

















# We Need Downtown: Critical to the City Economy

**1.8%** of land

area

30% of jobs

4.6%

of population

20.3% of taxable value

21% of lodging and retail sales





A Loud + Supportive Community Voice

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

120+

Attendees at Focus Group Conversations



2,000+

Online Survey Respondents Over 3 separate surveys

20
Equity
Focused
Touchpoints

Community Advisory Committees Meetings 750+

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 16<sup>th</sup> Street Kickoff 1,300+

People Engaged at Pop-Up Events









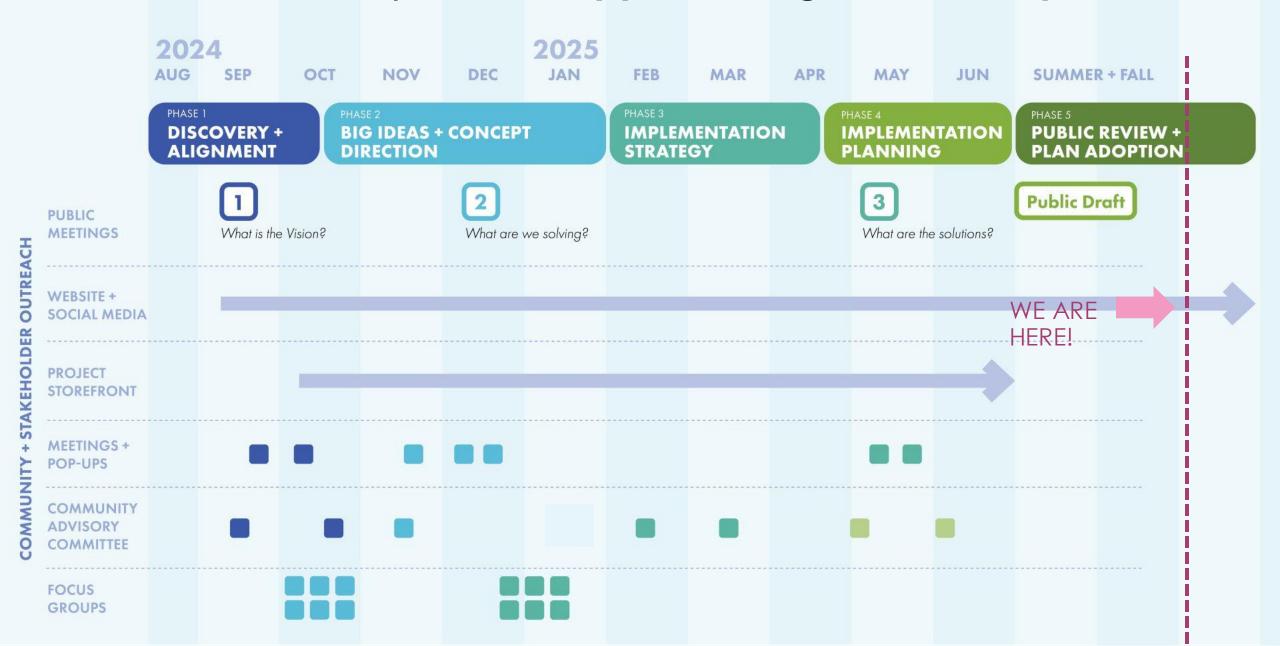




# Downtown Area Plan

- 1. Comment Resolution and Plan Content
- 2. City Council Criteria Evaluation
- 3. Recommendation Forward to full City Council

# Current Schedule | We are approaching the end of process!



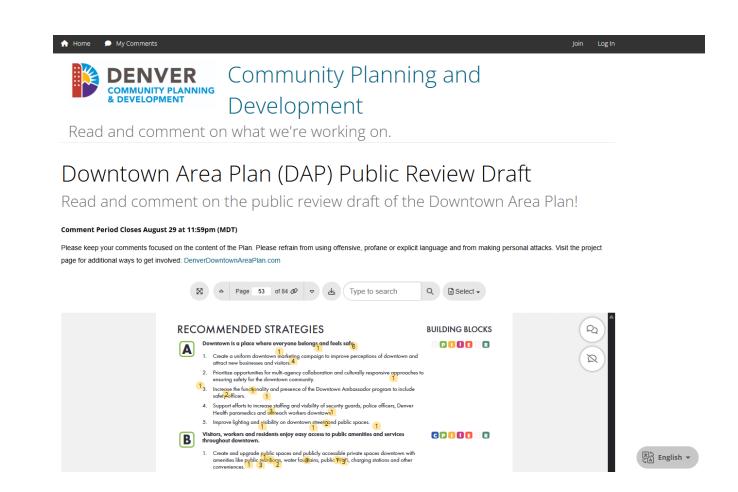
## 1. Comment Resolution and Plan Content

### Over 1500 Comments:

- August Public Review Draft
- Community Advisory Committee Review
- Internal Review
- Planning Board Review

### **Major Themes:**

- Safety
- Affordability
- Job Creation and Economic Investment
- Mobility and Access
- Better Streets and Public Spaces
- Arts and Culture
- Green and Sustainable





# TODAY'S ACTIONS TO IMPROVE AND INVEST IN DOWNTOWN'S O



SAFETY



**AFFORDABILITY** 



GOVERNANCE



+ ACCESS



# PROJECTS...



PLAZA

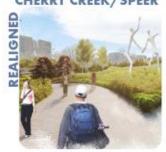


PARK





CHERRY CREEK/SPEER

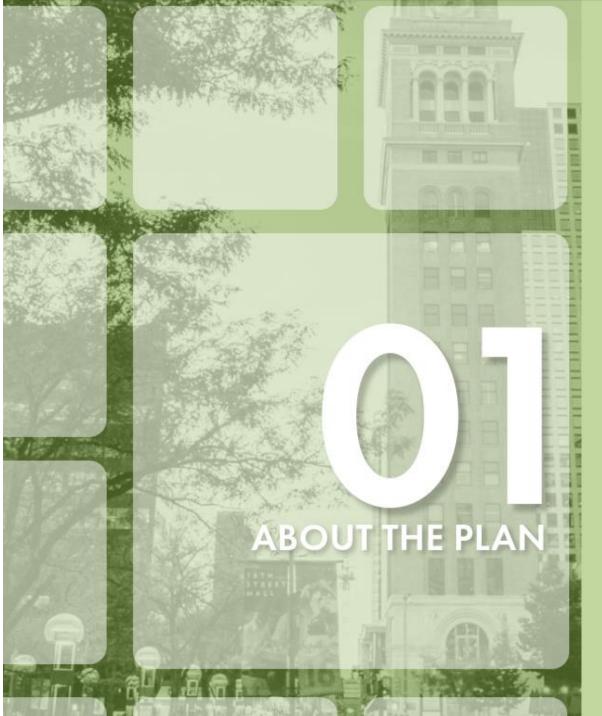


TRANSFORMATIONAL



 ... IN SUPPORT OF TOMORROW'S LONG-TERM CHANGE

0



### INTRODUCTION

Downtown Denver is the epicenter of economic vitality, cultural celebration and civic engagement of the Rocky Mountain region. Many Tribal Nations, including the Cheyenne, Arapaho, Ute, Comanche, Kiowa, Lakota, and Sioux—consider the Denver area a part of their homelands. Tribal origin stories reference the landscape of the Front Range and the Continental Divide. The confluence of the South Platte River and Cherry Creek served as a vital gathering place for trade, tradition and community. Throughout our history as a city, downtown has had an impactful legacy as the hub for connection and commerce.

When communities flourish and business thrive, our center city's foundation becomes stronger. As Denver continues to be an international destination, its downtown remains a symbol of shared identity and evolving possibility. As such, every Denverite, many Coloradans and even out-of-state visitors have a special relationship and connection to this part of our city.

This Plan has served as the platform for the community to collaborate on thinking about what is next for downtown, and in that process, to acknowledge the people of this land - those who have come before, those who are here now, and those who will lead into the future.

### IMPACT OF DOWNTOWN DENVER

1.8%

of Denver's Land



30.0%

of Jobs in Denver

4.7% of Population in Denver

20.3%

of Denver's Taxable

21.0%

of Denver's Lodging + Retail Sales

+/-34K

Downtown Residents

+/-300K

Miles of Downtown

53M (2024)

+/-155K

+/-47K







# BUILDING UPON DOWNTOWN'S PAST AND PRESENT

As a place where people have always gathered, stories are woven into the urban fabric of downtown. Many Tribal Nations, including the Cheyenne, Arapaho, Ute, Comanche, Kiowa, Lakota, and Sioux—consider the Denver area a part of their homelands. Tribal origin stories reference the landscape of the Front Range and the Continental Divide. Since time immemorial, Tribes migrated through the region, gathered at the Confluence of the Platte River and Cherry Creek, and wove the geography and environment of the Front Range into their languages and culture. For Indigenous peoples, this land has never been simply a physical place; it is a living, spiritual, and cultural landscape intrinsically tied to their heritage.

