

NORTHEAST DOWNTOWN NEIGHBORHOODS PLAN



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THE MILE HIGH CITY

Adopted
May 23, 2011

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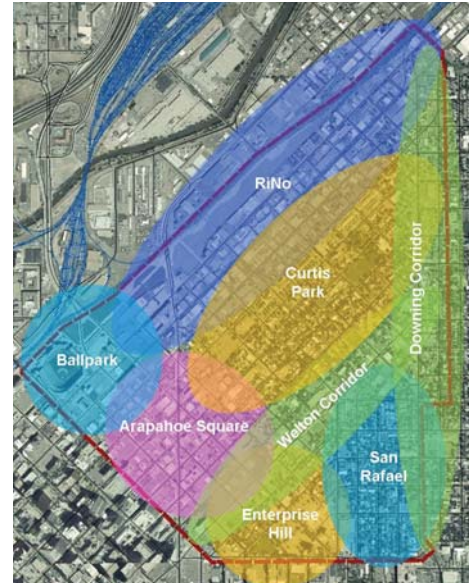
DEDICATED TO THE MEMORY OF CARLA MADISON IN RECOGNITION OF HER VISION, LEADERSHIP, AND CONTRIBUTION TO THE CONTENTS OF THIS PLAN.

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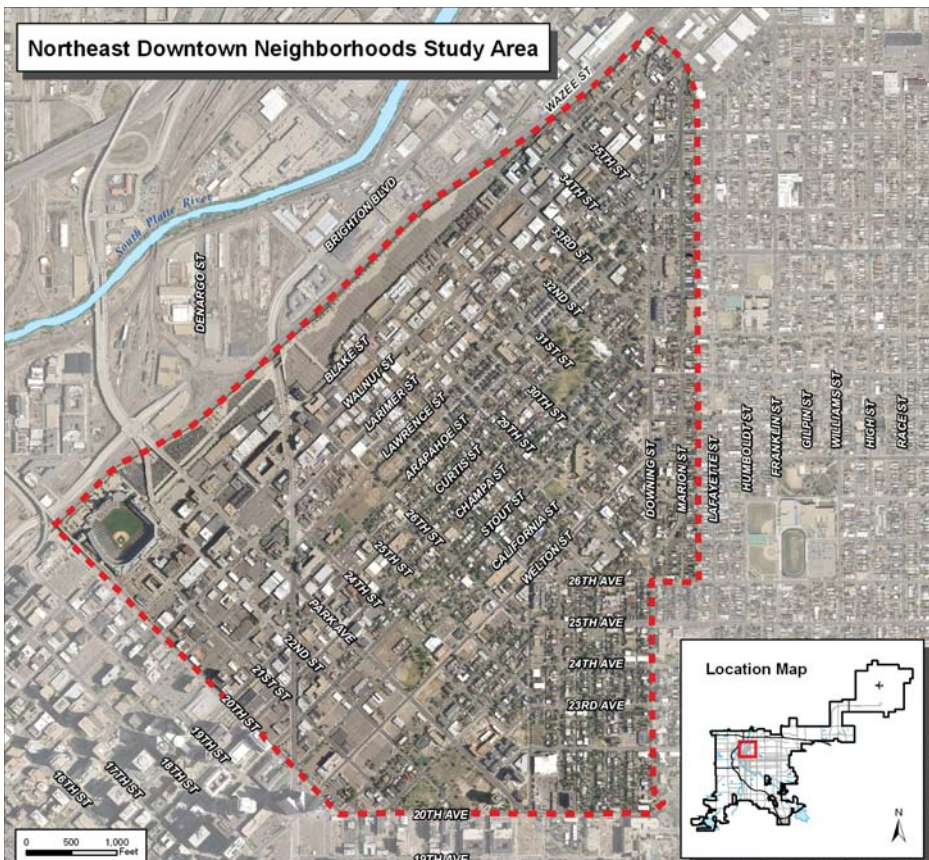
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Introduction

Northeast Downtown Denver is a diverse part of the greater Denver community, and is comprised of many unique neighborhoods. A majority of the study area is within the boundaries of the Five Points Statistical Neighborhood, and includes the neighborhoods of Arapahoe Square, Ballpark, Curtis Park, and San Rafael, as well as the Upper Larimer portion of the River North neighborhood, the Enterprise Hill area near Benedict Fountain Park, and the western most blocks of Cole and Whittier. The Welton and Downing corridors are also addressed in this plan. These neighborhoods, with a location near the Central Business District and Lower Downtown were some of the first areas of the City to be urbanized. This advantageous location still plays a major role in the future of this area. The abbreviation “NEDN” will be used throughout this plan to refer to the Northeast Downtown Neighborhoods.



