Welcome of Steering Committee Members
  - Co-Chairs: Tami Door & Bar Chadwick

Brief Introductions
  - Name
  - Group you represent
  - How long you’ve lived in Denver

Ideas, Interests & Visions for Plan Area will be asked of Steering Committee Members after a presentation . . .
Why Amend the Downtown Area Plan?

- Fill the “voids” in the undetailed CPV – Auraria District section of the plan
  - Ensure that future development sought by property owners in the area will fall within the area plan and the expectations of neighborhood residents
- Allow for the people of Denver, and particularly downtown residents, to provide input into the future of this area
2007 Downtown Area Plan

- Guides development in the downtown area
- Conducted under joint leadership of the City & County of Denver and the Downtown Denver Partnership
- Included input from over 2,000 community participants over a 15-month period

5 Vision Elements:
- A **Prosperous** City
- A **Walkable** City
- A **Diverse** City
- A **Distinctive** City
- A **Green** City
Central Platte Valley – Auraria District Amendment

- **2007 Downtown Area Plan**
  - **7 Transformative Projects:**
    - Energizing the Commercial Core
    - Building on Transit
    - Grand Boulevards
    - Embracing Adjacent Neighborhoods
    - Connecting Auraria
    - Downtown’s New Neighborhood: Arapahoe Square
    - A Rejuvenated Civic Center
Plan Area for this Downtown Area Plan Amendment:
- Speer Blvd.
- Auraria Pkwy.
- I-25
- Approximately ~250 Acres
Central Platte Valley – Auraria District Amendment

- **Central Platte Valley – Auraria District**
  - Opportunities to densify as transit use increases and parking demand decreases
  - Attract family-oriented developments
  - Provide additional amenities such as schools and daycare centers
  - Improve pedestrian and bicycle access to open spaces along the South Platte River and Cherry Creek
  - Transform Speer Boulevard into a Grand Boulevard
  - Implement priority pedestrian improvements along Speer Boulevard and Auraria Parkway
Central Platte Valley – Auraria District

Within “District Strategies”:

- The southern part of the district (Auraria) abuts the Auraria Campus and contains large entertainment uses, including Elitch Gardens and the Pepsi Center; the Downtown Aquarium (formerly Colorado Ocean Journey), Children’s Museum and REI are across the river. Large parking lots serve these facilities and characterize the area. Future opportunities to densify these areas are beginning to emerge as transit use increases and parking demand decreases.
Central Platte Valley – Auraria District Amendment

• Streetsblog – Parking Crater “Champion”
Central Platte Valley – Auraria District Amendment

**Process, Scope & Timeline**

- **Visualize**
  - Collaboratively create a future vision for the plan area
- **Strategize**
  - Develop strategic recommendations to write into the Downtown Area Plan that work toward the vision
- **Realize**
  - Adopt an Amendment to the Downtown Area Plan to provide policy guidance to implement the vision
    - Planning Board – Approves Plan Amendment & recommends adoption by City Council
    - City Council – Adopts Plan Amendment as supplement to Comprehensive Plan
Central Platte Valley – Auraria District Amendment

• **Existing Conditions Presentation**
  • Drone Video of Site
  • Aerial & Site Plan Data Analysis

• **What are we missing?**
  • To be addressed in Steering Committee Mtg. #2 along with Strengths, Weaknesses, Opportunities, Threats (SWOT) and Problem Definition
Central Platte Valley – Auraria District Amendment

- Drone Video of Site
CPV Auraria District

Existing Conditions

• Predominantly a freight rail / industrial area
• Rail turntable
• 7th Street bridges over the river
CPV Auraria District

Existing Conditions

- Bears Stadium (1948-1968)
- Valley Highway / I-25 construction (Completed 1958)
- 7th Street no longer spans over tracks
CPV Auraria District

Existing Conditions

- I-25 complete
- Cloverleafs at I-25 & Speer Blvd. and I-25 & Colfax Ave. (Mid-50’s Speer is widened)
- 1965 flood destroyed the 7th Street bridge
- Less dense Downtown
CPV Auraria District

Existing Conditions

• Reconfigured Mile High Stadium
• McNichols Sports Arena (1975)
• Children’s Museum (1984)
• Consolidated Main Line (1986)
• 15th & 16th Viaducts removed (Late ‘80s/Early 90’s)
• Auraria Campus
CPV Auraria District

Existing Conditions

- Riverfront Parks
- Coors Field (1995)
- Elitch Gardens (Moved 1995)
- Pepsi Center (1999)
- Sports Authority at Mile High (2001)
- RTD FasTracks (2002)
CPV Auraria District - 2016 Aerial

CPV Auraria District
Existing Conditions

• Union Station / Central Platte Valley Development (to today’s current conditions)
CPV Auraria District - Area Plans

CPV Auraria District

Existing Conditions

- Small Area Plans that affect Study Area:
  - 2009 Auraria West Station Area Plan
  - 2007 Downtown Area Plan
  - 2005 Jefferson Park Neighborhood Plan
CPV Auraria District - Blueprint Areas of Change

