

WELCOME

4201 E. ARKANSAS AVENUE PROPERTY COMMUNITY DISCUSSION

Ellis Elementary School
May 3, 2018



KENTRO GROUP

AGENDA

- Introduction
- Existing Conditions
- Zoning Overview and Proposed Zoning
- Transportation Update
- Environmental Remediation Update
- Panel Discussion

TEAM OVERVIEW



DEVELOPER



LAND PLANNER



TRAFFIC ENGINEER



ZONING / COMMUNITY OUTREACH

Essential Management Solutions, LLC

ENVIRONMENTAL CONSULTANT

4201 E. ARKANSAS AVENUE PROPERTY OVERVIEW

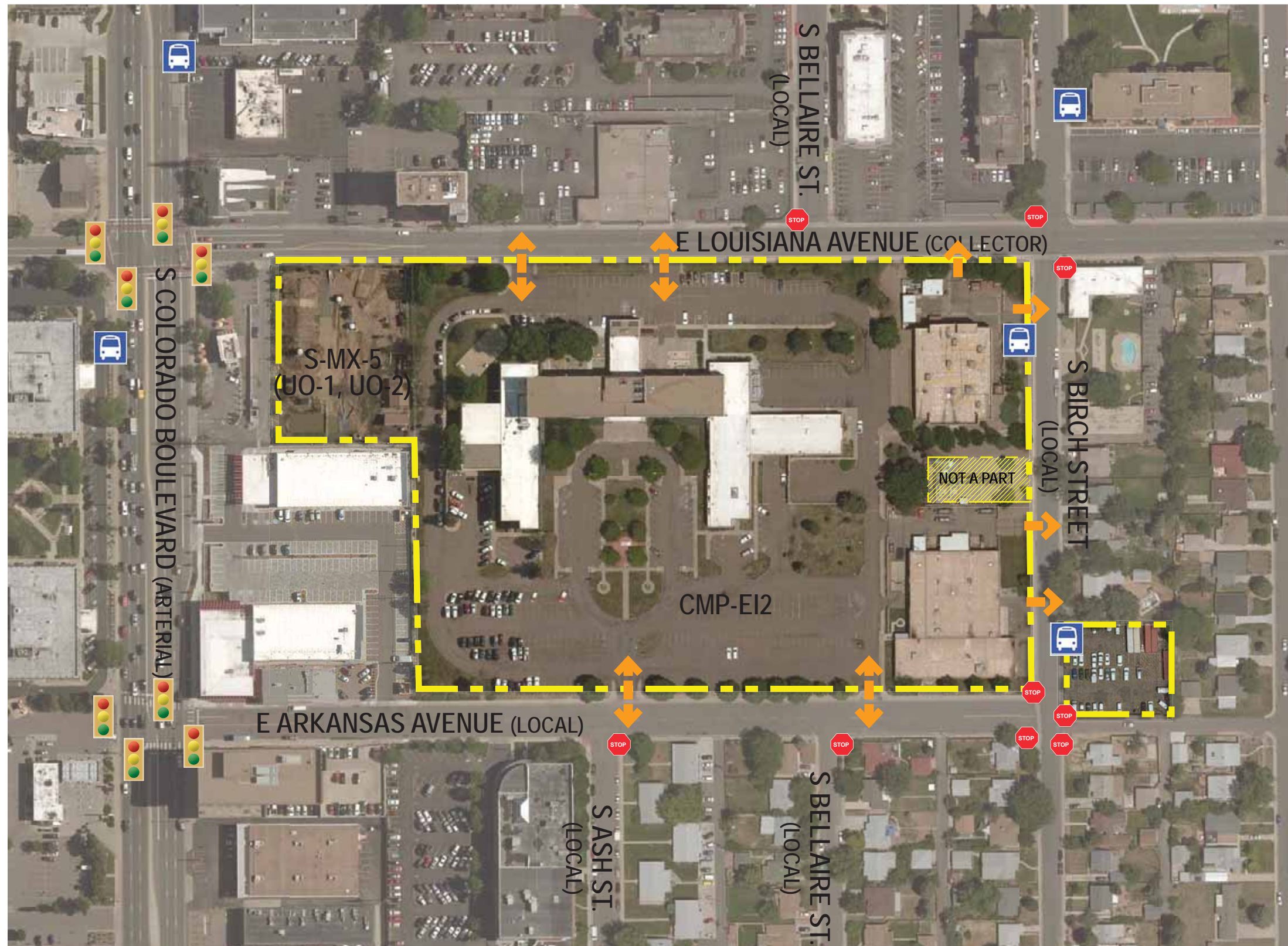
- Contract Timing:
 - Due Diligence/ Governmental Approval - 150 days with three 30-day extension options for a total of 240 days from mutual execution of contract.
 - Closing - later of (i) thirty (30) days after expiration of the Governmental Approval Period (as may be extended hereunder); (ii) five (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 Group to develop the Properties based on confidence in delivering a project beneficial to the community.

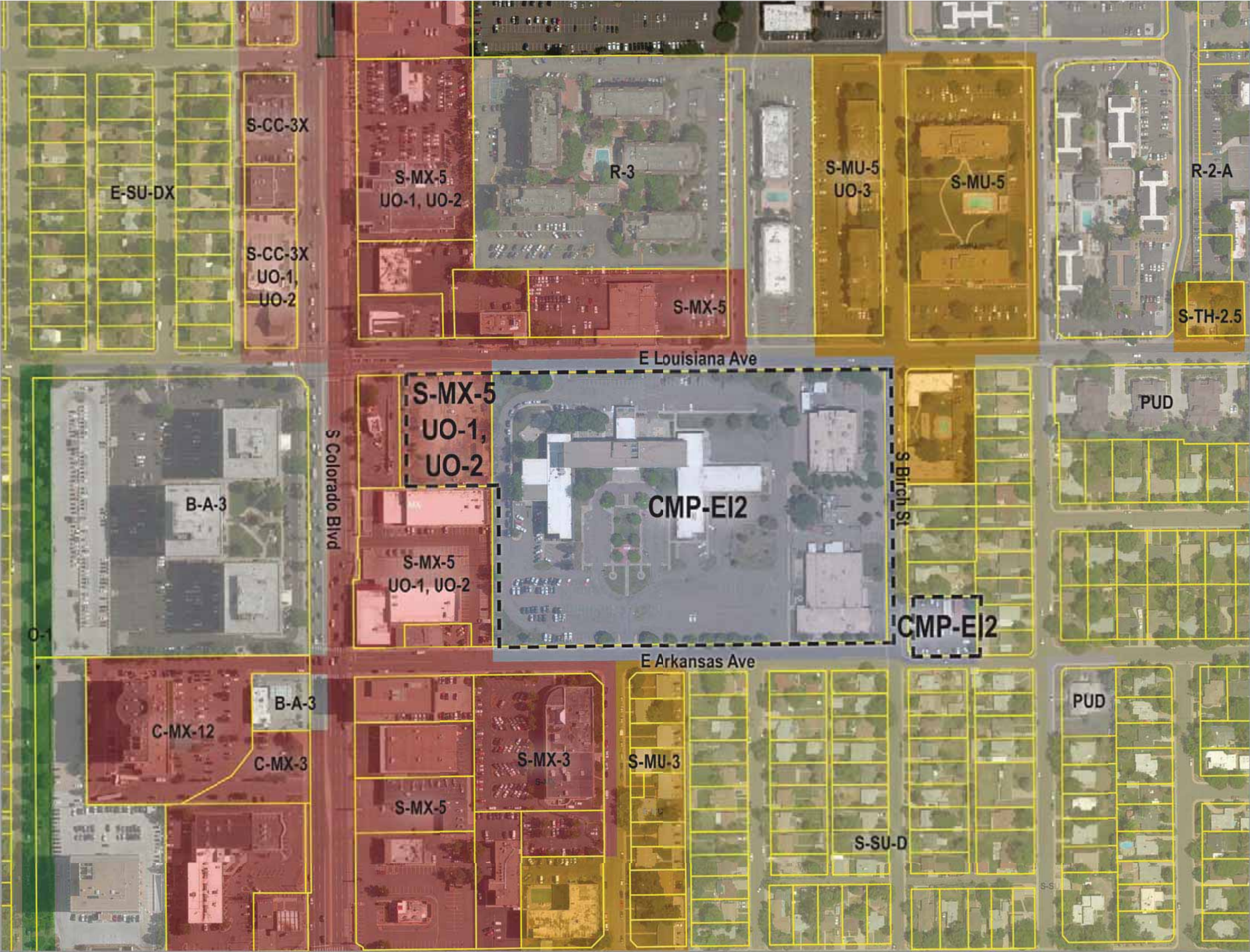


EXISTING SITE



- 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 (UO-1, UO-2)

