

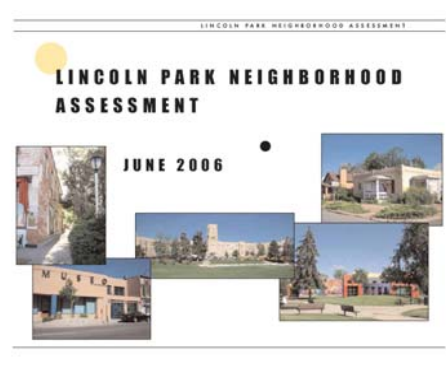


**La Alma Lincoln Park  
Neighborhood Plan/  
10<sup>th</sup> and Osage Station Area Plan  
LUTI Committee**

August 31, 2010

Kristin Krasnove Fritz  
Denver Community Planning and Development

# Background

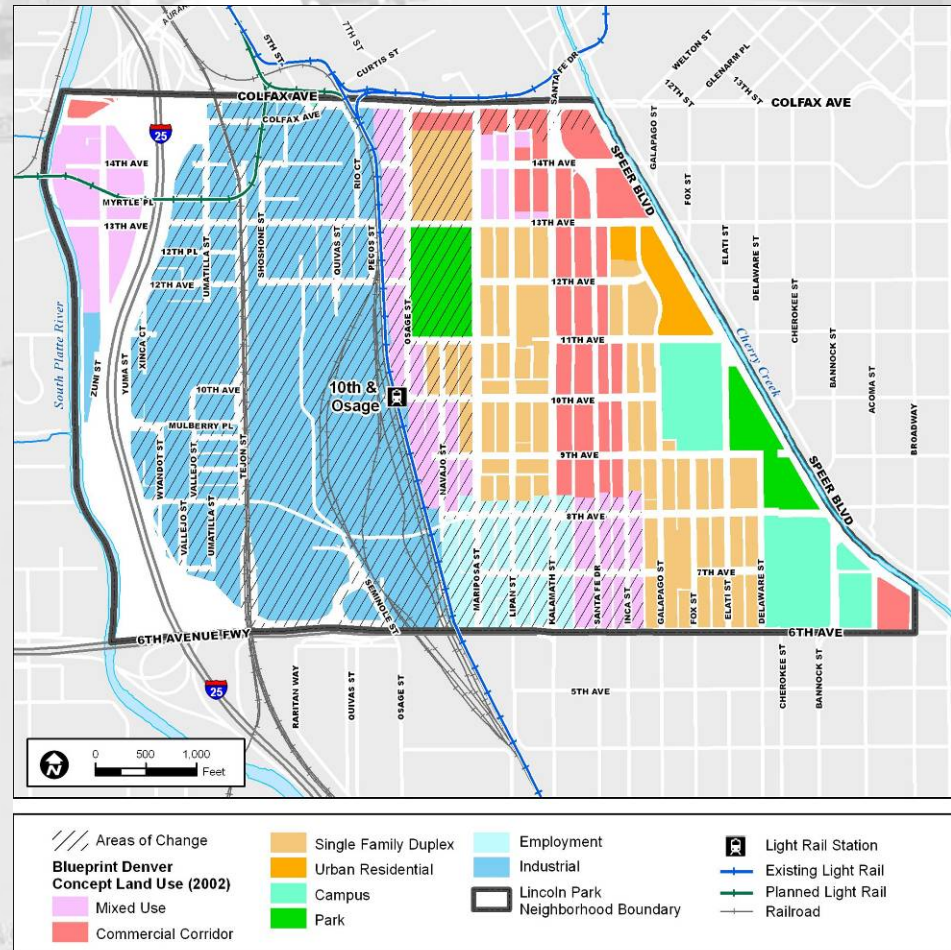


- Neighborhood Assessment completed June 2006
- Denver Transit-Oriented Development (TOD) Strategic Plan completed August 2006
- Station Area Planning (10<sup>th</sup> and Osage) initiated early 2007
- Planning Board briefing March December 2009
- Blueprint Committee briefing March 2010
- Stakeholder Draft of Station Area Plan and Neighborhood Plan released June 25<sup>th</sup>
- Public Review Draft published July 16<sup>th</sup>
- Planning Board 100% Review and Public Hearing Aug 4<sup>th</sup> and 18<sup>th</sup>