The confluence of the Cherry Creek and South Platte River is a gathering place where many Tribes came to trade and hunt. The area's strategic location and natural resources made it a crossroads for various Indigenous groups, fostering cultural exchange for centuries before European settlement. During and following the rapid growth of the city during the gold rush and expansion of railroads, Downtown Denver was also a hub for connection and commerce, which is reflected in both its historic and modern built environment. Downtown's impactful legacy as a place to gather, do business and have memorable experiences continues to this day.

While downtown's efforts to celebrate and acknowledge this past thus far have been limited, emerging examples show how our history is honored through thoughtful completed and proposed projects, community-centered events and comprehensive plans.

With this Downtown Area Plan as a platform to launch initiatives that continue to tell our overlooked, current and future stories, Downtown Denver can become a more inclusive place where all belong.



Ballpark/Sakura Square
Japanese-American Internment
Coors Field and the Rockies

Lower Downtown Denver's Chinatown Anti-Chinese Riot The Railroad Little Raven Street Larimer Square – – –





Skyline Park
Skyline Urban Renewal Project
Creation of 16th Street Mall
Film Row
Union Station
Theater Row

Five Points / Curtis Park
Five Points: "Harlem of the West"
The Rossonian - - - - - Curtis Park



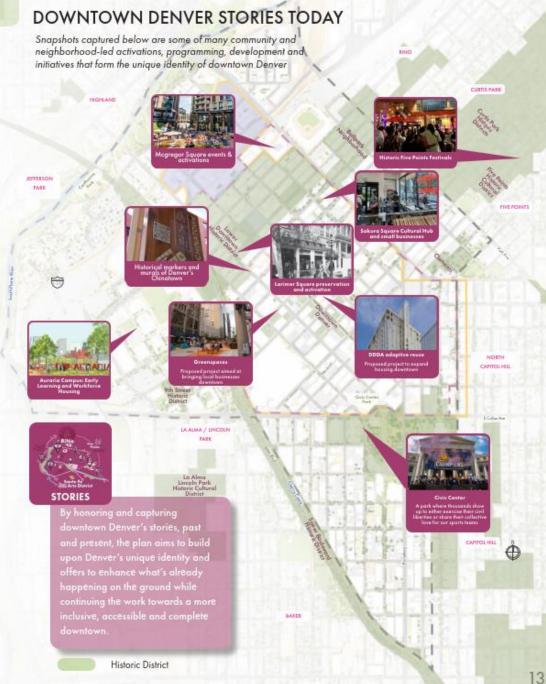


Speer Boulevard/Cherry Creek

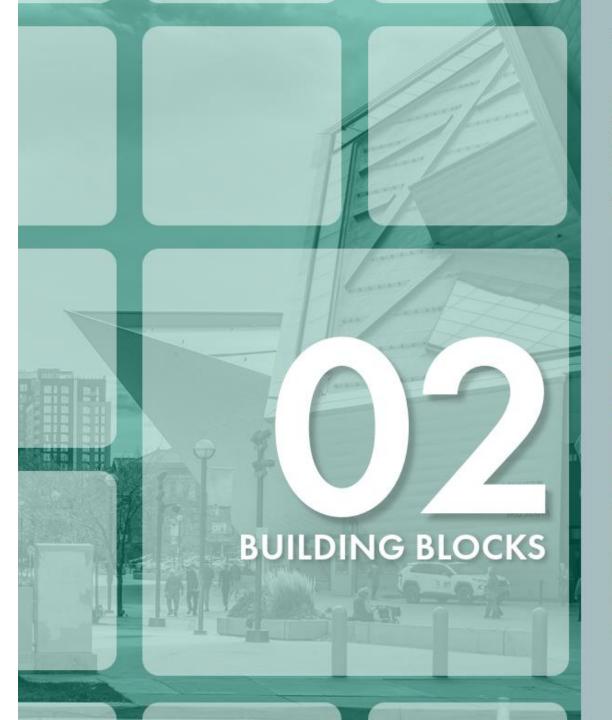
Cherry Creek Flood The Confluence Auraria St. Cajetan's \_ \_ \_ \_ . Chicano Movement

More information in Appendix A: Denver's Stories





12



### THE VISION

### A VIBRANT, HEALTHY AND COMPLETE DOWNTOWN

The Downtown Area Plan vision serves as a compass for guiding future growth, investment and transformation, while fostering and protecting the places that contribute to its identity. It is a collective aspiration for what our downtown could be that reflects community values and bold imagination.

This chapter frames the downtown vision as more than a statement, but as a foundation with seven Building Blocks to guide the implementation of the vision.

The Building Blocks, identified through community engagement, inform the key components that are needed to fully achieve a downtown that is vibrant, healthy and complete.

### THE BUILDING BLOCKS OF THE VISION:

































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









Downtown Denver is a mosaic of distinct neighborhoods that serves as a microcosm of Colorado, transforming downtown into a central community that celebrates culture, people, and business.



# TURNING CHALLENGES INTO OPPORTUNITIES

As Downtown Denver navigates shifting urban dynamics, this chapter explores the complex landscape of challenges and the transformative apportunities they present. The downtown area is more than a collection of buildings and streets—it is a living, breathing reflection of Denver's identity, aspirations and resilience. Addressing the issues facing downtown today is not solely about fixing problems—it's about unlocking potential.

From mobility to affordability and active streets to quality public space, each challenge offers a chance to reimagine downtown with bold creativity and intentionality. As Denver emerges from the disruptions of the COVID-19 pandemic, this chapter outlines strategies to respond to immediate concerns and the long-term ambitions of this Plan's vision and Building Blocks. By acknowledging where systems fall short, City agencies, partners and downtown stakeholders can build a neighborhood that truly serves everyone.

This chapter introduces a framework to enhance connectivity, revitalize public space, reimagine land use, and attract quality development that elevates Downtown Denver. The path forward is not without obstacles—but within each challenge lies the opportunity for transformation.



OPPORTUNITY 1: CONNECT ALL





CHALLENGE 2: INCONSISTENT INVESTMENT OPPORTUNITY 2: ACTIVATE THE MARKET







CHALLENGE 3: LACK OF PLACES TO EXPLORE AND LINGER

OPPORTUNITY 3: ELEVATE PLAY

# CHALLENGES AND OPPORTUNITIES

IN FOCUS

While downtown possesses remarkable assets and an enviable foundation for future growth, the area also faces significant challenges that require bold, coordinated action.

Physical barriers from legacy infrastructure at the edges of downtown pose long-standing connectivity limitations like gaps in transit and a transportation system that fails to provide a competitive alternative to cars. These roadblocks present an opportunity to improve connectivity through investments in streets, transit and parking systems.

Existing public spaces like parks and plazas are insufficient for the current demand, and demand will only increase with an increasing population. By elevating "play" in a network of streets, plazas and other shared places, downtown has the opportunity to better use the parks and open spaces that we already have and build upon them.

The pandemic accelerated shifts in how people work, live and interact with urban centers, leaving downtown with unprecedented office vacancies, reduced foot traffic and economic uncertainty. Simultaneously, housing affordability remains a persistent crisis, with too few units—especially family-friendly and attainable living options—to meet growing demand. These difficulties demonstrate the need—now more than ever—to invest in addressing barriers to the types of investments that will invigorate downtown. Through a mix of incentives and removing barriers to the types of development the City and community want to see, private investment can help transform downtown into a mixed-use neighborhood that provides for the basic needs of residents, workers and visitors alike.

