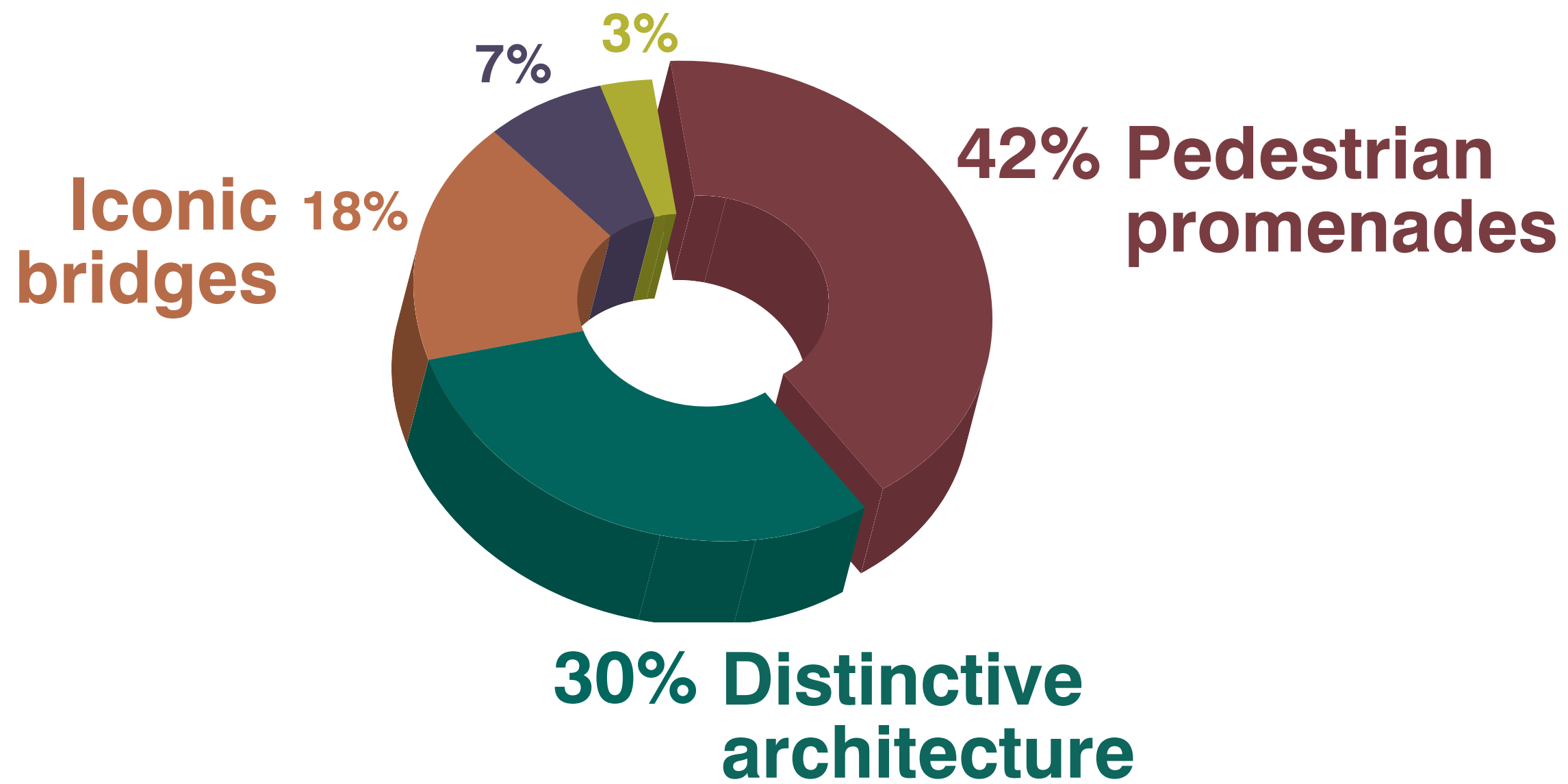


- Affordable housing
- Early child education
- Daycare/childcare
- Grocery stores



# Public Feedback

A combination of assets are desired for the plan area to be distinctive:





# Vision Element Topics

## Prosperous

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

## Walkable

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

## Diverse

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

## Distinctive

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

## Green

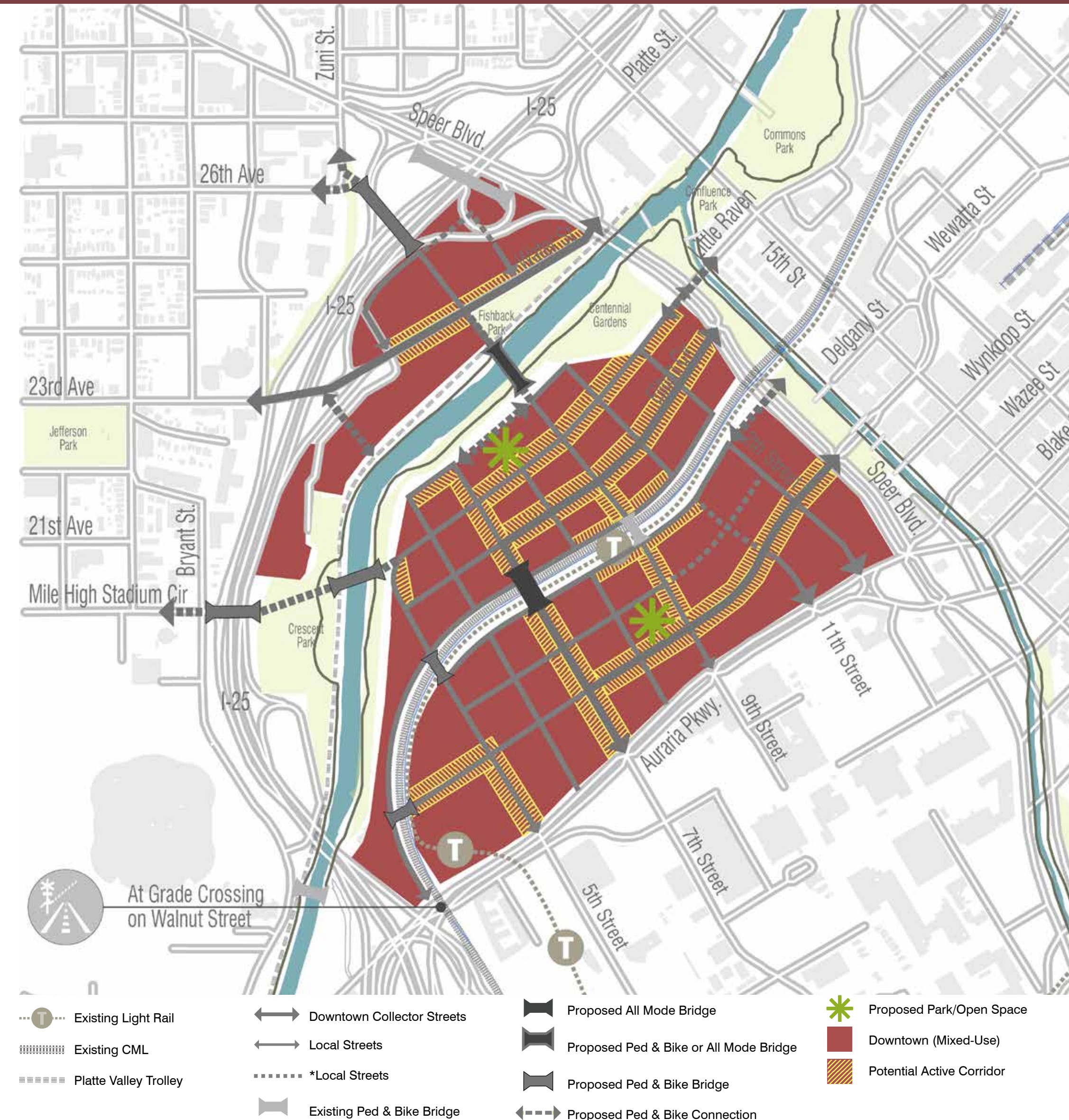
- E1. An Outdoor Downtown
- E2. A Rejuvenated Civic Center
- E3. Sustainable Use of Resources
- E4. Vibrant Parks and Public Spaces**
- E5. South Platte River**
- E6. Resilient Infrastructure**
- E7. Environmental Conditions**

