

WESTERLY CREEK VILLAGE REDEVELOPMENT



**Department of Planning & Development Services
City of Aurora, Colorado**

BFAWP GRANT PLANNING AREA



BFAWP GRANT PLANNING AREA



Westerly Creek Village Background

- 300 acres
- 6,000 residents
- 41 Brownfield Sites
- Low household incomes (25% below poverty)
- High Unemployment (16%)
- Low Property Values
- Center of “Opportunity Triangle”

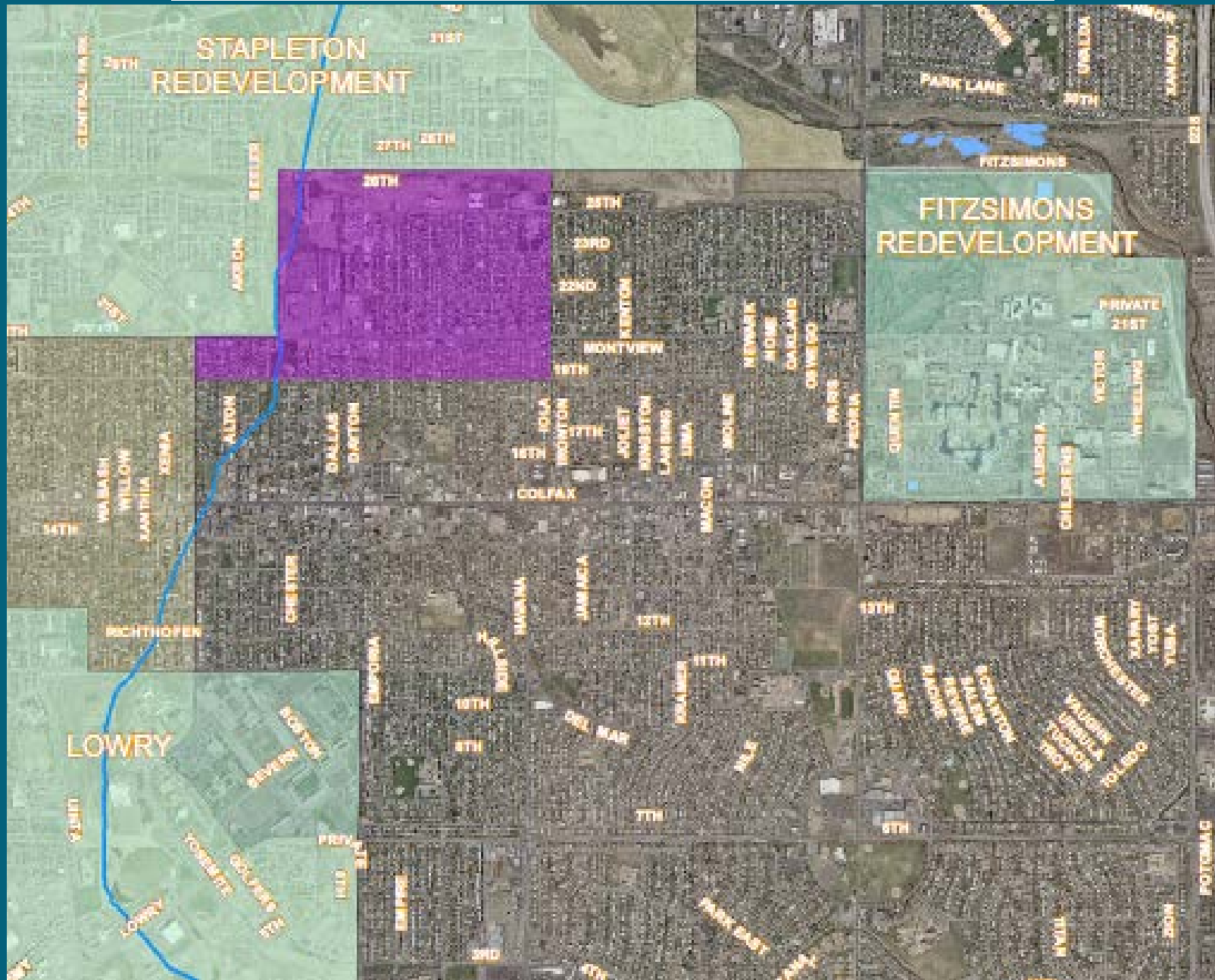
AREAS OF ENVIRONMENTAL CONCERN



Westerly Creek Village Background

	2012 Study Area	2012 City of Aurora	2012 Metro-Denver
Population	4,403	335,688	2,614,192
% Change from 2010	-15%	21%	20%
Median Age	28.7	33.3	35.8
Owner-Occupied HU	26.00%	53.00%	57.40%
% Change from 2000	-34%	-14%	-10%
Renter-Occupied HU	64.10%	40.60%	36.00%
% Change from 2000	11%	17%	14%
Vacant HU	9.90%	6.30%	6.60%
% Change from 2000	241%	91%	50%
High School Graduate or Greater	50.70%	83.70%	88.40%
% Change from 2000	0%	-1%	2%
Median Family Income	\$29,400	\$50,911	\$57,536
% Change from 2000	3%	9%	12%
Unemployment Rate	17.40%	10.10%	8.90%
% Change from 2000	87%	66%	345%
Average Household Size	3.03	2.65	2.5
White	44.00%	61.20%	77.80%
Black or African American	15.10%	15.30%	5.50%
American Indian or Alaska Native	2.00%	1.00%	1.00%
Asian	2.30%	4.90%	3.70%
Native Hawaiian / Pacific Islander	0.40%	0.30%	0.10%
Some Other Race	36.30%	11.90%	11.80%
Total Hispanic Population	64.10%	29.20%	22.70%

OPPORTUNITY TRIANGLE



SURROUNDING DEVELOPMENTS

Surrounding Area Development



Stapleton



Fitzsimons



Westery Creek



City Park

MLK Library









Rose's
Hair Braiding

ROSE'S
HAIR
BRAIDING

