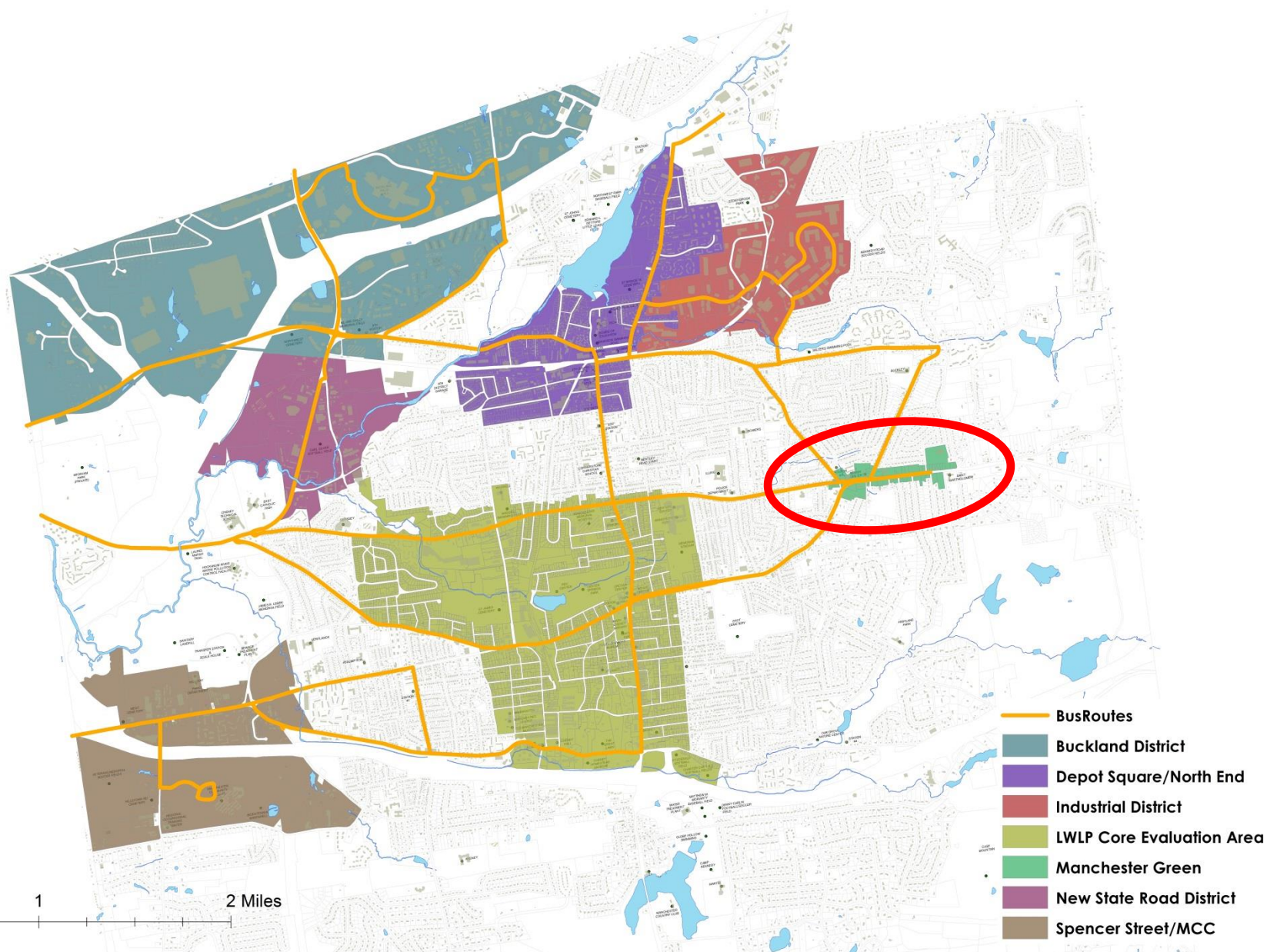


Manchester Green Corridor & Node Study

Planning & Zoning Commission Workshop

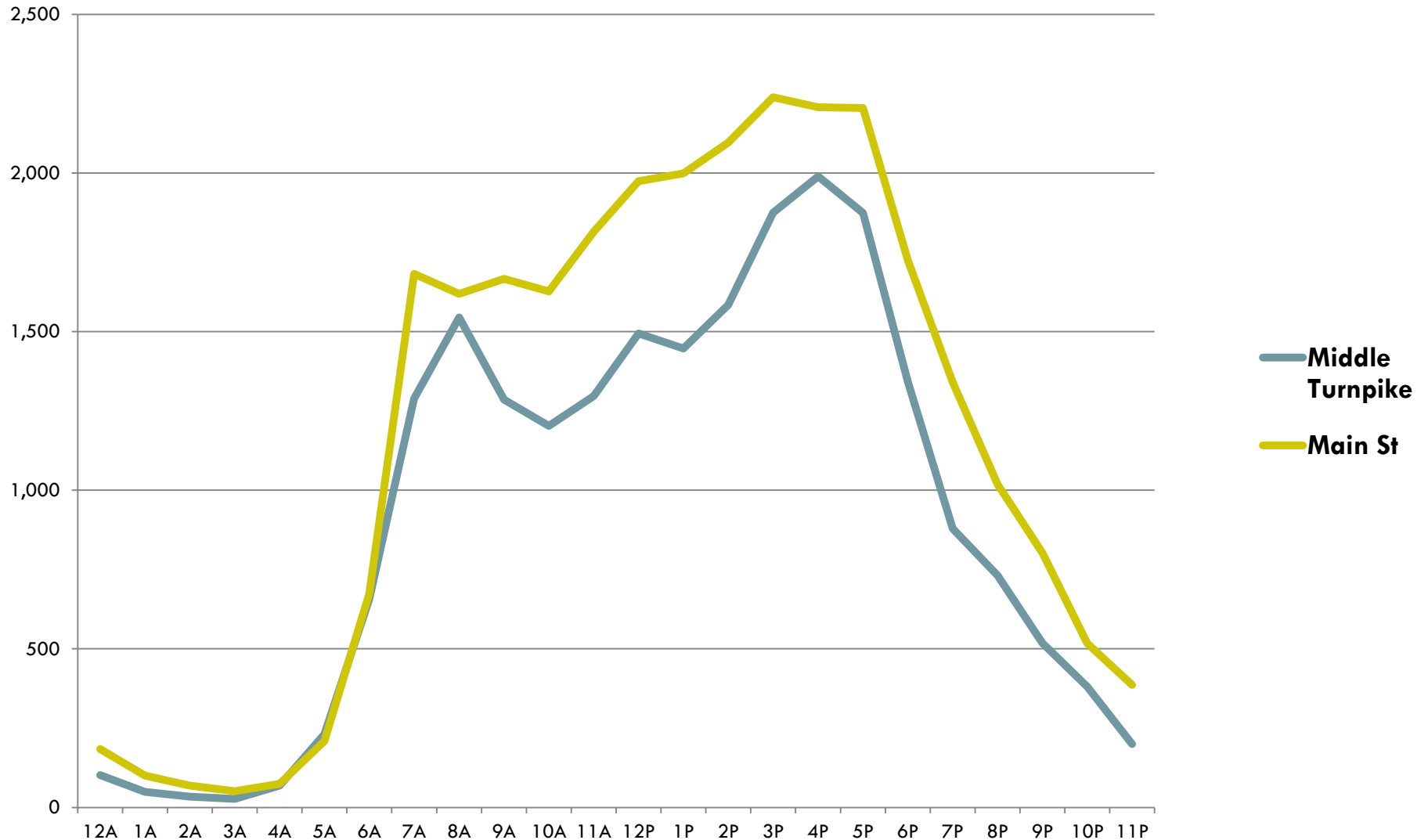
Corridor & Node Study



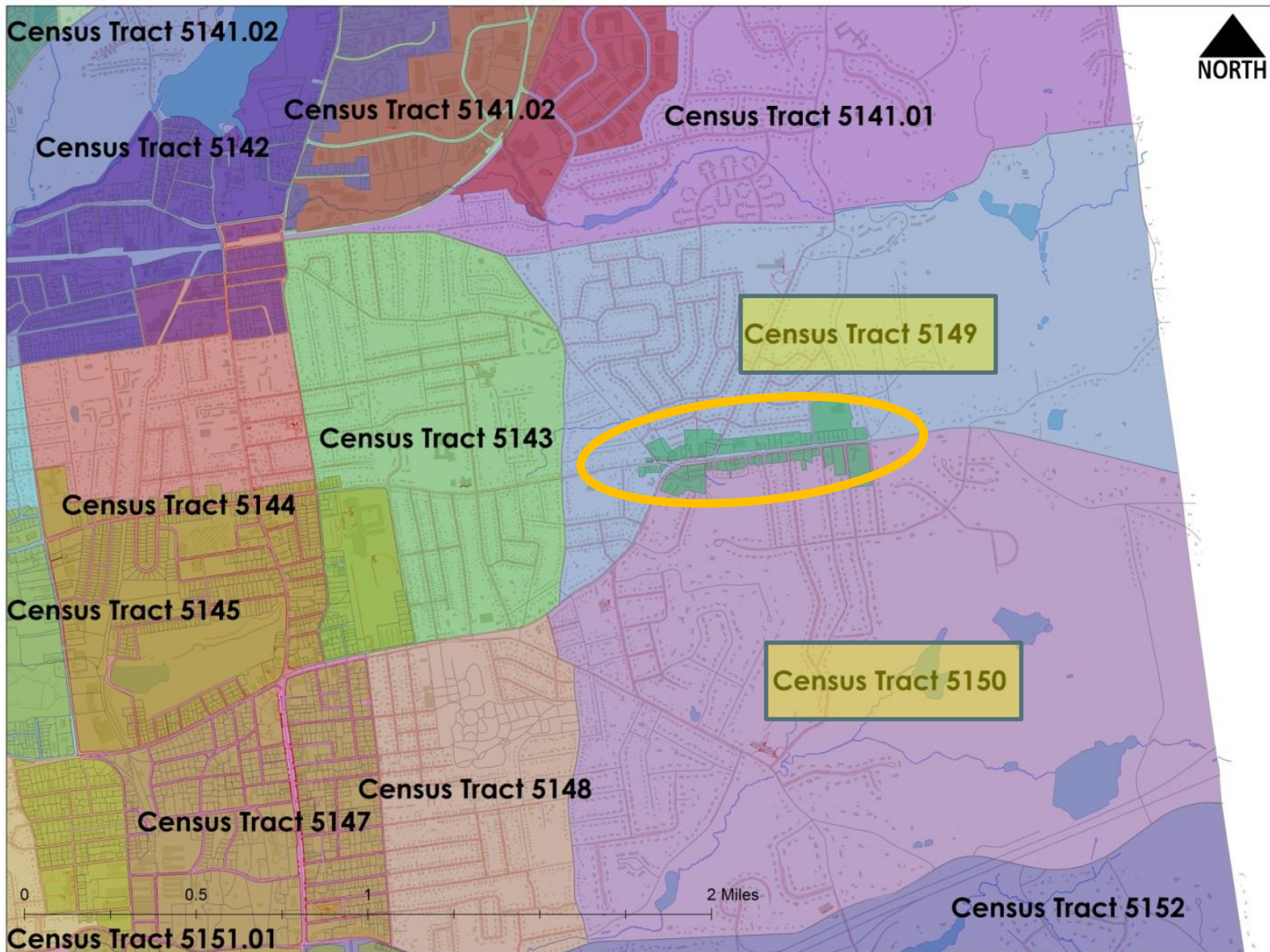
This map illustrates the proposed East Side Greenway in Denver, Colorado. The greenway is shown as a series of green-shaded segments along major thoroughfares. The proposed route is indicated by a blue line. The map includes a north arrow and a scale bar (0 to 0.5 miles). Key streets shown include WEAVER RD, CROSBY RD, SANFORD RD, MILFORD RD, ELIZABETH DR, CONWAY RD, VERNON ST, AGNES DR, ELSTIE DR, ARCELLIA DR, ALICE DR, ST PAUL DR, INDIAN DR, GREENWOOD DR, WESTLAND ST, LAWTON RD, DENVER RD, HILLTOP DR, PLAZA DR, MIDDLE TPKE E, WELCOME PL, RIVERSIDE DR, COOK ST, PLYMOUTH LN, E CENTER ST, COBURN RD, MOUNTAIN RD, LUDLOW RD, DALE RD, and GARTH RD.



