



DENVER

SOUTH PLATTE CORRIDOR STUDY



**EPA Brownfields Area-wide
Planning Grant Program**

Project Partners



DENVER
THE MILE HIGH CITY

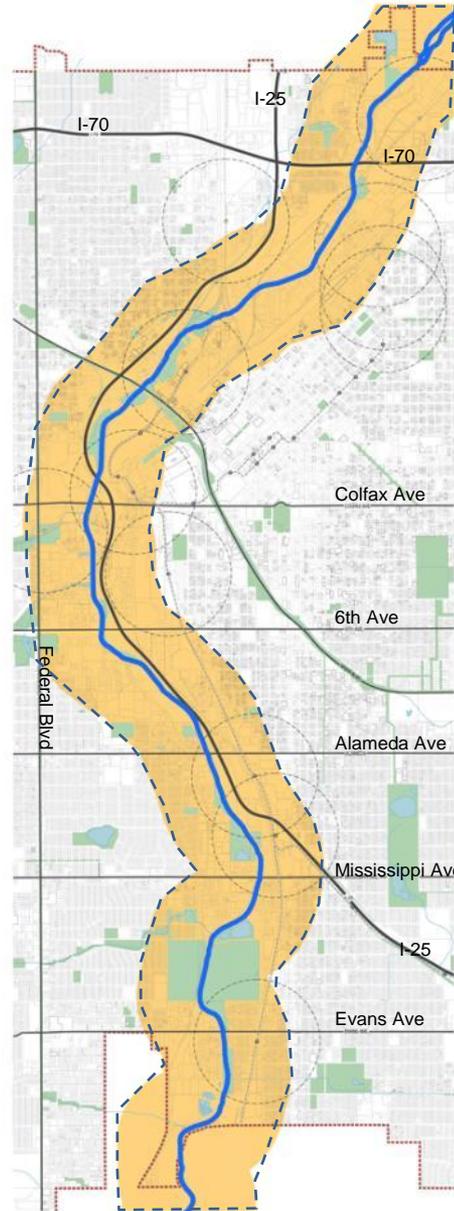


THE GREENWAY FOUNDATION



South Platte Corridor Study Area

1/2 mile wide
11 mile long corridor



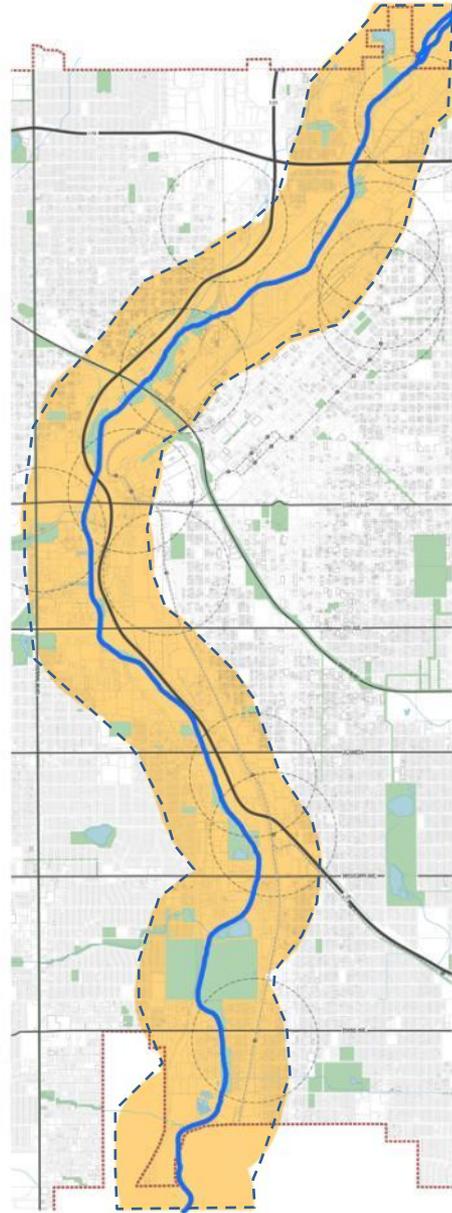
*Where are
opportunities for
catalytic
redevelopment or
reuse along the river
corridor?*

What's Along the River Today?

Parks and green space:



8%



What's Along the River Today?

Residential



4%



Existing Neighborhoods

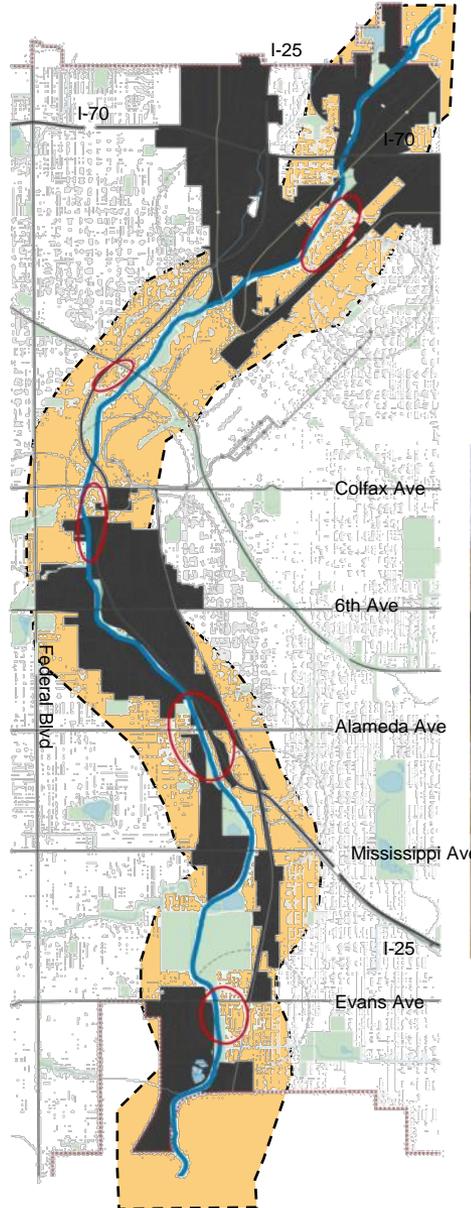
Emerging Neighborhoods

Neighborhoods
Within ¼ mile of
the River



What's Along the River Today?

