

6.3.2 Key Opportunities

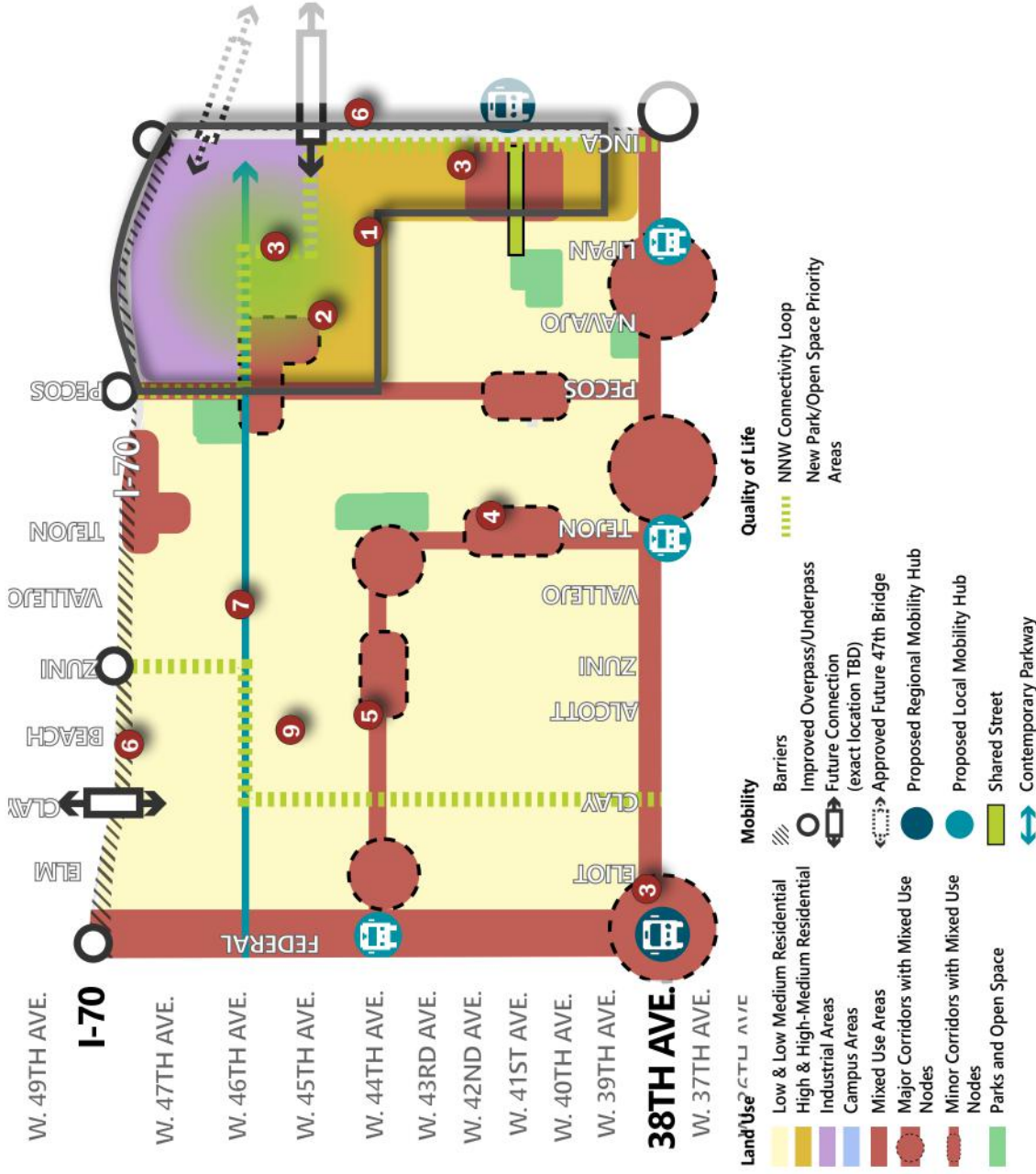
- 1 Focus Area: Northeast Sunnyside.** Guide future investments to create a “complete neighborhood,” including opportunities to retain and grow new jobs, construct new affordable housing, expand new park space, and create walkable mixed-use centers that can service residents (See Section 6.3.4).
- 2 Aztlan Recreation Center.** Create a recreation Campus that includes a new or renovated Aztlan Recreation Center (See Policy S-Q4).
- 3 Walkable Mixed-Use Centers.** Encourage housing and job growth, and high-quality design at Quigg Newton, and near major transit investments, including 41st and Inca, Federal Boulevard, and 38th Avenue (See Policies S-L1 and S-L2).
- 4 Streetcar Commercial Nodes.** Preserve character of former streetcar commercial nodes and support continuation of these areas as neighborhood-serving commercial districts (See Policies S-L3, S-L5, S-L6, and S-H6).