# A Prosperous City

## Land Use & Access to Economic Opportunity

### Recommendation Highlights:

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

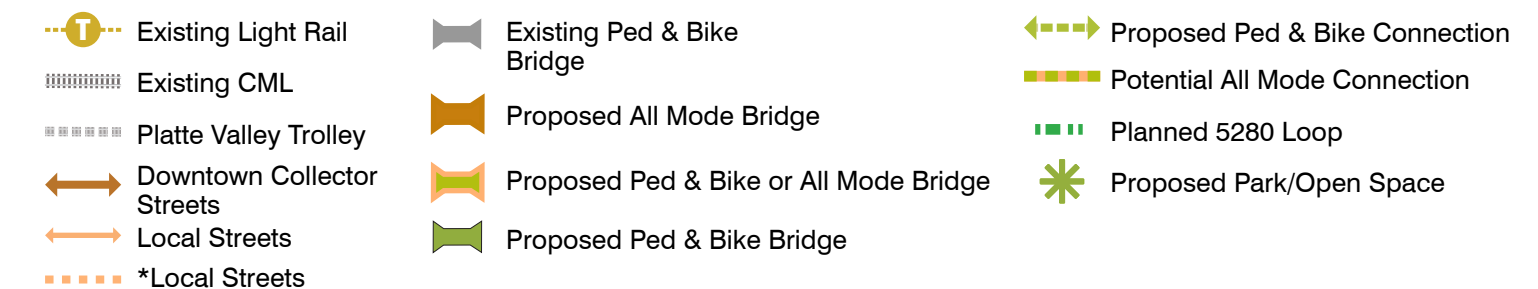
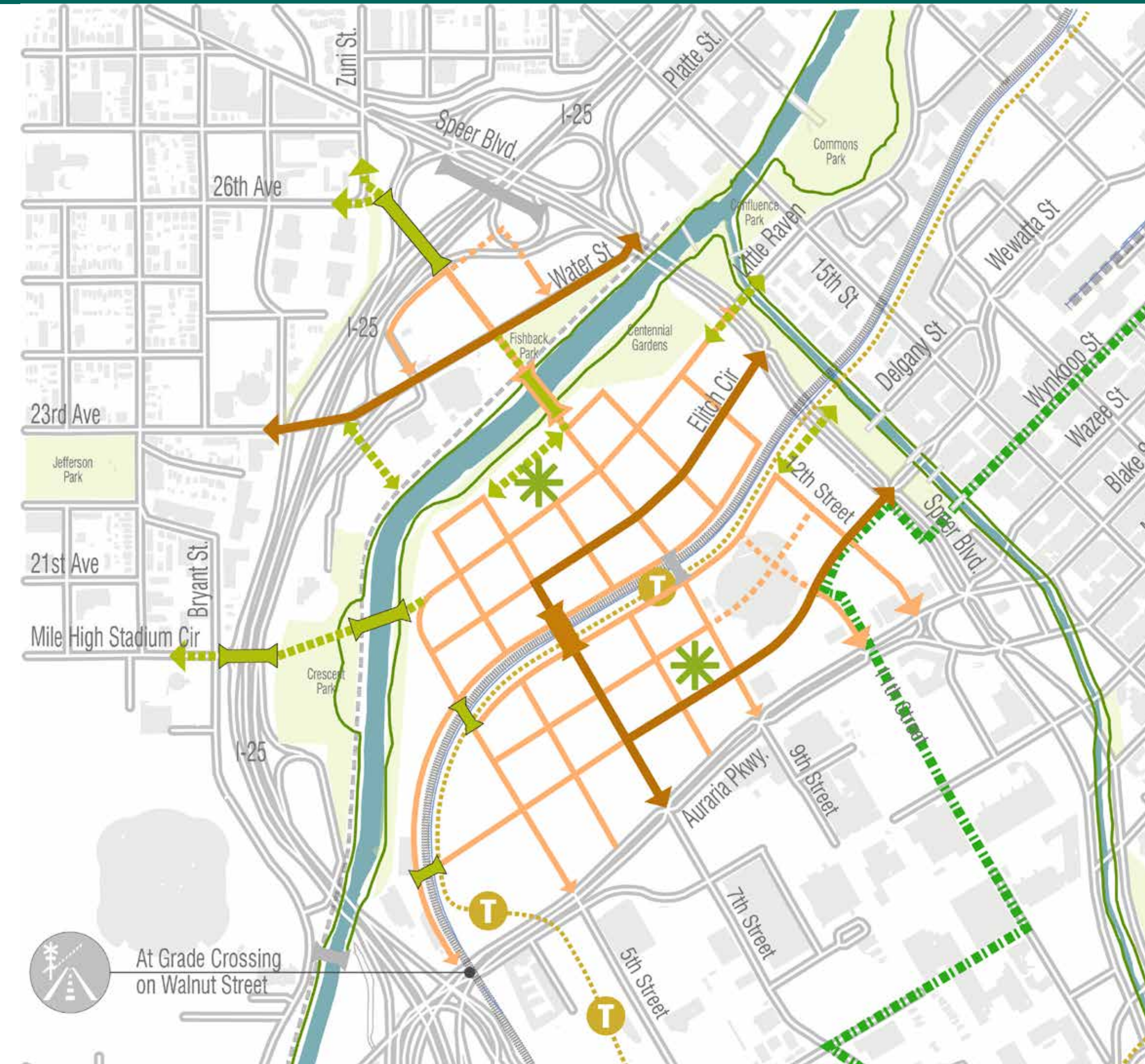


