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VISION STATEMENT

Prioritizing PEOPLE, HEALTH, CULTURE and NATURE, the 5280 is a new, distinctly Denver amenity, that connects many vibrant and diverse city center neighborhoods through the great urban outdoors, creating a powerful SENSE OF PLACE.
What is The 5280?

Human beings are creatures of habit. We walk the same paths, frequent the same establishments, and revisit our favorite spaces again and again. For many of us, the better we know a place, the less of it we see. The 5280 makes Denver intimate again, seeking to connect people to their city, to their community, and to each other. It transforms the way we use public spaces, creating more than five miles of urban trails and linear parks through the heart of Denver, offering residents and visitors alike the chance to explore Denver and meet people they might otherwise never have met.

The 5280 is a bold and visionary project that turns underutilized streets into the essential Downtown experience linking neighborhoods and connecting people. It promotes the health of mind, body, and spirit with the opportunity to enjoy the city, the outdoors, and one another— together. The 5280 makes locals feel like tourists and tourists feel like locals. It is a manifestation of what’s possible when the community comes together to reimagine the world they wish to create. It is quintessentially Colorado and distinctly Denver.

As a dedicated urban trail and linear park, the 5280 will unite urban life with Colorado’s outdoor culture for the center city’s rapidly growing population of residents, employees and visitors, encouraging them to use active modes of transportation while engaging in Downtown’s cultural and civic facilities. More than a trail, it will add green space to Downtown and provide a safe and beautiful place to actively recreate and engage with the Downtown neighborhoods, cultural amenities and more.

“The 5280 is poised to connect Downtown’s unique and diverse amenities, while creating a powerful sense of place within the vibrant mixed-use neighborhoods in the center city,” says Tami Door, president and CEO of the
Downtown Denver Partnership. “This bold, visionary project will be a game changer for the center city.”

The idea for the 5280 grew out of the many years of planning and community outreach efforts from the City and County of Denver and the Downtown Denver Partnership and builds on the visionary ideas and goals identified in numerous city and neighborhood plans to reimagine and repurpose our shared public spaces. The route builds on previous planning studies such as the Downtown Area Plan, The Outdoor Downtown, Northeast Neighborhood Plan and Next Steps Study, Wynkoop Street + 21st Street Design Plan, Golden Triangle Plan, Auraria Master Plan, State Capitol Complex Master Plan, and more. After years of discussion on how a downtown loop would realize the ideas and principles born out of these individual neighborhood plans and more encompassing City-Wide plans, the Downtown Denver Partnership began a conceptual design process in the summer of 2017, with support from the Colorado Health Foundation and the Gates Family Foundation. The kick off of the planning coincided with The Square on 21st Street project that demonstrating and tested the ideas for the 5280 born through the previous planning processes.

This vision document sets the framework for what the 5280 can be; it creates a platform for communities to come together to design and build on their neighborhood place.

“The 5280 is poised to connect Downtown’s unique and diverse amenities, while creating a powerful sense of place within the vibrant mixed-use neighborhoods in the center city. This bold, visionary project will be a game changer for the center city.”

Tami Door, president and CEO of the Downtown Denver Partnership.
Route Philosophy

Like a mountain trail that explores vast meadows, secluded shaded respites, bubbling brooks, mountain peaks and grand vistas, the 5280 creates a trail-like experience to explore special and unique neighborhood and community spaces, cherished destinations, gathering spots shaded by lush trees and that perfect Instagram downtown view.

The philosophy of the 5280 route is based on the flexibility to meander through Denver’s cherished neighborhoods creating many opportunities for unique and special moments.

The route needs flexibility to connect directly to/through key destinations and landmarks (String of Pearls) or adjacent to destinations and landmarks (Pearl Manifold or charms hanging from necklace)

Adhering strictly to either a ‘String of Pearls’ or ‘Manifold’ concept would likely dictate an exact route and design strategy; this is not desired.

STRING OF ‘PEARLS’
Connects directly to more popular destinations and landmarks but limits the flexibility of route.

‘PEARL’ MANIFOLD
Allows flexibility of route but does not connect directly to destinations and landmarks.

NEIGHBORHOOD CONNECTOR
Directly connects neighborhood centers but hinders flexibility of route.

PREFERRED HYBRID APPROACH
A hybrid approach that prioritizes the neighborhoods and allows opportunities to either connect directly to or adjacent to key destinations is preferred.
Target User Groups

The 5280 is a place where a parent can teach their child to ride a bike for the first time. It is a place for a leisurely stroll with some friends from out of town or preferred route to grab some food at lunch time.

The 5280 is intended to benefit a wide range of users including children, tourists on B-cycles, parents with kids in trailers, joggers, roller skaters, wheel chair users and dog walkers. The facility is not intended to be a high speed bicycle connection but would be clear in its connection to bike lanes, cycletracks, and establish bicycle routes.

MORE LEISURELY  Designing the 5280 for a wider variety of ages and abilities creates a more democratic system of mobility.

HIGH SPEED  The 5280 will connect to bike-only facilities but will not be designed to accommodate higher-speed bike traffic.
Fluidity of the 5280

The design and layout of the 5280 will have to be adapted to the varying conditions throughout the city. Varying right-of-ways, differing street typologies and numerous intersections create challenges to creating an easily navigable route and layout for both pedestrians and bicyclists.

