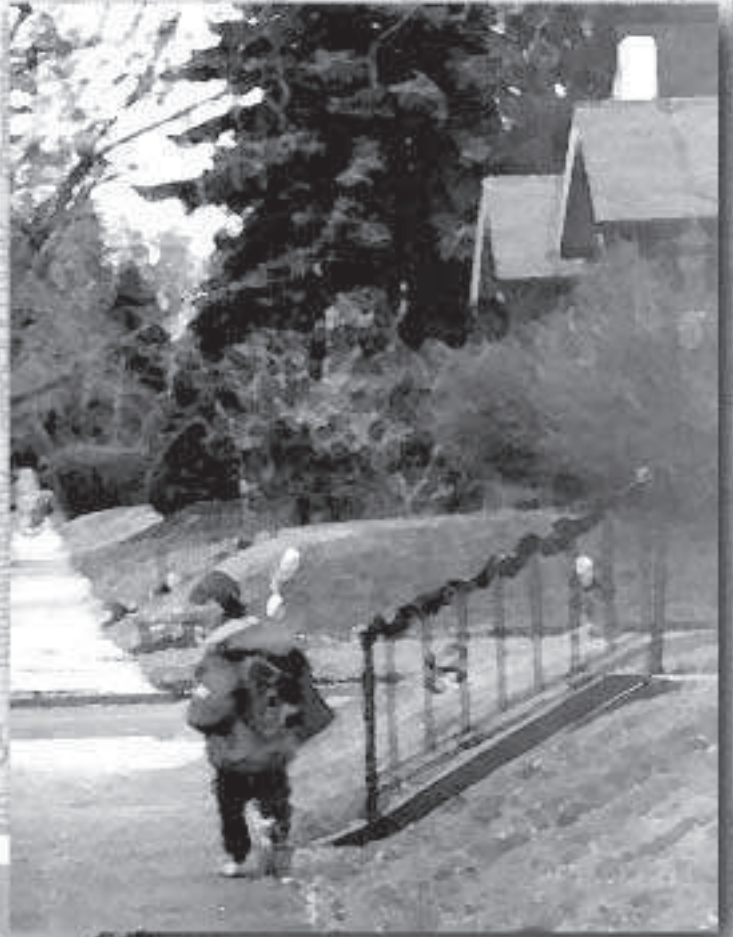




CONGRESS PARK NEIGHBORHOOD PLAN



Adopted October 1995



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P R E F A C E .



THE PURPOSE OF THE PLAN

The plan serves as an official city guide to the physical development and improvement of the Congress Park neighborhood. A city approved plan serves as a guide for making decisions about the neighborhood. It is the responsibility of the neighborhood organization(s) and assigned city staff to prioritize recommendations as time, energy and resources allow. The plan becomes an official amendment to the City's Comprehensive Plan. City departments use the plan to guide recommendations and decisions based on consensus prioritization.

This plan is not an official zone map nor does it imply or deny any implicit rights to a particular zone. Zone changes that may be proposed by property owners as part of any plan must be initiated under separate procedures established by the City and County of Denver Municipal Code.

This plan is intended to promote patterns of desired neighborhood improvements, urban design, housing, business types, traffic and public services which encourage and contribute to the economic, social, and physical health, safety and welfare of the people who live and work in Congress Park.

THE PLANNING PROCESS

The following diagram is an illustration of the plan process. As can be seen, the process is typically initiated by changing conditions in and around the neighborhood.

In August 1992, Congress Park Neighbors, Inc. requested the assistance of the City in preparing a neighborhood plan. The request came because of concerns that a number of neighborhood issues were being addressed independently of each other. These included changes in the nature of the commercial uses along 12th Avenue, re-use of Stevens School, a shelter for homeless women proposed in the neighborhood, development pressures created by hospital expansion, and others. The Congress Park Neighbors board of directors expressed concern that the many changes taking place concurrently threatened the stability of the neighborhood and could undermine its future identity. The board asked for help in addressing the interrelated nature of the issues and planning for positive change.

Grassroots efforts to organize the neighborhood on a block by block basis were launched by Congress Park Neighbors in the Fall of 1992. A survey was distributed which asked neighbors to list the top three things they valued about the neighborhood and the first issues they would like to see addressed. The survey and its results can be found in Appendix A.

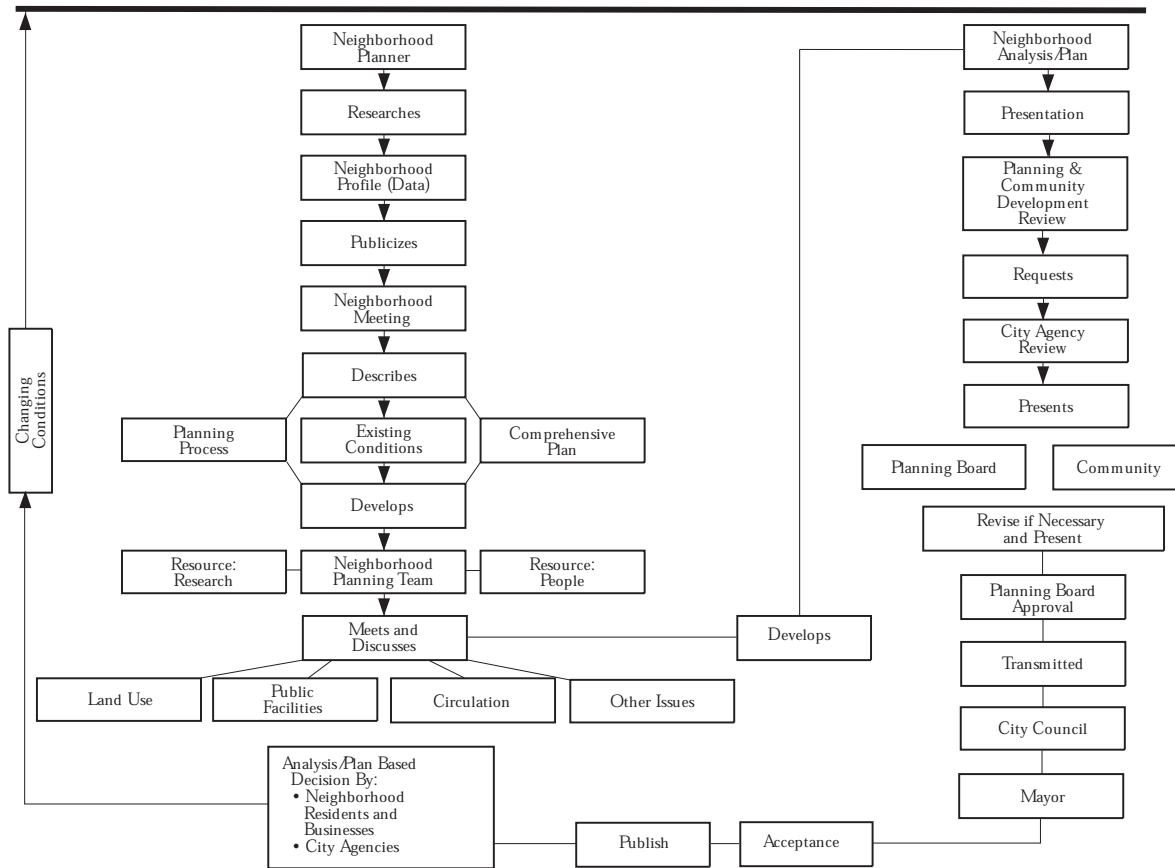
On January 12, 1993, a community meeting was held at Teller Elementary School. Congress Park Neighbors, Inc. leadership and Community Planning and Development Agency staff facilitated the meeting. Although it was snowing heavily, over 200 neighbors attended. Issues of most concern were identified and prioritized. A Steering Committee composed of representatives from Congress Park as well as Capitol Hill United Neighbors, Inc., Denver East Central Civic Association, and Colfax at the Park was formed. Six issues committees were also organized as follows:

- ▶ **1) Crime Prevention;**
- ▶ **2) Traffic and Transportation;**
- ▶ **3) Zoning and Development;**
- ▶ **4) City Services;**
- ▶ **5) Business and Economic Development; and**
- ▶ **6) Community Outreach.**

Over a period of 3-4 months, issues and concerns were divided into short-term and long-term goals. Short term goals were identified as those requiring little or no monies from the City, and that could be resolved in a relatively short period of time. These were also referred to as “guerilla tactics.” Long-term issues and concerns were also addressed. Realistic goals and monies were identified for future implementation of longer-term projects.

On April 21, 1993, the Steering Committee met with the Planning Board to present mid-way accomplishments and to receive feedback from the Board. The Steering Committee then set up a general assembly with the neighborhood on May 4, 1993 to receive feedback on draft ideas. A statement of existing conditions, issues, and an action plan for each priority issue was developed. From this document, the Steering Committee generated the narrative which, through many iterations over the course of the next few months, became the draft Plan. In January 1994, the neighborhood reviewed the draft plan.

NEIGHBORHOOD PLANNING PROCESS



The Steering Committee met twice a month from February through May 1994 to review and edit the neighborhood plan. Each chapter was reviewed for content and format. During the summer of 1994, the Planning Office and other city personnel had the opportunity to review and comment. Comments were brought back to the Steering Committee for discussion. By Fall 1994, Steering Committee revisions had been completed and the plan draft was again routed to City Agencies for review, comment and editing. Any changes to plan recommendations were taken back to the Steering Committee for further discussion and resolution.

In early 1995, members of the Steering Committee, along with Planning Staff, met with various City agencies to ensure that the vision and goals for the neighborhood, as defined by the Plan recommendations, would not be lost in further revisions. By working towards consensus on the specific items contested, the plan meets this goal. The final draft, completed in April 1995, and presented to the Planning Board and to the community in May 1995, has had the benefit of countless hours of citizen involvement.

After adoption as an amendment to Denver's Comprehensive Plan, the Congress Park Neighborhood Plan will not be published only to be shelved as a community planning exercise. It will be implemented. This will occur through the short and long-range actions of neighbors, businesses, and the City - working jointly to achieve the stated vision of the neighborhood.


PLAN ORGANIZATION

The plan first contains descriptive information on the neighborhood - its history, demographics, and current facilities. Next, issues are discussed in an overview statement, followed by goals to be achieved and then recommendations of actions to be taken to reach these goals. The action recommendations are classified by subject category, e.g., Community Outreach Action Recommendations = CO-1 through CO-10. The action recommendations have been divided into short term and long term. Short term recommendations can be started immediately with little or no money. Long term recommendations will take longer to accomplish and will require funding.


These action recommendations are accompanied by a vital component, the listing of implementing groups. It will be these groups who will be the agents of attainment of the neighborhood vision.

ACKNOWLEDGEMENTS

A historically large number of neighbors were involved in the creation of the Congress Park Neighborhood Plan, as were a number of representatives of the City. Their work is gratefully acknowledged. Their names appear in Appendix E.



INTRODUCTION





► **Congress Park**



► **Congress Park Playground and Fields**

NEIGHBORHOOD LOCATION AND DESCRIPTION

The Congress Park neighborhood is bounded on the west by York Street, on the north by Colfax Avenue, on the east by Colorado Boulevard and on the south by Sixth Avenue.

