

WELCOME

4201 E. ARKANSAS AVENUE PROPERTY COMMUNITY DISCUSSION

Ellis Elementary School
April 5, 2018



KENTRO GROUP

AGENDA

- Introduction
- Existing Conditions
- March 8, 2018 Neighborhood Meeting Summary
- Transportation Update
- Zoning Overview and Proposed Zoning
- Streetscape and Sidewalk Improvements
- Next Steps

GROUP WORKING SESSIONS | 3 STATIONS

- Rezoning Plan
- Transportation
- Uses and Character (Summary and Surveys)

* Spanish speaking community, please see Christina Contreras for translation needs.

* Comunidad de habla Español, hablar con Christina Contreras para la traducción.



TEAM OVERVIEW



DEVELOPER



LAND PLANNER



TRAFFIC ENGINEER



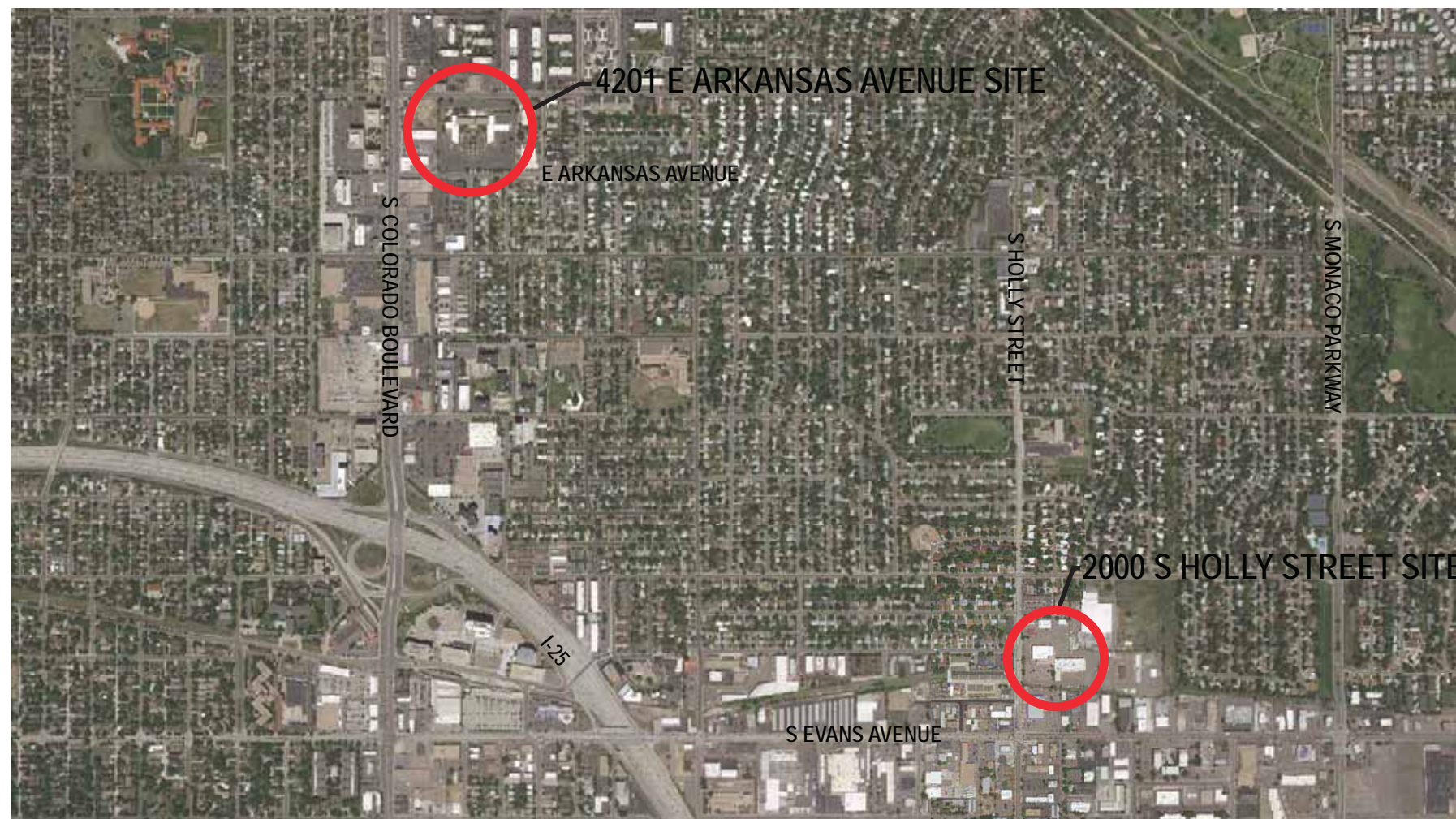
ZONING / COMMUNITY OUTREACH

4201 E. ARKANSAS AVENUE PROPERTY OVERVIEW

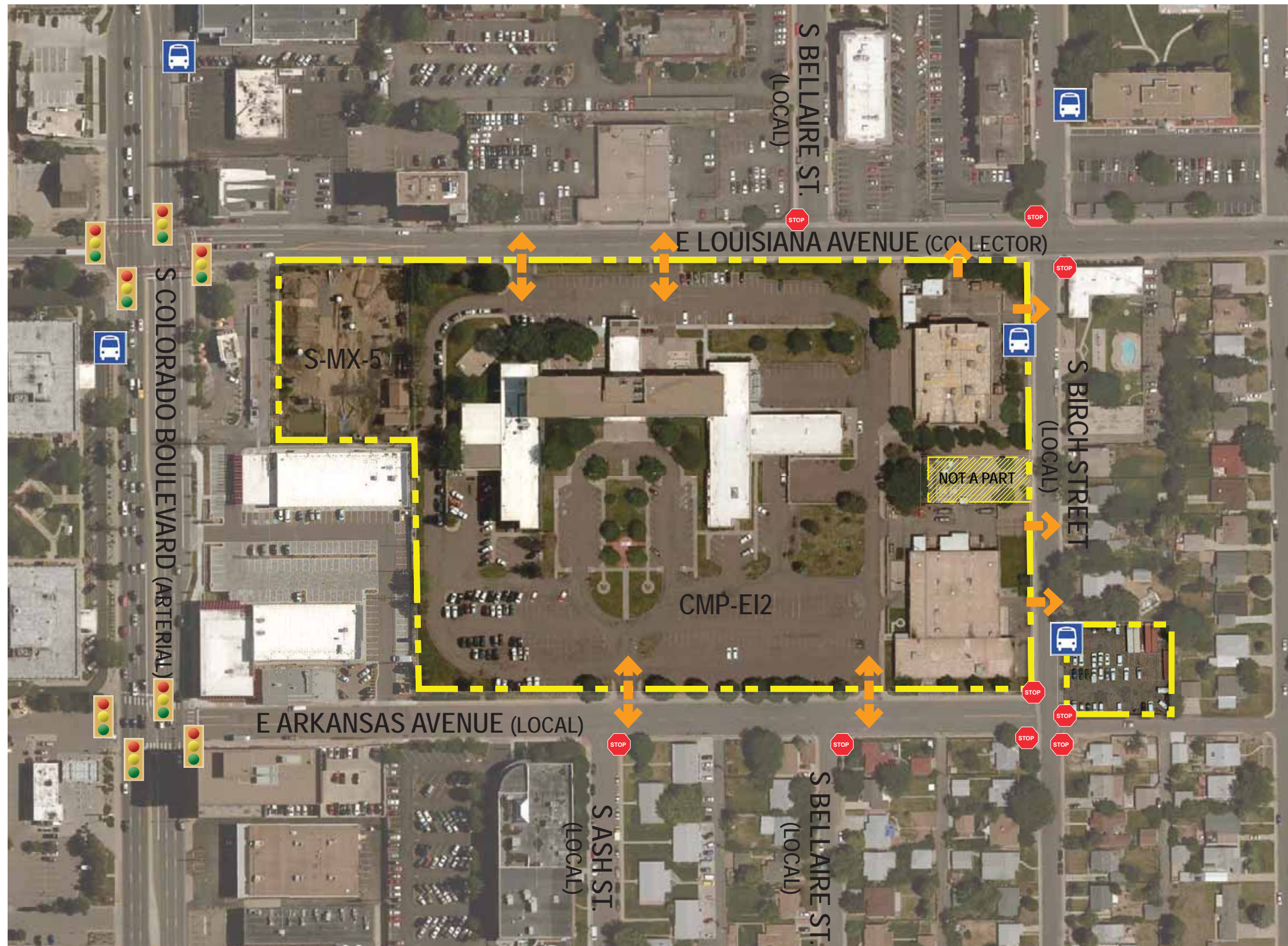
- Contract Timing:
 - Due Diligence/ Governmental Approval - 150 days with three 30-day extension options for a total of 240 days from mutual execution of contract.
 - Closing - later of (i) thirty (30) days after expiration of the Governmental Approval Period (as may be extended hereunder); (ii) five (5) days after CDOT vacates the Property; or (iii) on a date as otherwise agreed by the Parties in writing
- Requires a public rezoning process
- Requires construction of 150 for-rent apartment units at 60% AMI in the City and County of Denver or pay a contribution to the City and County of Denver Affordable Housing Fund.
- Requires 150,000 SF commercial space and 200 permanent jobs on-site or pay a contribution to the City and County of Denver
- The communication tower on the east side of the Property is not included in the acquisition and the State of Colorado will retain ownership.

CDOT DISPOSITION

- CDOT is moving to a new building near Colfax and Federal in the spring or summer of 2018.
- State law requires properties owned by the State of Colorado to be offered first to local government entities.
- City and County of Denver exercised the option to acquire both 4201 E Arkansas Avenue and 2000 S Holly Street.
- City and County of Denver selected Kentro to develop the Properties based on confidence in delivering a project beneficial to the community.



