

arapahoe square



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A4. Clean and Safe

B5. Grand Boulevards

**D3. Downtown's New Neighborhood:
Arapahoe Square**

Located southeast of Ballpark and just north of the Commercial Core, Arapahoe Square is probably the most underutilized area of Downtown. In turn, it perhaps has the **most potential for redevelopment and revitalization in the coming years.**

Arapahoe Square is situated between the high-rise development of the Commercial Core and the lower-density neighborhoods of Curtis Park and Five Points. The southwestern edge of the district is 20th Street, which is heavily traveled by automobiles going towards I-25 and Coors Field. The northern edge of the district is Park Avenue. It transitions to Ballpark to the west and East Village and Uptown to the south. Broadway bisects the district creating the triangular building sites where the two grids intersect.

In the 1970s and 80s, much of Arapahoe Square was cleared to serve as a parking reservoir for the Commercial Core, specifically

between Park Avenue, Welton Street and Broadway. It is still dominated by surface parking lots and some vacant parcels. The remaining buildings are both economically and architecturally diverse, combining urban lofts and low-rise neighborhood commercial with warehouses, transportation facilities and light industry. Many social service providers are located in Arapahoe Square.

The Clements Historic District, Ebert Elementary School, and East Village reconstruction are key features just outside the district. Light rail transit along Welton Street is attracting new residential development and provides connections between the Downtown core as well as Five Points and Curtis Park. FasTracks improvements include extending this line north along Downing and converting it to streetcar. The light rail station at 20th and Welton has begun to attract some higher-end housing than previously existed.



Vancouver, BC offers many models for developing Arapahoe Square. Pedestrian-scale town houses line the street while higher towers are developed in the block interiors (left). Historic buildings are preserved alongside new housing and connected via pedestrian-friendly streets (right).

Arapahoe Square holds vast unrealized potential. Its proximity to other Downtown districts and the historic neighborhoods to the north-east makes it an ideal location for a greater range and greater density of uses. However, challenges persist in

its re-invigoration - particularly on surface parking lots - and the concentration of homeless shelters and other social services. The perceptions and realities regarding social service issues must be addressed.



This 3-D model highlights existing (dark green) and potential future development (light green) in Arapahoe Square.

KEY RECOMMENDATIONS

Prepare a small area plan.

Implement Denver's Road Home program.

Encourage appropriate redevelopment of surface parking lots and other underutilized properties.

Identify redevelopment opportunities adjacent to the Welton Street Light Rail Transit line.

Implement pedestrian improvements on Broadway, Park Avenue, 21st and Curtis streets.

Restore landscaped tree lawns and consider converting selected streets to two-way.



The Pearl District in Portland, OR, is a former industrial site that is now one of the country's most livable urban neighborhoods. Arapahoe Square shares similar possibilities.



Arapahoe Square Strategy

Legend

-  LRT Stop
-  LRT Line
-  Proposed FasTracks Rail Line
-  Intra-Downtown Transit
-  Opportunity Site
-  Grand Boulevard
-  Special District
-  Priority Pedestrian Connection
-  1/4-mile Radius Around Key Node/Transit Hub
-  Neighborhood-Serving Retail