720-857-9944

INSURANCE
SERVICES







MOORHEAD
RECREATION
CENTER











PUBLIC VISIONING PROCESS

- Steering Committee Established
- 3 public, participatory workshops
- 65-85 average attendance
- Developed shared vision for future
- Housing, shopping, safety, land use compatibility, pedestrian and bicycle friendly
- “Westerly Creek Village”
- Comprehensive Plan Amendment (2012)

PUBLIC VISIONING PROCESS

MONTVIEW COMMUNITY PLAN VISIONING WORKSHOP #2

The City of Aurora is inviting the Northwest Aurora Community to participate in the second Montview Community Plan workshop. This workshop continues the "visioning" process that began in February and will contribute to a community based plan that will revitalize the Montview Area. Vision statements and physical plan options will be reviewed. Your involvement is vital to the plan's success.

Plan de la Comunidad. Este taller continúa la "Visión", proceso que comenzó en febrero y contribuirá a un plan basado en la comunidad que revitalizará la zona Montview. Las declaraciones de visión y las opciones de física plan será revisado. Su participación es vital para el éxito del plan. Reunión sobre Abril 13 a las 6pm en el centro Kamey. Dirección es 10190 E. Montview Boulevard.

For more details, go to www.montviewcommunityplan.org or call Chad or Mindy at 303-739-7250.

Para obtener más información, visite www.montviewcommunityplan.org o llame a Chad o Mindy al 303-739-7250.

Making Dreams a Reality

**Wednesday
April 13**

6-7:30 p.m.

The Reception @ Kamey
Event Center
10190 E. Montview Blvd.
Aurora, CO 80010

(corner of Montview &
Galena)

