UPTOWN HEALTHCARE DISTRICT
PLAN UPDATE
ACKNOWLEDGEMENTS

Uptown Healthcare District Plan Update, Adopted by City Council on August 13th, 2007

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EXECUTIVE SUMMARY
EXECUTIVE SUMMARY

The Uptown Healthcare District Urban Design Plan was adopted in January of 1993. The main goals of the plan were to control hospital expansion, promote safety, and reduce the adverse impacts of hospitals on the residential neighbors. The plan called for the creation of a unified hospital area with more intense uses in the center, to retain and respect the historic character of the area and to create cooperation and a team approach to issues that involve both the hospitals and the surrounding residential neighborhoods.

The accomplishment of many goals, unforeseen shortcomings in the 1993 plan and changes in the district now make it advisable to update the plan. Continuing issues include transitions between the larger healthcare development and smaller scale residential uses, defining an overall identity for each healthcare campus, circulation and minimizing auto/pedestrian conflicts, and protecting and preserving the prevailing community character.

As the area has continued to evolve, new issues and concerns have arisen since 1993. Among these is the redevelopment of the Children’s Hospital site, the desire to support the continued growth of healthcare in the central city while preserving the character and quality of the residential community, the desire to support a growing sense of mutual cooperation between the healthcare providers and the neighborhood residents and residential development pressures that could alter the diversity of the community.
The Uptown Healthcare District is located just east of Downtown Denver. The study area for the plan includes the core hospital campuses and is bounded (in red above) on the north by 22nd Ave, on the east by the alley between Race and Vine, on the south by businesses along the south side of 17th Ave and on the west by Park Avenue and Clarkson. The influence area (in yellow above) identifies the surrounding community that will be impacted by the plan and is bounded by 23rd Ave. on the north, York Street on the east, on the south by the business along the south side of Colfax and by 17th Ave and on the west by Washington, Clarkson and Downing. (see map above)
PURPOSE OF THE PLAN

The Uptown Healthcare District Urban Design Plan was adopted by the City and County of Denver in 1993. The purpose of this new plan is to build on the accomplishments of the first plan and to update the vision, goals and implementation strategies to respond to changing conditions, demographics and new models for healthcare. This plan will become a supplement to the Denver Comprehensive Plan 2000 and will supersede the previous plan. Since 1993 bonds of mutual respect and cooperation have developed between the healthcare providers and the residential neighbors. The focus of the updated plan is to respond to the unique nature of healthcare and allow the hospitals to grow and thrive in a way that supports a vision of integration and compatibility with the established residential and business community.

The plan provides the neighborhood a city-approved guide for the future of the area. It defines acceptable development patterns for the healthcare, commercial and residential uses within the plan area. It promotes patterns of land use, urban design, and multi-modal circulation that support the economic, social and physical welfare of the greater community. The plan focuses on supporting the growing cooperation and mutual respect among the different uses within the area.

In addition to providing a vision and guide for prospective developers; the plan is intended for reference by Denver departments and agencies, including Community Planning and Development, Public Works, Parks and Recreation, Office of Economic Development, Police; by the Denver Planning Board, City Council, and the Mayor’s office; and by other public or quasi-public agencies or boards, and neighborhood associations. The plan does not create or deny zoning or development rights. Changes to zoning may be proposed at any time but must be initiated under separate procedures established under the Revised Municipal Code. Any such applications will be reviewed for conformance with the Comprehensive Plan and the applicable supplements.
PLAN COMPONENTS

Denver Comprehensive Plan 2000
The Comprehensive Plan supports “sustainable communities where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work.” (Strategy 4-A) This defines the vision for the Uptown Healthcare District. The Comprehensive Plan also supports redevelopment that is compatible with the surrounding community: multi-modal development that includes strong transit and pedestrian connections; new development that respects Denver’s traditional development patterns and masonry tradition; workforce development and retention and strong, vital and safe neighborhoods. This plan provides direction for achieving these goals.

See Appendix II for a complete listing of applicable Comprehensive Plan 2000 Strategies.

Blueprint Denver
The vast majority of the study area is identified as an area of stability in Blueprint Denver. The relocation of Children’s Hospital provides an opportunity for substantial redevelopment and the redevelopment site constitutes an area of changing conditions and uses. However, the plan’s vision for that redevelopment is that it integrates into the existing fabric of the community rather than develop as a separate or discrete section of the city. The recommendation of this plan, therefore, is that the Children’s Hospital redevelopment adheres to the principles for Areas of Change but since the goal is a seamless transition into an established and stable neighborhood, the plan does not recommend the area be redefined as an area of change through an amendment to Blueprint Denver.

This plan endorses the vision and goals of Blueprint Denver. It supports compatibility between new and existing development, multi-modal development and mixed-use development where people can live, work and recreate. Strong economic activity is encouraged. These principles apply both to the larger Healthcare District and to the Children’s Hospital Redevelopment Sub-Area.
PLANNING PROCESS

The updated plan is the result of more than a year of collaboration between the City and County of Denver, the major healthcare providers and the community residents. The task force consisted of representatives of the Uptown Urban Design Forum; City Park West, Old San Rafael, Uptown, Wyman and Capitol Hill United Neighbors Registered Neighborhood Organizations; East Village; Exempla/St. Joseph’s, Presbyterian/St Luke’s and Children’s Hospitals; Kaiser Permanente; and the City and County of Denver Departments of Community Planning and Development, Public Works, Parks and Recreation and Economic Development.

A series of three public meetings were held throughout the creation of this plan. Updates and presentations were made throughout the process to the Uptown Urban Design Forum, City Park West and San Rafael Neighborhood Organizations and the Planning Board. Separate meetings were held with the Healthcare Providers to learn more about their plans for the future and with Public Works and RTD to discuss better integration of private auto, public transit and pedestrian mobility.

URBAN FORM

The healthcare campuses are large multi-block tracts of land set within the urban street grid. Traffic and circulation are, therefore, directed onto perimeter streets, some of which are also arterial streets that carry cross-town traffic. The impacts of these traffic patterns, pedestrian safety and the quality of life of the surrounding residential communities are a key focus of this plan. Additional information provided through a traffic study may determine ways to mitigate these impacts.

The redevelopment of Children’s Hospital west of Downing will provide some opportunities for the return of street connectivity which is important to pedestrian and vehicular circulation and the design of safe and active urban spaces. However, it is recognized that the bend in Downing and the location of structures intended to remain will preclude completely recreating the former street grid.

The healthcare campuses sit within a strong, stable and vital residential community. The residents consider the healthcare uses as an integral part of the community. The plan strives to strengthen the
synergy between the residents and healthcare providers and to foster opportunities for healthcare staff to live, shop and recreate within the community.