Prioritizing a more direct route that connects directly to destinations and landmarks (Pearls) along the way may require flexibility in the design of the facility.

Prioritizing the design of the facility type to be consistent around the entire 5280 would require great flexibility in the route itself in order to accommodate a common design.

Ultimately, a hybrid approach is preferred that works in tandem with the Philosophy of the route that balances bicycle facility types with linking destinations.

**PRIORITIZE ‘PEARLS’**

Creates direct routes between destinations but requires flexibility in facility type.

**PRIORITIZE FACILITY**

Creates a consistent facility type but requires flexibility in route and flexibility in connections to pearls.

**HYBRID**

A hybrid approach balances the direct connections to pearls with the fluidity of the route, limiting the amount of facility types and transitions along the route.
Preferred Direction

An overall balance between the philosophy of the route and the need for an easily navigable facility needs to be met with a top priority of linking neighborhoods. Clear connections and appropriate design should be tailored to each neighborhood. The route will not only better connect adjacent neighborhoods but also aim to reveal and strengthen the character of each individual neighborhood.

The 5280 will become a hub of mobility that will better connect not only the downtown neighborhoods to each other but ultimately serve as a ‘hub and spoke’ system of mobility that connects to the neighborhoods beyond downtown.

Prioritize Linking Neighborhoods

Strong connections between neighborhoods is critical to the success of the 5280.

Hub and Spoke

The 5280 is designed to grow into a larger hub and spoke system, ultimately creating stronger connections beyond the downtown neighborhoods.
5280 Route

Linking Neighborhoods

In order to realize the philosophy of the route set forth in the previous chapter, achieve the fluidity desired, and create a design for all users, a deep dive into each individual neighborhood was critical to understanding the nuances and complexities of laying the framework for the 5280.

The team had to gain an understanding of the past efforts of the city and each neighborhood that led up to the process of creating the 5280. Studying existing neighborhood plans helped identify key corridors, landmarks, cultural institutions, and amenities within each neighborhood. The conceptual route builds on previous planning studies such as the Downtown Area Plan, The Outdoor Downtown, Northeast Neighborhood Plan and Next Steps Study, Golden Triangle Plan, Auraria Master Plan, State Capitol Complex Master Plan, among others.

A robust outreach process that was catered to individual neighborhood segments along the 5280 gave great insight on how and where the project should connect and enhance these places. Many options were considered, studied and vetted with the communities and the project team culminating in the conceptual route presented in this Vision Plan.

The 5280 will link neighborhoods, connect people, weave through rich communities and key landmarks with over 5 miles of urban trail. The project will enhance and strengthen the unique character of each neighborhood by showcasing local culture, iconic features, architecture and history. The 5280 will remap how people get around downtown and create stronger relationships between adjacent communities. These connections create more mobility options and create the infrastructure for a healthier and more resilient city.
Health Impact

Outcomes-Based Design Approach

While Denver is known for its healthy residents, the city faces its share of health risks and challenges inherent in fast-paced urbanization today. Specifically, rates of childhood obesity, asthma, and residents experiencing poor mental health have remained high over time. Additionally, traffic safety as well as the city’s intense urban heat island effect continue to be concerns in the city.

The 5280 will help alleviate these health risks by providing residents with spaces to engage in physical activity and connect with community members. Furthermore, the design of the 5280 will support Denver’s ambitions to improve air quality, mitigate urban environmental issues, and promote traffic calming.

Site specific opportunities for health impacts were studied in each individual neighborhood segment. Each has their own environmental and ecological factors that manifest health risks. The design of each segment will promote health through design strategies that have proven short-term and medium-term outcomes that lead to area wide health impacts.
Increase tree canopy and greenspace

Promote Social Interaction

Introduce native ecology

Historic Identity

Traffic Calming

Connect Civic Institutions with the Public Realm

Pedestrian / Bike Friendly Paths

Promote Social Interaction
Framework Strategy

The relationship of the 5280 to existing assets across Downtown Denver is greater than the sums of its parts. They will create a more unified heart of the city and help form a closer connection with the surrounding neighborhoods.

Park and Open Space Connections

The 5280 will not only provide safe access between existing parks and open spaces around downtown, it will also become an extension of the system itself. The design and layout of the 5280 will provide much needed open space in a growing downtown core.

A Hub for Bike Connections

The 5280 will create key connections between downtowns fragmented bike network while providing a safe bicycle facility that can be used by all levels of riders.
**Strengthened Cultural Connections**

Connections made between entertainment and cultural destinations, arts districts, government and educational campuses create a civic backbone that supports these pillars of society.

**Connections to the Greater Context**

The 5280 creates opportunities for reflective connections with downtown itself and with the greater context of the Rocky Mountains.
Framework Strategy

Showcase the Neighborhoods

The 5280 passes through six distinct neighborhoods, each with their own history, people and character. The 5280 will help to strengthen the identity of each aid in the implementation of past neighborhood plans.

A Series of Unique Places

Special design interventions throughout the 5280 will create energy and a sense of place, unique to each neighborhood. These enhanced sections of the 5280 will bring needed amenities and enhance or create new centers of the neighborhoods.
Wayfinding and Signage

Wayfinding elements, informational and regulatory signage should be located at key locations where The 5280 crosses major streets, major bike routes, important neighborhood connections, where the trail is adjacent to major cultural institutions, at neighborhood gateways, and at each ‘Place’.