5 West 44th Avenue. Support 44th Avenue as a neighborhood corridor that can showcase a variety of community-building opportunities including support for local small business, active street-level uses, and expanded tree canopy (See Policies S-L3 and S-H6).

6 Improve connectivity across I-70, the railroad tracks and 38th Avenue. Improve existing overpass/underpass and intersections, and explore new ped-bike crossings (See Policy S-M3).

7 Improve 46th Avenue. Consider improvements to 46th Avenue to create a contemporary parkway that serves as an extension of the existing 46th Avenue Historic Parkway, west of Federal Blvd (See Policy S-Q3).

8 Complete the Sidewalk Network. Improve safety and access by bringing existing sidewalks up to standard and install new sidewalks where they are missing (See Policy M7).

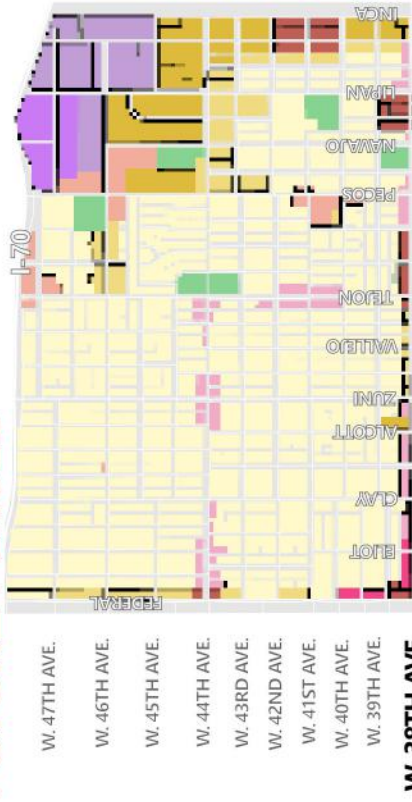


COMMUNITY PRIORITIES

Top priorities from the list of key opportunities include encouraging high-quality design in mixed-use centers, improving Aztlan Recreation Center, and creating more affordable housing options and preventing displacement. See Section 7.1 for more detail

9 More Housing Options & Affordability. Expand housing options to stabilize neighborhood and reduce involuntary displacement. Include a mix of housing options that balance and promote preservation, compatibility, and affordability. Enact policies and programs to create stable housing and wealth building opportunities for residents (See Policies S-L10, L10, H1 and S-H3).

FUTURE PLACES



- LEGEND**
- Low Residential
 - Low-Medium Residential
 - High-Medium Residential
 - High Residential
 - Regional Center
 - Community Center
 - Community Corridor
 - Local Center
 - Local Corridor
 - Campus
 - Heavy Production
 - Value Manufacturing
 - Innovation/Flex
 - Public Park and Open Space
 - Other Park and Open Space
 - Refinements from Blueprint Denver

MOBILITY OPPORTUNITIES



- LEGEND**
- NNW Connectivity Loop
 - Balanced Corridor
 - Existing Bus Routes
 - Existing/Proposed
 - High Comfort Bikeways
 - Newly Proposed High
 - Comfort Bikeways
 - Future Connection (Exact Location TBD)
 - Improved Overpass/Underpass
 - Approved future 47th Ave Bridge
 - Shared Street
 - Commercial Destination
 - Recreation Destination