- Snacks Provided
- Bicycles



PUBLIC VISIONING PROCESS



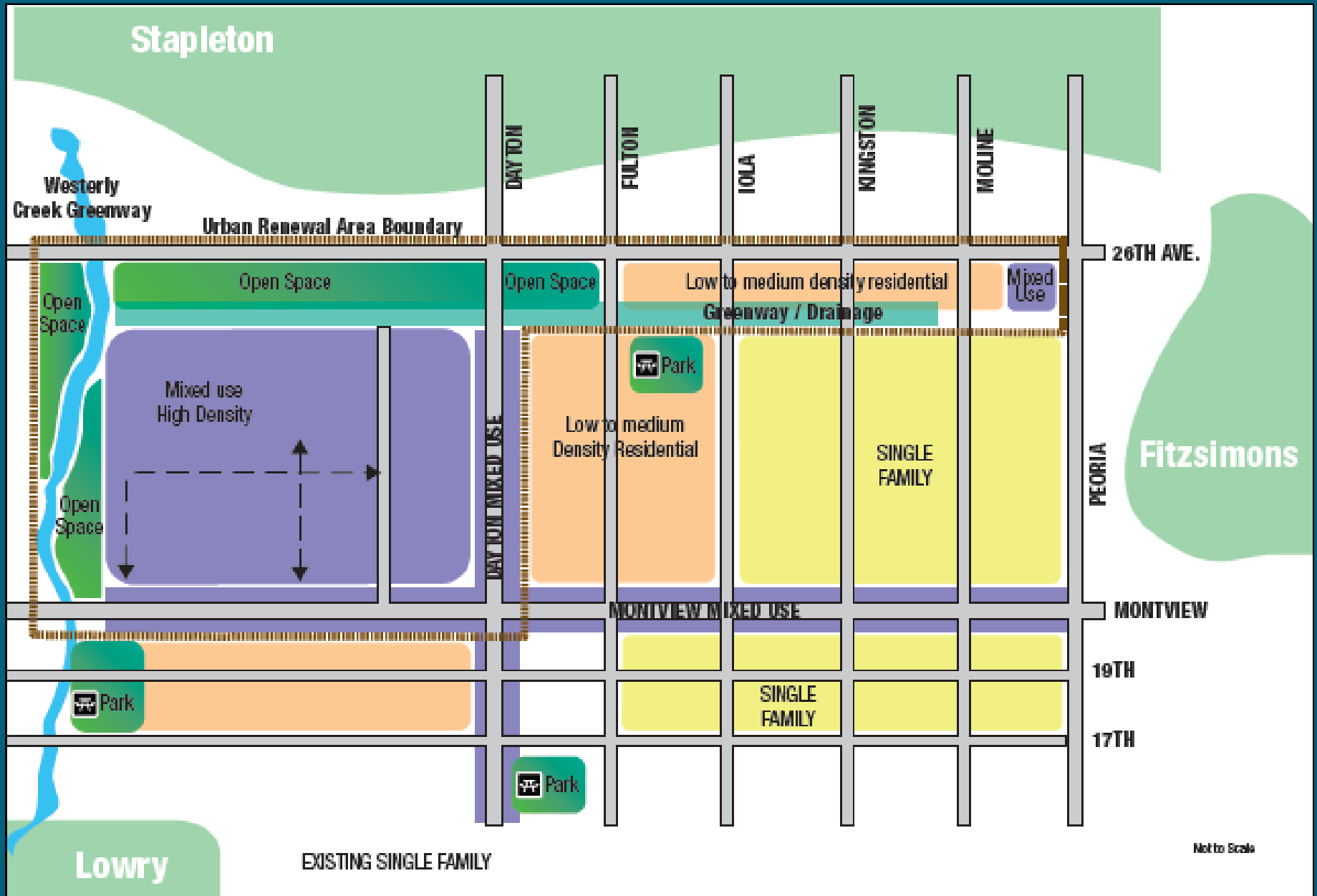
PUBLIC VISIONING PROCESS



PUBLIC VISIONING PROCESS



LAND USE VISION



LAND USE VISION

VILLAGE AREA DEVELOPMENT

Industrial
Redevelopment



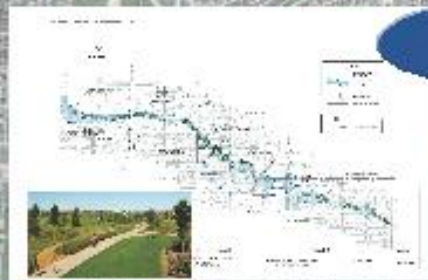
26th Place
Greenway



Residential
Areas



Westerly
Creek



Mixed Use
Montview Blvd.