EXISTING SITE



- Total Site Area: +/- 13.2 acres
- Campus Buildings: 1 to 4 story structures totaling 187,971 SF
- 459 parking stalls on main site
+ 46 parking stalls east of Birch
505 total parking stalls
- 8 Access Points
- 650 employees (per CDOT)
- Uses:
 - Office
 - Printing Facility
 - Vehicle Maintenance
 - Water Quality Training Facility
 - Material Storage
 - Existing CDOT Communication Tower will be upgraded or will remain as is in the same parcel
- Zoning:
 - CMP-EI2
 - S-MX-5

MARCH 8, 2018 COMMUNITY DISCUSSION SUMMARY

GROUP WORKING SESSIONS

1

ZONING

2

USES

3

TRANSPORTATION

4

CHARACTER



MARCH 8, 2018 COMMUNITY DISCUSSION SUMMARY

1

ZONING

CONCEPTUAL ZONING STUDY

1



CONCEPTUAL ZONING
03.08.2018



- General comfort with more height/stories on the western portion of the property (12 and 8-stories). Consider sunlight and snow/ice issues on various streets and sidewalks.
- General agreement that building heights need to step-down towards E and SE portions of the site. 3-stories max. next to single-family residential.
- Discussion about how zoning envelopes/massings would be further broken up by vehicular and pedestrian access routes within the site.

MARCH 8, 2018 COMMUNITY DISCUSSION SUMMARY

1

ZONING

- Discussion regarding the proposed 'main street' – what does 'main street' mean in concept, will 'main street zoning' be utilized, etc.
- **Zone district's influence on pedestrian realm, what are the standards and provisions for sidewalks, landscaping, etc.**
- Discussion about how much residential will be provided. Some support for more density if there is more residential on the site.
- Discussion about items like dog parks, bike lanes, residential balconies, bus routes, CDOT antenna tower, etc.

CMP-EI2 ZONING

1



BUILDING ENVELOPE

EXISTING ZONING
• CMP-EI2
• S-MX-5

• 12 Stories
• 150' Max Height
• 75' Transition Height
• 20' Setbacks
• Bulk Plane Angle:
45-degrees from streets

CMP-EI2 ZONING
03.08.2018



S-MX ZONING OPTIONS

1



BUILDING ENVELOPE

ZONING OPTIONS
• S-MX-12
• S-MX-8
• S-MX-5
• S-MX-3

Per Zoning Criteria:
• 0' Setbacks at Streets
• Height Varies per Zone

S-MX ZONING OPTIONS
03.08.2018



MARCH 8, 2018 COMMUNITY DISCUSSION SUMMARY

2

USES

	TYPE	MOST DESIRED USE FOR EACH TYPE
ANCHORS	Retail Grocery Anchor:	Medium Grocer
	Retail Soft Goods Anchor:	Outdoor Retail
	Entertainment / Experience Anchor:	Music / Performance Theaters
	Fitness Anchor:	Healthy Living Center
COMPLIMENTARY SPACE	Restaurants:	Local Sit Down Restaurants
	Yummy Retail:	Coffee Shop
	Other Complimentary Retail:	Community Space
RESIDENTIAL	For Rent:	Mix of Market Rate and Income Restricted Apartments For Rent
	For Sale:	Mix of Market Rate and Income Restricted Apartments For Sale
OFFICE / HOTEL	Office:	Coworker Space
	Hotel:	Full Service Hotel

MARCH 8, 2018 COMMUNITY DISCUSSION SUMMARY

3

TRANSPORTATION

- Buses:
 - Number 46 Bus travels North and South on S. Birch Street
 - Number 40 Bus travels North and South on S. Colorado Boulevard
 - The steering committee is already speaking with RTD about bus routes in conjunction with this development
- Need to slow down car speeds
- Concerned about pedestrian connection to Cory Merrill School
- Synchronization of lights on S. Colorado Boulevard desired
- **Discussion about the possibility of traffic-circles (roundabouts) on E. Louisiana Avenue or E. Florida Avenue**
- E. Florida Avenue future planning
- Left turn lane on S. Colorado Boulevard to E. Arkansas Avenue needed

MARCH 8, 2018 COMMUNITY DISCUSSION SUMMARY

4

CHARACTER

HIGHLY “LIKED” IMAGES
Images shown received the highest number of votes.



MARCH 8, 2018 COMMUNITY DISCUSSION SUMMARY

4

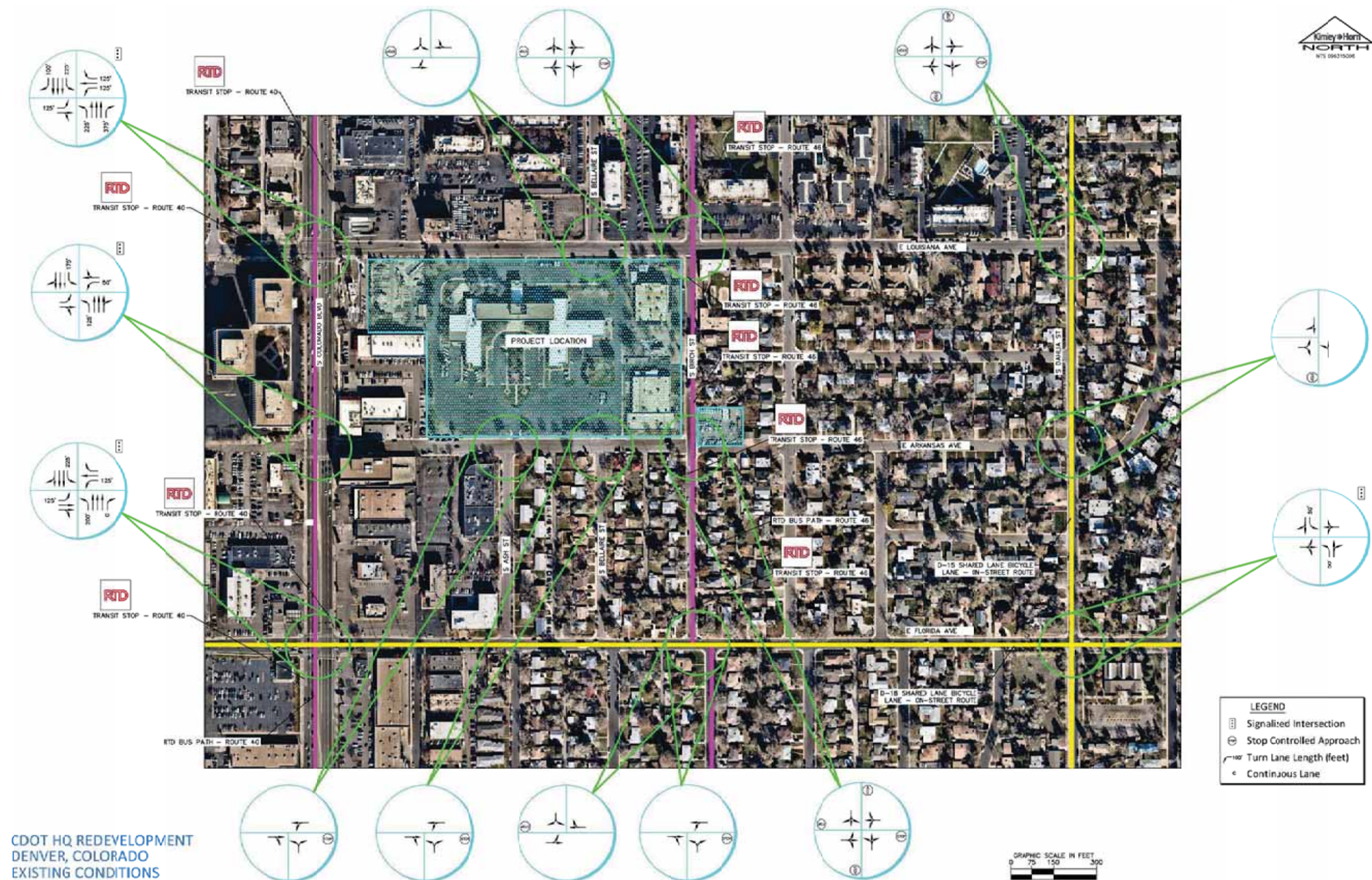
CHARACTER

HIGHLY “LIKED” IMAGES

All images shown received the same number of votes, only a few less than the Images on Previous Slide



TRANSPORTATION EXISTING CONDITIONS



TRIP GENERATION COMPARISON

Traffic Generation Comparison

Weekday Trips
Colorado Blvd. New Trips
(reduced pass by rate &
current CDOT traffic)
Daily

Current CDOT Traffic	Daily 1,665
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Current Zoning Unchanged (CMP-12 & SMX-5)

1. RESIDENTIAL / COMMERCIAL	(3.5 FAR)	UNITS	PARKING		
MF Residential	1,175,000 SF	1,200	1,800		
Office	760,000 SF		2,280		
Grocery	20,000 SF		100		
Total	1,955,000 SF	1,200	4,180	14,742	11,603