# Blueprint Denver: La Alma/Lincoln Park

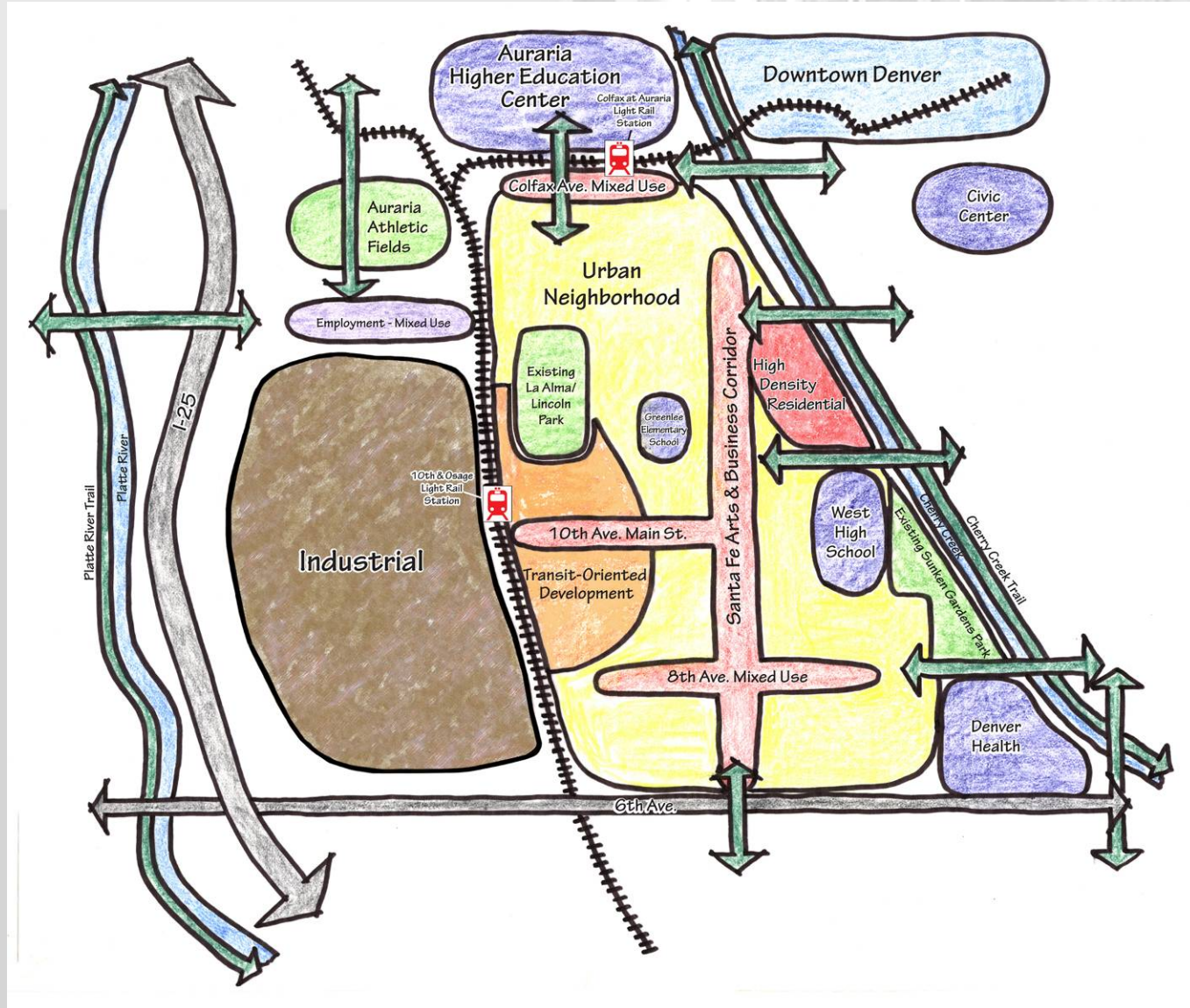
## Concept Land Uses:

- Institutional
- Single Family/Duplex
- Mixed Use
- Commercial Corridor
- Industrial
- Urban Residential
- Park