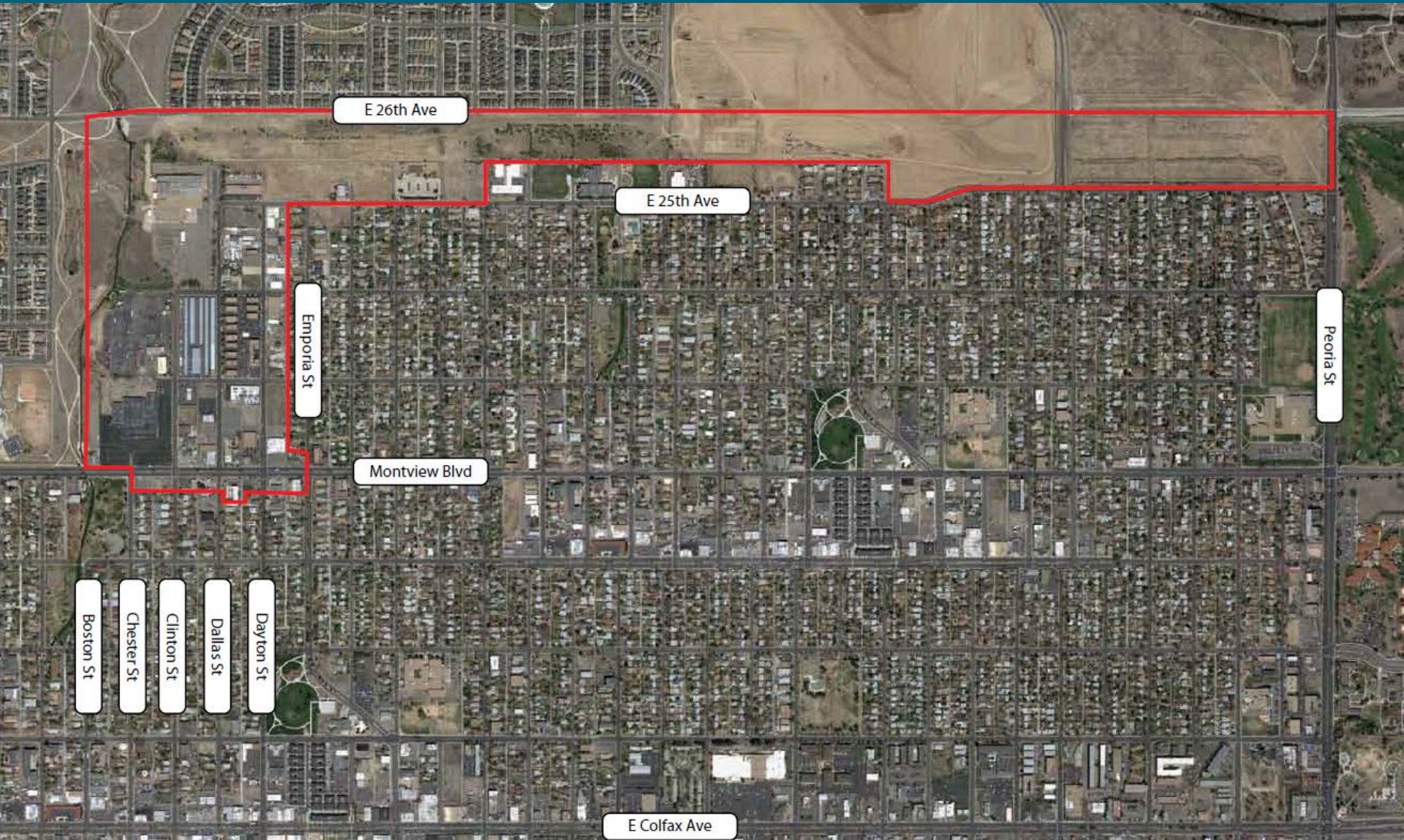
Bicycle
Accessways



Dayton
Mixed Use



WCV BLIGHT STUDY AREA



BLIGHT STUDY

- April 2012 – Blight Study Completed
- 5 of 11 blight factors present, including:
 - Environmental Contamination or Buildings or Property*
 - Slum/Deteriorated Structures*
 - Deterioration of Site or Other Improvements*
 - Underutilization or Vacancy of Sites/Buildings*
 - Inadequate Public Improvements*
- August 27 - Public Hearing & Blight Designation

URBAN RENEWAL PLAN

Purpose: to facilitate redevelopment as a means of eliminating the blight conditions and stimulate economic growth and investment.

The Plan incorporates and references:

- *2011 public “visioning” workshops*
- *Blight Study*
- *Aurora’s Comprehensive Plan*
- *Other city codes and plans*