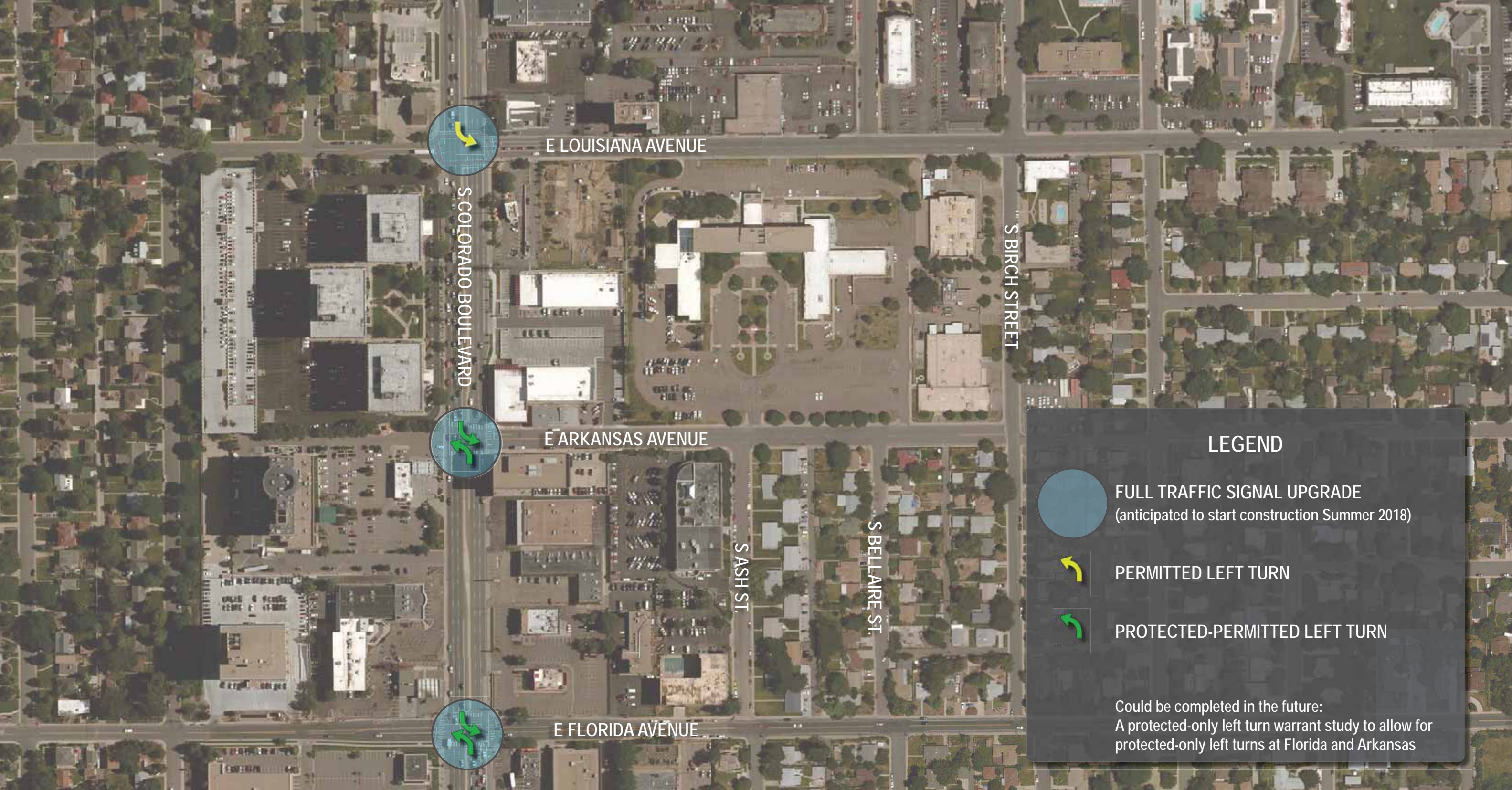
SMX Zoning Scenarios (SMX-12, 8, 5, 3)

2. Maximum RESIDENTIAL / COMMERCIAL/GROCERY	(2.0 FAR)	UNITS	PARKING		
MF Residential	850,000 SF	850	1,275		
Office	60,000 SF	-	180		
Fitness	130,000 SF	-	455		
Grocery	20,000 SF	-	70		
Retail	50,000 SF	-	250		
Restaurants	15,000 SF	-	105		
Total	1,125,000 SF	850	2,335	11,568	6,039

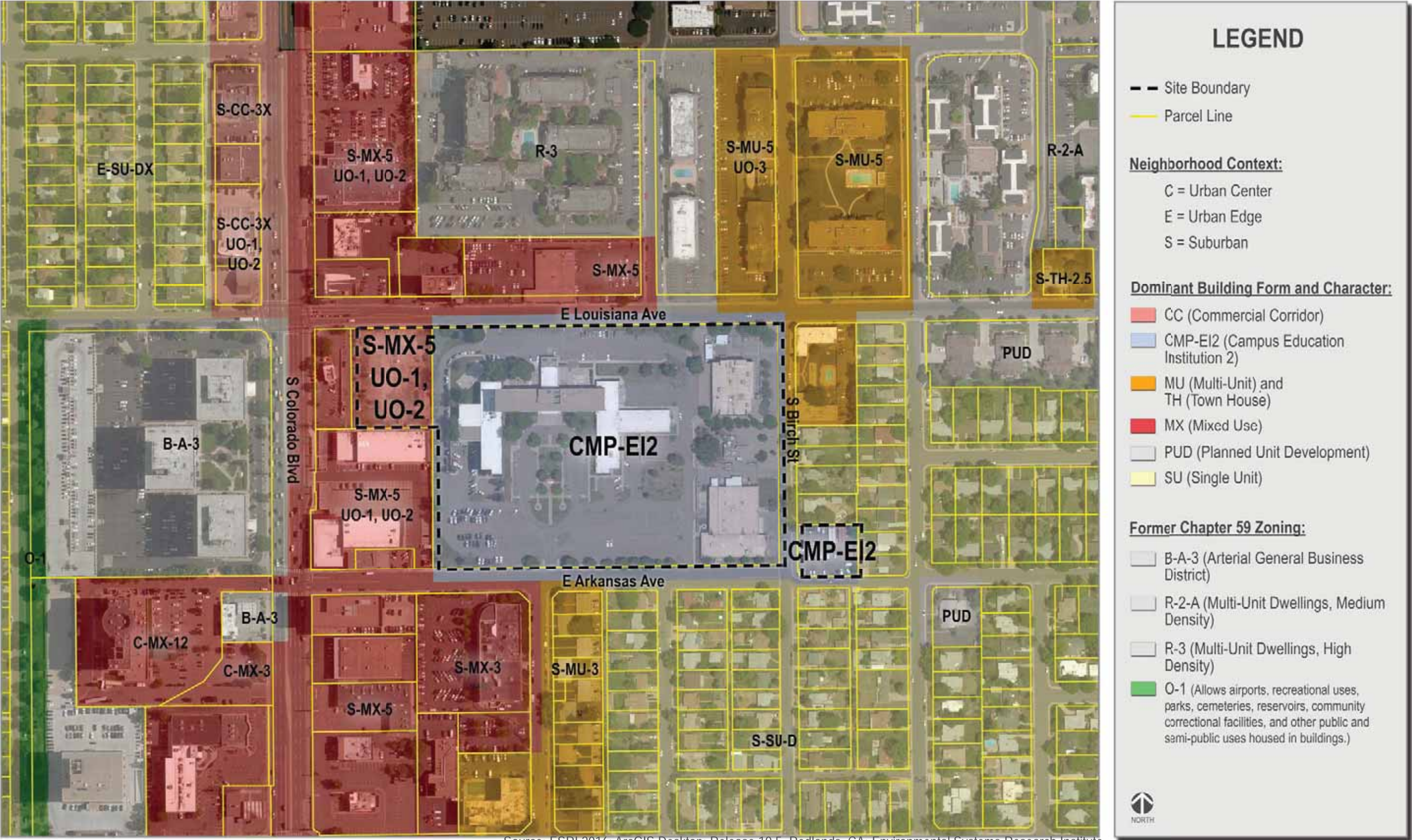
Comparative Locations

Cherry and Leetsdale (King Soopers) - 6.8AC	9,016
Belcaro (King Soopers) - 2.5AC	6,152
City Set Cherry Creek - 7.3AC	7,606
Super Target - 14.2AC	18,860
Home Depot on Colorado - 7.0AC	8,718