VISION STATEMENT

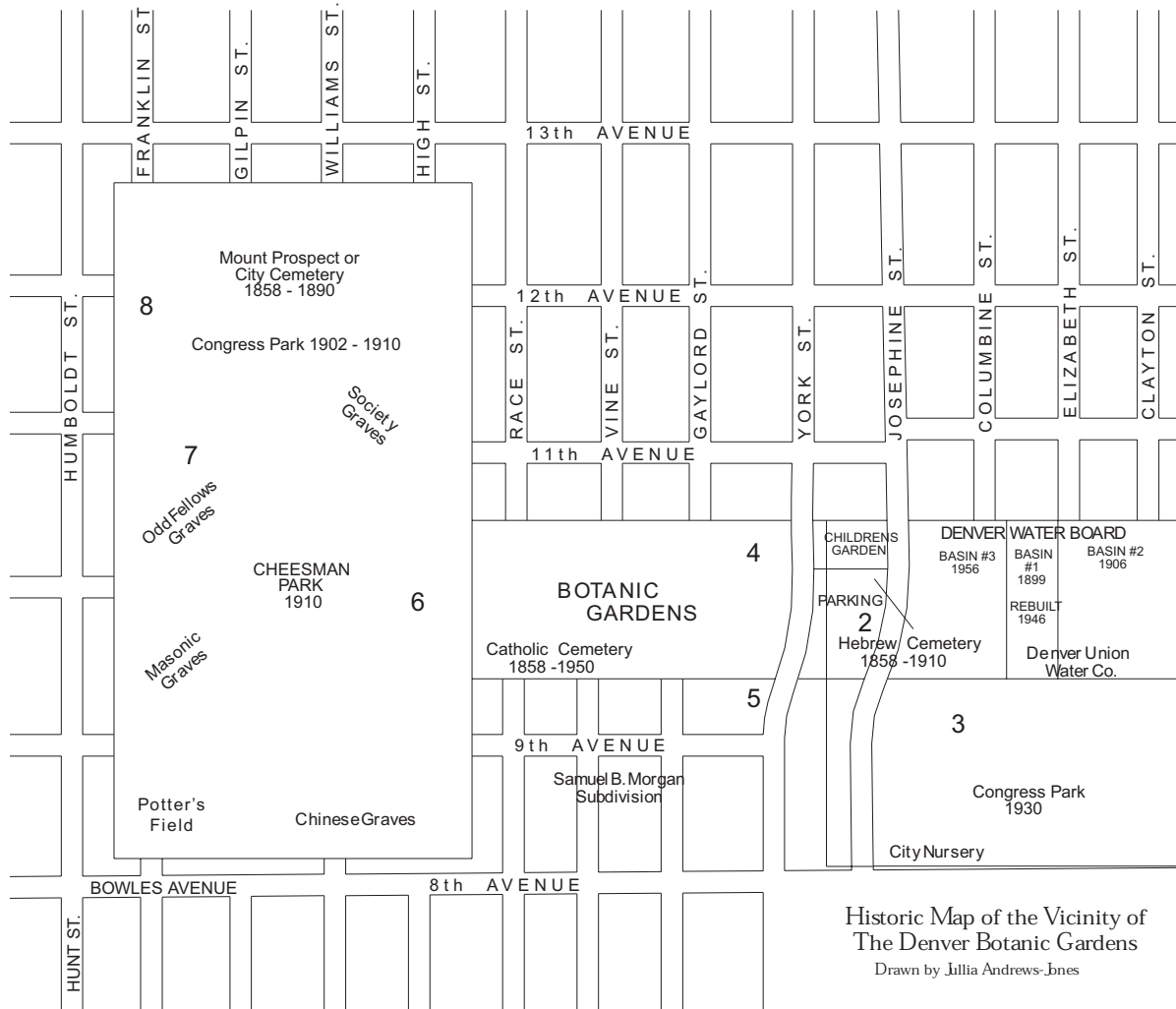
In a survey of residents and businesses of Congress Park conducted in the Fall of 1992, neighbors reported that the following characteristics about the neighborhood were valued the most: 1) Location; 2) Sense of Community; 3) Old Homes 4) Cultural and Economic Diversity; 5) Parks, Mature Trees, Green Space. From this survey, the vision statement for Congress Park was developed as follows:

“Congress Park is a traditional city neighborhood with a small town atmosphere. Here people of diverse cultures, ages, colors and economic background share a sense of community, value older homes and mature trees, and enjoy the convenience of city living amid the stability of a thriving neighborhood.”

NEIGHBORHOOD HISTORY

Up through the Pikes Peak gold rush of the 1850's, the Congress Park area was Native American land. By 1860, however, the young City of Denver, only two miles to the west, had rapidly grown to a population of 5,000, with six men to every woman.

As the first stagecoaches were arriving in Denver in the late 1850's, William Larimer, one of the city's founders, sited the park-like Mount Prospect Cemetery on a prominent hill to reinforce the image of Denver as a refined city. The area the cemetery encompassed evolved over the next 100 years into present-day Cheesman Park, the Morgan Addition, Denver Botanic Gardens, the Denver Water Board Reservoirs, and Congress Park, for which the neighborhood is named.



► **Congress Park, Historic Map**



► **Street Railways, Denver Railway Co.**

The coming of the railroad through Denver in 1870 paralleled another sudden surge in growth. Between 1880 and 1890 the city's population boomed from over 35,000 to nearly 107,000. Through the 1880's, Denver's air was so polluted because of unpaved roads, coal and wood furnaces, smelting and other industries that wealthy residents looked to the outskirts of Denver, such as Capitol Hill, for cleaner air and reclaimed mountain views. With the expansion of public transit, including cable cars, to Colfax Avenue in the late 1880's and early 1890's, the eastern reaches of Capitol Hill became more accessible to the middle class. Because Colfax was the main route downtown, homes were first built along its corridor to the north (now City Park South neighborhood) and to the south (now Congress Park neighborhood). Between 1887 and 1888, the neighborhood was completely platted into more than ten subdivisions of various sizes. On March 11, 1889, the area was incorporated into Denver as part of a larger annexation by the city.

Many of the neighborhood's historic structures were built in the next decade. Examples are: Stevens School (built as George W. Clayton School in 1900), Fire Station #15 (circa 1903) at the southeast corner of 11th Avenue and Clayton Street (now a private residence) and the Capitol Heights Presbyterian Church, built at the intersection of 11th Avenue and Fillmore Street in 1911. In 1917, old Gove Elementary, whose site is now playing fields, tennis courts and a community garden, was one of the City's first school conversions from elementary to middle school. During World War I and into the 1920's, the park was the home of the City Nursery and had the largest VICTORY Garden in the City. A portion of the park was converted to playing fields during the 1930's through a WPA project which also built the terraced walls and planted the trees. It was known as Victory Park up until its rededication as Congress Park in 1949. A landmark to the neighborhood, the 1939 candy-striped smokestack at "Signal Hill" north of the park was a primary structure at Denver's emergency alert system facilities which expanded in 1993 to become the city's Combined Communication Center.

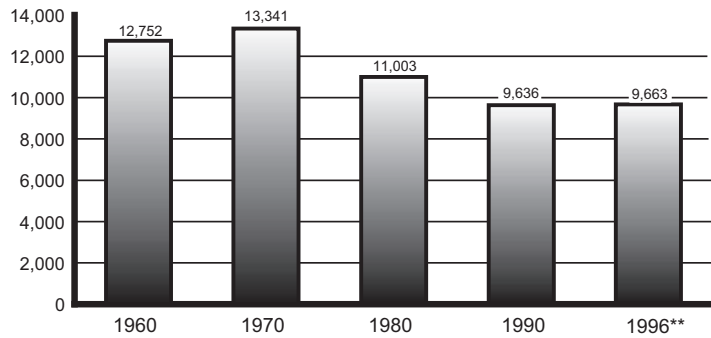
Congress Park's neighborhood commercial centers, always convenient to the neighborhood pedestrian, have also evolved over the years not only in response to the growth of the neighborhood but also due to the changes in modes of mass transportation. Horse-drawn streetcars carried downtown commuters along both Colfax and 12th Avenues in the 1900's. Around street car stops such as 12th and Madison, merchants' small businesses flourished and these centers are still thriving, although the horses have been replaced over time by trolleys (1920-30), then electric buses (1940's) and today's (starting in 1956) diesel buses.

Congress Park's continued prosperity as a residential neighborhood is tied directly to its ability to maintain the very factors that created its stable history: a close-in neighborhood of quiet tree-lined streets, parks, stable housing stock and pedestrian-oriented neighborhood shopping.

DEMOGRAPHIC/ECONOMIC PROFILE

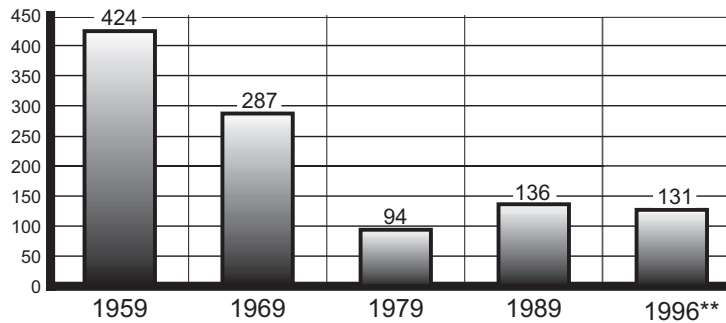
Population and Households

POPULATION*



*Population figures represent total population for the area, which includes group quarters (e.g., group homes, adult correctional facilities, communal living).
 Source: U.S. Census
 ** Denver Regional Council of Governments

POPULATION IN GROUP QUARTERS



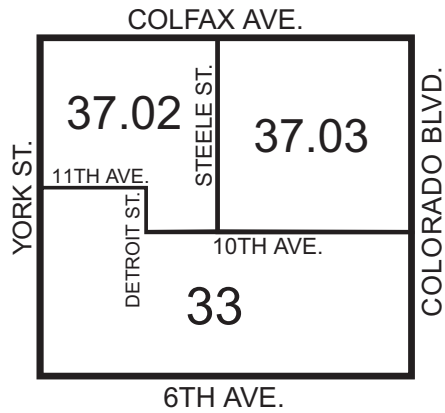
The average household size has decreased, which is consistent with the downsizing trend since 1989 for a majority of Denver's neighborhoods.
 Source: U.S. Census
 ** Denver Regional Council of Governments

HOUSEHOLDS

	1960	1970	1980	1990
Average Household Size	2.64	2.35	1.98	1.89
Housing Units	4,967	6,076	6,071	5,952
Households*	12,328	13,054	10,909	9,500

*Household figures do not include group quarters. Based on the figures listed above, population in group quarters decreased between 1959–1979 and increased slightly in 1989.

CENSUS TRACTS



RENTER/HOMEOWNER/ETHNIC BREAKDOWN BY CENSUS TRACT

The following tables contains information on both single detached housing units and multiple units (apartments). The housing in Congress Park is stable based on the high levels of occupied units.

► **Homeowner's Ethnic Breakdown** by 1990 Census Tracts

Census Tract	33	37.02	37.03
All housing units (total)	1,321	2,827	1,804
Occupied housing units	1,279	2,341	1,528
Owner occupied housing units	973	481	447
% of occupied units	96.8%	82.8%	84.7%
White	929	449	410
Black	4	6	7
Hispanic	30	14	21
American Indian, Eskimo/Aleut	2	1	2
Asian or Pacific Islander	8	11	7

► **Renter's Ethnic Breakdown** by 1990 Census Tracts

Census Tract	33	37.02	37.03
Renter-occupied units	306	1,860	1,081
White	274	1,436	741
Black	19	271	253
Hispanic	13	166	95
American Indian, Eskimo/Aleut.	2	31	12
Asian or Pacific Islander	3	37	30

Source: U.S. Census

In 1960, the ratio of owner-occupied housing to renter-occupied housing was about equal. In 1970, the ratio changed to 63.2% renter-occupied and 32.9% owner-occupied. 1990 statistics illustrate that the ratio has stayed relatively stable with 55% renter-occupied and 32% owner-occupied. (Note: Does not equal 100%. Vacant units are not part of this percentage calculation).

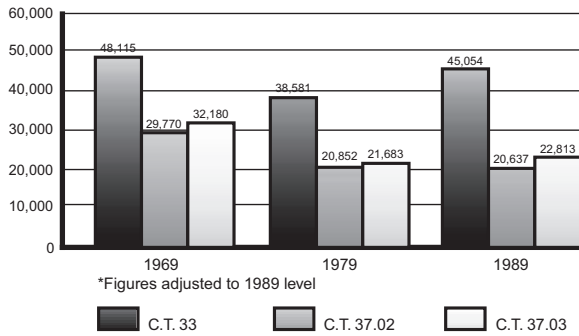
I N C O M E

The Congress Park Neighborhood is made up of census tracts 37.02, 37.03 and 33. Census tract 33 is bounded by 10th Avenue on the North, Colorado Blvd. on the east, York Street on the West and 6th Avenue on the south. Census tracts 37.02 and 37.03 are bounded by Colfax Avenue on the north, 10th Avenue on the south, Colorado Blvd. on the east, and York Street on the west, these two census tracts are divided by Steele Street. Income figures have been adjusted to the 1989 level.

The city of Denver's median household income for 1989 was \$25,106.

Census tract areas 37.02 and 37.03 are slightly under Denver's median income, whereas, census tract 33

HOUSEHOLD INCOME BY CENSUS TRACTS*



surpasses Denver’s median income by 80%. The figures listed above show a decline in buying power between 1969 and 1989 for all three census tracts, although Census Tract 33 has maintained the most stability.

M E D I A N A G E by Census Tracts

In 1989 the median age for census tract 33 was 37.7 years; census tract 37.02 was 33.8 years and census tract 37.03 was 32.9 years. Census tract 37.03 has the youngest median age group.

► **Employment In the Congress Park Neighborhood By Industry** by Census Tract

1983 CENSUS TRACT	33		37.02		37.03	
INDUSTRY	#	%	#	%	#	%
Agriculture	0	0.0	0	0.0	0	0.0
Mining	7	1.6	0	0.0	0	0.0
Contract Construction	5	3.5	46	6.1	4	0.2
Manufacturing	0	0.0	8	1.1	7	0.3
Trans. & Pub. Util.	0	0.0	0	0.0	83	3.9
Wholesale Trade	0	0.0	0	0.0	16	0.7
Retail Trade	37	8.5	240	32.1	225	10.7
Fin., Ins. & Real Est.	5	1.21	8	2.4	40	1.9
Services	58	13.4	190	425.4	1,594	74.3
Government	56	12.9	24	3.2	40	1.9
Fed. Civilian	0	0.0	0	0.0	0	0.0
State	0	0.0	0	0.0	8	0.4
Local	56	12.9	24	3.2	32	1.5
Military	0	0.0	0	0.0	0	0.0
All Other*	256	59.0	221	29.5	135	6.3
TOTAL	434	100.0	748	100.0	2,144	100.0

* Includes self-employed, unpaid family, and domestic workers. Percentages may not sum to 100% due to rounding.