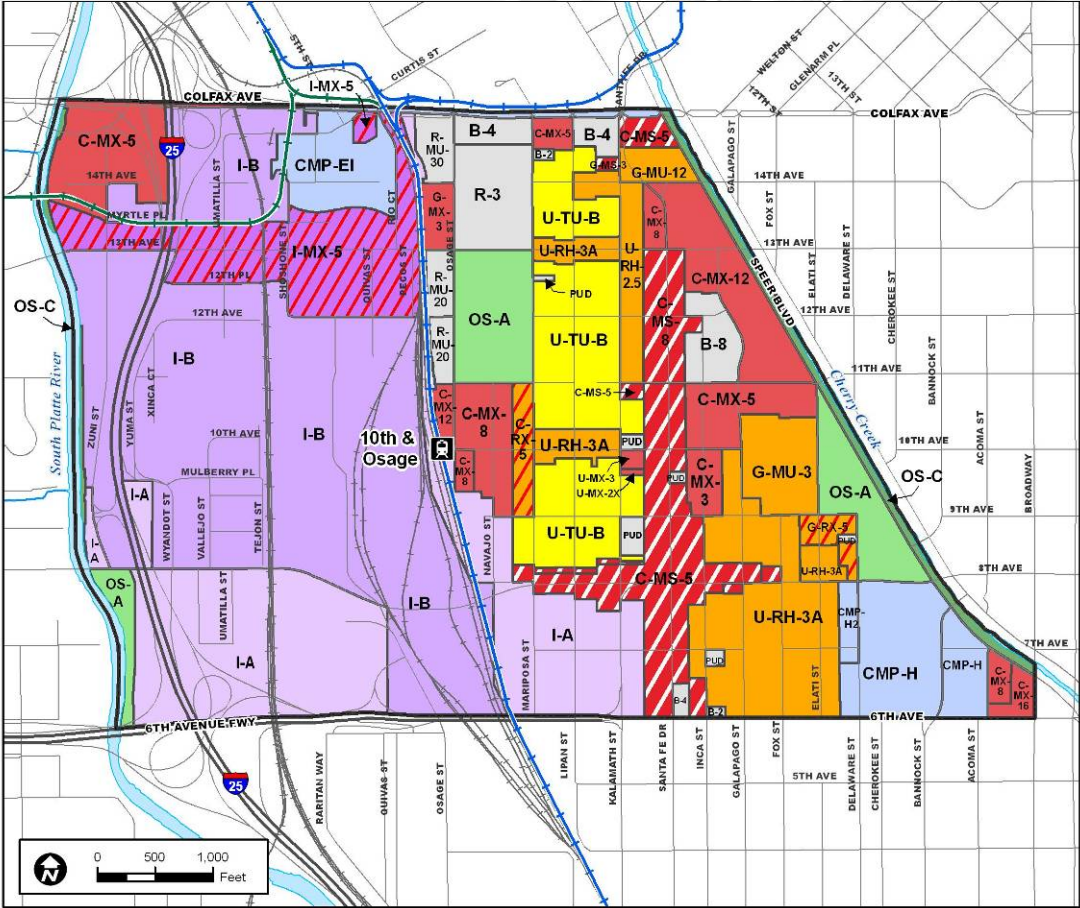




# Fundamental Concept Plan



# New Zoning: Implements Vision



Zone Districts		Former Chapter 59* *Waivers, Conditions, PUDs, PBGs
Two Unit (TU)	Open Space Parks (OS-A)	Light Rail Station
Multi-Unit (MU, RH, RO, TH)	Open Space Conservation (OS-C)	Existing Light Rail
Residential Mixed Use (RX)	Industrial Commercial (I-A)	Planned Light Rail
Mixed Use (MX)	Industrial General (I-B)	Railroad
Main Street (MS)	Industrial Mixed Use (I-MX, M-IMX)	
	Campus (EI, EI2, ENT, H, H2)	



# Plan Objectives

- Provide a clear vision for the neighborhood
- Establish long range goals and objectives
- Primarily focused on land use, transportation, and urban form
- Address issues and opportunities at the neighborhood scale
- Promote patterns that contribute to the economic, social, and physical health, safety, and welfare of the residents and business owners

# Plan Components

## La Alma/ Lincoln Park

Neighborhood Plan



DENVER  
THE REAL MIAMI CITY

Community  
Planning &  
Development

June 25, 2010



- Executive Summary
- Vision & Goals
- Framework Plan
- Character Area Plans
- Implementation
- Supporting Documentation

# Plan Components

The background of the slide features a faded street scene at the top, showing cars and buildings. Below this, a semi-transparent map overlay is visible, showing a grid of streets and building footprints. The map includes labels for '10th & Osage Station' and '10th & Osage Station Area Plan'.

## Framework Plan

- Land Use & Urban Design
- Mobility & Infrastructure
- Parks & Preservation
- Economic Development
- Public Health