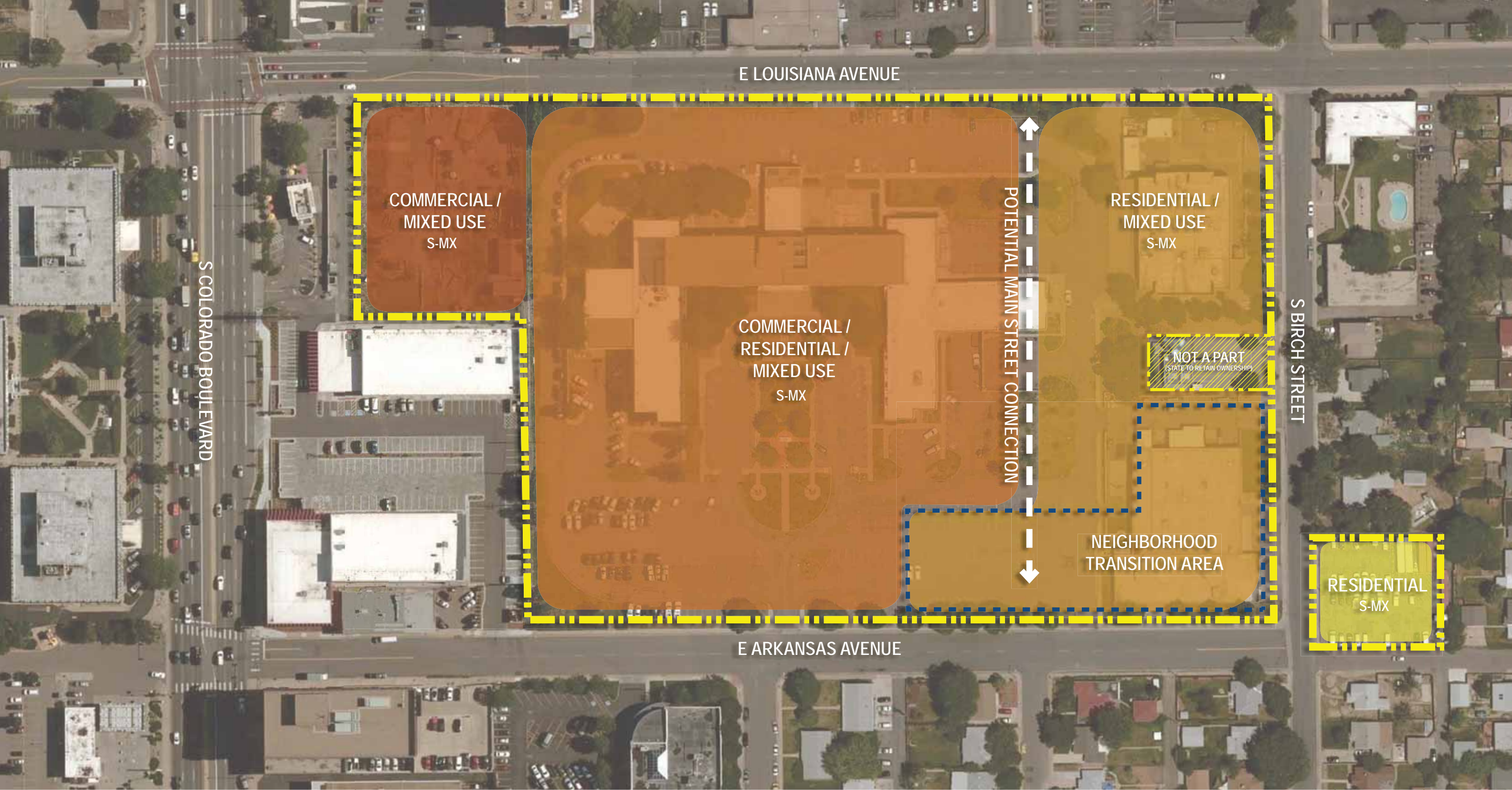
TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS



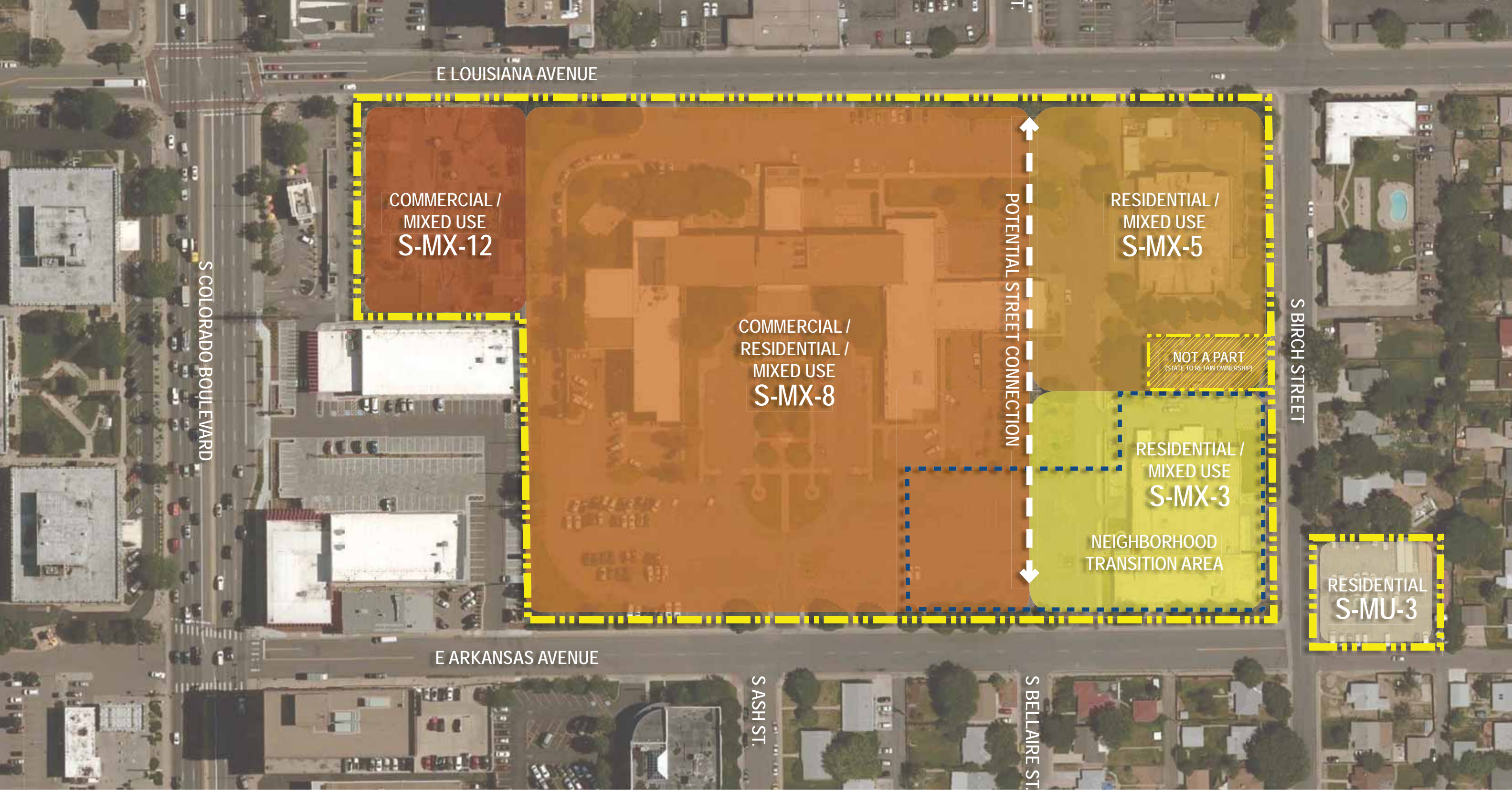
EXISTING ZONING



CONCEPTUAL ZONING STUDY - MARCH 8 MEETING



PROPOSED ZONING



S-MX: SUBURBAN MIXED USE NEIGHBORHOOD CONTEXT

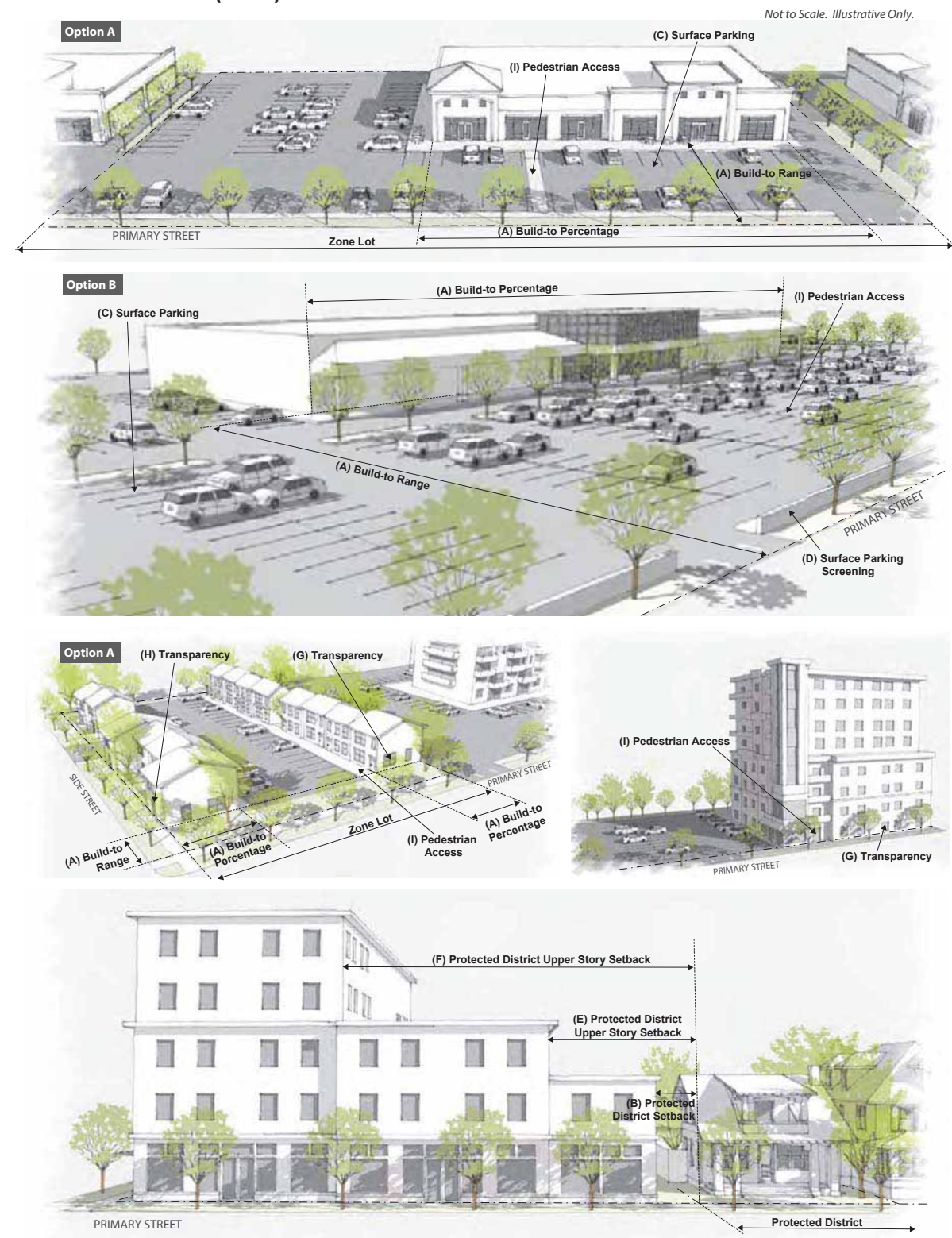
GENERAL PURPOSE

As stated in the Denver Zoning Code (Denver Zoning Code, 3.2-4):

