

SASAKI



DENVER
COMMUNITY PLANNING
& DEVELOPMENT



Downtown
Denver
Partnership

Downtown Area Plan

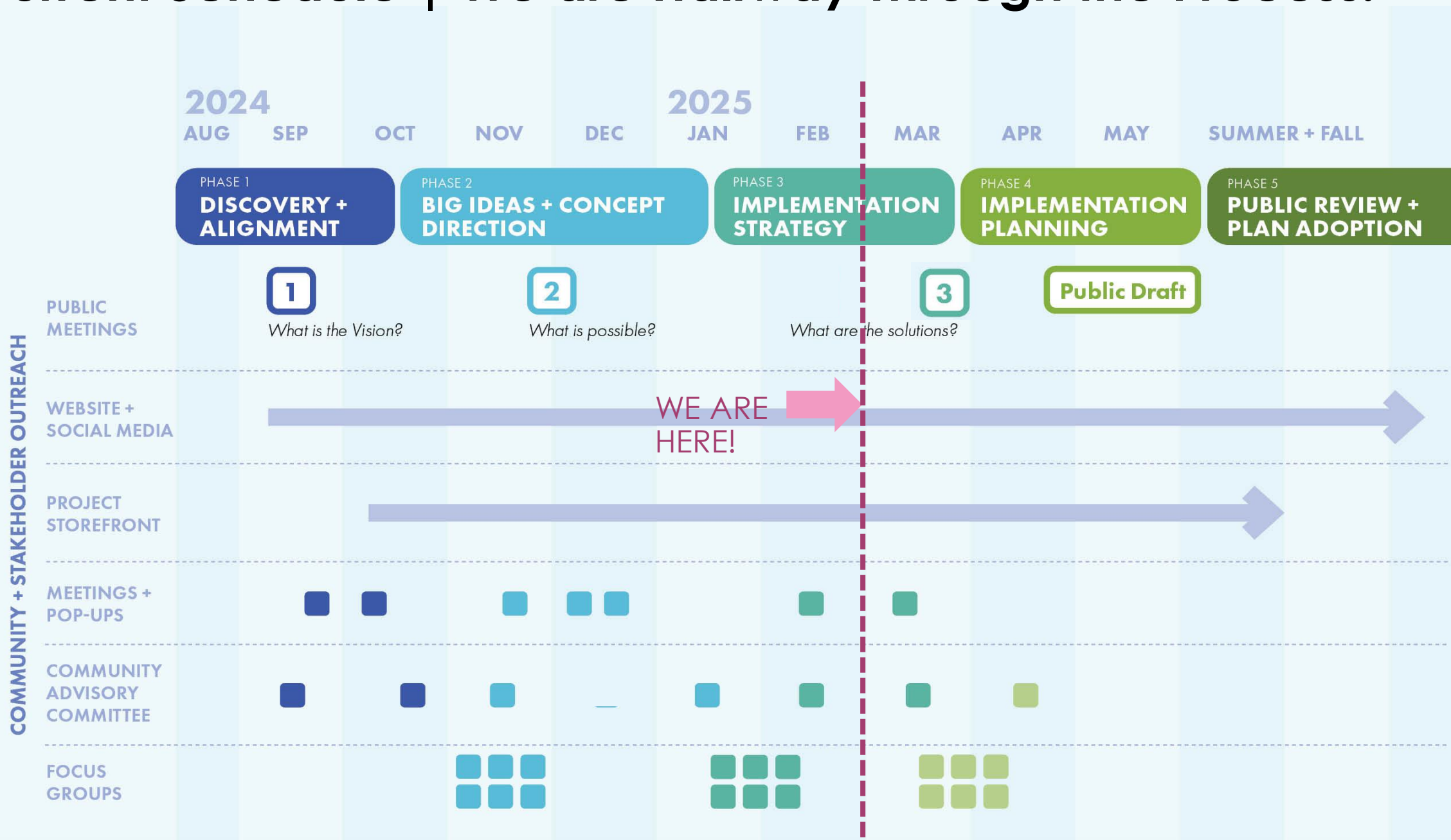
City Council LUT
Committee

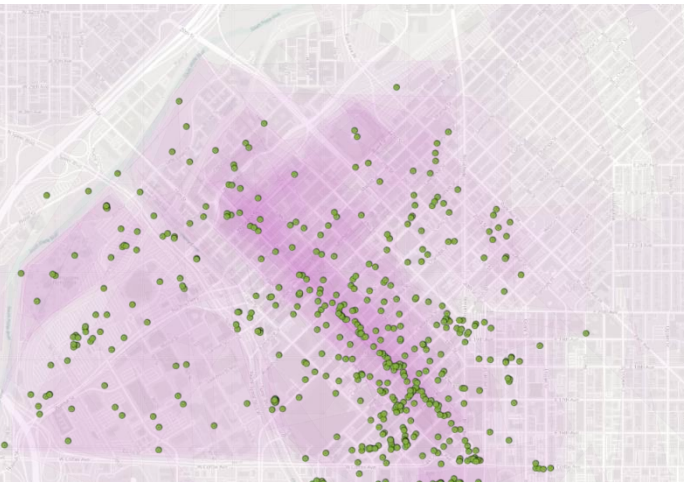
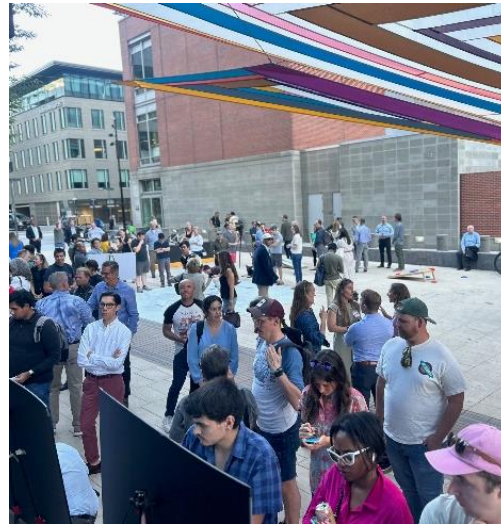
**March 4,
2025**

Meeting Objectives

1. Process Overview
2. Preview Physical Structure components and Geographic Focus Areas
3. Know the Next Steps

Current Schedule | We are Halfway Through the Process!