QUALITY OF LIFE OPPORTUNITIES



- LEGEND**
- School Partnership Opportunity
 - New Parks/Open Space
 - Priority Areas
 - Expansion of existing or new rec center
 - Near Northwest Loop
 - Existing and Reimagined Parkways
 - Tree Canopy Green Streets
 - Water Quality Green Street: Priority
 - Park Visioning Priority

6.3.3 Focus Area - Northeast Sunnyside

Existing Conditions

- Predominantly industrial with a mix of multi-family residential at Quigg Newton and closer to the 41st and Fox Station Area.
- Area has approximately 1,000 employees in the area and is located near I-70 and I-25 providing high visibility and access.
- Recent reinvestment in the area includes development around the 41st and Fox Station, new police station, and beverage production uses/businesses in the area. Larger redevelopment plans are anticipated at Fox Park in Globeville.
- Community has expressed the desire for preserving jobs in the area while allowing for mixed-use development closer to the neighborhoods.

Focus Area Recommendations

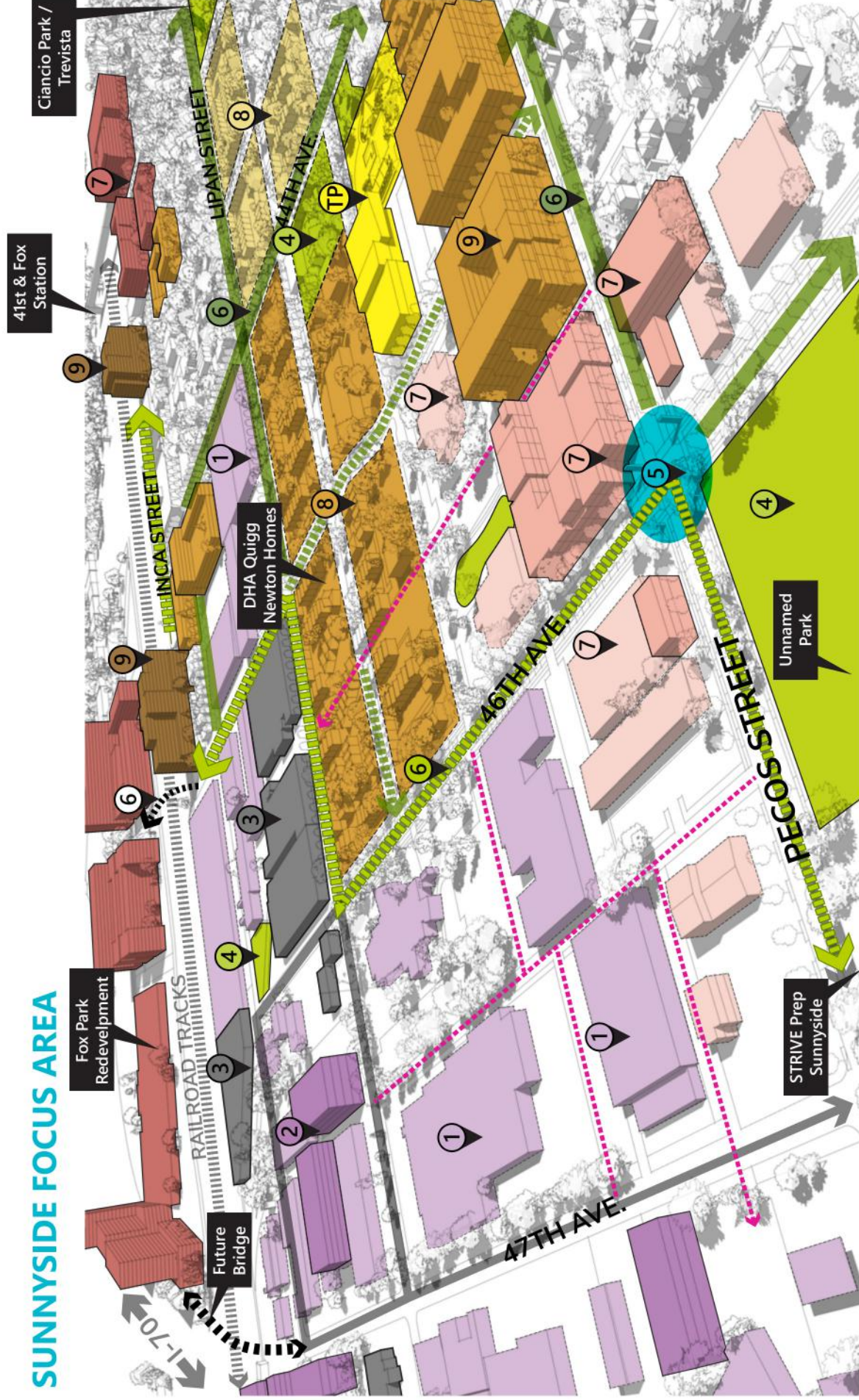
- 1** Preserve existing industrial areas where larger concentrations of industrial manufacturing businesses and jobs exist today, and establish an industrial business alliance in coordination with the local City Council office to help advance the vision for the area."
- 2** Promote opportunities for primary jobs and innovation, while allowing for housing in the area.
- 3** Mitigate involuntary displacement by connecting long-standing businesses to supportive programs (See Policies H9 and H12).
- 4** Enhance existing parks and recreation facilities, and create new park space (See Policies S-Q3 and S-Q4).
- 5** Incorporate gateway elements that provide visual cues that signify an entrance and reinforce the identity of the area, which may include art, signage, wayfinding, and landscaping.