► **Employment In the Congress Park Neighborhood By Industry** by Census Tract

1988 CENSUS TRACT	33		37.02		37.03	
INDUSTRY	#	%	#	%	#	%
Agriculture	0	0.0	5	0.6	0	0.0
Mining	0	0.0	0	0.0	0	0.0
Contract Construction	32	5.3	12	1.3	13	0.9
Manufacturing	7	1.2	57	6.4	23	1.5
Trans. & Pub. Util.	17	2.8	17	1.9	0	0.0
Wholesale Trade	0	0.0	16	1.8	13	0.9
Retail Trade	103	17.1	230	25.7	89	5.8
Fin., Ins. & Real Est.	35	5.8	63	7.0	74	4.9
Services	95	15.8	251	28.0	1,086	71.3
Government	48	8.0	26	2.9	94	6.2
Fed. Civilian	0	0.0	0	0.0	0	0.0
State	0	0.0	0	0.0	9	0.6
Local	48	8.0	26	2.9	85	5.6
Military	0	0.0	0	0.0	0	0.0
All Other*	266	44.1	218	24.4	132	8.7
TOTAL	603	100.0	895	100.0	1,524	100.0

* Includes self-employed, unpaid family, and domestic workers. Percentages may not sum to 100% due to rounding.
B-3 c Community Facilities.

COMMUNITY FACILITIES AND SERVICES

► Parks, Recreation, and Open Space

Congress Park is located at 8th Avenue and Josephine Street. The total acreage is 17.10 and the park contains seven tennis courts, a swimming pool, ball fields, soccer fields, sheltered picnic area and a newly constructed children's playground. Immediately to the north are play fields located on top of a Denver Water Department Reservoir. These fields are generally only available to organized sports such as youth soccer.

The Botanic Gardens and Cheesman Park across York Street offer additional open space for the neighborhood. Other parks outside of the neighborhood that are used by the residents are City Park, Lindsley Park and Bromwell Park.

► Fire Protection

Fire Station No. 15 is located at 1375 Harrison Street. This new facility was constructed in 1987 and replaced the old fire house at 1080 Clayton.

► Public Schools

Teller Elementary School at 1150 Garfield Street is the only remaining public school in the neighborhood. The school was built in 1950 with a total land area of 2.58 acres.

Stevens Elementary School located at 1140 Columbine was closed in the fall of 1992. In 1993 Denver Public Schools sold the property to a private developer for condominium housing.

Gove Middle School located at 1325 Colorado Boulevard just outside the neighborhood's boundaries was opened in 1976. The old school building (on the west side of Colorado Blvd) was razed and tennis courts built on the site. The original property is accessible to Gove Middle School by way of an overpass across Colorado Boulevard. Denver Public Schools has considered the possibility of selling the old school site.

Bromwell Elementary School, Steck Elementary School, and East High School are also located outside of the Congress Park neighborhood boundaries and have students who walk to the school from the Congress Park Neighborhood.



► **Fire Station No. 15**



► **The Old Fire House**



► **Good Shepard Catholic Church**

► **Library**

The closest libraries to the neighborhood are the Main Library at 1357 Broadway, Ross-Cherry Creek, a branch library at 305 Milwaukee, and Park Hill Branch at Montview and Dexter Street.

► **Police**

Congress Park is served by Police District Station #3 located at 1625 S. University Boulevard. The Congress Park Neighborhood was ranked 30th of the 68 neighborhoods in the 1992 Neighborhood Crime Rankings for total offenses by crime rate. In 1994, the ranking had improved to 41st of 72 neighborhoods, illustrating how the Congress Park neighborhood is showing a major improvement in safety for its residences and businesses.

► **Medical Care**

The National Jewish Center for Immunology and Respiratory Medicine (National Jewish Center) is located within the boundaries of Congress Park. The location is bordered by Colfax on the north, Colorado Blvd. on the east, 14th Avenue on the south and Garfield on the west.

The University of Colorado Health Sciences Center, University Hospital, Rose Medical Center, and the Veterans Administration Medical Center - Denver are located in the Hale Neighborhood across Colorado Blvd., primarily between 8th and 11th Avenues.

► **Churches**

Congress Park maintains its diversity in the provision of religious facilities. Examples include: Eastside Christian Church at 131 Adams Street, Capitol Heights Presbyterian Church at 1100 Fillmore Street, the Buddhist Temple at 12th and Clayton Street, Sixth Avenue United Church (UCC) at 3250 E. 6th Avenue and Good Shepard Catholic Church at 2626 E. 7th Avenue Parkway.

► **Trash Pickup**

The City and County of Denver provides trash pick-up once a week for single family residences throughout the Congress Park Neighborhood.

► **Alley and Street Cleaning**

Between the months of April and November the city sweeps the streets once a month. Residents are required to move their automobiles from the street in front of their residence or get ticketed. Due to the

high volumes of traffic, Colorado Boulevard is swept at night, between midnight and 7 a.m. Alleys are swept during the summer between May and October, once a month.

► **Animal Control**

The Zoning Department is responsible for enforcing the City's ordinance for regulating the number of animals per household. Up to three dogs and five cats are permitted, but the number cannot exceed a total of five animals. The Office of Animal Control for the City and County of Denver located at 660 S. Jason Street is responsible for enforcing the leash law, which requires owners to leash their dog. Another vital ordinance to the neighborhood is one which requires animal owners walking their pets to remove animal wastes from other's properties, at the time of deposit.

► **Snow Removal**

Residents and property owners are responsible for removing snow from sidewalks adjacent to their property within 24 hours of each snow fall. During snow falls, the City plows and applies salt and sand to the following avenues and streets: 6th, 8th, 12th, 13th, 14th, Colfax, York, Josephine and Colorado Boulevard.



COMMUNITY OUTREACH



► Overview

Congress Park is a neighborhood within a city of nearly 500,000 people and a metropolitan area of over 2 million. Many of its residents leave the neighborhood daily for work, entertainment, shopping, and a broad range of other activities.

The neighborhood also experiences the common phenomenon of changing population, where individuals and families move often to follow jobs or to meet changing housing desires.

This transience, in both the daily mobility and the rapid turnover of the population, challenges the neighborhood's ability to nurture a sense of community among its residents.

► Goal

To create and nurture a small town atmosphere in Congress Park and instill community pride in the neighborhood; to educate and inform neighbors about issues of common concern.

► Action Recommendations

In order to accomplish this goal, the following action recommendations were developed. The recommendations have been divided into short term and long term. Short term recommendations can be started immediately with little or no money. Long term recommendations will take longer to accomplish and will require funding.

CO-1 Establish a standing community outreach committee within the neighborhood organization to collect and disseminate information in areas such as meeting information, city, business and private sector plans, public and private schools and people with special needs and other issues that impact the day to day lives in Congress Park.

Implementing groups: Neighborhood Organizations

Short Term

CO-2 Sponsor annual events (e.g. ice cream social, children's art show, parade, cultural, sporting, other excursions) that will involve a cross-section of the neighborhood.

Implementing groups: Neighborhood Organizations

Short Term



► Community Bulletin Board on 12th Avenue

- GO-3** Compile a calendar of events relevant to the neighborhood for publication in the neighborhood newsletter.
Implementing groups: Neighborhood Organizations
Short Term
- GO-4** Continue to produce and distribute a quarterly newsletter by and for all residents and businesses.
Implementing groups: Neighborhood Organizations
Short Term
- GO-5** Contact new members of Congress Park Neighbors each month to encourage their participation and increased activity in the neighborhood organization and its activities.
Implementing groups: Neighborhood Organizations
Short Term
- GO-6** Produce and distribute a neighborhood resource directory to all residents and businesses.
Implementing groups: Neighborhood Organizations
Short Term
- GO-7** Produce and distribute a “Welcome Package” for new residents moving into the neighborhood.
Implementing groups: Neighborhood Organizations
Short Term
- GO-8** Install and manage information kiosk and community information bulletin boards at high pedestrian traffic areas.
Implementing groups: Neighborhood Organizations
Short Term

CO-9 Preserve and encourage gathering places, physical amenities and programs within the neighborhood that foster neighborhood communication.

*Implementing groups: Neighborhood Organizations,
Community Planning and Development Agency*

Short Term

CO-10 Study the feasibility of developing a community center in the neighborhood.

*Implementing groups: Neighborhood Organizations,
Community Planning and Development Agency*

Long Term



SAFETY & CRIME PREVENTION



► Overview

In the 1992 survey*, crime prevention was identified as the number one priority of area residents. As in most city neighborhoods, areas with higher population density have a higher incidence of crime. Residents and businesses must, in some instances, contend with the impacts of such problems as: high crime rate apartment buildings; prostitution; drug-related crimes; and gang presence and disturbances. Burglary and auto-related crimes are the most frequently reported and this is the fastest increasing reporting category, according to police department statistics.

Congress Park struggles with graffiti, insufficient mid-block street lighting, unreported crimes and a general lack of awareness and, more importantly, a lack of interest/involvement by some property owners and managers, most especially, absentee owners and managers.

*Survey results can be found in Appendix A.

► Goal

To reduce crime and make the neighborhood a safer place to live.

► Action Recommendations

The action recommendations have been divided into short term and long term. Short term recommendations can be started immediately with little or no money. Long term recommendations will take longer to accomplish and will require funding.

Implementation efforts to achieve this purpose include, but are not limited to the following:

SCP-1 Encourage the city to implement stronger neighborhood -based policing, in which each officer covers a smaller area, and gets more intimately involved with the area's problems.

Implementing groups: Denver Police Department

Short Term

SCP-2 Encourage the city to develop and implement more resources to help neighborhoods fight crime.

Implementing groups: Denver Police Department

Short Term

SCP-3 Establish a volunteer committee to deal with crime and safety issues. Such a committee is needed to keep residents informed about serious crime problems, and to perform many constructive tasks.

Implementing groups: Neighborhood Organizations

Short Term

- ▶ Achieve 100% participation of all blocks in the Neighborhood Watch Program.

Implementing groups: Neighborhood Organizations

Short Term

- ▶ Hold regular open meetings to: 1) provide neighbors with a forum to bring forth problems and discuss tactics, and 2) inform and educate residents on crime issues.

Implementing groups: Neighborhood Organizations

Short Term

- ▶ Network with city, police officials and other neighborhood groups to learn about current resources available to residents, and to lobby the city for support deemed appropriate.

Implementing groups: Neighborhood Organizations

Short Term

- ▶ Identify and inventory the problem areas, such as apartment buildings with frequent reports of crimes. Work with owners, managers, police and other city agencies to deal with such concerns. Encourage 100% participation by all apartment managers in Police Department “Management Training Program”

Implementing groups: Neighborhood Organizations

Short Term

- ▶ Provide the neighborhood with current crime statistics.

Implementing groups: Neighborhood Organizations,

Denver Police Department

Short Term

- ▶ Develop effective programs to prevent and to remove graffiti.

Implementing groups: Neighborhood Organizations

Long Term

- ▶ Develop effective communication with all businesses in Congress Park regarding crime and safety issues.

Implementing groups: Neighborhood Organizations,

Neighborhood Business Organizations

Short Term

- ▶ Act as an advocate for Congress Park in dealing with the city on crime and safety issues.

Implementing groups: Neighborhood Organizations

Short Term

- ▶ Encourage the installation of mid-block street and alley lights

Implementing groups: Neighborhood Organizations,

Department of Public Works

Short Term



LAND USE



URBAN DESIGN

► Overview

The Congress Park neighborhood is fully developed. As changes occur, it is important that these changes remain consistent and complementary with the existing neighborhood character.

Congress Park's residential qualities and sense of community are expressed by the neighborhood street image. The older homes, the diversity of housing stock and apartment types, the neighborhood commercial services, mature street trees, sidewalks, and front porch detailing all contribute to the community's unique character and "pedestrian friendly" atmosphere that the residents value.

► Goals

- Promote and enhance the existing neighborhood character and preserve the historic sense of the community for future generations to enjoy.
- Preserve and maintain a high standard for parks, open space, boulevards, parkways, streetscaping, traffic circulation, special improvement and historic districts within its boundaries as they pertain to the neighborhood's urban design.
- Preserve and enhance the pedestrian friendly atmosphere.
- Development should enhance the fabric of the neighborhood. Large scale development that could harm the residential, historic character of the community shall be discouraged.