- “intended to promote safe, active, pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city’s neighborhoods”
- “appropriate along corridors, for larger sites and at major intersections”
- “The building form standards of the Mixed Use zone districts balance the importance of street presence and provision of adequate parking through build-to requirements, Street Level activation and parking lot screening along the right-of-way.”
- “intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods”

S-MX: SUBURBAN MIXED USE NEIGHBORHOOD CONTEXT

GENERAL BUILDING FORM



Source: Denver Zoning Code, 3.3-22

HEIGHT	S-MX-3	S-MX-5	S-MX-8	S-MX-12
Stories (max)	3	5	8	12
Feet (max)	45'	70'	110'	150'
Feet, within 175' of Protected District (max)	na	na	75'	75'
Height Exceptions	See Section 3.3.7.1			
SITING	All S-MX Option A	All S-MX Option B		
RESTRICTION	na	Allowed only if Street Level GFA is equal or greater than 20,000 sf		
REQUIRED BUILD-TO				
Primary Street (min build-to % within min/max range)	50% 0'/80'	50% 0'/150'		
Build-to Exceptions and Alternatives	See Sections 3.3.7.2 and 3.3.6.1		See Sections 3.3.7.2 and 3.3.6.1	
SETBACKS				
Primary Street (min)	0'	0'		
Side Street (min)	0'	0'		
Side Interior (min)	0'	0'		
Side Interior, adjacent to Protected District (min)	10'	10'		
Rear (min)	0'	0'		
Rear, adjacent to Protected District, alley/no alley (min)	S-MX-2x: 0'/5' 0'/10'	S-MX-2x: 0'/5' 0'/10'		
Setback Exceptions and Encroachments	See Sections 3.3.7.3 and 3.3.7.4		See Sections 3.3.7.3 and 3.3.7.4	
PARKING				
Surface Parking between building and Primary Street/ Side Street	Allowed/Allowed	Allowed, limited to two double loaded aisles within the Build-To range/Allowed		
Surface Parking Screening	See Article 10, Division 10.5	Garden Wall required within 0'/15' for 100% of the zone lot's Primary and Side Street frontages, excluding access points and por- tions of building within 0'/15'; following the standards of Article 10, Section 10.5.4.4		
Vehicle Access, 3 or more side-by-side dwelling units in one structure	From Alley; or Street access allowed when no Alley present (Sec. 3.3.7.6)			
Vehicle Access, all other permitted uses	Access determined at Site Development Plan Review			
DESIGN ELEMENTS	S-MX-3	S-MX-5	S-MX-8	S-MX-12
BUILDING CONFIGURATION				
Upper Story setback above 27'; adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	15'/25'	20'/25'	20'/25'	20'/25'
Upper story setback above 51'; adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	35'/40'	35'/40'	35'/40'
STREET LEVEL ACTIVATION				
Transparency, Primary Street (min)	40%* Residential Only Buildings: 30%*			
Transparency, Side Street (min)	25%*			
Transparency Alternatives	See Section 3.3.6.3			
Pedestrian Access, Primary Street	Pedestrian Connection			
USES	All S-MX			
All permitted Primary Uses shall be allowed within this building form See Division 3.4 Uses and Parking				

*Applies only to street-facing portions of building facade located within 80' of the Primary and/or Side Street

Source: Denver Zoning Code, 3.3-23

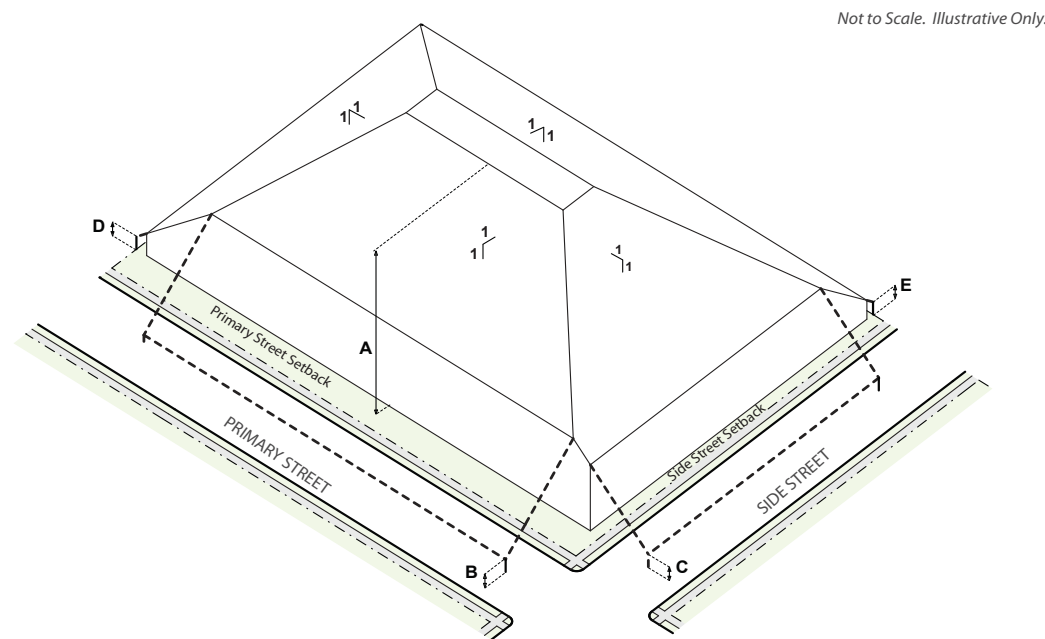
ALLOWED BUILDING ENVELOPE

Proposed Zoning Districts:

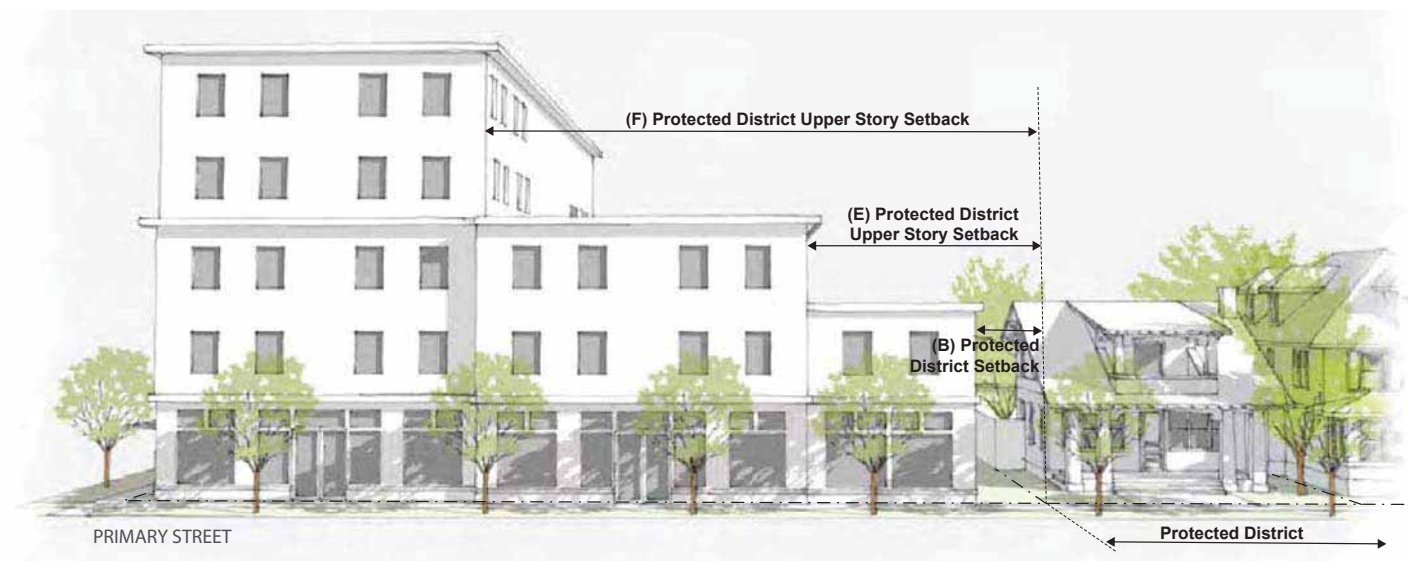
- Guides the allowed uses and allowed building form
- Considers compatibility of existing zoning districts

Allowed Building Envelope- defines the area for a building / structure guided by the following criteria for Building Form Intent based on the Denver Zoning Code:

- Height
- Siting such as Setbacks
- Design Elements such as Upper Story Setback
- Transitions
- Streetscape Setback