An Integral Part of the City

The 5280 will be a surgical integration of new park and openspace within existing rights-of-way creating new healthy connections between existing neighborhoods and a new space for residents and visitors to enjoy.
NEIGHBORHOOD
SEGMENT
DESIGN
CAPITOL HILL & UPTOWN
SHERMAN STREET IMAGINED AS A LIVELY MIXED USE CORRIDOR THAT CELEBRATES THE CAPITOL BUILDING.
Capitol Hill & Uptown

Strategy & Character

Capitol Hill, the seat of our State government is situated in a multigenerational and diverse neighborhood with a fiercely proud community making it center city’s most densely populated neighborhood where foot traffic outnumbers car traffic.

INTENT
The 5280 celebrates the Capitol and the democracy it represents. It creates a new stately address for businesses and residences.

CHARACTER
Located along Sherman Street, the 5280 is envisioned as a contemporary interpretation of a grand and ordered Capitol Mall.

DESIGN ELEMENTS
Enhance paving material, gardens, vertical elements, lighting, crosswalks, wayfinding, urban cairns.
EXISTING CONDITIONS

SHERMAN AT 13TH

PARKING AT WEST SIDE OF CAPITOL

SHERMAN AT 19TH

SHERMAN AT 12TH

VIEW FROM CAPITOL STEPS

ALLEY AT SHERMAN AND 20TH
CAPITOL HILL - CONCEPT

**STRONG AXIS**
Play off of the strong axial relationship of Sherman Street to the State Capitol Building.

**PROVIDE EXPERIENCE**
Provide that axial experience to the pedestrian and bicyclist by bringing them toward the centerline of the street.

**CONNECTED CAMPUS**
Create a cohesive government campus through design layout and materials to create stronger connections between agencies.
**STRATEGY**

With the Capitol Building as the focal point, Sherman Street is divided into two distinct sections, the Capitol Mall and the Garden Blocks.
THE GARDEN BLOCKS

Along the northern end of Sherman Street from 17th Ave to 20th Ave the 5280 creates the Garden Blocks. The space in the ROW has been re-allocated to provide enough landscape to create spaces along the 5280 that could include play features, community gardens, seating and resting areas.

These blocks not only provide an amenity to the adjacent residential and commercial development but can also serve as a draw for nearby schools that lack adequate openspace and a respite for pedestrians and cyclists from the busy corridors of Lincoln and Grant Streets.

Vehicle access and some on street parking remains along the entire street. Street design and layout promote lower speeds and discourage through traffic.
AN EXPANDED AMENITY ZONE ALLOWS SPACE FOR POCKET PARKS AND PLAYGROUNDS AMONG THE EXISTING TREES AS WELL AS THE OPPORTUNITY TO CREATE SEATING ELEMENTS, RESTING NODES, OR COMMUNITY GARDENS.

VEHICLE ACCESS IS MAINTAINED ON A SPEED-REDUCED TWO-WAY STREET FOR THE ENTIRE LENGTH OF SHERMAN STREET.

PARKING AND STORM WATER QUALITY CAN BE INCORPORATED INTO THE STREETSCAPE.
THE CAPITOL MALL

The Capitol Mall idea was laid out in the 2014 Capitol Complex Master Plan. The experience of the allee of trees focused on the terminus of the State Capitol is created for the pedestrian and cyclist; an experience before that was only viewed from a vehicle or crosswalk. Vehicle access, parking and circulation are maintained along the corridor while distinctive paving materials and street design calm vehicle speeds and create a safer environment for bikes and pedestrians.

The Capitol Mall is a place that gives a strong civic identity to the blurred boundary between Capitol Hill and Downtown while the 5280 better connects to neighboring Five Points and Golden Triangle neighborhoods.

PROPOSED IMPROVEMENTS TO THE FRONT OF THE CAPITOL BUILDING INCLUDE THE REMOVAL OF PARKING AND ADDED SPACE FOR PEDESTRIAN AND BICYCLE CIRCULATION.
DISTINCTIVE PAVING MATERIALS CALM THE TRAFFIC LANES AND ENVOKE A SENSE OF A CIVIC DISTRICT.

EXISTING TREES THAT FRAME THE STREET ARE PRESERVED ALONG THE CORRIDOR.

THE 5280 IS PUT ON AXIS TO THE CAPITOL BUILDING.
CAPITOL HILL - SECTIONS

SECTION A:
GARDEN BLOCKS BETWEEN 19TH AND 20TH AVE

SECTION B: SHERMAN AT COLFAK
SECTION C: SHERMAN AT 14TH

KEY
- 5280 Paving
- 5280 Landscape
- 5280 Plaza

R.O.W.
5280 Trail
The impact framework illustrates how the design of Sherman Street will advance neighborhood-level health outcomes and impacts.

These design goals influence our design strategies which are based in scientific evidence and community input and will influence health, wellbeing, and social capital.