► Action Recommendations

The action recommendations that follow this section make reference to "Aesthetic Guidelines". The guidelines are provided as recommendations to property owners to serve as a tool in maintaining the existing neighborhood character. They are not proposed as an overlay district, nor as a covenant, nor to replace existing zoning laws. Recommendations have been divided into short term and long term. Short term recommendations can be started immediately with little or no money. Long term recommendations will take longer to accomplish and will require funding.



► **A Landscaped Median on
Seventh Avenue Parkway**



► **Pedestrian-Friendly Streetscape Complements the Historic Residential Neighborhood**

UD-1 Implement the “Aesthetic Guidelines” as outlined in Appendix B. The committee tasks shall include:

- Application of guidelines as building changes occur, through the variance, zone change, and permitting processes.

Implementing groups: Neighborhood Organizations

Short Term

- Provide technical assistance upon request to property owners or developers during the design phase of their projects (e.g. an aesthetics checklist of design considerations, a forum for feedback early in the Planning process).

Implementing groups: Neighborhood Organizations

Short Term

- Develop and apply a neighborhood process for continuous review of parks and open space, boulevards and parkways, streetscaping, traffic circulation, special improvement and historic districts within its boundaries (e.g. historic preservation, commercial districts, and hospital districts) as they pertain to the neighborhood’s urban design.

Implementing groups: Neighborhood Organizations,

Parks and Recreation Department,

Community Planning and Development Agency

Short Term

- All garage access and parking areas should be limited to alley access only. To preserve the “pedestrian friendly” concept of the neighborhood the blocks should not be cut up with access drives. All parking areas should be screened from street view with a combination of transparent fencing and landscaping. Large pen parking areas should be discouraged and should be designed to minimize the visual impact and to define the existing street lines as to not create a void in the street imagery.

Implementing groups: Community Planning and Development Agency,

Department of Public Works, Traffic and Transportation Division

Short Term

UD-2 Create and reinforce buffers along the neighborhood borders and between residential and commercial areas. Specifically:

*Community Planning and Development Agency,
Department of Public Works, Traffic and Transportation Division*

Long Term

- ▶ Encourage landscaped visual buffers of parking areas within the neighborhood.

*Community Planning and Development Agency,
Department of Public Works, Traffic and Transportation Division*

Long Term

- ▶ Support the creation of cul-de-sac parking on Colfax (see graphic).

*Community Planning and Development Agency,
Department of Public Works, Traffic and Transportation Division*

Long Term

UD-3 Special districts—develop designated areas within or adjacent to areas that need special design consideration.

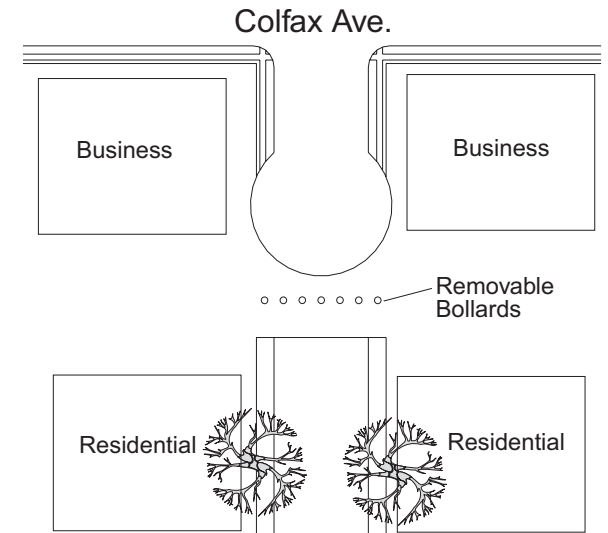
Community Planning and Development Agency, Neighborhood Organizations

Long Term

- ▶ 12th Avenue Business District: The enhancement of the street imagery and making this area a pedestrian destination should be a high priority. Through specific street landscaping, furnishings, lighting, and brick paved intersections, we can create two individual pockets of pedestrian activity as well as cut down on 12th Avenue through traffic. Specific design guidelines should be provided to create a high degree of visual interest, pleasing scale, and inviting spaces. Storefronts and signs should be subordinate to and integrated with each building facade and choice of materials and detailing should be compatible with the adjacent structures.

*Community Planning and Development Agency,
Department of Public Works, Traffic and Transportation Division
Neighborhood Business Organizations, Neighborhood Organizations*

Long Term





► **East Colfax Avenue**

- **Colfax Commercial District:** The entire Colfax “strip” should be reviewed as a separate study to ultimately provide design guidelines for this district. However, we must address the issue of commercial/residential buffers. We fully endorse the concept of converting every other side street into a cul-de-sac to the residential side and to additional parking to the commercial side, with provisions to allow access to emergency vehicles. This transition should take place at the zone line and should be heavily landscaped to provide a visual barrier to the commercial street beyond.

Zoning Administration,

Neighborhood Organizations

Long Term

- **Colorado Boulevard Commercial District:** The entire Colorado Boulevard area should be reviewed as a separate study to ultimately provide design guidelines for this district. This study should not only address the boulevard frontage and its mixture of higher density residential and commercial but should also address the transition to the adjacent lower density residential area.

Zoning Administration,

Neighborhood Organizations

Long Term

- **Hospital District:** New structures should respect their old neighbors in terms of materials, scale, proportions, and detailing. Care should be taken to create structures that are “pedestrian friendly.”

Through the use of landscaping, and attention to scale and structural detail at the pedestrian level, there should be created a sense of comfort, to reduce the impact of the large scale of the overall structure.

Zoning Administration,

Neighborhood Organizations

Long Term

- UD-4** Remove all billboards and discourage any new billboard sites in the neighborhood (includes both sides of Colfax Avenue).

Community Planning and Development Agency, Zoning Administration

Long Term

ZONING

► Overview

The neighborhood is predominantly residential with commercial uses along Colfax Avenue, Colorado Boulevard, and two commercial nodes along 12th Avenue. The largest land use is residential. The second largest land use is parks and open space (Congress Park and 7th Avenue Parkway), followed by commercial land uses.

The zone districts specifically applicable to Congress Park are R-0, R-1, R-2, R-3, B-1, B-2, and B-A-3, H-1-A, H-2, O-1, and P-1 and are shown on the attached map following this chapter. Their general purposes, descriptions and key regulations are provided in Appendix E.

► Residential Land Uses

The Congress Park neighborhood has a total land area of 660 acres: 88% is zoned for residential (47% for single-family, 41% for multi-family).

The R-0 zone south of 10th Avenue, which continues to Sixth Avenue, is a stable residential area. The residents in 1968 initiated a rezoning which resulted in a change from R-1 to the present zone.

The low density residential area zoned R-1, to the south of 11th Avenue, has a number of legal non-conforming duplexes that were in existence prior to 1925 when zoning was instituted in the City.

The medium density residential area, zoned R-2, has developed almost identically to the R-1 zone. The number of single family units to multi-family units in the R-2 zone is 55% to 45%. Any action to decrease density by changing the zone district to a lower density designation could lead to a number of non-conforming uses.

The higher density residential area, zoned R-3, a high-rise apartment zone between 13th and Colfax Avenue, is underdeveloped by definition. Single-family units and duplexes predominate here as well. In 1992, the City and County of Denver instituted the H-1-A and H-2 Hospital District Zones, taking hospitals from the R-3 zone districts as a use by right. Due to the subsequent zone changes for National Jewish Center, the percentage of multi-unit residential zoning in the neighborhood has been reduced by 13 acres or 3%.

In 1960, the ratio of owner-occupied housing and renter-occupied housing was about equal. In 1970, the



► Single-Family Residence



► Multi-Family Residence



► **Group Home Locations**

ratio changed to 63.2% renter-occupied and 32.9% owner-occupied. 1990 statistics illustrate that the ratio has stayed relatively stable with 55% renter-occupied and 32% owner-occupied. (Note: Does not equal 100% , vacant units are not part of this percentage calculation).

In short, Congress Park has developed a housing density mix that accommodates a variety of lifestyles and displays a diverse urban landscape.

► **Special Residential Land Uses**

The neighborhood presently accommodates six group homes, one adult correctional facility and one special care home within its boundaries. These facilities are presently located in the higher-density area, or R-3 zone, of the neighborhood. A recent city ordinance now limits, in an area, the location of these facilities, based on their proximity to each other.

► **Commercial Land Uses**

Commercial uses zoned B-4 are concentrated along the East Colfax Avenue corridor, along with two areas of B-A-3 that have remained stable over the years. Two smaller nodes of commercial uses, zoned B-1 and B-2, are located at 12th Avenue and Clayton, and 12th Avenue and Madison. Colorado Boulevard, 8th Avenue and 6th Avenue (zoned B-2), along with the two nodes mentioned above on 12th Avenue, have businesses which provide services to the surrounding neighborhood. Madison Square (12th and Madison) has some vacancies and some businesses for the larger community (eye bank, metal plating). For the purpose of this plan, both sides of East Colfax and 6th Avenues have been included in the narrative.

► **Hospital Districts**

National Jewish Center occupies approximately two blocks in the northeast corner of the neighborhood. A portion of the hospital campus is also located on the east side of Colorado Boulevard in the Hale neighborhood. Although not in the Congress Park neighborhood, University Hospital and University of Colorado Health Sciences Center (UCHSC) border on the east. UCHSC also utilizes one block in the neighborhood zoned R-1/R-3 for a parking lot and offices.

► Vacant Land

There are approximately three acres of vacant land. The former Golden Ox restaurant, at one time a prominent Colfax Avenue landmark for Denver residents, has been demolished. Between 14th and Colfax on Steele Street in the R-3 zoned area are three to four parcels of land that are also vacant.

► Parks and Open Space

Congress Park is located at 8th Avenue and Josephine Street. The total acreage is 17.10 and the area is zoned O-1. It contains tennis courts, a playground, an outdoor swimming pool area, playing fields, picnic shelters, and a restroom. Additionally, there is the grassed-over area covering two of the Capitol Heights reservoirs for use as playing fields for team sports. This area offers three more acres of active recreational space.

Seventh Avenue Parkway provides additional green space and is frequently used for jogging and walking by the residents of Congress Park.

Tennis courts, Gove Middle School playfields and a Community Garden located between 13th and 14th Avenue on Harrison on DPS property (formerly the location of the school), also serve as open space for the neighborhood.

The Denver Botanic Gardens at 10th Avenue and York Street and Cheesman Park directly east offer additional recreational and other open space for the neighborhood. Other parks outside of the neighborhood used by the residents are City Park (north of 17th Avenue, between Colorado Boulevard and York Street), Lindsley Park (11th Avenue and Dahlia Street), and Bromwell Park (4th Avenue and Josephine Street).

► Schools

Teller Elementary School at 1150 Garfield and Good Shepherd Catholic Elementary at 940 Fillmore and Good Shepherd Catholic Middle School at 620 Elizabeth are located within the Congress Park neighborhood boundaries.



► **Teller Elementary School**

► Goals

- To maintain the existing integrity of the residential character of Congress Park.
- To oppose hospital expansion outside the areas currently zoned for hospital uses west of Colorado Boulevard.
- To maintain the small scale residential character of the 12th Avenue business areas and foster the development of a “Main Street” type imagery.
- To preserve the existing parks and open space that are available to the neighborhood.
- To minimize the visual impact of commercial structures to their adjacent residential neighbors.
- Preserve the areas of historical significance through historic districts or historic landmark designation.
- To maintain and enhance the viability of high density residential and commercial land uses on Colorado Boulevard.

► Action Recommendations

The action recommendations have been divided into short term and long term. Short term recommendations can be started immediately with little or no money. Long term recommendations will take longer to accomplish and will require funding.

ZG-1 Encourage the city-wide dispersal of group homes.

*Implementing groups: Zoning Administration,
Denver Comprehensive Plan,
Community Planning and Development Agency*
Short Term

ZG-2 Contain all hospital development and related uses to and within currently zoned hospital districts only. Oppose additional hospital zoning and related uses including parking in adjacent residential areas. Eliminate nonconforming hospital and parking uses.

*Implementing groups: Hospitals,
Neighborhood Organizations,
Parking Management,
Community Planning and Development Agency*

Short Term

ZG-3 Discourage any expansion or new construction of any non-park related facilities on existing park land.

*Implementing groups: Department of Parks and Recreation,
Neighborhood Organizations,
Parking Management,
Community Planning and Development Agency*

Short Term

ZG-4 Preserve mountain view from Congress Park by moving the point of origin to the top of the Congress Park reservoir.