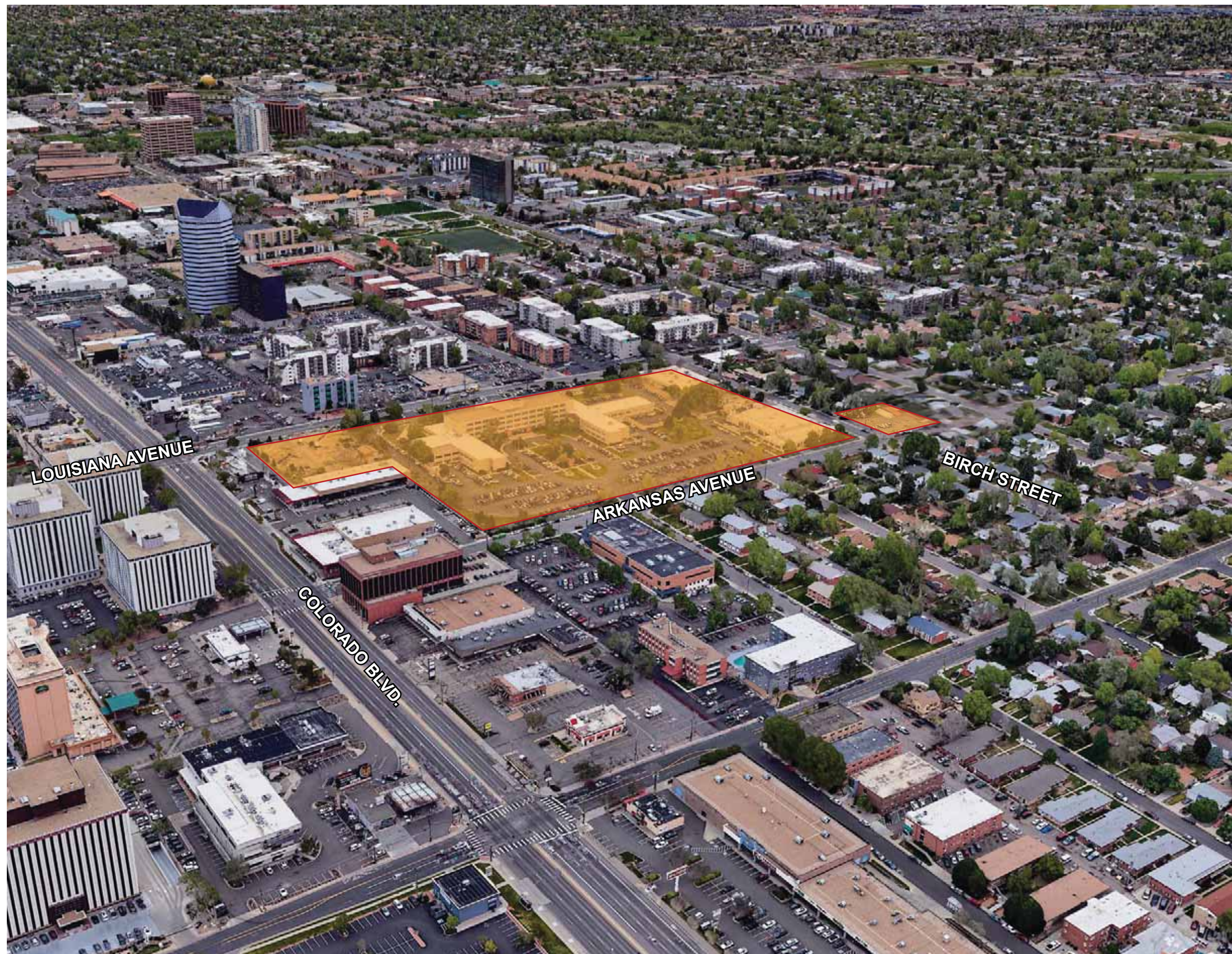
Allowed Building Envelope - CMP



Allowed Building Form Example - S-MX

BUILDING ENVELOPE

EXISTING SITE



ALLOWED BUILDING ENVELOPE: EXISTING SITE

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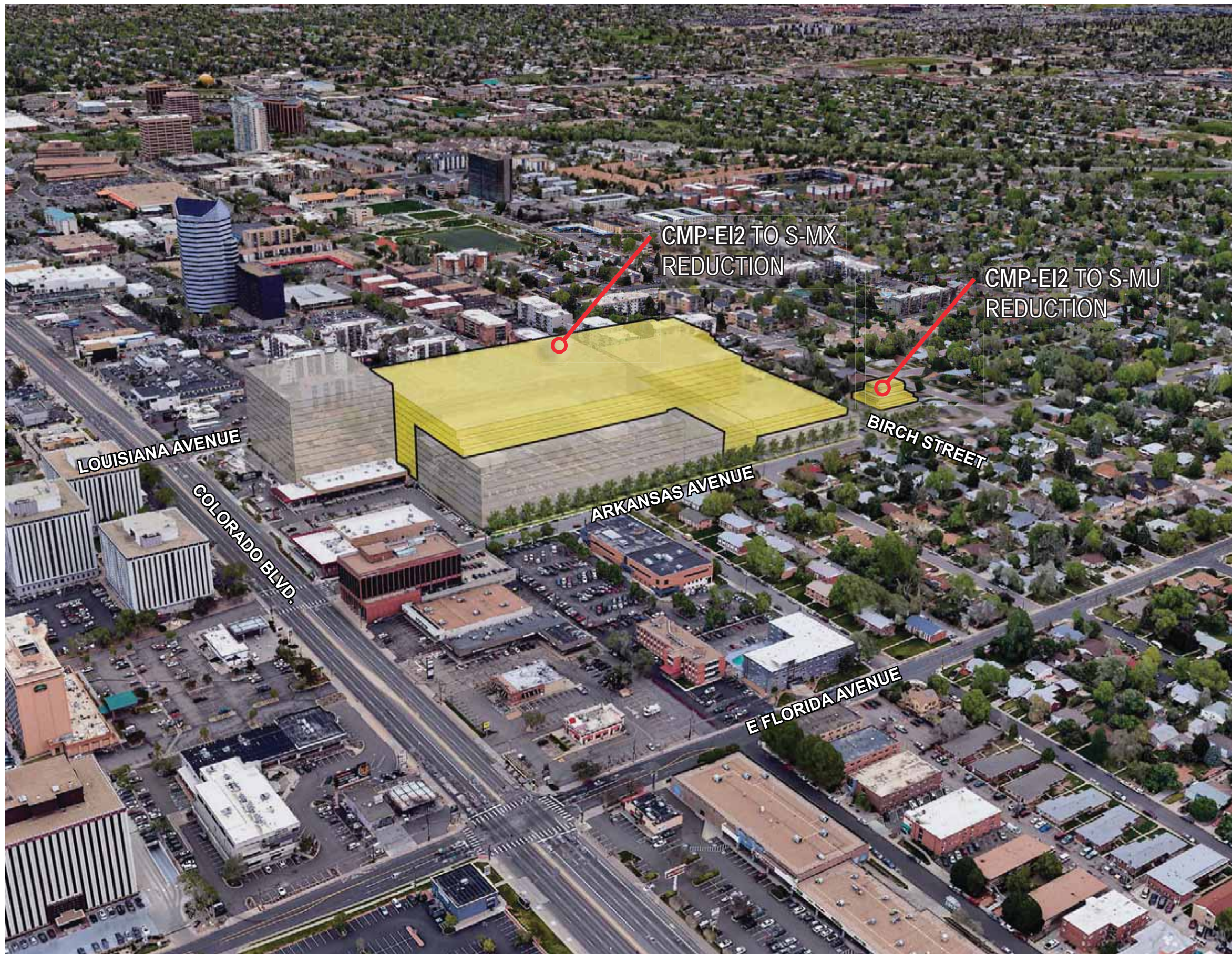
KENTRO GROUP



BUILDING ENVELOPE

EXISTING ZONING

- CMP-EI2
(Retail currently not permitted)
- S-MX-5
- 12 Stories
- 150' Max Height
- 75' Transition Height
- 20' Setbacks
- Bulk Plane Angle:
45-degrees from streets



BUILDING ENVELOPE

EXISTING ZONING

- CMP-EI2
- S-MX-5

PROPOSED ZONING

- S-MX-12
 - S-MX-8
 - S-MX-5
 - S-MX-3
 - S-MU-3
-
- Rezoning from CMP-EI2 to S-MX for a reduction of 926,600 SF; 12,487,110 Cubic Feet; 21.1% volume





BUILDING ENVELOPE

PROPOSED ZONING

- S-MX-12
- S-MX-8
- S-MX-5
- S-MX-3
- S-MU-3

Per Zoning Criteria:

- 0' Setbacks at Streets
- Height Varies per Zone Districts Identified

Design Standards:

- Streetscape Character & Landscape
- Public Space
- Building Form
 - Height
 - Setbacks
 - Parking Location
- Design Elements
 - Building Configuration
 - Transparency
 - Entrances