54%
of Denver Households
Unable to Afford a 2-

Bedroom Unit Downtow Source: City of Detroit Affordable Housing Map, US Cohes Service 2027/2023 ACS 5-W Eur, SB Transpass, Sour, Traley Research 16%

Ground-Level Storefront Vacancy Rate

Source PURIA Diseases Denie Groundfoor Automore Stranger From 1 (2024), DOF 72% of New Units are Studio and 1-Sedrooms

**52%** 

of Downtown is not Few within a 5-Minute Walk to Park 20

Senter City of Dense, Si friedrica

11.6M

Square Feet of Vacant Office Space Downton 27%

4%

Denver)

Downtown Household

Sources US Cervin Borein 2002/ 2023 ACS 2-Y: Etc., 58 Nordway

with Children (23.4% in

Office Vacancy (highest since 2008)

Seattle College (202

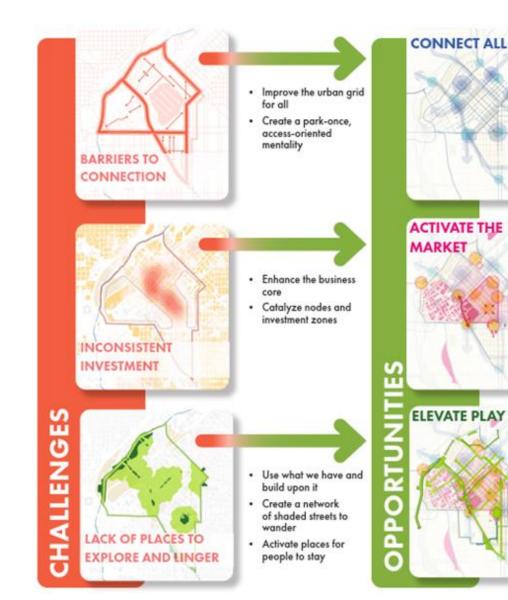
6%

tree canopy coverage in Downtown Denver

Souther City of Danier, Con Parks and Recording

While downtown is a place where people from different neighborhoods and backgrounds meet and interact, many residents from historically marginalized and displaced communities don't see their cultures and experiences reflected in downtown. Downtown has the potential to deepen its role as the neighborhood for everyone.

These challenges demand multifaceted responses—reimagining how buildings function, how streets connect, how public spaces are used, and ultimately, how downtown can become the inclusive, vibrant heart of Denver that all Denverites deserve.



32 33

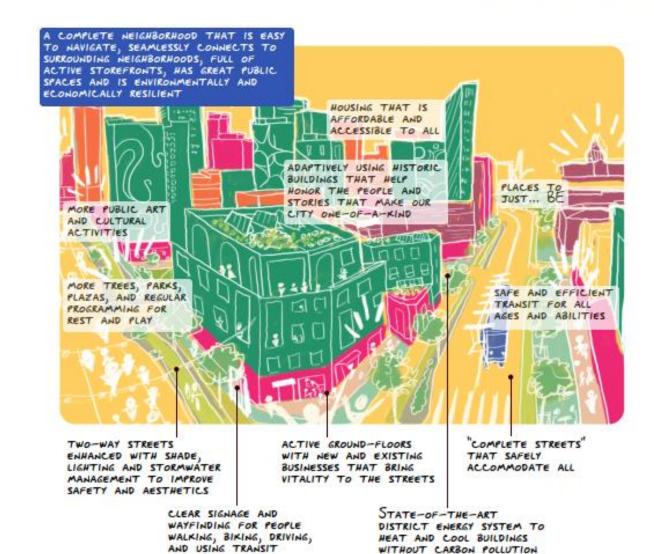
# EXPERIENCING DOWNTOWN TODAY

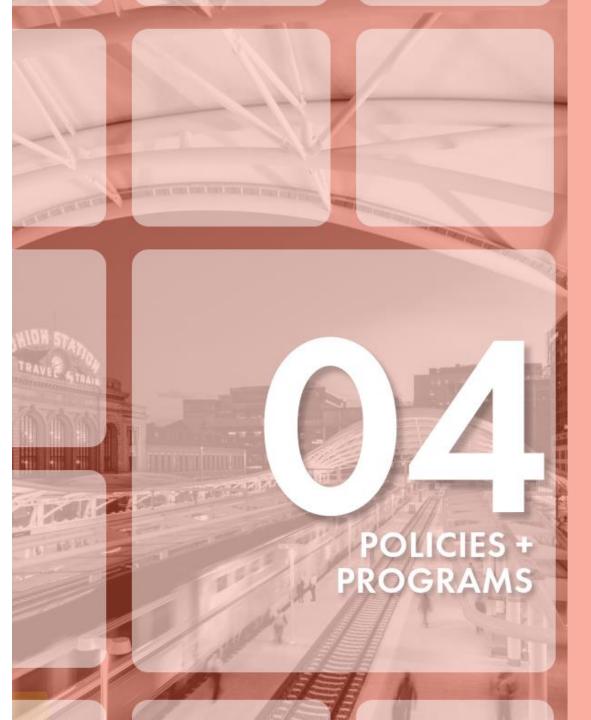


ONE-WAY STREETS THAT ARE INEFFICIENT FOR GETTING WHERE DRIVERS WANT TO GO AND MAKE DOWNTOWN HARDER TO NAVIGATE FOR EVERYONE SURFACE PARKING LOTS
ARE VISIBLE BUT DON'T
ACTIVATE STREETS,
INCREASE URBAN HEAT
AND REDUCE THE APPEAL
OF OTHER MODES OF
TRANSPORTATION

MAJOR ROADS PRIORITIZE THE FAST MOVEMENT OF CARS OVER THE SAFE NAVIGATION AND COMFORT OF ALL USERS, WHICH CREATES BARRIERS TO ACCESSING AND NAVIGATING DOWNTOWN FOR PEOPLE WALKING, ROLLING, USING MICROMOBILITY AND BIKING

# ... WHAT IT COULD BE





### **POLICY AND PROGRAM BUNDLES**

Policy and program strategies provide the essential framework to transform downtown into the vibrant, healthy and complete neighborhood called for by the vision and building blocks of this plan. These seven interconnected bundles of strategies (shown below) establish the governance structures, regulatory reforms, funding mechanisms, and collaborative partnerships needed to turn that vision into reality.

The program and policy bundles are organized around seven critical goals identified through the planning process. These goals establish the need for strengthening civic and government systems, enhancing downtown identity and legibility, enlivening public spaces, supporting economic vitality and promoting sustainability. When implemented alongside the

### ACHIEVING THE BUILDING BLOCKS

Each policy and program strategy is evaluated by which building blocks will be positively impacted through implementation of the strategy. Connection
Play
Investment
Investment
Play
Investment
Realience

opportunities identified in this Plan, the strategies will support the implementation of physical improvements, increase the efficiency of regulations and improve the business climate.

1. CIVIC + GOVERNANCE FRAMEWORK

2. NAVIGATION + LEGIBILITY



3. SAFETY, PROGRAMMING + ACTIVATION



4. OFFICE + WORKFORCE





6. GROUND-FLOOR EXPERIENCE



7. SUSTAINABILITY
+
INFRASTRUCTURE



### **NAVIGATION + LEGIBILITY**

GOAL: Downtown is accessible for everyone, easy to navigate and integrates Denver's rich history into public spaces.

# WHAT WE'RE SOLVING FOR

- Many one-way streets and inconsistent space and amenities for people walking, rolling, biking or taking transit results in a downtown street grid that is difficult to navigate.
- There is a lack of consistent signage, wayfinding, branding, and a cohesively and attractively designed public realm that provides a Denver-specific experience and orients people to the area.
- Key services and amenities, like transit and parking, are difficult to understand in terms of wayfinding and cost—creating barriers to their use, especially for new and infrequent



### WHY THE 5280 TRAIL?

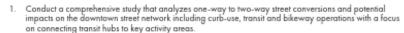
The 5280 Trail is an envisioned 5.280-mile urban trail connecting people with each other through Downtown Denver's neighborhoods, parks, and cultural landmarks, from the Santa Fe Arts District to Benedict Fountain Park and Union Station to the State Capitol. The design of the Trail reimagines downtown streets as safe, inviting corridors and provides beautiful places to actively explore downtown while adapting to the varying conditions found within each neighborhood. By linking residents and visitors to everyday destinations and cultural landmarks alike, the 5280 Trail strengthens Denver's civic spine, fosters healthier and more active lifestyles, and celebrates the city's spirit of creativity and community. Designed for all ages and abilities, the 5280 Trail invites everyone to explore Denver at their own pace and see the city in a new light. Learn more about the 5280 Trail in Chapter 5 of this plan and at www.the5280trail.com.

#### POLICIES AND PROGRAMS



# The physical and visual experience of downtown streets prioritizes the safety, comfort, and enjoyment of people walking, rolling, using micromobility and biking.