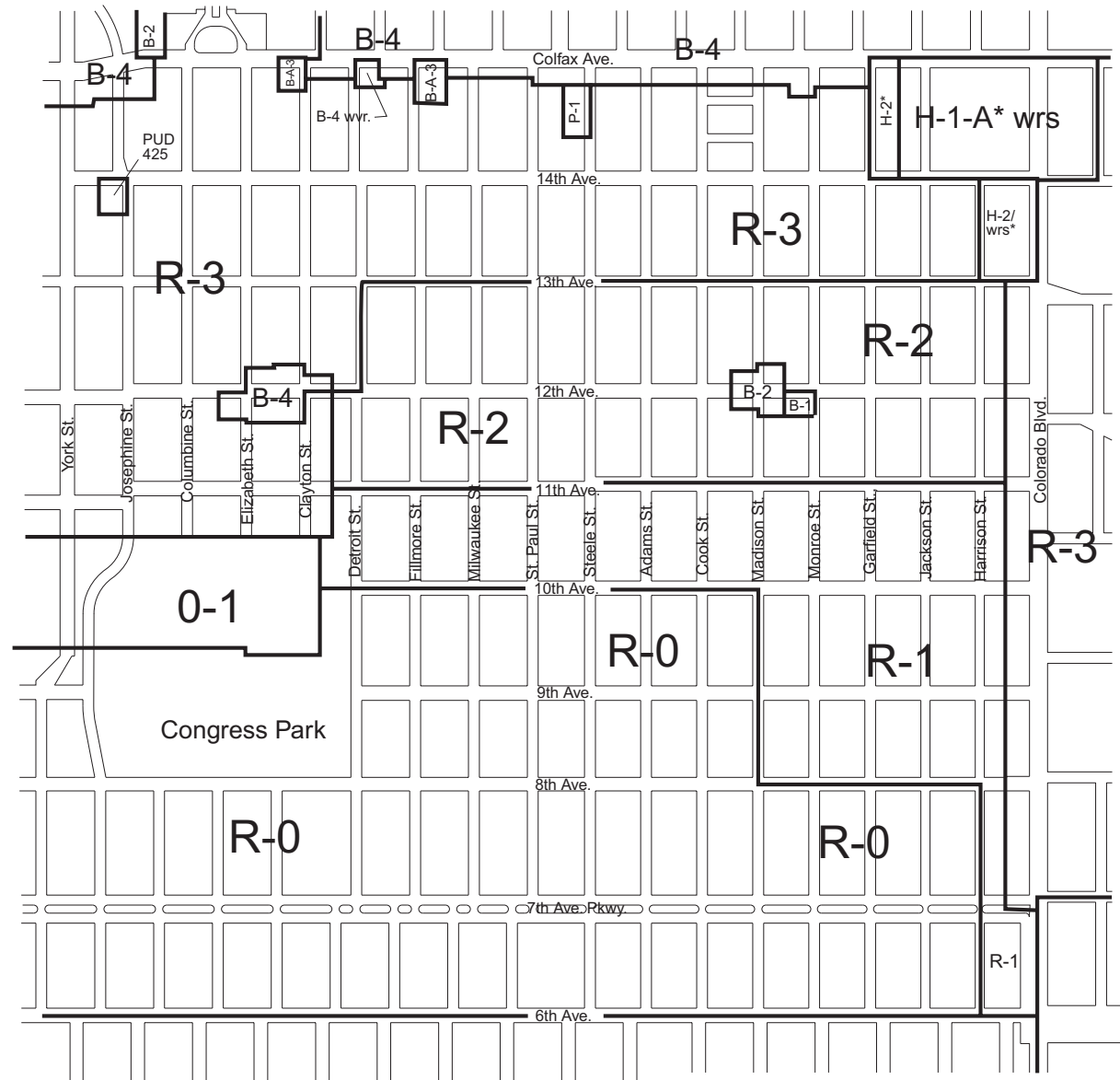
Implementing groups: Community Planning and Development Agency

Short Term

ZG-5 Establish a standing neighborhood zoning committee to monitor, review and recommend use permits within the neighborhood.

Implementing groups: Neighborhood Organizations

Short Term



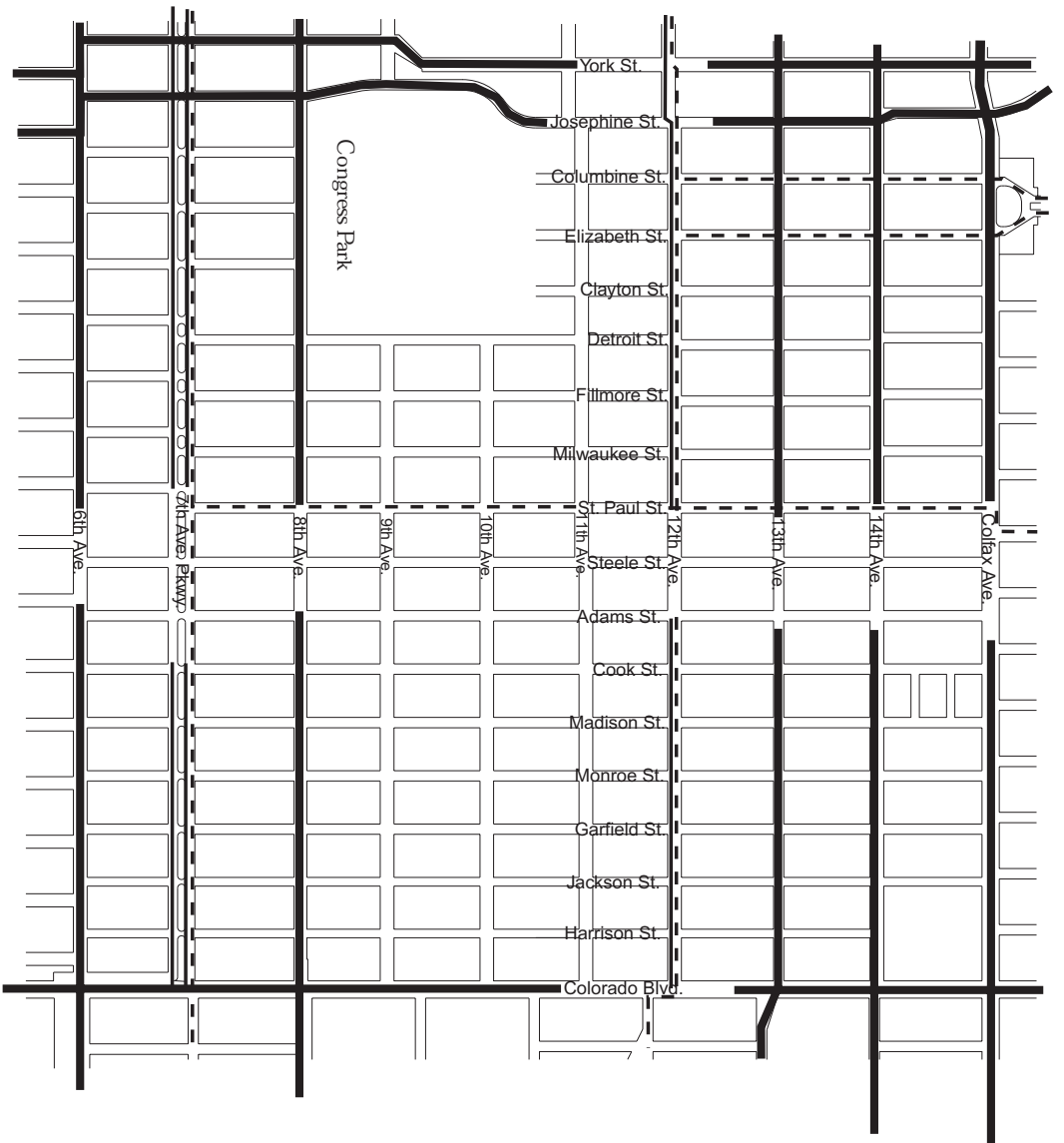
► Zoning Map of Congress Park

- ZG-6** Initiate zoning amendments and policies to protect the single family residential character within Congress Park. Specifically:
- ▶ Identify and extend R-2 zoning to those areas zoned R-3, but currently meeting R-2 criteria.
Zoning Administration,
Community Planning and Development Agency,
Neighborhood Organizations
Short Term
 - ▶ Strongly oppose additional commercial and institutional zoning by other than the PUD process.
Zoning Administration,
Community Planning and Development Agency,
Neighborhood Organizations
Short Term
 - ▶ Discourage zone changes that would result in higher residential densities by other than the PUD process.
Zoning Administration,
Community Planning and Development Agency,
Neighborhood Organizations
Short Term



TRAFFIC & TRANSPORTATION





- Street Usage**
- ARTERIAL
 - COLLECTOR
 - LOCAL
 - - - BIKE ROUTE

► Overview

The Congress Park Neighborhood is a community that has several modes of transportation at its disposal. The primary mode of transportation is the automobile. There are three designations used by the City in classifying streets: arterial, collectors, and local streets.

- Arterial streets have the function of permitting rapid and relatively unimpeded traffic movement through the city and serving as a primary link between communities and major land use elements. A number of major arterial are designed as state highways. Arterial typically carry up to 50,000 vehicles per day. Colorado Boulevard carries between 53,000 - 63,200 vehicles per day.
- Collector streets have the function of collecting and distributing traffic having an origin or destination between arterial and local streets within the community, and linking neighborhood residential areas, shopping and service facilities, and employment areas. Collectors typically carry up to 15,000 vehicles per day (i.e...12th Avenue and 7th Avenue Parkway).
- Local streets have the function of providing direct access to adjacent properties. They carry low volumes of traffic (less than 5000 vehicles per day) with an origin or destination within the neighborhood.

► Mass Transit

Congress Park is served by several Regional Transportation District Routes. Routes (6) East 6th Avenue/North Pecos, (10) East 10th Avenue runs along 12th Avenue, (15)(15 Ltd) East Colfax and East Colfax limited, (24) University Crosstown and (40) Colorado Boulevard Crosstown. These routes provide for adequate neighborhood geographic coverage based on walking distance to bus stops.

► Bike Routes

Congress Park neighborhood is served by the city-wide bikeway system. The present bike routes east/west are 7th Avenue Parkway and 12th Avenue; routes north/south are Steele/St. Paul Street from 7th Avenue Parkway to City Park. Columbine Street and Elizabeth Street also connect 12th Avenue to City Park and to downtown Denver (west along 16th Avenue).

► Issues

The Traffic and Transportation category was selected as focus issue #2 by the neighborhood survey conducted at the beginning of the planning process. The neighborhood is experiencing increased traffic through the neighborhood. Based on available traffic counts, the residential one-way arterial streets carry in excess of 100,000 vehicles per day; maximum volumes are: 6th Avenue (21,400); 8th Avenue (16,300); 14th Avenue (17,200); York Street (15,100); and Josephine Street (15,900). This has created a number of issues, including:

- Motorists diverting from arterial streets via collector and local streets through the neighborhood to get to their destinations across town.
- Off-street parking continues to be a major problem due to large volumes of traffic and inadequate off-street parking at the hospitals, the Colfax and Colorado Boulevard corridor businesses and the Botanic Gardens.
- Motorists, bus drivers and other commercial drivers do not comply with speed limits
- Properties and residences along arterial and collectors have experienced traffic related vibration and noise problems as well as pollution due to street sanding/sweeping practices.
- There is not consideration apparent for the residents directly adjacent to the arterial when scheduling repair, construction and maintenance operations in pre-dawn hours.
- The one-way streets function as a chute through the neighborhood, making 6th, 8th, 13th, 14th, Josephine and York dangerous crossing for pedestrians and bicyclists.
- 13th and 14th Avenues have poor visibility for the motorist and need major aesthetic improvement.

An imbalance exists between the need to maintain and improve the residential integrity of the one-way streets versus the accommodation of an ever-increasing level of traffic.

► Goals

- Mitigate impact to adjacent land uses and development from neighborhood traffic and reduce through traffic.
- Reduce speeding traffic through the neighborhood to a level consistent with posted speed limits and compatible with the neighborhood's land uses to preserve the residential quality of life.
- Provide an increase in alternative modes of transportation, other than the automobile, by encouraging bus, bicycle and pedestrian travel.
- Discourage non-resident on street parking on local streets throughout the neighborhood, especially near adjacent hospitals and Botanic Gardens.
- Protect and maintain the quality of life enjoyed by residents of Congress Park, especially those on arterial and collector streets, by enforcing speed limits, improving road conditions, addressing aesthetic issues and the appropriate timing of maintenance and repair operations.

► Action Recommendations

The action recommendations have been divided into short term and long term. Short term recommendations can be started immediately with little or no money. Long term recommendations will take longer to accomplish and will require funding.

TT-1 Enforce existing parking limits throughout the neighborhood. Work with Police and Parking Management for better service.

Implementing groups: Parking Management,

Neighborhood Organizations,

Police Department

Short Term

- TT-2** Enforce speed limits with particular emphasis on all one-way and collector streets.
Implementing groups: Police Department
Short Term
- TT-3** Improve street surfaces and/or reconstruct streets to adequately support traffic weight and volumes and enhance maintenance/sanding/sweeping practices.
*Implementing groups: Department of Public Works,
Street Maintenance and Traffic and Transportation Divisions*
Long Term
- TT-4** Enhance the use of alternative modes (walking, bicycling, and transit) through the following: the improvement of landscaping along arterial/collector street rights-of-way, the installation of city standard bicycle racks in neighborhood commercial areas, the construction of city standard sidewalks along arterial/collector streets (with pedestrian ramps at intersections), the provision of shelters, benches or hard surface waiting areas at bus stops.
Implementing groups: Department of Public Works, Transportation Division
Long Term
- TT-5** Evaluate existing traffic signage, signal timing and related traffic controls to discourage cut-through traffic on local streets.
Implementing groups: Department of Public Works, Transportation Division
Long Term
- TT-6** To enhance the residential and pedestrian environment, where appropriate consider physically or visually narrowing local and collector streets, and install additional stop signs.
Implementing groups: Department of Public Works, Transportation Division
Long Term

TT-7 Stripe crosswalks at all 4-way stops within the neighborhood.

