

**URBAN NEIGHBORHOOD**

Reinforces the existing community through sensitive infill. New development focused near station.

**1. Neighborhood Transition.**

Medium density residential that transitions into single family to support established neighborhood. Strong ped/bike connections to and from station. Preservation of downtown Denver view corridors.

**2. Stimulate 38th Street Development.**

Encouraging retail connection along Navajo Street. Retail fronting intersection of 38th Ave and Navajo Street act as a gateway into neighborhoods.

**CONNECTIVITY**

One TOD with two personalities connected by a strong pedestrian spine along 41st Ave.

**URBAN CENTER**

Creates a new mixed-use district by redevelopment of existing uses.

**3. Transit Station Area.** Highest density near the station. Active ground floor retail and community gathering space for visitors and residents. Retail, employment and residential uses can be found in this area. Taller buildings can take advantage of downtown Denver view corridors.

**4. Mixed Employment and Residential Edge.** Employment uses and higher density housing and neighborhood parks. Employment helps reinforce jobs for the existing neighborhoods and complements student housing.

**5. Community Living.** Higher density housing with open space. A street grid helps to create walkable blocks. Future pedestrian/vehicular access to west.