Many of the residential structures to the south of the healthcare campuses have been converted into business uses. This plan supports retaining a mix of uses in that area that will better support an active and pedestrian friendly community.

There are several Landmark Districts registered by the city’s Landmark Preservation Commission within the plan area. They include Park Avenue, Lafayette St, East Park Place, Wyman and Humboldt St-Park Avenue. Additionally, much of the San Rafael neighborhood is registered with the National Register of Historic Places.

**A VISION FOR THE FUTURE**

- Support the expansion and growth of the hospitals and associated businesses.
- Recognize, foster and enhance the interdependency and compatibility of the healthcare, residential and neighborhood retail uses within the area.
- Support and accommodate growth and redevelopment that respects the historic scale, diversity and character of the neighborhood.
- Support the redevelopment of the Children’s Hospital site as a mixed-use community integrated into the surrounding residential neighborhoods.

**In General**

The vision for the area is one of mutual compatibility and support among differing uses with people living and working within the community. This synergy has developed since the goals and vision of the previous plan and has now expanded to support one interdependent community where each user contributes to the energy of a vital and thriving community. The community also envisions a neighborhood with a perception of safety that encourages people to live and work within the area and promote development that is consistent with, and transitions to, the established neighborhood scale. A walkable, multi-modal community with a variety of transportation options, enhanced connections and safe pedestrian and bicycle routes and crossings is envisioned.
Healthcare
The hospitals and healthcare providers within the district are major employers within the city, are a vital part of the community and are important to the welfare of the city in general. The vision for the district provides flexibility to respond to changing modes of healthcare in a manner that is consistent with the vision and goals of the Uptown Healthcare District Plan. The plan supports the creation of identifiable individual healthcare campuses within a cohesive healthcare district. The adjacent residential communities support the hospitals continued growth but want to ensure vehicular connections and parking that do not adversely impact residential streets and neighborhoods.

Residential
The residents that surround the healthcare facilities are proud of their neighborhoods and want to protect and enhance the livability of the neighborhoods. In response to positive changes since the 1993 plan, they support the continued growth of strong, stable and diverse communities. They value the economic and ethnic diversity and the close connections to downtown, healthcare and nearby commercial corridors. They envision new development that supports these values with diverse housing types and prices and strong multi-modal connections to downtown, commercial corridors, hospitals and parks.

Commercial
The greater community contains several established retail areas as defined in Blueprint Denver. These include East Colfax, East 17th Ave. and Welton Street. There is also an established retail strip on East 18th Ave adjacent to the hospitals. This plan vision is threefold;
- supporting new retail development along these established commercial corridors
- developing new retail and business to support anticipated residential growth
- creating stronger multi-modal and pedestrian links within the district
Children’s Redevelopment Site
The relocation of Children’s Hospital leaves a large parcel of redevelopable land within the boundaries of this plan. The community vision for this site is the integration of the redevelopment with the surrounding neighborhoods. This redevelopment should respect the scale, street pattern, culture, amenities and character of the neighborhoods, especially the historic San Rafael neighborhood directly to the north. The community sees an opportunity to provide usable open space or public amenities in an area identified by Denver Parks and Recreation as underserved. The plan also envisions a mix of uses that provide employment opportunities for area residents, creating an employment base to help offset the loss of area jobs when the hospital moves.
DISTRICT PLAN
GUIDING PRINCIPLES

- Build on strengths and opportunities
- Foster interconnection and mutual respect between different uses
- Ensure the continuation and growth of the hospitals and healthcare uses.
- Integrate Children’s Hospital redevelopment with the established neighborhoods
- Support a multi-modal livable community
- Promote development that retains and supports the existing economic and racial diversity
The plan provides a vision for the Healthcare District and concepts that will guide development. The Children’s Hospital Redevelopment Subarea will provide more detailed guidance for that area. The subarea supports and reinforces the broader vision established in the District Plan.

**LAND USE/ZONING**

**Issues and Opportunities**
Healthcare is a vital and important part of the district and the city. There is a need to provide appropriate zoning to accommodate continued hospital growth within a cohesive healthcare district in a manner that promotes the health, welfare and livability of the surrounding residential community.

The growing desirability and popularity of the district has increased the demand for all types of development. There is a desire to balance the needs of businesses and residents to create an active and successful mixed-use community. Current zoning does not always support the land uses defined in Blueprint Denver. Requests for rezoning should support the vision and goals for the district.

**Current Zoning Goals**
- Support rezoning that achieves a mixed-use community in keeping with the vision of this plan and Blueprint Denver. Provide a mix of uses and greater density between 17th and 18th Avenues.
- Retain single family homes as part of a mix of diverse housing types.
- Allow for expansion and changing models of healthcare.
- Construction subject to special review, as defined by section 59-173, should be reviewed to ensure impacts on users adjacent to the hospitals are effectively minimized.
- Promote rezoning if a site is no longer intended for a hospital use.
- Preserve the intent of the open space and bulk transitions between hospital uses and adjacent residential neighborhoods created by the series of existing hospital zone districts in any future updates to Hospital zone districts.
MOBILITY

Issues and Opportunities
Auto traffic into and through the district is a major concern. A multi-modal approach to transportation which supports transit, bicycles and pedestrians, is the only way to accommodate increased travel. Increasing transit opportunities is the most effective way to reduce traffic and parking demands. Cross-city traffic on arterial streets within the district produces speeds and traffic volume that make pedestrian and bicycle mobility difficult. Pedestrian safety is a major concern, especially near the hospitals, along pedestrian routes, and transit stops. Traffic signals are not aligned for direct, pedestrian friendly travel from bus stops to the healthcare uses. The community supports the efforts of the Strategic Transportation Plan and encourages the plan to address automobile traffic, transit and pedestrian related concerns.

Continued improvement is still needed to accommodate cross town, hospital and residential traffic and parking. Increased public transit may reduce the need for additional parking as well as reduce growth in traffic volumes. Balancing the need for on-street parking to support local businesses with the desire to protect on-street parking for local residents continues to be a challenge that has not been fully addressed by the city’s current parking permit policies.

