

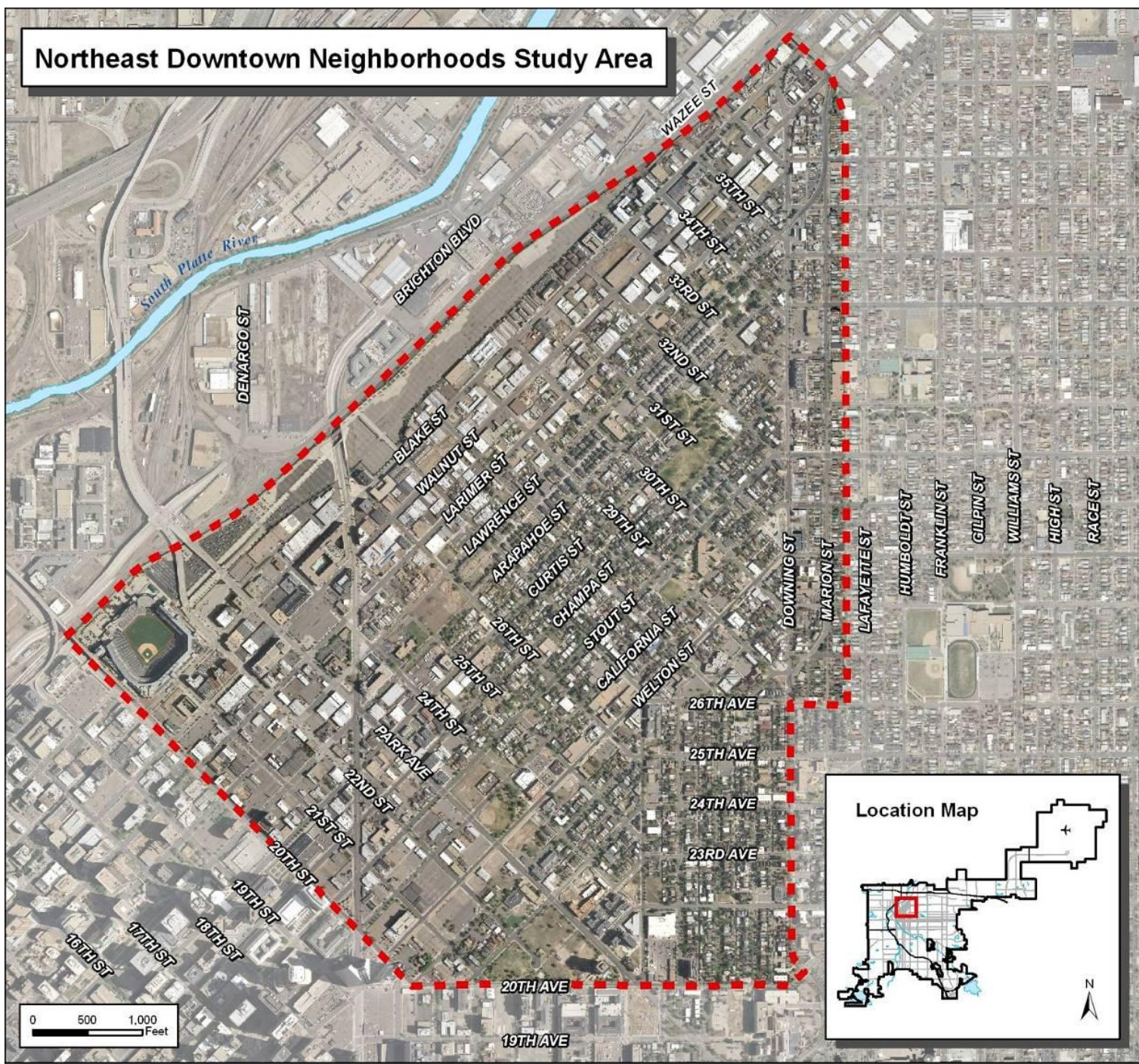


# Northeast Downtown Neighborhoods Plan

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Denver Community Planning and Development  
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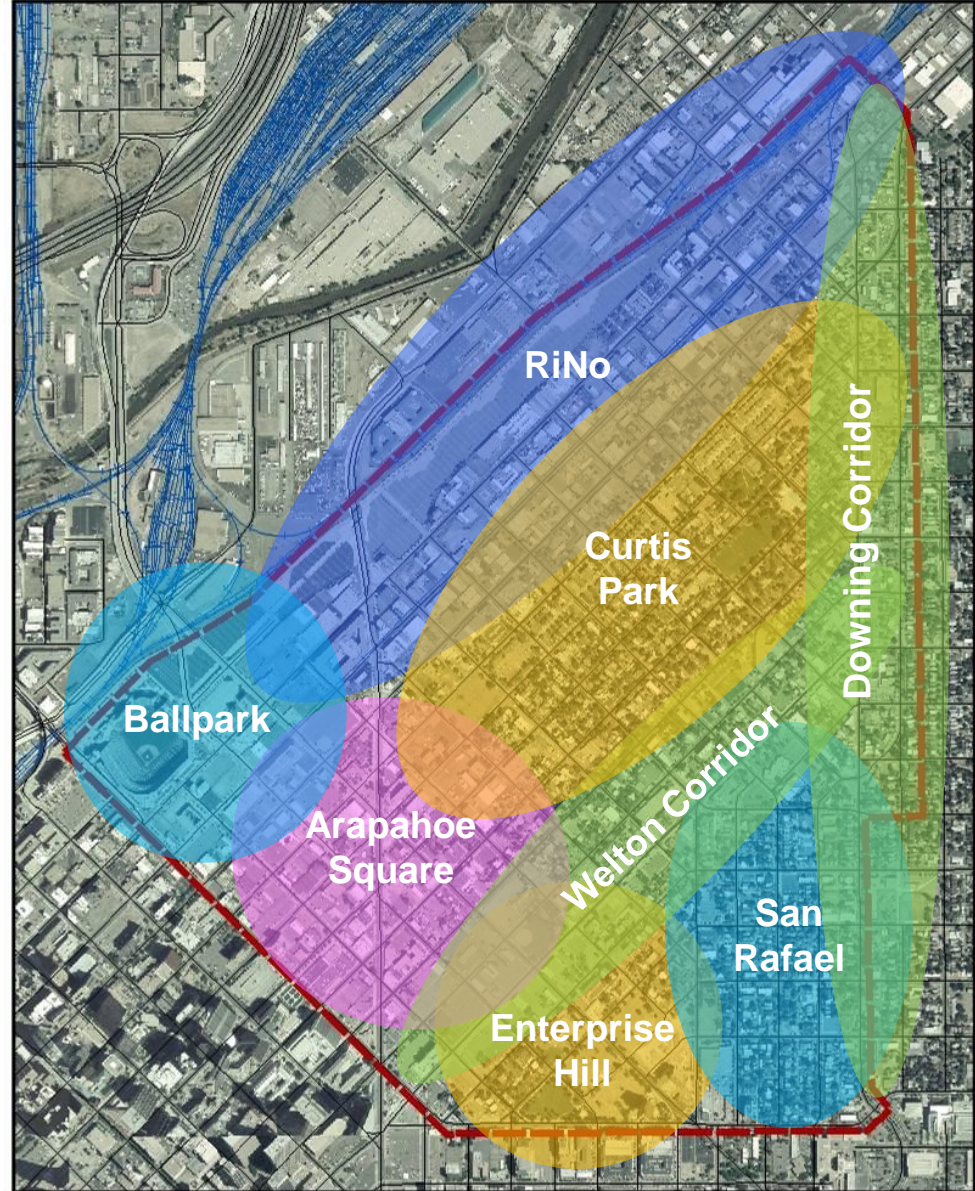


# Northeast Downtown Neighborhoods Study Area



# Neighborhood Subareas

- **Greater Five Points Area**
  - Ballpark
  - Arapahoe Square
  - Curtis Park
  - River North
  - Downing Corridor
  - Welton Corridor
  - San Rafael
  - Enterprise Hill
- **Edges of:**
  - Cole, Whittier



# Plan Format and Structure

## Northeast Downtown Neighborhoods Plan

**Vislon Statement:** The Northeast Downtown area will remain a diverse collection of urban neighborhoods with unique and distinct character. Transitions between neighborhoods will be seamless and

promote the unique character of each area. Excellent street connectivity, an enhanced public realm, and good access to transit will make this an area of choice for residents, businesses, and services.



### Strategy Framework Recommendations that are generally applicable to area as a whole.

#### A. NEIGHBORHOOD CONNECTIONS AND CHARACTER

- A.1 High Intensity Development Near Downtown, Transit Stations and Along Key Streets
- A.2 Moderate Intensity Development Transitioning to Neighborhoods
- A.3 Low Intensity Development in Residential Neighborhoods
- A.4 Adaptive Reuse and Historic Preservation

#### B. MOBILITY

- B.1 Undertake a Downtown Strategic Transportation Plan Travelshed Analysis
- B.2 Evaluate Potential One-Way to Two-Way Conversions
- B.3 Consider New or Modified Transit Routes
- B.4 Consider an Arapahoe Square Rail Station on Welton
- B.5 In Short-term, Undertake a Broadway Intersections Improvement Study