# A Walkable City

## Connected, Multimodal Street Network

### Recommendation Highlights:

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

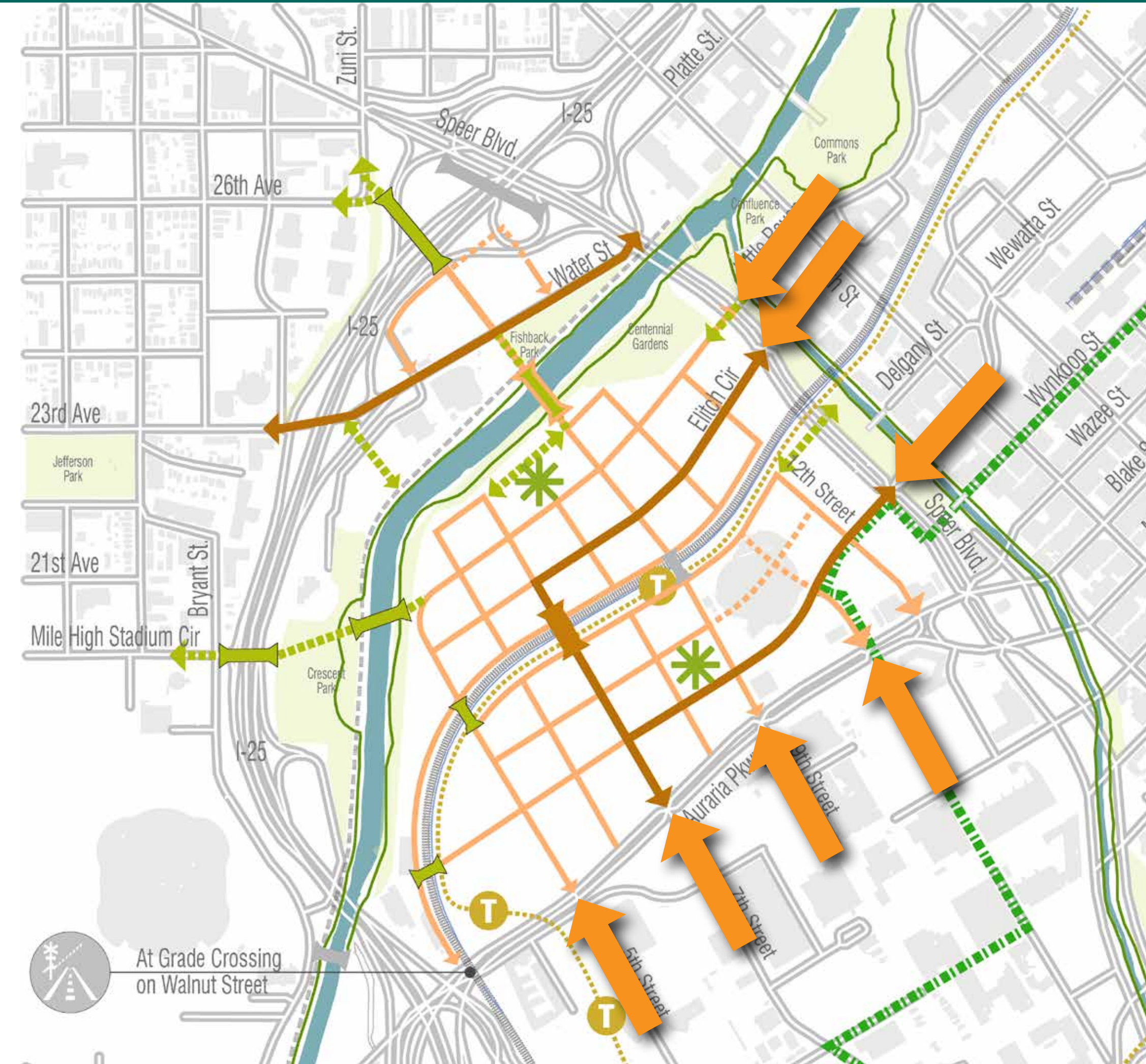


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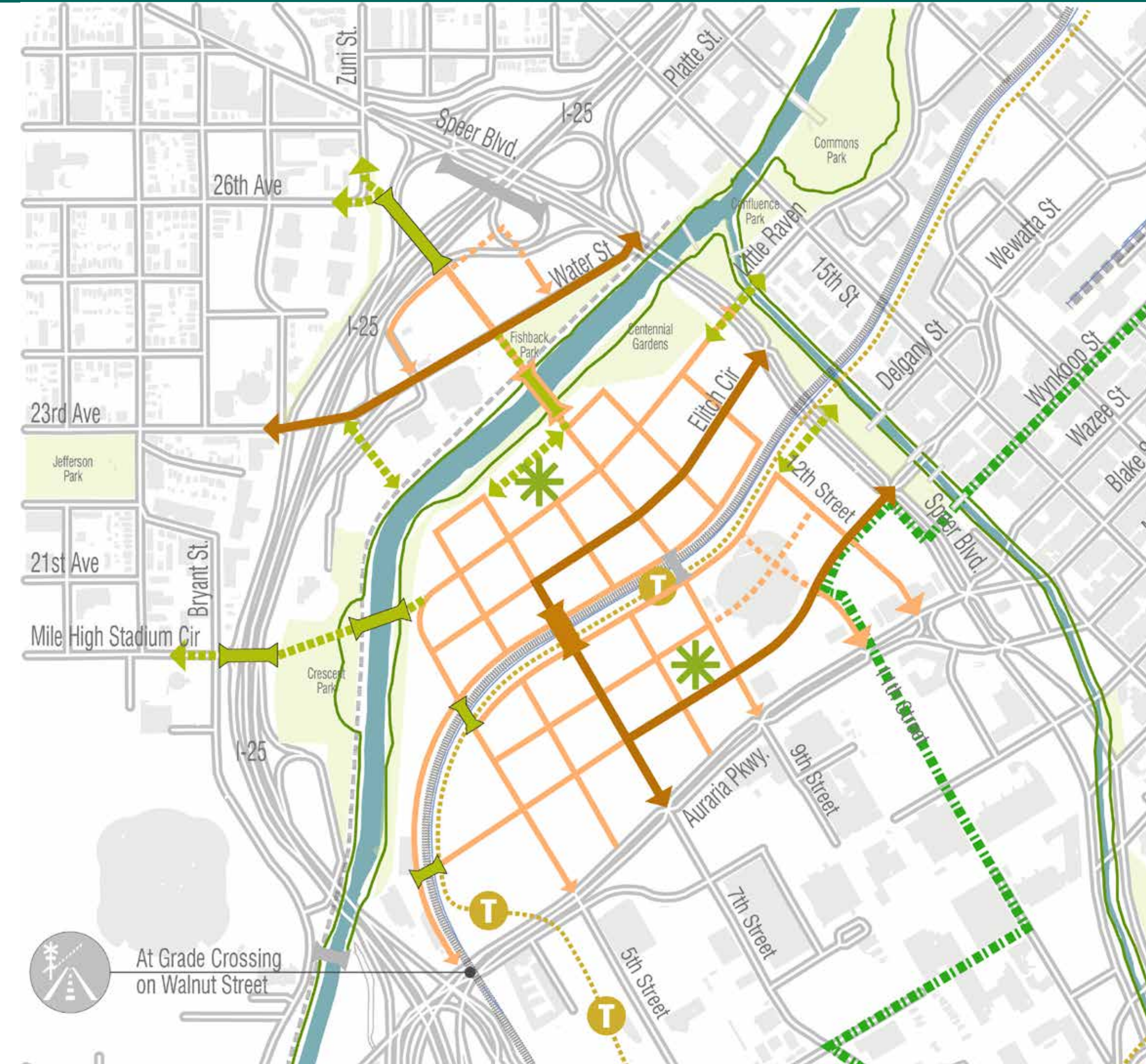
Existing Light Rail	Existing Ped & Bike Bridge	Proposed Ped & Bike Connection
Existing CML	Proposed All Mode Bridge	Potential All Mode Connection
Platte Valley Trolley	Proposed Ped & Bike or All Mode Bridge	Planned 5280 Loop
Downtown Collector Streets	Proposed Ped & Bike Bridge	Proposed Park/Open Space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

# A Walkable City

## Connected, Multimodal Street Network

### Recommendation Highlights:

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



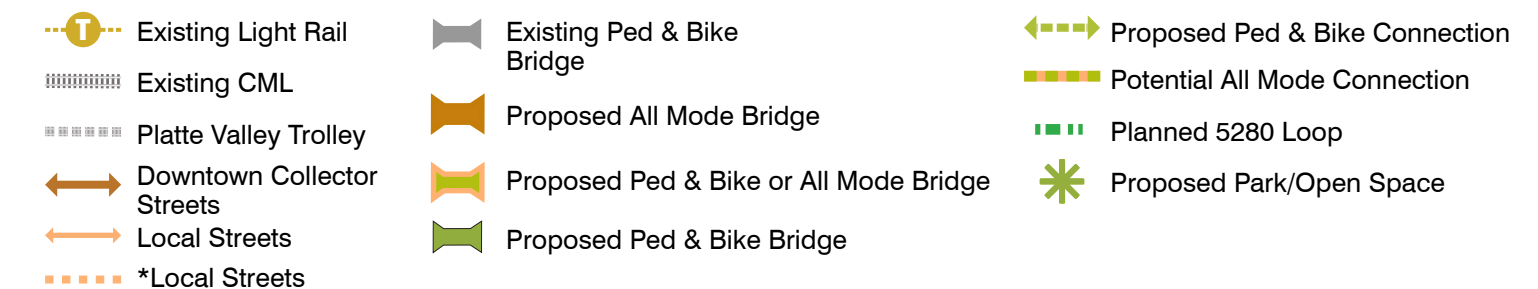
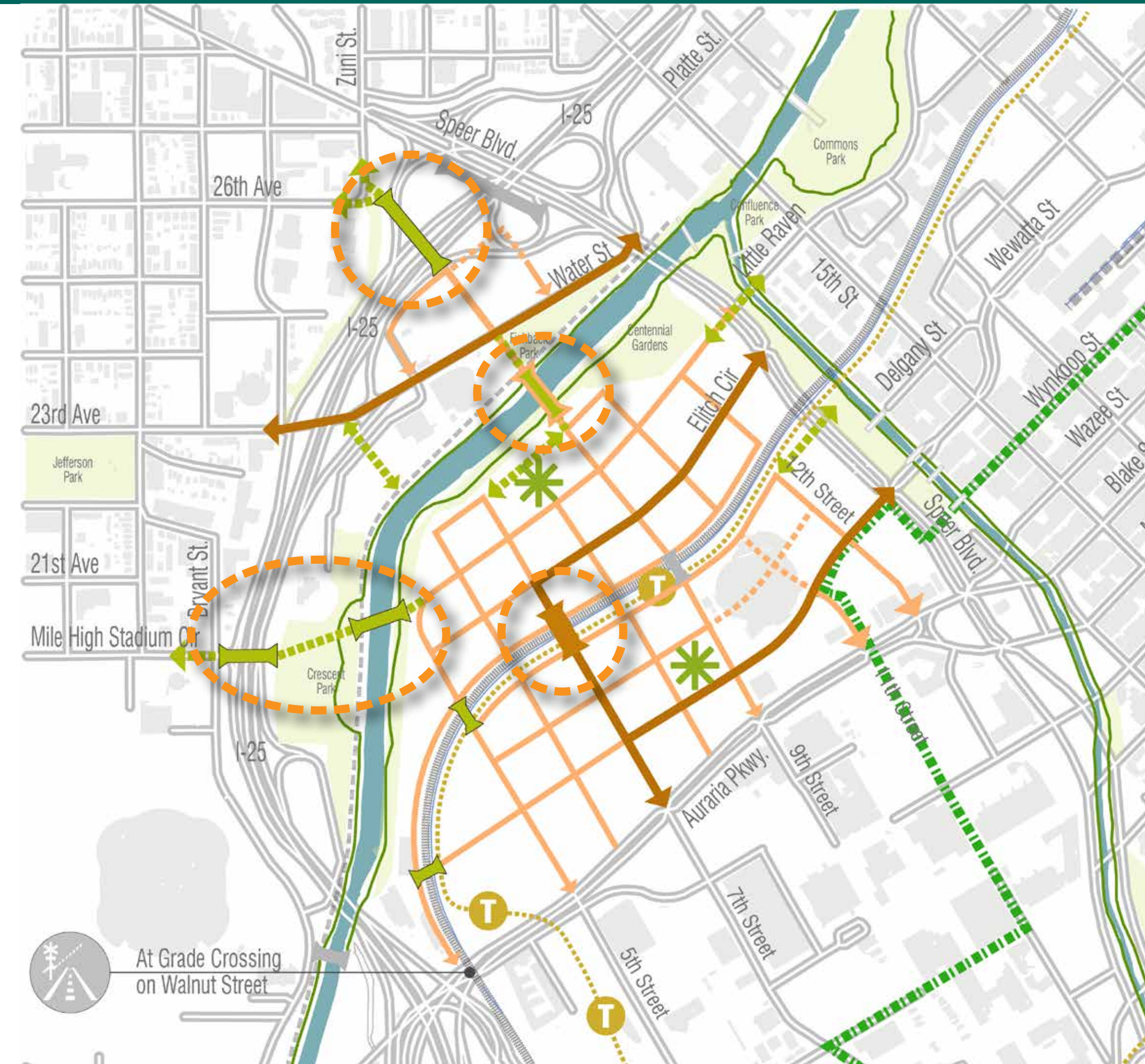
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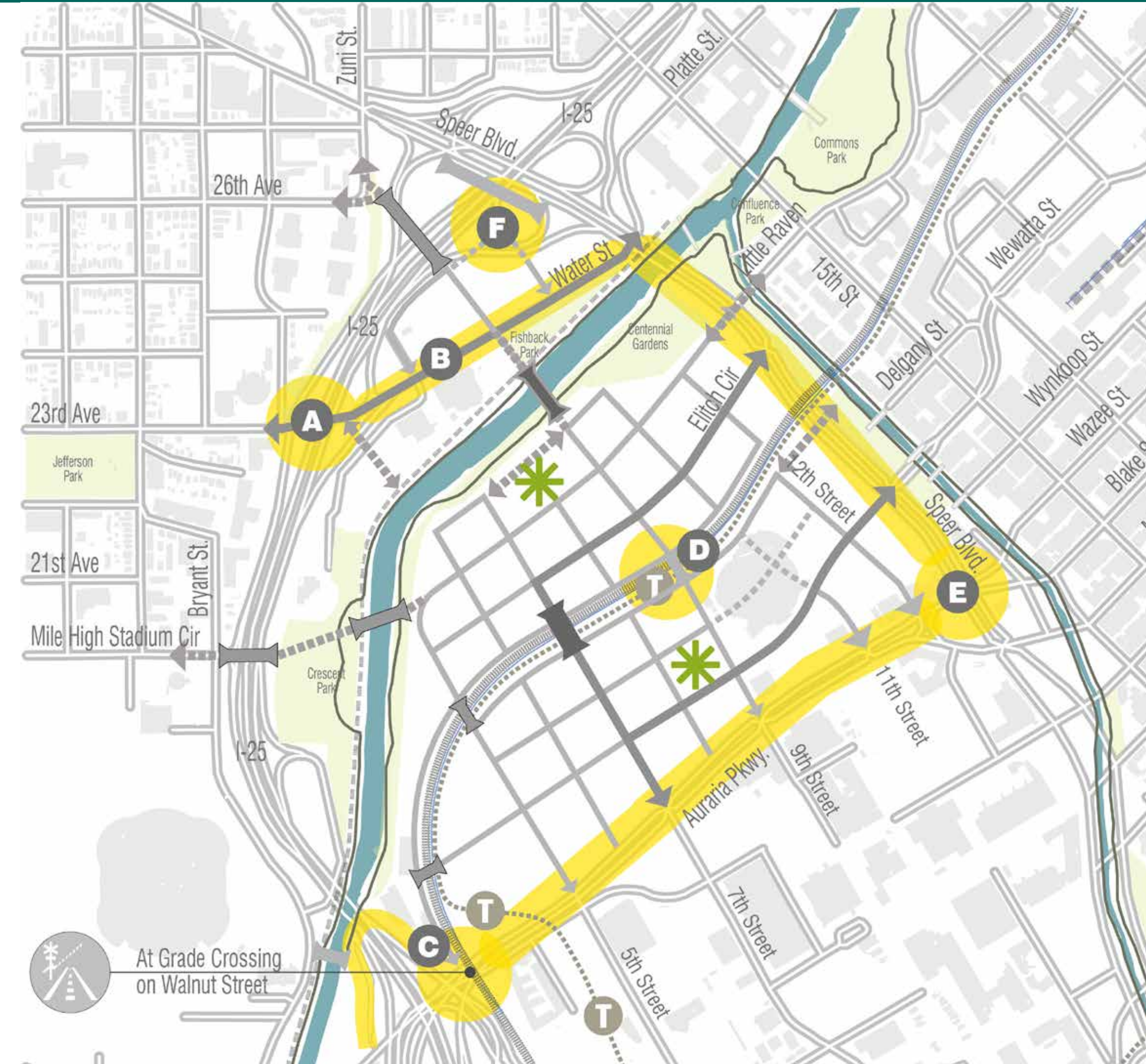