Goals
- Develop multi-modal access to and through the district.
- Establish direct, pedestrian friendly circulation and crossing patterns that connect uses with transit stops and bicycle and pedestrian routes. Provide pedestrian friendly crossings at intersections identified as points of pedestrian conflict including 18th Avenue at Franklin, Humboldt, Gilpin and Park Ave; and 19th and Franklin.
- Develop traffic calming strategies within the residential neighborhoods and where necessary to support these goals.
- Enhance pedestrian and bicycle connections to parks and recreational facilities.
- Establish clearly defined circulation routes into and through the healthcare campus complex that promote safety and do not negatively impact residential neighborhoods.
- Support uniform and collaborative parking strategies for all healthcare institutions that include safe and secure parking for motor cycles and scooters.
LEGACIES

Issues and Opportunities
The hospitals and healthcare providers are a valued part of the community. While growth is anticipated and encouraged, it should be accomplished with sensitivity to the surrounding community. There is a need to clearly defined campuses for each healthcare provider within the framework of a recognizable cohesive healthcare district.

Transitions between uses of differing sizes are important for achieving a well integrated mix of uses. Edges of the healthcare district should transition in scale to the adjacent residential or business neighborhoods. With increased demand for additional housing and businesses within the community, tools to help larger buildings relate to the existing scale will be increasingly important.

While the community is bounded on the east by City Park, there are not conveniently located small parks, playgrounds or recreation centers within the district. The Department of Parks and Recreation has identified the greater uptown area as deficient in these areas. Park Avenue is the southwest boundary of the district and is a dedicated parkway. The small triangular parks created by the change in the city street grid are an amenity to the neighborhood and should be improved to reflect the Parkway status of Park Avenue. Landscaping these small spaces will help to identify those parks as usable public space.

The majority of the district is within the City Park Mountain View Plane. The protection of the view provided by the City Park View Plane is important to, and supported by, the community.

The residential neighborhoods surrounding the healthcare uses encompass a wide range of pre-World War II housing types and styles. The community is concerned that increasing development pressure could make these homes vulnerable and, therefore, wants to protect and preserve the scale and character of the residential communities. Of special concern is the Old San Rafael neighborhood which contains beautiful Victorian era homes and is not protected by the OD-9 district or local landmark status. A portion of this neighborhood is listed in the National Register of Historic Places.
Goals

- Develop a unified healthcare district while preserving a unique identity for individual providers.
- Ensure good integration of scale between hospital and residential uses and between single family and multi-family dwellings.
- Support the intent of the City Park View Plane.
- Preserve the character of the historic housing stock in the surrounding neighborhoods.

Housing

Issues and Opportunities
The community values its diversity and seeks to retain the broad mix of housing types and prices currently found within the district. They fear that rising property values and redevelopment will limit opportunity for lower and moderate income families. However, they also see growth and redevelopment as an opportunity to strengthen the community.

Relatively few healthcare workers live within the community. This plan promotes the attraction of healthcare workers to the neighborhood by creating a mixed-use community where people live, work, shop and recreate.

Goals

- Support the growth, stability and diversity of the residential communities by ensuring a continued mix of housing types and prices, racial and economic diversity.
- Retain and promote affordable housing.
- Protect the historic housing stock as a value to the neighborhood.
ECONOMIC ACTIVITY

Issues and Opportunities
The hospitals are an important economic anchor and community asset providing a diverse employment base critical to the overall stability and continued growth of the community. Ensuring the continued vitality of healthcare uses within the district is a key component of this plan.

The community recognizes the businesses and healthcare services as part of the energy of the community and seeks to foster a strong connection between those who live and work in the district. Currently, there is a lack of connection between the healthcare uses, local business and residences whereby workers live, shop and/or recreate in the community. Residents of the neighborhoods do not take advantage of employment opportunities within the neighborhoods. Healthcare employees tend not to shop in the area and do not take advantage of local businesses and services.

Increased residential growth and density creates new demands for existing shops and services. There is concern that the growth could out-pace the available services. The community sees an opportunity for economic growth to support the increase in population while reinforcing the established commercial corridors of Colfax, 17th and 18th Avenues and Welton.
Goals

- Maintain hospitals as an economic anchor for the community and the city and support the future growth of healthcare and healthcare related businesses. Encourage the hospitals to provide primary services to the community and the city in addition to their role as regional healthcare centers.

- Encourage commercial growth to support the increased residential density by balancing the needs of established businesses with the creation of new ones.

- Support the established commercial corridors of 17th and 18th Avenues, Colfax and Welton St. A broader vision of community includes supporting retail areas along N. Downing. Support redevelopment along Colfax to improve services and the perception of a safe community. Create opportunities that encourage medical employees to support neighborhood businesses.

- Encourage mixed-use development rather than single use businesses areas that are empty at night—especially along east 17th and 18th Avenues.
NEIGHBORHOODS

Issues and Opportunities
The residents take pride in their community and find this a thriving, active and safe place to live. However, those outside the community often perceive the area as unsafe. This is due, in part, to the way crime statistics are reported.

- If a police officer is not called to the scene of a crime and an injured person goes to the hospital, the crime is reported as if it occurred at the hospital.
- There is a higher than average occurrence of crimes against property in large parking lots. Since the healthcare providers require a large amount of parking, this type of crime is higher. However, there are no statistics that support the spread of this type of crime into the residential neighborhoods.

The community wants to publicize that they feel safe in their neighborhoods and let those employed in the community know the uptown area is also a great place to live.

Relations between the healthcare providers and the surrounding residential neighborhoods have improved since the adoption of the 1993 plan. The healthcare providers are now seen as an important part of the community. Some mistrust still remains and communication is sometimes lacking. This plan supports better understanding, cooperation and communication to integrate the healthcare providers into the larger community and address shared concerns.

The Uptown Urban Design Forum (UUDF) serves as a clearing house for issues that jointly impact both the healthcare and the residential community. At this time, membership is stagnating and some neighborhoods do not participate. More active participation from all residential neighborhoods and non-healthcare businesses would strengthen the community and the effectiveness of the UUDF.
Goals

- Promote the community as a safe place to live. Create better coordination between the city and security services on the hospital grounds to support crime prevention and reporting.

- Create a clear identity and presence for the hospitals as an integral part of the community.

- Support institutions and activities that foster a strong sense of community. Develop strategies to inform healthcare workers about the services available in the neighborhood.

- Foster & support neighborhood and healthcare sponsored festivals, activities and events that allow hospital employees and neighbors to interact. Encourage healthcare workers to feel a part of the community and support local businesses.