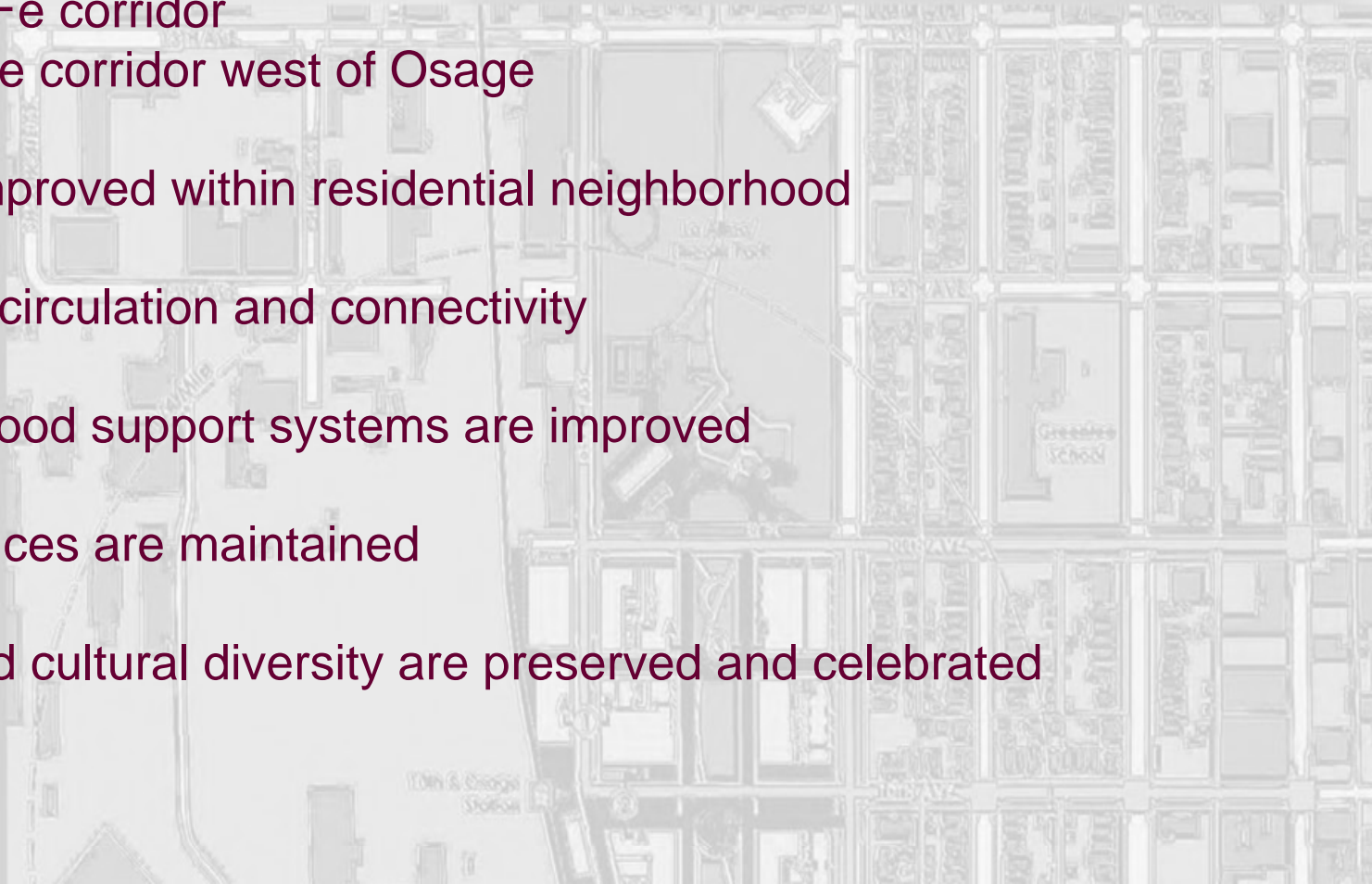
## Character Areas

- Main Street Corridor
- Mixed Use Area
- Residential Area
- Institutional Area
- Transit-Oriented Development (10<sup>th</sup> and Osage Station Area Plan)