**DESIGN GOALS**

- BETTER CONNECT THE CAPITOL TO ITS NEIGHBORS
- PROMOTE CIVIC ENGAGEMENT, PARTICIPATION, STEWARDSHIP, AND DEMOCRACY
- ENHANCE THE QUALITY OF MATERIALS AND EXPERIENCE FOR ALL USERS

**DESIGN STRATEGIES**

- PEDESTRIAN / BIKE FRIENDLY PATHS
- CONNECTING CIVIC INSTITUTIONS WITH THE PUBLIC REALM
- PROMOTE SOCIAL INTERACTION
- TRAFFIC CALMING
- INCREASE TREE CANOPY AND GREENSPACE
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<td>Reduce BMI/Diabetes/Stress</td>
<td>Stewardship</td>
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GOLDEN TRIANGLE
ACOMA STREET IMAGINED AS A NEW CENTER FOR THE GOLDEN TRIANGLE AND A CANVAS FOR ART AND CELEBRATION
Golden Triangle

Strategy & Character

Home of world-class museums, vibrant art scene, hip bistro and bars, and a large residential population that enjoys the tree-lined streets and Cherry Creek Greenway, Golden Triangle is both an international destination and a close-knit community with a mix of historic brick structures alongside gleaming glass towers.

INTENT
Building on the Golden Triangle Neighborhood plan, the 5280 creates a center and gathering space that links the cultural institutions to the heart of the community along Acoma Street.

CHARACTER
Arts and Culture greenway trail where innovative art imbues the design.

DESIGN ELEMENTS
Enhance paving material, masts, lighting, crosswalks, wayfinding, urban cairns, traffic circles (with art elements).
EXISTING CONDITIONS

ACOMA AT 12TH

12TH AVE AT BROADWAY

CORNER OF ACOMA AND 9TH

ACOMA AT 9TH

ACOMA AT 11TH

BANNOCK ST CROSSING SPEER
GOLDEN TRIANGLE

Concept

EXTEND CIVIC AXIS
Extend the axis from Civic Center Park beyond the Denver Art Museum Plaza and into the neighborhood along Acoma Street with the creation of a gallery park.

PEDESTRIAN FOCUSED CENTER
Create a platform for art with a pedestrian focused street design with the flexibility

IDENTITY BEYOND THE MUSEUM
Engage the community around creating a strong neighborhood identity.
Acoma is designed to be a new neighborhood center for the Golden Triangle that provides greenspace and local connections to the existing art and civic institutions.
GALLERY PARK AND CANVAS BLOCKS

Acoma Street is the only axis in the Golden triangle that runs the entire north-south length of the neighborhood. At its north end, Acoma aligns with the city beautiful monument of Civic Center Park before morphing into the modern civic plazas of the library and art museum complex.

South of 12 Avenue, Acoma returns to a neighborhood street with a strong tree canopy but a patchwork of development. The Gallery Park and Canvas Blocks bring the civic axis of Civic Center Park and the Art Museum plaza into the neighborhood.

The connection of the neighborhood to the museum district is reinforced while creating a strong center and unique identity for the neighborhood. Originally conceived in the Golden Triangle neighborhood plan, Acoma street is reimagined as an asset to the 5280 and its connective strength to surrounding neighborhoods.
EXISTING TREES THAT FRAME THE STREET ARE PRESERVED ALONG THE CORRIDOR.

AN EXPANDED AMENITY ZONE ALLOWS FOR SEATING AND ART OPPORTUNITIES.

TRAFFIC CIRCLES, INTERSECTION AND MID-BLOCK BULB OUTS CALM TRAFFIC AND CREATE SAFER CROSSINGS. THEY ARE ALSO AN OPPORTUNITY TO CREATE IDENTITY AND DISPLAY ART.

THE STREET BECOMES A PLATFORM FOR LOCAL EXPRESSION, DESIGN AND ART.
GOLDEN TRIANGLE - SECTIONS

SECTION A:
GALLERY PARK BETWEEN 12TH AND 11TH AVE

SECTION B: CANVAS BLOCK PROPOSED SECTION AT MID-BLOCK BULB OUT
SECTION C: CANVAS BLOCK

KEY
- 5280 Paving
- 5280 Landscape
- 5280 Plaza
GOLDEN TRIANGLE - HEALTH IMPACTS

The impact framework illustrates how the design of the 5280 through the Golden Triangle will advance neighborhood-level health outcomes and impacts. These design goals influence our design strategies which are based in scientific evidence and community input and will influence health, wellbeing, and social capital.

DESIGN GOALS

- BETTER INTEGRATE THE NEIGHBORHOOD AND ART INSTITUTIONS
- CREATE A PLATFORM FOR ART EXPRESSION
- ENGAGE THE COMMUNITY

DESIGN STRATEGIES

- PEDESTRIAN / BIKE FRIENDLY PATHS
- CONNECTING ART AND CIVIC INSTITUTIONS WITH THE PUBLIC REALM
- PROMOTE SOCIAL INTERACTION
- TRAFFIC CALMING
- INCREASE TREE CANOPY AND GREENSPACE
### Short-Term Outcomes
- People Presence
- Cultural Mixing
- Civic Identity
- Road Safety
- Physical Activity
- Stress Recovery

### Medium-Term Outcomes
- Perceived Safety
- Lowers Crime
- Social Cohesion
- Civic Engagement
- Traffic Injuries
- Reduce BMI/Diabetes/Stress
- Chronic Stress

### Impacts
- Physical Activity
- Mental Health
- Neighborhood Safety
- Social Capitol
- Stewardship
- Reduced Vehicle Related Morbidity/Mortality
- Obesity Related Illness
- Stress Related Illness
LA ALMA / LINCOLN PARK
PROPOSED 5280 ALONG MARIPOSA STREET
WITH IMPROVED LINCOLN PARK EDGE

PROPOSED 5280 ALONG 9TH AVE IS DESIGNED TO
FIT THE SCALE OF THE NEIGHBORHOOD
La Alma / Lincoln Park

Strategy & Character

A dynamic, mixed-use and established residential neighborhood in the heart of Denver, La Alma Lincoln Park has a variety of housing types, diversity of land uses, and historic resources.