- Support the role of the Uptown Urban Design Forum as a coordinating body between the healthcare, business and residential uses and as a clearing house for the voluntary public review of new projects within the greater Uptown area.
PLAN IMPLEMENTATION

STRATEGIES AND ACTIONS
LAND USE AND ZONING

Support the continued growth and viability of healthcare within the district
Promote Hospital Zoning that:

- Provides clarity and predictability for future healthcare development.
- Ensures that appropriate transitions between the hospital districts and adjacent residential districts are respected.
- Reviews the potential for form based zoning to address issues of scale and transition at the northern and eastern edges of the district making sure to preserve protections for bulk and open space standards.
- Establishes screening criteria for loading and service areas.
- Revises the Hospital District boundaries to include existing healthcare use and/or property owned by hospitals. Suggested changes include extending the southern boundary to 18th Ave from Gilpin to the alley between High and Race and extending the eastern boundary along to same alley to 18th Ave.
- Rezones H-1-A, H-1-B and H-2 parcels appropriately if hospital uses are no longer present.
- Retains the special use provisions for helicopter pads, ambulance bays and loading areas.

Support rezonings that allow for a mixed-use community with people living, working and recreating within the community

- Within the surrounding residential areas, develop form-based zoning as a tool to address transitions in size and scale when a larger building is adjacent to a smaller building.

Ensure zoning conforms to the adopted land use plans including Blueprint Denver and the Uptown Healthcare District Plan

- Rezone areas as necessary to provide conformity to the land use map defined in Blueprint Denver and the recommendations of the Uptown Healthcare District Plan.
Evaluate rezoning applications to ensure the anticipated use supports the vision and goals of an Area of Stability as defined in Blueprint Denver.

Consider regulatory changes within areas of stability to protect the scale and character of predominantly single family areas such as the San Rafael Historic District, which is listed within the National Register of Historic Places.

Next Steps

1. Coordinate with the City’s Zoning Task Force to incorporate proposed changes to H Zone Districts into the revised Zoning Ordinance.
   
   **Responsible Parties:**
   
   Healthcare Providers
   Community Planning and Development

2. Revise boundaries of the hospital zone districts to conform to this plan, Blueprint Denver and current ownerships and uses.
   
   **Responsible Parties:**
   
   Healthcare Providers
   Community Planning and Development

3. Protect the historic character of San Rafael by creating a Landmark District through the City’s Landmark Preservation Commission and/or adopt an overlay district that provides some design protection.
   
   **Responsible Parties:**
   
   San Rafael Neighborhood Association
   Community Planning and Development
Support plans for a multi-modal community that provides transit options and safe connections into and within the district

- Develop strategies that balance local and regional transit demands including:
  - Cross-town through traffic, destination traffic to the healthcare providers and area business and residential traffic.
  - Enhance the existing transit system to serve the needs of those working or visiting the healthcare uses and providing access to downtown and other areas of the city for those who live within the area.
  - Provide direct, pedestrian friendly connections between bus stops and healthcare providers.
  - Evaluate the impact of the traffic signal timing along Park, 17th and 18th Avenues and adjust signal timing where appropriate to enhance pedestrian safety.
  - Examine the potential need for increasing transit demand through employer subsidized employee transit use.

- Support local and limited routes bus routes with connections to multimodal transit stations.

- Support the creation of new bus routes to serve the district and/or connect the district to regional transit as part of RTD’s Fast Connections plan.

- Consider the creation of a circulator through the healthcare district and an integrated parking system shared between hospitals.

Develop circulation patterns for the healthcare uses that do not adversely impact the surrounding residential communities.

- Redefine and expand circulation routes to the healthcare uses that do not impact the surrounding residential neighborhoods through continued study.
Revise the hospital direction sign plan to remove signs to Children’s Hospital and add signs for new facilities planned or proposed by the remaining health care providers.

Include signs located on Colfax, Park Ave and on the north side of the district to better direct traffic away from residential neighborhoods along direct routes to the hospitals.

Support efforts to encourage more people to use transit options including eco pass programs for healthcare employees.

Emphasize existing arterial and collector streets to direct traffic to the healthcare providers and not through the residential neighborhoods.

Work to align hospital maps with the Uptown Healthcare District Plan recommendations.

Develop Park Avenue as a major connection to the downtown area served by public transit.

Support pedestrian and bicycle mobility

Develop enhanced pedestrian and bicycle routes to and from transit stops and to downtown.

Provide pedestrian friendly connections between the healthcare providers, local businesses and the residential neighborhoods.

Enhance High Street as a pedestrian friendly corridor.

Develop an east west pedestrian corridor into and through the healthcare uses.

Develop safe pedestrian links between the district and downtown.

Create a joint response to address mobility issues within the greater healthcare campus.

To better serve healthcare employees, create a circulator bus to and from RTD transfer points such as Civic Center Station that can run at shift change times.


Study the impacts of deliveries on traffic within the healthcare campuses.
Locate new parking lots to minimize adverse impacts on the adjacent residential neighborhoods.

Support measures that protect the residential character of the surrounding neighborhoods and reduce the adverse impacts of increased traffic.

- Study and implement roadway design features that are intended to reduce speed and discourage through traffic from using local neighborhood streets.

- Limit on-street parking in the residential neighborhoods to discourage healthcare workers or visitors from parking in the neighborhoods. Simplify the City’s process of obtaining residential parking permits.

Next Steps
1. Work with the Regional Transit District (RTD) Transit Survey to determine transit needs within the community.
   
   **Responsible Parties**
   
   Healthcare Providers and local employers
   
   RTD

2. Develop funding sources such as DRCOG for a study that addresses the interconnectivity of transit and traffic on the safety and livability within the district.
   
   **Responsible Parties**
   
   Healthcare Providers
   
   Neighborhood Associations (could be coordinated through the Uptown Urban Design Forum)

3. Adopt new enhanced pedestrian corridors along High Street, through the healthcare campuses and to downtown Denver.
   
   **Responsible Parties**
   
   Public Works
   
   Healthcare Providers
   
   Neighborhood Associations
4. Coordinate signalized intersections with transit stops to establish safe and direct pedestrian circulation from transit to healthcare and major employment within the district.

**Responsible Parties**
Public Works
RTD
Healthcare providers

5. Develop joint strategies for addressing shared healthcare issues including increased traffic, directional signage and parking.

**Responsible Parties**
Healthcare providers
Support measures that protect the residential character of the surrounding neighborhoods. Develop strategies to ensure compatible edges and transitions between dissimilar uses or scale of building types.

- If form-based zoning for the entire community is not adopted, develop design guidelines to accomplish this goal. In the absence of form-based zoning, incorporate these goals into development review and/or rezoning.

- Reinforce the prevailing street edge, locate buildings so that the front setback is equal to the established setback on the block or step back the building at the edge to conform to the setback of the adjacent building.

- Provide elements typical of pedestrian-oriented architectural such as porches, overhangs and punched window openings.

- Provide scaling elements that relate to the horizontal diadems of the adjacent residential buildings, such as aligning windows or honoring the eave line of the adjacent building.

- Use materials and/or fenestration patterns that honor Denver’s traditional masonry construction.

