

#2018



NEIGHBORHOOD NODE
WASHINGTON & 78TH
MIXED USE
NEIGHBORHOOD/COMMERCIAL

SAFE CONNECTIONS TO SKYVIEW - ANYTHINK LIBRARY

SKYVIEW
CAMPUS

88TH AVE
RTD STATION

DESIGN CONCEPT: Lightong, Banners, Streetscapes, Setbacks

SIDEWALK AND LIGHTING

WHAT IMPROVEMENTS?
CONNECTIONS?

NEIGHBORHOOD NODE
YORK & 78TH
WHAT IMPROVEMENTS?
WHAT AMENITIES?

Pentable
Community
Plots
and
Greenhouse

this house
should be
the
Welby
Historic
Museum

YORK STREET IMPROVEMENTS

Community beach fishing
to lure people out
of Denver city to
spend their money

RIVERWALK
RECREATIONAL AMENITIES
Neighborhood Commercial
(Bike Shop, Coffee Shop, Cafe, etc...)
Historic Museum

22ND AVE TRACKS STATION



WELBY AREA: GUIDING IDEAS

IDEA 1: House at 7650 York St should be the Welby Historic Museum

IDEA 2: Community

IDEA 3:

Welby needs to:

- keep a more rural feel mixed-in with industrial and residential. Farm areas need to be preserved - not fill up with industrial buildings, shopping centers, parking lots or bland housing development.
- create community green spaces - neighborhood farm/garden plots to rent
- promote urban agriculture - more community greenhouses! And farmers' markets
- preserve its heritage so that children growing up in Welby have a sense of community identity
- be accessible to people who don't have cars so kids who grow up in the area can easily get to the North central part of Denver to find jobs, and people who live in North Central Denver can easily come up to Welby (to enjoy parks, farmers markets and fairs - and spend their money!!)
- keep industry on the periphery - NOT in central areas like York St.
- keep chain restaurants out of the heart of Welby
- introduce clean air acts to keep the good air quality - areas like Elyria and Globeville have poorest air quality in Denver, and if industry is introduced, trucks, etc. WELBY WILL HAVE POOR AIR QUALITY TOO!

be branded with a farm country feel, the heart of urban agriculture in the Denver-Metro area.

Yet it also needs to be connected to the rest of the city through adequate public transportation.

garden plots to rent