INTENT
Link existing community assets together, while respecting the quiet, residential neighborhood character.

CHARACTER
The 5280 is more about connectivity than placemaking. It’s design takes cues from the fine grain residential neighborhood offering neighborhood scale amenities. Respecting the community’s desire to blur the 5280 and the Lincoln Park edge, the 5280 will provide community gardens and vantage points to take advantage of mountain views.

DESIGN ELEMENTS
Enhance paving material, community gardens, masts, lighting, crosswalks, wayfinding, urban cairns, traffic circles.
EXISTING CONDITIONS

SUNKEN GARDENS PARK  
WEST HIGH SCHOOL ALONG 9TH  
MARIPOSA DEVELOPMENT

HISTORIC CHARACTER  
LINCOLN PARK VIEWS  
COMMUNITY ESTABLISHMENTS
The Lincoln Park / La Alma neighborhood is one of the oldest in Denver and is home to historic parks, an art district, a diverse building stock and population.

Creating stronger connections between the neighborhood’s major assets will strengthen the quality and reinforce the character of the neighborhood.

Through better connections comes the opportunity to enhance the places around the neighborhood to be more engaging, more accessible, and more reflective of the residents of the neighborhood.
STRATEGY
The 5280 will enhance and better connect the existing assets of La Alma while providing safe connections in and out of the neighborhood.
SUNKEN GARDENS TO SANTA FE ALLEY

Sunken Gardens has two parts, its northern half is the site of the historic reflecting pools sunken into the landscape. The 5280 occupies the southern half, where its meandering trails serve as a connection to the Cherry Creek trail and across Speer to downtown from Lincoln/La Alma as well as neighborhoods to the south. The 5280 can create a new space for a reimagined park that serves as a place of recreation, healing and education.

The alley east of Santa Fe Between 10th and 11th Avenues is reimagined as a pedestrian focused spaces that allows more spaces and interactivity for galleries along Santa Fe while offering more space for First Friday Events and parties.
THE 5280 CREATE A DIRECT CONNECTION AND FRONT DOOR FOR WEST HIGH SCHOOL

AN OVERLOOK IS CREATED WITH VIEWS TO DOWNTOWN’S SKYLINE.

THE 5280 IS INTEGRATED INTO AN IMPROVED SUNKEN GARDENS.
MARIPOSA STREET AND LINCOLN PARK

Lincoln Park, the city park for which the neighborhood is named is home to a busy rec center, a baseball field, ample space, and is one of the few places from the 5280 where the views to the mountains are unobstructed (with a few feet of elevation gain).

LOOP Skywalker lets you walk among the mature tree canopies of the park and allows unobstructed views to the mountains. The not only becomes a fun interactive feature along the 5280 but also provides an important connection to the regional context of the City of Denver. A view downtown that is mostly limited to narrow vistas or high rise offices and condos.
THE LOOP SKYWALKER CREATES identity and an improved park edge environment and provides views to the mountains.

CONNECTIONS TO EXISTING BIKE INFRASTRUCTURE BETTER CONNECT THE NEIGHBORHOOD TO THE PLATTE RIVER TRAIL.

THE 5280 CONNECTS THE NEIGHBORHOOD TO AURARIA CAMPUS AND DOWNTOWN.
LA ALMA / LINCOLN PARK - SECTIONS

SECTION A:
MARIPOSA STREET AT LINCOLN PARK

SECTION B:
MARIPOSA STREET BETWEEN 10TH AND 11TH AVE
SECTION C: 10TH AVENUE AT SANTA FE AVE

SECTION D: 9TH AVENUE AT FOX STREET

KEY
- 5280 Paving
- 5280 Landscape
- 5280 Plaza
LA ALMA / LINCOLN PARK - HEALTH IMPACTS

The impact framework illustrates how the design of The 5280 though La Alma/Lincoln Park will advance neighborhood-level health outcomes and impacts. These design goals influence our design strategies which are based in scientific evidence and community input and will influence health, wellbeing, and social capital.

DESIGN GOALS

- Better connect the neighborhood’s assets
- Create a strong connection to downtown and the mountains
- Integrate creative and interactive park features

DESIGN STRATEGIES

- Pedestrian / Bike friendly paths
- Connecting civic institutions with the public realm
- Promote social interaction
- Traffic calming
- Increase tree canopy
- Introduce native ecology
PEOPLE PRESENCE ➔ PERCIEVED SAFETY ➔ PHYSICAL ACTIVITY
SOCIAL CONNECTION ➔ LOWERS CRIME ➔ MENTAL HEALTH
PERCIEVED SAFETY ➔ SOCIAL COHESION ➔ NEIGHBORHOOD SAFETY
CULTURAL MIXING ➔ PHYSICAL ACTIVITY ➔ SOCIAL CAPITOL
CIVIC IDENTITY ➔ CIVIC ENGAGEMENT ➔ OBESITY RELATED ILLNESS
ROAD SAFETY ➔ TRAFFIC INJURIES ➔ STRESS RELATED ILLNESS
PHYSICAL ACTIVITY ➔ REDUCE BMI/DIABETES/STRESS ➔ STEWARDSHIP
STRESS RECOVERY ➔ CHRONIC STRESS ➔ REDUCED VEHICLE RELATES MORBIDITY/MORTALITY
INCREASE VEGETATION ➔ AIR QUALITY ➔ ASTHMA RESPORATORY HEALTH
ECOLOGICAL AWARENESS ➔ HEAT ISLAND EFFECT

