Five Points Business District

- FPBD is a non-profit organization primarily funded by Denver Office of Economic Development.
- FPBD represents a business and historic cultural district.
- Our mission is to facilitate the growth and development of the district and the greater Five Points community.
Creating the Vision...

- Focused Community Discussions
- A series of 17 public forums over a four month period
- 425 Participants

- Over 10,000 Surveys Distributed
- Approximately 800 were returned
Our vision for Welton Street, the heart of Five Points, is to become a multi-cultural entertainment district rooted in African American history and viewed as a destination for arts, culture, and music. The corridor will continue to provide retail goods and services relevant to the needs of the community and become the central gathering place for the adjacent neighborhoods including Curtis Park, Cole, San Rafael, and Whittier.
Historic Five Points
Welton Street Revitalization

Overarching Goals

• Business Development
• Historic Preservation
• Tourism
• Land Use and Parking
• Transportation
• Sustainability/Urban Green
Creating a Cultural Preservation Commission
Promoting African American Heritage, Legendary Jazz, and Five Points Historic Culture through the Visitors Center and the Blair Caldwell Research Library
Celebrating our historic buildings
Permitting interaction/activity in these historic buildings
Maintaining historic signage and plaques
Supporting historic grant funding exercises
Developing a public art plan
Centralizing the history
Transit-Streets-Sidewalks

- Replacing light rail with two way streetcar
- Wider sidewalks
- Preserving historical icons and restoring significant buildings
- Increase daytime services and activity with office, employment, education and art uses
- More ground floor uses
- More public, semi-public and private outdoor spaces
- Transit oriented uses and creating transit supportive
- Reduce carbon footprint with renewable energy
Sustainability - Living Urban Green

• Maintain history, culture and existing buildings and add “greening” amenities. Become a national platform.
• Transform parking lots into farmers markets and community gardens.
• Create a more friendly environment by improving biking and walking networks, and utilize public transit to reduce carbon footprint.
• Conduct outreach and engagement on existing energy efficiency programs and rebates.
• Educate and engage the community around conservation and energy efficiency through a Green Center and Green Business Program.

FIVE POINTS BUSINESS DISTRICT
Roadmap...

- Denver Neighborhood Marketplace Initiative 2009
- Five Points Business District Office 2009
- Sustainable Main Streets Initiative 2010
- Community Vision Plan Final Report - Jan 2011
- NE Downtown Neighborhoods Plan - May 2011
- ULI Technical Advisory Panel - Aug 2011
- ULI/RTD TOD Site Charrette - Feb 2012
Roadmap....

- Streetcar Study and RTD Plans - March 2012
- DURA Urban Renewal Area w/ TIF - Sept 2012
- HUD Funded Revitalization Strategy – May 2013
- RTD Central Corridor Mobility Study – August 2013
- OED Welton Challenge – Aug 2013 to Feb 2014
- Public Works/Next Steps Study – March 2014
- Rezoning CMX 3 to CMX 5 – June 2014
- LPC Design Guidelines – Nov 2013 to June 2016
Five Points Business Improvement District

The proposal to establish a BID

SOPHISTICATED HISTORY  AFFLUENT CULTURE
NEW URBANISM  COMMUNITY REDESIGNED
FPBID Operating Plan

- 10 Mill Levy
- $162,000 Annual Budget
- Initial 10 year term
- 5 Board Members

- Enhanced Maintenance
- Physical Improvements
- Economic Development
- Safety & Security
- Marketing & Promotions
- Five Points Advocacy
Rossonian Hotel and attached building
Rossonian Block adjacent parcels
Former RTD parking lot
Washington Commercial Development
Washington Street Townhomes
Palisade Project – 2460 Welton St
King Stroud Court Townhomes
2400 Washington Street

26 for-sale townhomes
1200-1500 sf
Two bed – 2.5 bath
Two car garages
Roof decks
Private community courtyard
Construction starts fall 2014
Construction complete summer 2015
1. 2300 Welton – workforce rental apartments
2. 2422-2460 Welton – retail/rental apartments and for-sale townhomes
9. 2821-2843 Welton – retail/rental apartments
11. 2942-2944 Welton – restaurant/office
12. 2950 Welton – retail/rental apartments
2460 Welton St. Mixed Use Project

- Unique project includes 82 market rate apartments
- 14 for-sale townhomes, and 3,500+ sf of retail
  - First new major development on Welton Corridor
  - Project has significant neighborhood, local, and city government support
- Received $100,000 grant from the Welton Challenge
- Tax Increment Financing from DURA
- Land basis and government financing allowed for some rents/prices for apartments and townhomes to be below those of new downtown developments
Residential Entrance
The Wheatley – Residential Lounge
Rossonian and Adjacent Land