River + Rail = Rejuvenation

Decatur-Federal Station Area Plan
Denver, Colorado
The Need

47% of Sun Valley residents are under the age of 14

Average Household Income = $8,000

“Denver’s most isolated neighborhood, hidden amid industry, walled off by river and road.”

~ Tina Griego, The Denver Post
Opportunity Arrives
Land Ownership
Influence Areas
Asset Based Planning
Transportation

Decatur-Federal Station
Area Planning
Open Space
Entertainment

Transportation
Open Space
Housing
Entertainment
Extensive Public Outreach

- Activities
  - Steering Committee
  - Public meetings
  - Focus Groups
  - Tours
  - Children’s Workshops
  - RNOs / BIDs / Boards
  - Social Media
  - Community Festivals
  - Creative approaches
THE VISION FOR SUN VALLEY

A. A Connected Sun Valley
   A.1 Reconnect Neighborhoods
   A.2 Family Friendly Streets
   A.3 Parks and Public Space
   A.4 Make Transit Convenient

B. A Diverse Sun Valley
   B.1 Create a Complete Neighborhood
   B.2 Embrace Change
   B.3 Celebrate Culture

C. An Innovative Sun Valley
   C.1 Open for Business
   C.2 A New Identity
   C.3 Training and Education
   C.4 Development Practice / Process

D. A Healthy Sun Valley
   D.1 Human Health
   D.2 Environmental Health
   D.3 Economic Health
CONNECTED: Street Grid

Decatur-Federal Station
Area Planning

denver
livability partnership
Old Colfax Cultural District
Stadium Festival Street
Festival Street: Game Day
INNOVATIVE: Nexus of Potential
**Employment Mixed-Use**

A mixed use employment district with great multimodal access to downtown and the region; ideally suited for creative class jobs, start-up companies, business incubators, “back office” support services, downtown-adjacent office space, workforce training opportunities; can also support multi-family residential and live/work opportunities.
10th Avenue: Mixed Use Core
HEALTHY: Linked Open Spaces
Riverfront
Greenway Drive
Expanded riverfront park with active and passive features, lined with commercial uses accessed by a green, pedestrian-friendly street.
South Platte River Park
Mixed Use Opportunity Areas

Decatur-Federal Station
Area Planning

INNOVATION

RESIDENTIAL

ENTERTAINMENT
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• Project website
  – www.denvergov.org/decaturfederal

• Partners
  – Denver Livability Partnership (CCD, HUD, DOT, EPA)
  – Denver Housing Authority