# A Walkable City

## Connected, Multimodal Street Network

### Recommendation Highlights:

- Update existing facilities to reflect the desired character and function



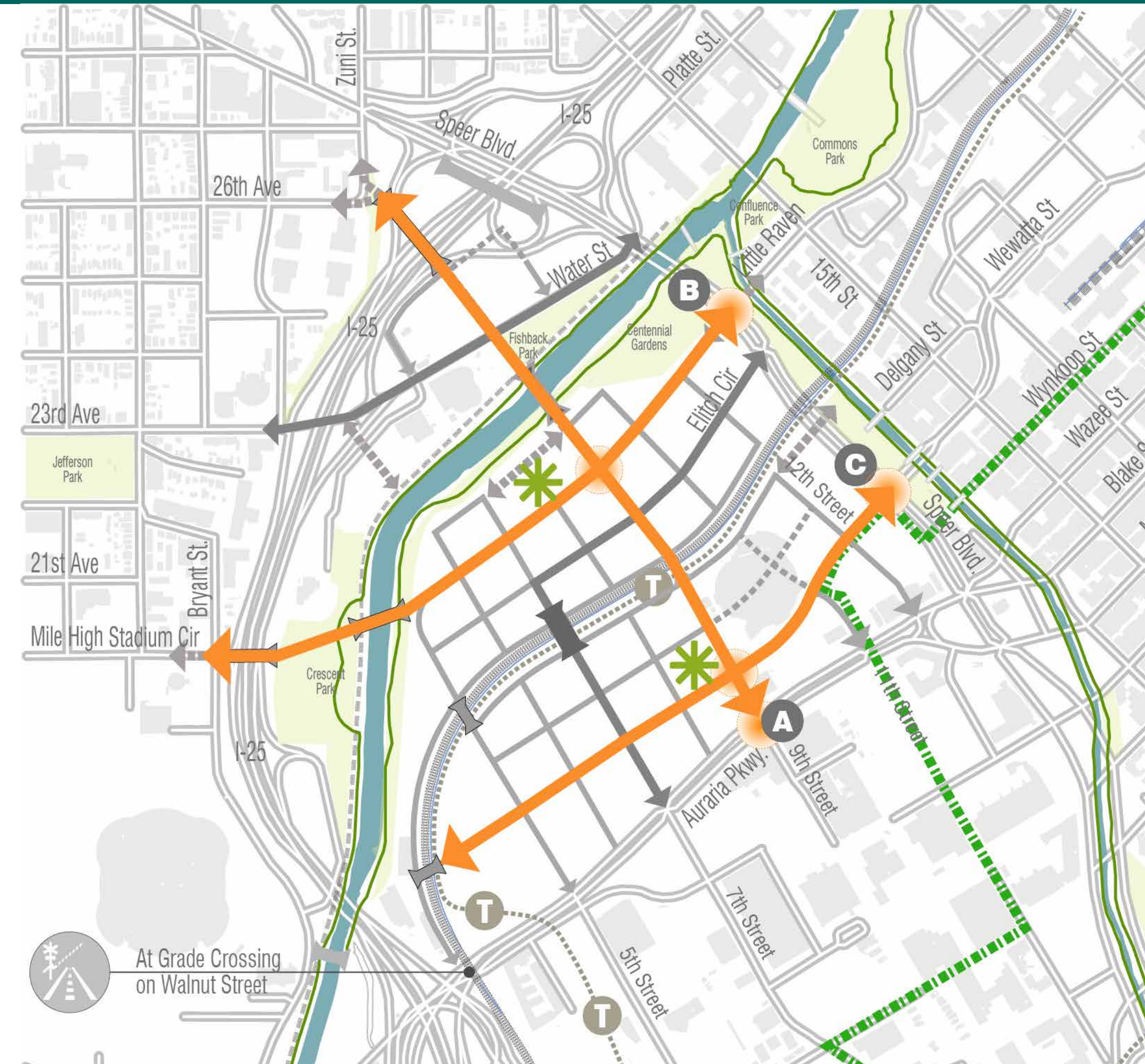
- |   |  |  |   |
|---|--|--|---|
| <ul style="list-style-type: none"> <li>● Existing Light Rail</li> <li>▨ Existing CML</li> <li>⋯ Platte Valley Trolley</li> <li>↔ Downtown Collector Streets</li> <li>← Local Streets</li> <li>⋯ *Local Streets</li> </ul> | <ul style="list-style-type: none"> <li>↔ Existing Ped &amp; Bike Bridge</li> <li>● Proposed Improvements to Existing Infrastructure</li> <li>↔ Proposed Ped &amp; Bike Bridge</li> <li>↔ Proposed Ped &amp; Bike Connection</li> <li>★ Proposed Park/Open Space</li> </ul> | <ul style="list-style-type: none"> <li>↔ Proposed All Mode Bridge</li> <li>↔ Proposed Ped &amp; Bike or All Mode Bridge</li> <li>↔ Proposed Ped &amp; Bike Connection</li> <li>★ Proposed Park/Open Space</li> </ul> | <ul style="list-style-type: none"> <li>● A 23rd Avenue Improvements</li> <li>● B Water Street Improvements</li> <li>● C Walnut Street Improvements</li> <li>● D CML Bridge Improvements</li> <li>● E Speer Boulevard and Auraria Parkway Improvements</li> <li>● F CDOT Coordination</li> </ul> |
|---|--|--|---|

