

DHA Sustainability Park Block H



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Future Housing Planning:

DHA is considering the following conceptual housing plans (contingent upon funding) for the redevelopment of the 26th & Arapahoe Street site once the economy and local housing market rebounds, making new housing construction a viable reality. The future housing plan will incorporate sustainable elements and building design features.



Location: 26th & Arapahoe
Land Area: 2.8 Acres
Funding Sources: Public/Private

Project Background

The Denver Housing Authority has slated its housing community located in Denver's Curtis Park neighborhood at 26th & Arapahoe for demolition and redevelopment. The housing goal for the site is to create a mix of both residential single family and multi-family living units once the economy and housing market rebounds.

Included in the 2.8-acre site is Block H, a DHA-owned vacant lot. In 2009, DHA designed and began infrastructure work to convert this ordinary vacant lot from a potential neighborhood eyesore into a three-year pilot demonstration in sustainability that this community can interact with, learn, observe and enjoy. This is one of the first demonstration sustainability parks located adjacent to Denver's city center and in a historic Denver neighborhood.



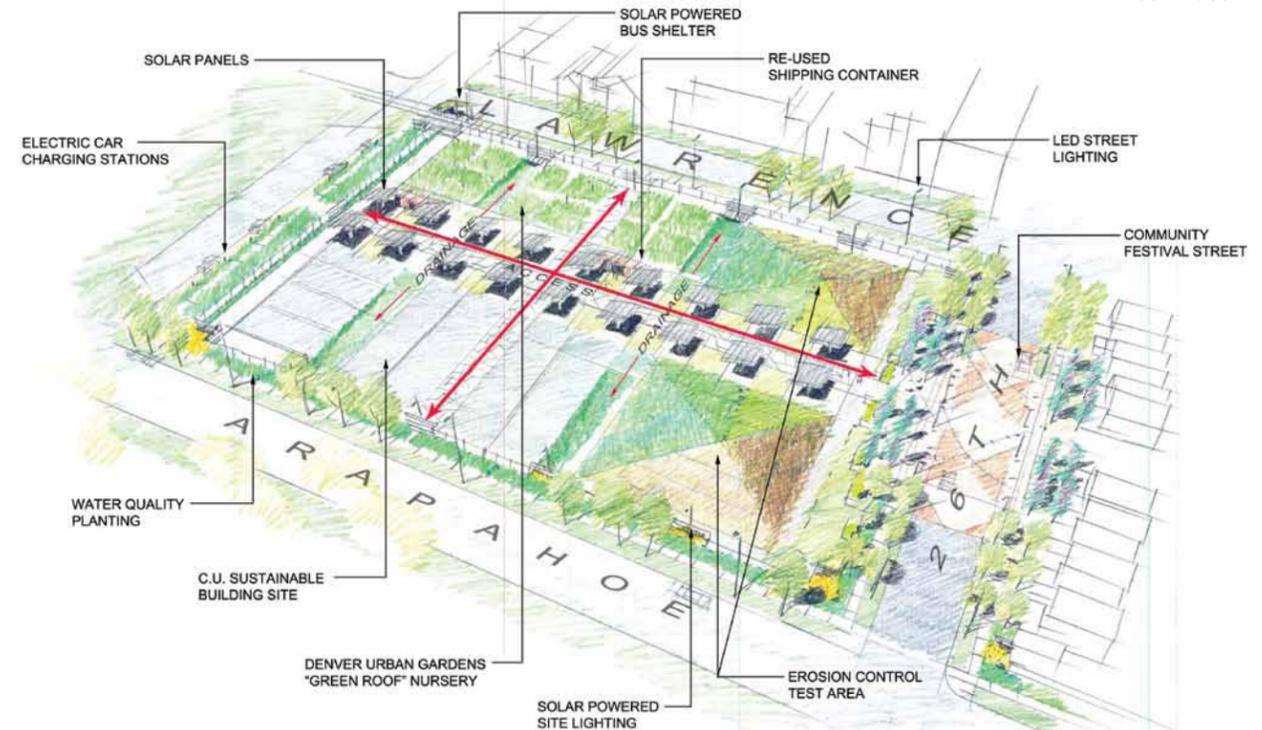
Conversion Approach

The approach for converting the site will be developed in the following three possible stages:

- (1) **Sustainability Park**
(up to three-year demonstration pilot)
- (2) **Residential Single Family Development**
- (3) **Multi-Family Apartment Development**



continued ►



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Interior Strategies:

Concrete Reuse

The Sustainability Park will be home for demonstration projects and uses requiring access for pedestrians and vehicles. Concrete from demolished sidewalks will be reused as well as provide opportunity for concrete flatwork from other projects.



Soil and Erosion Control

A certain portion of the site is reserved for soil generated by off-site construction. This proximity will save DHA trucking costs, space in the landfill and provide an opportunity to test erosion control methods or techniques using either vegetation, erosion control materials or both.



Community Garden

Eating healthy combined with learning and the exercise from gardening are a very basic part of a sustainable community. The Park will provide these opportunities for these uses.



Solar Power Generation

Solar panels will be installed to power on-site requirements. Reused and remodeled shipping containers will be used for storage of materials, tools and equipment needed for gardening and the Park's operations.



Rainwater Conveyance

Rainwater and drainage from the community garden and nursery irrigation will be diverted to swales serving other uses. These swales will provide opportunities for demonstration of plant species and their adaptability in a non-irrigated environment.

Green Roof Nursery

An area of the site is planned to house a nursery for the production of green roof plant materials to be used by residents of the Curtis Park neighborhood.



Garden Wall

Will be strategically located to provide interest and demonstrate "green screen" technology.



Right of Way Planting

A tree lawn, 5' walk and 10' building set back are planned for the Arapahoe and Lawrence Street row. Within these areas planting and storm water management techniques may be tested or demonstrated for water quality and detention.



Street/Site Lighting

DHA will partner with Xcel Energy and the City to test and demonstrate LED street and pedestrian lights for comparison with the City's current lighting for light levels and energy use.

Multi Modal Transportation:

Auto Charging Stations

These stations will be powered by solar panels and provide power for electrically powered or hybrid vehicles.



Permeable Parking

Porous paving will be used for the auto charging stations.



Bus Stop

DHA will partner with RTD to create an enhanced solar powered bus shelter.



Shared Bicycle Kiosk

Bicycles will be provided for sharing for Curtis Park neighborhood residents.