



**DENVER**  
THE MILE HIGH CITY

*Platte to Park Hill: Stormwater Systems*

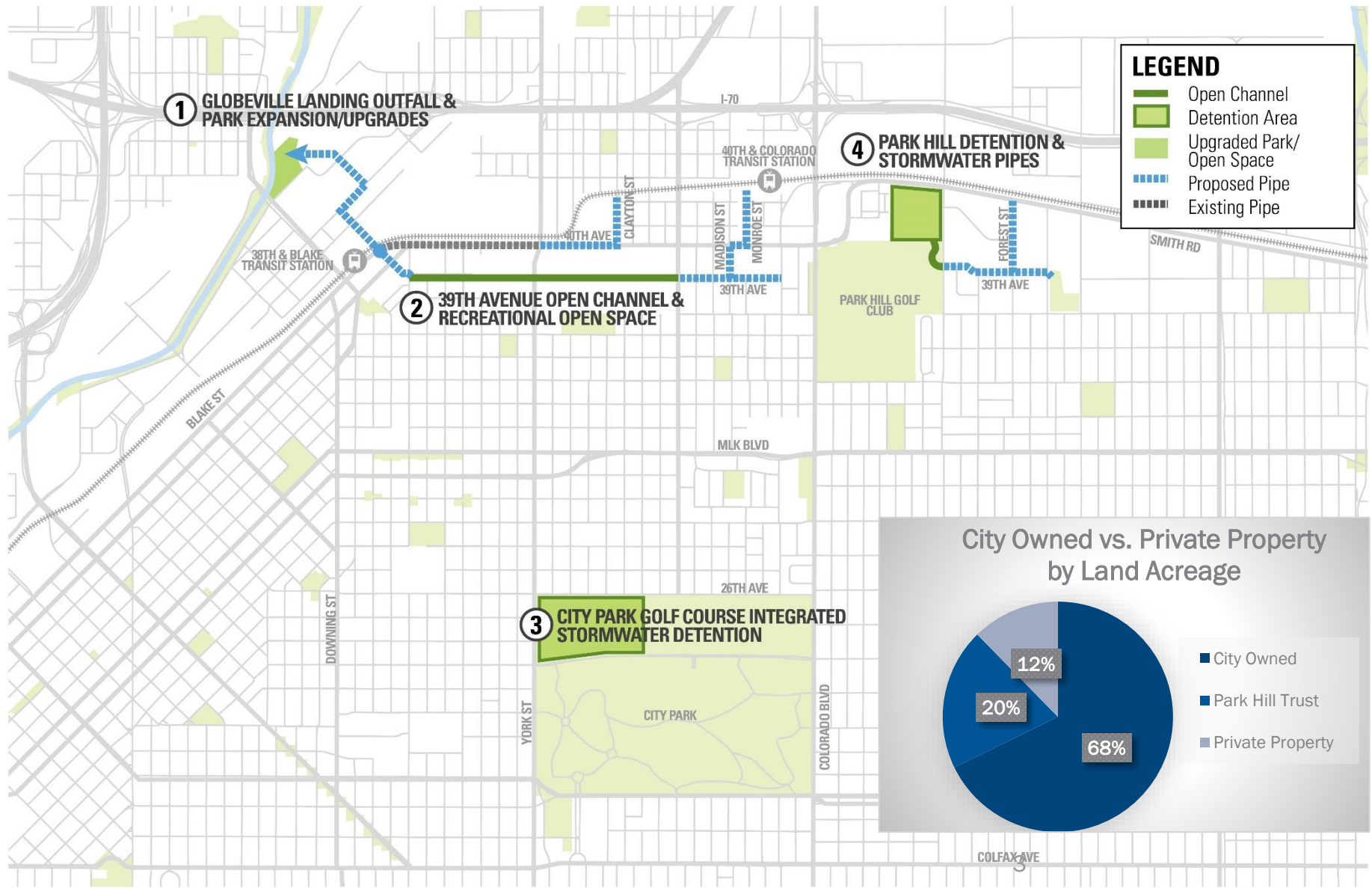
## **39<sup>th</sup> Avenue Greenway**

# **Land Acquisition**

Finance Council Committee

Aug 30, 2016

- Project Overview
- Public Process
- Character Areas
- Previous Greenway Alignments
- Community Input
- Recommended Final Greenway Alignment
- Property Acquisition