SHORT-TERM OUTCOMES | MEDIUM-TERM OUTCOMES | IMPACTS
AURARIA CAMPUS
Auraria Campus

Strategy & Character

The Auraria Campus is a dynamic campus located in the heart of Downtown Denver and is home to 3 distinct higher education institutions and their collective 38,000 students.

INTENT
Create a stronger connection between the campus and downtown by transforming underutilized parts of the campus to a canvas that connects Auraria’s Past, present and future.

CHARACTER
The 5280 is about creating a platform for representation of the Campus’s Past, the student expression of the Present, and to inspire what the future may hold for students. All of these components are meant to be designed to stand out from the rest of campus and to inform and educate both students and visitors. The 5280 aims to bring a vibrant connection through the center of campus and transform underutilized connections into great experiences.

DESIGN ELEMENTS
Enhance paving material, platform for student art, expression and experimentation. The use of art, lighting and urban cairns will help delineate the 5280.
EXISTING CONDITIONS
AURARIA CAMPUS

Concept

AN ORGANIZED CAMPUS
Auraria Campus and its institutions are organized around a measured grid of streets, quads, and pedestrian malls of a steady material palette.

A DEVIATED CONNECTION
The 5280 deviates from the campus consistency as a new experience embedded in the campus and a strong connection to the adjacent neighborhoods.

A PLATFORM PAST - PRESENT - FUTURE
A platform is created in campus for celebrating the history of the campus and institutions, displaying the minds of current students, and inspiration for the next steps.
STRATEGY

The 5280 will create a more connected Campus to its neighbors and Downtown while celebrating Auraria’s past, the students of the present, and the future education will help create.
AURARIA CAMPUS

The Past Present and Future are represented as The 5280 integrates into the campus as a unifying element between Auraria's institutions and the adjacent downtown neighborhoods.

PAST: Celebrate and Recognize the history of Auraria by highlighting the 9th Street Historic Park and educating through a potential exhibit of the history of the campus and its diverse institutions.
A proposed pedestrian bridge brings users above the student canvas and a unique opportunity to look out over the life of the campus. Crossing over the Lawrence Street pedestrian mall offers views toward downtown and the Rocky Mountains.

PRESENT: The 5280 as a platform for student expression and experimentation.

FUTURE: Potential Alumni Installation that guides students beyond the campus and into the world with accompanying great city views.
AURARIA CAMPUS

Sections

SECTION A:
11TH STREET ALLEY - STUDENT GALLERY
SECTION B: PROPOSED CHOPPER CIRCLE

KEY
- 5280 Paving
- 5280 Landscape
- 5280 Plaza
AURARIA CAMPUS - HEALTH IMPACTS

The impact framework illustrates how the design of The 5280 through the Auraria Campus will advance campus-level health outcomes and impacts.

These design goals influence our design strategies which are based in scientific evidence and community input and will influence health, wellbeing, and social capital.

DESIGN GOALS

- BETTER INTEGRATE THE NEIGHBORHOOD AND CAMPUS INSTITUTIONS
- CREATE A PLATFORM FOR STUDENT EXPRESSION
- CELEBRATE THE CAMPUS HISTORY

DESIGN STRATEGIES

- PEDESTRIAN / BIKE FRIENDLY PATHS
- HISTORIC IDENTITY
- PROMOTE SOCIAL INTERACTION
- INCREASE TREE CANOPY
WYNKOOP STREET / LODO
Wynkoop Street / LoDo

Strategy & Character

With a renewed sense of life over the past decade Wynkoop Street has been evolving as the center of Denver’s Downtown. With Union Station, ‘Denver’s Living Room’ at its center, Wynkoop acts as the front door to downtown for visitors and resident alike.

INTENT
Complete the ‘Living Room’ and create a shared street that prioritizes pedestrians, gathering and commerce in downtown’s historic center and present day transit hub.

CHARACTER
The historic character of LoDo.

DESIGN ELEMENTS
Utilizes existing Union Station Paving, enhanced paving materials, the use of crosswalks, wayfinding, and urban cairns.
EXISTING CONDITIONS

UNION STATION PLAZA

WYNKOOP ST AT 16TH ST

WYNKOOP STREET BIKE SHARE

WYNKOOP ST AT 18TH

UNION STATION PLAZA AT 18TH

CHERRY CREEK TRAIL FROM WYNKOOP HISTORIC RR BRIDGE
WYNKOOP STREET / LODO

Concept

ANCHOR

Denver Union Station Plaza has become an anchor for Downtown and is often referred to as Denver’s Living Room.

COMPLETE THE LIVING ROOM

Extend the plaza across the street to meet the street wall along the southern edge of Wynkoop enclosing the ‘Living Room’.