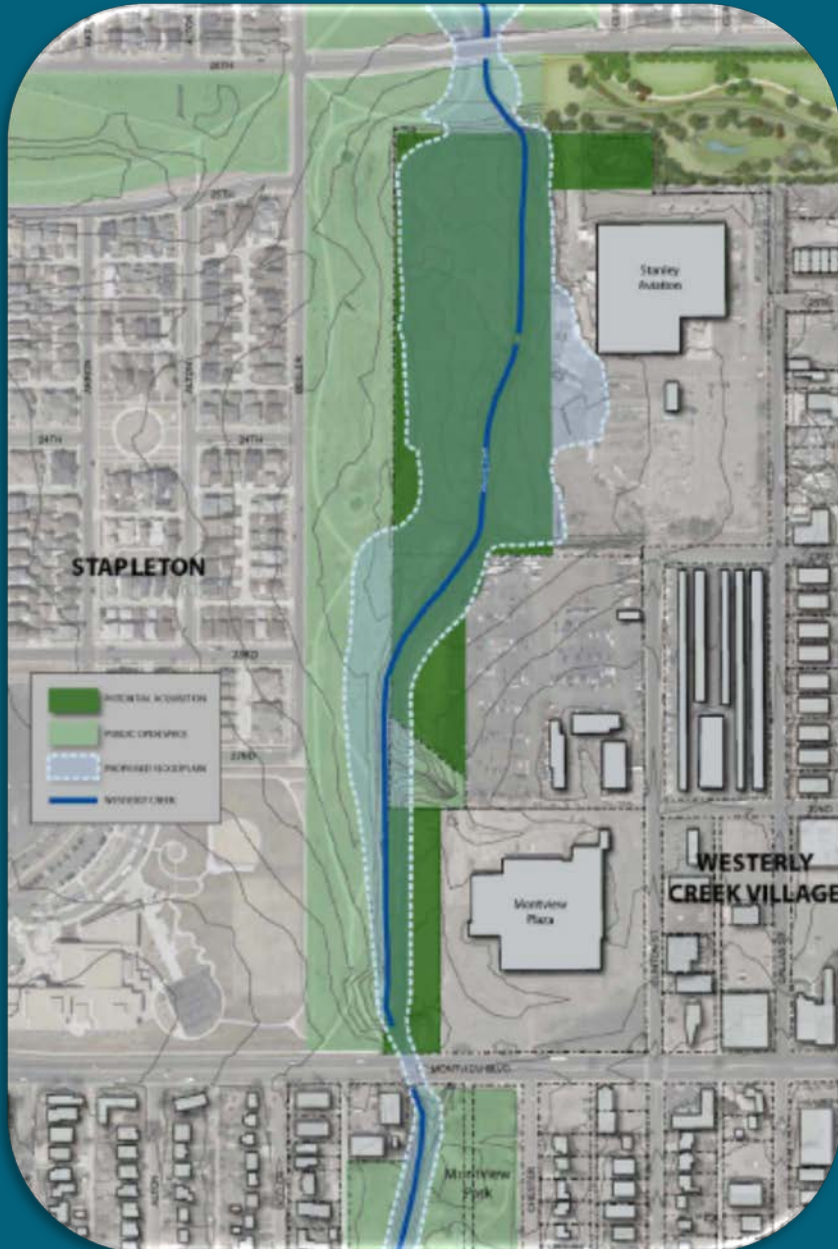
KEY ELEMENTS OF PLAN

- **Mixed-Uses:** encourages a mix of neighborhood commercial, public and residential uses.
- **Rezoning:** recommends proactive rezoning approach to address incompatible zoning.
- **Westerly Creek/Greenways:** develop and improve access to the Westerly Creek greenway
- **Housing Options:** encourages a wider variety of housing options and styles
- **Brownfields:** address the remediation and reuse of impacted sites.
- **Connectivity:** accommodate a variety of auto, pedestrian and bicycle access
- **Design Concepts:** Higher densities and high quality design (i.e. SIR Zoning)
- **Catalyst Project Sites:** Stanley Aviation, Montview Plaza, Extreme Towing

CATALYTIC PROPERTIES



CONCEPTUAL PLANNING



CONCEPTUAL PLANNING

Scenario A

maintains existing building sites at Montview Plaza and Stanley Aviation, while encouraging infill redevelopment around them to create street edges and green space connections.

Features:

- Allows reuse of existing facilities while enabling added density to achieve master plan goals.
- Mix of commercial and residential redevelopment (22 acres) to meet market demand.
- Extends urban grid and provides multimodal street access (2) to greenway from neighborhood.
- Adds Green fingers (2) that provide visual, pedestrian and stormwater treatment connections.
- Adds parkway frontage road and pedestrian promenade combination along Greenway edge.
- Creates public green space in floodplain and for stormwater treatment.
- Provides new trail connections to Montview Park and Stapleton.

STAPLETON



High Density

WESTERLY CREEK VILLAGE

Montview Plaza

Stanley Aviation

Montview Park

Scenario C

simple extension of urban grid and block redevelopment.

Features:

- Promotes a mix of uses that provide maximum orientation toward the Greenway.
- Mix of commercial and residential redevelopment (24 acres) to meet market demand.
- Extends urban grid and provides multimodal street access (3) to greenway from neighborhood.
- Adds Green fingers (3) that provide visual, pedestrian and stormwater treatment connections.
- Adds parkway frontage roads and pedestrian connections along Greenway edge.
- Maximizes green space for stormwater treatment and recreation.
- Provides new trail connections to Montview Park and Stapleton.

STAPLETON



High Density

High Density

High Density

WESTERLY CREEK VILLAGE

Montview Park

AURORA ACTIVITIES

- Construction of public improvements
- Demolition of buildings and existing improvements
- Acquisition of property for public purposes
- Site and building improvements
- Environmental remediation
- Creation Tax Increment Financing (TIF) District(s)

Questions?

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