A Loud + Supportive Community Voice

The Vision and Framework Aligns with the Broader Community Vision for Downtown born from Broad and Diverse Feedback



100+

Attendees at Focus Group Conversations



30+

Stakeholder Conversations



1,200+

Online Survey Respondents Over 2 separate surveys



17

Equity Focused Touchpoints



5

Community Advisory Committees Meetings

600+

Attendees at Public Open Houses

Over 70% live or work in downtown

Pop Up Events

Skyline Park Rink
Christkindl Market
Mile High Tree
Parade of Lights

1,000+

People Engaged at Pop-Up Events



DOWNTOWN: BY THE NUMBERS

2.70^[1]

Square Miles

156K

Jobs

34K

Residents

\$4.6B

Taxable Value
(2023)

\$3.2 B

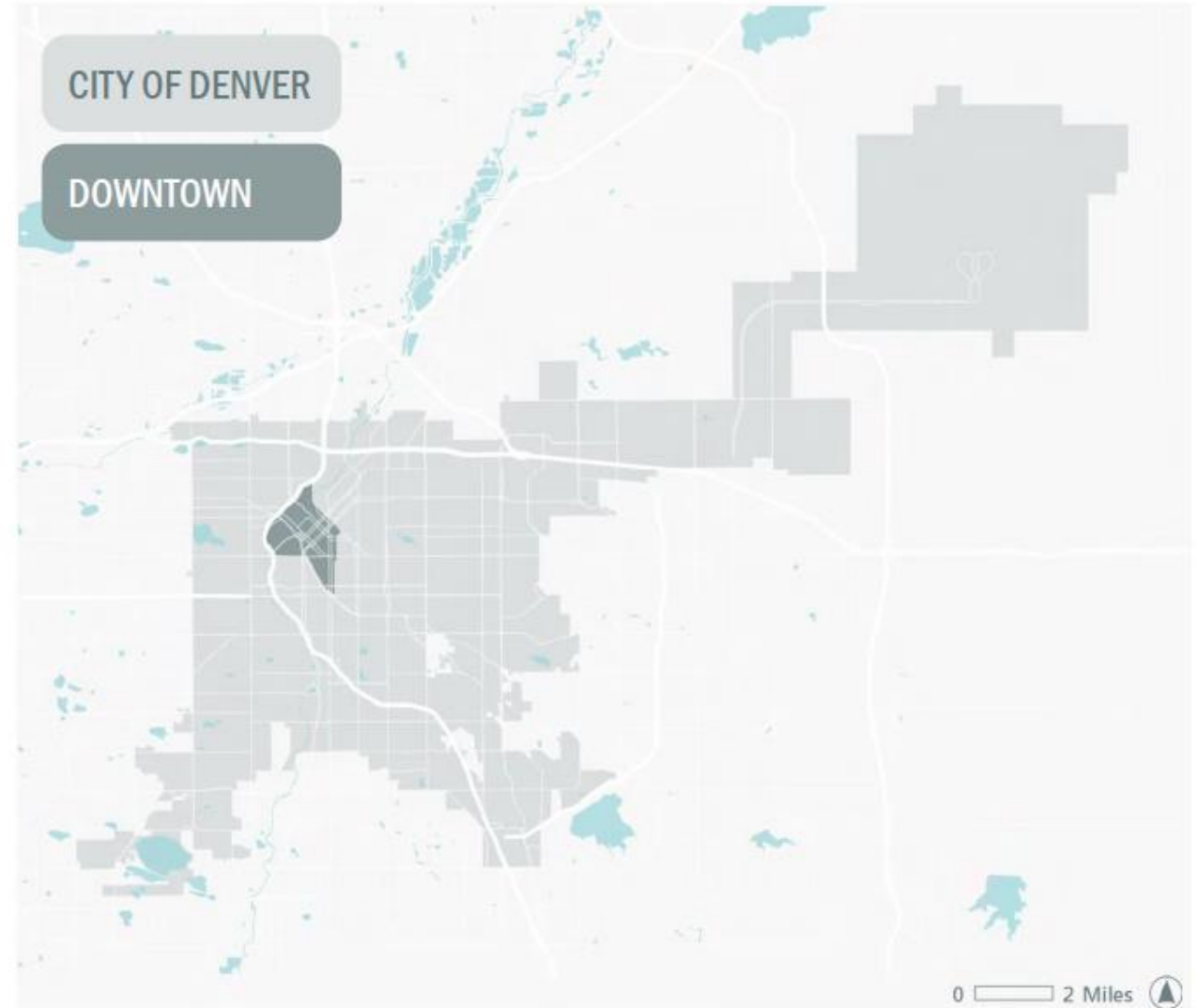
Lodging and Retail Sales (2023)

DENVER DOWNTOWN FRAMEWORK



[1] Includes area between South Platte River and I-25
Source: City of Denver, Esri Business Analyst, LEHD, SB Friedman
SB Friedman Development Advisors, LLC

DOWNTOWN: AN IMPORTANT ECONOMIC ENGINE FOR THE CITY



26.5%

Office
Vacancy
(highest
since 2008)

16%

Downtown
Land Area is
Surface
Parking Lots

4%

Downtown
Households
with kids
(23.4% in
Denver)

**Recent Struggles have
Brought Us to a Moment
where we must Act.**

11.6M

Square Feet
of Vacant
Office Space
Downtown

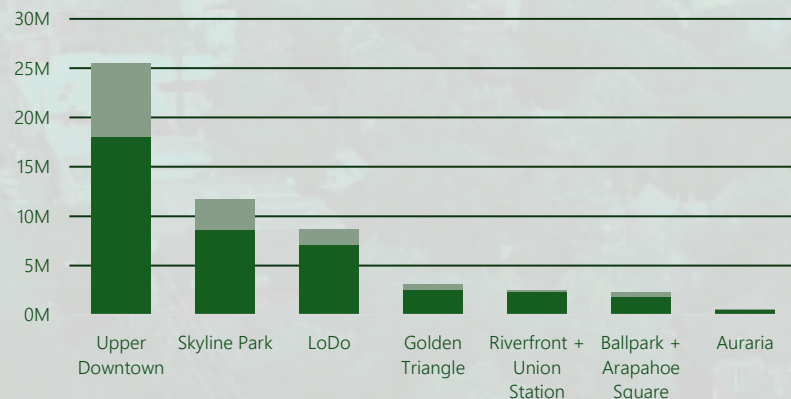
72%

Of New Units
Since 2016
are Studios
and 1-
Bedrooms

85%

Of
Downtown
Not Within 5-
Minute Walk
of Park

OFFICE VACANCY BY NEIGHBORHOOD



16.3%

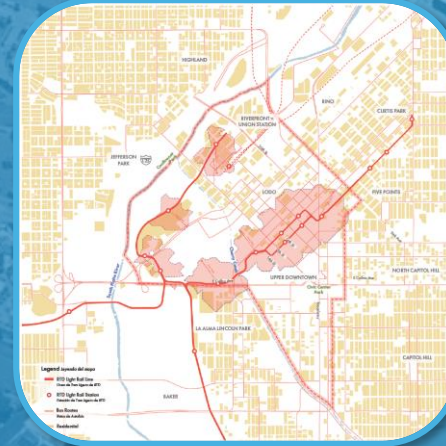
Vacant
Ground-
Level
Storefronts

17.2M

Fewer
Downtown
Visits
Annually
since 2017

Key Problems

1. Massive Physical Barriers Around Its Edges
2. Lack of Transit Connections between Central City Neighborhoods and Downtown
3. Lack of Ample Places for People to Stay, Play, and Belong
4. Lack of Housing Options, Affordability + Neighborhood Services
5. Large and Concentrated Areas of Limited Investment
6. Negative Office Absorption Despite Positive Job Growth
7. Steep Decline + New Make Up in Annual Visitation Patterns





The Building Blocks of a Vibrant, Healthy, and Complete Downtown



Let's transform Downtown into a mosaic of places where neighborhoods come together, a central city community that puts culture first, people first, and business first.

