

South Lincoln Redevelopment, Denver, CO



Development renderings (Source of both images: Denver Housing Authority)

Site circulation (Source: Denver Housing Authority)

Location: City of Denver, CO (*Urban*)

Project Type: Urban light rail and transit oriented development (TOD); operated by Denver Regional Transportation District

Federal Funding:

- FTA: Formula funds for system-wide stations and service
- HUD: \$10M American Recovery and Reinvestment Act
- EPA: \$314,000 for Brownfields assessment and cleanup; \$150,000 for infrastructure charrettes
- DOE: \$10,000 for National Renewable Energy Lab modeling

Federal Partners:

Federal Transit Administration (FTA)
Dept. of Housing and Urban Development (HUD)
Environmental Protection Agency (EPA)
Federal Highway Administration (FHWA)
Department of Energy (DOE)

Project's Livability Goals:

- ✓ Provide more transportation choices
- ✓ Promote equitable, affordable housing
- ✓ Enhance economic competitiveness
- ✓ Value communities and neighborhoods

Project Description:

Over the past decade, the City and County of Denver, the Denver Regional Transportation District (RTD), and residents have committed to public transportation and transit oriented development. This includes dedicated sales tax revenue and policies and partnerships to support TOD. RTD works closely with municipalities and developers to promote high density, mixed use development near stations. Station design guidelines promote access by foot, bicycle, and bus, and are sensitive to surrounding neighborhoods.

The mixed use, mixed income South Lincoln Redevelopment is adjacent to the 10th and Osage Light Rail Station. The station serves five RTD lines. This Denver Housing Authority (DHA) project will redevelop 270 units of existing public housing and adjacent sites to include more than 900 mixed income residential units, commercial and retail spaces, and community open space. Construction of Phase 1, 100 units of senior housing, began in Fall 2010 and is scheduled to open in early 2012. This project also received \$2M from the City of Denver for infrastructure and physical construction, and \$9M from low income housing and energy tax credits.

Coordination with the DOT/HUD/EPA partnership has benefitted the South Lincoln project by providing additional funding, technical expertise, and assistance making connections with other agencies. For example, FTA and FHWA are exploring opportunities to fund pedestrian and bicycle improvements around the station. In Fall 2010, EPA funded three design charrettes focusing on strategies and priorities regarding energy, transportation, and storm water infrastructure.



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Community Outreach:

The South Lincoln Redevelopment incorporated extensive community outreach during the planning process. The 30-person Steering Committee directed the project goals, outreach, and vision. The team also organized 150 interviews and community meetings, resulting in over 500 comments to involve a wide range of stakeholders.

Key Community Partners:

- City and County of Denver
- Denver Housing Authority
- Denver Regional Transit District
- Denver Health and Hospital Authority
- South Lincoln Redevelopment Steering Committee

Health Impact Assessment:

As part of a holistic approach, DHA is evaluating health impacts and needs, using a Health Impact Assessment and the Healthy Development Measurement Tool (HDMT), adapted from the City of San Francisco. This process led to design recommendations regarding community and supportive services, air quality and noise, safety and security, and access to healthy foods, jobs, and education.

Livability Highlights:

Provide more transportation choices: The project will improve access to the 10th and Osage light rail station, local buses, and local bicycle and pedestrian improvements. These improvements support a community where the majority of residents do not have automobile access.

Promote equitable, affordable housing: The new residential units will provide opportunities to households with a range of incomes, with some units reserved for seniors. The new buildings will have LEED platinum status, which will provide environmental benefits as well as lower ongoing energy and maintenance costs.

Enhance economic competitiveness: The project will include commercial, retail, and social services, including opportunities to develop local businesses and provide job training and educational opportunities.

Support existing communities: The redevelopment project will improve housing and job opportunities in an existing neighborhood and rehabilitate deteriorated housing. Residents of the existing housing have an opportunity to live in the new units; construction is phased so that current residents will not be displaced.

Coordinate policies and leverage investment: The project has received funding from multiple Federal sources, and partnerships at all levels continue. For example, in addition to housing construction and environmental cleanup, agencies are collaborating to identify funding sources for improved pedestrian and bicycle access in the area.

Value communities and neighborhoods: The project will provide improved housing and transportation opportunities to a severely distressed area. It also provides improved access to the vibrant Santa Fe arts district.



South Lincoln TOD
(Source: Denver Housing Authority)

For More Information About this Project Contact:

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This case study, and others related to Livable
and Sustainable Communities, is available at:
http://fta.dot.gov/publications/publications_10991.html