## Complete

### MILESTONE:

Developed Greenway Alignment Criteria (DWG #1 June 2016)  
 Heard community desires on greenway character (DWG #2 July 2016)  
 Open House #1 (Aug 2016)\_  
 Initiated One-on-one with impacted property owners (Aug 2016)  
 Recommended Final Greenway Alignment (DWG #3 Aug 2016)

**Problem  
Definition**

Summer 2015

**Identification of  
Alternatives**

Fall 2015

**Analysis**

Winter 2016

**Preferred  
Alternatives**

Spring 2016

**Basis of Design**

Summer 2016

**Final Design  
and  
Construction**

Start - Fall 2017

## Elyria & Swansea Neighborhood Plan

### Unique

A.6 **Involve Residents**  
in Civic Design  
A.7 Create **Community  
Gathering Spaces**  
A.10 Encourage Safety  
through Visibility and  
accessibility

### Strong

B.5 Improve  
transition between  
industrial and  
residential uses  
B.10 Introduce  
**Gateways and Key  
Vistas**  
B.14 Explore  
Opportunities to  
**provide additional  
flood protection**  
B.15 Promote **Water  
Quality** though best  
practices

### Connected

C.26 Redevelop portions  
of the BNSF Market Lead  
C.14 Improve connectivity  
and access to the **40<sup>th</sup> and  
Colorado station**  
C.15 **Connect 39<sup>th</sup> Ave.**  
from Steel Street to York  
street  
c.16 Enhance  
**pedestrian/bike access to  
Bruce Randolph school**  
C.30 Improve **Pedestrian  
Access to commuter rail  
stations**  
c.33 Improve resident  
access to transit

### Heathy

D1. Improve  
industrial/residential  
compatibility  
D.6 Increase tree cover  
D8. Incorporate water  
quality in open space  
design  
D10. Involve the  
department of  
environmental health with  
major projects  
D13. **Connect to green  
space**  
D37. Strengthen outreach  
on development projects

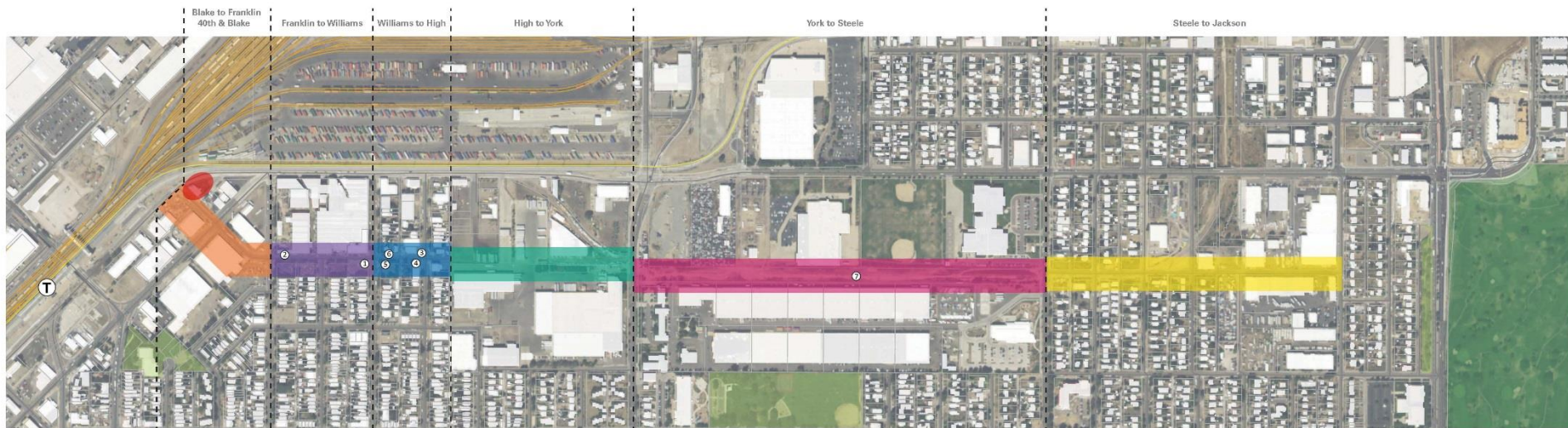
## 39<sup>th</sup> Greenway Project Goals

1. Provide **new community amenities** that are integrated into the urban context.
2. Provide **additional flood protection** for the areas of the Cole, Clayton, Park Hill, RiverNorth, Elyria and Swansea neighborhoods
3. Enhance **multimodal connectivity**.
4. Improve **water quality** and increase nature and ecology.
5. Involve and **engage the community** in an inclusive process.
6. Keep the project on **schedule and on budget**.