*Implementing groups: Department of Public Works,
Transportation Division and Street Maintenance Division*

Long Term

TT-8 In addition to the actions specified above, implement street-by-street recommendations as follows:

▶ Sixth Avenue - Assess the adequacy of pedestrian crossing accommodations (safety and convenience) throughout the corridor, with particular attention on activity around the school, churches and neighborhood commercial areas located along the street. Evaluate the left turn arrow from Sixth Avenue eastbound to Colorado Boulevard northbound to eliminate bottleneck, consider a second left turn lane. Maintain as one-way.

▶ Seventh Avenue - Install bike path signs. Construct gateway to Seventh Avenue westbound at Colorado Boulevard. Investigate timing of light for Colorado Boulevard northbound turning to Eighth Avenue westbound to discourage alternate turn patterns from Colorado Boulevard northbound to Seventh Avenue westbound.

Implementing groups: Department of Public Works, Transportation Division

Long Term

▶ Eighth Avenue - In order to enhance the residential character for adjacent homes, provide a “buffer” from moving traffic lanes adjacent to Congress Park ballfields, and to shorten crossing width for pedestrians, consider establishment of a full time parking lane along with two travel lanes, similar to 13th Avenue. Construct sidewalk along Congress Park, adjacent to 8th Avenue.

Replace mid-block signal which has been removed between Colorado Boulevard and Steele Street to provide more gaps for pedestrians. Implement more effective speed limit enforcement. Streetscape public right-of-way. Maintain as one-way.

*Implementing groups: Department of Public Works, Transportation Division,
Police Department,*

Community Planning and Development Agency

Long Term

- Twelfth Avenue - In order to improve safety and delineate pedestrian activity areas associated with neighborhood business/shopping nodes, install 4-way stops and stripe crosswalks at Twelfth and Madison, and Twelfth and Clayton. Add 4-way stop at Twelfth and Jackson adjacent to Teller School at the striped crosswalk (see graphic). Reduce speed limit to 25 m.p.h. and enforce. Improve street construction and maintenance to mitigate noise and vibration from traffic.

Implementing groups: Department of Public Works, Transportation Division, Community Planning and Development Agency

Long Term

- Thirteenth Avenue - End parking lanes farther back from intersections with local streets. Fix curbs and gutters and install handicapped access ramps. Streetscape public right-of-way.

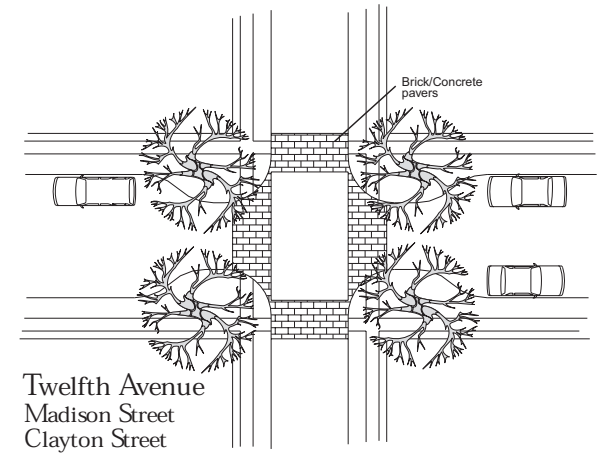
Implementing groups: Department of Public Works, Transportation Division, Planning and Development Office

Long Term

- Fourteenth Avenue - Enforce speed limits. Streetscape public right-of-way.

Implementing groups: Police Department, Community Planning and Development Agency,

Long Term



- ▶ Colfax Avenue - Install street lamps, streetscape public right-of-way. Design and implement cul-de-sac parking as illustrated in the economic development section. Explore the concept of a designated area parking lot to cut down side-street parking and congestion.

*Implementing groups: Community Planning and Development Agency,
Department of Public Works, Transportation Division*

Long Term

- ▶ Colorado Boulevard - Establish liaison with hospitals to increase awareness of neighborhood traffic and parking concerns, and encourage them to inform their employees and clientele and to solicit cooperation.

*Implementing groups: Hospital Representatives,
Neighborhood Organizations*

Short Term

- ▶ In order to enhance pedestrian safety and use, reconstruct sidewalks to minimum City standards; improve cross-walk signage and markings, and maintain all improvements.

*Implementing groups: Department of Public Works, Transportation Division
Street Maintenance Division*

Short Term

- ▶ Repair streets to reduce noise and vibration from traffic. Insure that arterial street repair and maintenance occurs at an hour which accommodates the residents adjacent to the street rather than accommodating traffic.

Implementing groups: Department of Public Works, Street Maintenance Division

Short Term

- ▶ Enforce speed limits. Study signal timing, lane channelization, and other traffic flow modifications to discourage traffic short cuts through the neighborhood. Study traffic movement on north/south arterial for smoothest flow alternatives.

*Implementing groups: Police Department,
Department of Public Works, Transportation Division*

Short Term

- ▶ Research, design and construct locations for bus “pull-out” pads to improve the flow of through traffic on Colorado Blvd. (e.g.: between 13th and 14th Avenues- southbound; between 9th and 11th Avenues-northbound).

*Implementing groups: Department of Public Works, Transportation Division,
Regional Transportation District*

Long Term

- ▶ Josephine/York- Establish liaison with Botanic Gardens to increase awareness of neighborhood traffic and parking concerns, and encourage them to inform their employees and clientele and to solicit cooperation.

*Implementing groups: Botanic Gardens Representatives,
Neighborhood Organizations*

Short Term

- ▶ Encourage pedestrian traffic through improvements to sidewalks, crosswalks and maintenance of said improvements.

*Implementing groups: Department of Public Works, Transportation Division
Property/Business Owners*

Long Term

- ▶ Repair streets to reduce noise and vibration from traffic. Insure that arterial street repair and maintenance occurs at an hour which accommodates the residents adjacent to the street rather than accommodating traffic.

Implementing groups: Department of Public Works, Street Maintenance Division

Short Term

- ▶ Enforce speed limits. Discourage cutting through the neighborhood. Study signal timing and traffic flow modifications to help insure compliance with posted speed limits, improve pedestrian safety and discourage short-cutting through the neighborhood. Study traffic movement on north/south arterial for smoothest flow alternatives.

Implementing groups: Police Department,

Department of Public Works, Transportation Division

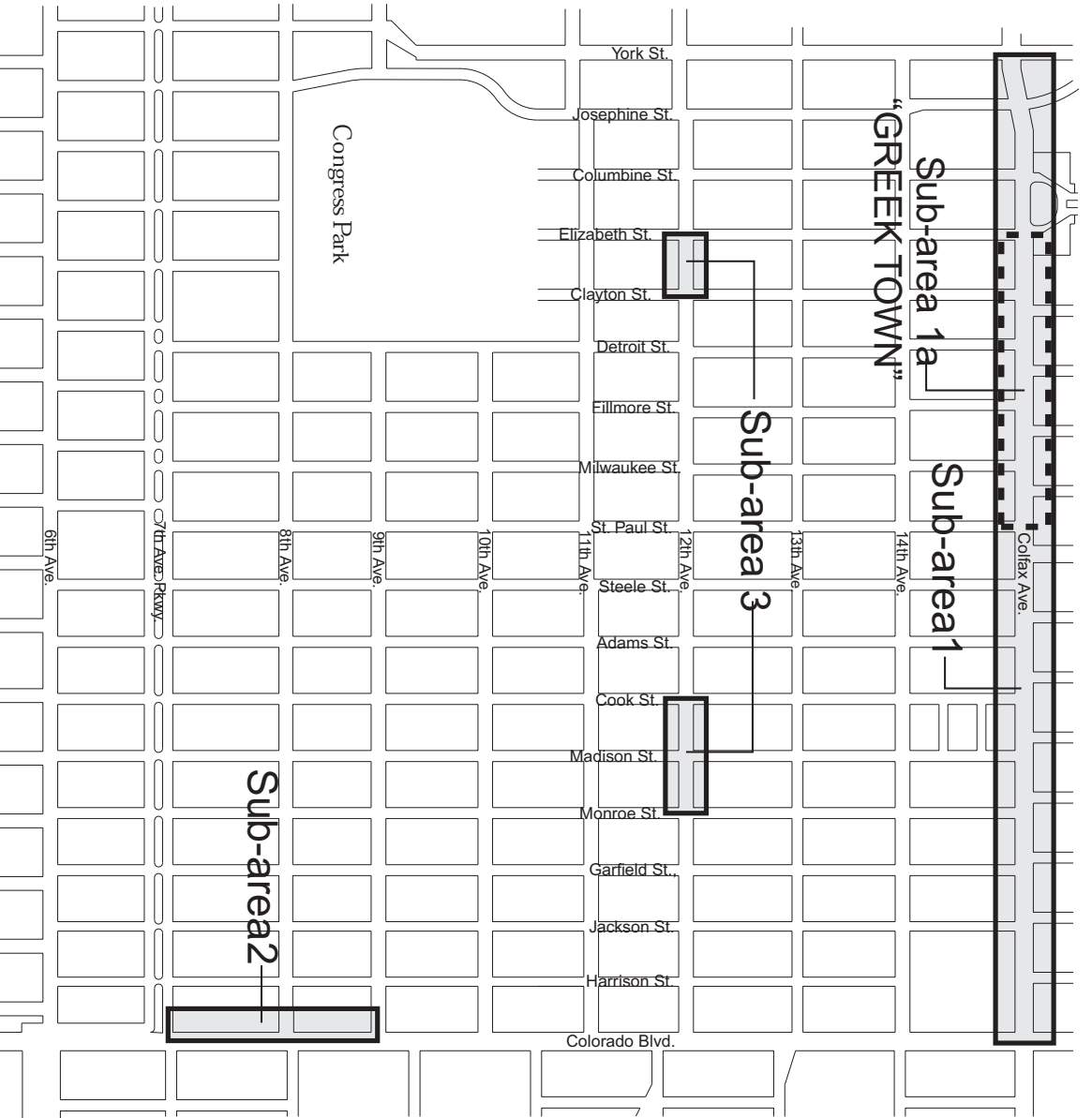
Short Term (enforcement)

Long Term



ECONOMIC DEVELOPMENT





Sub-Areas

► Overview

Commercial uses comprise 2.7% of the area of Congress Park Neighborhood. This plan groups the commercial areas into nodes and corridors for clarity of definition. Although not a part of Congress Park Neighborhood, and not included in the 2.7% figure above, the north side of East Colfax Avenue between York Street and Colorado Boulevard is included in its narrative and recommendations.

► Colfax Avenue Business Corridor (Sub-area 1)

Sub-area 1 is comprised of the East Colfax corridor from York Street to Colorado Boulevard. Colfax Avenue is in many ways the “Main Street” of not only the neighborhood but also of Denver’s metropolitan region with more than 2 million people. Stretching from the foothills of Golden to the high plains of Adams and Arapahoe County on the east, Colfax Avenue is the longest commercial street in North America. It is also U.S. Route 40, which was the principle highway link between Denver and Kansas City until the construction of Interstate Highway 70. From east to west, Colfax Avenue functions as a type of linear mall for shopping and services.

Merchants and residents along the Colfax Corridor struggle with a negative image caused by the generally-held, largely false perception that the area is one of prostitution and high crime. Denver, Lakewood, and Aurora are continuing efforts to make Colfax a safe and attractive place through law enforcement, streetscape “beautification” projects, economic development strategies, and a new “Life Begins on U.S. 40” promotional campaign.

The Avenue is lined with many established businesses and institutions such as Collins Bicycles, Goodfriends Restaurant, Rosen-Novak Ford and National Jewish Center which serve people from the entire Metropolitan area. Reasonable rental rates and land prices have also made this business district an attractive location for new businesses.

► Colfax Avenue “Greek Town” (Sub-area 1a)

Located along both sides of Colfax between Elizabeth Street and St. Paul Street is an area identified by its many Greek restaurants and bakeries. “Greek Town” recently received recognition by Denver’s City Council through a resolution acknowledging the naming of the area.



► **12th Avenue Shopping Node**

► **Colorado Boulevard Business Corridor (Sub-area 2)**

This is a small business area along the west side of Colorado Boulevard between 7th Avenue and 9th Avenue which serves not only the neighborhood but the Hospital District as well. This area is zoned for business use B-2 and high density residential R-3 and abuts a lower density residential R-2 and R-1 zone.