There are many different areas within the study area.



Planning Process



The public process for the Northeast Downtown Neighborhoods Plan (The Plan) kicked off in March, 2010. Over the course of the following year, community members worked together with City staff and the consultant team to articulate opportunities, develop a vision and craft strategies to achieve the vision. Regular public meetings and neighborhood working group meetings helped shape content throughout the process. Briefings and public hearings with City Council, Denver Planning Board and interagency City staff were also crucial to the process. In addition, the process involved collaboration between the City and County of Denver's Community Planning and Development Department, Public Works Department, the Department of Parks and Recreation, Finance and Treasury, the Office of Economic Development, the Five Points Business District Office, and the Denver Urban Renewal Authority. The Downtown Denver Partnership was a funding partner and equal contributor to the Arapahoe Square component of this plan.

PUBLIC INVOLVEMENT PROCESS:

The planning process utilized a multi-tiered strategy for collecting public input to inform the identification of issues and resulting concepts and recommendations:

- **Focus Groups** – A series of small group discussions held neighborhood-by-neighborhood with stakeholders early in the planning process to learn about the study area and begin identifying issues for the plan to address.
- **Individual Stakeholder Meetings** – Held on an as-needed basis throughout the planning process.
- **Working Groups** – Groups of stakeholders, from the neighborhoods listed below, who convened at different times throughout the planning process to hold in-depth discussions on issues and inform plan content.
 - Arapahoe Square
 - Welton/Downing
 - Curtis Park
 - Ballpark/River North



- **Arapahoe Square Charrette** – A week-long intensive urban design workshop held for Arapahoe Square in January, 2011.
- **Public Meetings** – A series of four meetings held at key points in the planning process to solicit public input and guidance.
 - Kickoff- March 11, 2010
 - Visioning- July 20, 2010
 - Concept Review- February 10, 2011
 - Draft Plan Review- April 13, 2011



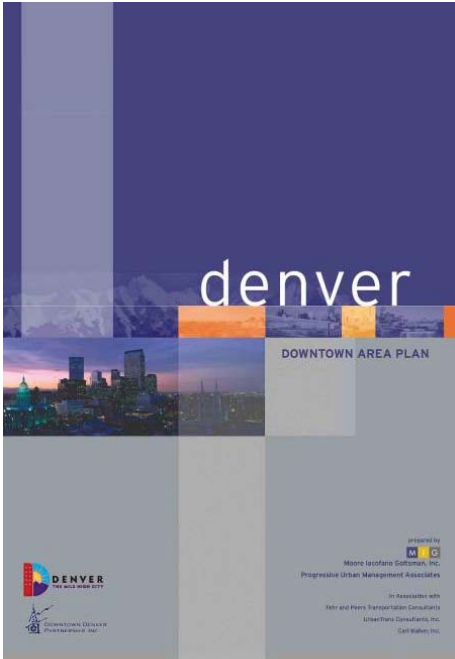
COORDINATION WITH CONCURRENT PLANNING EFFORTS:

Over the course of the planning process, there were several other efforts underway within the study area. The NEDN Team coordinated with each of these efforts to maximize resources and to help ensure consistency with each:

- New Zoning Code (Denver Community Planning and Development)
- Central Corridor Extension Environmental Evaluation (Regional Transportation District)
- 38th & Blake Next Steps Study (Denver Public Works)
- Arapahoe Square Blight Study (Denver Urban Renewal Authority)
- Welton/Five Points Sustainable Mainstreet Initiative (Five Points Business District Office)
- Denver Moves (Denver Public Works/Parks and Recreation)