The Building Blocks work in concert with the DDDA Categories for Investment so that appropriate Downtown Area Plan Projects may apply for DDA funding.

Building Blocks

Each building block cuts across multiple city departments and requires strong external partnerships.

The Goal is to have Public Investment be Concentrated in Areas that achieve the greatest Return-on-Investment and Catalytic Private Reactions

Strategies with great overlap become...



Projects with great impact.

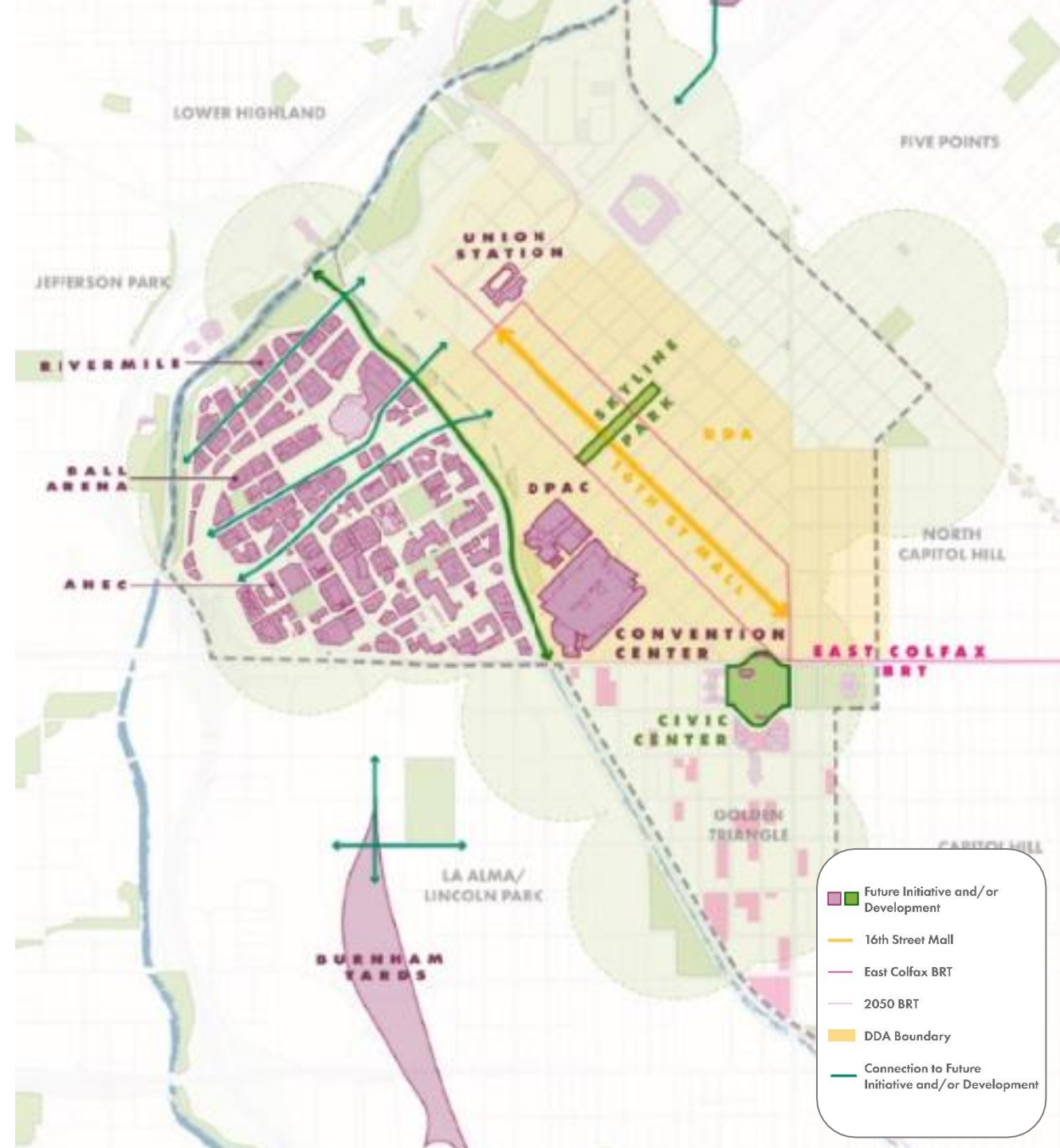


...and get concentrated in areas with the greatest potential

Physical Structure

1 Use What We Have and Build Upon It

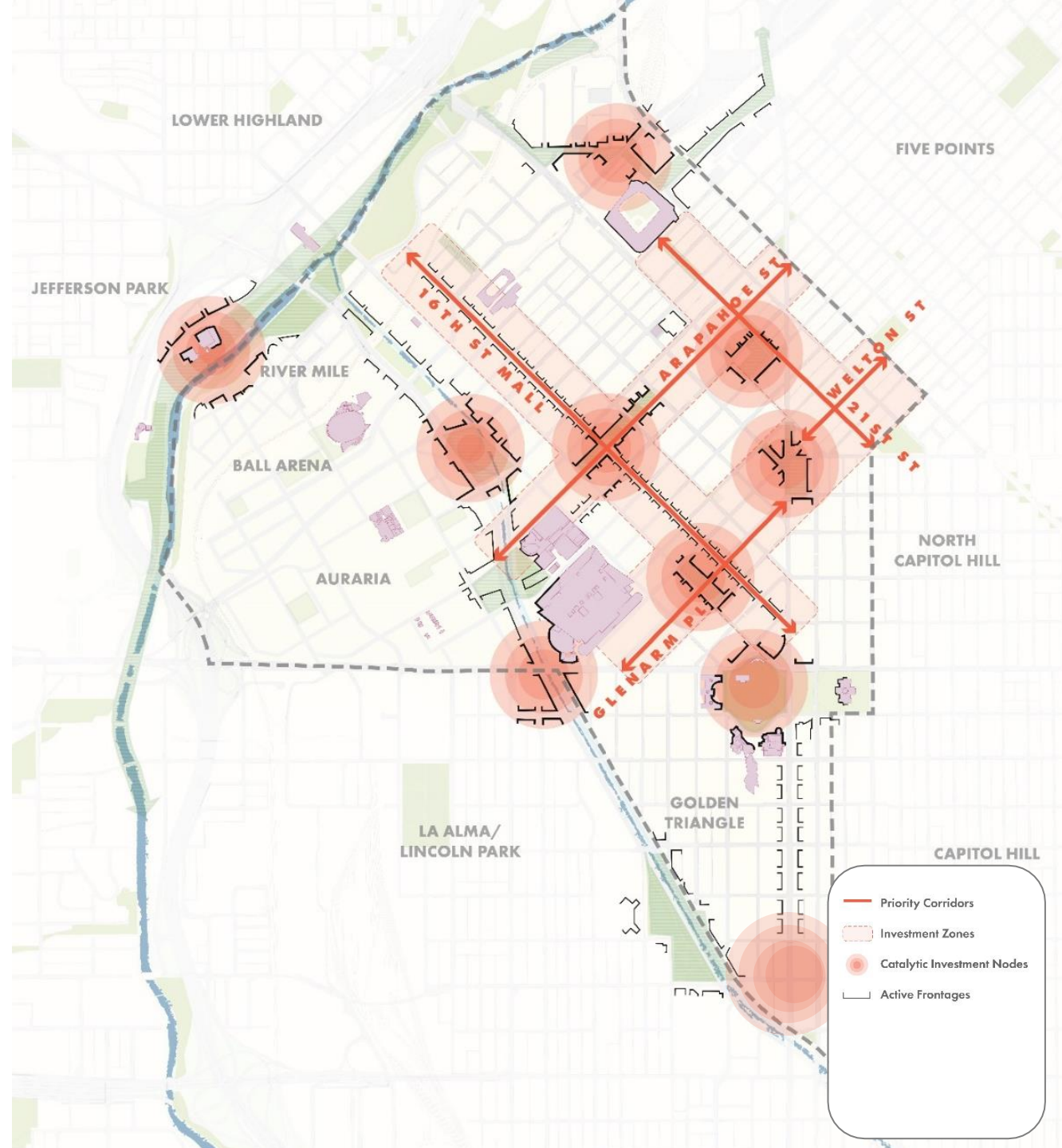
Double Down on Existing Initiatives and Developments to Get Early Wins that Move the Market



Physical Structure

2 Catalyze Nodes + Investment Zones

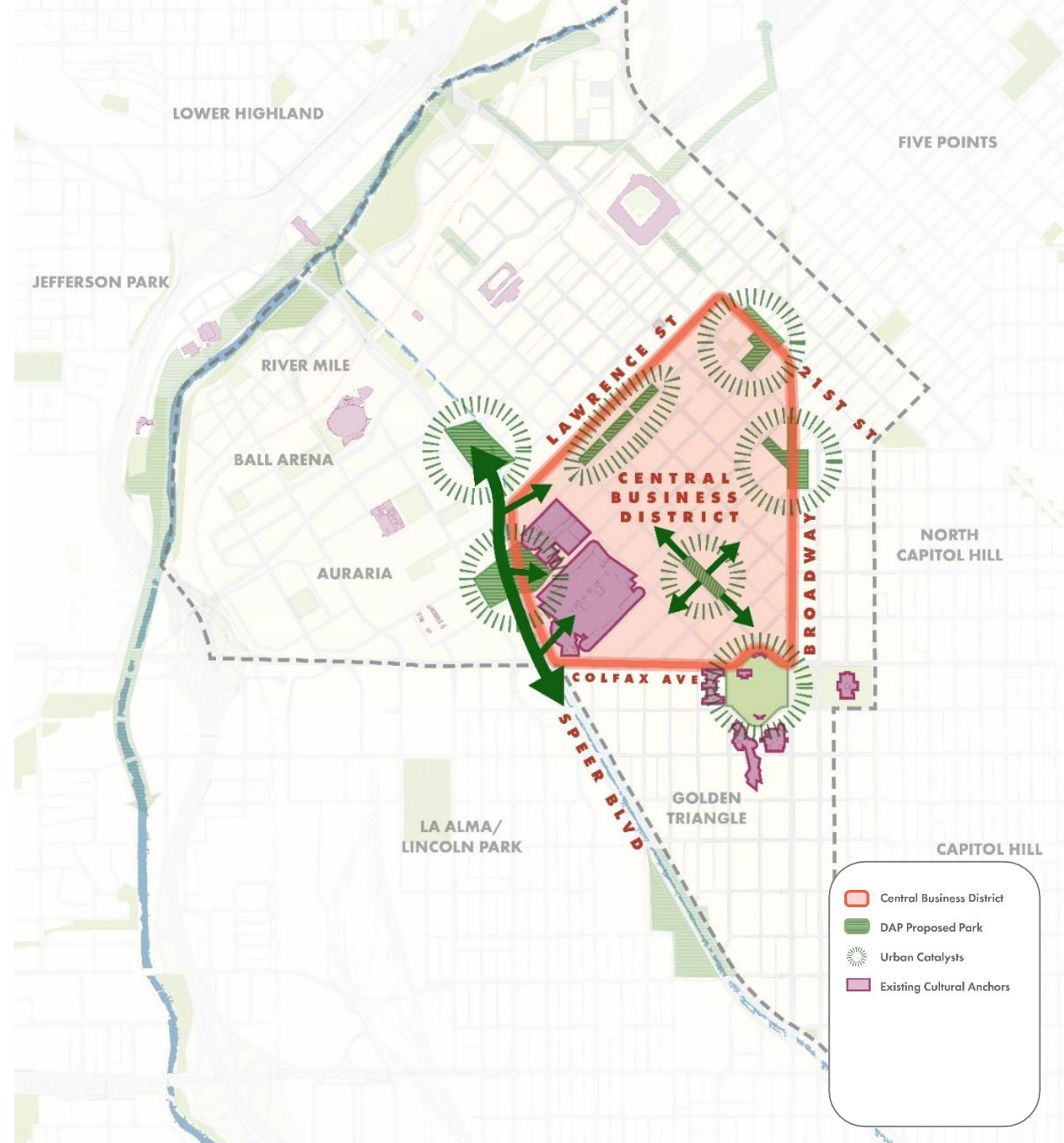
Establish Key Areas to Pilot, Concentrate, and Incubate Programs, Policies, and Funding