EXISTING ZONING



LEGEND

Site Boundary

Parcel Line

Neighborhood Context:

C

= Urban Center

E

= Urban Edge

S

= Suburban

Dominant Building Form and Character:

CC (Commercial Corridor)

CMP-EI2 (Campus Education Institution 2)

MU (Multi-Unit) and TH (Town House)

MX (Mixed Use)

PUD (Planned Unit Development)

SU (Single Unit)

Former Chapter 59 Zoning:

B-A-3 (Arterial General Business District)

R-2-A (Multi-Unit Dwellings, Medium Density)

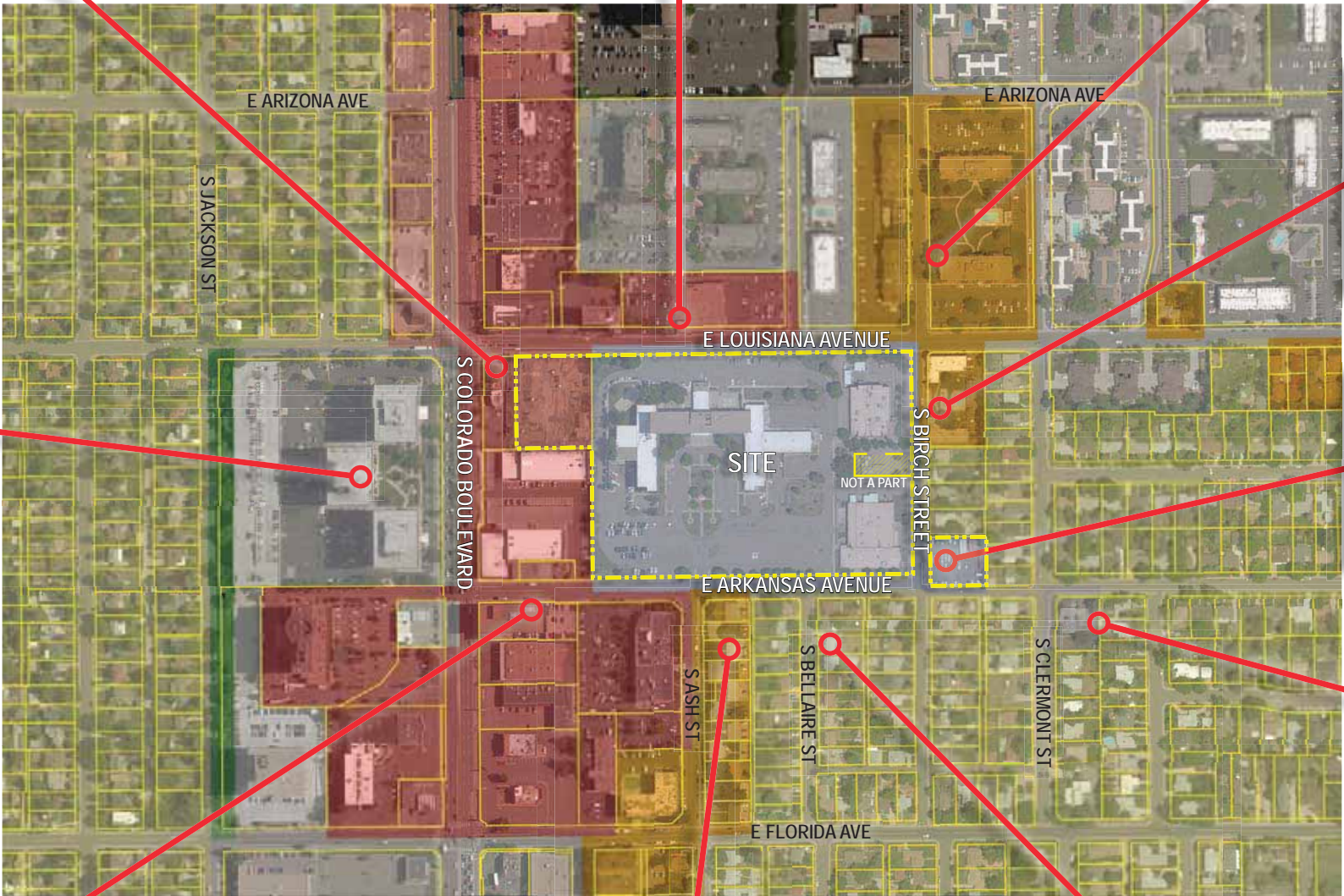
R-3 (Multi-Unit Dwellings, High Density)

O-1 (Allows airports, recreational uses, parks, cemeteries, reservoirs, community correctional facilities, and other public and semi-public uses housed in buildings.)

NORTH

Source: ESRI 2016: ArcGIS Desktop: Release 10.5. Redlands, CA; Environmental Systems Research Institute