## 39th AVENUE GREENWAY CHARACTER AREAS

DRAFT  
08/12/2016



### Blake to Franklin (conduit) Urban Context

- Large industrial properties
- Redevelopment with active edges

#### Design Intent

- Bike/ped connection between greenway and transit station
- Enhanced and active streetscape

### 40th & Blake (junction structure) Urban Context

- Industrial properties
- Redevelopment with active edges connecting to transit station

#### Design Intent

- Water quality or park/plaza
- No structures

### Franklin to Williams Urban Context

- Urban, constrained
- Porta Power to north
- Stable residential to south

#### Greenway Design Intent

- Narrowest section
- Steeper slopes and more walls
- Entrance/exit to greenway
- Shared street
- Access road to the south

### Williams to High Urban Context

- Mix of residential, commercial
- Historic resources along 39th

#### Greenway Design Intent

- Opportunity for active edges
- Activation nodes and place-making opportunities
- Public access roads on all north and south sides

### High to York Urban Context

- Limited access, no active edges
- Large industrial properties

#### Greenway Design Intent

- Less ideal for place-making
- More gradual slopes
- Moving and connecting people and bikes

### Market Lead (York to Steele) Urban Context

- Large industrial properties
- Connects to Bruce Randolph

#### Greenway Design Intent

- Opportunity to celebrate history, rail
- Moving and connecting people and bikes
- Opportunity for interpretation
- Opportunity for place-making
- Potential road connection in the future

### Steele to Jackson (conduit) Urban Context

- Mix of residential, commercial and industrial

#### Design Intent

- Green street opportunity
- Bike/ped connection between greenway and 40th and Colorado station



Artistic Rendering - looking into greenway



Artistic Rendering - looking along shared street and greenway



Example: 140' wide Weir Gulch greenway with active amenities along adjacent street



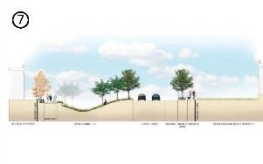
Example: 140' wide Weir Gulch greenway with 4:1 slopes, trail and natural channel



Example: 130' wide Weir Gulch greenway with ped bridge, trail, gentle slopes and natural channel