Industrial Uses



26%



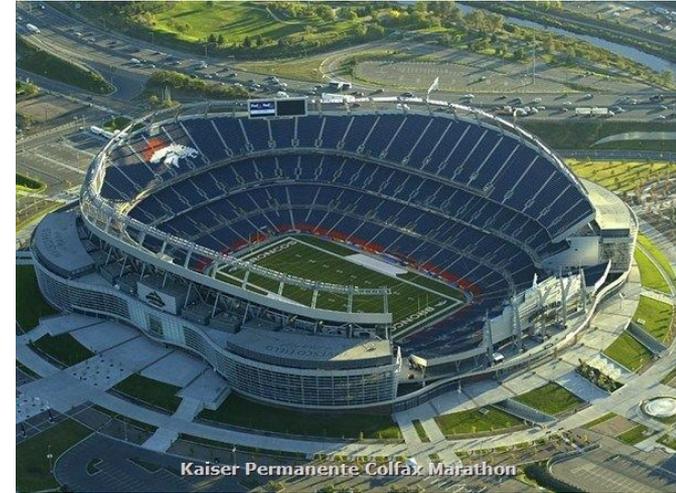
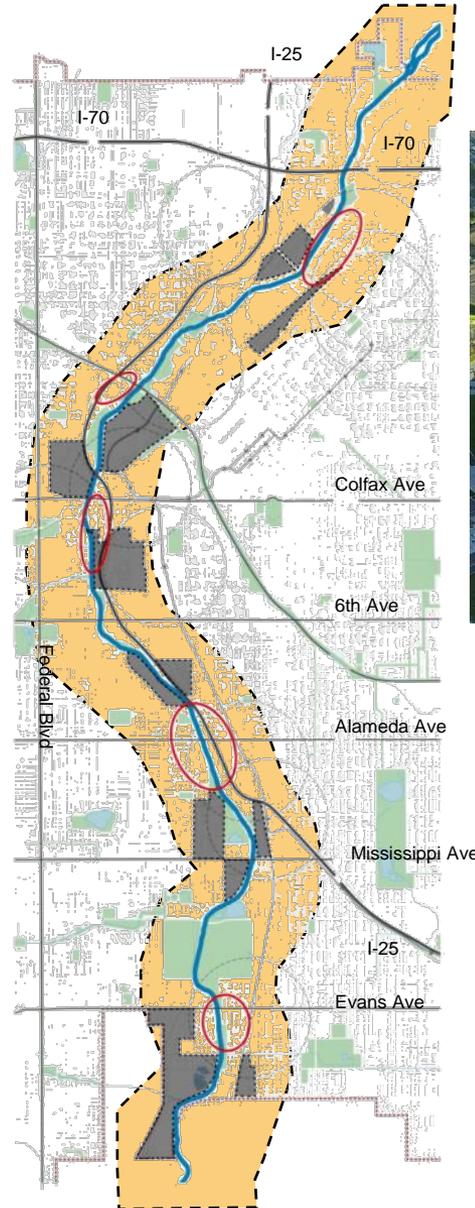
*Provide services, jobs
and generate property
tax revenues.*

What's Along the River Today?

Large Single Uses and Parking



10%

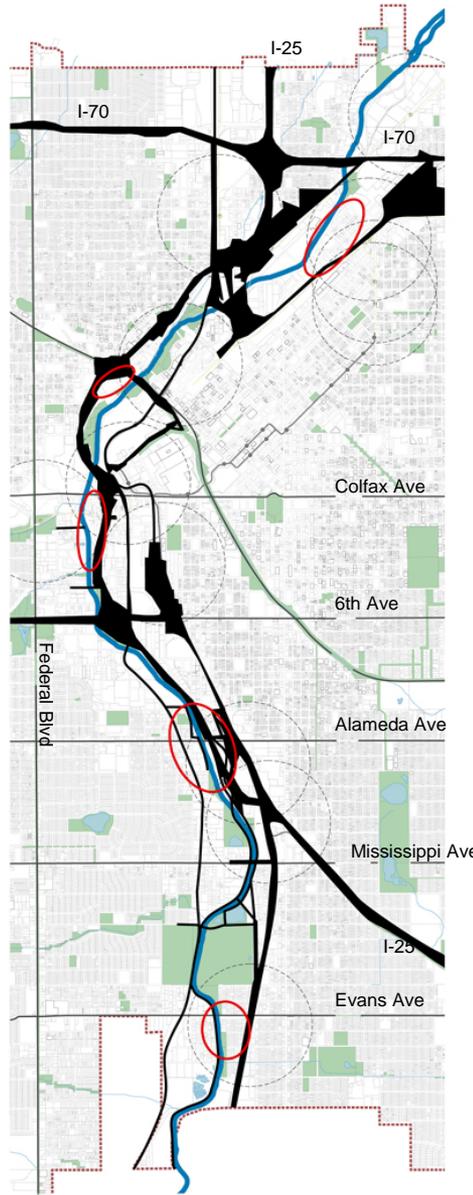


What's Along the River Today?