# A Walkable City

## A Place for Pedestrians

### Recommendation Highlights:

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



<ul style="list-style-type: none"> <li> Existing Light Rail</li> <li> Existing CML</li> <li> Platte Valley Trolley</li> <li> Downtown Collector Streets</li> <li> Local Streets</li> <li> *Local Streets</li> <li> Existing Ped &amp; Bike Bridge</li> </ul>	<ul style="list-style-type: none"> <li> Proposed All Mode Bridge</li> <li> Proposed Ped &amp; Bike or All Mode Bridge</li> <li> Proposed Ped &amp; Bike Bridge</li> <li> Proposed Ped &amp; Bike Connection</li> <li> Proposed Park/Open Space</li> </ul>	<ul style="list-style-type: none"> <li> Priority Pedestrian Connection</li> <li> Priority Pedestrian Intersection</li> <li> Planned 5280 Loop</li> <li> North/South Connection</li> <li> East/West 1</li> <li> East/West 2</li> </ul>
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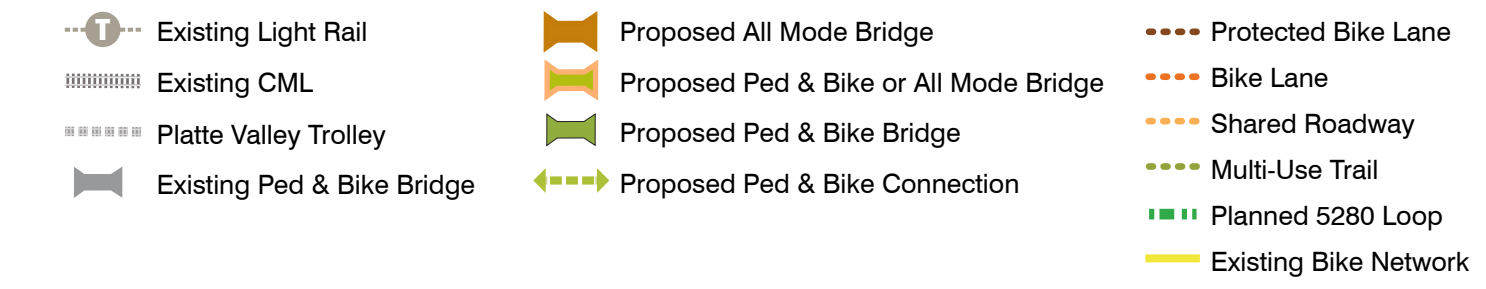
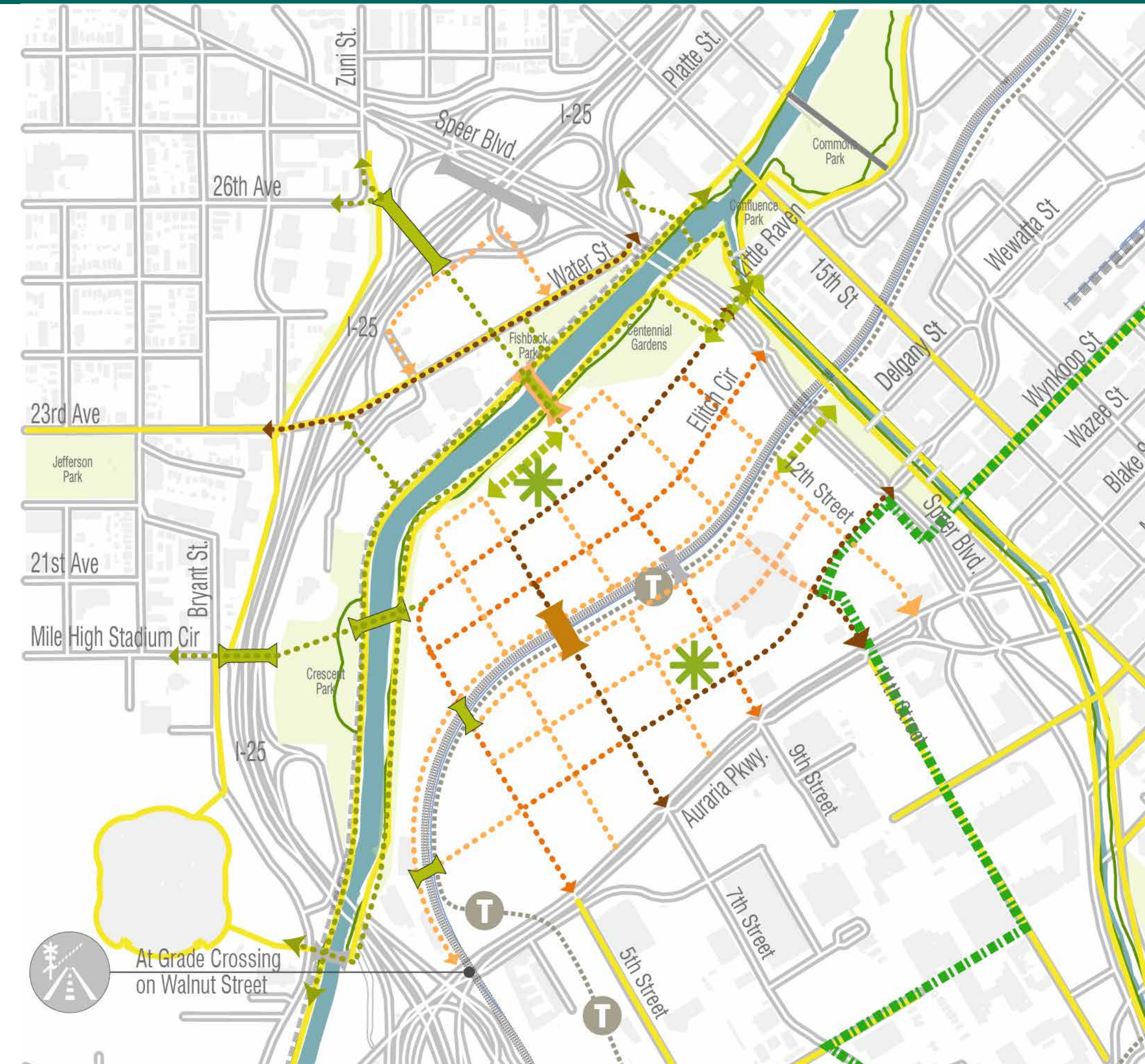


# A Walkable City

## A Robust Bicycle Network

### Recommendation Highlights:

- Provide comprehensive bicycle facilities and connect to existing bicycle facilities

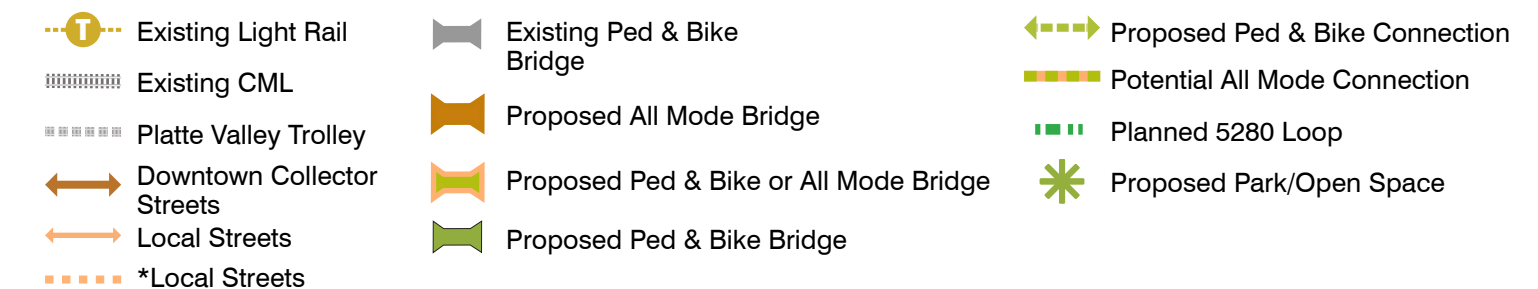
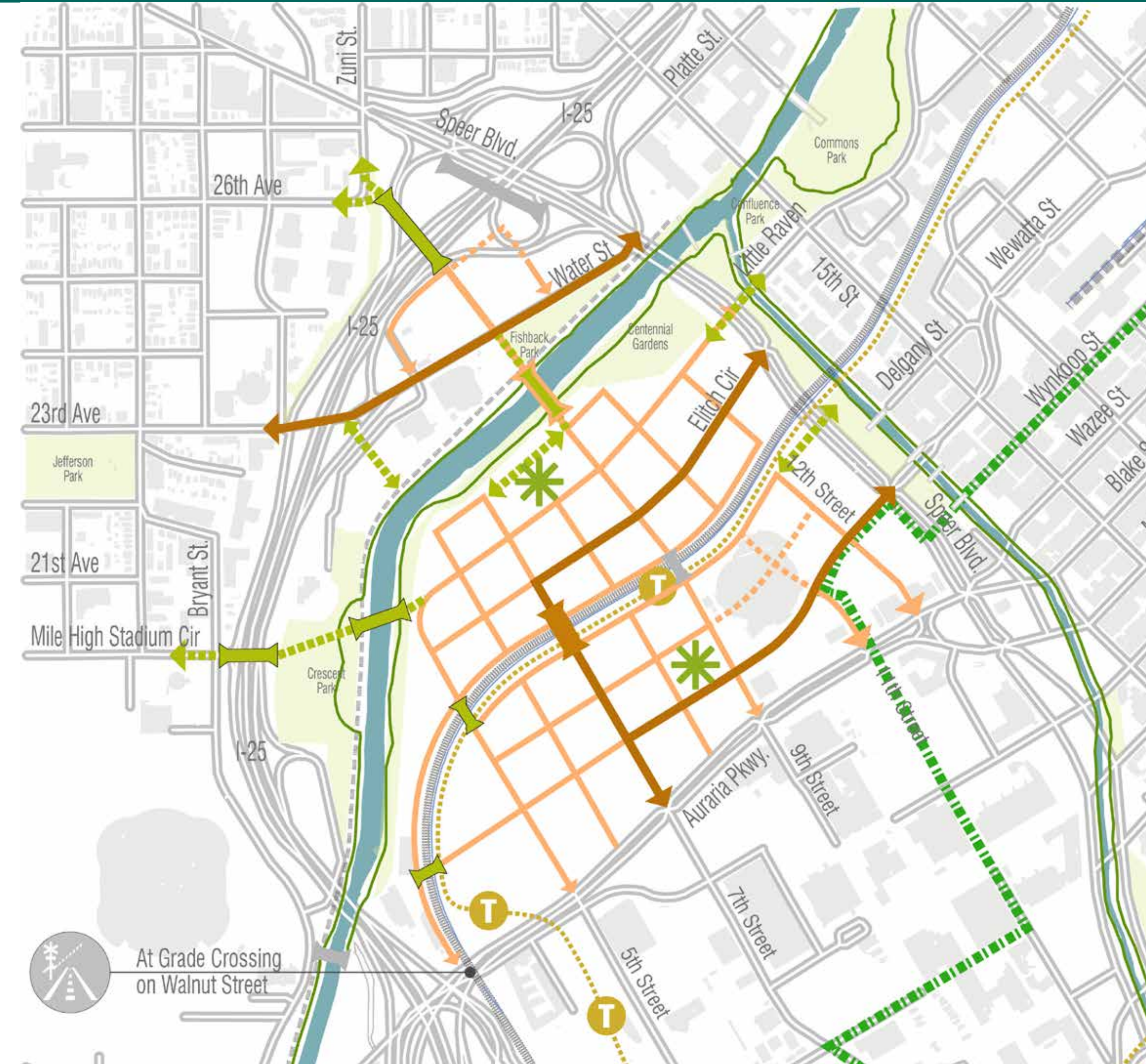


