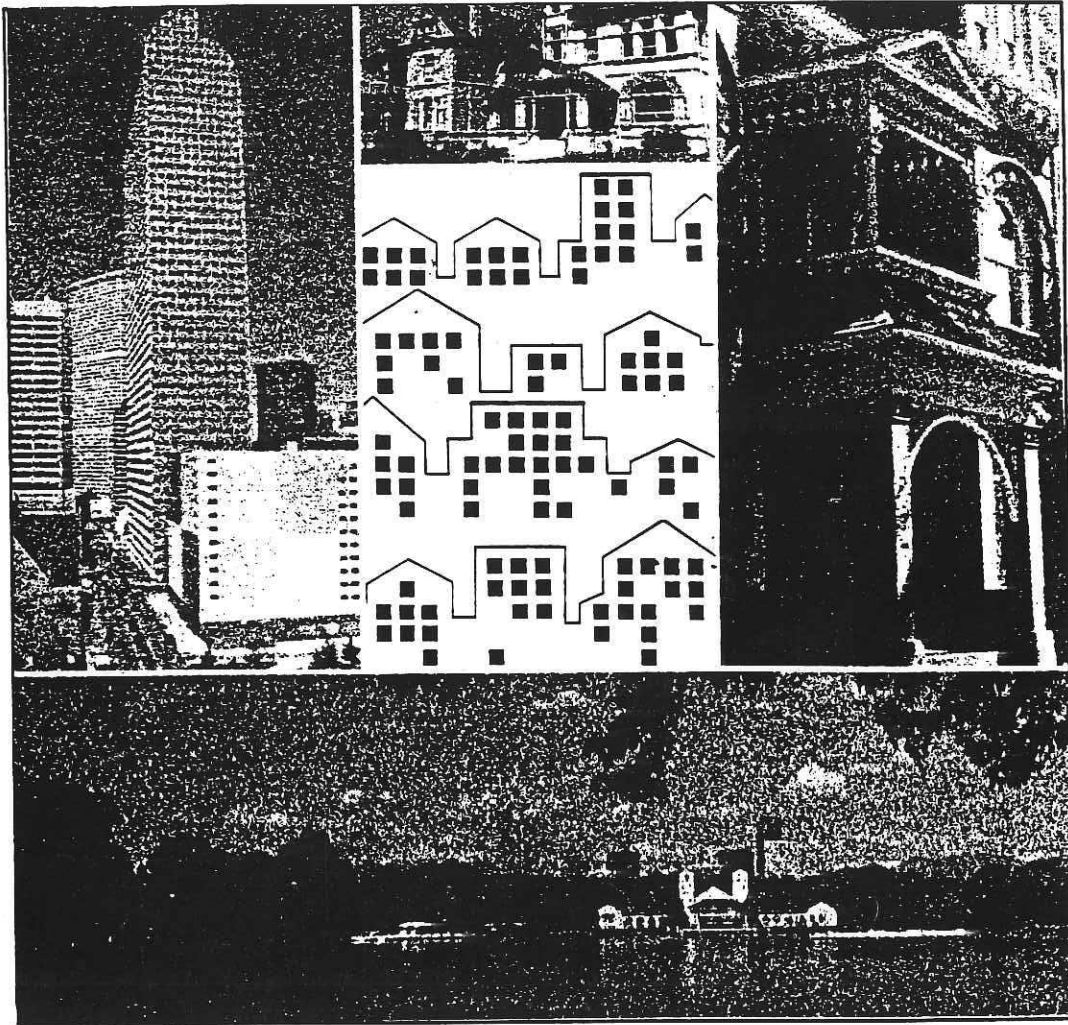
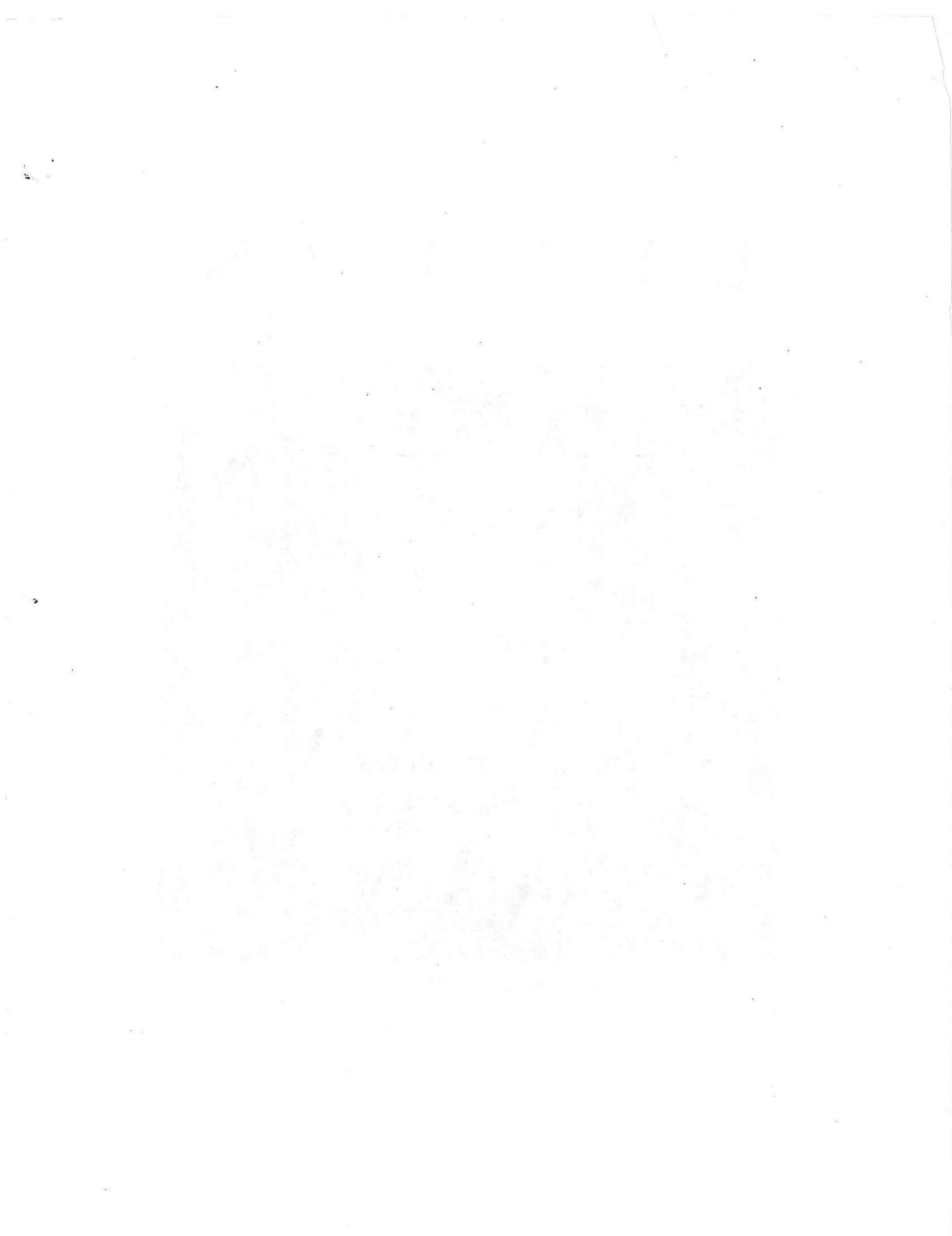