Transportation Infrastructure

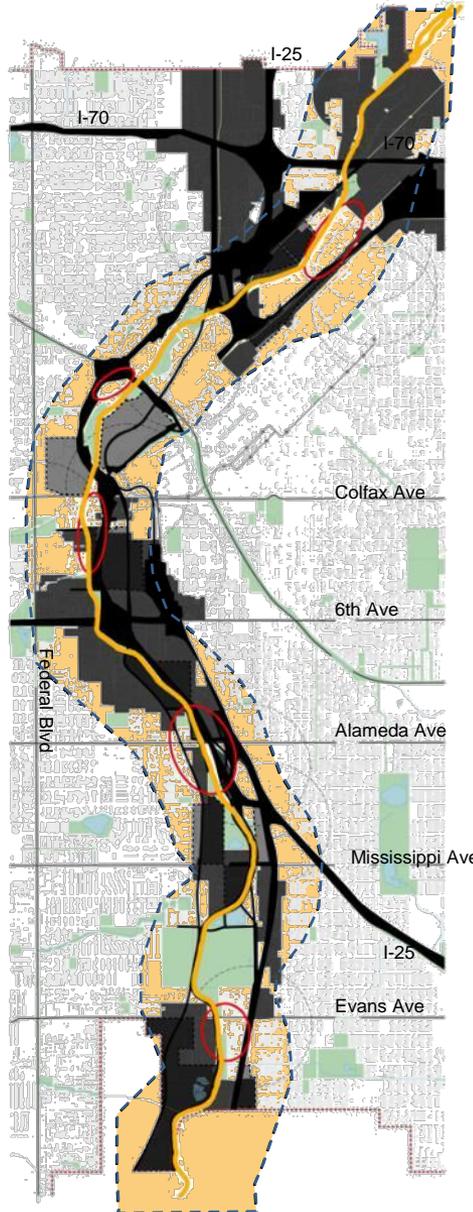


10%



- Transportation Infrastructure:
 - Freeways
 - Major Arterials
 - Freight Rail
 - Light Rail

What's Along the River Today?

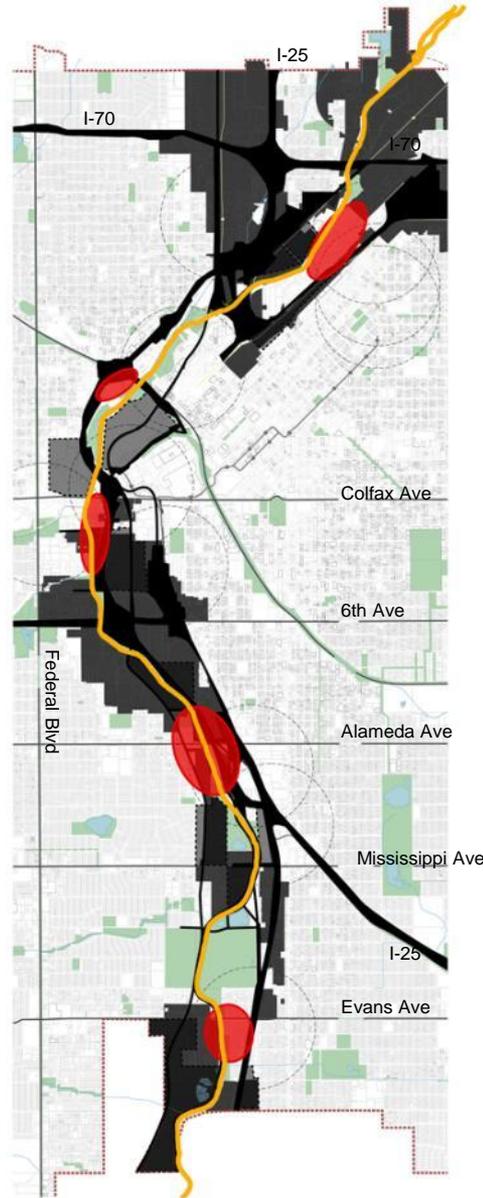


- Transportation Infrastructure:
 - Freeways
 - Major Arterials
 - Freight Rail
 - Light Rail
- Large Single Uses and Parking
- Industrial Zoning

Catalytic Site Areas

Site Characteristics

- Strong relationship to river
- Property underutilized
- Site connectivity to neighborhood
- Potential to draw people to river
- Potentially transformative and catalytic
- Adequate size and shape

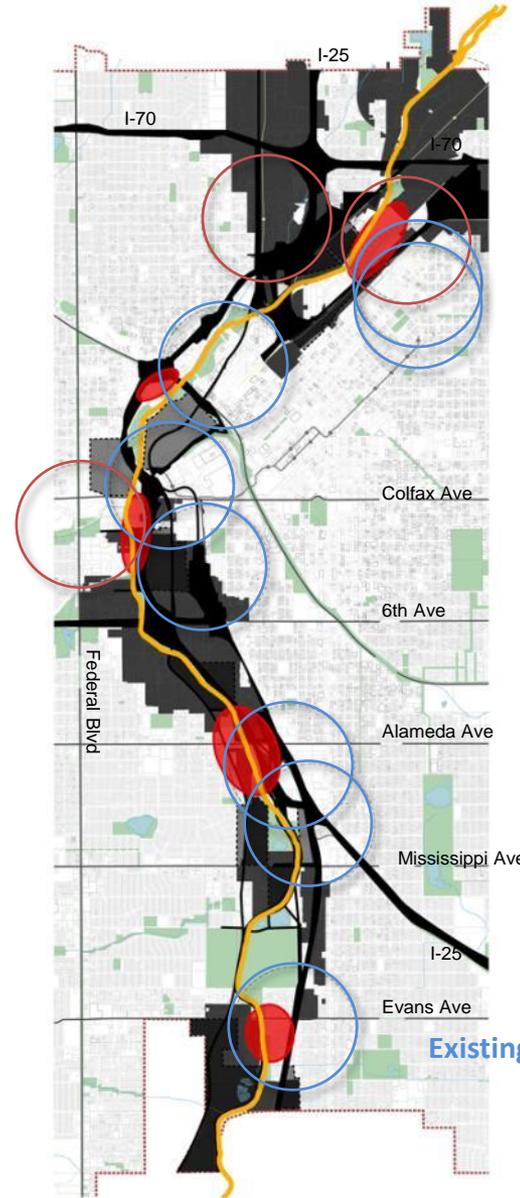


These areas represent some of the best opportunities for reuse and investment along the river corridor

