Study Area Context

[Map showing Study Area with labels for Stadium District, Downtown Area Plan Amendment & River Mile, Auraria Campus, Platte River, Lincoln Park, Sun Valley Eco District, Over the Colfax Clover, Federal Boulevard, West Colfax Neighborhood, Jefferson Park Neighborhood, and other locations.]
Existing Plans & Transformative Projects

- Federal Boulevard Corridor Plan
- Downtown Area Plan Amendment
- River Vision
- Master Plan Study Area
- Decatur-Federal Station Area Plan Plan
Existing Plans

Federal Boulevard Corridor Plan

FEDERAL BOULEVARD CORRIDOR PLAN OPPORTUNITIES AND IMPLEMENTATION REPORT

Federal Boulevard Corridor Plan
January 17, 2017
Federal Boulevard Corridor Plan

Vision for this zone:

- Traveling the Corridor will be safe, easy, and comfortable for all modes of transportation.
- Support and celebrate diverse local business, residents, and cultures.
- District gateways, destinations, and creative districts.
- Shared curb cuts and parking.
Downtown Area Plan Amendment

**B6. Connected, Multimodal Street Network**

*If this interchange is reconfigured to a smaller footprint (B6c), this plan proposes continuing the street grid through land vacated by the reconfiguration.*

*The Pepsi Center is likely to remain in this location. However, if it does relocate, this plan proposes continuing the street grid through the footprint of the site.*

**Existing Plans**

**Vision for this connection:**

- Provide a **multimodal** street network
- Ensure the plan area **connects** to surrounding neighborhoods, including Sun Valley and Jefferson Park
- Encourage **diverse** housing options
- Create **vibrant** parks and public spaces
Existing Plans

River Vision including:
Urban Waterways Restoration Study
River South Greenway Master Plan
South Platte Corridor Study
Potential Relationship to the River

Three new zones could be created between new residential mixed use buildings fronting the river. These include 1. a possible new greenway trail closer to the river bank on City-owned property, 2. a semi-public river promenade (public access easement on private land), and 3. a private zone where ground level residential could create enclosed entry courtyards, or a corner business could invite customers into the building through a more open courtyard area. The river promenade zone is shown at 45 ft wide, and the private zone at 30 ft for a total building setback distance of 75 feet from the river bank.

Vision for the South Platte:

- **Restore ecosystem habitat**
- **Flood risk management**
- **Improve access** to recreation and provide environmental education opportunities
Existing Plans

Decatur-Federal Station Area Plan

Approved by Planning Board:
March 6, 2013

Adopted by City Council:
April 22, 2013
### THE VISION FOR SUN VALLEY

<table>
<thead>
<tr>
<th>A. A CELEBRATED SUN VALLEY</th>
<th>B. A CONNECTED SUN VALLEY</th>
<th>C. AN INNOVATIVE SUN VALLEY</th>
<th>D. A HEALTHY SUN VALLEY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Build upon Sun Valley’s History and Assets</td>
<td>Reknitting Neighborhoods</td>
<td>Transit Oriented Development</td>
<td>Healthy For People</td>
</tr>
<tr>
<td>Encourage Diversity</td>
<td>Integrated System of Parks and Public Spaces</td>
<td>Stadium Entertainment Destination</td>
<td>Healthy for the Environment</td>
</tr>
<tr>
<td>Celebrate Culture</td>
<td>Enhance Walkability and Bikeability</td>
<td>Open For Business</td>
<td>Healthy for the Economy</td>
</tr>
<tr>
<td></td>
<td>Make Transit Convenient</td>
<td></td>
<td>A Vibrant Corridor</td>
</tr>
</tbody>
</table>
• “. . . . a high concentration of community amenities, and a thriving employment district, Sun Valley is about to experience its own renaissance.”

• “. . . . transform the stadium area to a district with activity throughout the year.”

• “. . . . improve the vibrancy and attractiveness of the area and compliment entertainment options downtown and along the South Platte River.”
Transformative Project #2
Riverfront Park

- Regional Greenway and Trail System
- Places to play and recreate
- Greening the neighborhood
- Regional Stormwater Quality and Detension
- Greenways serve as a way to move people through Sun Valley

New Riverfront Park
Transformative Project #7
Federal/Colfax Interchange

- Provides the opportunity to create a gateway to the community
- Greater connectivity promotes the use of more multi-modal transportation options such as walking.
- An interchange requiring a smaller footprint could allow for additional TOD opportunities near the station
- Mobility increases the vitality of neighborhood businesses.
Transformative Project #3
Stadium, Entertainment & Culture

Everyday

- Create an **active main street** along Old West Colfax
- Supports **commercial retail small office residential and cultural uses**

Game Day

- Improved street which can be closed for game days featuring a festival environment, and active retail, restaurants and commercial uses.
General Study Area
Goals for the Master Plan

1) The next step to achieving the vision of a celebrated, connected, innovative, and healthy Sun Valley and Station Area.

2) To secure the financial future of the tax-payer owned asset.