Plan Elements

3 Super Charge a Neighborhood Core

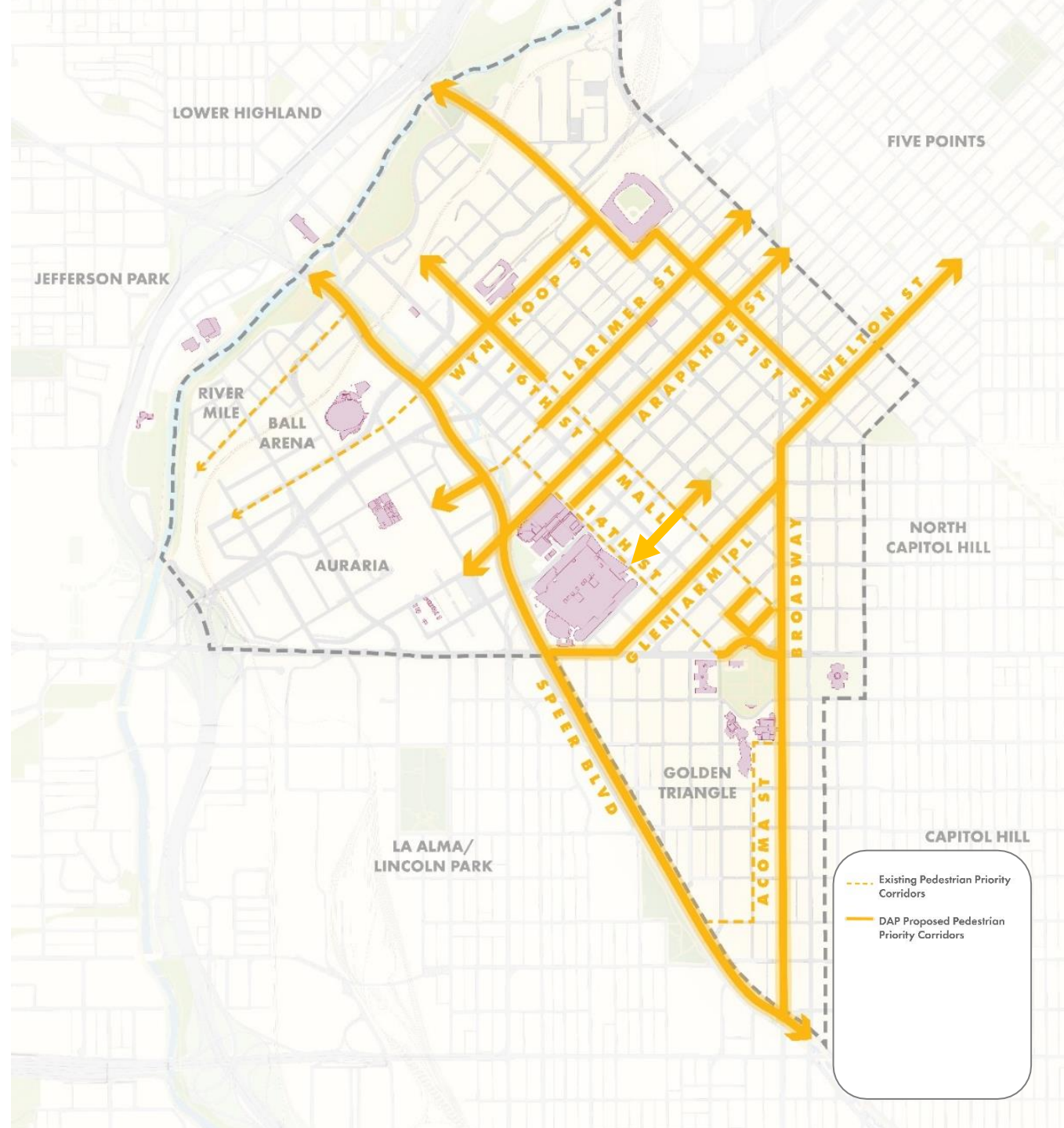
Catalyze the Central Business District with Jobs, New Residents and More Visitors



Physical Structure

4 Build A Network to Wander

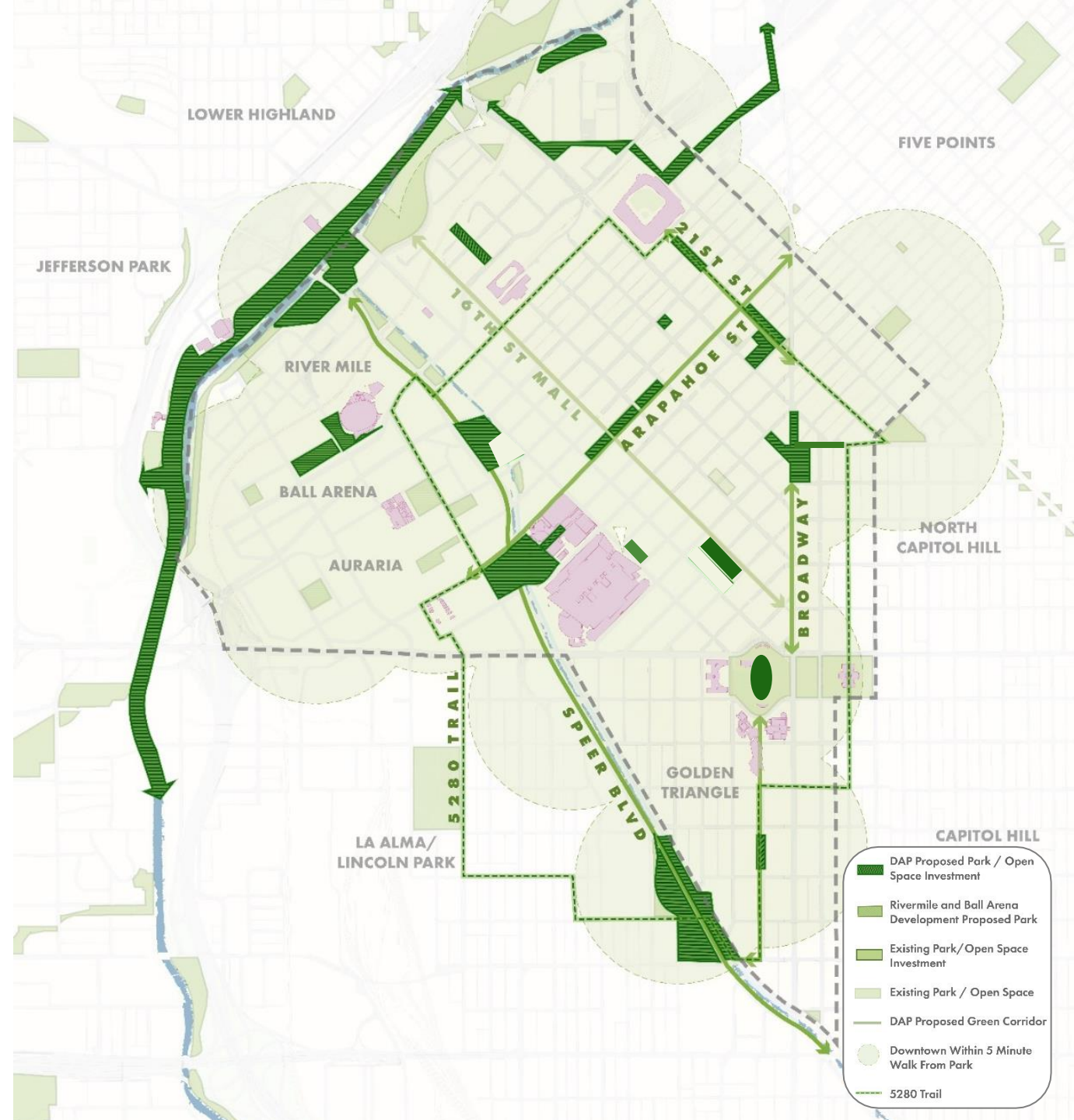
Create a Clear Hierarchy of Public Realm Improvements to Enhance Connections to Key Areas