Catalytic Site Areas

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- Strong relationship to river
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- **Transit Access**
- **Relationship to Greenway**



Future Transit Stations

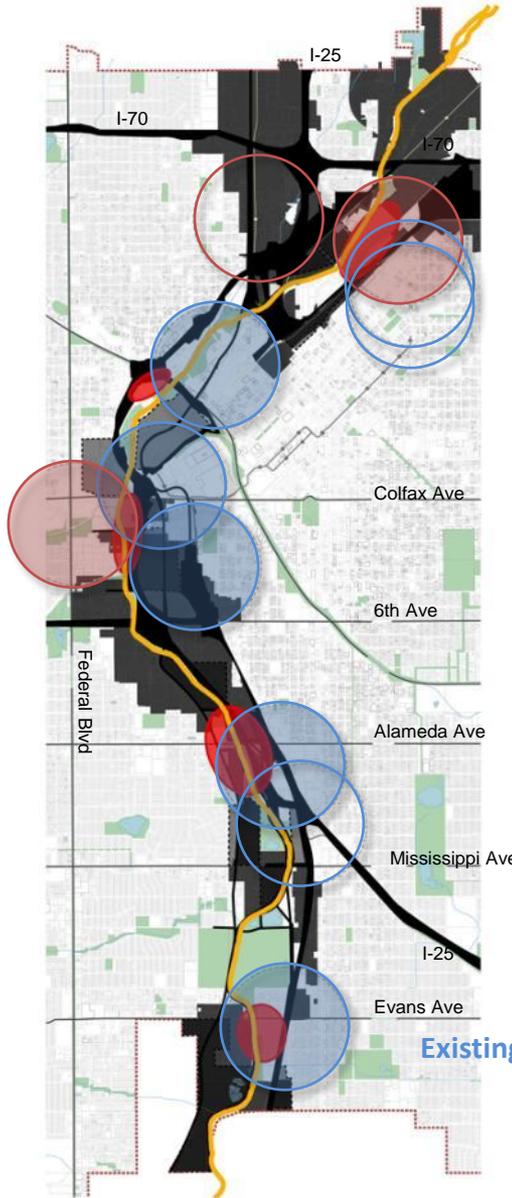
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Existing Transit Stations

Catalytic Site Areas

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Future Transit Stations

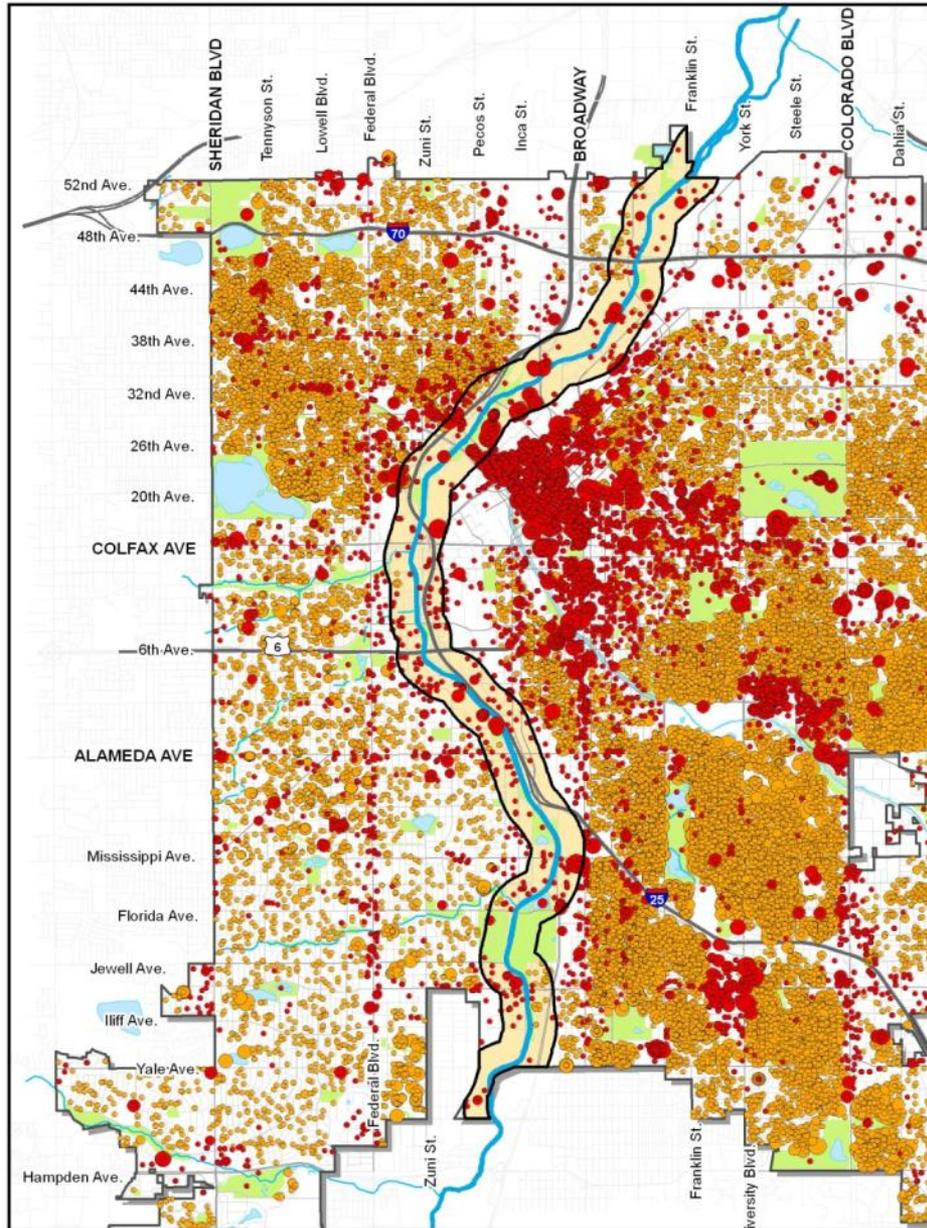
These areas represent some of the best opportunities for reuse and investment along the river corridor