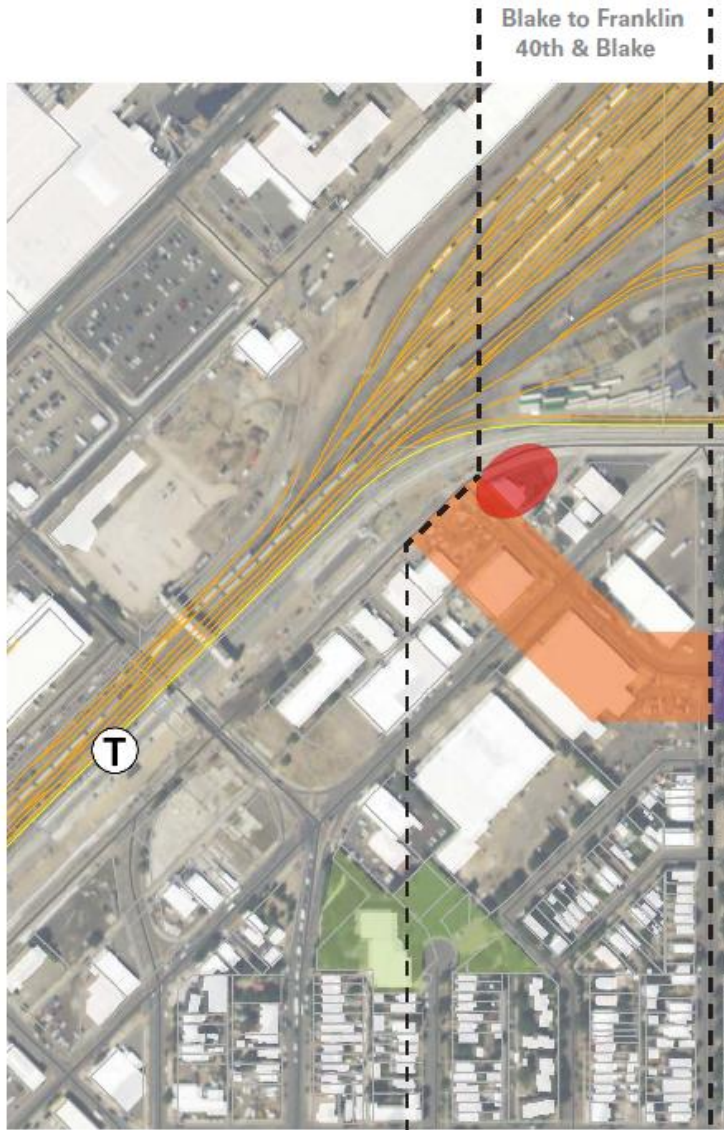


Example: Sanderson Gulch greenway with trail, gentle slopes, natural channel and activation areas



Section - Market Lead greenway with road





## Blake to Franklin (conduit)

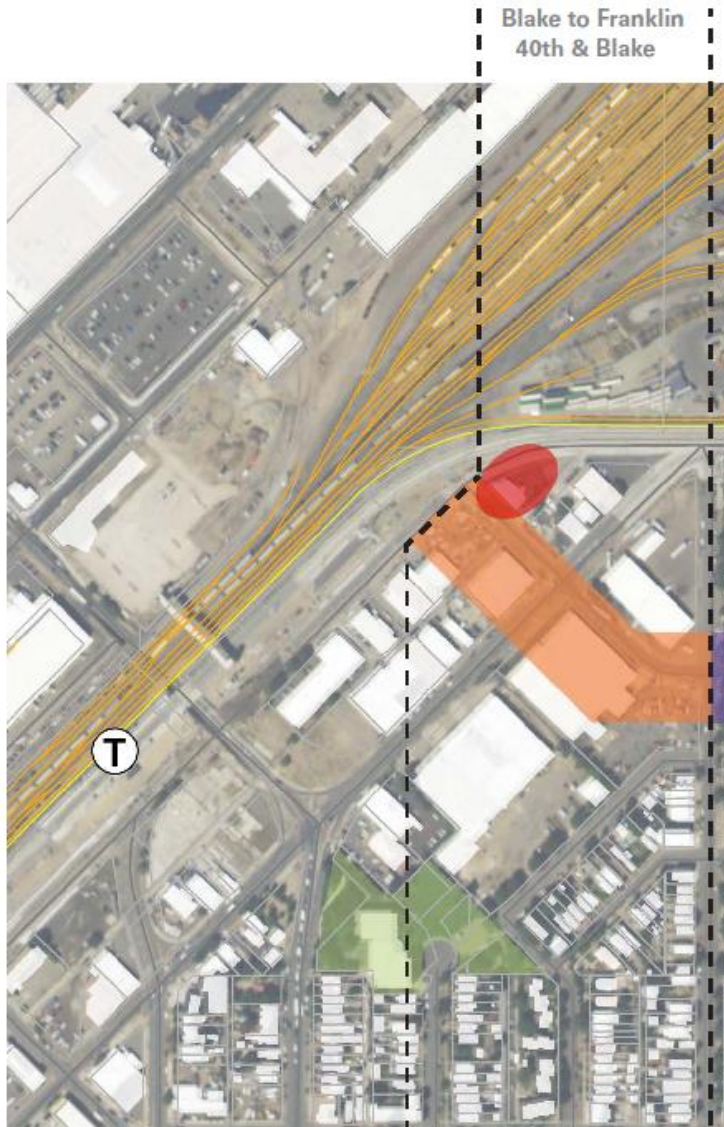
### Urban Context

- Large industrial properties
- Redevelopment with active edges

### Design Intent

- Bike/ped connection between greenway and transit station
- Enhanced and active streetscape