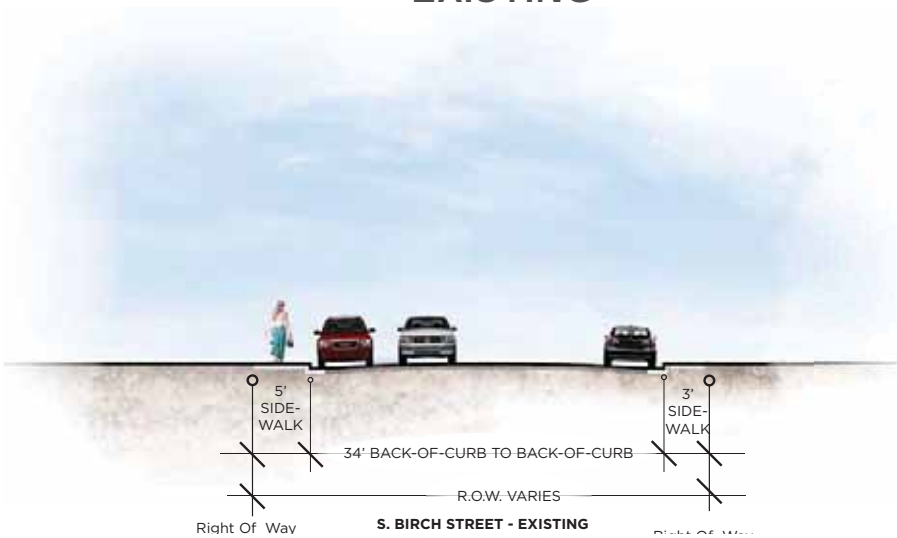
STREETSCAPE AND SIDEWALK IMPROVEMENTS



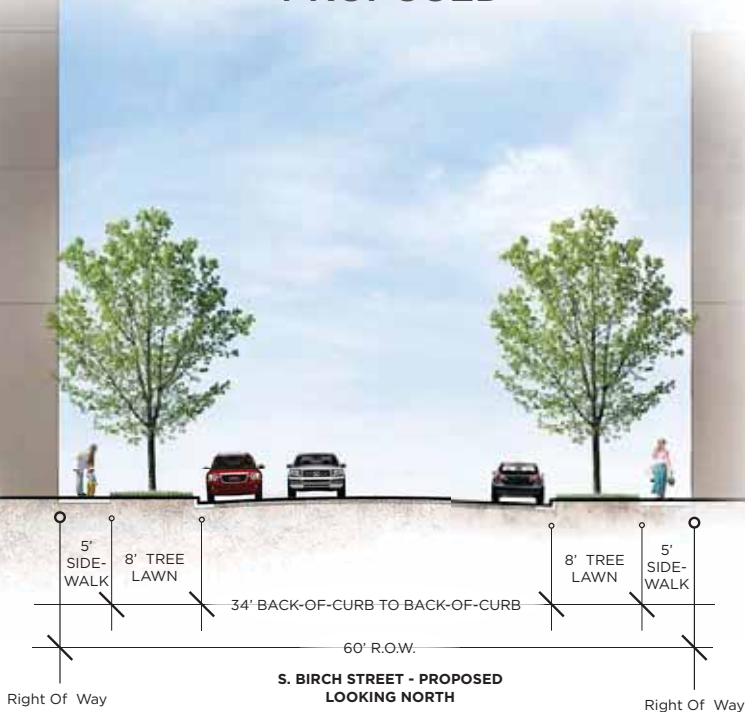
STREETSCAPE AND SIDEWALK IMPROVEMENTS

S BIRCH STREET

EXISTING

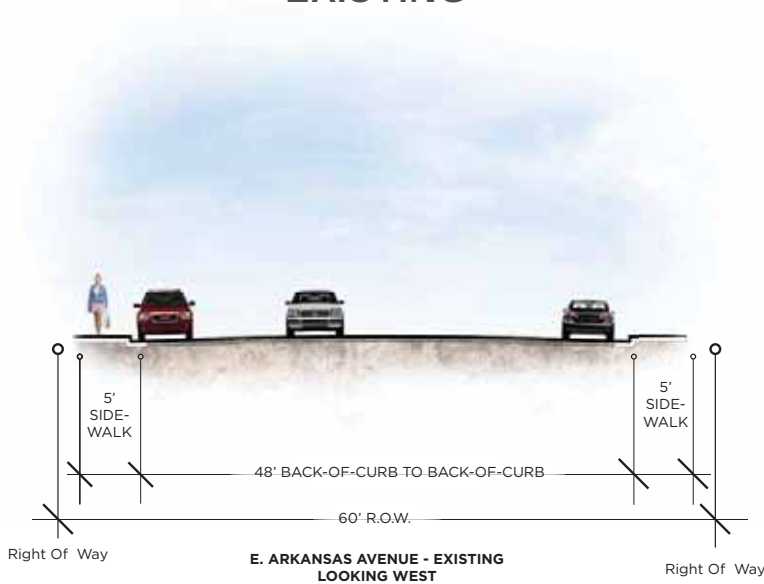


PROPOSED

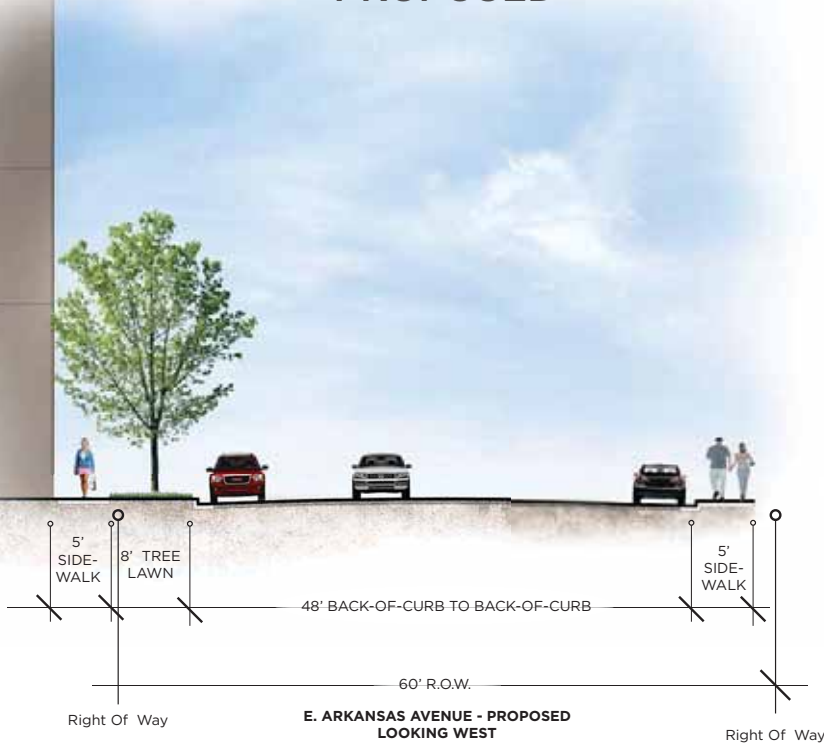


E ARKANSAS AVENUE

EXISTING

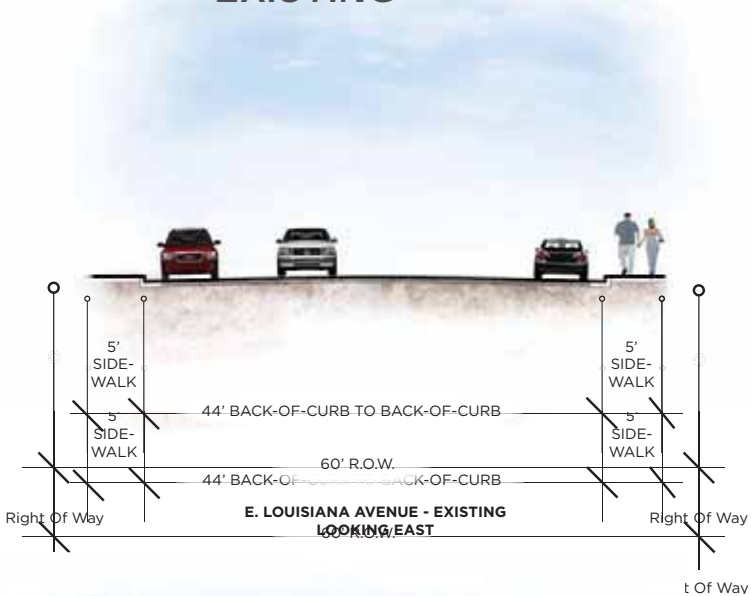


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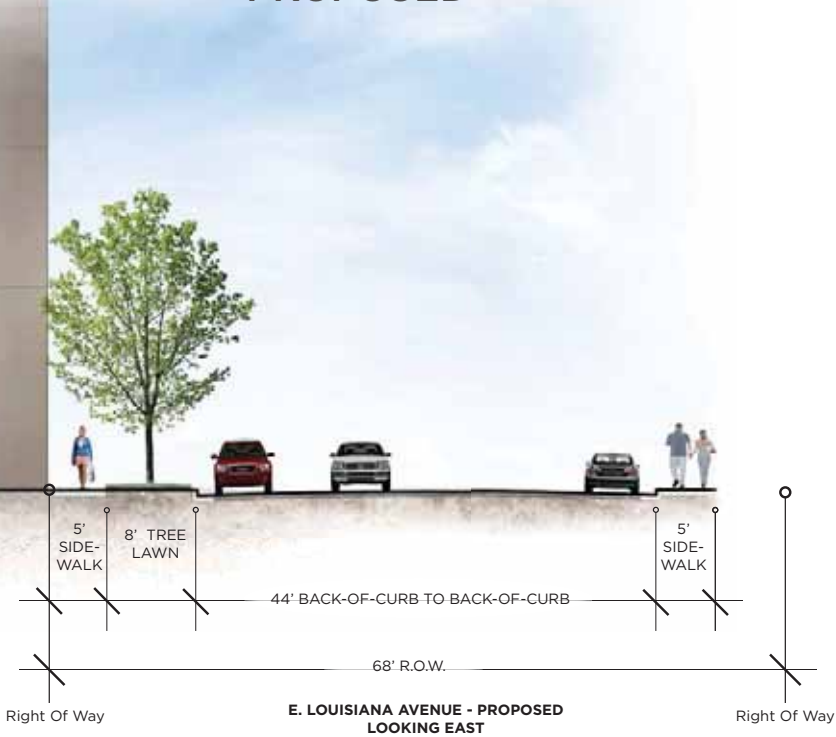