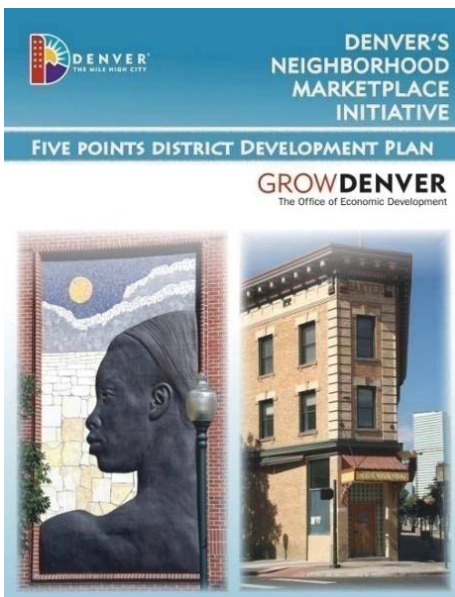
Planning Context



Downtown Area Plan, 2007

This plan represents the land use, urban form, and transportation vision for the Northeast Downtown Neighborhoods area. It updates and incorporates recommendations of earlier plans. Planning documents that are relevant to this area include:

- Welton-Downing Triangle Plan (1986)
- Curtis Park Neighborhood Plan (1987)
- Ballpark Neighborhood Influence Study (1992)
- Northeast Downtown Plan (1995)
- Cole Planning Report (1998)
- Denver Comprehensive Plan (2000)
- Whittier Neighborhood Plan (2000)
- Bicycle Master Plan (2001)
- Blueprint Denver (2002)
- Denver Parks and Recreation Game Plan (2002)
- River North Plan (2003)
- Pedestrian Master Plan (2004)
- Water Quality Management Plan (2004)
- Downtown Multimodal Access Plan (2005)
- TOD Strategic Plan (2006)
- Greenprint Denver (2006)
- Downtown Area Plan (2007)
- Curtis Park Neighborhood Assessment (2007)
- Strategic Transportation Plan (2008)
- 38th & Blake Station Area Plan (2009)
- Denver Neighborhood Marketplace Initiative for Welton/ Five Points (2009)
- Storm Drainage Master Plan (2009)
- Sanitary Sewer Master Plan (2009)
- Strategic Parking Plan (2010)
- Five Points Sustainable Main Streets Initiative Vision Plan and Final Report (2010)



Five Points District Development Plan, 2009

These documents have been reviewed and relevant material has been incorporated in the development of this plan. This and all other neighborhood plans supplement the City's Comprehensive Plan. The Comprehensive Plan presents a citywide perspective, while each neighborhood plan provides more specific guidance both for the allocation of City resources and for the location and design of private development.

How to use this Plan

The Plan establishes a long range vision and guiding principles for the development and future of Northeast Downtown. The elements of this plan will direct the neighborhoods of Northeast Downtown towards a vision as a community where people live, work, play, and celebrate the neighborhood's diverse heritage.

Public and private agencies and organizations will use this plan in coming years for many purposes and actions that affect the form and function of Northeast Downtown. The Plan provides city-adopted policy direction to guide decision-making and prioritization related to development opportunities, transportation, partnerships, additional study and analysis, funding and public investments.

In some cases, as identified in this plan, recommendations will require multiple steps before moving forward with implementation. For example, transportation and infrastructure concepts will require further analysis. In addition, zone district changes may be necessary to implement development concepts.

The plan structure has four major components:

- **Strategy Framework:** This section presents content that generally applies to the plan area as a whole. Existing conditions, plan concepts, and recommendations are presented for the entire plan area and are organized into four categories:
 - Neighborhood Connections and Character
 - Mobility
 - Economic and Development Opportunity
 - Livability and the Public Realm
- **Transformative Concepts:** These are big ideas that, if implemented, could help to catalyze private investment.
- **Neighborhood Strategies:** This section summarizes the existing conditions within individual neighborhood subareas, and presents concepts and recommendations for land use, building form, and any additional recommendations specific to the neighborhood that aren't already covered in the Strategy Framework.
- **Moving Forward:** This section addresses the implementation framework for the plan. All of the plan recommendations from previous chapters are listed in the implementation matrix, which also categorizes each recommendation in terms of timing, type, and potential funding sources.

Efforts were made to eliminate redundancies in plan recommendations. Therefore, recommendations appear once in the plan and although they may be referenced in other chapters, they are not repeated as recommendations in multiple chapters. For example, each of the neighborhood chapters contains a list of recommendations from the strategy framework and the transformative concepts that are applicable to the neighborhood, but only recommendations that are unique to the neighborhood appear as new recommendations in those chapters.