"The Five Points Neighborhood – A TOD Evolution"
Background on the Five Points Neighborhood - Location
Background on the Five Points Neighborhood - History

- Historical center of Denver’s African American Community
- Drastic population decline between 1950 and 1994
- Characterized by a high crime rate in the 1980s and early 1990s
Background on the Five Points Neighborhood – Light Rail

- Opened in October 1994
- Community sentiment mixed
  - Economic development
  - Parking and construction impacts
TOD System Connectivity

Current Denver Transit System and Linkages to Employment Centers

Future Denver Transit System and Linkages to Employment Centers
Thoughts of TOD – the Planning

- Initiated by the City in 1995
- Intended to establish a comprehensive vision for redevelopment
- Community driven process with market reality
Thoughts of TOD – the Planning

- Capitalizes on past history
- Supportive of existing businesses and bringing residential uses to Welton Street
- Most recent efforts - TOD Strategic Plan, identified as Main Street typology
Moving Beyond TOD Planning to Implementation

- Some community leaders resistant to change
- Partnerships between City and non-profit developers important
TOD Implementation – Projects
African American Research Library

- **Opening date** - March 2003
- **Cost** - $17 million
- **Financing** – bonds sold through non-profit incorporated by the City
TOD Implementation – Projects
TOD Implementation – Projects

Welton Urban Living Lofts

- 10 residential units
- **Opening date** - August 2001
- **Developer** - Northeast Denver Housing Center
- **Cost** - $2.2 million
TOD Implementation – Projects
The Point Project

- **68 residential units**
  - 33 for sale/35 rental
  - All rental units affordable
  - 10 for sale units affordable

- **12,800 square feet of commercial**
  - 6,100 square feet of retail
  - 6,700 square feet of office

- **Developer** - Hope Communities and Five Points Business Association
The Point Project (con’t)

- **Cost** - $13 million
- **Opening Date** - December 2002
TOD Implementation – Projects
TOD Implementation – Projects

Fern Hall

- 6 Affordable Units
- 4,300 square feet of office/retail
- **Developer** - Hope Communities and Five Points Business Association
- **Cost** - $1.35 million
- **Opening Date** - March 2001
TOD Implementation – Projects
The Lofts at Downing Street Station

- 33 For Sale Residential Units
  - 8 Affordable
  - 25 Market
- 8,500 square feet of retail
- Developer - Byers Street Properties
- Cost - $6 million
- Opening Date - January 2003
TOD Implementation – Projects

Curtis Park Homes

- Replacement of 286 Public Housing Units w/ 550 Mixed Income Units
- Cost - $110 million
- Developer - Denver Housing Authority & the Integral Group
TOD Implementation – Projects

Curtis Park Homes (con’t)

- Received a $26 million HOPE VI grant from HUD
- Opening Date – Phased over a five year period from 2001 to 2005
TOD New Implementation Projects

Lincoln Park One

Welton Place

Rail~Volution 2006, Chicago, IL
One Lincoln Park

- 186 residential units
  - All for sale
  - 1.5 million donation for affordable housing opt out
  - Units $300,000 - $3+ million

- 14,000 square feet of ground floor commercial
  - 7 levels of parking
TOD Implementation – Projects

One Lincoln Park

- **Developer**: Osborne Development Corp.
- **Opening date**: January 2008 (began March 2006)
- **Cost**: $140 million
TOD Implementation – Projects

Welton Place

- **Phase 1** - 11 Townhomes

- **Phase 2** - 101 Condo units
  - For sale
  - Prices $275,000 - $760,000

- **Developer** - Century Development and PacifiCap Properties

- **Affordable portion** - undecided, opt out or off site development

Rail~Volution 2006, Chicago, IL
TOD Implementation – Projects

Welton Place

- **Construction beginning** - January 2007
- **Opening date** - September 2007
- **Cost** - entire block estimated at $60 million
TOD Implementation – Projects New

Other Projects

Off Welton All Affordable Units

Rehabilitation of Rossonian Hotel - Cultural Icon
Next Steps

- Zoning Study - Main Street
  Zoning in commercial core

- Continued communication and collaboration with neighborhood
Lessons Learned Along the Way

- The train doesn’t create economic development
- TOD plans are easy, TOD implementation is hard
- Political and financial support from the local jurisdiction is important
- Community and business support is critical