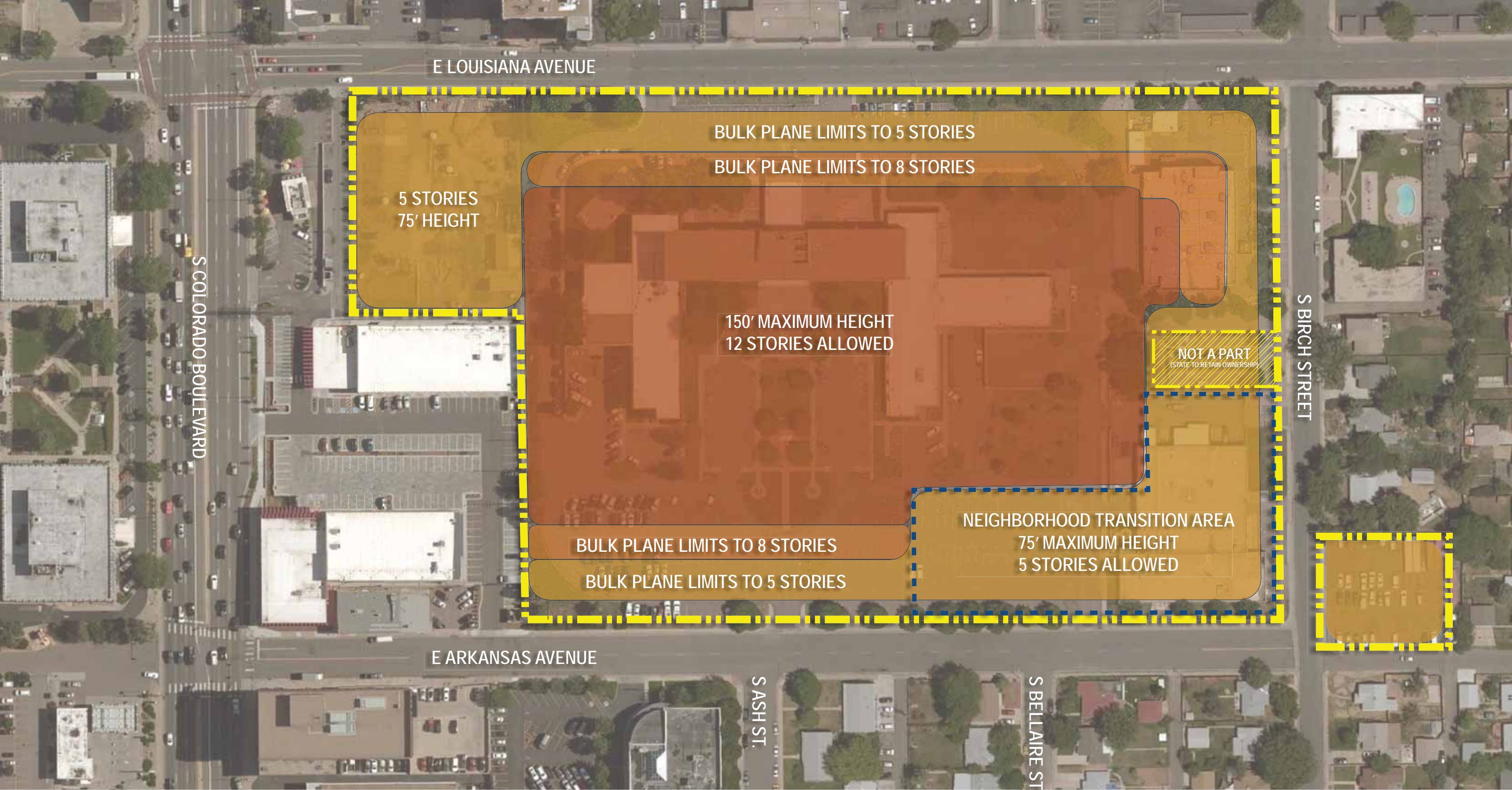
SURROUNDING LAND USES



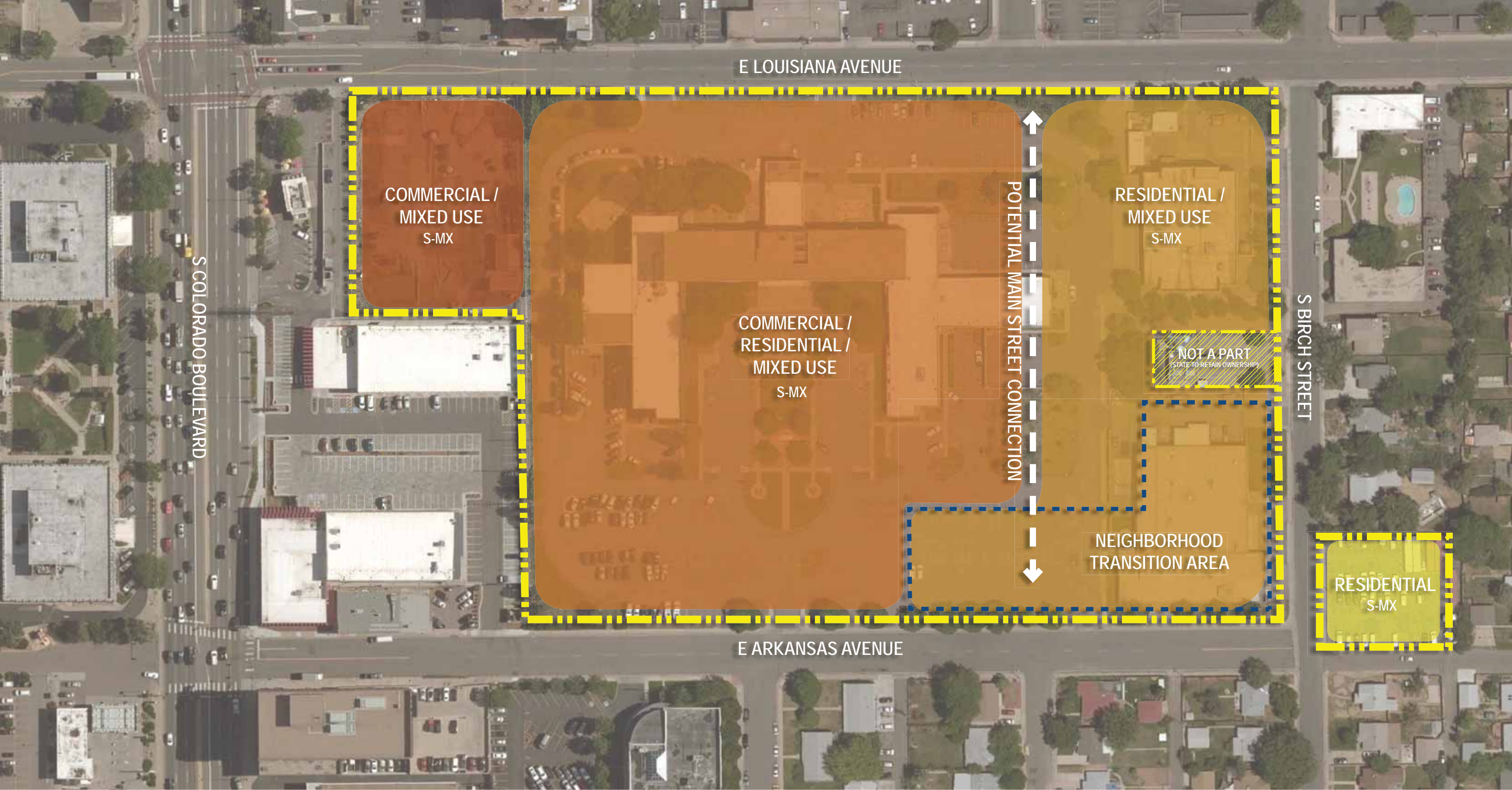
Source: ESRI 2016. ArcGIS Desktop: Release 10.5. Redlands, CA: Environmental Systems Research Institute.

Photograph Source: Google, "Streetview," digital images, Google Maps (<http://maps.google.com>). Accessed December 2017.