U P T O W N

NEIGHBORHOOD PLAN



DENVER PLANNING AND COMMUNITY DEVELOPMENT
AUGUST

1986



UPTOWN NEIGHBORHOOD PLAN
TABLE OF CONTENTS

	Page
I. INTRODUCTION	
A. This Plan is an Update of the 1980 Neighborhood Plan	3
B. Objectives for this Plan	3
C. Process of Developing this Plan	3
II. SETTING FOR UPTOWN	
A. Location	5
B. Strong Edges	5
C. Districts	5
D. Existing Character	6
1. Residents	6
2. Transportation	8
3. Housing	9
4. Land Use and Zoning	9
5. Crime Statistics	11
III. HISTORY OF UPTOWN	12
IV. KEY UPTOWN PLANNING OPPORTUNITIES	
A. Momentum	15
B. Shared Vision	15
C. Proven Interest	15
D. Vacant and Redevelopable Parcels	15
E. Architecturally and Historically Significant Building	15
F. Excellent Location	15
G. Unique Urban Design Potentials Created by its Street System	15
V. KEY UPTOWN PLANNING ISSUES	
A. Negative Public Image	16
B. The Current Zoning Is Structured in a Way as to Preclude the Creation of a Mixed Use Neighborhood with a Strong Residential Base	17
C. The Most Effective Way to Create the Mixed Use Neighborhood	17
D. Land Use Trends have Destabilized Uptown as a Residential Neighborhood	18
E. No Mechanisms for Achieving the Desired Urban Design Concepts for Uptown	18
F. No Clear Definition of the Role and Character of the Streets in the Neighborhood	19
G. Limited Housing Options	19

H.	Economic Development Could Either Benefit or Harm the Neighborhood	20
VI.	THE VISION FOR UPTOWN	
A.	Urban Village	21
B.	Districts	21
C.	Common Framework	21
D.	Distinction from Downtown	21
E.	Livability	21
F.	Economic Vitality	21
G.	Diversity	21
VII.	RECOMMENDATIONS FOR UPTOWN	
A.	Land Use and Zoning	22
1.	Housing	22
2.	Zoning - R-4	23
3.	Zoning - B-2, B-3, and B-4	25
4.	Districts	26
5.	Administrative Policies and Procedures	36
6.	Retail	37
7.	Image	37
8.	Historic Preservation	38
B.	Transportation	39
C.	Urban Design	41
D.	Parks	43
E.	Security	44
F.	Economic Development	46
VIII.	PRIORITY ACTION SUMMARY	
A.	Demonstration Area	48
B.	Districts	48
C.	Economic Development	49
D.	Housing	50
E.	Image	52
F.	Mixed Land Use	52
G.	Offices	53
H.	Parks	54
I.	Retail Uses	56
J.	Security	57
K.	Transportation	59
L.	Urban Design	65
M.	Zoning	68
IX.	APPENDICES	
A.	REPORT ON THE CHARETTE	69
B.	DRAFT WORK PROGRAM FOR 16TH AVENUE	93