- Evaluate existing complete streets and urban design guidelines and consider adjustments to downtownspecific street standards to prioritize people walking, rolling, using micromobility, biking and using transit and ensure trees a priority in policy recommendations and street design guidelines. Reevaluate and revise development criteria related to new street tree requirements and associated infrastructure to ensure better outcomes.
- Update downtown streetscape guidelines to provide greater consistency where desired in materials, landscaping, signage, furnishings, lighting and dimensions.
- 4. Clarify the prioritization of overlapping standards and guidelines and how to enforce them consistently.
- Establish alternative approaches and review criteria for constrained or adaptive reuse projects that achieve desired outcomes when standards and guidelines cannot be met.
- Create a comprehensive downtown canopy plan to strategically prioritize corridors based on existing projects, development, utilities, heat island mitigation needs and available space.
- The City acknowledges and understands the community interest in the 5280 trail and supports the
  community partners as they work to fund and build its linkages through private investment, philanthropy
  and grants.
- Continue targeted placemaking investment in re-imagined streets as shared streets, festival streets\* and pedestrian zones (e.g., 21st St; Wynkoop St, Acama St, Larimer St, Glenarm PI, Arapahoe St, Cleveland PI, Curitis St.).
- \* Festival Streets: Streets that are closed to vehicle traffic for the use of community events, festivals, and celebrations. Festival streets have enhanced public realm elements, and may be temporary or permanent.

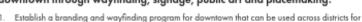


#### The RTD transit system and services are approachable and easy to navigate.

- Increase the legibility and user experience of existing RTD service downtown through consistent branding, signage, maps and digital mobility guides with a focus on maximizing utility of the dedicated bus lanes on 15th and 17th streets and connecting high-density residential areas of nearby neighborhoods.
- Wark with RTD to deploy enhanced stop technology and infrastructure, art, and placemaking elements for downtown transit stations and lines, including real-time transit information on digital kiosks.
- Evaluate aligning downtown stops into "super stops" for key trunk bus routes, such as the 0 and 83
  routes, with the planned stop improvements for the East Colfax BRT service.



### Downtown history and stories are integrated into the experience of being downtown through wayfinding, signage, public art and placemaking.



- storytelling, monumentation of public facilities and signage.

  2. Cultivate partnerships with Denver's American Indian community to incorporate indigenous language,
- culture, and knowledge into signage, public spaces, events and community resources.

  3. Explore models for empowering displaced and historically marginalized communities to integrate art,
- Explore models for empowering displaced and historically marginalized communities to integrate art, language and storytelling into downtown streets and public spaces.



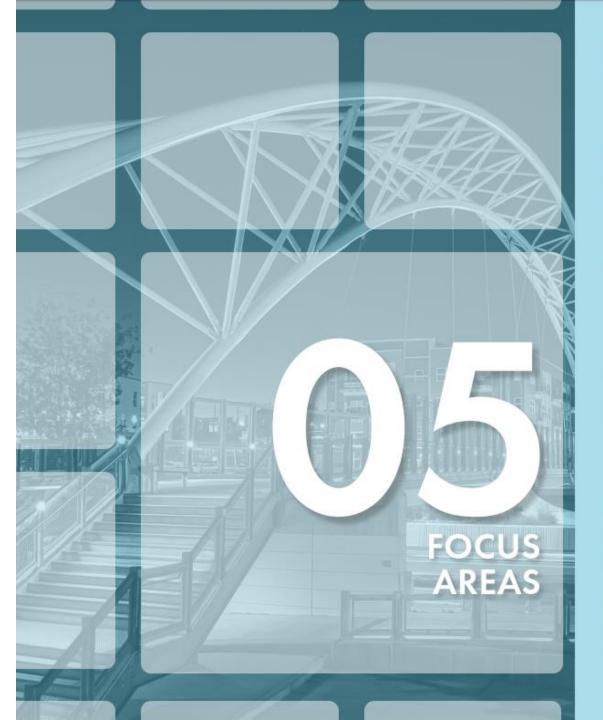
### Existing on- and off-street parking, both public and private, is utilized efficiently using technology, signage, and pricing.

- Support a competitive pricing structure between on- and off-street parking and encourage the availability of mid-range duration rates [2-4hrs] across privately owned parking facilities.
- Coordinate the use of technology to enhance the parking user pay interface and encourage datasharing around parking utilization and pricing.
- 3. Standardize wayfinding and pricing signage to increase legibility and parking price transparency.
- Establish a parking management entity to coordinate parking pricing, technology and wayfinding throughout downtown.
- Pilot priority locations to encourage a "park once" system with clustered parking facilities that have access to last-mile mobility options such as transit and micromobility.









# THE FIRST SPARKS OF A CHAIN REACTION

Focus areas identified in this plan have been selected through a process of combining public feedback with detailed planning and economic analysis. This strategic public investment in these areas guide private development toward the preferred outcomes identified by the community.

### ACHIEVING THE BUILDING BLOCKS

Each focus area strategy is evaluated by which building blocks will be positively impacted through implementation of the strategy. Connection
Play
Investment
Investment
Investment
Sa Equity
Stories
Resilience

1. CIVIC CENTER
Denver's Civic Heart

#### 2. UPPER DOWNTOWN

A Central Neighborhood District

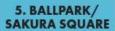


3. SKYLINE PARK Denver's Crossroads of Play



### 4. UPPER BROADWAY

From Gridlock to Gathering Place



Celebrating Denver's Cultural Heritage



### 6. CHERRY CREEK/ SPEER BOULEVARD

Where Downtown Meets Colorado



### 7. CENTRAL PLATTE VALLEY

Downtown's Newest Neighborhoods





# CIVIC CENTER

DENVER'S CIVIC HEART

Civic Center is an iconic example of City Beautiful architecture and public space and a regional focal point for arts, culture, and government activity. Civic Center Park is also Denver's gathering place to celebrate, protest, and socialize. Despite its central location and cultural significance, Civic Center can be difficult to navigate due to a confluence of major roadways.

Transforming the district with pedestrian-friendly streets and improved bike and transit connections will allow the seamless movement of people between nearby

neighborhoods via a rejuvenated Civic Center Park. Development of underutilized land into new housing

and activation of existing office and public buildings with groundfloor retail, arts and culture, and neighborhood amenities have the potential to create a complete community.



### Civic Center Next 100





Reimagine the Greek Amphitheater and Bannock St. to create safer and more welcoming spaces while preserving its role as a major events and free speech gathering place with a signature art installation that

celebrates Denver's spirit.





Strengthen connections to Upper Downtown by calming Colfax Ave and simplifying pedestrian crossings. Close or convert Cleveland Pl., Cheyenne Pl. and 14th St. into shared or parklike streets with expanded tree canopy and activated with retail kiosks that minimize cut-through traffic. Link key bike corridors through Cleveland Pl.

### Civic Center Play Hub



Create a play hub that integrates the area's world-class cultural offerings at the DAM, DPL, and Civic Center Park that encourage multigenerational discovery, blends recreation with arts, education, and cultural programming for all ages.









Activate Civic Center Station as a mixed-use transit hub by converting underutilized properties into residential development with ground-floor retail and common spaces that increase daily activity.

### Acoma Shared Street [3]



of the 5280 Trail to create a

Golden Triangle with green

Complete the Acoma St. segment

seamless pedestrian connection

between Civic Center Park and

infrastructure, tree canopy, public gathering spaces and ground-

### 7 Active Ground-Floors





Activate ground-floors of publicly owned buildings north of Colfax Ave. with uses such as food halls, public markets, childcare, or other public-serving activities to create a mixed-use destination with increased foot traffic.

### Transform Broadway C 0000

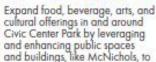






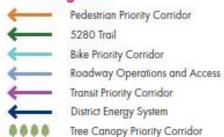






Public Library

### Legend



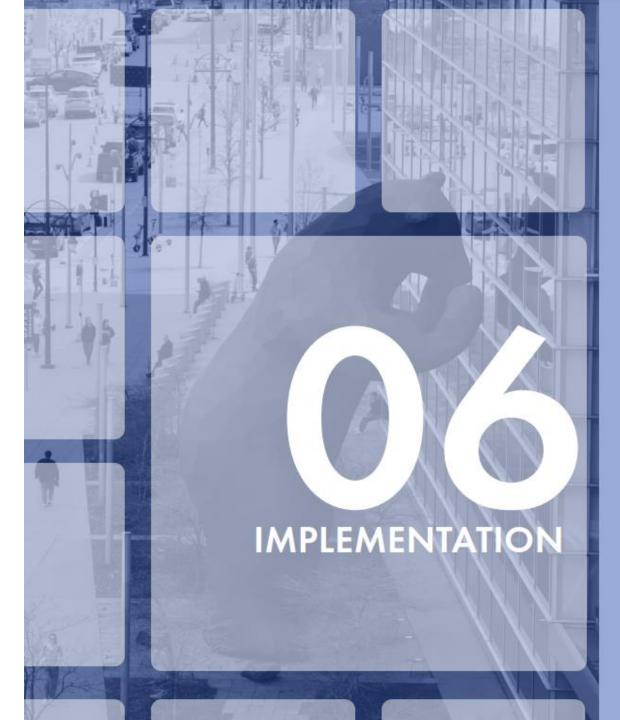
Future Development Opportunity

Enhanced Public Realm





Convert Broadway into a twoway street (along with Lincoln St.) to better connect Upper Downtown and Golden Triangle. Reduce traffic lanes, add major



### A ROADMAP FOR ACTION

This chapter provides the roadmap to the successful implementation of the Downtown Area Plan. Although this Plan outlines over 150 policies, projects and programs that should be advanced, not all of those strategies can completed at once. As such, it is important to establish a strategic approach to implementing the Plan that reflects community priorities, market trends, opportunities in funding and partnerships, proper order of operations and the realistic timeline needed to successfully achieve the desired outcomes.