- Create facades that accentuate visual interest by providing changes in plane or direction at material changes and by setting windows behind the wall plane.

Protect and preserve the character of the surrounding neighborhoods.

- Support the adaptive reuse of existing structures throughout the district but especially between 17th and 18th Avenues.

- Protect the historic character of the Old San Rafael neighborhood.

- Create a Denver Landmark District that provides local protection in addition to the National Register Historic district; or adopt an overlay district to provide design guidelines for redevelopment within the district.

- Review additional opportunities for the appropriate and effective use of the OD-9 zone district designation.
Support the public assets of the district.
  - Support the intent of the City Park View Plane.

Next Steps

1. Expand upon the existing pedestrian lights to create a cohesive healthcare district that includes a common enhanced streetscape design, shared public spaces and directional signage.

   **Responsible Parties**
   Healthcare Providers

2. Ensure preservation and adaptive reuse of the Mullen Building.

   **Responsible Parties**
   St. Joseph’s Hospital
Housing

Provide a variety of housing types and prices to support a diverse community

- Take advantage of existing programs to repair and maintain the existing single-family housing stock such as the Single Family Rehabilitation Program and the Emergency Repair Program both administered by the Denver Urban Renewal Agency (DURA).

- Work with Housing and Neighborhood Development of the City and County of Denver to explore options to support the viability of the existing single family housing stock

- Support new development that includes single and two family residences in addition to multi-family housing

- Support new housing that can accommodate a wide range of prices.

Develop strategies to encourage people to live and work within the community

- Develop community liaisons to work with the local businesses to provide information about housing and living within the surrounding community.

- Develop an informational packet about living within the community to be given to new healthcare employees.

- Create housing fairs and/or house walks and other mechanisms to showcase the community.
Next Steps

1. Publicize programs that allow homeowners to repair and maintain existing single-family homes
   
   **Responsible Parties**
   
   Neighborhood Associations
   Housing and Neighborhood Development
   Denver Urban Renewal Agency

2. Support rezonings for new development that provide a wide range of housing types and prices.
   
   **Responsible Parties**
   
   Community Planning and Development
   Neighborhood Associations.
ECONOMIC ACTIVITY

Maintain healthcare as an economic anchor for the community and the city and support the hospitals’ future growth.

- Support opportunities for the expansion of the hospitals and related uses.
- In addition to the hospitals’ role as regional specialty centers, encourage the hospitals to strengthen their role as a community hospital providing primary care services to the community.

Develop strategies to support local businesses and encourage their use by those employed within the district

- Work with the healthcare providers to ensure their employees know about local businesses.
- Develop a program to entice employees working in the area to use local businesses, such as coupons, discounts for frequent purchases, noon time events, etc.
- Bring services to the healthcare providers such as a pick up/drop off service for a cleaners or catering for staff meetings.
- Support the creation of new businesses to support increased growth in residential development

Broaden the employment base within the community beyond healthcare and retail.

- Support a broad range of business uses within the community, especially between Colfax and 18th Avenues and west of Park Avenue. Work with the Colfax Business District and Economic Development of the City and County of Denver to develop strategies to meet this goal.

Support retail uses along the established commercial corridors of Colfax, 17th and 18th Avenues and Welton.
Next Steps

1. Develop an association for local merchants that can coordinate with the healthcare employers to promote and expand services to healthcare employees.

   **Responsible Parties**
   - Local merchants
   - Healthcare providers

2. Develop strategies to attract non-healthcare employment to the community.

   **Responsible Parties**
   - Community
   - Economic Development of the City and County of Denver
NEIGHBORHOODS

Develop strategies that promote a strong interdependency between the healthcare, commercial and residential uses within the district.

- Develop a fact sheet and packet of information promoting living, shopping and recreating in the community that can be given to new employees in the district. Work with healthcare providers to distribute this packet.

- Create activities, such as the Kaiser Permanente sponsored farmers market, that foster interaction between healthcare employees, local businesses and residents.

- Expand upon the success of the Uptown Sampler and develop other community sponsored activities that can engage the larger city population and those who work in the district. Examples of this would include house or garden tours and block parties open to healthcare workers.

Support development and activities that promote community involvement and foster a safe environment.

- Work with hospital security and the Denver Police to explore ways to support a safe neighborhood

- Work with the Denver Police to encourage and support the creation of block by block neighborhood watch programs.

- Support the newly created Broken Windows Program for Colfax Avenue that includes the area from 13th to 17th Ave. Support the Business Watch program along Colfax sponsored by the Colfax Business Improvement District.

- Encourage residential and restaurant uses between 17th and 18 Avenues to help create a 24 hour pedestrian oriented environment and promote safety.

- Encourage block parties and activities that provide friendly and cohesive blocks where neighbors look out for one another.
Expand the role of the Uptown Urban Design Forum to include a serving as a voluntary clearing house for public process through the community review of all new development within the study area of this plan.

Revise the Uptown Urban Design Forum bylaws to incorporate this expanded role.

Next Steps

1. Develop community partnerships to promote issues of better communication and interaction between residents and healthcare and to promote the safety of the community. Promote new activities in addition to Kaiser's Farmers Market and the Uptown Sampler to encourage interaction and involvement.

   **Responsible Parties**
   
   Neighborhood Associations
   Healthcare Providers

2. Create an informational packet about the community and local businesses to be provided to new employees in the district.

   **Responsible Parties**
   
   Neighborhood Associations
   Local Merchants
   Healthcare providers and local employers

3. Work with the Colfax Business Improvement District and Denver Police support the Broken Windows Program.

   **Responsible Parties**
   
   Neighborhood Associations
   Colfax Business Improvement District
   Denver Police

4. Develop Neighborhood Watch programs

   **Responsible Parties**
   
   Neighborhood Associations
   Denver Police
5. Work to strengthen the involvement and participation of currently inactive neighborhood organizations. Use members of active organizations to help and support those that are failing. Reach out to new residents to become active in their neighborhood organizations

**Responsible Parties**
Neighborhood Associations

6. Register the Uptown Urban Design Forum as a Registered Neighborhood Organization to aid in its role as a clearing house for neighborhood notice and review of development projects within the district.

**Responsible Parties**
Uptown Urban Design Forum
Community Planning and Development
CHILDREN’S HOSPITAL REDEVELOPMENT SUBAREA PLAN
UPTOWN HEALTHCARE DISTRICT PLAN UPDATE

Children’s Hospital Redevelopment Area
LAND USE/ZONING

Issues & opportunities
The redevelopment of Children’s Hospital provides a unique opportunity to integrate the new development into the fabric of the community—especially the Old San Rafael neighborhood directly to the north. The plan supports a mixed-use development where people can live and work.