## 40th & Blake (junction structure)

### Urban Context

- Industrial properties
- Redevelopment with active edges connecting to transit station

### Design Intent

- Water quality or park/plaza
- No structures

Franklin to Williams



## Franklin to Williams Urban Context

- Urban, constrained
- Porta Power to north
- Stable residential to south

## Greenway Design Intent

- Narrowest section
- Steeper slopes and more walls
- Entrance/exit to greenway
- Shared street
- Access road to the south



Artistic Rendering - looking along shared street and greenway



Artistic Rendering - looking into greenway

*Platte* **to** *Park Hill:*  
STORMWATER SYSTEMS



Williams to High



## Williams to High Urban Context

- Mix of residential, commercial
- Historic resources along 39th

## Greenway Design Intent

- Opportunity for active edges
- Activation nodes and place-making opportunities
- Public access roads on all north and south sides



Example: Sanderson Gulch greenway with trail, gentle slopes, natural channel and activation areas



Example: 140' wide Weir Gulch greenway with active amenities along adjacent street



Artistic Rendering - looking along shared street and greenway



Artistic Rendering - looking into greenway

*Platte* **to** *Park Hill:*  
**STORMWATER SYSTEMS**

High to York



## High to York Urban Context

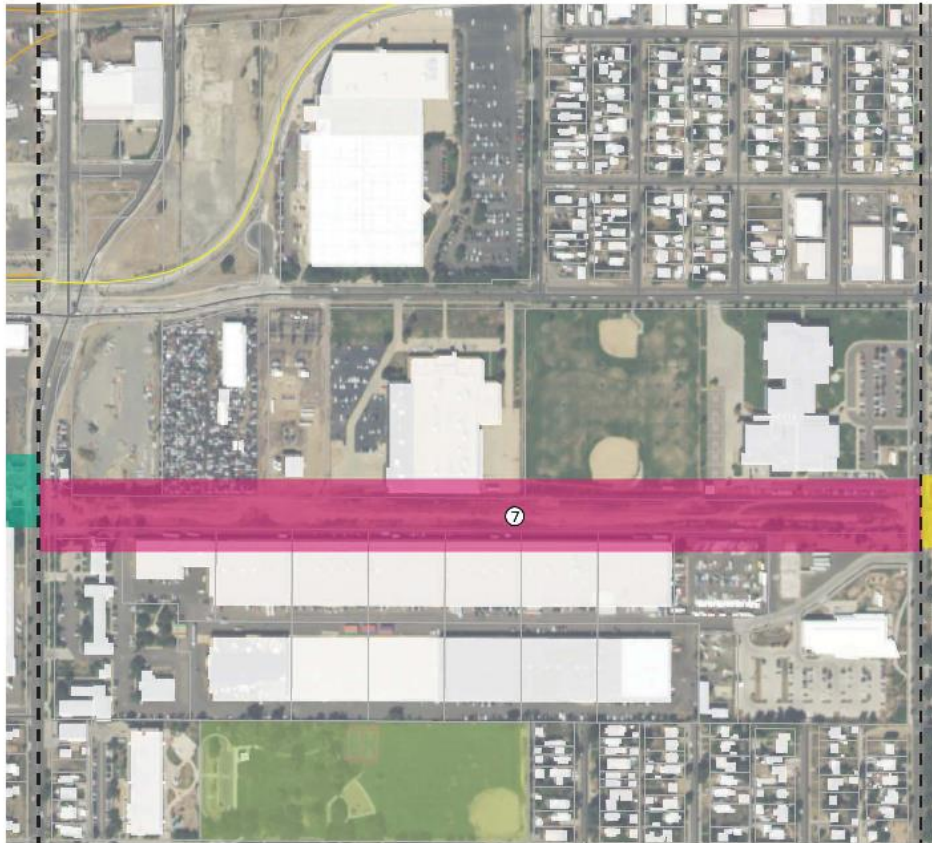
- Limited access, no active edges
- Large industrial properties

## Greenway Design Intent

- Less ideal for place-making
- More gradual slopes
- Moving and connecting people and bikes