The roadmap on the following pages outlines a potential timeline for both immediate and short-term strategies that present impactful "quick wins" that will kickstart interest and investment in Downtown Denver, as well as longer-term efforts that may have initial actions to move forward but that will ultimately take years or decades to complete.



A VISION FOR PROJECT PHASING



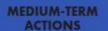
IMMEDIATE ACTIONS

















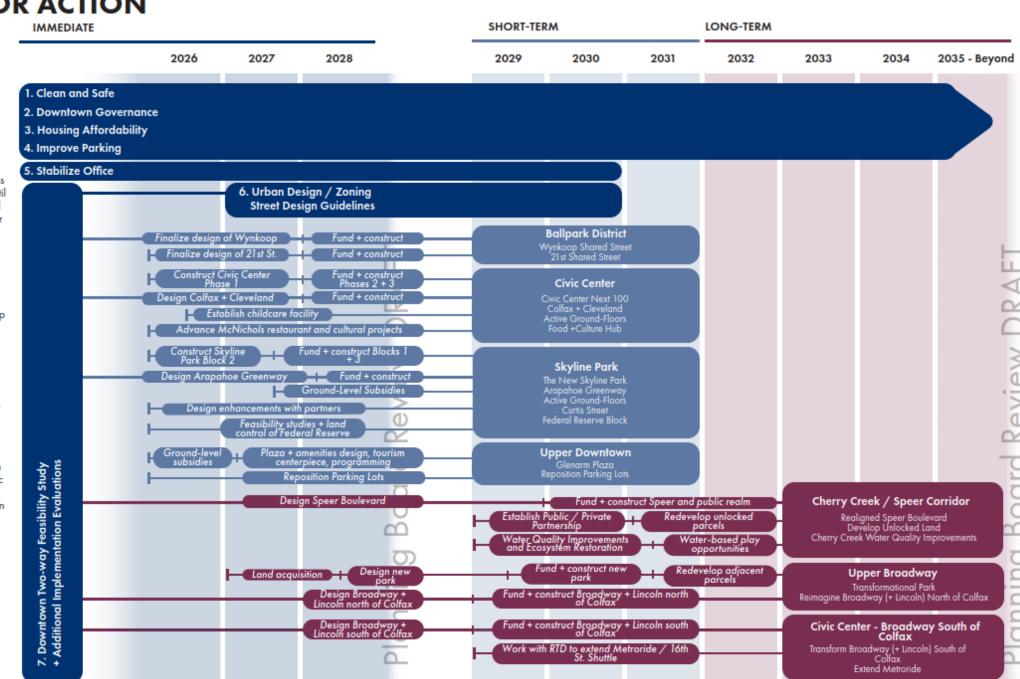


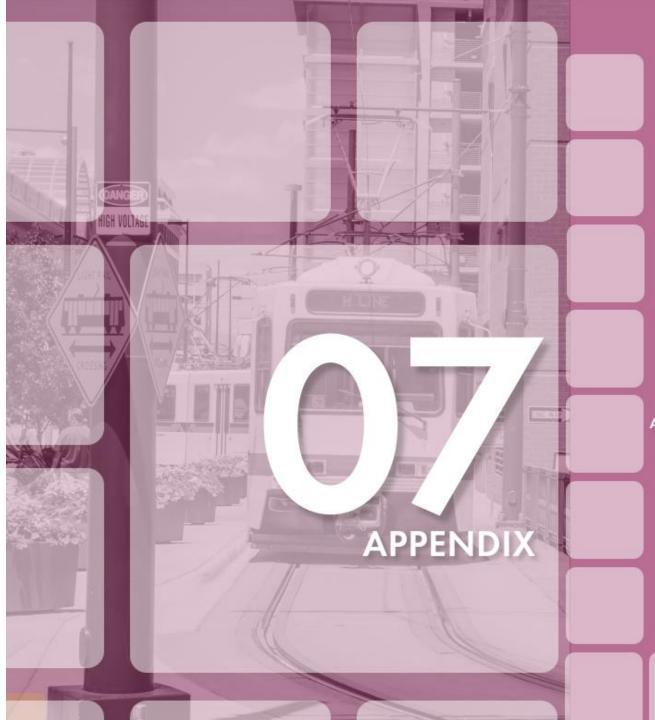
### A PLAN FOR ACTION

Major projects that will take many years to implement, include an ideal timeline of substantial completion of that effort. Outlined over the next several pages are the key priority action packages that should be implemented across immediate (plan adoption until 2028), short-term (2029 until 2032), and longer-term (after 2032) time horizons.

There are seven critical first steps identified as immediate actions that the city, the Downtown Denver Partnership and other key stakeholders should work to implement quickly upon adoption of the plan. These studies, policies and programs improve the experience and perceptions of downtown while setting up processes and regulation to support the implementation actions that follow.

For more detailed information on implementation for specific strategies or focus areas, please see the Implementation Plan in the Appendix.





APPENDIX A: DENVER'S STORIES 100

APPENDIX B: MAP BOOK 102

APPENDIX C: REFERENCE MAPS 112

ADDITIONAL ITEMS PROVIDED IN SEPARATE DOCUMENT(S)

IMPLEMENTATION MATRIX

IMPLEMENTATION PLAN

REPORTS + STUDIES

### 2. Criteria Evaluation

When evaluating plans to be adopted as supplements to *Comprehensive Plan 2040*, the Denver Planning Board and City Council shall consider the following criteria:

- 1. An inclusive community process was used to develop the plan.
- 2. The plan is consistent with the vision, goals and strategies of *Comprehensive Plan 2040*.
- 3. The plan demonstrates a long-term view.

# **Inclusive Process**

# A Loud + Supportive **Community Voice**

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



Stakeholder Conversations (130+attendees)

750+

Attendees at Public Open Houses

Over **70%** live or work in downtown

120+

Attendees at Focus Group Conversations

3,300+

Online Survey Respondents Over 3 separate surveys

### Pop Up Events

Skyline Park Rink Mile High Tree Parade of Lights 16th Street Kickoff 3,300+

People Engaged at Pop-Up Events







Advisory Committees Meetings

Christkindl Market

# Consistency with Comprehensive Plan 2040



Equitable, Affordable, & Inclusive 8 Goals, 22 Strategies



Environmentally Resilient 8 Goals, 17 Strategies



Strong & Authentic Neighborhoods 9 Goals, 23 Strategies



Healthy & Active 3 Goals, 7 Strategies



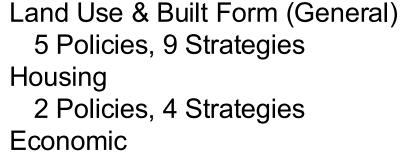
Connected, Safe, & Accessible 9 Goals, 18 Strategies



Economically Diverse & Vibrant 5 Goals, 8 Strategies

# Consistency with Blueprint Denver





4 Policies, 6 Strategies

Design Quality & Preservation

5 Policies, 12 Strategies



Mobility 5 Policies, 15 strategies



Quality of Life Infrastructure 7 Policies, 15 strategies

# **Long Term View**

## The Downtown Area Plan:

- Long-term collective aspiration of the community
- Envisions a vibrant, healthy and complete Downtown
- Compass for guiding future growth and investment

### 3. Recommendation

Forward to full City Council for consideration.

SASAKI



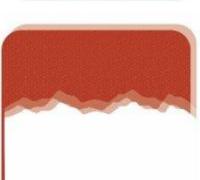
























### Focus Areas

- Civic Center
- Upper Downtown
- Skyline Park
- Central Platte Valley
- Ballpark/Sakura Square
- Upper Broadway
- Cherry Creek/Speer Blvd.



#### CIVIC CENTER

#### DENVER'S CIVIC HEART

Civic Center is an iconic example of City Beautiful architecture and public space and a regional focal point for arts, culture, and government activity. Civic Center Park is also Denver's gathering place to celebrate, protest, and socialize. Despite its central location and cultural significance, Civic Center can be difficult to navigate due to a confluence of major roadways.