#### C. ECONOMIC AND DEVELOPMENT OPPORTUNITY

- C.1 Strengthen Retail Corridors
- C.2 Promote Economic and Housing Diversity
- C.3 Encourage Housing Density
- C.4 Establish and Support Business Development Offices
- C.5 Establish Urban Renewal Areas
- C.6 Utilize OED Lending programs

#### D. LIVABILITY AND PUBLIC REALM

- D.1 Promote Access to Healthy Transportation
- D.2 Promote Access to Healthy Foods
- D.3 Invest in Park Improvements
- D.4 Study Connecting Parks to Destination Areas
- D.5 Identify Funding for Stormwater Improvements and Promote Water Quality Through Best Practices

### Transformative Concepts These concepts represent "big ideas" for positively transforming Northeast Downtown.

#### 21ST STREET

Make 21st Street a focal point for Northeast Downtown neighborhoods by promoting its role as an important pedestrian and bicycle route and community gathering place.

#### CURTIS STREET

Use Curtis Street to create a preferred pedestrian route connecting the Central Business District to Arapahoe Square and Curtis Park.

#### BROADWAY

Study Broadway and the intersecting street network to determine which Grand Boulevard concept that will advance as a long-range vision for the future.

#### CONNECTING RIVER NORTH

Improve connections in River North between Northeast Downtown and the South Platte River corridor.

#### NEW PARK

Establish a new park in the Northeast Downtown area that could provide valuable open space and recreation amenities for new and existing residents for years to come.

#### SOCIAL SERVICES

Better manage the provision of social services and provide more appropriate facilities in order to improve the development climate, connectivity, and safety.

#### STREETCAR

Enhance current transit service, economic development opportunities, and access to neighborhood businesses while improving the walkable character of the Welton/Downing Corridor and adjacent Northeast Downtown neighborhoods.

#### TOD

Promote Transit Oriented Development in Northeast Downtown at appropriate locations to encourage walkable, urban neighborhoods that have easy access to daily needs and amenities.

### Neighborhood Strategies Recommendations that are specific to individual neighborhoods

#### ARAPAHOE SQUARE

- N.1 Encourage Development of Parking Lots
- N.2 Enhance Urban Design
- N.3 Building Form
- N.4 Land Use
- N.5 Conduct Form Based Zoning Study
- N.6 Promote Transit Oriented Development
- N.7 Re-use Existing Buildings
- N.8 Establish Business Development Office
- N.9 Improve Arapahoe Square's Brand
- N.10 Establish Urban Renewal Area

#### BALLPARK, RIVER NORTH

- N.11 Building Form
- N.12 Land Use
- N.13 Complete Sidewalk Network
- N.14 Evaluate Potential One-way to Two-way Conversions
- N.15 Consider Future of Coors Field Overflow Parking

#### CURTIS PARK

- N.16 Building Form
- N.17 Land Use
- N.18 Stout and Champa Reclassification
- N.19 Identify Traffic Calming Opportunities
- N.20 Accommodate Adaptive Reuse

#### DOWNING/WELTON CORRIDOR

- N.21 Building Form
- N.22 Land Use
- N.23 Support Work of Five Points Business District Office
- N.24 Establish Urban Renewal Area
- N.25 Evaluate Short One-Way Street Segments
- N.26 Orientation of Outdoor Active Uses

#### ENTERPRISE HILL, SAN RAFAEL

- N.27 Building Form
- N.28 Land Use



# Welton Street Plan Recommendations

## N21 Building Form

- Building forms that promote main street character

## N22 Land Use

- Mixed use transit-oriented development

## N23 Business Development Opportunity

- Support Five Points Business District Office

## N24 Urban Renewal Area

- Establish URA to enable use of Tax Increment Financing (TIF)

## N25 Evaluate Short One-way Street Segments

- Study possibility of converting block-long one way segments to two way at 27<sup>th</sup>, 28<sup>th</sup>, and Glenarm

## N26 Orientation of Outdoor Active Uses

- Orient towards Welton rather than towards alley



# Implementation

- Plan Identifies Five Priorities:
  - Establish Urban Renewal Areas
    - For Arapahoe Square and Welton Street
  - Next Steps Transportation Operations Study
    - Programmed as part of 2012-2017 TIP
  - Business Development Offices
    - Support Five Points BDO, Establish Ballpark/RiNo and Arapahoe Square BDOs
  - Social Services Working Group
    - To refine plan concepts and assist in implementation
  - Form-Based Zoning Study
    - For Arapahoe Square and Park Ave





# More Information

[www.denvergov.org/northeastdowntown](http://www.denvergov.org/northeastdowntown)

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