# A Walkable City

## Transportation Demand Management & Mobility Hub

### Recommendation Highlights:

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



# A Diverse City

## Diverse Housing Options & Support a Diverse Community

### Recommendation Highlights:

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

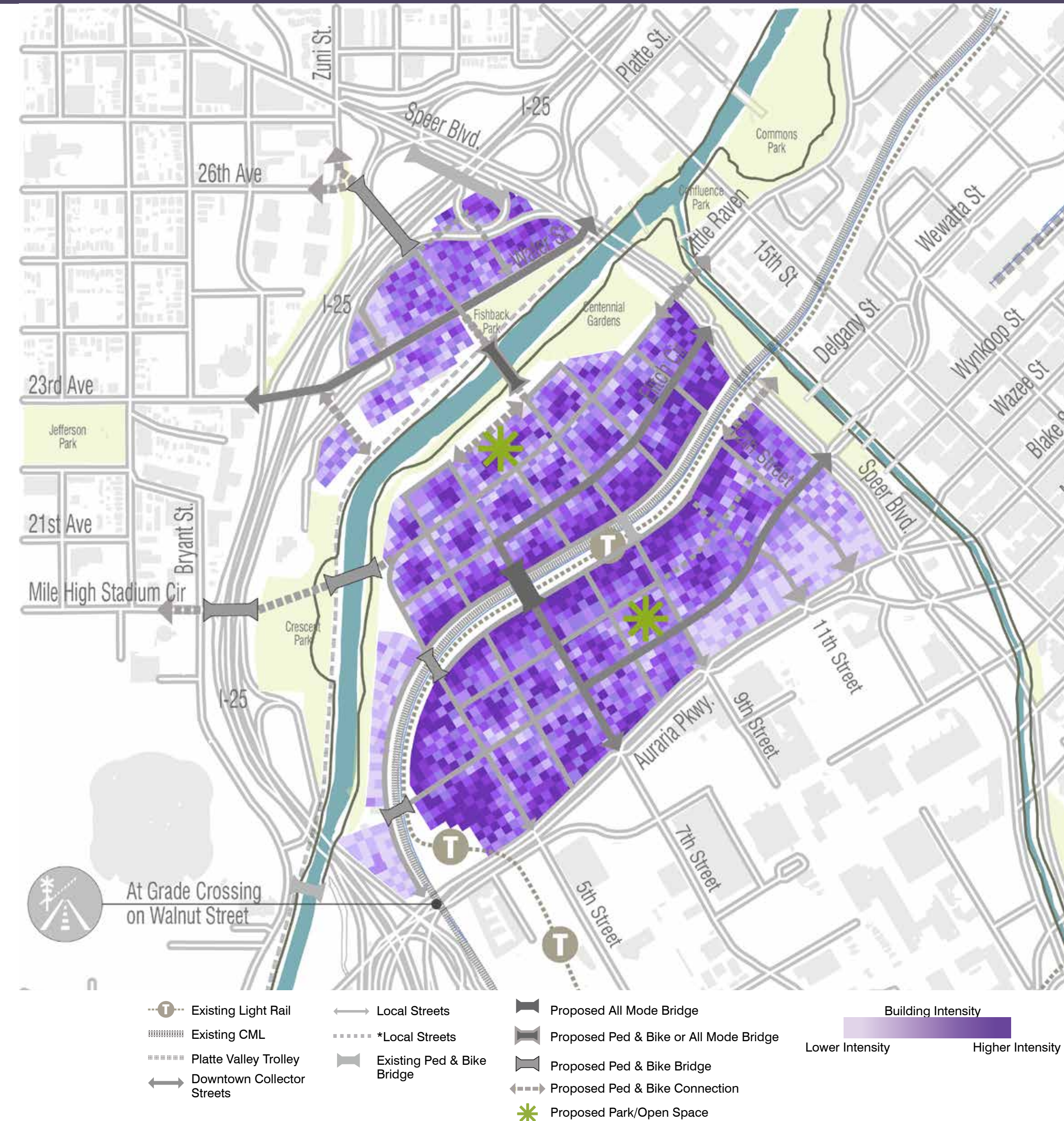


# A Distinctive City

## Variety of Building Intensity

### Recommendation Highlights:

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

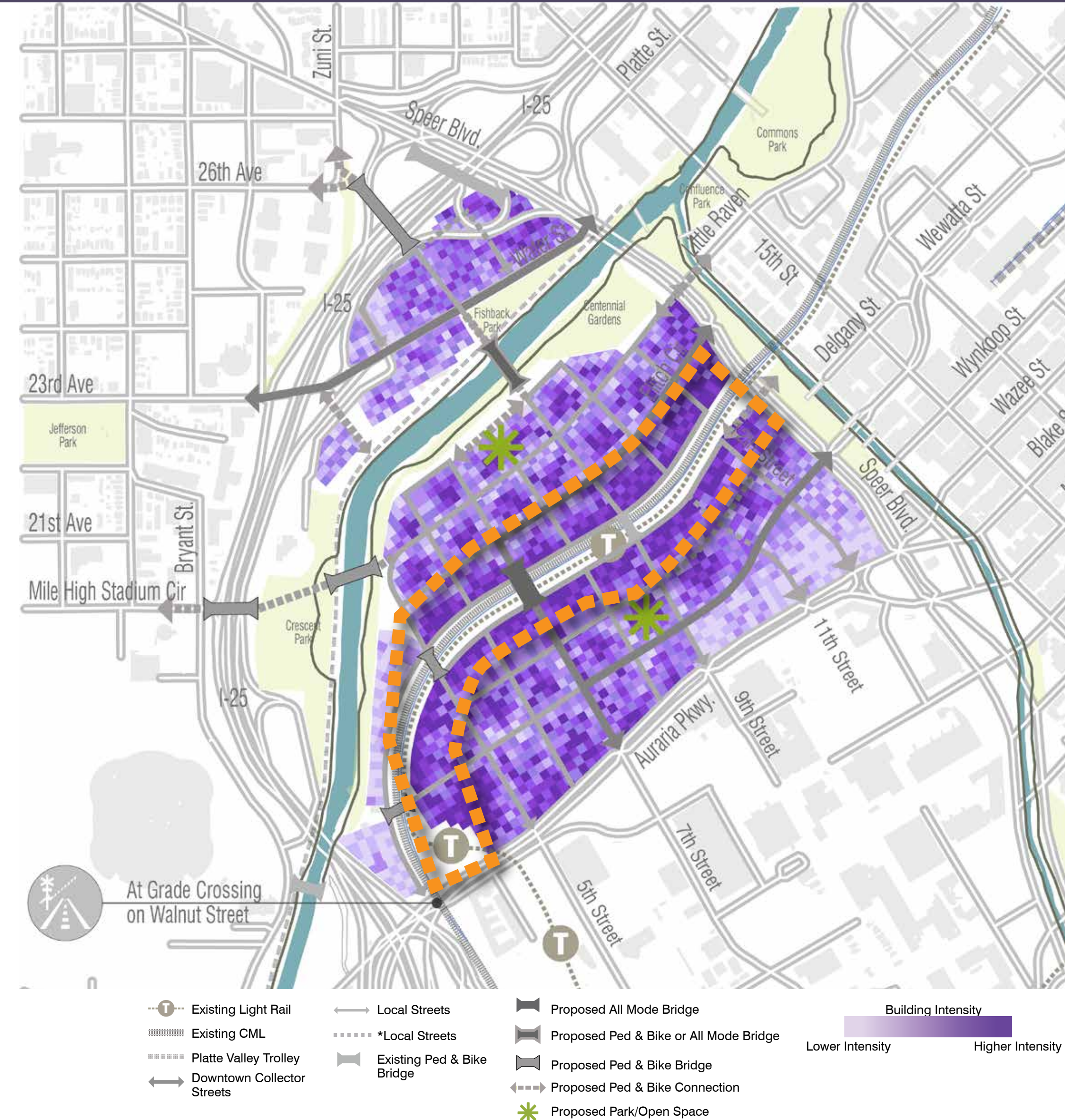


# A Distinctive City

## Variety of Building Intensity

### Recommendation Highlights:

- Adopt new or updated zoning standards to require a variety of building intensities
- Calibrate allowed building height and intensity by context
  - Highest intensity near the CML and light rail stations