# Overall Goals

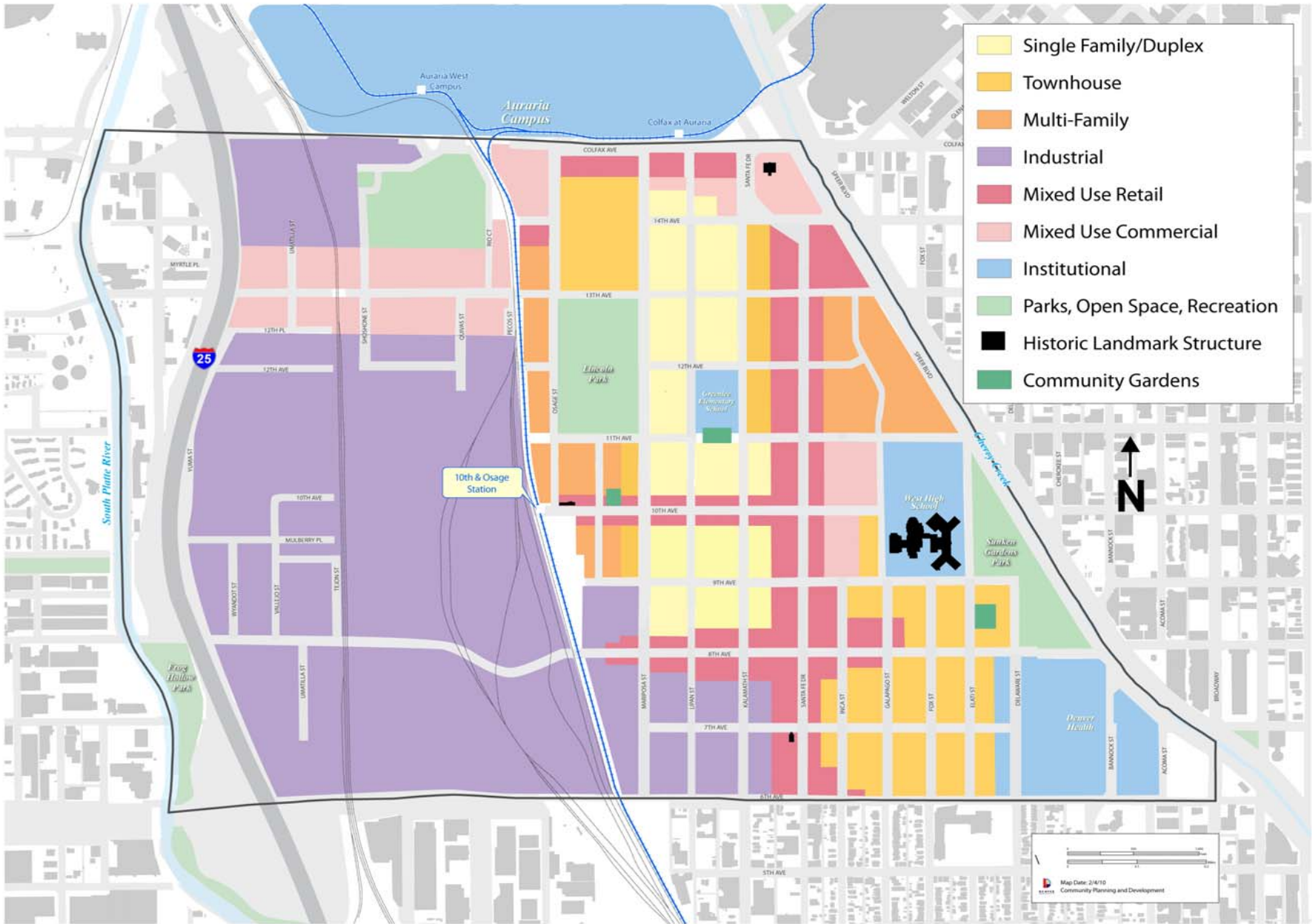
- Redevelopment focused in three areas:
  - 10<sup>th</sup> and Osage station
  - Santa Fe corridor
  - 13<sup>th</sup> Ave corridor west of Osage
- Stability improved within residential neighborhood
- Increased circulation and connectivity
- Neighborhood support systems are improved
- Local services are maintained
- History and cultural diversity are preserved and celebrated



# Land Use and Urban Design

The background of the slide features a faded, grayscale image of a city street scene with cars and buildings. Overlaid on this is a semi-transparent map of a city grid, showing street layouts and building footprints. The map includes labels for 'Greenlee School' and '10th & Dodge Street'.

- Attract development to Areas of Change
- Utilize mixed use, main street, and small lot residential zoning
- Encourage a mixture of uses that support a successful neighborhood
- Support greater heights at the station and key intersections
- Explore parking management strategies
- Support public art in the community