CREATE GRAND HALLS

Connect the completed ‘Living Room’ to Coors Field and Pepsi center through a grand hall along Wynkoop with a like quality and craft.
WYNKOOP STREET CONCEPT DIAGRAM

- 15th
- 16th
- 17th
- 18th
- 19th

**Shared Street**
- Union Station Paving
- Custom Paving

**Grand Hallway (Link)**
- Custom Paving

**Plaza**
- Union Station Plaza
- Wynkoop Plaza

**Enhanced Paving**
- Large Urban Cairns at 5280 Connection
- Small Urban Cairns Compliment 5280 ‘Ribbon’

5280 ‘Ribbon’ Carries Through All Zones

Denver’s Living Room

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**SEGMENT DESIGN**

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Denver’s Living Room is made complete by extending the plaza at Denver Union Station across Wynkoop Street to meet the existing businesses and residences opposite of the station. Although vehicle circulation will still be permitted as will space for drop off and limited parking, speeds will be reduced and pedestrian and bicycle circulation will be shared throughout the entire plaza.

The plaza-like shared street concept will continue beyond the Living Room and into the Grand Hall along Wynkoop before transitioning into park blocks that cap either end of Denver’s new signature street.

The 5280 ‘goes quiet’ between 15th and 19th Streets and becomes ‘breadcrumbs’ that take users through the space without becoming a dominate feature.
AN EXTENDED UNION STATION PLAZA COMPLETES DENVER’S LIVING ROOM AND A SHARED STREET DESIGN PRIORITIZES PEDESTRIANS.

A PEDESTRIAN PLAZA CREATES A TERMINUS AND PROVIDES A STRONG CONNECTION BETWEEN COORS FIELD AND WYNKOOP STREET.

THE SHARED STREET DESIGN IS EXTENDED ON BOTH SIDES OF UNION STATION TO CREATE A PEDESTRIAN FIRST ENVIRONMENT.
WYNKOOP STREET / LODO - SECTIONS

SECTION A: SHARED STREET AT UNION STATION PLAZA
**SECTION B: SHARED STREET**

**KEY**
- 5280 ‘Ribbon’ Paving integrated into street design to inform users they are still on 5280.
The impact framework illustrates how the design of The 5280 along Wynkoop Street will advance neighborhood-level health outcomes and impacts. These design goals influence our design strategies which are based in scientific evidence and community input and will influence health, wellbeing, and social capital.

**DESIGN GOALS**

- CREATE MORE SPACE FOR PEDESTRIANS
- STRENGTHEN DENVER UNION STATION PLAZA
- CREATE STRONGER CONNECTION TO CHERRY CREEK

**DESIGN STRATEGIES**

- PROMOTE SOCIAL INTERACTION
- TRAFFIC CALMING
- INCREASE TREE CANOPY
- CONNECT TO CREEK
FIVE POINTS

BALLPARK

ARAPAHOE SQUARE
Lying at the edge of the Five Points Neighborhood, 21st Street runs through the BallPark area and the planning area of Arapahoe Square. Even with the strong terminus of Coors Field the corridor is dotted with vacant lots, surface parking, historic residential buildings, new construction, and a few commercial spaces that do not add up to a distinct place or character.

**INTENT**
Create a new center in this part of the city by building a pedestrian first street with a dense tree canopy and a mix of urban squares, pocket parks, and a festival street.

**CHARACTER**
Create a lively corridor that acts as a much needed park space in this part of the city.

**DESIGN ELEMENTS**
A pedestrian priority street with a strong tree canopy, flexible ground plane and a design that showcases the integration of stormwater infrastructure.
EXISTING CONDITIONS

COORS FIELD VIEW FROM 21ST ST AT MARKET ST

HISTORIC HOMES ON 21ST NEAR TREMONT PL

SPRAWLING 5-WAY INTERSECTION AT GRANT, 20TH AVE, 21ST ST, AND TREMONT PL

MURAL ON 21ST STREET

SURAFCE LOTS AT 21ST AND LARIMER ST

HISTORIC HOME AT 21ST AND GLENARM PL
FIVE POINTS / BALLPARK / ARAPAHOE SQUARE

Concept

GREEN
Envision the entire corridor as ‘Green’. Reclaim the entire right of way as a green space.

TRAIL
Blaze a trail and connect through the ‘Green’. A shared path between all users.

ACCESS
Create the opportunity for access, service and amenity from surrounding development to the trail.
STRATEGY

The 5280 will create a pedestrian prioritized corridor along 21st Street which will include flexible plaza space, urban squares, park-like multi-modal streets and garden blocks.
FIVE POINTS / BALLPARK / ARAPAHOE SQUARE

Celebration Plaza and the Urban Forest

21st Street between Coors Field and Broadway is a flexible, green, festival street with a mix of hardscape and green spaces that are designed to adapt to neighborhood needs, celebration types, and new development. Vehicle access is kept through the entire corridor on a day to day basis while the design allows for the closure of any one or more blocks to host events of varying sizes.

Celebration Plaza is a flexible hardscape plaza designed to be closed for Gameday events at Coors Field or neighborhood block party with room for food trucks and other heavy equipment.