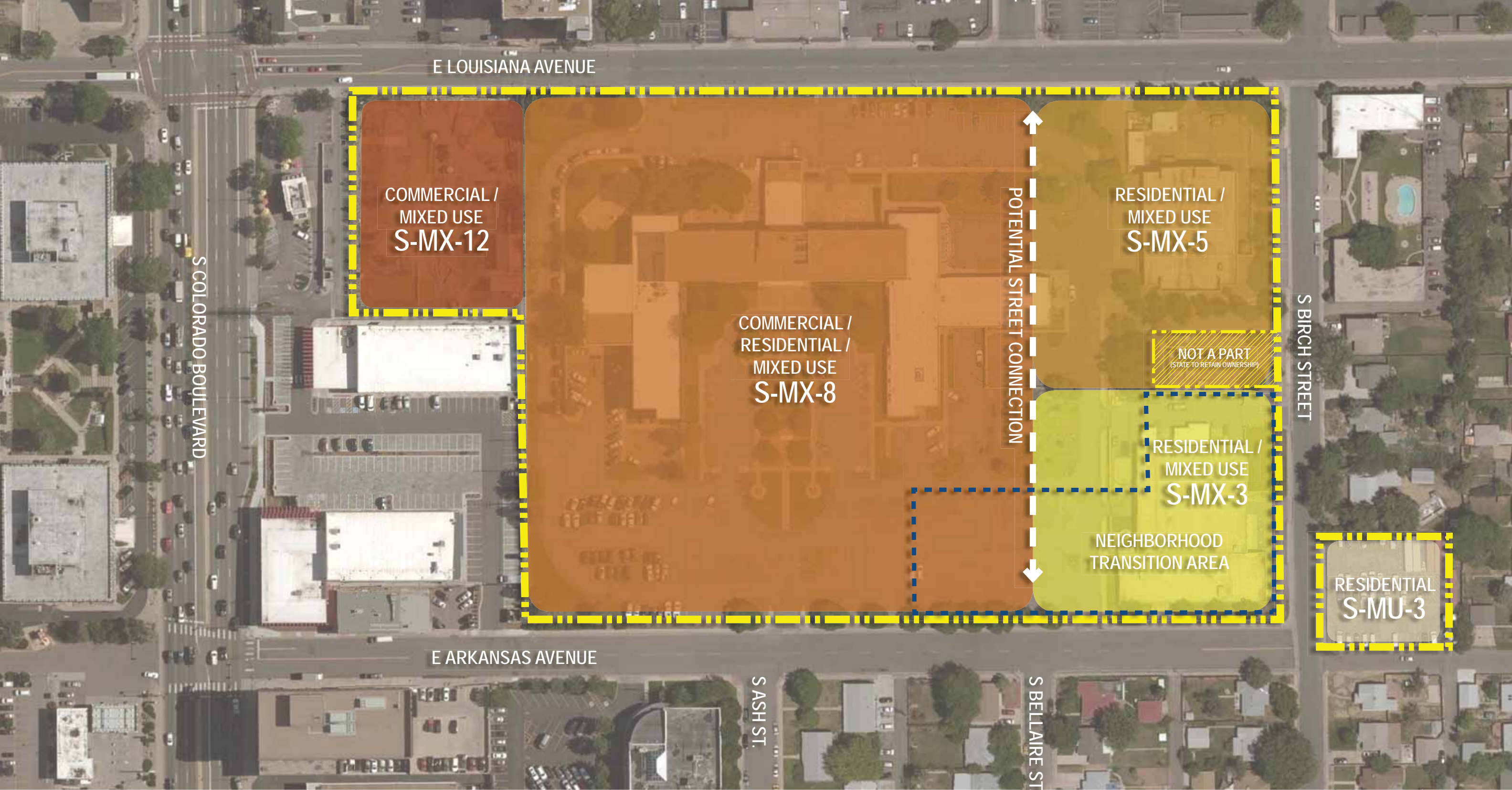
CMP-EI2 ZONING MAXIMUM HEIGHT ALLOWED



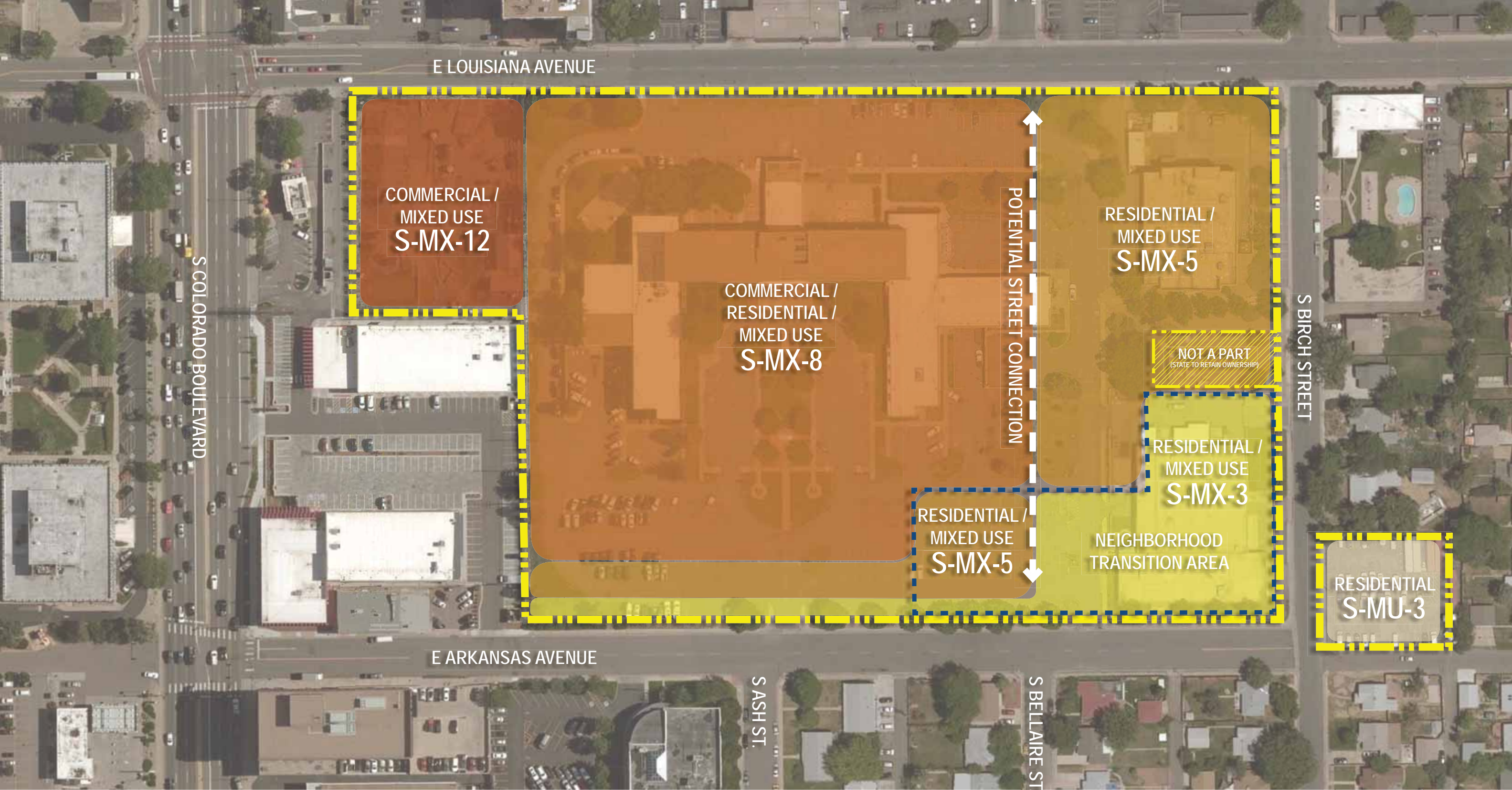
CONCEPTUAL ZONING STUDY - MARCH 8 MEETING