E LOUISIANA AVENUE

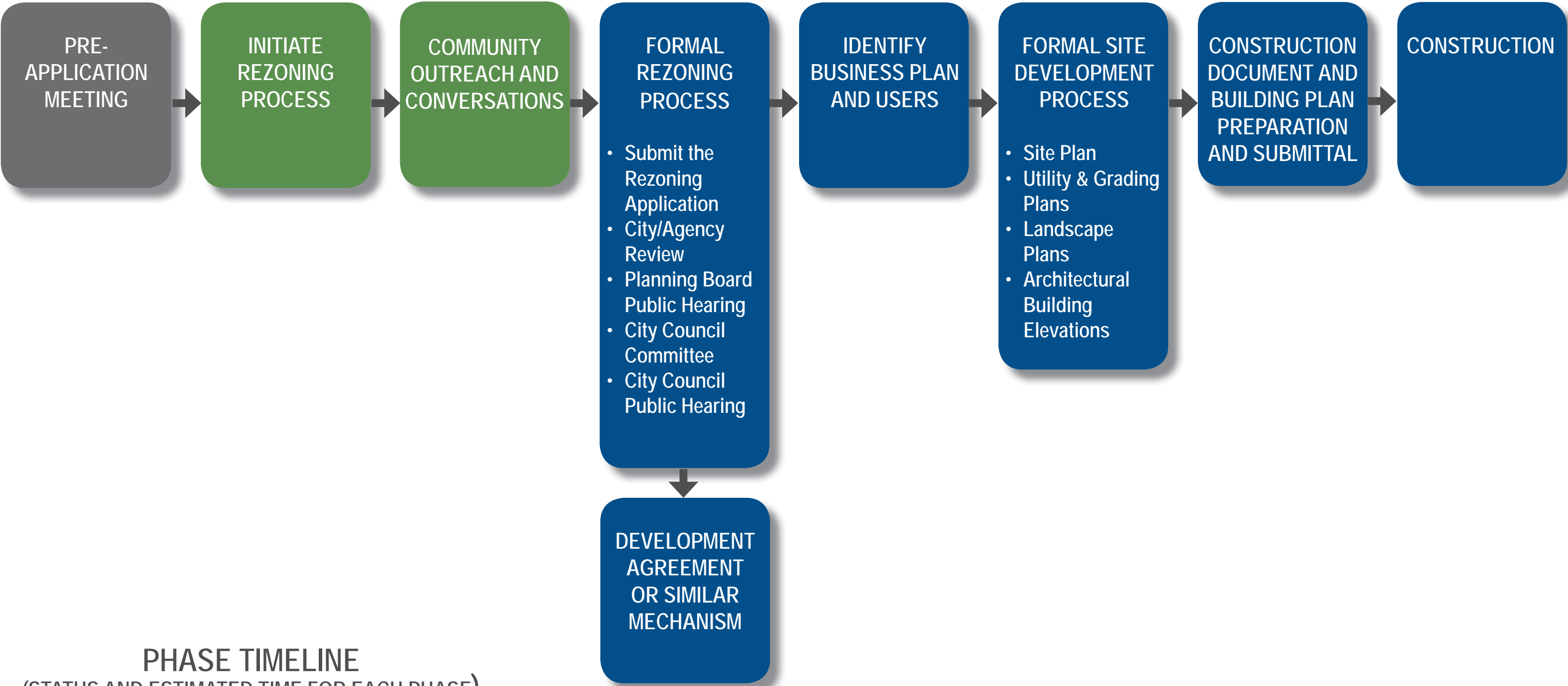
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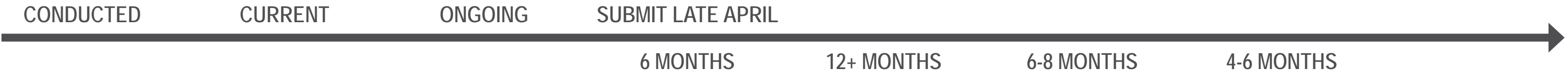
PROPOSED



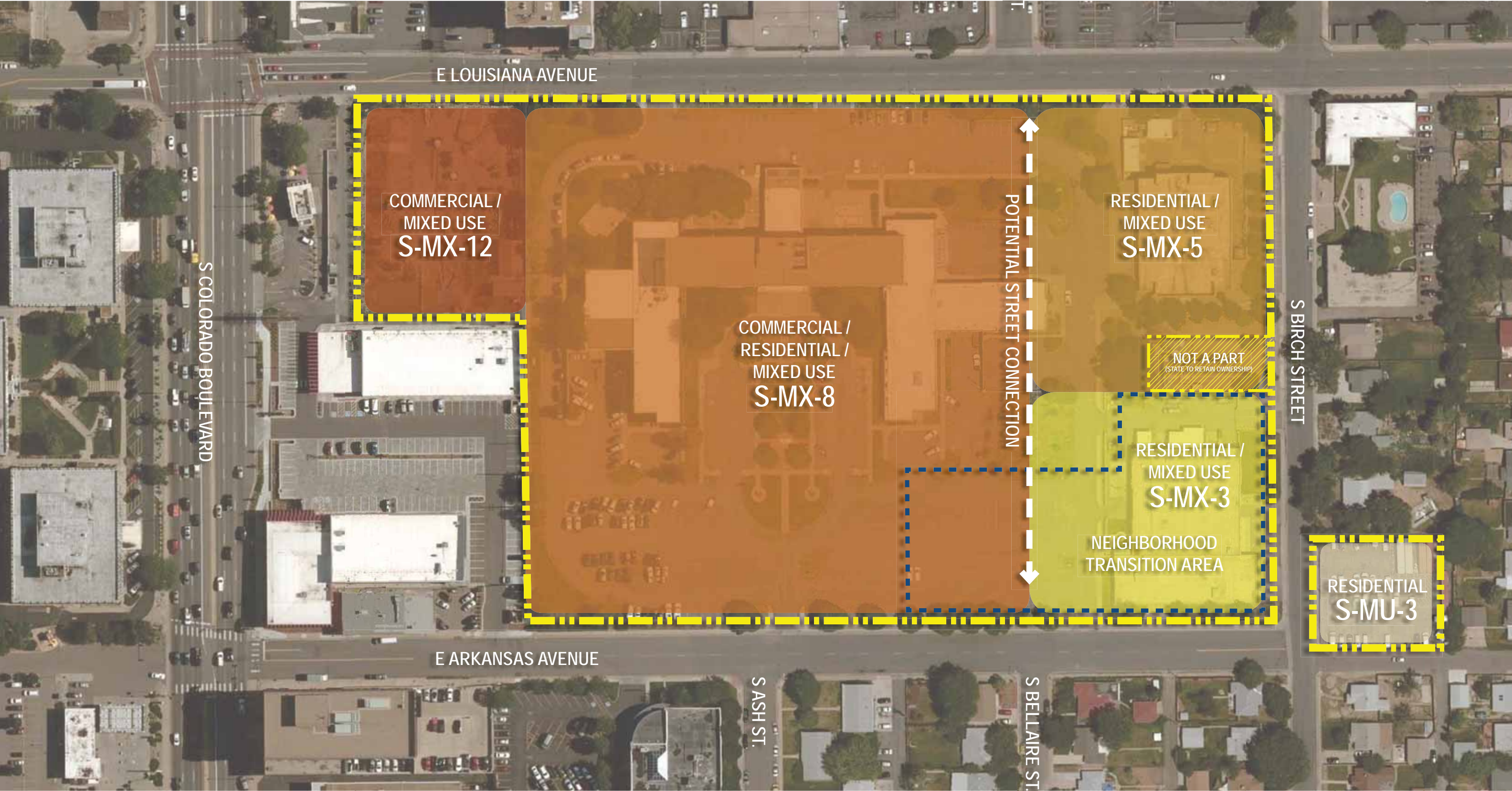
DEVELOPMENT PROCESS



PHASE TIMELINE
(STATUS AND ESTIMATED TIME FOR EACH PHASE)



PROPOSED ZONING



REZONING RELATED COMPONENTS

- Development Agreement or similar mechanism
 - Exploring this tool with the City as a supplemental component of the rezoning.
 - **Development Agreement - an agreement between the developer and the city identifying specific criteria in addition to the rezoning requirements, general building form, development standards and elements guiding the development of a property.**
- Key elements considered for the Development Agreements:
 - Open Space
 - Minimum of 10% of the site including:
 - Connections to transit, plazas, or streets
 - Enhanced pedestrian environments
 - Create or enhance public space
 - Connectivity
 - Pedestrian
 - Vehicular including the Bellaire Street Connection
 - Design Standards
 - Building Form
 - Streetscape

COMMUNITY OUTREACH AND REZONING PROCESS

- Series of Community Meetings:
 - Meeting #1 – January 25, 2018
 - Collected 20+ pages of notes on feedback, concerns, aspirations and questions of residential, commercial and traffic/infrastructure
 - Meeting #2 – March 8, 2018
 - 3 Working Group Sessions- collected notes on feedback and Uses Survey
 - Meeting #3 – TODAY, April 5, 2018 – 6:00pm
 - Meeting #4 – May 3, 2018 – 6:00pm
 - Meeting #5 – June 7, 2018 – 6:00pm
- Neighborhood Task Force
 - Convening regularly. For more information on how to become involved, please email cdottaskforce@gmail.com.
- Website – Link at KentroGroup.com: www.kentrogroup.com/Arkansas
 - Information on upcoming meetings, plans as they unfold, pertinent information, contact us, submit comments.

COMMUNITY OUTREACH AND REZONING PROCESS

- Public Meetings
- Task Force Meetings
- Website, newsletter
- Open door policy, continuous correspondence
- City & County of Denver rezoning process
 - 5-6 month process from when an application is submitted.
 - Goal is to have a rezoning application submitted by end of April.
 - *Meetings and outreach work will continue after the application is submitted during the ~6 months up to City Council
 - Planning Board Public Hearing
 - City Council Committee
 - City Council Public Hearing



GROUP WORKING SESSIONS

- Please refer to the number on your name tag and begin at the corresponding Breakout Session.
- Each group will have an opportunity to participate at each station.
- The groups will rotate after 15 minutes.
- The total breakout session time will be 45 minutes.

1

REZONING PLAN

2

TRANSPORTATION

3

USES AND CHARACTER (Summary and Surveys)

QUESTIONS?

Contact Information:

Email us at: info@crlassociates.com

Call us at: 720.506.7007