Vision

- Support long-standing, existing businesses that serve as cultural and historic destinations in the area to mitigate involuntary displacement.
- Establish an "Innovation District" by retaining and growing new jobs with a focus on innovation, including research and development, urban manufacturing, tech, maker spaces, food, and ensuring other supportive infrastructure are in place to support innovation and entrepreneurship (e.g., business incubators). Ensure job options are maximized and connected to local residents.
- Support the construction of affordable housing in the area and leverage publicly owned land for community benefiting uses, such as affordable housing or open space.
- Encourage human-scaled design by requiring smaller block sizes and require street-level active uses, especially within mixed-use centers (46th/Pecos and 41st/Jason).
- Incorporate new park space and create more pedestrian-friendly streetscapes with more trees, and green infrastructure along key streets.
- Strengthen pedestrian and bicycle connections to adjacent bike and trail systems, including the opportunity to re-purpose former railroad tracks throughout the area and provide more east-west connections across the rail track.

- 6** Provide safe, accessible, and comfortable ways to get around through ped-bike infrastructure improvements and additional tree canopy (See Policies M-2: 44th Avenue, 46th Ave., and Pecos St.; and S-M1, 2, and 3).
- 7** Walkable mixed-use centers with active street-level uses 46th/Pecos and 41st/Jason (See Policies S-L1 and S-L2).
- 8** Partner with the Denver Housing Authority to apply for the Choice Neighborhood grants to help start the visioning process for the Quigg Newton community and support future implementation efforts. In the interim, work with DHA on short-term improvements identified by Quigg residents (See p. 187).
 - » Concentrate future housing density near mixed-use centers and ensure that future building and site design is well integrated with the surrounding neighborhood.
- 9** Increase housing supply adjacent to mixed use centers with a focus on affordable housing and anti-displacement.
- T** Transformative Project: Create a Recreation Campus that includes a new or renovated recreation center with pool renovations and expanded programming (See Policy S-Q4).

SUNNYSIDE FOCUS AREA



RECOMMENDATIONS/OPPORTUNITIES:

- Mixed Use "Community Center"
- Mixed Use "Local Center"
- Future "Innovation District"
- Retain Existing "Innovation District" Uses
- Preservation/Adaptive Reuse
- High Density Residential
- Medium Density Residential
- Transformative Project: Community-Serving Use
- Gateway & Transit Stop
- Near Northwest Loop (Bike/Ped Improvements)
- Key Street Mobility Improvements
- Future Street Connections
- Connectivity Improvements
- Maintain Freight Routes

Note, this drawing is intended to help community members visualize one way the plan recommendations may be realized. It is provided for illustrative purposes only.