CONCEPTUAL ZONING STUDY - APRIL 5 MEETING



PROPOSED ZONING



S-MX: SUBURBAN MIXED USE NEIGHBORHOOD CONTEXT

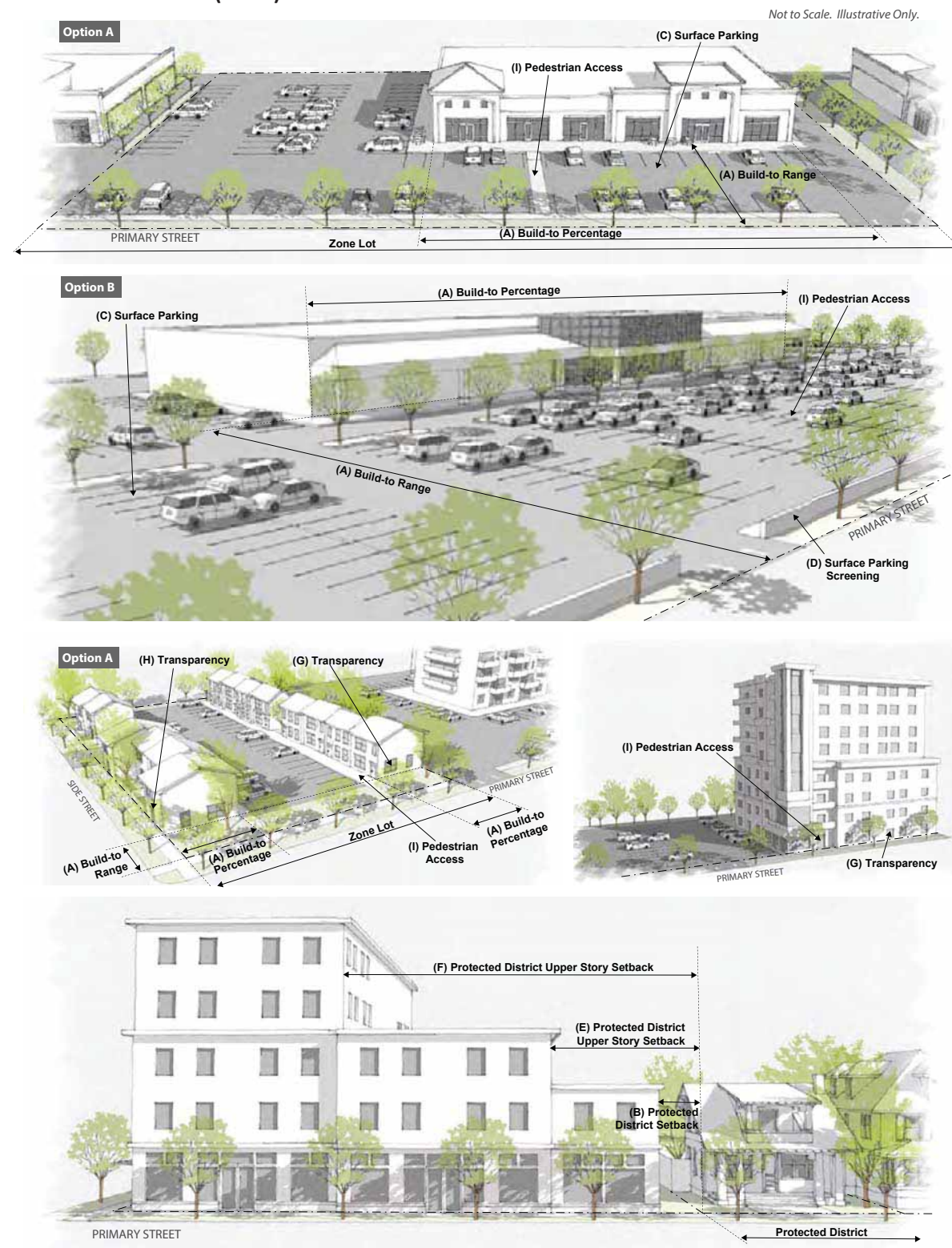
GENERAL PURPOSE

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					
A	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'		
B	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					
C	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					
E	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'
F	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					
G	Transparency, Primary Street (min)	40%* Residential Only Buildings: 30%*			
H	Transparency, Side Street (min)	25%*			
	Transparency Alternatives	See Section 3.3.6.3			
I	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

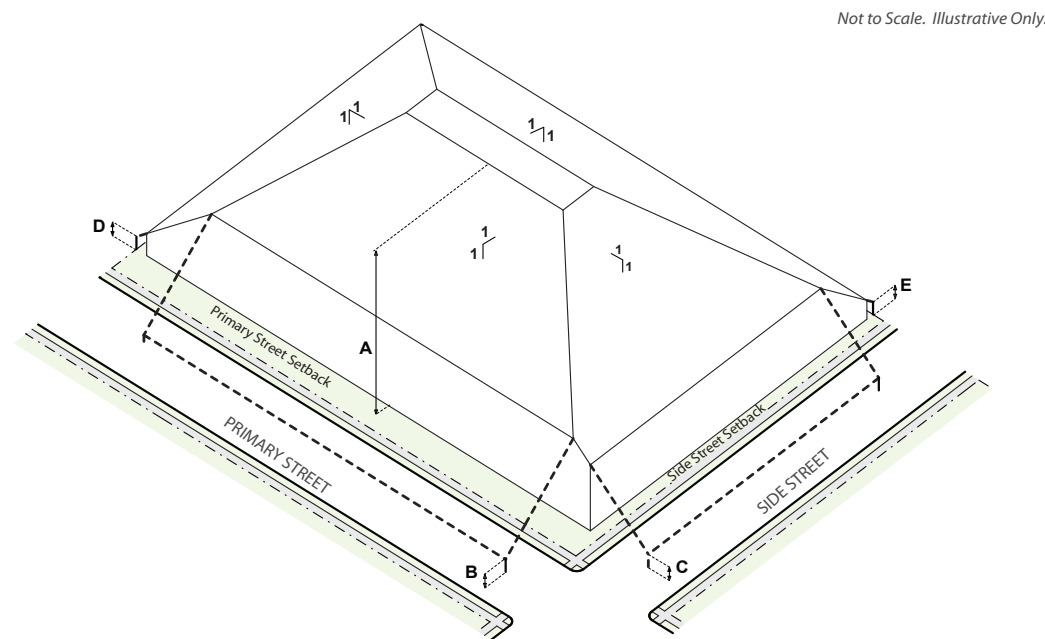
ALLOWED BUILDING ENVELOPE

Proposed Zoning Districts:

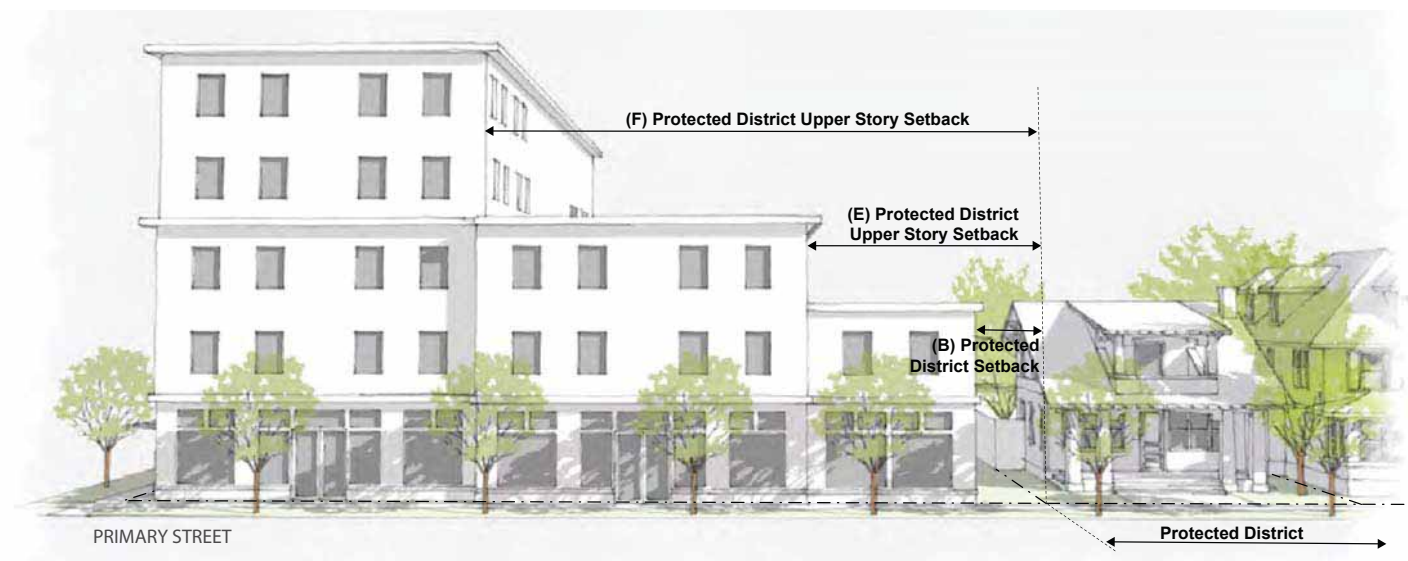
- Guides the allowed uses and allowed building form
- Considers compatibility of existing zoning districts

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 and Building Coverage
- Design Elements such as Upper Story Setback
- Transitions
- Streetscape Setback