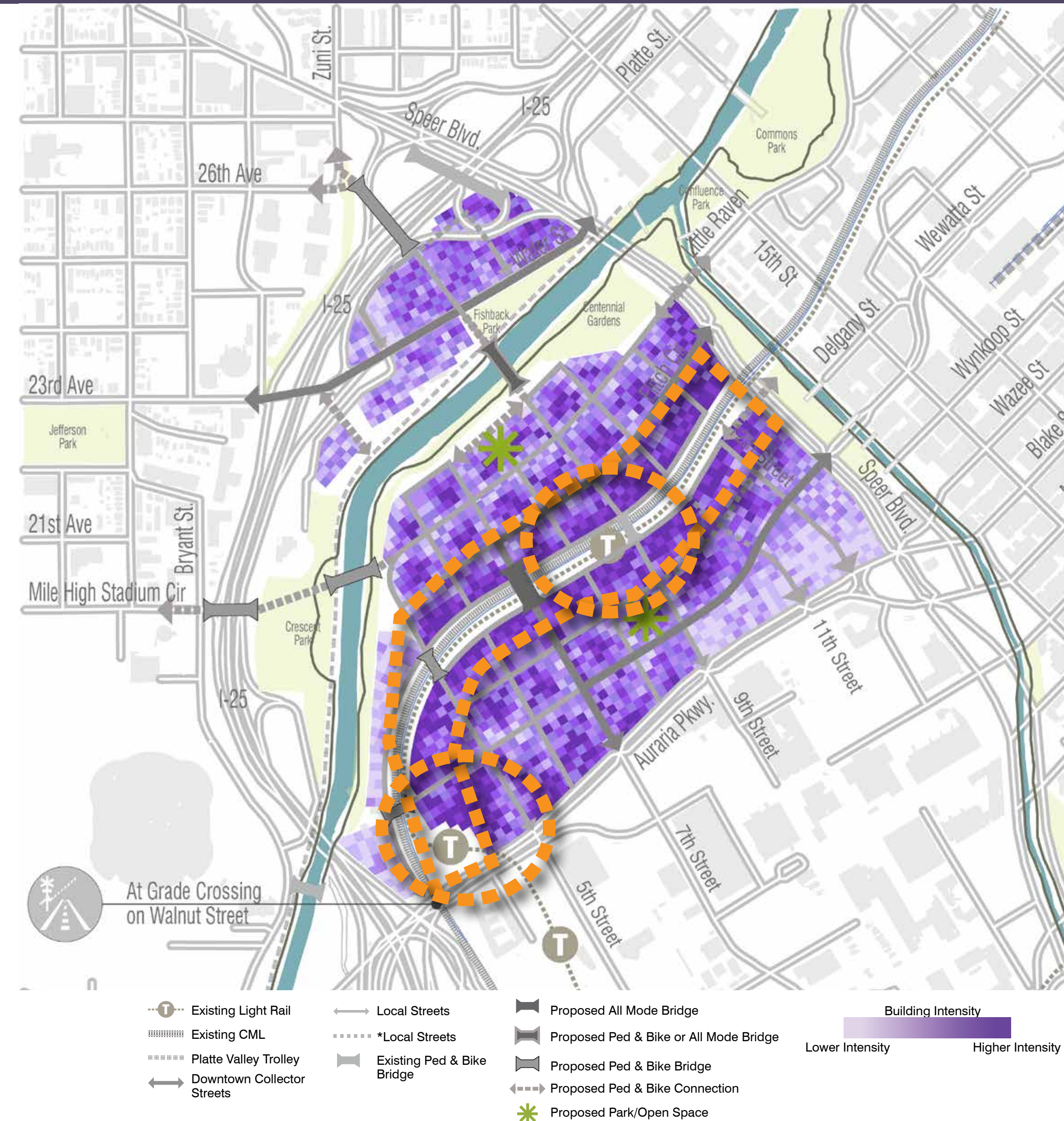


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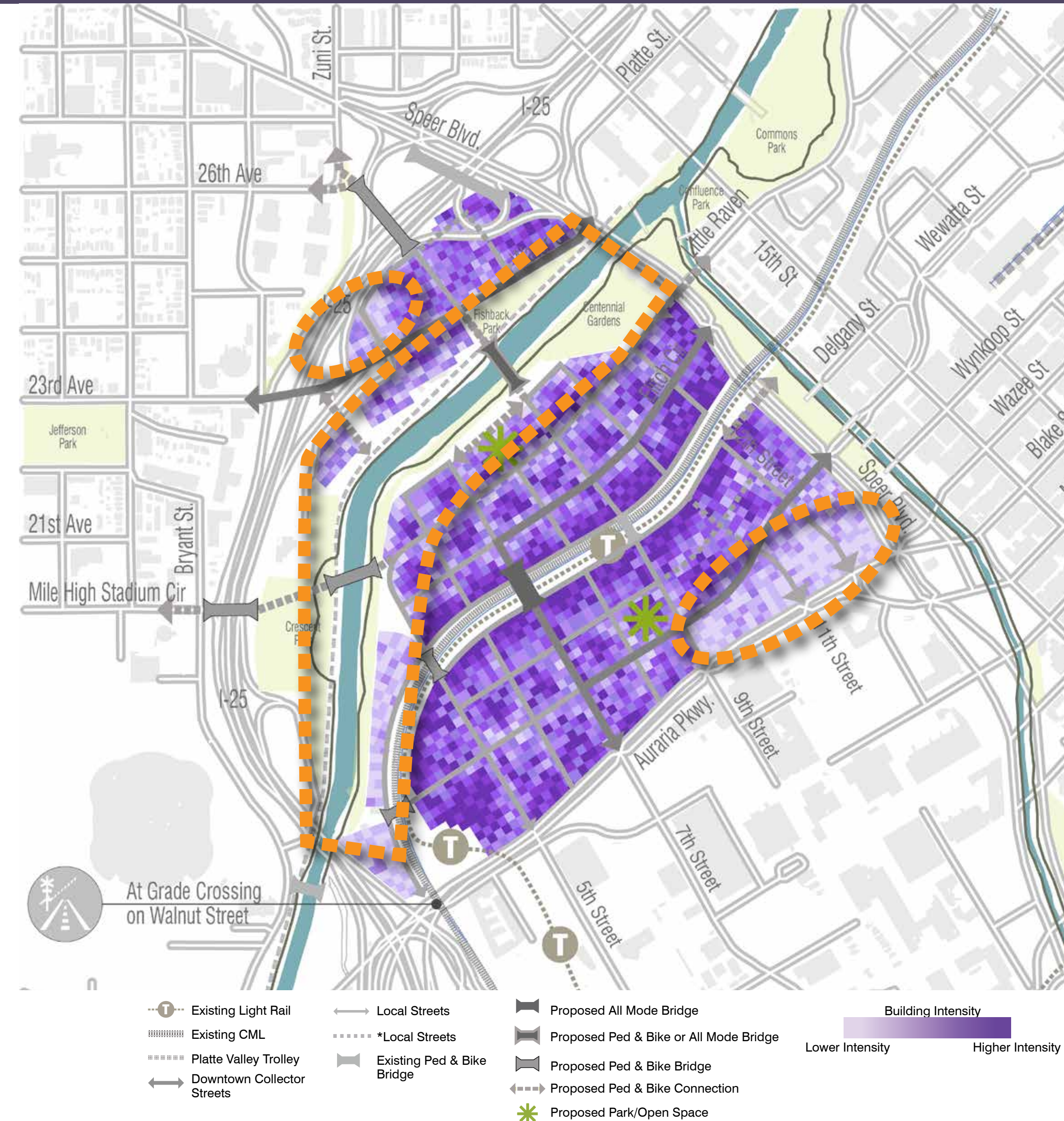