Physical Structure

5 Activate Places for People to Stay

Build a Network of Parks, Plazas, and Open Spaces for People to gather, recreate, and relax

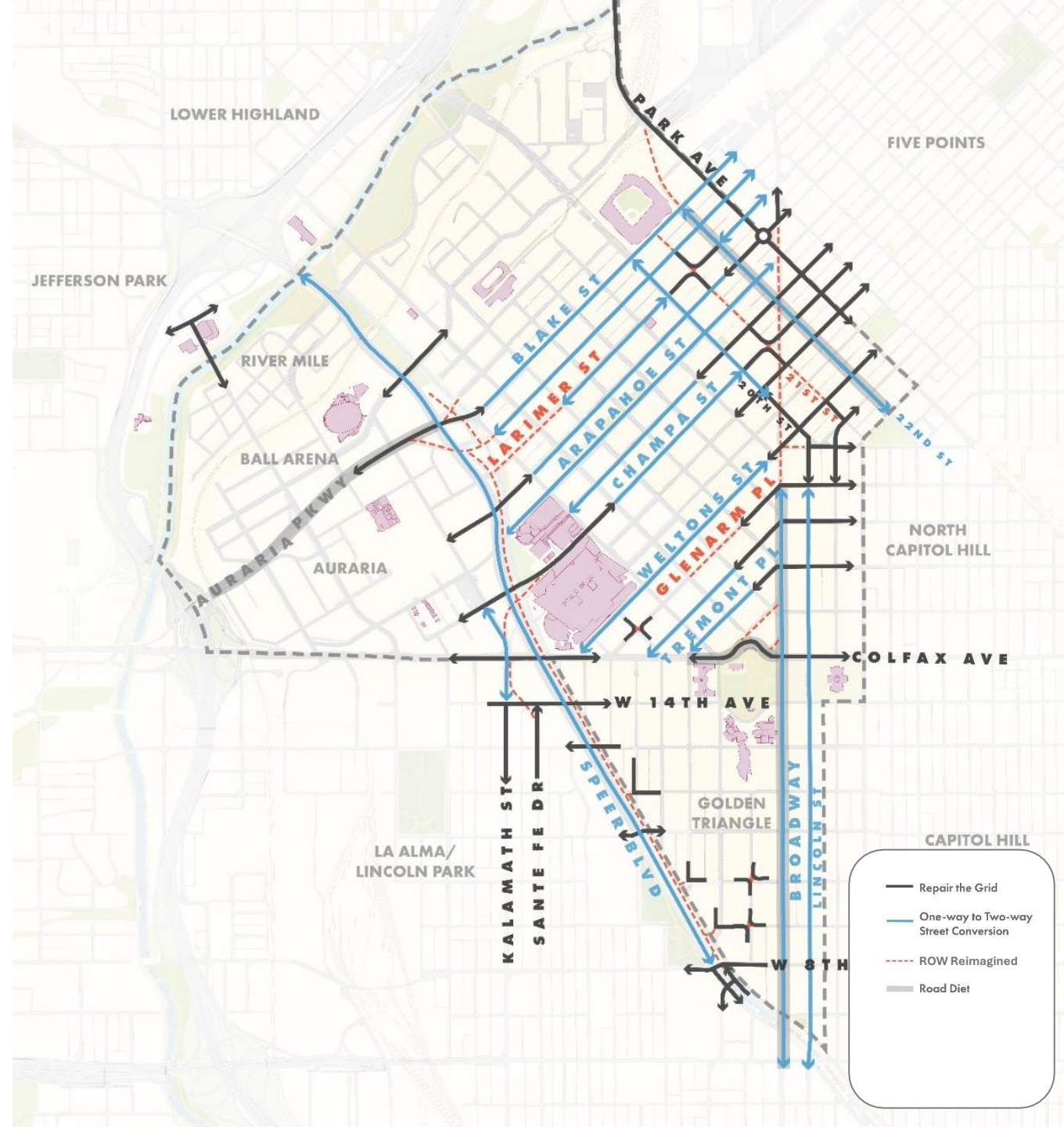


Physical Structure

6 Imagine A Better Urban Grid for All

Improve Access To, Through, and Around Downtown:

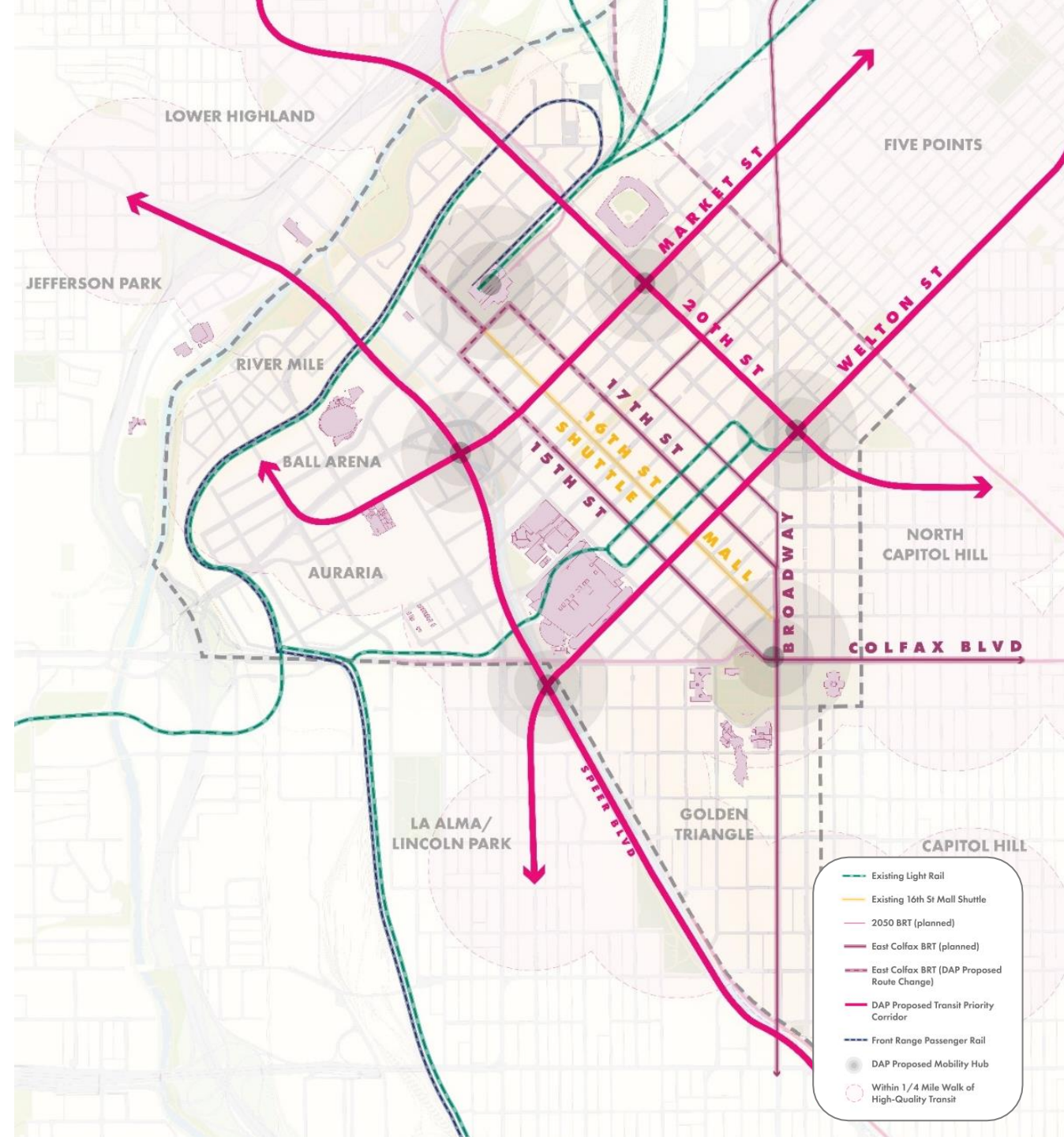
- Breaking Down Barriers
- Clarifying Movements
- Minimizing Conflicts