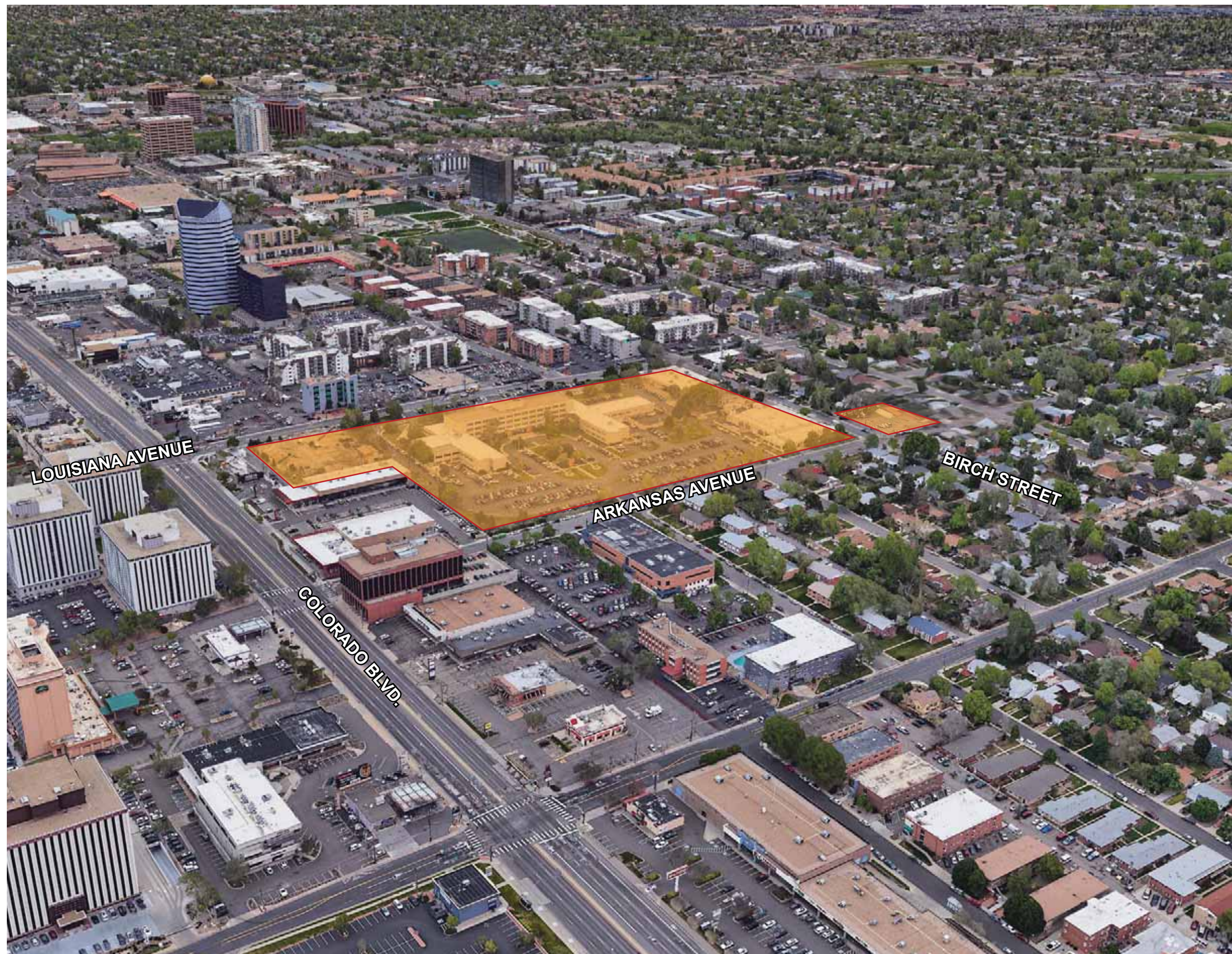
Allowed Building Envelope - CMP

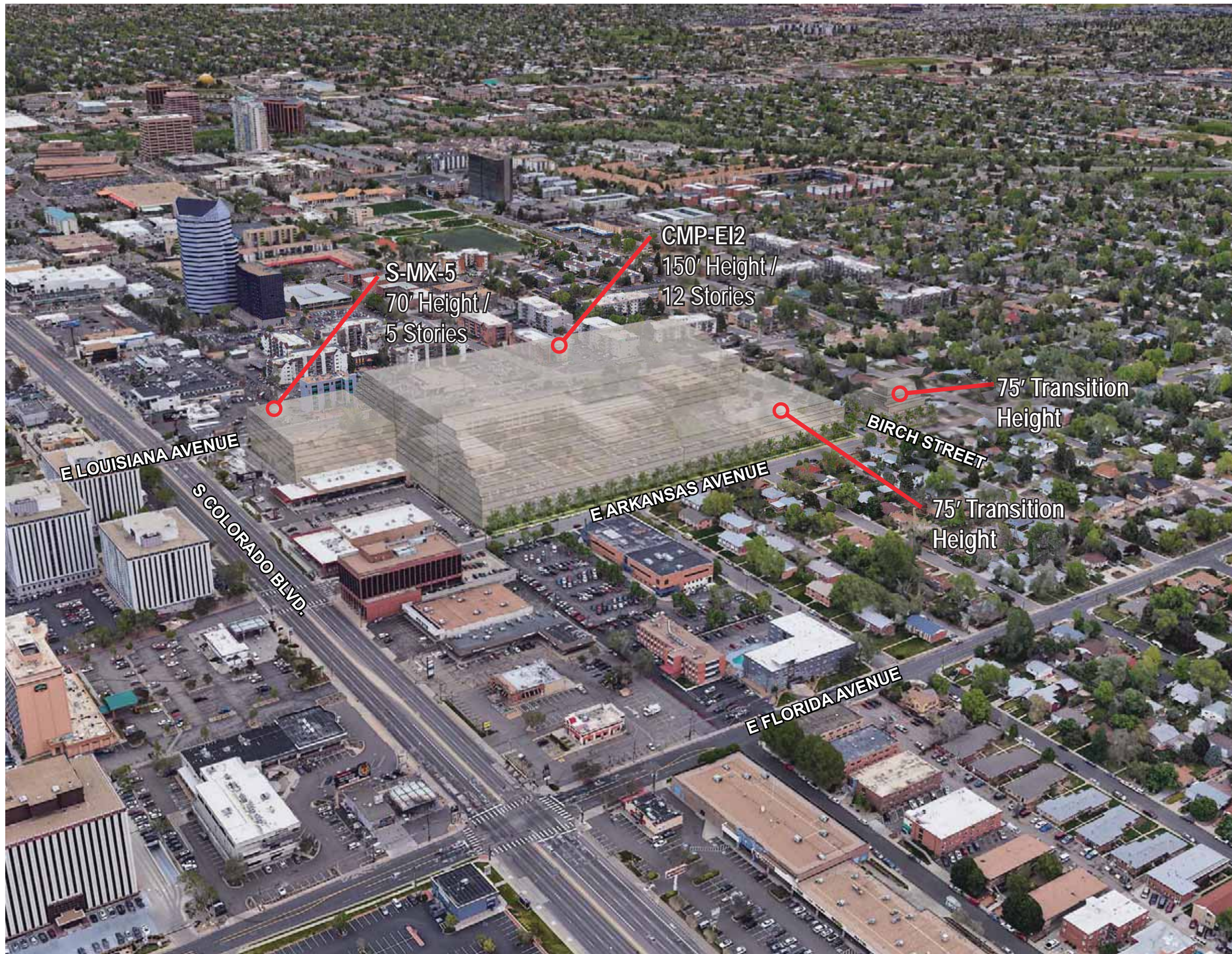


Allowed Building Form Example - S-MX

BUILDING ENVELOPE

EXISTING SITE

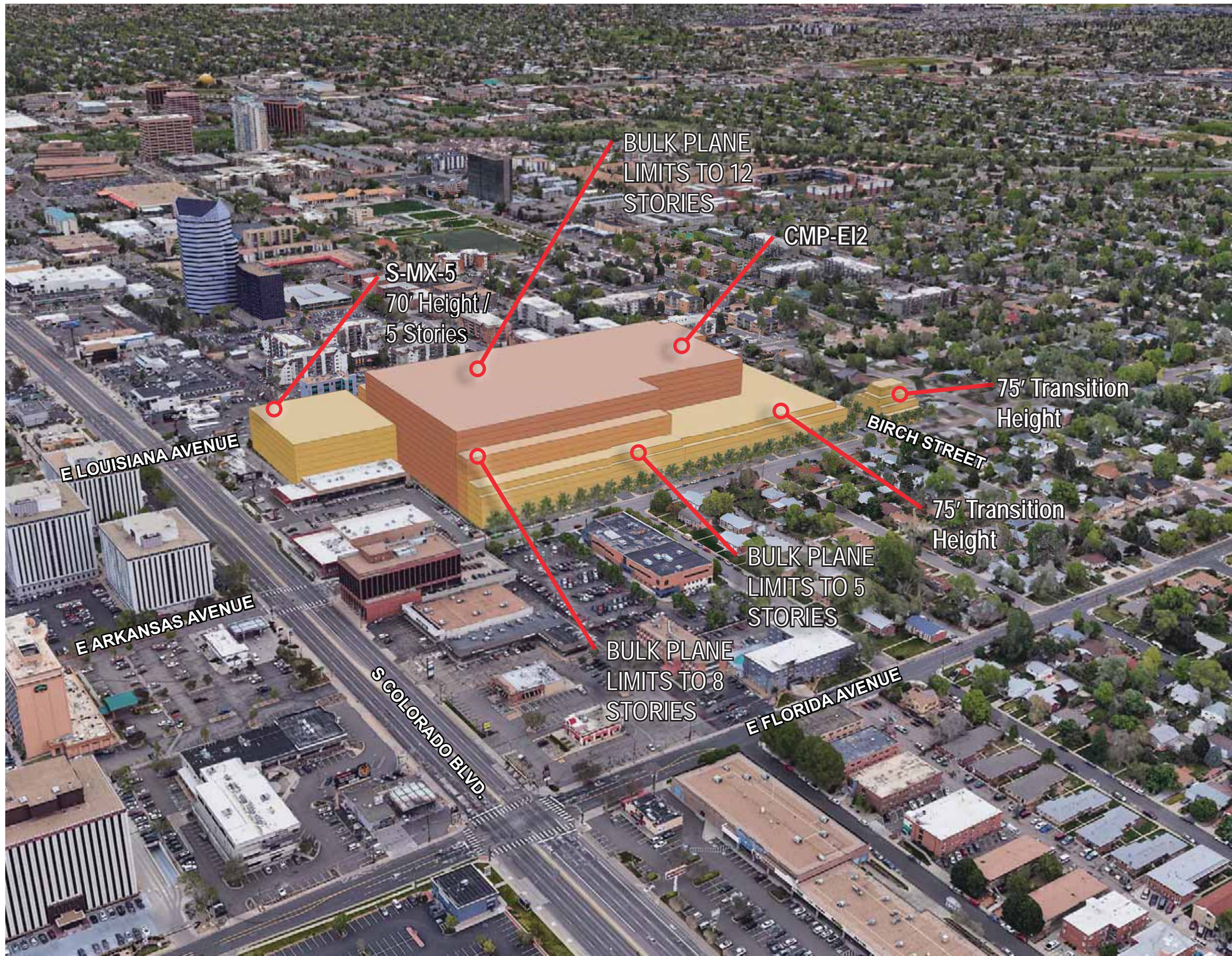




BUILDING ENVELOPE

EXISTING ZONING

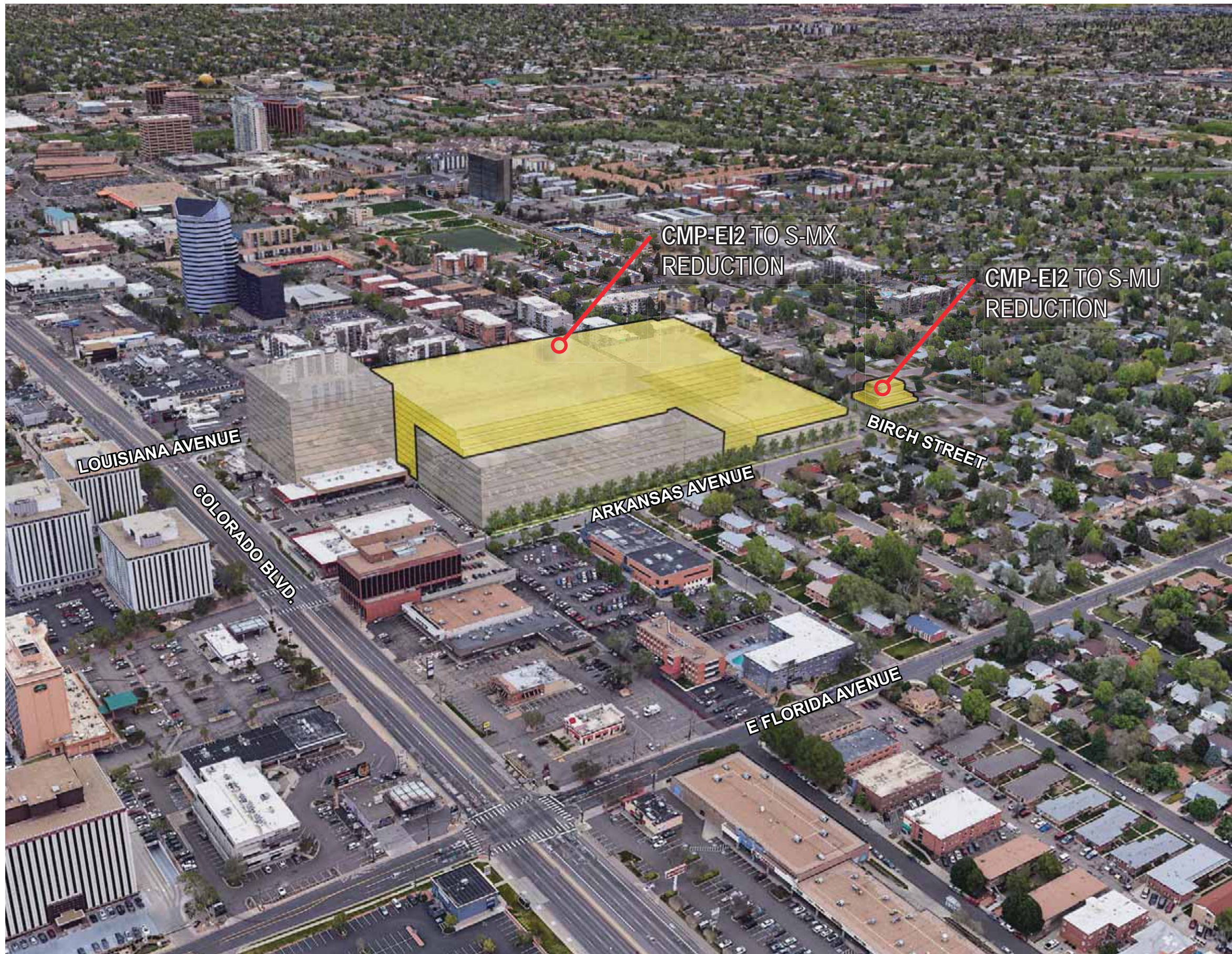
- CMP-EI2
- S-MX-5
- 12 Stories
- 150' Max Height
- 75' Transition Height
- 20' Setbacks
- 60% Building Coverage
- Bulk Plane Angle:
45-degrees from streets



BUILDING ENVELOPE 12, 8, and 5 Story Envelope

EXISTING ZONING

- CMP-EI2
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- 150' Max Height
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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 781,256 SF; +/-20% volume