3) To evaluate and provide the additional detail to achieve the vision for this area.
Planning Process & Schedule

**VISUALIZE**
- Public Meeting #1

**STRATEGIZE**
- Public Meeting #2
- Steering Committee Meetings

**REALIZE**
- Public Meeting #3

**ADOPTION**
- City Council
Understanding the area → Set the vision and guiding principles → Focus the content
Planning Process & Schedule

City Council ADOPTION

STRATEGIZE

REALIZE

Study/ learn/ explore

Develop options/ recommendation
STADIUM DISTRICT MASTER PLAN | PUBLIC MEETING #1

#1 Challenges & Hopes/Desafíos & Esperanzas

#2 Everyday Destination/Destino Normal

What are the most important elements you want to see in the future study area on game day?

En su opinión, ¿cuáles elementos son los más importantes de que la futura área de estudio tenga los días que hay partido?

Select three elements that are most important to you and place a sticker next to it.

Seleccione tres elementos que, en su opinión, son los más importantes y coloque un adhesivo a su lado.

#3 Game Day Destination/Destino en Días de Partido

What do you want the experience of game day to be like?

¿Cómo debe ser la experiencia de los días de partido?

#4 Character Areas/Áreas de Carácter

What makes the neighborhood unique?

¿Qué hace que el barrio sea único?

#5 Activity Stations

1. Parks/Plazas
2. Retail/Grocery Stores
3. Connections to Public Transit
4. Food and Beverage
5. Playground
6. Bicycle-Friendly
7. Access to the River
8. Jobs/Businesses
9. Public Art
10. Parking

STADIUM DISTRICT MASTER PLAN | PUBLIC MEETING #1

JUNE 27TH, 2018

CITY AND COUNTY OF DENVER

STADIUM INVESTMENT CORPORATION

Directions/Instrucciones:

1. Review the map and information.
2. Identify at least five elements that are important to you.
3. Place stickers next to the elements you have identified.
4. Consider how you would like the neighborhood to change.
5. Discuss your ideas with others and share your stickers.
#1 Challenges & Hopes / Desafíos y Expectativas

What are some challenges and hopes of achieving a successful mixed-use neighborhood hub?

¿Cuáles son algunos de los desafíos y expectativas de lograr un centro de usos múltiples exitoso en el vecindario?

**Directions/Instruction:**
- Draw or write what issues challenges and hopes are for the study area (limit: 20 words, challenges, desired uses, etc.)
- Dibuja o escribe cuáles son algunos de los desafíos y expectativas para el área de estudio (limit: 20 palabras, desafíos, usos deseados, etc.)
Everyday Destination/Destino Diario

What elements are most important to you to have in the future study area everyday? En su opinión, ¿cuáles elementos son los más importantes que la futura área de estudio debe tener a diario?

**Directions/Instrucciones:**
1. Select three elements that are most important to you in the future study area everyday and place a checkmark next to it.
2. Indicate the three elements you selected, in your opinion, are the most important for you, and ask the area planner to take note and consider it.

1. Pedestrian/Pedestrian
2. Identity/Identity
3. Commercial/Commercial
4. Public Transit/Transporte Público
5. Playgrounds/Juegos infantiles
6. Bike-Friendly/Ciclistas
7. Access to River/Access al río
8. Public Art/Arte Público
9. Parking/Estatilidades
10. Retail/Distribución
#3 Game Day Destination/Destino en Dias de Partido

What elements are most important to you to have in the future study area on game day?
En su opinión, ¿cuáles elementos son los más importantes que la futura área de estudio debe tener para los días que hay partido?

**Directions/Instrucciones:**
- Select three elements that are most important to you to be in the study area on game day and please explain why.
- Seleccione tres elementos que, en su opinión, son los más importantes y que el área de estudio debe tener los días que hay partido y explique sus preferencias.

1. Plaza/Plaza
2. Transit/Transit
3. Commercial/Comercio
4. Food/Venta de Alimentos
5. Playground/Juguetes
6. Bicycle Friendly/Amigable con bicicletas
7. Access to the River/Access al Río
8. Jobs/Ocupaciones
9. Public Art/Arte Público
10. Parking/Aparcamiento
#4a Character Areas/Carácter del Área

What character should the area near Federal Boulevard be like?
¿Cómo debería ser el carácter del área cercana a Federal Boulevard?

**Directions/Instrucciones:**
- Choose one color to show the image that best represents the character you agree with in each category.
- Color the image that best represents the character you agree with in each category.

**Neighborhood Character/Carácter del vecindario:**
1. Blind-Use Lazo minio
2. Iconic Destination Destino icónico
3. Low Activation Baja activación

**Opportunities for Jobs & Residential/Oportunidades de empleo y residencial:**
4. Moderate Median
5. Higher Más alto
6. Highest Altura máxima

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Activity Station #4
Next Steps

Online Survey

Evaluation of Feedback

Options & Recommendations

Public Meeting #2 - Early Fall 2018

www.denvergov.org/stadiumdistrict
Thank you for participating!

- Open public participation
- Please visit each activity station
- City staff are available for questions

Please visit the plan’s webpage for more information and updates:
www.denvergov.org/stadiumdistrict