Physical Structure

7 Create A Park Once, Move Around Mentality

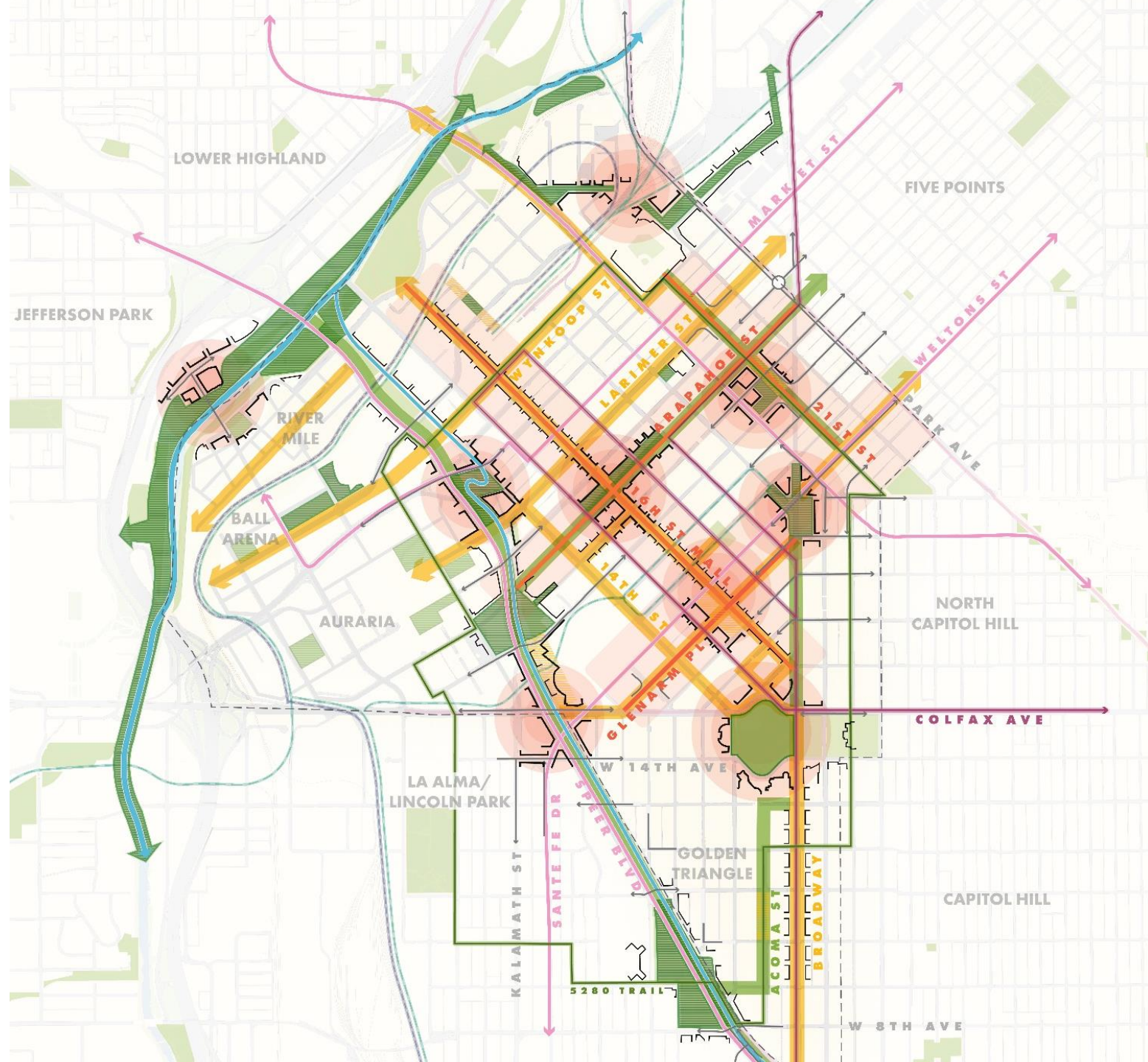
Develop a Mobility Network that encourages people to walk, cycle and take transit around downtown regardless of how they got there.



Emerging Plan Framework

This diagram is a representation of the proposed physical recommendations for the downtown in terms of focusing investment, establishing a public realm network, supporting mobility, and creating new zones for investments.

-  Pedestrian Priority Corridor
-  Transit Priority Corridor
-  "Green" Boulevard
-  Priority Redevelopment Corridor
-  Improved Vehicular Movements
-  Priority Redevelopment Zone
-  New or Enhanced Park Space
-  Existing Park Space
-  Ground Floor Priority Investment Zones
-  Distinct Edges
-  5280 Trail





Central Business District

Area Issues

- Limited Public Realm
- Large Amount of Vacant Office Space
- Lack of Residential Density
- Harsh Physical Boundaries

Focus Area – Central Business District

Creating a Mixed-Use Downtown Neighborhood

Create a catalytic new public space and visitor experience hub in the core of the City:

- Serve as a **mid-point** on the 16th Mall
- Infuse activity, public space, residential, and visitor offerings
- Support key visitor **destinations** – DPAC and Convention Center by establishing **strong connections**.
- Invest in **placemaking** that makes the district attractive to employers looking to retain and add new jobs





Skyline + DPAC Neighborhood

Area Issues

- Very Little Ground Floor Activity
- High Office Vacancy
- Limited Residential Density
- Major Federal Properties
- Disconnect to Nearby Assets

Focus Area – Skyline + DPAC Neighborhood

A Central Living Room at the Heart of the City

- **Revitalize** Skyline Park
- Increase pedestrian **connectivity** from DPAC to the **Ball Park** neighborhood and Coors Field
- Promote **active** ground floor uses
- Increase **residential** density
- **Redevelop** underutilized parcels



An aerial photograph of a city neighborhood, likely in St. Louis, Missouri, showing the Ball Park neighborhood. The image features a baseball stadium (Ballpark Ball) and a large stadium building (Ballpark Ball) surrounded by dense urban development. The image is overlaid with a blue semi-transparent background that contains text and a list of area issues.

