

CASE STUDY – EDGE CITY MASTER PLAN

Hampden Town Center, Denver - Colorado

The Challenge

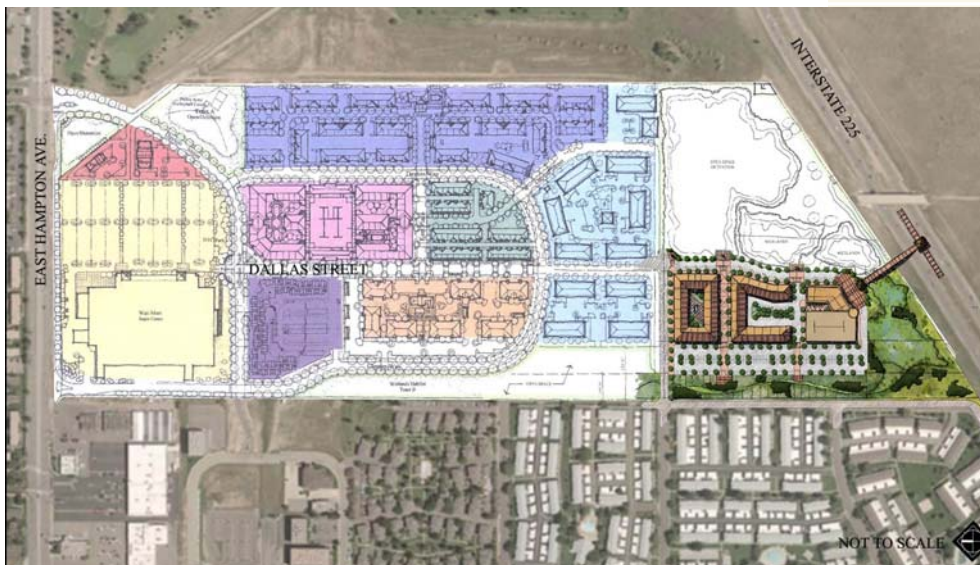
Bring to market a 100 acre, commercially zoned Transit Oriented Development (T.O.D.) site situated within multiple jurisdictions and surrounded on three sides by the municipality that controlled water and sanitary sewer services. Burdened by numerous complex intergovernmental agreements, an extensive wetland system and stigmatized by several failed developments, the site sat fallow for several decades as development thrived on its periphery.

Strategy

Identify the common ground of the various jurisdictions and taxing authorities on land use, access, utility services, revenue sharing and flood control. Conceive a project that capitalizes on the natural features of the site, that positively impacts the neighboring residential and commercial communities, and meet the marketplace demands for a work, live and play environment.

Results

Consensus from the multiple jurisdictions and the surrounding community was achieved by aggressively addressing the demands for mixed use development, open space, flood control and wetland preservation. A metropolitan district was formed to consolidate utility services to construct roadways and provide public amenities. Strict architectural guidelines were crafted, and a hierarchy of streets established to create an integrated town center community. Over 60 acres are under development, from multi-family to retail, with another 40 acres being master-planned for a T.O.D. that links the site to the light rail station. Being constructed at I-225.



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