PROMOTING A GRADUAL TRANSITION OVER TIME IN NORTHEAST SUNNYSIDE

Community input has expressed the desire for preserving some industrial uses and jobs in the area while allowing for the area to transition and accommodate other uses including housing and commercial services. While transition of uses and change in the Innovation/Flex district is supported by the community and necessary to accomplish the vision for the area, it's important that the plan is mindful about the timing of change and how to best accommodate housing while preserving/growing new opportunities for well-paying primary and highly-skilled trade jobs. Primary jobs are those that produce goods and/or services for customers that are predominantly outside the community, helping create new "outside" dollars for the community.

In the long term, outside forces and catalyst projects that will bring more pedestrian and vehicular traffic to the area will make businesses that rely on manufacturing and high volumes of truck traffic, and distribution, less viable. This includes Dawn Foods, a major employer in the area. Furthermore, there's also concern that immediate changes to allow residential, prior to these catalyst projects, will make it difficult for these businesses to continue operating before having plans for future relocation. To avoid involuntarily disrupting business operations, the plan recommends allowing household living in the area once a catalyst project occurs or once Dawn Foods leaves the area.

Concerning how to best balance housing and jobs in the area, a key concern is that allowing residential uses in this area without proper tools and programs in place, will result in all industrial land converting to housing – falling short of the goal to retain and attract new jobs in the area.

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Ensure future changes within the Innovation/Flex and other future places that would allow residential uses in the future promote a gradual transition over time that is mindful of existing industrial businesses and advance the vision for Northeast Sunnyside of creating a "complete neighborhood," with opportunities to retain and grow new jobs, construct new affordable housing, expand new park space, and create walkable mixed-use centers that can service residents.

- A.** Discourage disruptions to industrial businesses by not allowing dwellings in the innovation/flex and high-medium future places north of 44th Avenue, where currently zoned I-A, while industrial operations remain viable. Rezoning for household living would not be consistent with this plan unless:
 1. Dawn Food vacates their property or noted an intention to relocate outside the innovation/flex district; or
 2. A catalyst project will make continued heavy truck traffic challenging and better support a mix of uses in the area. A catalyst project includes any major improvement or change in the area that will draw significantly more pedestrian and vehicular traffic to the area. This may include a significant infrastructure investment, such as the construction of the 47th Avenue bridge (connection to Fox Park), which will increase daily traffic volumes in the area. It can also include the redevelopment of Quigg Newton, which will substantially increase residential populations nearby.
- B.** Once the City has determined that the conditions outlined in NES-1.A have been met, ensure that the innovation/flex district (where many properties are currently zoned I-A) help maintain primary jobs and highly skilled trade jobs in the area by providing space for these jobs while allowing housing.
 1. This should be accomplished through a legislative zoning change informed by an inclusive community input process with property and business owners. Applicant-driven rezonings ahead of this legislative zoning change that would allow household residential development would be inconsistent with this plan.
 2. Consider regulations, such as new zone districts(s) and development standards, that ensure commercial and light industrial are the primary uses for the area, and residential uses are secondary to these non-residential uses. This may include requirements for non-residential uses and/or limitations on residential uses.
- C.** Ensure developments that go beyond three stories (but not to exceed 5) provide elements of a complete neighborhood that help advance the vision for northeast Sunnyside: spaces for non-residential uses that can accommodate jobs, affordable housing beyond the city's current minimum requirements and new publicly accessible parks/open space.
- D.** Ensure regulatory tools, developed as described in NES-1.B above, that promote the creation of these non-residential spaces are paired with economic development programs and partnerships to maintain 1,000 jobs, and help attract businesses and fill these spaces with primary jobs that have similar skillsets and compensation in the surrounding area, including highly skilled trade jobs.
- E.** To advance the vision for better ped-bike infrastructure, parks/open space, and other broader infrastructure improvements, consider appropriate tools for implementing and financing infrastructure and public realm improvements, such as development impact fees, cost recovery districts or tax increment financing.