Ball Park Neighborhood

Area Issues

- Limited Daytime Activity
- Disconnect to Nearby Investments + Institutions
- Lack of Public Realm
- Single Use Nighttime Economy

Focus Area – Ball Park Neighborhood

A Daytime/Nighttime Gateway to Downtown

- Compliment the success of **Coors Field** and nighttime activity by focusing on residential infill and new **family-oriented activities**
- Create a **21st Street Festival Street** and bolster cultural attractions and events.
- Leverage underutilized blocks for **large-scale redevelopment** to better connect to Curtis Park and the Brighton Blvd Corridor.





Broadway and Arapahoe Square

Area Issues

- Vast Amounts of Surface Parking
- No Public Space
- Huge Physical Infrastructure Barrier
- Ineffective Transit Connections

Focus Area – Broadway + Arapahoe Square

Bridging a Divided Neighborhood through Redevelopment

- Reimagine **Broadway** between Park Ave and 19th :
 - create **new development opportunities** and new public spaces
 - better **connect** Curtis Park, Five Points, and Uptown **to all of Downtown**
- Reimagine **Welton Street** as a commercial **main street** that better serves residents, business, and transit riders.



An aerial photograph of a city center, likely downtown Chicago, showing a dense grid of buildings, streets, and green spaces. A semi-transparent blue overlay covers the left side of the image, containing text and a list of issues. The text 'Civic Center' is in a smaller font above the main title 'Area Issues', which is in a large, bold, white font. Below the title is a bulleted list of four issues: 'Lack of Ground Floor Activity', 'Limited Residential Population', 'Heavy Car Infrastructure', and 'Limited Daily Needs Services'. The background image shows various architectural styles, including modern skyscrapers and older, more ornate buildings. A large, circular green space with a fountain is visible in the lower right quadrant. The overall tone is professional and analytical.

Civic Center

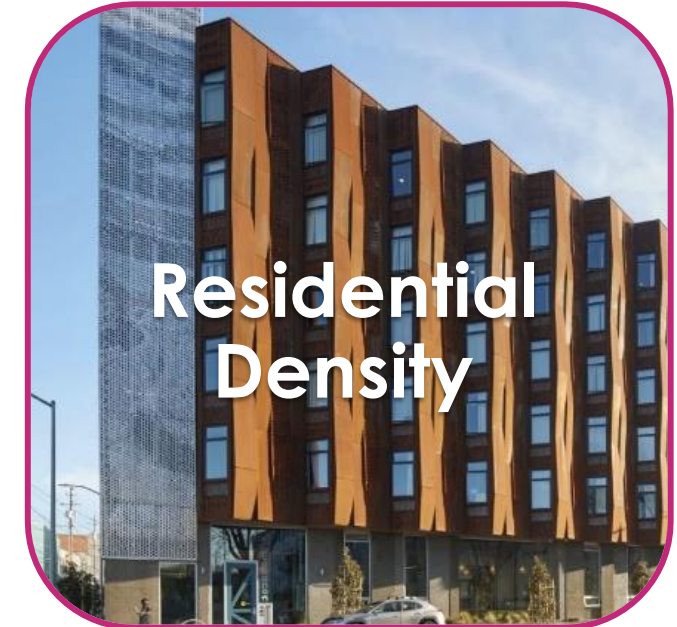
Area Issues

- Lack of Ground Floor Activity
- Limited Residential Population
- Heavy Car Infrastructure
- Limited Daily Needs Services

Focus Area – Civic Center

A True Neighborhood Anchor to the 16th Street Mall

- **Reinvigorate** Civic Center Park and Upper Downtown by creating real **connections between the Park and the City**
- Infuse the district with **new residential, active ground floor uses**, civic destinations and daily amenities.
- Establish stronger **Connections** to the **Golden Triangle Neighborhood**





Cherry Creek/Speer Corridor

Area Issues

- Heavy Vehicular Infrastructure Divides City
- Limited Use and Access to Open Space
- Vacant/ Underutilized Real Estate
- Backdoor to Major Assets

Focus Area – Cherry Creek/Speer Corridor

Establishing a New Active Gateway into Downtown

Establish Cherry Creek and the Speer Corridor as a “**place to go**” by:

- Identifying **new development** sites,
- Defining and **activate** park spaces,
- **Simplifying traffic movements**, and
- Establishing a second “**front door**” experience for **DPAC and Convention Center**.



An aerial photograph of a city, likely Denver, Colorado, showing a dense urban area with a river winding through it. A large stadium is visible in the lower right corner. The image is overlaid with a blue semi-transparent rectangle on the left side, which contains the text.

Central Platte Valley

Area Issues

- Limited Connectivity to and Across
- Missed Opportunity for Activation and Recreation
- Possible Connections to Major Adjacent Initiatives
- Heavy Infrastructure

Central Platte Valley

The River as a Recreational and Economic Engine

Build off **the immense success of DUS** and the future of River Mile by

- Establishing **better connections** across the S Platte River and I-25
- Expanding **recreational assets** along the S Platte
- Creating new development nodes in currently under-utilized areas.
- Extending the successful reconstruction of the **16th Mall to DUS** to better connect to the CBD.



Emerging Policy Bundles

Based on Our Discussions to Date We have Developed these 7 Policy + Program Bundles

1. Civic and Governance Infrastructure
2. Branding, Navigation, and Legibility
3. Safety, Programming, and Activation
4. Office and Workforce
5. Residential and Daily life
6. Retail and Placemaking
7. Sustainability and Infrastructure

These outcome-based policies and associated detailed strategies are under development.



Next Steps

NEAR-TERM MILESTONES

March

- Develop and refinement of program and policy statements and strategies
- **Council Briefings and LUTI Info Item (March 4)**
- Planning Board Info Item (March 19)
- Community Engagement Workshop on Focus Areas and Emerging Policy Framework (tentatively March 17)

April

- Implementation planning and prioritization
- Plan Drafting

May

- Internal Review of Draft Plan

June

- Public Review of Draft Plan