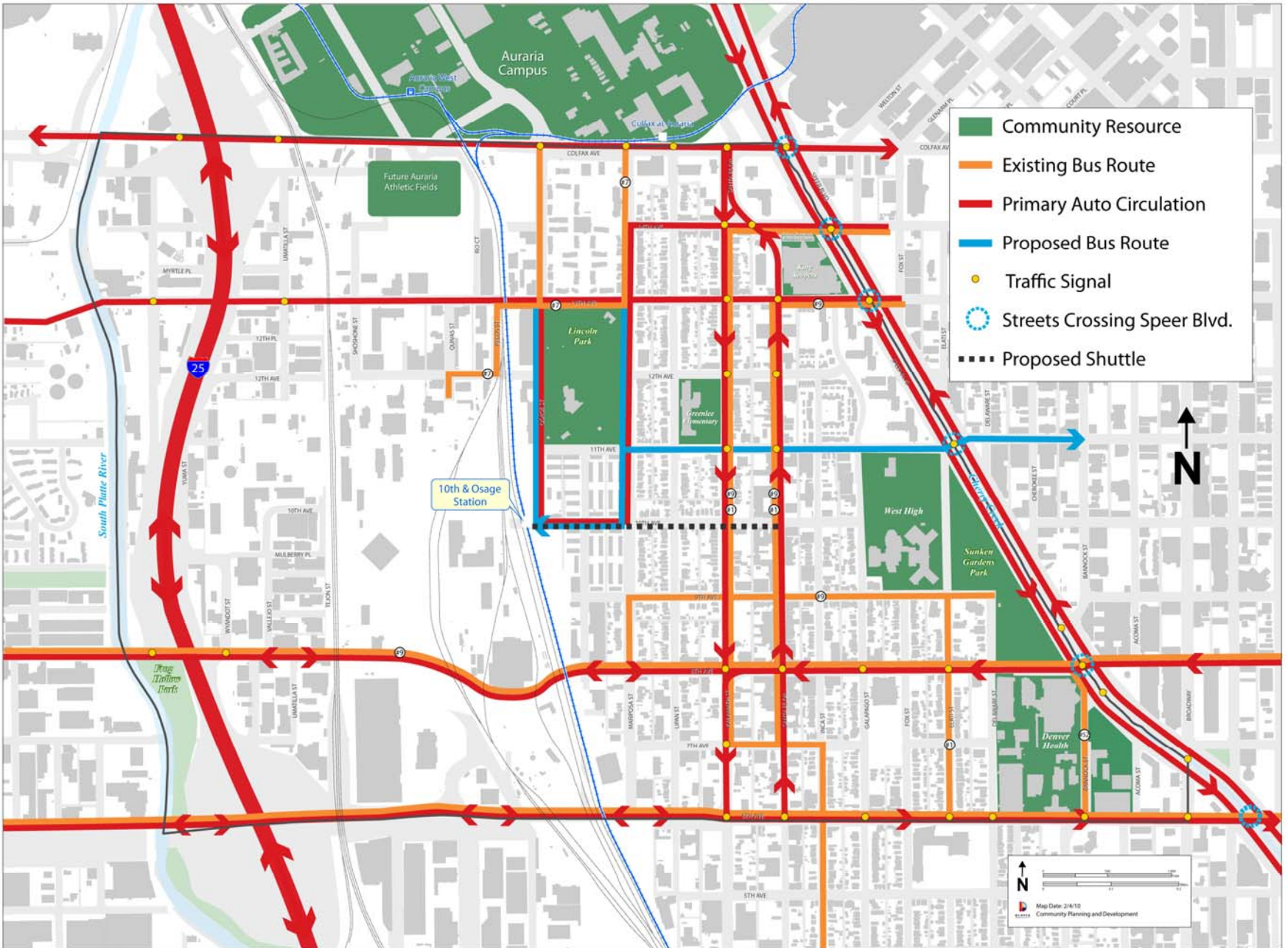
- Single Family/Duplex
- Townhouse
- Multi-Family
- Industrial
- Mixed Use Retail
- Mixed Use Commercial
- Institutional
- Parks, Open Space, Recreation
- Historic Landmark Structure
- Community Gardens