Transforming the district with pedestrian-friendly streets and improved bike and transit connections will allow the seamless movement of people between nearby

neighborhoods via a rejuvenated Civic Center Park. Development of underutilized land into new housing

and activation of existing office and public buildings with groundfloor retail, arts and culture, and neighborhood amenities have the potential to create a complete community.



Civic Center Next 100 DI BSR

Colfax + 5 Cleveland



Strengthen connections to Upper Downtown by calming Colfax Ave and simplifying pedestrian crossings. Close or convert Cleveland Pl., Cheyenne Pl. and 14th St. into shared or parklike streets with expanded tree canopy and activated with retail kiosks that minimize cut-through traffic. Link key bike corridors through Cleveland Pl.

2 Civic Center Play Hub

00000



Create a play hub that integrates the area's world-class cultural offerings at the DAM, DPL, and Civic Center Park that encourage multigenerational discovery, blends recreation with arts, education, and cultural programming for all ages.

Reimagine the Greek Amphitheater and Bannock St. to

create safer and more welcoming

role as a major events and free

speech gathering place with a signature art installation that

spaces while preserving its

celebrates Denver's spirit.









Activate Civic Center Station as a mixed-use transit hub by converting underutilized properties into residential development with ground-floor retail and common spaces that... increase daily activity.



seamless pedestrian connection between Civic Center Park and

Golden Triangle with green

Active Ground-Floors



Complete the Acoma St. segment of the 5280 Trail to create a



infrastructure, tree canopy, public gathering spaces and ground-

Activate ground-floors of publicly owned buildings north of Colfax Ave, with uses such as food halls public markets, childcare, or other public-serving activities to create a mixed-use destination with increased foot traffic.

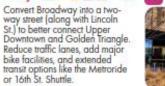


🛂 Transform Broadway 🕻 🗓 🗓 🔞

8 Food + Culture Hub

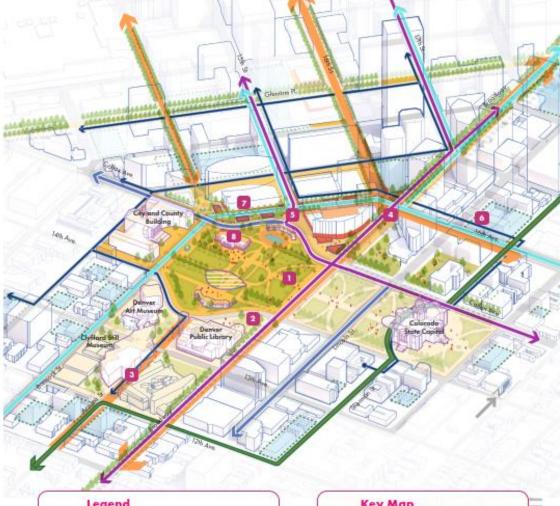






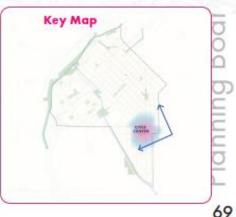


Expand food, beverage, arts, and cultural offerings in and around Civic Center Park by leveraging and enhancing public spaces and buildings, like McNichols, to bring activity to the area, create a destination, and celebrate Denver's diverse cultures.



#### Legend





#### CONNECTING **CIVIC CENTER**

TIMEFRAME IMMEDIATE

2026-2028

Roles + Responsibilities:

While the improvements to the right-of-way and traffic patterns fall under the purview of DOTI, it is strongly recommended that the design of the improvements be conducted by a partnership between the Civic Center Parks Conservancy, DPR, DDP, and DOTI all with equal representation and ownership as outlined in a Cooperative Endeavor Agreement (CEA)

**Estimated Cost Range:** 

\$25M-40M (Includes full ROW reconstruction at \$75-120/sf plus traffic signal upgrades)

Potential Funding Sources: Capital Improvement Budget, BID funds, Conservancy Funds (Philanthropy), DDDA Funding

#### **ACTION STEPS**



**Next Six Months:** Develop CEA between stakeholders and raise initial funds for concept design stage from various sources. DDP to issue RFP for Concept Design.

Within 12 Months:

Submit CIP and DDDA funding request for construction. Develop full'scope of work and release RFP for full design services (typically, similar design projects are led by urban design firms).

Within 24 Months: Begin Construction so that it aligns with Park and BRT construction as to limit repeat disturbances. If retail pavilions are provided within ROW, work on lease agreements

After Construction: Work on activation of groundfloor spaces with Fost and Webb (part of a separate effort to be led by

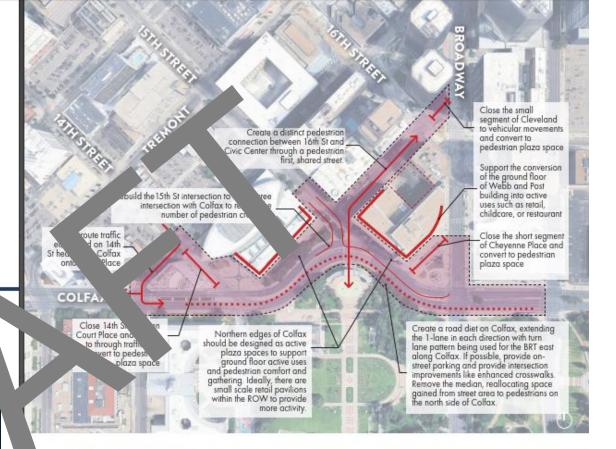
#### PROJECT NARRATIVE

With the recently announced DDDA investment in the park the Park be better connected to Upper Downtown. The current northern edges of Civic Center are harsh, contribute centerpiece of Downtown. Without improvements to the edge continue to struggle to add value to the park space.

- · Connectivity between Upper Downtown and the 16th Street enhancements along Cleveland Place to should connect from the 16th Ave bike-way.
- · Reorganizing the intersection of 15th, Cleveland and Colfax to eliminate one pedestrian crossing and slow
- · Extend grade-separated bike connections between

- · Providing a educe travel lanes
- · Removal of unneces
- port future e Webb and ROW that

uld prioritize pedestrian space, ill other elements. The goal of be to provide space to linger, to ese improvements nience of bus turning movements, recommended that this work is done as one











#### **POLICY CONSIDERATIONS**

There are several key policy considerations that need to be contemplated through this project. The first is who "owns" the design and management of the public realm. As outlined in this Plan, more partners need to be part of the design. The second is the creation of spaces for commerce within the ROW. The edges of the park should be active and the ROW should be used to support that. The third is the use of City facilities for revenue generating private businesses that spill out and activate the public realm. All of these concepts must be contemplated together for this project to be a success.

### **DAP Implementation Starts with Policy**

### Strong Relationship with the DDDA

- Bundle public infrastructure projects to catalyze private redevelopment
- Underutilized Downtown properties are redeveloped in the community's interest through public-private partnerships.

### Improve City Processes and get Better Design Outcomes

- Fix areas with multiple overlapping regulations that result in development barriers
- Establish consistent expectations for all downtown projects and achieve high-quality development outcomes, with design worthy of a great downtown

### Create a Cross-Departmental Downtown Team with a Strong Lead

• Establish a project champion empowered to align department priorities for Downtown

# **Briefing Outcomes**

- The Downtown Plan A long-term vision with near-term focus for a Greater Downtown Denver
- 2. The Downtown Vision Vibrant, Healthy and Complete
  - Building Blocks deliver the full vision, but **PLAY** has risen to the top
    - Every path leads to Play Wherever you go, Play is Everywhere!
    - A Complete Neighborhood that Balances Work and Life
    - Embrace and Build Upon What's Great

#### 3. The Immediate Focus Areas and Policies Start Now

- Civic Center
- Upper Downtown
- Skyline
- Policy changes that strive for efficiency
- 20-year Game Plan Implement all Focus Areas including Central Platte Valley

### Questions?

### **Appendix**

- Current Schedule
  - Release draft plan in early Q3
  - Expected plan adoption in Q4
- Additional Focus Areas
  - Cherry Creek/Speer
  - Upper Broadway
  - Ballpark
  - Central Platte Valley
- Additional Key Policy Recommendations

# Additional Key Policy Recommendations

### Branding, Navigation, And Legibility

- Update downtown streetscape guidelines to provide a consistent streetscape experience on downtown streets
- Establish alternative streetscape design approaches and review criteria for constrained or adaptive reuse projects
- Increase the legibility of existing RTD service downtown
- Support RTD in efforts to reduce barriers to transit use downtown (e.g., fare-free zone, fare-free routes, EcoPass districts).