Goals
- Rezone Children’s Hospital to allow for a diverse mix of uses and employment.
- Allow for the potential of healthcare uses within Children’s Hospital Redevelopment Subarea.

MOBILITY

Issues & opportunities
The disruption of the city street grid through the redevelopment site impacts traffic patterns. This disruption can both isolate the surrounding communities and concentrate traffic on the remaining streets. The redevelopment of the site provides an opportunity to increase the connectivity of the existing modified street grid pattern.

Goals
- Reestablish streets through the redevelopment site connected to the existing street system.
- Provide pedestrian circulation into and through the redevelopment with controlled crossings at major intersections.
- Improve safety and access between transit stops and identify pedestrian and bicycle travel routes.
LEGACIES

Issues & opportunities
There are abrupt transitions at the edges of the existing Children’s Hospital that discourage integration into the surrounding neighborhoods, especially the Old San Rafael neighborhood which is designated as a National Register Historic District. The redevelopment provides an opportunity to address scale and other tools to better integrate new development into the fabric of the community.

Redevelopment of the Children’s Hospital site provides an opportunity to address the lack of public open spaces in the greater Uptown area. While the site is not large enough to create a park or recreation center, open space should be open to the public and easily accessible to the surrounding neighbors.

Goals
- Respect scale, materials and level of detailing of the surrounding community—especially the Old San Rafael neighborhood.
- Develop strategies to transition from more intense uses to smaller scaled uses adjacent to the redevelopment area.
- Support the creation of publicly accessible usable open space within the redevelopment area that can provide an amenity to the larger community.
- Develop buildings with active ground floor uses and entries visible and accessible from the street edge.

HOUSING

Issues & opportunities
The redevelopment should respect diversity of housing types and prices found within the larger community. The community values that diversity and encourages the continuation of a mixed income community.
Goals
- Ensure housing options that support the vision of a diverse and vital community.
- Market new housing to those who work within the community.

**ECONOMIC ACTIVITY**

**Issues & opportunities**
The community supports the timely redevelopment of the Children’s Hospital site. There is concern that the employment base of the larger community will be negatively impacted when Children’s Hospital relocates. Therefore this plan supports general and healthcare employment based uses as an integral part of the redevelopment. Retail uses may be appropriate within the redevelopment site and should be complimentary to the established commercial corridors.

Goals
- Redevelop the Children’s Hospital site in a timely manner.
- The redevelopment area should contain employment opportunities to help offset the loss of jobs as Children’s Hospital relocates.
- Encourage uses that support a broad economic job base for the community.

**NEIGHBORHOODS**

**Priority issues & opportunities**
The vision of the plan is for new development to respect, and be compatible with, the overall vision of a diverse, active and safe community where people live and work.

Goals
- Create new development that fosters an active, pedestrian oriented streetscape.
- Support safety by ensuring new development that has visual control of the street and public spaces.
SUBAREA PLAN IMPLEMENTATION

STRATEGIES AND ACTIONS
LAND USE AND ZONING

Establish zoning that allows for a diverse mix of uses

- Rezone to a single or combination of mixed-use zone districts that support the vision of the plan.
- Amend the zoning, if required, to accommodate medical offices and clinics and outpatient facilities to support the existing hospitals.
- Create a General Development Plan that meets the vision established for the subarea including usable and public open space, a mix of uses encouraging residential diversity and transitions to the adjacent residential communities.

Next Steps

1. Rezone the redevelopment site to be compatible with the vision, goals and implementation strategies of this plan.
   
   **Responsible Parties**
   Master Developer
   Community Planning and Development

2. Create a General Development Plan for the site that is consistent with the vision, goals and implementation strategies of this plan.
   
   **Responsible Parties**
   Master Developer
   Community Planning and Development
MOBILITY

Re-establish street connections through the Children’s redevelopment site

- While it may not be possible to realign Downing, create a local street network through the site with both east-west and north-south connections to established streets.

- Create a pedestrian way that connects the existing enhanced pedestrian corridor at 19th Ave. and Ogden to the proposed pedestrian route terminating at 20th and Downing.

Develop strategies to create a multi-modal community and ensure pedestrian safety into and within the redevelopment area

- Work with the greater community in developing a Transportation Demand Management Plan and the creation of a Transportation Management Association as defined in the Implementation Action portion of the District Plan.

- Create controlled, pedestrian friendly crossings that connect the redeveloped area, especially the open space, with the surrounding community.

- Provide pedestrian friendly crossings to the healthcare campuses east of Downing.

Next Steps

1. Re-establish street connections to the surrounding community as part of the General Development Plan.

2. Include safe and controlled pedestrian routes in the General Development Plan, including a route that connects the existing pedestrian route terminating at 19th and Ogden with the new route through the healthcare district and terminating at 20th and Downing.

Responsible Parties

Master Developer
Community Planning and Development
Public Works
**LEGACIES**

Establish criteria to ensure development relates to the pedestrian oriented vision for the redevelopment site.

- Ensure that development adheres to the Mixed-Use Design Criteria in the Zoning Ordinance (Sec. 59-313) and that additional design criteria are added as applicable.

- Ensure that development relates to the pedestrian activity on the street with entries visible and/or directly connected to the sidewalk and with transparent windows and/or storefronts on the ground floor.

- Create a site design that can support a sense of community, involvement, street presence and safety that is also connected to the greater community.

- Ensure the adaptive reuse of the landmark structure, Tammen Hall.

- Work with the Landmark Preservation Commission in the revitalization or redesign of the small parks along Park Avenue to serve as usable open space and/or community assets.

**Next Steps**

1. Include the design goals identified above in the General Development Plan and the subsequent development plans

   **Responsible Parties**
   Master Developer
   Community Planning and Development including Landmark Preservation Commission.

2. Ensure that the General Development Plan includes usable public open space that is connected to, and accessible from the surrounding community, including, but not limited to, the triangular parks along Park Avenue.

   **Responsible Parties**
   Master Developer
   Community Planning and Development including Landmark Preservation Commission
   Parks and Recreation
Incorporate the adaptive reuse of Tammen Hall into redevelopment plans

**Responsible Parties**

Master Developer
Landmark Preservation Commission

**HOUSING**

Support a wide diversity of housing types and prices reflecting the values of the greater community

- Develop a wide range of housing types and price points.
- Work with the city's Housing and Neighborhood Development Office to develop programs that support and fund diverse housing in the redevelopment area and the larger community.
- Develop an affordable housing plan for the redevelopment.

**Next Steps**

1. Work with Housing and Neighborhood Development to create an affordable housing program that will work within a plan that also provides a mix of housing types and price points.