► **12th Avenue Shopping Nodes (Sub-area 3)**

Two neighborhood shopping nodes located along 12th Avenue—the first between Clayton and Elizabeth and the second between Monroe Street and Cook Street—are comprised of businesses which, generally, serve the neighborhood. Established businesses such as 12th Avenue Ace Hardware and Pantry Thriftway are in the first node while Capitol Heights Pharmacy and OK Antique Plating are examples of businesses in the second node. 12th Avenue, unlike Colfax, is a local “Collector” street for mostly local traffic.

► **Issues/Goals**

The major goal of economic development is to sustain Congress Park Neighborhood by attracting, stimulating and preserving small businesses to serve the neighborhood residents. The purpose of this section is to ensure the stability of the businesses in the Shopping Nodes and to promote the health of those enterprises along the Colfax and Colorado Boulevard Corridors.

At issue, specifically, is the aesthetic nature of the neighborhood which, if enhanced, will offer a significant contribution to the welfare of commercial ventures which, in turn, help to maintain the neighborhood. Congress Park Neighbors is concerned about the large number of vacant buildings and vacant lots within business zones and the need to find suitable uses for those properties while preventing further deterioration. In recognizing that problems, such as parking, can be fairly resolved only by strong, cooperative organizations and, often, by financial assistance from government programs, Congress Park Neighbors hopes to stimulate business organizations and to heighten awareness of economic programs which might be available.

The following are goals for the business areas within Congress Park:

► **Colfax Avenue Business Corridor (Sub-area 1)**

To create a stable, safe, attractive, well-lit retail street with a mix of offices, neighborhood businesses, and destination businesses that attract customers from out of the geographic area, with anchor tenants to increase traffic for other businesses.

► Colfax Avenue “Greek Town” (Sub-area 1a)

To support the merchants in the development of “Greek Town” on Colfax Avenue between Elizabeth and St. Paul Street in their aim to create a positive identity and attract people citywide to the area.

► Colorado Boulevard Business Corridor (Sub-area 2)

To encourage stable, attractive uses that serve the University Hospital community and the neighborhood and do not detract from the residential character of the neighborhood.

► 12th Avenue Shopping Nodes (Sub-area 3)

To maintain the quiet, charming, low-traffic character of businesses, with an emphasis on services and retail establishments that serve as amenities to Congress Park residents, such as drug stores, restaurants, hardware stores, and laundries.

ACTION RECOMMENDATIONS

The action recommendations have been divided into short term and long term. Short term recommendations can be started immediately with little or no money. Long term recommendations will take longer to accomplish and will require funding.

ED-1 Economic Development

- Apply to become a Neighborhood Business Revitalization District (NBR) in order to participate in Federal economic program granted through city government.

Implementing groups: Neighborhood Business Associations,

Mayor’s Office of Economic Development

Long Term

- Inventory and evaluate vacant properties within the business corridors and nodes in order to recruit business development.

Implementing groups: Neighborhood Business Associations

Short Term

- ▶ Help the Colfax at the Park Association to become an Urban Enterprise Zone to take advantage of various tax incentives offered by this state of Colorado /MOED program.

*Implementing groups: Neighborhood Business Associations,
Mayor's Office of Economic Development*

Long Term

- ▶ Develop vacant land in a way that is compatible with the character and density of the surrounding businesses and neighborhoods.

*Implementing groups: Property Owners,
Planning and Development Office*

Long Term

ED-2 Market/Identity

- ▶ Market Colfax's identity as a positive shopping environment.

*Implementing groups: Business Owners,
Neighborhood Business Associations*

Long Term

- ▶ Encourage conversion of businesses that create a negative image, such as adult book stores and can banks, to more appropriate uses.

*Implementing groups: Business Owners,
Neighborhood Business Associations*

Long Term

ED-3 Parking

- ▶ Study cul-de-sac parking for East Colfax businesses on alternating streets to accommodate business parking requirements and to create a buffer between the neighborhoods and businesses.

Implementing groups: Department of Public Works, Traffic and Transportation Division, Business Associations, Neighborhood Organizations, Community Planning and Development Agency

Long Term

- ▶ Encourage shared parking with retail establishments.

Implementing groups: Business Associations, Neighborhood Organizations

Short Term

ED-4 Aesthetics

- ▶ Support streetscaping, lighting, facade improvements, trees, flowers, and other aesthetic enhancements for businesses.

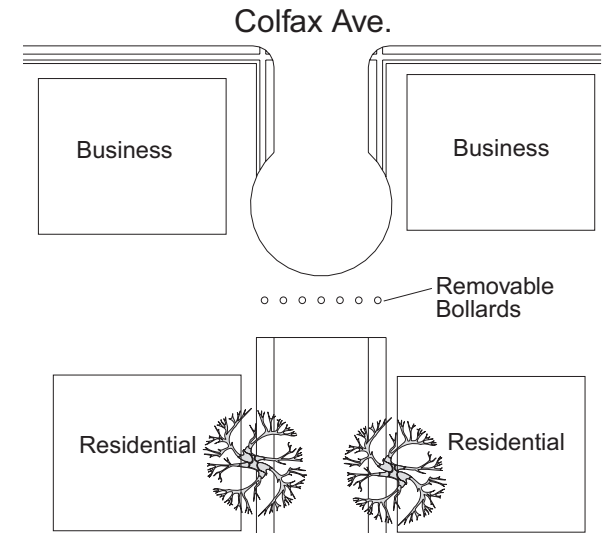
Implementing groups: Business Associations, Neighborhood Organizations, Community Planning and Development Agency

Short Term

- ▶ Encourage removal of graffiti and trash by appropriate parties.

Implementing groups: Business Associations, Neighborhood Organizations, Department of Public Works, Keep Denver Beautiful Office

Short Term



- ▶ Eliminate billboards on Colfax Avenue.
Implementing groups: Zoning Administration
Long Term

ED-5 Health and Safety

- ▶ Secure additional police patrols of neighborhood business districts.
Implementing groups: Police Department
Long Term
- ▶ Aid in the formation of neighborhood/ business “watch” programs.
*Implementing groups: Business Associations,
Police Department*
Short Term
- ▶ Enforce code compliance by owners of vacant land and buildings.
Implementing groups: Neighborhood Inspection Services
Short Term

ED-6 Business Organizations

- ▶ Strengthen and stimulate membership in neighborhood business organizations such as Colfax at the Park and the Twelfth Avenue Merchants Association. Foster cooperation between these organizations, and with Congress Park Neighbors Inc.
*Implementing groups: Business Associations,
Neighborhood Organizations*
Short Term

ED-7 Business/Resident Relations

- ▶ Encourage neighbors to patronize Colfax Avenue, 12th Avenue and Colorado Boulevard neighborhood businesses.

Implementing groups: Business Associations,

Business Owners,

Neighborhood Organizations

Short Term

- ▶ Preserve current zoning and development scale and require business development to remain within these boundaries.

Implementing groups: Business Associations,

Business Owners,

Neighborhood Organizations,

Community Planning and Development Agency

Short Term

- ▶ Closely monitor all liquor license applications and notify neighbors of hearings.

Implementing groups: Department of Excise and Licenses,

Neighborhood Organizations

Short Term

- ▶ Support the current position of the Congress Park Neighbors, Inc. in opposing any new package liquor store licenses and to evaluate all other liquor licenses on a case by case basis.

Implementing groups: Department of Excise and Licenses,

Neighborhood Organizations

Short Term

- ▶ Work with city and state to establish more appropriate licensing procedures, such as liquor licenses that are owner-specific and not attached to the property, regardless of ownership.

Implementing groups: Department of Excise and Licenses,

Neighborhood Organizations,

State Legislature

Long Term



APPENDICES



APPENDIX A: 1992 NEIGHBORHOOD SURVEY

► The Three Things I Value Most About Our Neighborhood:

Answer:	# of Responses	Total # of Responses
Close to Downtown	23	
Convenience to shopping/culture/dining	17	
Location	15	
Convenience to Cherry Creek	6	
Conveniences	5	
TOTAL		66—LOCATION
Neighbors	20	
Sense of community	18	
Friendliness	8	
TOTAL	46	46—SENSE OF COMMUNITY
Old homes/architecture	33	
Well maintained properties	13	
TOTAL		46—ARCHITECTURE
Cultural, economic diversity	29	
TOTAL		29—CULTURE
Parks/proximity to parks	27	
Trees/mature landscaping	20	
7th Avenue Parkway	11	
Quiet and/or quieter than Capitol Hill	13	
TOTAL		71—PARKS

Answer:	# of Responses	Total # of Responses
Neighborhood school	10	
City living in residential neighborhood	8	
Small businesses	7	
Single family homes	6	
Families	5	
Feels safe/secure	5	
Botanic Gardens	4	
Real estate appreciation/ property values	4	
Stability	3	
Good Shepherd School	2	
City services	2	
Beauty	2	
Sidewalks	2	
Character	2	
Integrity	2	
Group homes	2	
TOTAL		2—VOTES EACH
Lighting	1	
Parking off alleys	1	
Grew up here	1	
Recreation (parks?)	1	
Areas of renewal	1	
Scale	1	
University Hospital	1	
Senior Citizens	1	
TOTAL		1—VOTE EACH

► **The Three Problems I Want Solved First In Our Neighborhood Are:**

Answer:	# of Responses	Total # of Responses
Crime	30	
Break-ins/robberies	5	
Gangs/loitering/graffiti/vandalism	24	
Lack of police presence	12	
Police visits to apartments	1	
TOTAL		72—CRIME
Traffic	23	
Speeding	7	
Cars/parking	6	
One way streets	2	
TOTAL		38—TRAFFIC
Noise/ambulance	4	
Hospital traffic	1	
Med center parking	1	
Hospital encroachment	7	
TOTAL		13—HOSPITAL
Poorly maintained property	11	
Run-down rentals	3	
Irresponsible landlords/tenants	4	
Snow removal	2	
Sidewalks need repair	1	
Shrubs covering sidewalks	2	
Shrubs/cars covering alley	1	
Tree replacement	3	
Litter	3	
Too much new wiring in alleys	1	
TOTAL		31—AESTHETICS

Answer:	# of Responses	Total # of Responses
Trash in alleys	8	
Lighting in retail/high crime areas	7	
Alley recycling	3	
Care of trees in right of way	2	
Designated bike routes	2	
Property tax increases	1	
Keep streets fixed	1	
Trash pick-up	1	
Street cleaning restrictions	1	
TOTAL		26—CITY SERVICES
Down zone	8	
Pop-tops	5	
Encourage single family	3	
Illegal multi-units	3	
Historic pres./district	2	
Reverse downzoning	1	
Condos are increasing	1	
Keep stability in R-3	1	
Keep loud bars out	1	
TOTAL		25—CODE/ZONING
Liquor store relocation	5	
12th Avenue vibrancy	4	
Commercial interaction with residential	2	
Preserve re: values through redevl.	1	
Encourage growth and progress	1	
TOTAL		13—12th AVE./BUSINESS

Answer:	# of Responses	Total # of Responses
Colfax	12	
Group Homes	12	
No shelter ever	1	
Stevens vacancy/re-use	10	
Dog problems (poop, barking, running loose)	10	
Hatred increasing, Elitism, Don't exclude, Diversity, Be organized without being reactionary, response to homelessness	6 (one vote each)	
Quality of schools	5	
Busing	2	
Encourage young people/ families to move in	3	
TOTAL		10 FAMILIES/SCHOOLS
Neighborhood identity, sense of community, manage change, need guidelines/plan	1 vote each	
No problems	3	
Transient residents	2	
Joggers going wrong way on Parkway	1	
Solicitations	1	
Loss of community gardens at Botanic Gardens	1	
Botanic Gardens	1	
Invasion of privacy	1	
Neighborhood committees	1	
Do-gooders	1	
People putting flyers on my door	1	
Other Comments:		
▶ Hold neighborhood meetings in the afternoons so senior citizens can attend.		
▶ Give prizes for the most attractive alley/backyard.		
▶ Set up a designated dog area in Congress park, except during soccer and baseball season.		

APPENDIX B: AESTHETIC GUIDELINES

These guidelines are provided as recommendations to property owners to serve as a tool in maintaining the existing neighborhood character. They are not proposed as an overlay district, nor as a covenant, nor to replace existing zoning laws.

► Exterior Finishes

► Sense of Community

The materials of the individual structures create a unified element that provides a backdrop to the neighborhood. Use of any new material should reflect the existing materials of brick, stucco, painted wood, etc. and be represented in their historic context. Inappropriate materials such as natural wood, metal, large glass areas, etc. should be discouraged.

► Architectural Integrity

The exterior materials should provide the unifying element in the design. From level to level and from porches to fencing, the materials should blend to provide a level of continuity.

► Rental Maintenance

The neighborhood as a group should encourage landlords to maintain their properties consistent with the exterior level of quality reflected in owner occupied structures.

