

# ELYRIA VISION PLAN 2020

(6-'08 Draft; Version 7 t)

## KEY:

### MAIN VISION INITIATIVES

I-70 capacity doubling – tunnel lanes, local traffic on reduced elevated, preferred Commuter Rail East Corridor



General development areas – small business, Heritage Recreation Area



Specific improvement ideas and strategies



Enhanced Bike Path and Greenway



Proposed Neighborhood Circulator Bus



Existing or planned neighborhood landmarks



Currently underutilized areas inviting more profitable development



National Western Entertainment & Events Area



- Reconnected Neighborhoods
- Leveraged TOD & Open Space
- Infilled Livably, Sustainably
- Walkable Mixed-Use Communities

### WHY WE NEED TO PLAN

Nearly all the things that make Elyria a challenging place to live, work and grow up in come from *other* people's plans that gave little thought to actual livability here. Today, Elyria must plan its future *or be planned upon* – and again, others are busy with their own initiatives that ignore our potential and quality of life. The plan to divide our neighborhood with another super highway is only one example.

### GENERAL DIRECTIONS NEEDED

The specific ideas shown on this map reflect our vision of a *healthy working community* with greater density; more jobs; better transportation; good, safe connection with adjoining neighborhoods and the Platte River bike and park system; new recreational options; and an identity that gives us a real place in the greater Denver patchwork of life and land use. Anchored by T.O.D. stimulation, new mixed-use infill development of retail, commercial, light industrial and affordable housing will create a new future for existing lightly used property.

### ENCOURAGING THE VISION

These positive directions require the kinds of appealing individual development projects illustrated. True, few lie within the power of the Elyria Neighborhood Association, but we can evaluate and encourage *or oppose* new land uses within our borders to pursue our general Vision. *All development* will benefit from a sustainable, concerted neighborhood-wide direction rather than piecemeal conflicting uses.

### LAND USE SHOULD NOT WASTE LAND – OR LIVES

While specific current uses may prove valuable over time, the high percentage of open ground and open air storage indicates opportunities here for cleaner, safer, more valuable, higher density live-work-play applications – in keeping with principles now at work throughout Denver. While Elyria's conditional acceptance of a nearby Commuter Rail maintenance facility site reflects our traditional focus on the workplace, *heavy industry by definition is out of scale with mixed use*. The underutilized space Elyria offers is best suited to the kind of job-intensive light industry that *complements* the other forms of desired development – residential, retail, recreation and open space.

### HOW PLANNING TRADE-OFFS CAN WORK

The noise and odor of the Purina plant comprise the most obviously damaging influence on Elyria's everyday quality of life. A plan for relocating the plant but adding elevated (not tunnelized) I-70 lanes, if done well, would be a strong *net* improvement. Siting the Northside Commuter Rail Station as shown on the BNSF line would vastly improve access to the National Western facilities, greatly improving year-round access to the historic location and sparking new development and employment in a neighborhood that requires stimulus. Transit in this plan is shared by all three neighborhoods and stimulates development where its potential is greatest. Our Vision for Elyria depends on weighing and negotiating many trade-offs with many stakeholders over many years.

### CULTIVATING ELYRIA'S LEGACY

Balancing this development direction, Elyria also enjoys great potential from its natural and open areas, parks, riverfront, historic homes and buildings, and the historic Riverside Cemetery. Enhancements of the National Western Complex and "Entertainment-Exhibition-Events Area" driven by public access from I-70 and transit shown in our plan can preserve a genuine piece of history. Our innovative proposal to use idled stock pens as a festive multicultural open-air market reflects the *overall goal of cleaner, smarter people-friendly usability across the area*. The proposed Northside Heritage Recreation Area is seen as a year-round agriculture industries education district, helping urban children and adults understand where food comes from and focusing the city on the unique remnants of pioneer history concentrated in Elyria.

### HARVESTING POTENTIAL AT LAST

For the people of Elyria, Globeville and Swansea, our longtime home is land both gifted by nature and blighted by use. Our proposals in this evolving Vision redress the sprawl and waste of the past and harvest our home's opportunities for our children's children – *benefitting all of Denver*. No one is better qualified to guide our way to the future than we who live and work here, and no one has more to gain.

This is a community work product of the Elyria Neighborhood Association  
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