**Responsible Parties**

Master Developer
Housing and Neighborhood Development

**ECONOMIC ACTIVITY**

Create an employment base within the redevelopment

- Provide opportunity for a wide range of employment types and skills within the redevelopment.
- Accommodate the possibility of healthcare related uses such as clinics and outpatient facilities.
- Develop retail uses that complement the businesses along the established commercial corridors as defined in Blueprint Denver.
Support the integration of the redevelopment site into the fabric of the community in a way that respects the values and goals defined in this plan

- Encourage new residents to become involved in the existing neighborhood organizations rather than create a separate association that would isolate the new residents.
- Develop community activities that reach out to the surrounding neighborhoods.
- Promote activities that allow new and old residents to meet and get to know each other.

Ensure development fosters a safe and pedestrian oriented community

- Support a wide variety of uses that encourage day and night time activity.
- Work with Denver Police to explore ways to support a safe neighborhood.

Next Steps

1. Provide opportunities for the residents of the redevelopment to become a part of the greater community and join the existing neighborhood associates

   **Responsible Parties**
   Master Developer
   Neighborhood Organizations

2. Work with Denver Police to create a neighborhood watch program and to support the Broken Window Program from 13th to 17th Avenues.

   **Responsible Parties**
   Master Developer
   Denver Police
ASSESSMENT OF EXISTING CONDITIONS
POPULATION

The district is comprised of Census Tracts 0024.02, 0031.01 and 0031.02. Data is from the 2000 US Census.

Population Increase
Population in City Park West is expanding at a slower rate than the city as a whole. The City Park West population increased 10.4% between 1990 (3883) and 2000 (4286). The current population count in the district is 5758 and is expected to increase to 6406 people in 2015 and 7620 by 2030.

Household Size
The district has an average household size of 1.86 persons per household. This is lower than the Denver average of 2.27 persons per household.

Age Distribution
The majority of the population of the district is middle aged with less young people as compared to Denver. 53.8% of the district population is between 22 and 49 compared to 48.3% for Denver. People 50 and over make up 25.3% of the district population compared to 24.4% for Denver. The 21 and under population group represents only 20.9% of the district population compared to 27.3% for Denver.

Ethnic Distribution
The population of the district is made up of 52.5% Anglo, 32.5% Black, 15.9% Hispanic and 7.8% other. This district is characterized by a more heavily represented black population than Denver at 10.7%.

Less Educated Population
Approximately 28.75% of the residents are college educated compared to 34.5% for Denver.
HOUSING

Prices
The district has lower home sales prices than the Denver average. In 2003, the average home sale in the district was $255,468 compared to the Denver average of $278,024.

Increased Value
Home values in the district have seen an increase of 330% between 1993 and 2003.

Rent
Rents in the district are significantly lower than the Denver average. The average rent in the district is $438 compared to $631 for Denver.

Residents spending over 35% of income for housing
Residents spend a lower percentage of their income for housing as compared to the Denver average. 28.29% of district renters pay more than 35% of their income for housing compared to 30.6% for Denver. 11.6% of district owners pay more than 35% of their income for housing compared to 17.5% for Denver.

Owner Occupancy
The district currently has a lower owner occupancy level (23.54%) than the Denver average (49.93%).

Rental Occupancy
The district currently has a higher rental occupancy level (65.11%) than the Denver average (45.22%).

Vacancy
The district currently has a higher vacant unit level (11.35%) than the Denver average (4.85%).
Units
The number of units within the district has trended upward within each of the included census tracts (#s 0024.02, 0031.01, 0031.02). Approximately 235 units have been added since 2001. Approximately 263 construction permits have been issued since 2001 compared to 19 demolition permits. Development is taking advantage of vacant parcels by generally creating new infill development rather than replacing existing structures.

Density
With approximately 3445 residential units on 443.82 gross acres of land within the district, the average density is 7.76 units per acre of land. Including only the 131.55 acres of residential land yields a residential density of 26.19 units per acre of residential land use.

ECONOMIC ACTIVITY

Persons in Poverty
The district exhibits a higher level of poverty (28.5%) than the Denver average (14.3%).

Median Income
The median family income in the district ($30,208) is 37% lower than the Denver average ($48195).

Household Income
The median household income in the district ($26,138) is 34% lower than the Denver average ($39,500).

Employment
Employment in the district was 14597 for the year 2000 and is expected to increase to 16326 for 2015 and 16708 for 2030.

Unemployment
The district exhibits higher unemployment (7.48%) than the Denver average (3.8%).
LAND USE

There are 3,735 individual uses within the boundary of the Health Care District Plan. Of these uses, 1727 are comprised of single family uses, 1718 are multifamily uses, 286 commercial/service uses and four vacant parcels.

There are 263 acres within the district boundary. 119 of these acres contain commercial/service uses, 101 acres contain single family uses, and 30 acres contain multifamily uses. There are 13 vacant acres.
APPENDIX
1993 Plan Goals

The 1993 Plan addressed the needs of a residential community containing three major hospitals and set the following goals:

- Control and regulate hospital expansion
- Improve the perception of a safe neighborhood for healthcare users and future residents
- Control circulation and other adverse impacts of hospitals into residential neighbors
- Create an unified hospital area with more intense uses in the center
- Retain and respect historic character of area
- Support neighborhood redevelopment
- Create cooperation and a team approach to issues that involve both the hospitals and the surrounding residential neighborhoods

1993 Plan Accomplishments

Through mutual cooperation the majority of the 1993 Plans goals have been met:

- Community is no longer perceived as unsafe, the fortress defenses in the Children’s hospital parking lot have been removed.
- Circulation and directional signage to, and a unified streetscape within, the healthcare area have been improved
- Traffic conflicts between hospitals and residential neighborhoods have been minimized
- Unified hospital campus plan has been developed
- The historic Mullen and Tammen Hall buildings have been landmarked by the city.
An overlay district have been adopted to protect the prevailing residential character of the City Park West neighborhood

Residential neighborhood has improved and is undergoing a renaissance

Hospital zoning was created

The Uptown Urban Design Forum was created as a joint hospital and residence organization to serve as a clearing house for mutual issues and potential conflicts.

1993 Plan Ongoing Issues
Some issues remain a concern to the community

Transitions at the edges of the hospital uses do not consistently relate to the scale of neighboring residential uses. The edges of the hospital areas still contain some inappropriate uses such as loading or trash containment.

Transportation Issues remain a problem

Continued need for safe pedestrian crossings at busy intersections and minimization of auto/pedestrian conflicts

Need for better pedestrian circulation into and through healthcare area.