Map Date: 2/4/10  
 Community Planning and Development

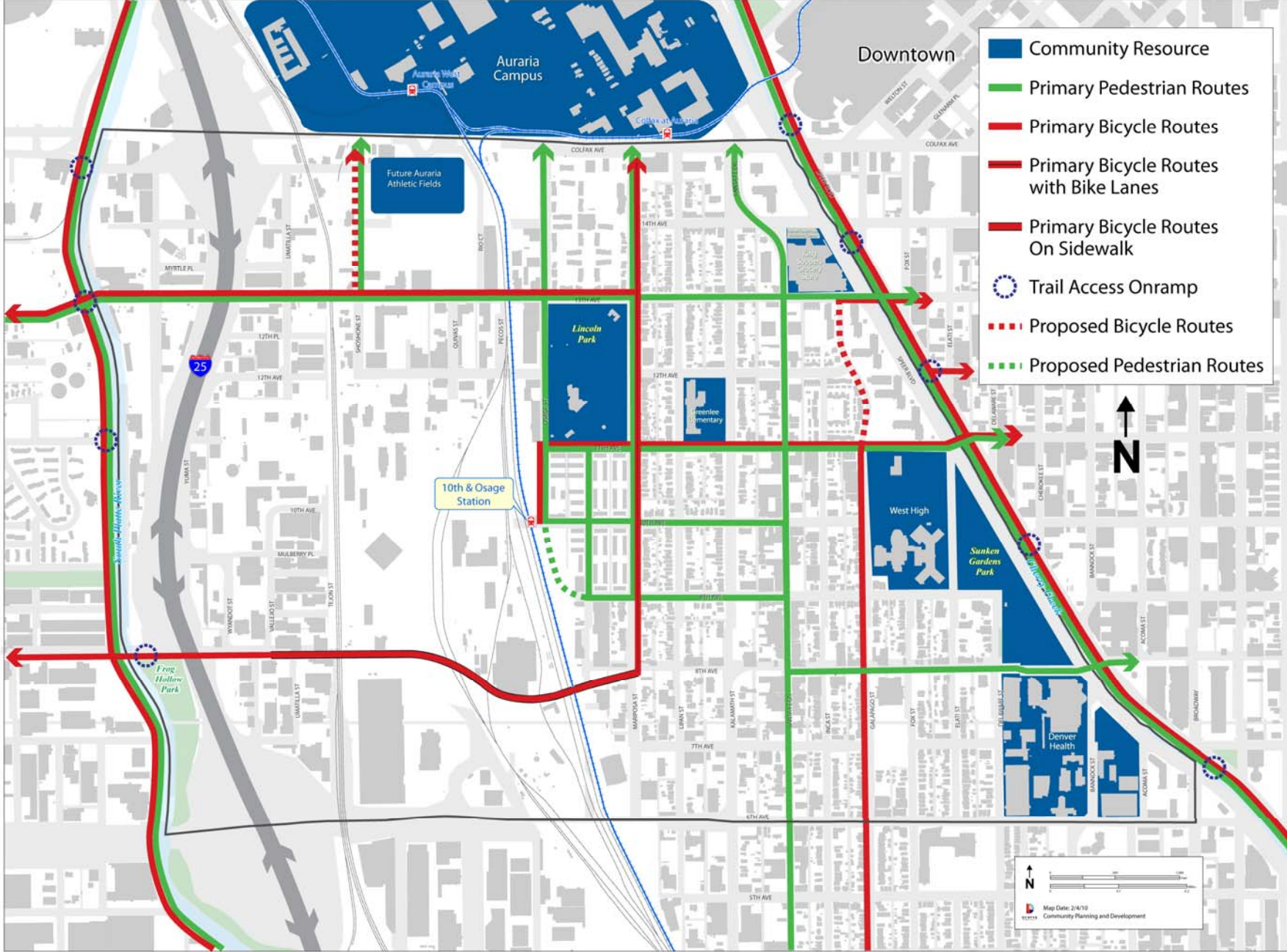


# Mobility and Infrastructure

- Improve pedestrian and bicycle connections throughout the neighborhood
- Expand bus service to provide direct access to the station
- Extend Osage Street south
- Re-open 11<sup>th</sup> between Kalamath and Lipan (underway)
- Implement bike lanes on 13<sup>th</sup> Avenue
- Support a 10<sup>th</sup> Avenue shuttle
- Consider traffic calming measures for Santa Fe and Kalamath







- Community Resource
- Primary Pedestrian Routes
- Primary Bicycle Routes
- Primary Bicycle Routes with Bike Lanes
- Primary Bicycle Routes On Sidewalk
- ⊙ Trail Access Onramp
- - - Proposed Bicycle Routes
- - - Proposed Pedestrian Routes



Map Date: 3/4/10  
 Community Planning and Development



# Parks and Preservation

- Ensure the La Alma Rec Center continues to serve the residents of the community
- Tree preservation
- Explore historic designation
- Enhance trail connections (Cherry Creek and Platte River Trails)
- Enhance the S. Platte River as an amenity
- Maintain and preserve landmark structures, including Byers Library, as a public amenity

# Economic Development

The background of the slide is a composite image. The top portion shows a street-level view of a city street with buildings, trees, and a person walking. The bottom portion is a semi-transparent map overlay showing a grid of streets and building footprints. Labels on the map include 'Greenlee School' and '10th & Chicago Street'.