► Renovations

► Physical

Each property should be reviewed on a case by case basis for their impact on adjacent neighbors and with regard to the overall street imagery.

► Sense of Community

The design of the addition should reflect the imagery of the existing structure (front porches, strong roof lines, dormers, etc). The addition should not turn its back to the street and should not be used as a barrier to the street.

► Architectural Integrity

All additions should be designed with the idea in mind that the integration between the new and old should be natural, with a strong respect to the context of the existing design elements.

► Landscaping

All fencing, street trees, and miscellaneous plantings should be reviewed in context with its street imagery and not just as an individual project. All fencing fronting on the street shall be limited in height (4'-0" max.) and should have a feeling of "transparency," so as to not be seen as a barrier.

► Lighting

All exterior lighting should be kept to a low level to enhance the structure of landscaping, but not to impact adjacent neighbors.

► New Construction – Single Family**► Zoning/Physical**

Each property should be reviewed on a case by case basis for its impact on adjacent neighbors and with regard to the overall street imagery and in context with the existing scale of surrounding structures. Over-building with respect to lot size should be discouraged.

► Sense of Community

When providing a design concept for an "infill" lot there should be respect for the historic character of the community, not from the standpoint of preservation, but from the aspect of compatibility.

► Architectural Integrity

New structures should respect their old neighbors in terms of materials, scale, proportions, and detailing. Care should be taken as to not have a "hodge-podge" of styles that will deteriorate the fabric of the existing neighborhood.

► Landscaping

All fencing, street trees, and miscellaneous plantings should be reviewed in context with its street imagery and not just as an individual project. All fencing fronting on the street should be limited in height (4'-0" max.) and should have a feeling of "transparency," so as to not be seen as a barrier.

► Lighting

All exterior lighting should be kept to a low level to enhance the structure or landscaping, but not to impact adjacent neighbors.

► Parking

All garage access and parking areas should be limited to alley access only. To preserve the pedestrian friendly concept of the neighborhood the blocks should not be cut up with vehicular driveways, nor should the street imagery be cluttered with garage doors.

► **New Construction – Multifamily**

► **Zoning/Physical**

Each property should be reviewed on a case by case basis for its impact on adjacent neighbors and with regard to the overall street imagery and in context with the existing scale of surrounding structures. Over-building with respect to lot size should be discouraged.

► **Sense of Community**

When providing a design concept for an “infill” lot there must be respect for the historic character of the community, not from the standpoint of preservation, but from the aspect of compatibility.

► **Architectural Integrity**

New structures should respect their old neighbors in terms of materials, scale, proportions, and detailing. Care should be taken to create structures that are “pedestrian friendly.” Through the use of landscaping, and attention to scale and detail at the pedestrian level there should be a sense of comfort, as to take away from the large scale of the overall structure.

► **Landscaping**

All fencing, street trees, and misc. plantings should be reviewed in context with its street imagery and not just as an individual project.

► **Lighting**

All exterior lighting should be kept to a low level to enhance the structure or landscaping, but not to impact adjacent neighbors.

► **Parking**

All garage access and parking areas should be limited to alley access. To preserve the “pedestrian friendly” concept of the neighborhood the blocks should not be cut up with vehicular driveways. All parking areas should be screened from street views with a combination of transparent fencing and landscaping. Large open parking areas should be discouraged and should be designed to minimize the visual impact to define the existing street lines so as not to create a “void” in the street imagery.

► Street Imagery**► Traffic and Parking**

All new improvements should encourage off street parking that should screen vehicles from the street view.

► Parks and Recreation

The parks and tree lined streets are our most valuable asset and care should be taken to maintain and build upon this imagery.

► Signage

No signs, billboards, or graphics should be displayed on any residential site, with the exception of the occupants' name and house number. Multifamily units and commercial sites may provide "low-impact" signage that conforms with all local codes and is compatible with adjacent uses.

► Landscaping

The area between the street curb and front setback of the building provides that aesthetic continuity that blends individual properties into a single street image. With that in mind, any evaluation of landscaping improvements should be seen in the context of how it will effect the existing street imagery.

APPENDIX C: CONGRESS PARK NEIGHBORS, INC.

Congress Park Neighbors, Inc. is a neighborhood association registered with the City of Denver as a 501 C (3) non-profit corporation. It was formed in 1978 to represent the neighborhood with the following purposes:

- ▶ To coordinate and improve community and resident involvement, cooperation, pride and awareness.
- ▶ To work for better cultural, recreational, educational, safety and civic programs.
- ▶ To disseminate information about issues which affect the community and its residents.
- ▶ To promote cooperation and coordination between the community, residents, public agencies, private agencies and businesses.

The Board meets monthly. In 1994, there were 250 paid members. Standing committees are Membership, Outreach, Crime Action, and Business Development. CPN also has strong liaisons with the Colorado Boulevard Health Care District membership, the University of Colorado Health Sciences Center, Denver Botanic Gardens, Denver Public Schools, the city of Denver and adjacent neighborhood organizations. The organization publishes and distributes the quarterly “Congress Park Newsletter.” CPN is a member of Capitol Hill United Neighborhoods (CHUN) and the Inter-Neighborhood Cooperation (INC), and is eligible to send delegates to both these umbrella organizations.

APPENDIX D: ZONING

► Key Regulations of Zone Districts in Congress Park

Zoning is the traditional legal tool of cities to regulate the use of all of the land within the jurisdiction and control the impact that its use has on adjacent properties and the city as a whole. Denver has had zoning regulations since 1926, after most of the Congress Park neighborhood was developed.

Zoning directly regulates the land uses allowed for properties, basic requirements for construction (e.g. the minimum size allowed for a lot, setbacks from property lines to buildings, the height and bulk of buildings, etc.), requirements for off-street parking, open space, and location and size of signs.

Since zoning regulations change from time to time, the latest information is always available from the Zoning Administration.

► **R-0** Single-Unit Detached Dwellings, Low Density. Foster family care and day care allowed as home occupations by permit. Minimum of 6,000 square feet of land required for each dwelling unit. Maximum Density = 7.3 dwelling units/acre.

► **R-1** Single-Unit Detached Dwellings, Low Density. Same as R-0 except that home occupations and room-renting to one or two persons are allowed upon application and issuance of a permit. Maximum Density = 7.3 dwelling units/acre.

► **R-2** Multi-Unit Dwellings, Low Density. Typically duplexes and triplexes. Home occupations are allowed by permit only. Minimum of 6,000 square feet required for each duplex structure with an additional 3,000 square feet required for every unit over 2. Maximum Density = 14.5 housing units/acre.

► **R-3** High-Density Apartment District. Building size is controlled by limited bulk standards, off-street parking and open space requirements. Building floor area cannot exceed three times the site area. This zone should not be used as a buffer zone. Maximum density is not specified and is determined by the size of the individual units and the factors mentioned above.

► **H-1, H-2** Hospital Zone Districts. Contact Zoning Administration for up-to-date information on zoning ordinances.

APPENDIX E: ACKNOWLEDGEMENTS

► Mayor of Denver Honorable Wellington E. Webb

► Denver Planning Board

Ruth Falkenberg, Chair	Thomas Foster
Bernie Jones	Jim Daniels
Peggy Montano	Daniel R. Guimond
Marilyn Stokes	Gilbert E McNeish
Mary Beth Susman, Ph.D.	

► Congress Park Neighborhood Plan Steering Committee

Mary Ferrell, Co-Chair	John Yonushewski, Co-Chair
DeAnne Minner, President CPN	Judith Spiegel
Margie Boshouwers	Tom Johnson
Carol Johnson	Frank Scalise
Kelly Tynan	Paula Machlin
Tom O'Neill	Julie Bell
Brian Tooley	Kathy Fay
Charlotte Redden	Don and Terry McCullough
Eric Price	

► Crime Prevention Committee

Richard Moody, Chair	Dave Quinlivan
Kelly Bitner	Monique Coustry
Gerry Armstrong	DeVonna Johnson
Jean Griffin	Claudia Goodman
Mary Zidanick	Bruce and Lois Feinstein
Charlotte Bentley	Kathi Anderson

► Outreach and Community Pride Committee

Kathy Kurtz, Chair	LuAnn Curtis
Michael Curtis	Stephen Humphrey
Jennifer and Tracy Vermeyen	Shirlee Wreed
Terry McCullough	Warren Banman
Jan Oen	Buffy Naake
Peg Higgins	Jay Nelsen
Eric Price	

► Traffic and Transportation Committee

Joanne Malisani, Chair	Kelly Tynan
Alin Rasmussen	April Montgomery
Tom Eidsmoe	Becky Gay

► Zoning Committee

Bob Robertson	Matthew Lancaster
Peggy Mahoney	Edgar Neel
Kathy Fay	Debbie Baldwin
John Yonuszewski	Steven Humphrey
Bryan Aumiller	Linda Childs
Becky D. Laurilla	Patrick K. Shannon
Tim and Judy Panther	Susan Fisher
Ronda Ballard	

► Economic Development Committee

Barbara Wright	Charlotte Redden
Ron Kienzle	Alan Eisenberg
Cindy Chase	Jeffrey Joyce
Cathy Kuykendall	Pete and Jim Dadiotis
Tito Collins	Maureen Sherlock
Bobby Lutrell	

► Denver Community Planning and Development Agency

Jennifer T. Moulton, Director of Planning and Development
 Harriet R. Hogue, Planning Manager, Neighborhood Planning
 Lupe Herrera, Senior City Planner
 Theresa Lucero, Senior City Planner
 Kiersten Faulkner, Associate City Planner
 Jim Ottenstein, Graphics
 Julie Connor, Graphics
 Ken Barkema, Graphics
 Carl Haberman, Graphics
 Daniel Michael, Graphics



ADOPTION ORDINANCE



ORDINANCE NO. 806 SERIES OF 1995

For an ordinance approving a neighborhood plan for the Congress Park neighborhood, which plan shall become a part of the Comprehensive Plan for the City and County of Denver pursuant to the provisions of Section 41-18 (c) of the Revised Municipal Code and of Ordinance No. 617, Series of 1989.

- ▶ **Whereas**, pursuant to the provisions of Section 41-18 (c) of the Revised Municipal Code, and by Ordinance No. 617, Series of 1989, there has been approved a Comprehensive Plan for the City and County of Denver; and
- ▶ **Whereas**, said section of the Revised Municipal Code provides for the amendment of said Plan; and
- ▶ **Whereas**, Ordinance No. 617, Series of 1989, provides for the incorporation of "Neighborhood Plans" into the Comprehensive Plan; and
- ▶ **Whereas**, as a proposed part of the Comprehensive Plan, the Planning Director has transmitted to the Mayor and Council for acceptance a proposed neighborhood plan for the orderly and harmonious development of the Congress Park neighborhood in the City and County of Denver; and
- ▶ **Whereas**, the Mayor has approved the same; and
- ▶ **Whereas**, the Planning Board has approved the same; and
- ▶ **Whereas**, the Neighborhood Plan was prepared with significant involvement of the residents and representatives of the various interests of the Congress Park neighborhood and adjacent neighborhoods and has been approved by the same; and
- ▶ **Whereas**, a member of City Council in whose council district the neighborhood plan is situated has monitored the process whereby said plan was formulated.

Now, Therefore, Be It Enacted By The City And County Of Denver:

► **Section 1.** That the proposed neighborhood plan for the harmonious development of the Congress Park Neighborhood, consisting of a document entitled “Congress Park Neighborhood Plan”, filed with the City Clerk, Ex-Officio Clerk of the City and County of Denver, on the 20th day of September, 1995, as City Clerk’s filing No. 95-867, is hereby approved as part of the Comprehensive Plan, pursuant to Section 41-18 (c) of the Revised Municipal Code, Ordinance No. 617, Series of 1989.

► **Section 2.** That the approval of the Congress Park Neighborhood Plan, and any subsequent amendment thereto, is intended to establish the same, in conjunction with the Comprehensive Plan, as the official guide for officials of the City and County of Denver and private citizens when making decisions affecting the future character of the Congress Park neighborhood of the City and County of Denver; provided, however, that such approval shall not preempt the decision making powers vested by law or the administrative directive of the Mayor, the Council or any other official of the City and County of Denver with respect to, but not limited to, a zoning map amendment, a zoning language amendment, a dedication or vacation of a street, alley or other public way, a designation of a park, the issuance of a revocable permit, a conveyance or the acquisition of real property by the City and County of Denver, of an appropriation for or construction of a capital improvement; and provided, further, that it is expressly understood that judgement must be exercised in the application of the Congress Park Neighborhood Plan recommendations in the decision making process of the Mayor, Council and other officials of the City and County of Denver.

Passed by the Council October 2, 1995

Deborah L. Ortega, President

Approved: Wellington E. Webb, Mayor, October 3, 1995

**Attest: Elba Wedgeworth, Clerk and Recorder
Ex-Officio Clerk of the City and County of Denver**

Published in the Daily Journal September 27, 1995 and October 6, 1995