We plan to optimize the new "L" light rail line that the City of Denver has proposed by developing a set of core values that will support a holistic design for the community, in order to keep current residents there and bring back the original culture developed in this neighborhood with solutions to reduce the rate of gentrification.

Context

We plan to develop a set of core values to support a holistic design for the community.

Development

- Optimize the Denver’s New Light-Rail Connection from 30th & Downing to 38th & Blake
- Local Residents:
  - Age 25-34:
    - White: 43.2%
    - Black: 53.9%
    - Other: 2.9%
  - White: 73.8%
  - Black: 16.9%
  - Other: 9.3%

Demographics

We plan to develop a set of core values to support a holistic design for the community.

Policy Implementations

- Apply new zoning and policy changes that incentivize developers to address infrastructure, storm-water systems, and affordable housing.
- Emphasize the addition of the "L" rail line by incorporating multi-modal transportation to highlight access to amenities and local landmarks.
- Integrate neighborhoods surrounding Downing street by creating a central corridor of diverse cultural amenities and economic opportunities.
- Generate equal access to housing, open space, and basic needs through diverse and affordable solutions.
- Re-energize forgotten space by developing under utilized land, creating safe open space, and addressing historic buildings.

Scenario

- Gentrification will continue at a similar pace or increase slightly due to the light rail introduction and the portion of the stormwater day lighting, but because some affordable housing has been implemented, a dramatic increase is not expected.
- Gentrification will become increasingly rapid. Even though no improvements to stormwater system are completed and the traffic could increase with only one-way access along Downing, there is still a new light rail and no affordable housing has been included in new development.

Revitalization

- Identity
- Connectivity
- Accessibility
- Revitalization

Renters

- Study Area
  - Denver
  - RiNo Art District
  - Historic Five Points
  - Cole
  - Whittier

Owners

- Median Price/Sq Ft
  - Existing Bridges
  - Existing Light Rail & Station
  - Future Light Rail Station
  - Bus Route
  - Bus Stop
  - Bike Lane
  - Existing Storm Pipe
  - Designed Storm Improvement
  - Existing Surface Flow
  - Thalweg

UDFCD Study Recommendations

- UDFCD Study Recommendations

Tax Incentives

- Tax Incentives