York to Steele



## Market Lead (York to Steele)

### Urban Context

- Large industrial properties
- Connects to Bruce Randolph

### Greenway Design Intent

- Opportunity to celebrate history, rail
- Moving and connecting people and bikes
- Opportunity for interpretation
- Opportunity for place-making
- Potential road connection in the future



Section - Market Lead greenway with road

# Steel to Jackson (conduit)

Steele to Jackson



## Steele to Jackson (conduit)

### Urban Context

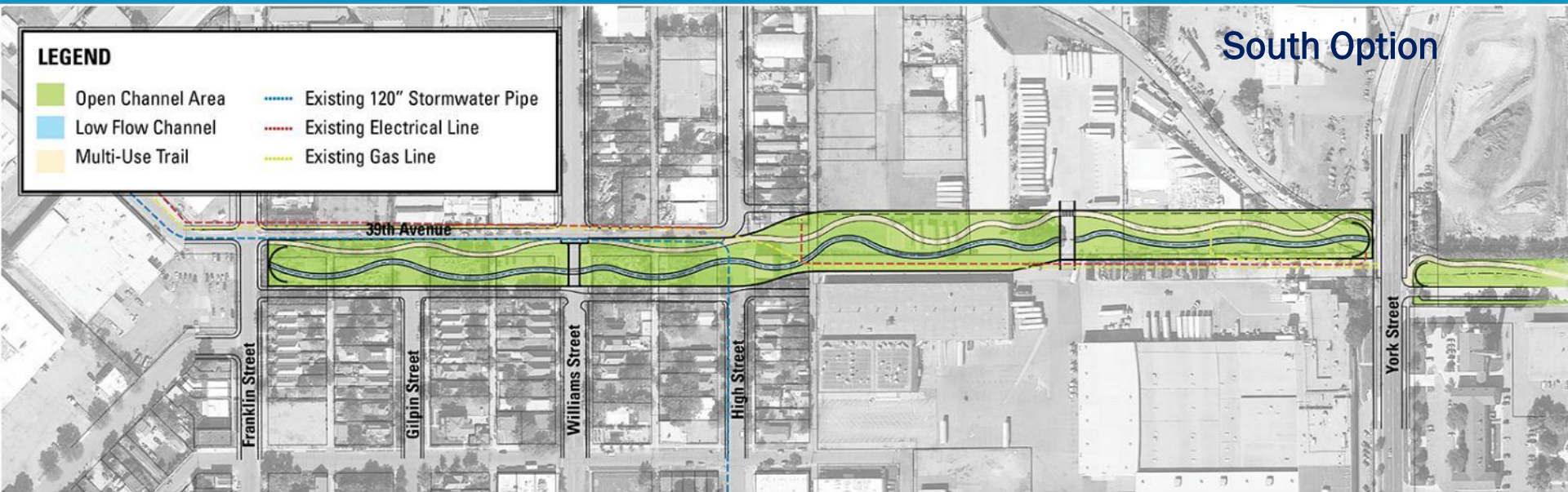
- Mix of residential, commercial and industrial

### Design Intent

- Green street opportunity
- Bike/ped connection between greenway and 40th and Colorado station