Traffic Volume: Manchester Green vs. Downtown



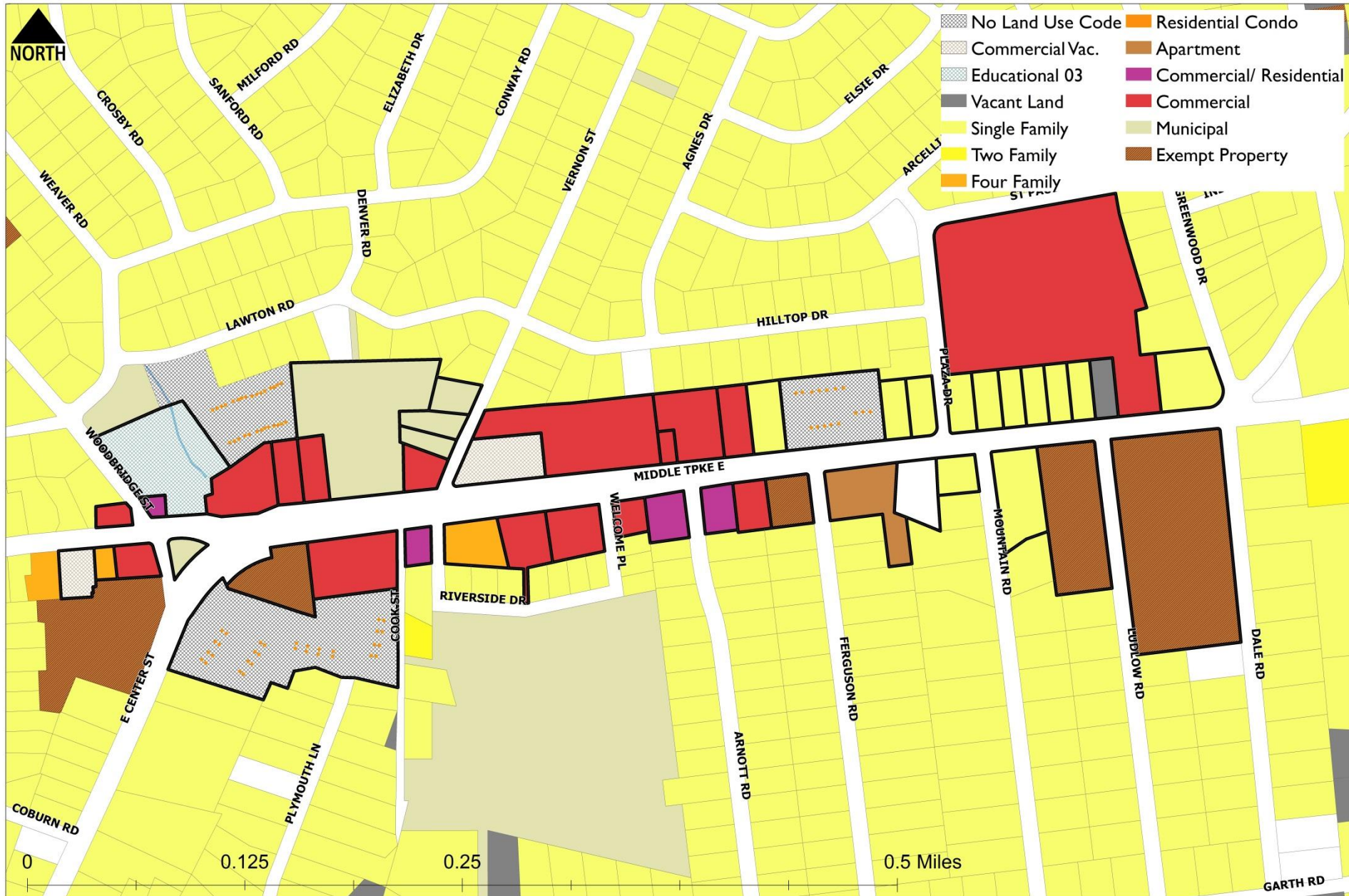
Adjacent Census Tracts to Manchester Green