### Safety, Programming and Activation

- Prioritize opportunities for multi-agency collaboration and culturally responsive approaches to ensuring safety for the downtown community
- Improve lighting and visibility on downtown streets and public spaces.
- Create and upgrade public spaces downtown with amenities like public restrooms, water fountains, public Wi-Fi, charging stations, and other conveniences

# Additional Key Policy Recommendations

#### Office and Workforce

- Create a tax abatement program for non-profit tenants in for-profit spaces.
- Create a dedicated office improvement program to provide rental assistance or tenant improvement dollars for the occupation of vacant office space.
- Create a fund for gap financing adaptive reuse and demolition of aging office products to "right-size" the office market to match supply.

### Residential and Daily Life

- Partner with an existing Community Land Trust (CLT) to provide stable housing opportunities downtown, with emphasis on helping displaced communities return to downtown neighborhoods through homeownership.
- Create a dedicated program to preserve soon-to-expire dedicated affordable units.
- Establish a mechanism to fund maintenance and improvements to existing affordable housing units.
- Explore the creation of a dedicated parkland acquisition fund for downtown parks.

# Additional Key Policy Recommendations

#### **Ground Floor Activation**

- Incentivize the redevelopment of surface parking lots downtown prioritizing active uses, quality urban design, and public amenities.
- Build upon the 16th Street pilot program to activate ground floors along key corridors and around signature public spaces.
- Create or support programs to attract and establish creative businesses in vacant or underutilized ground-level spaces.
- Encourage the creation of new markets that feature small, local, and minority-owned businesses.

### Sustainability and Infrastructure

- Improve and expand downtown's district energy system to provide efficient, low-cost, resilient, and carbon-free energy to downtown buildings.
- Convert successful temporary infrastructure interventions (e.g., painted bike lanes, flex-post bulb-outs) into permanent infrastructure.

### **Focus Areas**

<u>Cherry Creek + Speer Blvd.</u>

# A New Active Gateway into Downtown

Kickstart a transformation in recreation and connection by:

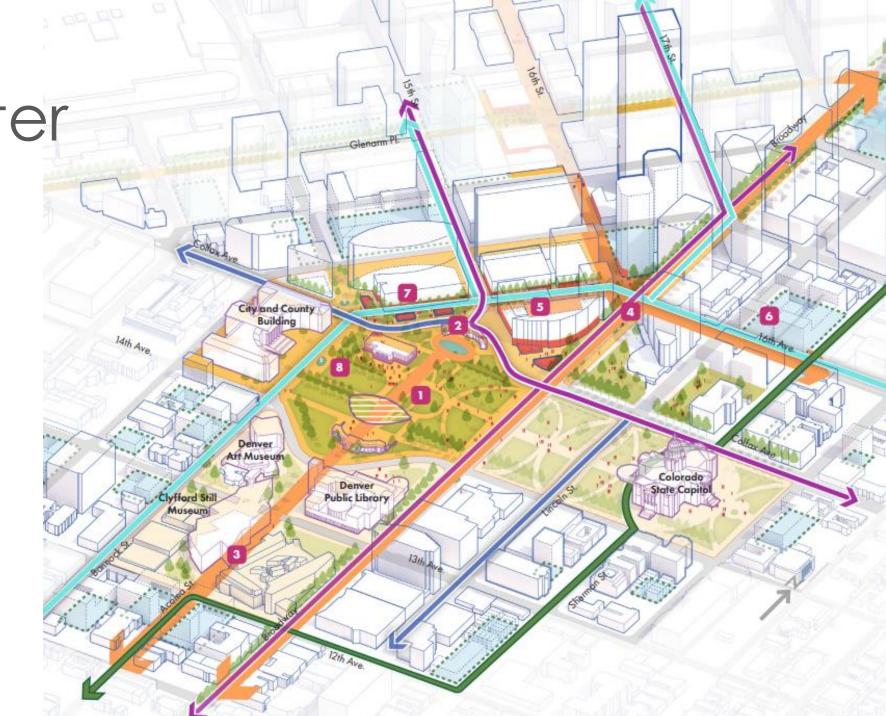
- Improving water quality and studying environmental impacts,
- Identifying new development sites,
- Defining and activate park spaces,
- Simplifying traffic movements, and
- Establishing a second "front door" experience for Arts Complex and Convention Center.
- Connecting Golden Triangle to the Creek and Adjacent Parks

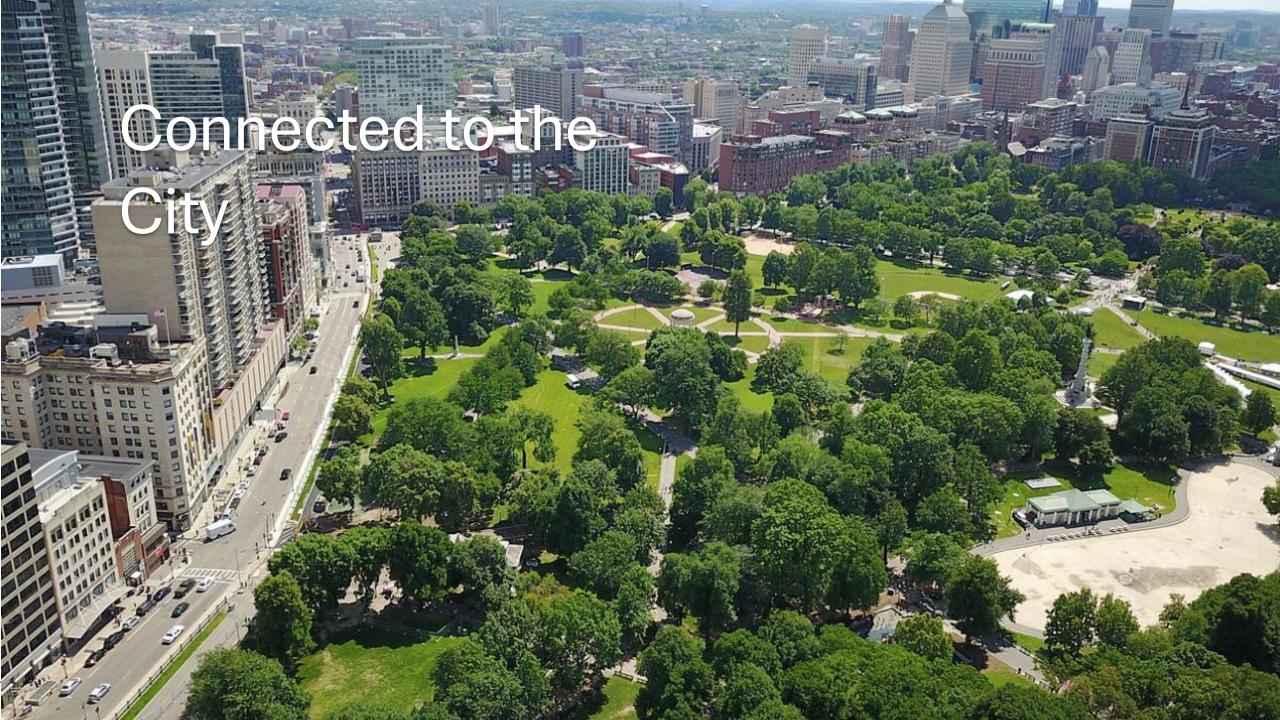


### **NEW FOCUS AREAS AFTER THIS**

Civic Center

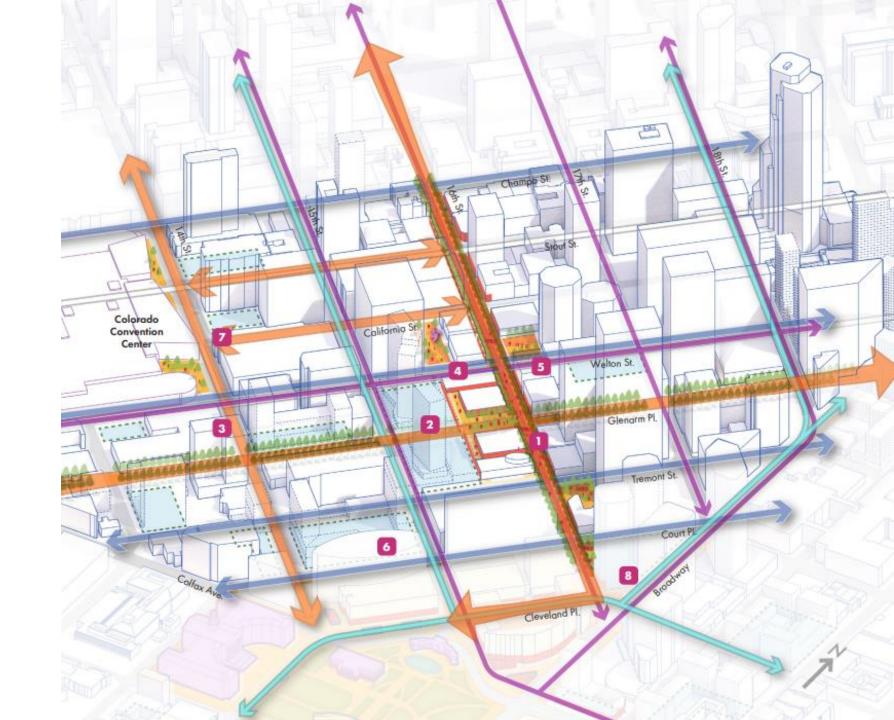
- 1 A Daily Life Park
- 2 Reimagine Colfax
- 3 Acoma Shared Street
- 4 Transform Broadway
- 5 Cleveland Connector
- 6 Transit-Oriented Infill
- 7 Active Ground-floors
- 8 Food + Cultural Hub