# Initial Greenway Concepts





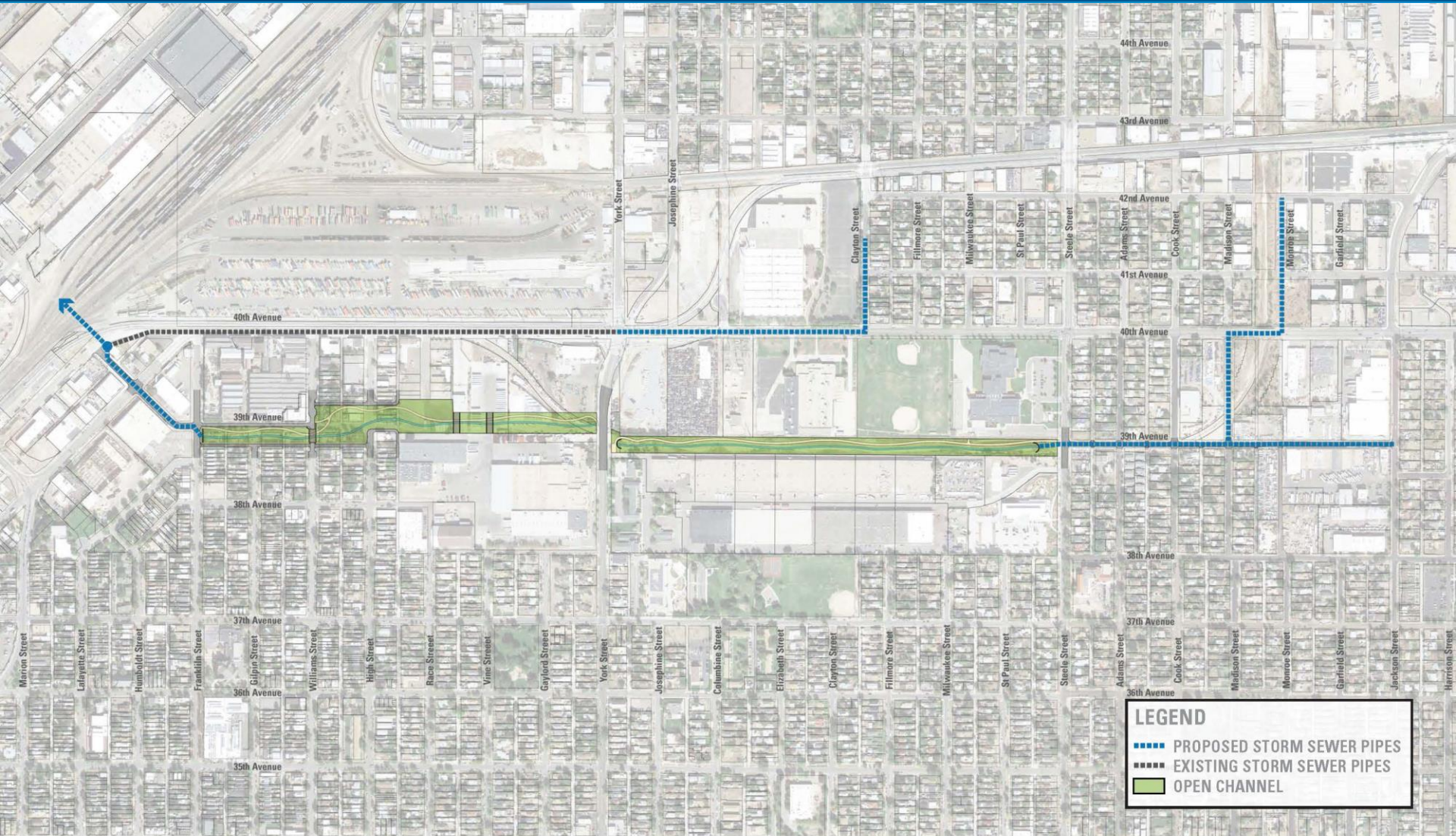
# Initial Greenway Concepts





Elements Considered	How we are moving forward
<b>Technical</b> <ul style="list-style-type: none"><li>• Utilities</li><li>• Environmental</li><li>• Hydraulic Efficiency</li><li>• Regulatory requirements</li><li>• Water quality opportunity</li></ul>	<ul style="list-style-type: none"><li>• Due to volume of water, must have less than 90 degree turn for hydraulic efficiency</li><li>• Recommending variances to minimize impacts to properties</li></ul>
<b>Stakeholder</b> <ul style="list-style-type: none"><li>• Business and neighborhood impacts</li><li>• Historic Resources</li><li>• Available/underutilized land</li></ul>	<ul style="list-style-type: none"><li>• Worked to minimize impacts by aligning channel to impact more underutilized properties</li><li>• Impacting one additional historic property due to life and safety concerns</li></ul>
<b>Placemaking</b> <ul style="list-style-type: none"><li>• Visibility and safety</li><li>• Access</li><li>• Multi-modal connectivity</li><li>• Quality of public space</li></ul>	<ul style="list-style-type: none"><li>• Where possible, providing continuous access roads for visibility and access to greenway</li><li>• Continuous multi-modal trail</li><li>• Allowing for new nodes of activity within 12 acre greenway</li></ul>