# A Distinctive City

## Variety of Building Intensity

### Recommendation Highlights:

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

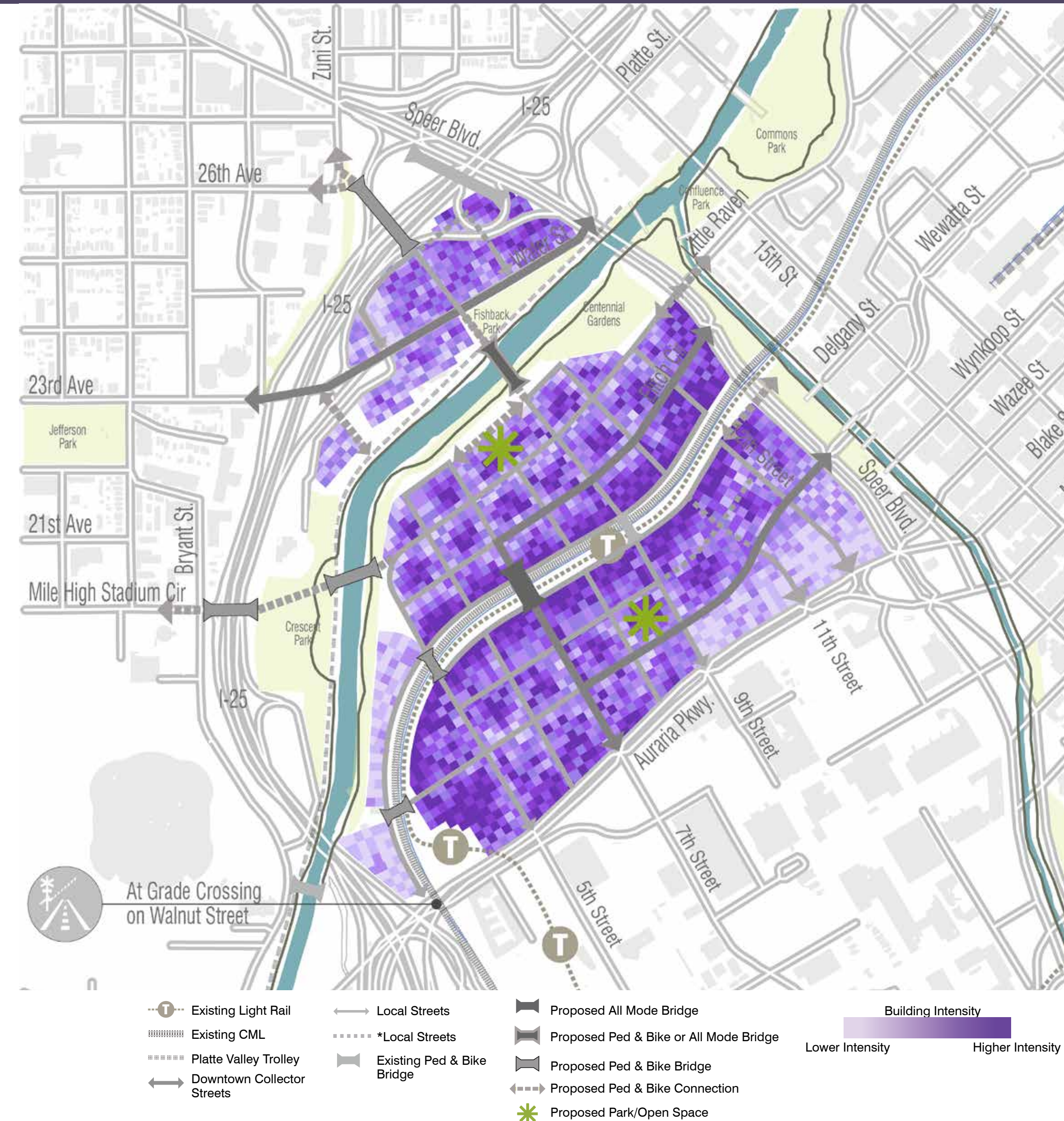


# A Distinctive City

## Variety of Building Intensity

### Recommendation Highlights:

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





# A Distinctive City

## High Quality Design

### Recommendation Highlights:

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



# A Green City

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

### Recommendation Highlights:

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



# A Green City

## Resilient Infrastructure & Environmental Conditions

### Recommendation Highlights:

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



# Moving Forward

## Plan Priorities

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



# 1. Plan Consistency

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

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

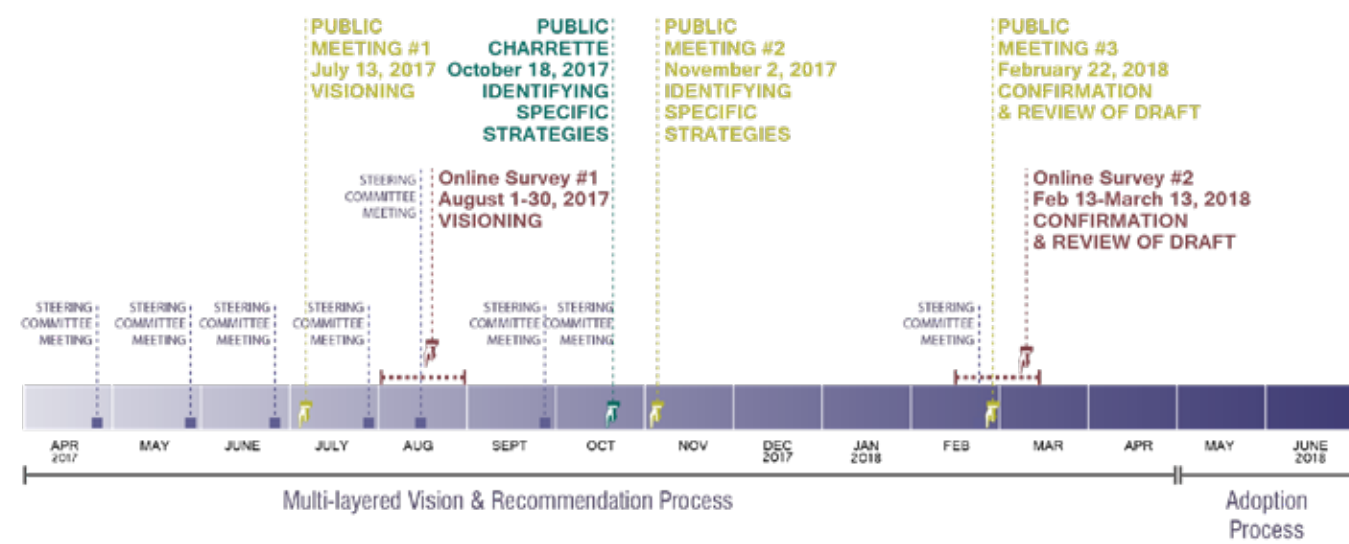


# 2. Inclusive Public Process

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



## Planning Process & Public Outreach



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



## Planning Process & Public Outreach

### Coordination with Local Groups

- Various boards of the Downtown Denver Partnership
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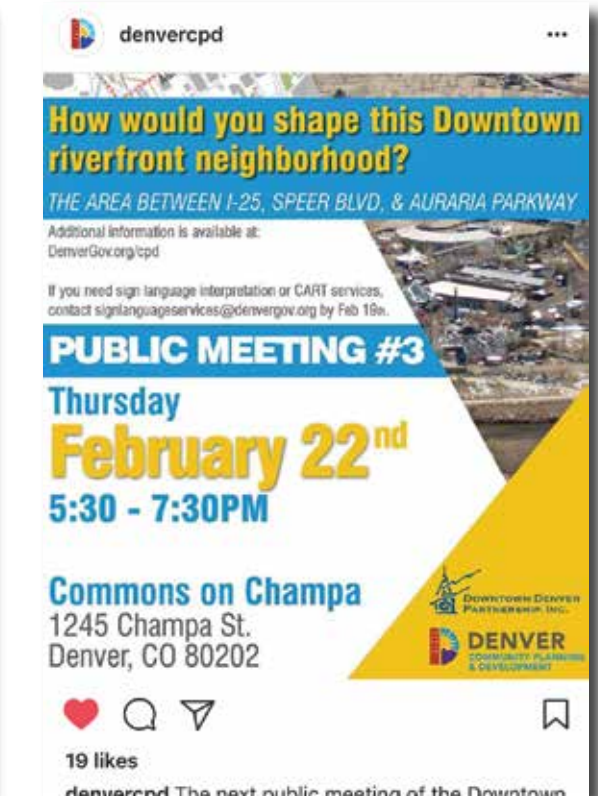
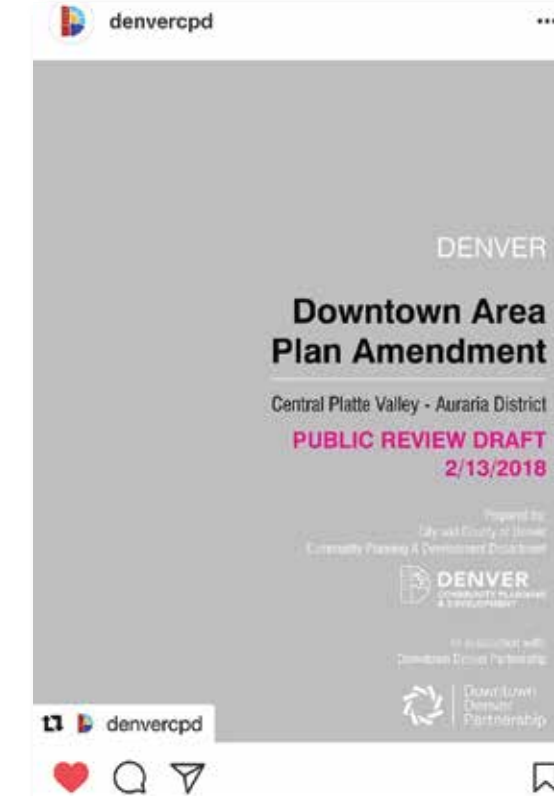
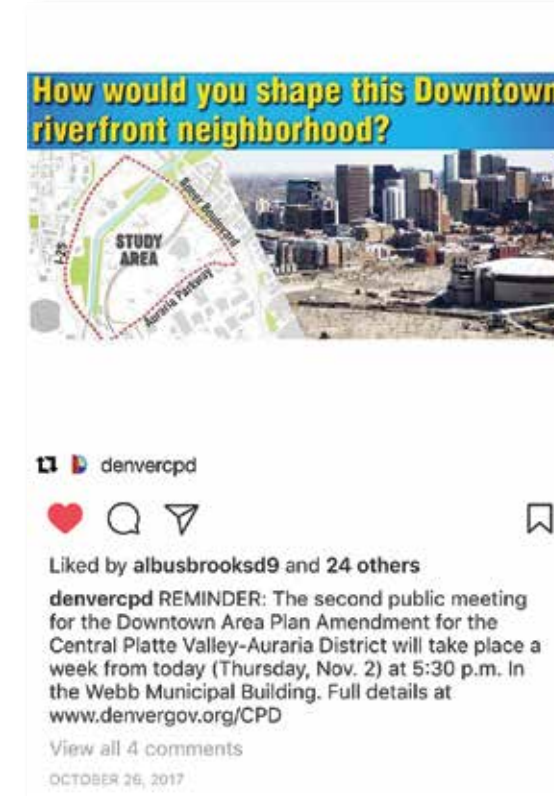
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DOWNTOWN AREA PLAN AMENDMENT  
Planning Board Public Hearing - May 2, 2018



# 3. Long-Term View

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

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



# Staff Recommendation

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