Continuing need to keep hospital traffic and parking out of residential neighborhoods

Finalization of overlay district or local landmark designation for San Rafael to protect neighborhood character
Unforeseen Consequences or Shortcomings with 1993 Plan

While the plan addressed immediate concerns, it also created some unforeseen issues, including:

- The plan focus was limited to minimizing the adverse impacts of the healthcare uses on the neighborhoods and does not provide direction for the growing mutual cooperation between the hospitals and residents.

- Action items are narrow in scope and do not easily accommodate changes in underlying conditions or regulations, specifically in terms of street system.

- Plan focus is limited and did not respond well to other city plans and goals.

- Plan did not anticipate the amount of residential growth and redevelopment that has occurred in the last 10 years.

- Plan did not anticipate changes in the way healthcare is provided and new needs and visions for the hospitals.

- Plan did not anticipate the relocation of Children’s Hospital.
APPENDIX II: RELATIONSHIP TO COMPREHENSIVE PLAN 2000 AND BLUEPRINT DENVER

COMPREHENSIVE PLAN 2000

Sustainability
- Objective 4: The Environment and the Community
  - Strategy 4-A: Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work

Land Use
- Objective 3: Residential Neighborhoods and Business Centers.
  - Strategy 3-A: Complete neighborhood and area plans for parts of Denver where development or redevelopment is likely or desirable
  - Strategy 3-B: Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.

Mobility
- Objective 1: Diverse Mobility Options
  - Strategy 1-A: Advocate transportation investments that increase mobility of people and their connections to employment, education, shopping, cultural opportunities and other activities.
  - Strategy 1-C: Identify areas throughout the city where transportation policies should reflect pedestrian priorities.
Strategy 1-D: Consider and provide for the special transportation needs of people without cars.

Strategy 2-E: Coordinate expansion and improvement of private transportation providers such as shuttles… and specialized bus service to provide high quality transit.

Objective 3: Accommodating New Development.

Strategy 3-A: Strengthen multimodal connections and transportation improvements.

Strategy 3-C: Provide safe and convenient pedestrian and bicycle facilities with urban centers.

Strategy 3-D: Use transportation management associations, where appropriate to increase the transportation systems efficiency.

Strategy 3-F: When transportation impact studies are required for new development projects, require the study to examine all modes of transportation (vehicular, pedestrian, bicycle and transit).

Objective 4: Changing Travel Behavior.

Strategy 4-C: Facilitate private-sector use of TMD strategies

Strategy 4-E: Continue to promote mixed-use development, which enables people to live near work, retail and services.

Objective 7: Neighborhood Transportation

Strategy 7-B: Use traffic calming measures... to encourage changes in driving habits.

Objective 8: Walking and Bicycling

Strategy 8-A: Ensure safe and convenient access and accommodation for bicyclists, pedestrians and transit riders.

Strategy 8-C: Use Denver’s Bicycle Master Plan to improve bike connections.
Objective 9: Parking Management

- **Strategy 9-C**: Explore opportunities for shared parking
- **Strategy 9-E**: Encourage parking management strategies in the development approval process for new, expanded or remodeled community facilities such as health-care centers.

Legacies

Objective 2: New Development, Traditional Character

- **Strategy 2-A**: Establish development standards to encourage positive change and diversity while protecting Denver’s traditional character
- **Strategy 2-B**: Focus design standards and review efforts on new and evolving districts that are undergoing the most dramatic change.
- **Strategy 3-C**: Identify community design and development issues, and target specific concerns with appropriate controls and incentives.

Objective 3: Compact Urban Development

- **Strategy 3-A**: Identify areas in which increased density and new uses are desirable and can be accommodated

Objective 4: Strong Connections

- **Strategy 4-A**: Preserve, enhance and extend the pattern and character of the primary street system, including the prevailing grid, detached sidewalks and tree lawns
- **Strategy 4-E**: Recognize the significant design role of alleys in defining the character of traditional Denver neighborhoods with regard to access and building orientation

Objective 7: Preserving Neighborhoods

- **Strategy 7-B**: Use the neighborhood planning process to uncover an area’s cultural values and take steps to honor their significance.
Housing

Objective 4: Middle-Income Households

- Strategy 4-C: Ensure that plans for new development areas include traditional urban neighborhoods with well designed, well-built homes affordable to the middle-income households and close to work, shopping and services

Objective 6: Preferred Housing Development

- Strategy 6-A: Support mixed-use development consistent with the goals of the Comprehensive Plan’s land-use and mobility strategies

Economic Activity

Objective 1: Workforce Development and Support

- Strategy 1-G: Support the development of a greater number of efficient, convenient and affordable options for workforce mobility.

- Strategy 1-H: Support a variety of housing opportunities for Denver’s current and future workforce…especially in the downtown core and near employment centers, to accommodate people and families of all incomes

Objective 5: Neighborhood Economic Development

- Strategy 5-A: Support small scale economic development in neighborhoods using the following key strategies
  - Incorporate neighborhood based business development
  - Support development of neighborhood business centers that serve adjacent residential areas
  - Use a wide variety of public and private funding sources
  - Deploy city resources to make these neighborhoods clean and safe and provide park, recreational and cultural amenities nearby.
Neighborhoods

Objective 1: A City of Neighborhoods

- Strategy 1-A: Respect the intrinsic character and assets of individual neighborhoods. Use city neighborhood planning process to identify the assets, clarify residents' goals and integrate all neighborhoods into the fabric of the city.

- Strategy 1-D: Ensure high quality urban design in neighborhoods by enhancing their distinctive natural, historic and cultural characteristics; strengthen neighborhood connections to urban centers; reinforce Denver's unifying design features such as street trees in tree lawns, and the grid system of streets.

Objective 3: Clean, Safe Neighborhoods

- Strategy 3-B: Foster partnerships among the city, residents, volunteer service groups and nonprofits to improve neighborhood quality of life

Objective 6: Collaborative Decision-making

- Strategy 6-A: Develop a participatory process that encourages open communication among all affected parties
BLUEPRINT DENVER GOALS AND STRATEGIES APPLICABLE TO THIS PLAN

- Edges and transitions between areas of stability and areas of change
- Compatibility between existing and new development
- Reuse of older buildings and historic preservation
- Pedestrian and transit supportive design and development standards
- Mixed land uses and appropriate zoning
- Multi-modal streets and street connectivity
- Reduce land used for parking
  - How much parking is needed?
  - Relationship to transit and access to employment
- Parks and open space, especially where density is increased
  - Should new parks be created
  - What is the criteria for creating new parks
- Diversity of housing type, size and cost
- Economic activity—business creation as well as retention & expansion.