# Upper Downtown

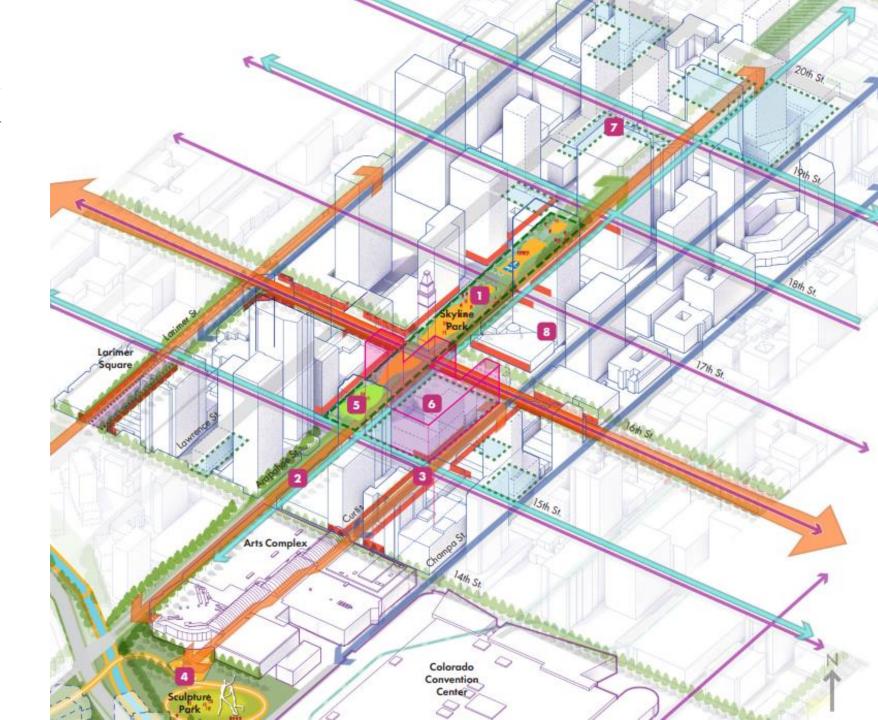
- Glenarm Plaza
- 2 Residential Infusion
- **3** Welton Transit Corridor
- 4 Tourism Centerpiece
- 5 The Outer Space
- 6 Mixed-use Infill
- 7 Activate 14<sup>th</sup> Street
- 8 Strategic Demolition





# Skyline Park

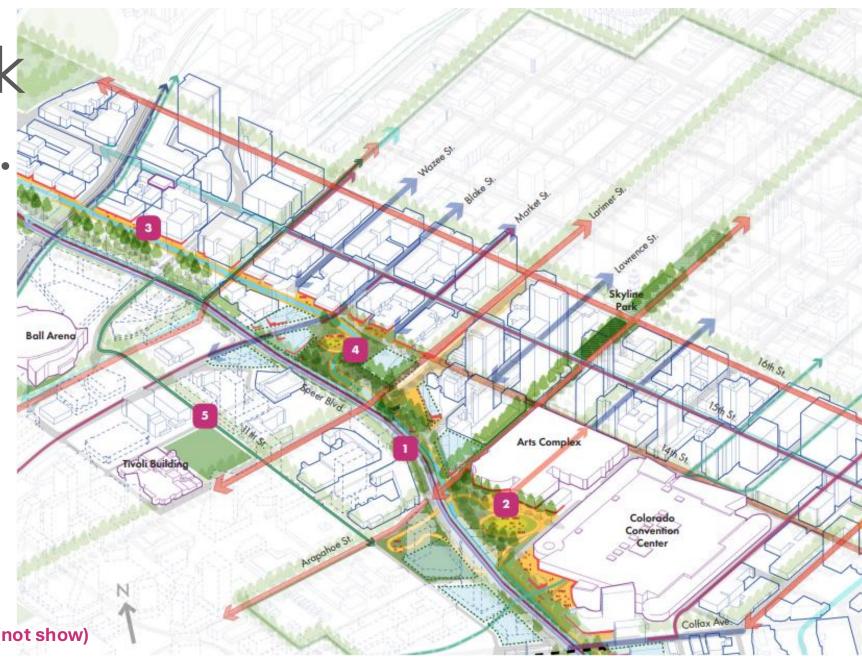
- 1 New Skyline Park
- 2 Arapahoe Greenway
- 3 Curtis Street
- 4 Connected to the Creek
- **5** Active Ground-floor
- Federal Reserve Block
- 7 Strategic Infill
- 8 Adaptive Reuse





Cherry Creek + Speer Blvd.

- 1 Realigned Boulevard
- 2 Sculpture Park
- 3 Urban Riverfront
- 4 A New Creek Path
- 5 Unite Auraria
- 6 Colfax and Speer (not shown)
- 7 Transition at 11<sup>th</sup> (not shown)
- 8 Cherry Creek Bridge 5280 Trail (not show)

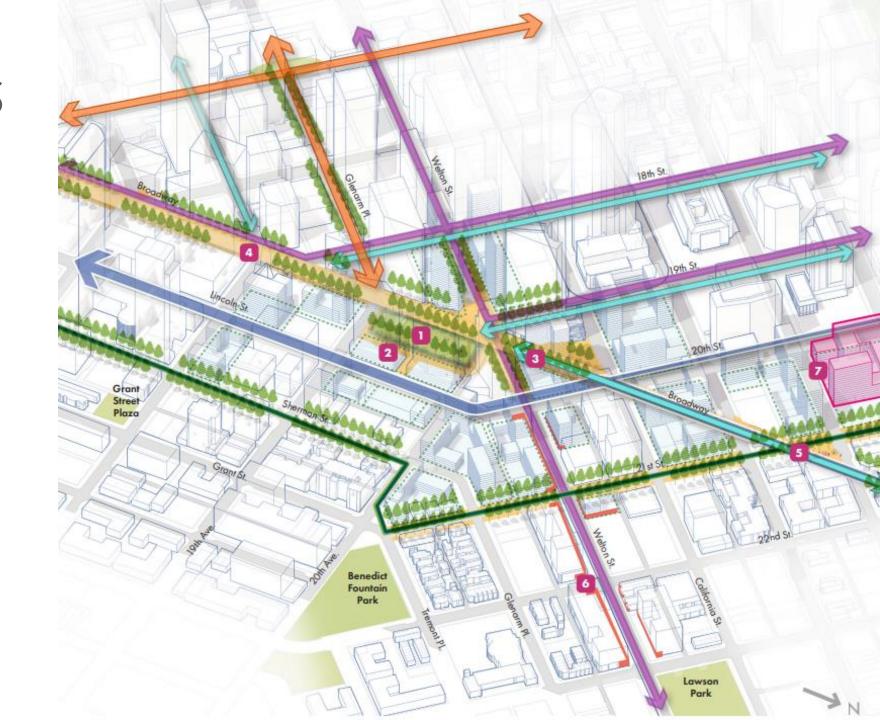




# Focus Areas

### <u>Upper Broadway</u>

- 1 Transformational Park
- 2 Park Activation
- **3** Reroute Broadway
- 4 A Green Boulevard
- 5 Reimagined Right-of-Way
- 6 Welton Transit Corridor
- 7 US Post Office Site





Ballpark District + Sakura Square

- Wynkoop Shared Street 5280 Trail
- 2 Two-way Streets
- 3 Sakura Square
- 4 Ballpark Greenway
- 5 21st Street 5280 Trail
- 6 Larimer Street
- 7 Redeveloped Parking
- 8 Safety + Comfort





# Central Platte Valley

- Routes to Walk + Ride
- 2 Gates Crescent Park
- 3 16<sup>th</sup> Street Extension
- 4 Extend the Riverfront
- 5 Children's Playground
- **6** Waterfront Promenade
- 7 A New Neighborhood
- 8 Celebrate Chinatown