Existing Transit Stations

Catalytic Site Areas Relate to River Greenway Investments



Private Investment (Permitting 2005-2011)



Commercial Permits Completed Since January 2005

Valuation

- Less than \$500,000
- 500,001 - 1,000,000
- 1,000,001 - 5,000,000
- 5,000,001 - 10,000,000
- 10,000,001 - 50,000,000
- 50,000,001 or Greater

Residential Permits Completed Since January 2005

Valuation

- Less than \$50,000
- 50,001 - 100,000
- 100,001 - 150,000
- 150,001 - 500,000
- 500,001 - 5,000,000
- 5,000,001 - 10,000,000
- 10,000,001 or Greater



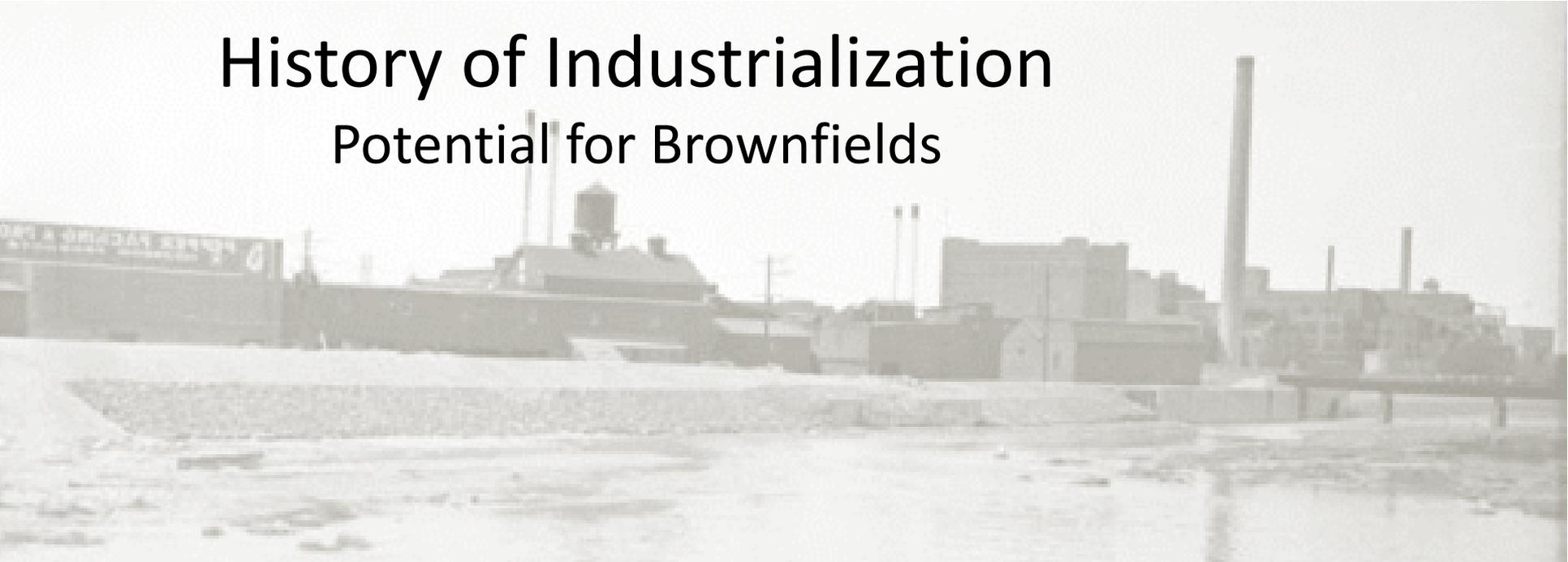
Public Process

- Four workshops and three large public meetings were held to present plan alternatives and receive feedback from the public.
- Feedback was collected using surveys and flip charts. The information collected was used to develop a preferred alternative for each site and make plan refinements.



History of Industrialization

Potential for Brownfields



- Conduct preliminary screening for possible environmental issues; remnants from previous uses.
- Adapt site design and environmental closure technology to make a project feasible.
- Development opportunities can improve environmental quality

Existing Conditions

(View from the North)