The Urban Forest becomes a blend of pocket parks, water quality landscapes, restaurant patios, private resident stoops, shops and businesses under an ample tree canopy.
FUNCTIONING SIMULTANEOUSLY AS STREET, PARK AND PLAZA; 21ST STREET MIXES CIRCULATION, HARDSCAPE, AND GREEN SPACE TO CREATE A PARK-LIKE SETTING THAT RESPONDS TO EXISTING AND PROPOSED DEVELOPMENT.

THE INCORPORATION OF ART DOUBLES AS WAYFINDING FOR PARK SPACE AND THE INTERSECTION OF MAJOR CULTURAL AND RETAIL CORRIDORS.
The Garden Blocks on 21st

21st Street between Broadway and Benedict Fountain Park the 5280 creates the Garden Blocks. The space in the ROW has been re-allocated to provide enough landscape to create a lush shaded route that is about providing circulation and connections between the park and the more active Urban Forest and Celebration Blocks.

Vehicle access and some on-street parking remains along the entire street. Street design and layout promote lower speeds and discourage through traffic.
A CORRIDOR OF LANDSCAPE AND TREES IS CREATED ON THE 21ST STREET GARDEN BLOCKS TO FACILITATE SAFE AND ENJOYABLE CONNECTIONS THROUGH THIS MOSTLY RESIDENTIAL SEGMENT OF THE 5280.

SAFER AND MORE DIRECT CONNECTIONS TO BENEDICT FOUNTAIN PARK CREATE BETTER ACCESS TO NEIGHBORHOOD OPEN SPACE.
FIVE POINTS / BALLPARK / ARAPAHOE SQUARE

Sections

SECTION A: URBAN FOREST
SECTION B: GARDEN BLOCK WITH WATER QUALITY

KEY
- 5280 Paving
- 5280 Landscape
- 5280 Plaza

Water Quality / Landscape  Drive Lanes  5280 Trail
The impact framework illustrates how the design of the The 5280 along 21st Street will advance neighborhood-level health outcomes and impacts. These design goals influence our design strategies which are based in scientific evidence and community input and will influence health, wellbeing, and social capital.

**DESIGN GOALS**

- BETTER CONNECT COORS FIELD TO THE NEIGHBORHOOD
- CREATE AN URBAN FOREST/ PARK-LIKE ENVIRONMENT
- CELEBRATE THE NEIGHBORHOOD HISTORY

**DESIGN STRATEGIES**

- PEDESTRIAN / BIKE FRIENDLY PATHS
- CONNECTING CIVIC INSTITUTIONS WITH THE PUBLIC REALM
- PROMOTE SOCIAL INTERACTION
- TRAFFIC CALMING
- INCREASE TREE CANOPY
- INTRODUCE NATIVE ECOLOGY
- HISTORIC IDENTITY
LINKS, PLACES & WAYFINDING
LINKS, PLACES & WAYFINDING

Creating The 5280

A Kit of Parts

The 5280 is composed of Places and Links.

‘Links’ are the backbone throughout the entire 5280. They will create a common language and identity through furnishings, paving and vegetation as is takes users between and through neighborhoods connecting and passing through ‘Places’.

Much like a hiking trail that morphs and changes with the conditions and environments around it, the 5280 Link adapts to different streets and neighborhoods taking on a number of different configurations. The elasticity of the Link palette is able to adapt to various urban conditions.

‘Places’ are destinations on the 5280 that are unique to each neighborhood. These are neighborhood centers, gathering areas, and re-imagined rights-of-ways that build and strengthen the identities of the communities. Each individual neighborhood’s character and sense of place shall inform how the 5280 manifests itself as a ‘Place’.

Wayfinding around the entire 5280 should be intuitive and effortless. Although a large part of the wayfinding elements will be incorporated into the paving itself there is still a need for vertical wayfinding elements, informational and regulatory signage.

Design Guidelines will be developed to create consistent identity and layout parameters for applying materials, furnishings, and lighting across the entire project.
Keymap of Links

A series of Links and Places will better connect Downtown's Neighborhoods and create a richer environment for its users.
The Links of the 5280 are the complete system of physical elements that re-imagine public right-of-ways into a linear park system that prioritizes walking, biking, strolling, meeting and gathering. The LINKS take on a number of configurations throughout The 5280. They are all composed of a set of elements and follow the same logic to deliver a continuous comprehensive experience.

The Link typically encompasses the entire space between the face of curb and adjacent property line. It is made up of 3 main elements.

1. TRAIL
2. FURNISHINGS
3. VEGETATION & AMENITY ZONES
Places

In order to create a rich and diverse experience, a series of ‘Places’ are identified where the design character of the 5280 is elevated beyond the standard “Link” design. Places are intended to celebrate the unique character of each neighborhood by showcasing local culture, history, architecture and special features and provide community gathering spaces in the form of parks, pocket parks, grand boulevards, re-imagined street rights-of-way, festival streets, and alleys.

1. Urban Park Refresh (Sunken Gardens)
2. Canvas for Arts (Acoma Street)
3. Civic Promenade (Sherman Street)
4. Urban Forest (21st Street)
5. Denver’s Living Room (Wynkoop Street)
6. Student Gallery (11th Alley)
7. Refresh and Re(view) (Lincoln Park)
8. Artisan Alley (Santa Fe Alley)
What’s Next For The 5280?

Next Steps

The Downtown Denver Partnership will continue to work with its partners, city agencies, stakeholders, and the residents of Denver toward the funding and implementation of The 5280.