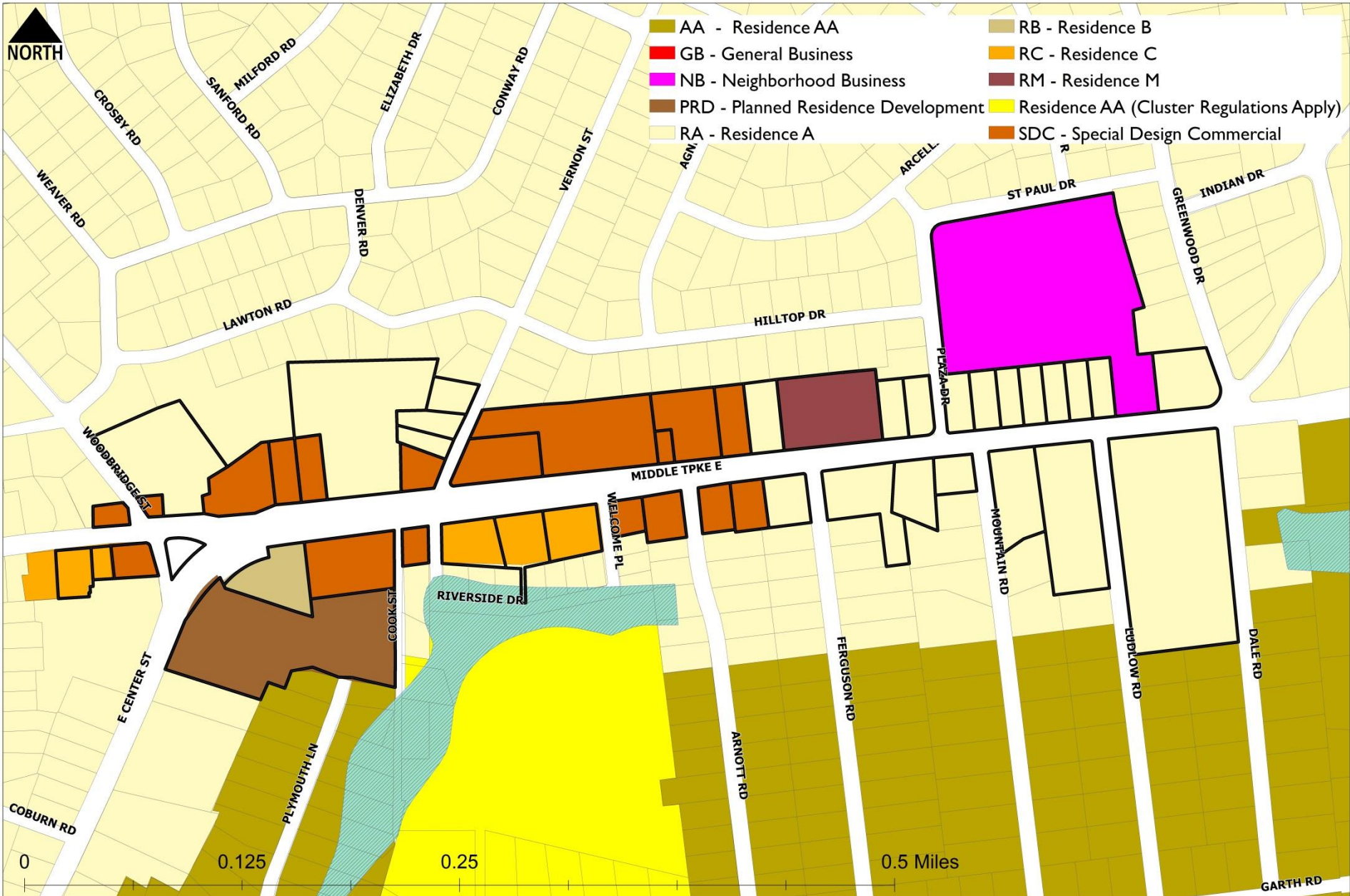
Adjacent Census Tracts to Manchester Green