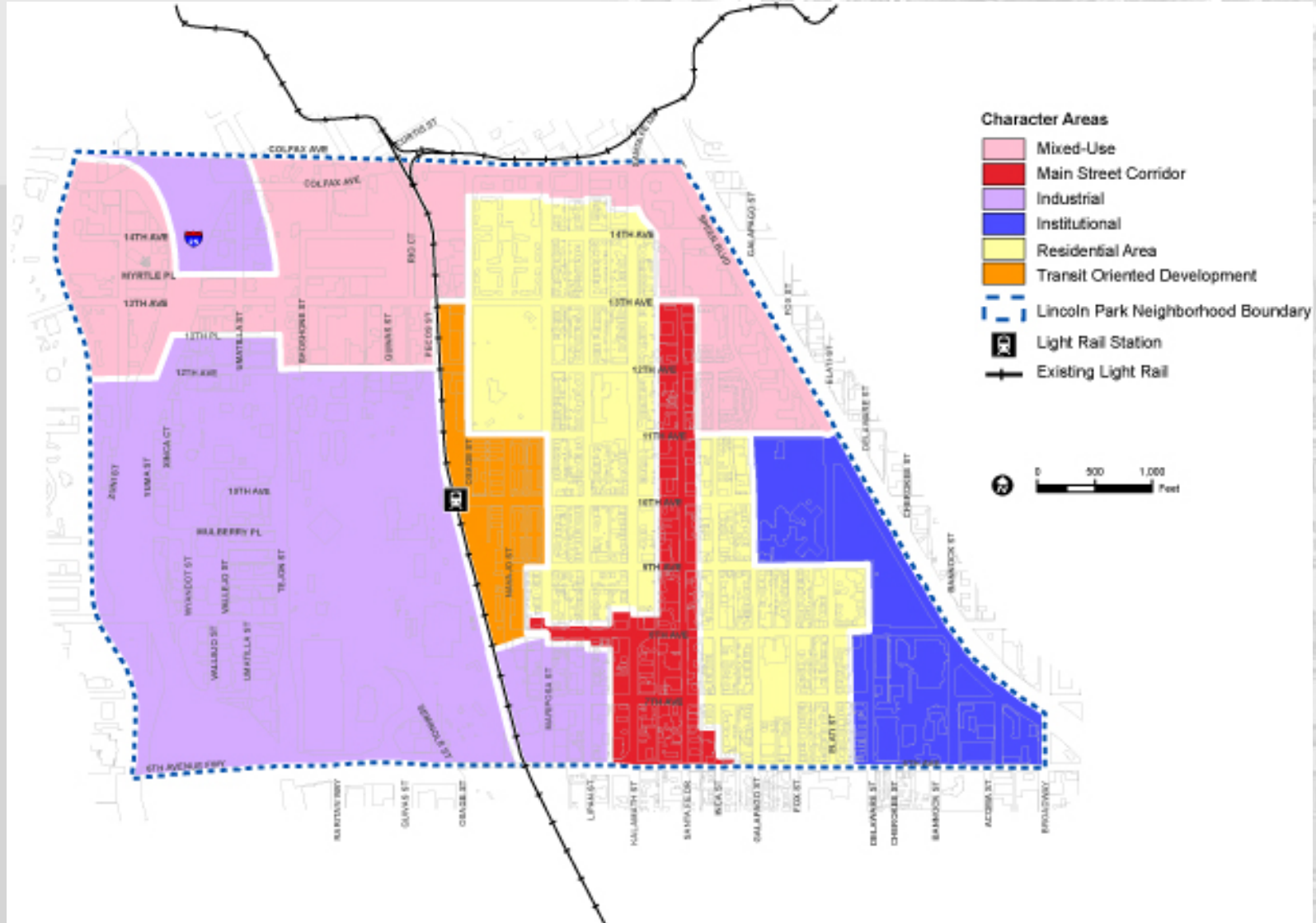
- Promote local programs that support small businesses
- Promote gap financing programs available through OED
- Promote adaptive reuse
- Improve infrastructure and parking management
- Increase graffiti removal
- Educate residents about Home Rehabilitation programs
- Utilize CDBG money in La Alma Lincoln Park
- Continue workforce development

# Public Health

- Incorporate safe streetscape amenities
- Incorporate low impact development stormwater management
- Reduce automobile use and VMT
- Add bike lanes where bicycle connections are needed
- Partner with B-Cycle to explore another bike sharing station in the neighborhood
- Wider sidewalk in high pedestrian areas
- Promote urban gardens in the community
- Improve connectivity and access to healthy foods



# Character Areas



# Mixed Use

- Local business opportunities supported
- Gateway elements constructed at key entry points



# Main Street Corridor

- Mixed use with diversity of uses
- Multi-stories mixed use buildings
- Eclectic mix of architectural forms that respect historic architecture
- Directional signage, lighting and landscaping along corridor
- Historic structures preserved





# Institutional



- Tied to surrounding areas with appropriate scale and uses
- Historic character preserved
- Denver Health supported in current location
- Undesirable impacts mitigated
- Access improved

# Residential



- Valued attributes preserved
- Enhanced character and quality of life
- Current density maintained
- Nonconforming uses removed
- Diverse population supported
- Homeownership encouraged
- Urban neighborhood context

# Transit Oriented Development

- Density to support transit
- Enhanced pedestrian connections
- Shared parking
- New community gathering spaces
- Variety of housing options
- Community-supportive businesses
- Bike/Ped access improved
- Sustainable development





# What has changed?

- DHA moving forward with Phase One (1099 Osage) of redevelopment and will seek additional funding for additional phases of South Lincoln redevelopment
- Denver Health facing new demands and pressures
- Denver adopted a new zoning code
- Burnham Yard not relocating (in foreseeable future)
- Greenlee Elementary School reopened as a turnaround school (K-5)
- West Corridor under construction

# Next Steps

- July 16 Publish Public Review Draft
- July 27 Public Meeting
- Aug 4 Planning Board 100% Review
- Aug 18 Planning Board Public Hearing
- August 31 LUTI Committee
- September Council first reading
- September 20 Council public hearing

# Questions?

**Kristin Krasnove Fritz**

**720 865 2942**

**[kristin.krasnove@denvergov.org](mailto:kristin.krasnove@denvergov.org)**

**website: [www.denvergov.org/planning](http://www.denvergov.org/planning)**

**Plans In Progress**  
**La Alma Lincoln Park**