# Recommended Final Alignment and pipes



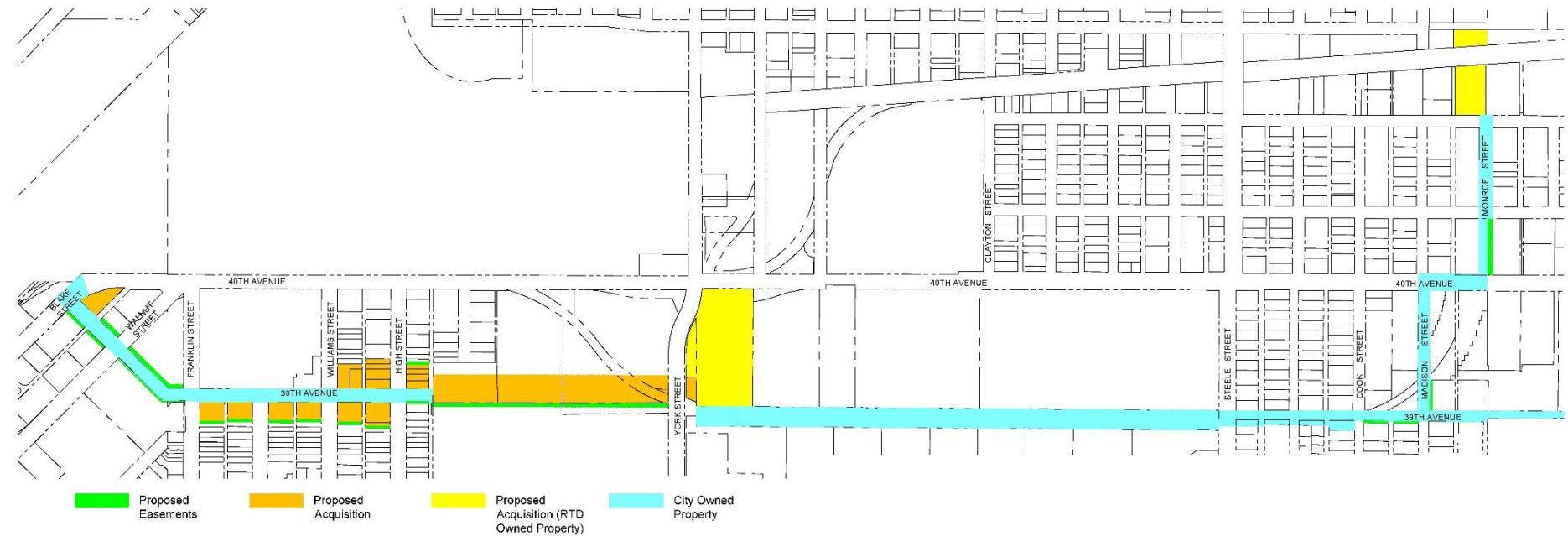


# Current Proposed Alignment

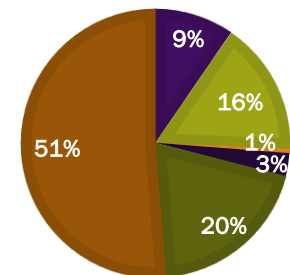
Proposed Property Acquisitions - York to Jackson

**DRAFT**

August 9, 2016



## PROPERTY IMPACTS BY LAND ACERAGE



Industrial  
Residential

Vacant / Parking  
RTD

Office  
ROW

- The City will use the **Federal Uniform Relocation Act (“URA”)** as a guideline for relocation procedures. Property owners will be contacted by a relocation advisor who will provide services including:
  - Determine the benefits of displaced residents
  - Explain relocation assistance
  - Explain a person’s right to appeal if they are not satisfied with City property valuations and relocation benefits
  - For residents, offer and provide transportation to locate replacement housing
  - For businesses, pay a re-establishment allowance in accordance with the URA
- The City will appraise the property and will pay for an appraisal commissioned by the owner if the owner so desires.
- 90 day notice of moving will be provided after acquisition process has been agreed upon or IP has been utilized
- The City will fund actual reasonable moving costs.
- NOI’s will be sent subsequent to LAO approval.



# Additional Information

Priority Property Impacts - Blake to York

August 10, 2016

DRAFT



Priority Property Impacts - York to Jackson

DRAFT

August 10, 2016





# Areas of Reduced Flooding