- Majority of plan area identified as an Area of Change in 2002 Blueprint Denver
CPV Auraria District - Blueprint Concept Land Use

Existing Conditions

- Most of the area identified as Entertainment, Cultural, Exhibition in 2002 Blueprint Denver
- Some park use along the river corridor
CPV Auraria District - Existing Conditions

- Parcel-by-parcel existing Land Use identifies the unique opportunity of limited property ownership to shape the plan area with a bold vision.
CPV Auraria District
Existing Conditions

- Perimeter of plan area is surrounded by Mixed-Use Arterials & Undesignated Arterials (I-25)
- Only street classification cutting through the plan area is Water Street – a “Residential Collector”
CPV Auraria District - Zoning Breakdown

- Mixed Use: 51 ac (19%)
- Open Space - Public Parks: 28 ac (10%)
- Open Space - Conservation: 18 ac (6%)
- Industrial - Mixed Use: 1.4 ac (0.5%)
- Downtown: < 0.1 ac
- Former Chapter 59 Zone: 106 ac (38%)

New vs. Old Code
- New code zoning: 62%
- Old code (Chp 59) zoning: 38%

CPV Auraria District
Existing Conditions

- Current zoning (shown on next slide) is a majority of Fmr. Ch. 59 zoning – often customized by way of PUD and/or Waivers & Conditions – or Campus zoning
CPV Auraria District - Existing Conditions

- Current zoning shows the Pepsi Center & Aquarium sites as Fmr. Ch. 59 zoning with the Elitch Gardens site as Campus zoning.
- Most other parcels are Mixed-Use zone districts.
CPV Auraria District - View Planes

Existing Conditions

- View Planes:
  - Bell Tower Site (First City Hall)
  - The Colorado State Capitol

Note: Maximum building heights shown are for general reference only. Maximum heights are site-specific based on a site's ground elevation and location within the view plane.
CPV Auraria District - Flood Zones

CPV Auraria District Existing Conditions

- 100-year, 1% flood probabilities
  - A = Approximate methods of analysis
  - AE = Detailed methods of analysis
  - AH = Shallow flooding / ponding
CPV Auraria District - Transit Service

CPV Auraria District
Existing Conditions

- Plan area is fairly well served by transit
  - Bus lines 1, 10, 15L & 20
  - Light rail stops – Pepsi Center/Elitch Gardens Station & Sports Authority Field at Mile High Station
• A number of proposed bicycle facilities ring the plan area, but very few, aside from the river corridor trails permeate through the site.
CPV Auraria District
Existing Conditions

- Very little spatial definition within the plan area
- Primarily buildings sited in space rather than defining urban space
CPV Auraria District

Site Analysis

- Districts
  - Residential
  - Entertainment
  - Campus
  - Downtown
CPV Auraria District Site Analysis

- Districts
- Residential
- Entertainment
- Campus
- Downtown
- Points of Interest
CPV Auraria District Site Analysis

- Districts
  - Residential
  - Entertainment
  - Campus
  - Downtown
- Points of Interest
- Barriers
CPV Auraria District Site Analysis

- Districts
  - Residential
  - Entertainment
  - Campus
  - Downtown
- Points of Interest
- Barriers
- Nodes
CPV Auraria District

Site Analysis

• Districts
  • Residential
  • Entertainment
  • Campus
  • Downtown

• Points of Interest
• Barriers
• Nodes
• Paths
Central Platte Valley – Auraria District Amendment

• Purpose/Role of the Steering Committee
  • Committing to a monthly meeting to guide the process for next ~9 months
  • Composition of the Steering Committee
    • Representation of surrounding neighborhoods & immediate area
    • Representation of ownership groups within the area boundaries

• Steer the Plan Amendment process
  • We will vet ideas through the Steering Committee & come to recommendations together
  • Check-in with the Steering Committee before each Public Meeting

• Provide updates to respective organizations/constituents
  • Represent respective organizations/constituents at Steering Committee

• Advocate for Plan recommendations
  • Both within your communities & at Public Meetings/Hearings
  • If there is disagreement, voice that in this venue
• **Steering Committee “Round Robin”**

• Share your “Ideas, Interests & Visions” for this Plan Area and how it can contribute to Downtown
Central Platte Valley – Auraria District Amendment

• **Steering Committee Meeting #2**
  • Wednesday, May 24\(^{th}\) 5:30 – 7:30
  • DDP Conference Room
• SWOT, Vision & Problem Definition will be emphasis
• **Homework Assignments:**
  • Familiarize yourself with Downtown Area Plan in the meantime ([https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/Denver_Downtown_Area_Plan.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/Denver_Downtown_Area_Plan.pdf))
  • Visit the Site

• **4\(^{th}\) Wednesday of the month for future meetings?**
Central Platte Valley – Auraria District Amendment

• **Questions?**

• **Andy Rutz**
  • Senior City Planner – Urban Design
  • Andrew.rutz@denvergov.org
  • 720.865.2934

• **Bar Chadwick**
  • Special Projects Manager – Office of the CFO
  • Bar.Chadwick@denvergov.org
  • 720.913.0645