Subject	Manchester Green	Town
Owner-occupied	85.5%	56.1%
Pre-1980 housing stock	88%	73.4%
Median HH income	\$81,000	\$63,198
Detached SFH	85%	47.10%
Post HS education	72.4%	68.8%
Pre-2000 tenure	50%	31.3%
Age of HH (65+)	25.7%	19.4%
Median Age	45	35

Land Use



Zoning



Occupancy



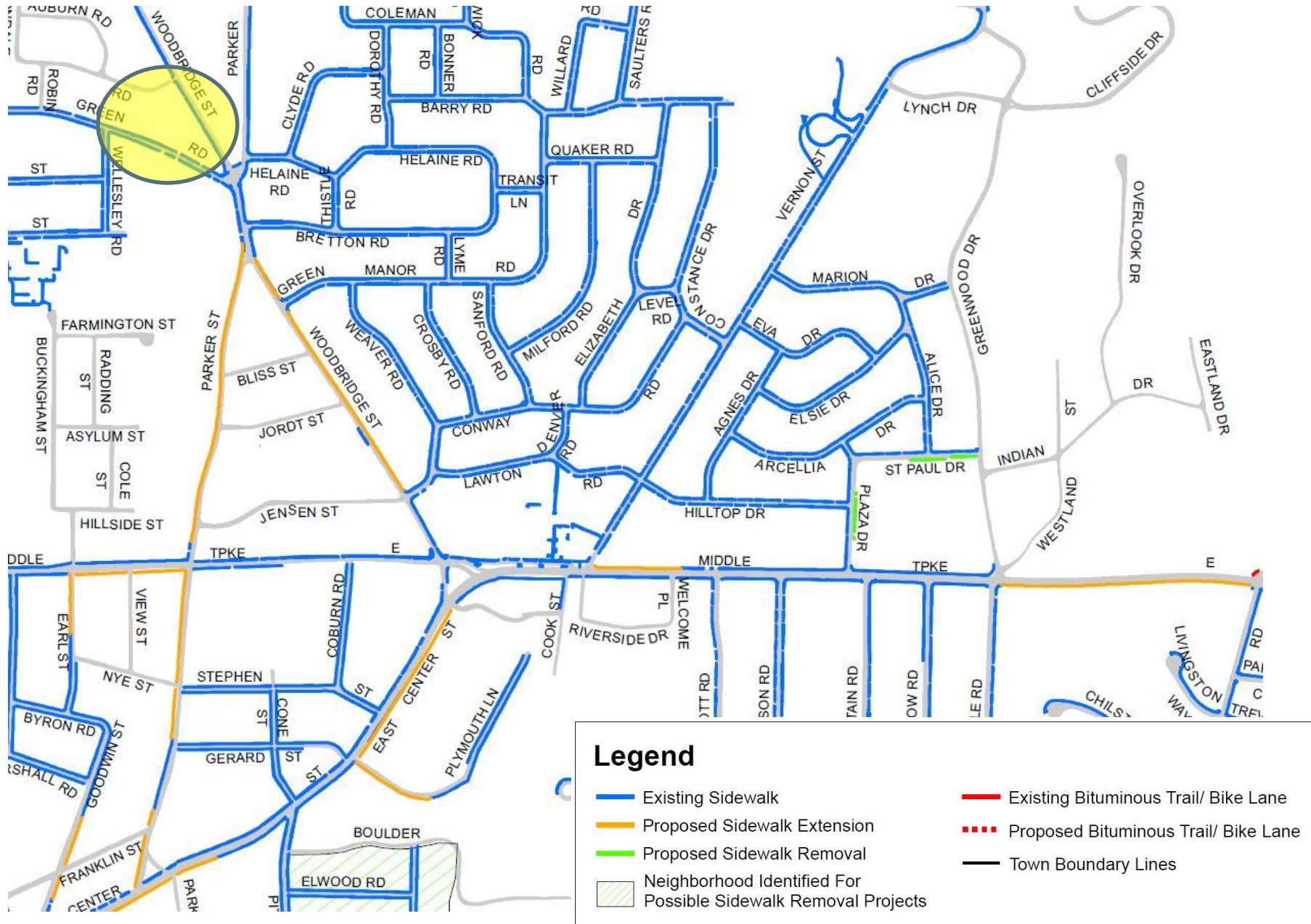
Property Conditions



Walkability & Accessibility



Sidewalk Plan



Public Transit



Surface Parking Lots



Parking Challenges



Senior Center

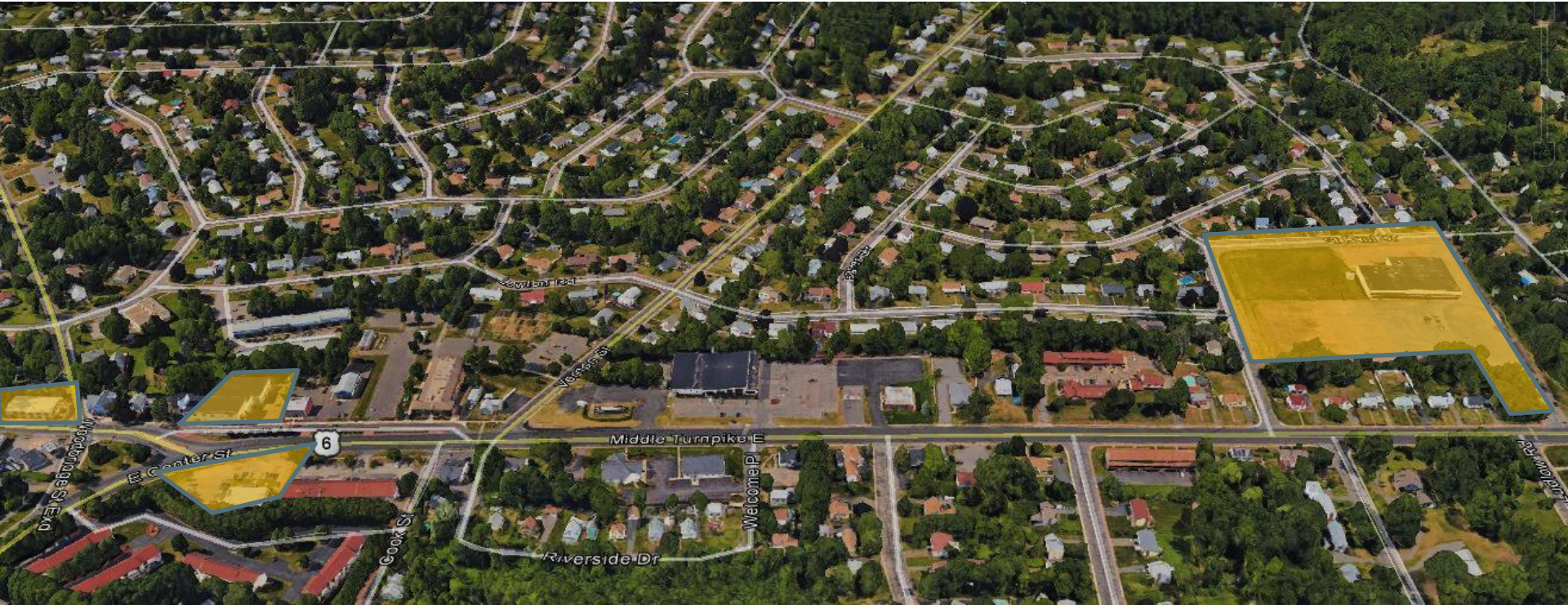
Manchester Senior
Citizens Center

Swiss Cleaners &
Uniform Services

Dolin Insurance Center

- **125 Parking Spaces**
 - **12 Handicap Spaces**
- **Peak time is around noon on Wednesdays**
- **Busiest time of year: February through end of tax season**
- **Typically empty after 4:30pm**

Opportunity Sites



501 Middle Turnpike East



699 Middle Turnpike



Summary Observations

- Manchester Green is functional, but underutilized
- Mix of residential, commercial, institutional uses with some historic character
- At least two major parcels have potential for significant impact

Summary Observations

- Shared parking arrangements could benefit businesses
- Expanding residential uses in Special Design Commercial or Neighborhood Business worth exploring
- Sidewalk extensions to enhance walkability