View From the North - Medium Density Alternative

Option 2: C-MX-8 Less than Full Build-out



View From the North - Higher Density Alternative

Option 1: C-MX-8 Maximum Build-out





Wet meadow option in vacated R-O-W



Water quality tree lawn in Denver



Detention under the road – under construction



Detention under the road – after construction

Water Street



Existing Conditions

Active in the day, little activity in the evening



Preferred Alternative

More activity in the day and evening



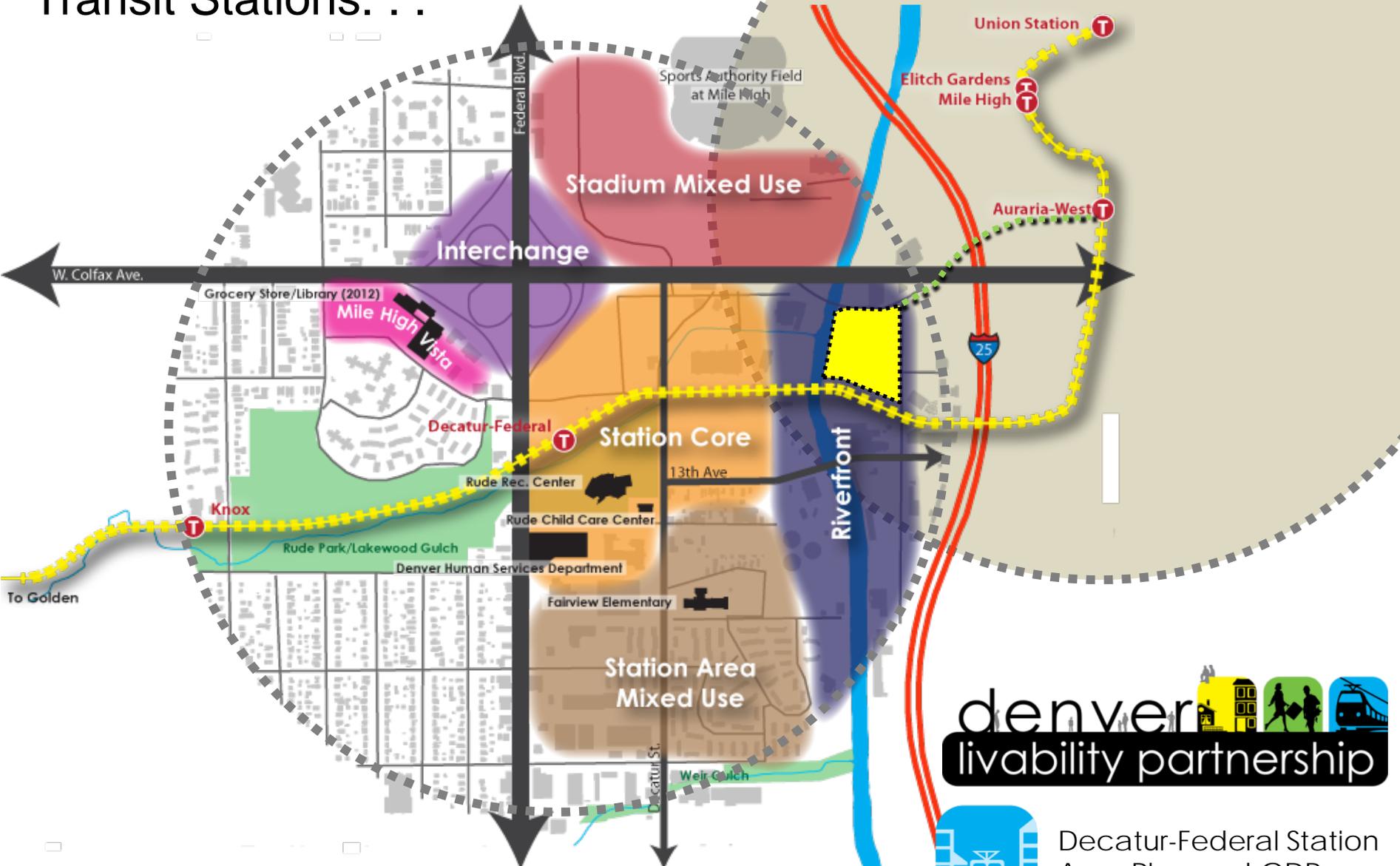
Preferred Alternative More active in the day and evening



Zuni & 14th



Within walking distance of Two Transit Stations. . .



Decatur-Federal Station Area Plan and GDP

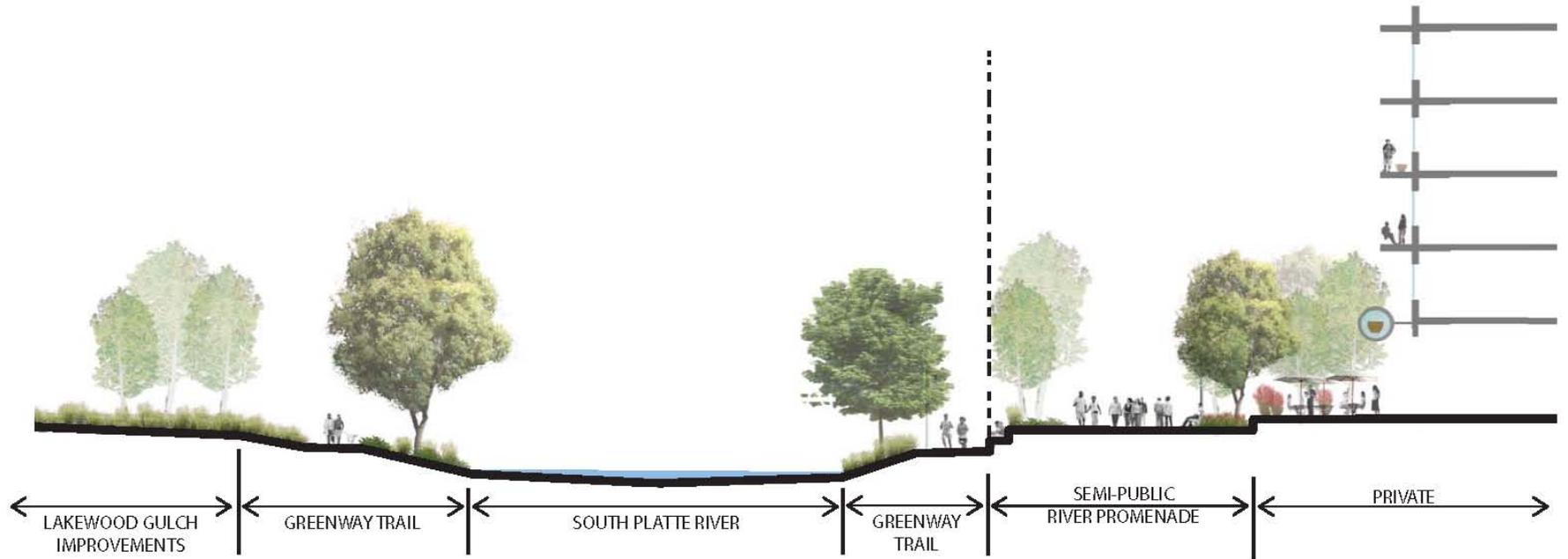
Existing Conditions



Preferred Alternative



How the Catalytic Site Concept Relates to the River:



Alameda / South Platte River Drive





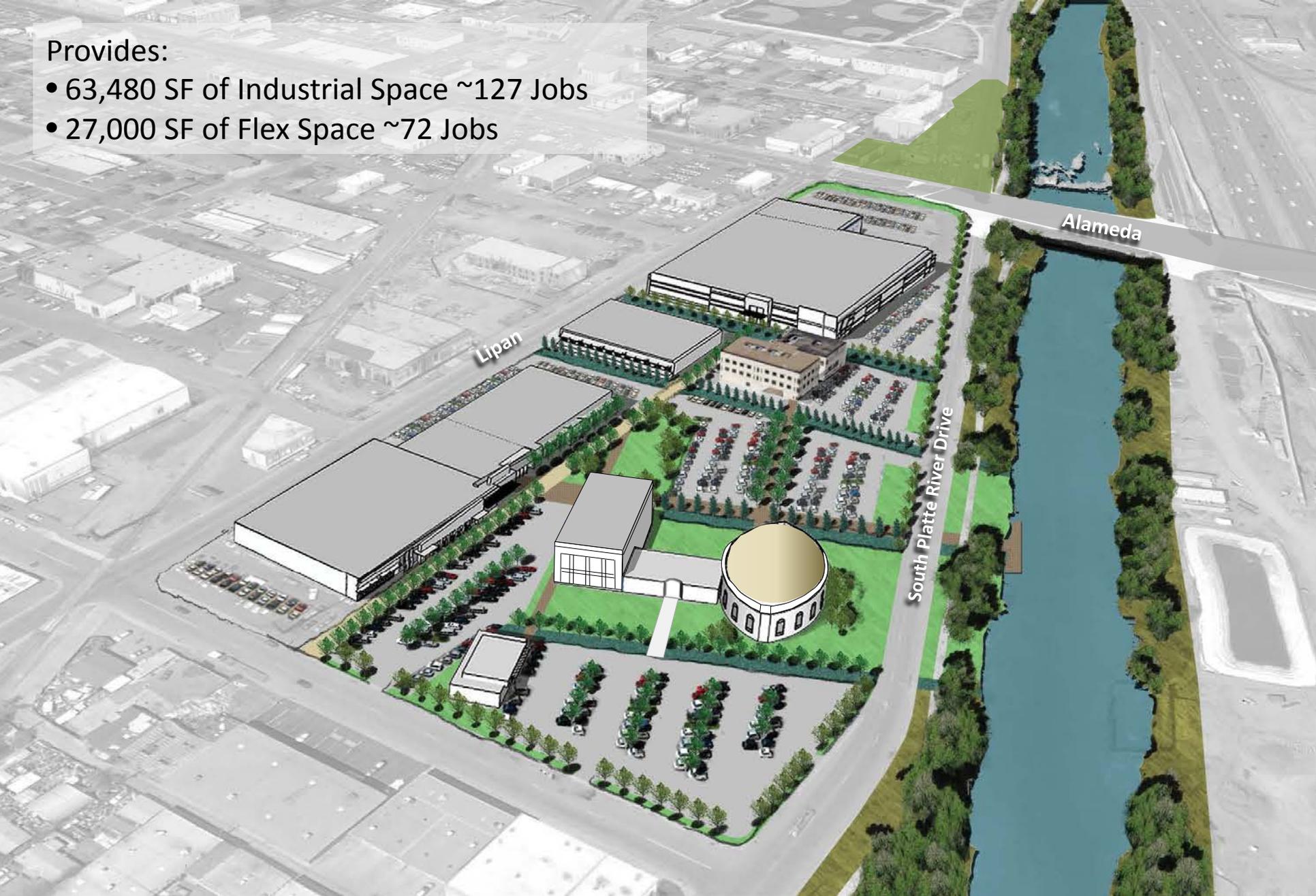
Alameda

Lipan

South Platte River Drive

Provides:

- 63,480 SF of Industrial Space ~127 Jobs
- 27,000 SF of Flex Space ~72 Jobs



Evans/Grant Frontier Park



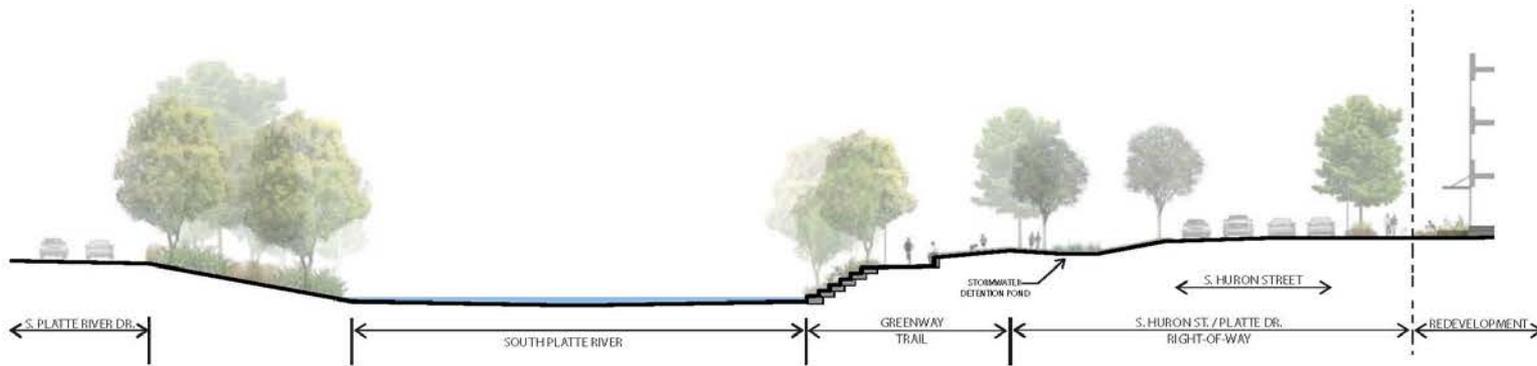
Existing Conditions



Preferred Alternative



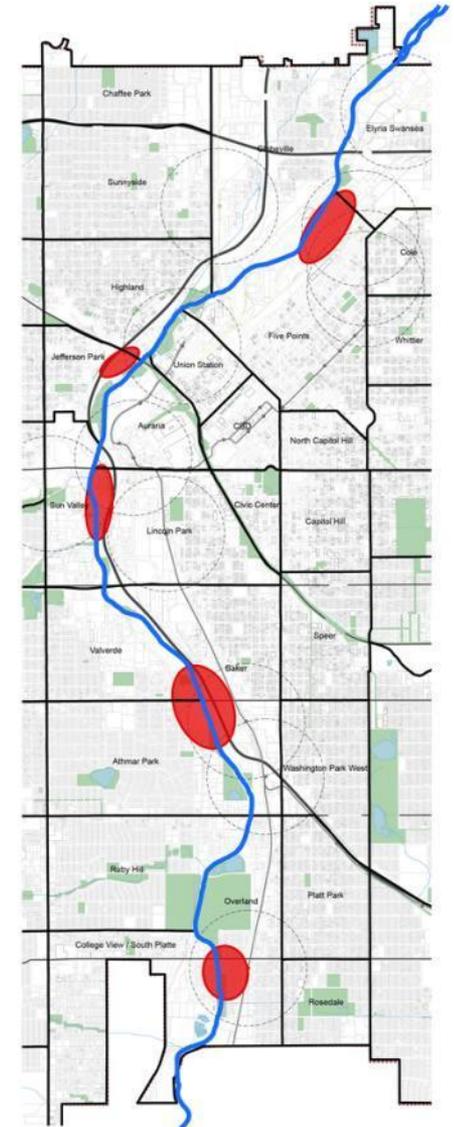
How the Catalytic Site Concept Relates to the River:



Summary of Economic Impacts*

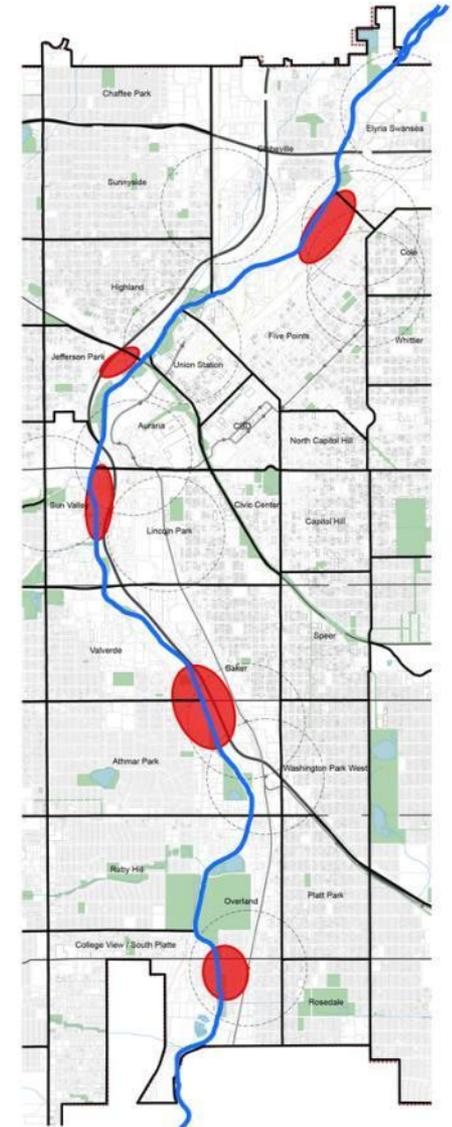
24 Acres 1,230 Housing Units 2,335 New Residents

Total Investment	\$259,471,200
Construction Jobs	772
Employment	334
Average Annual Wage	\$54,150
Annual Household Consumer Spending	\$40,595,100
Annual Taxable Goods Purchased in Denver*	\$8,706,840
Annual Retail and Property Tax Revenues	\$1,544,600



Potential Benefits of Development near the River

- **More walking, less driving**
 - Use of trails & transit
 - Healthier Lifestyle
- **More Active Use of Greenway**
 - New residents and employees
 - New destinations along corridor could attract more regional visitation
 - A variety of experiences and attractions along the corridor
- **Development with Greenway as Amenity**
 - Enhanced Public Access to the River
 - Parks and Trails as amenities for new residents
 - Economic impacts & opportunities extend to surrounding neighborhood



A photograph of a wooden truss bridge spanning a river. The bridge has a complex lattice of wooden beams and is supported by several vertical posts. The water in the river is calm and reflects the bridge and the surrounding greenery. The sky is blue with a few clouds. The text "Questions?" is overlaid in the center of the image in a bold, black, sans-serif font.

Questions?