BUILDING ENVELOPE

PROPOSED ZONING

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

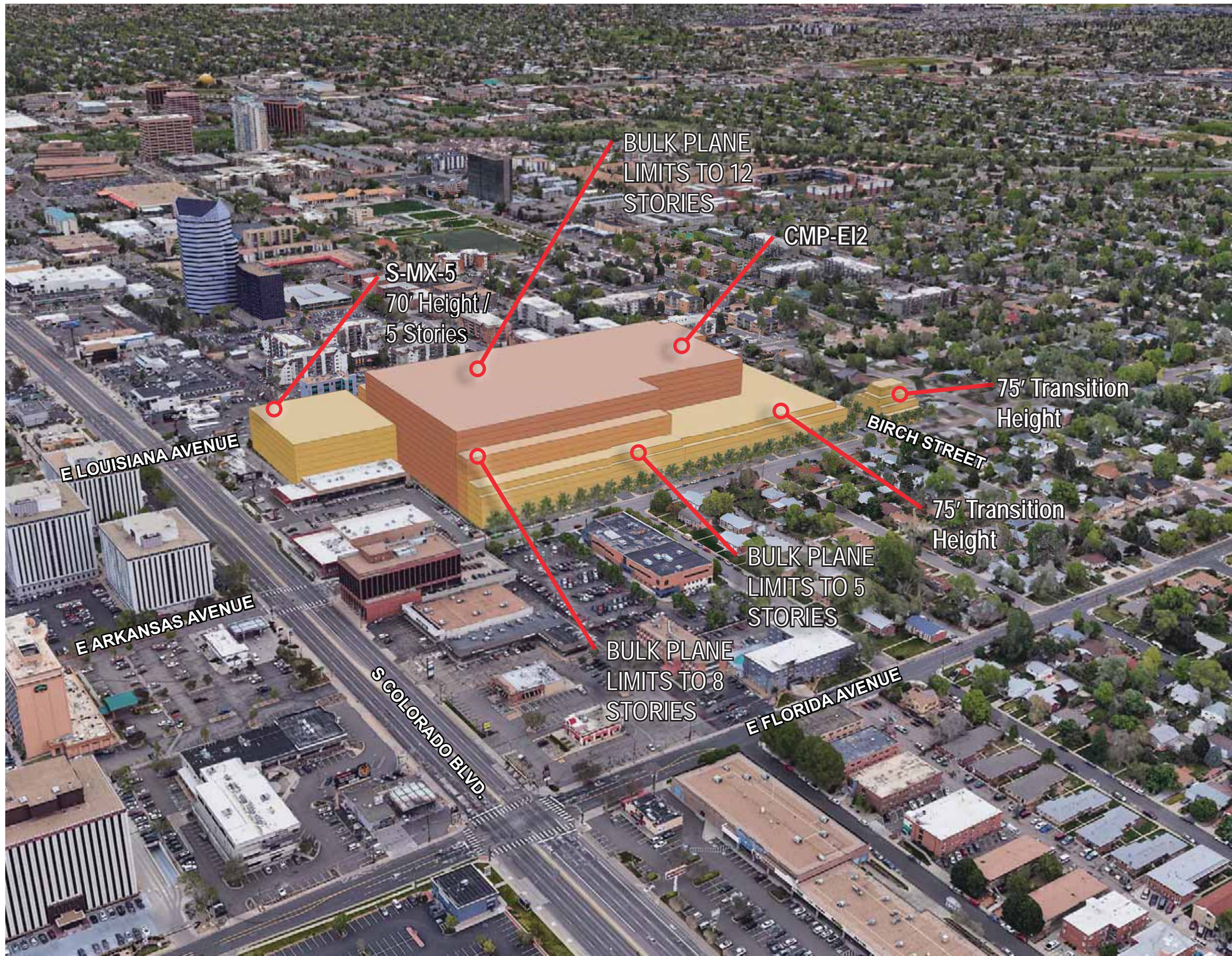
Per Zoning Criteria:

- 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





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BUILDING ENVELOPE

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

Per Zoning Criteria:

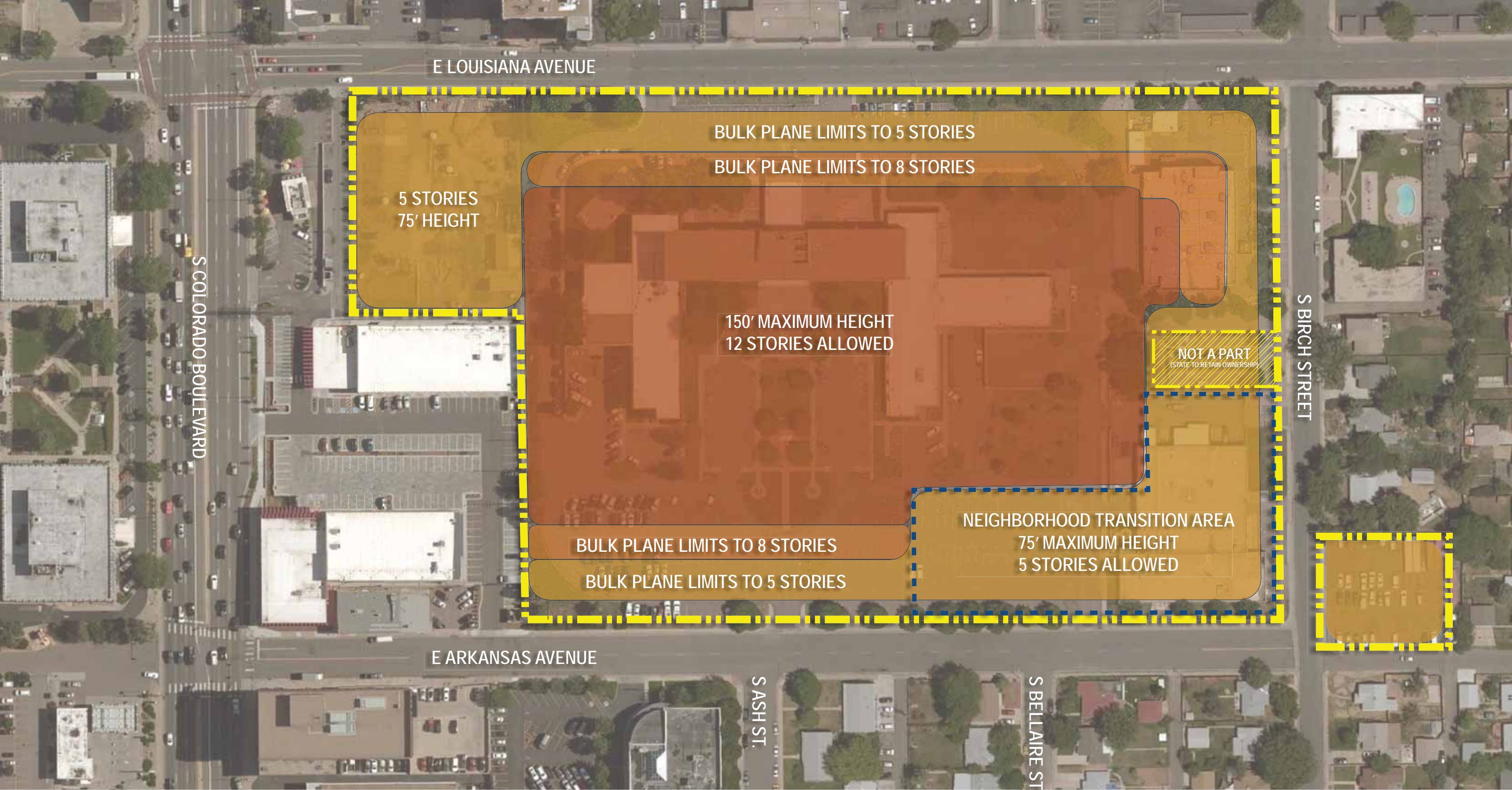
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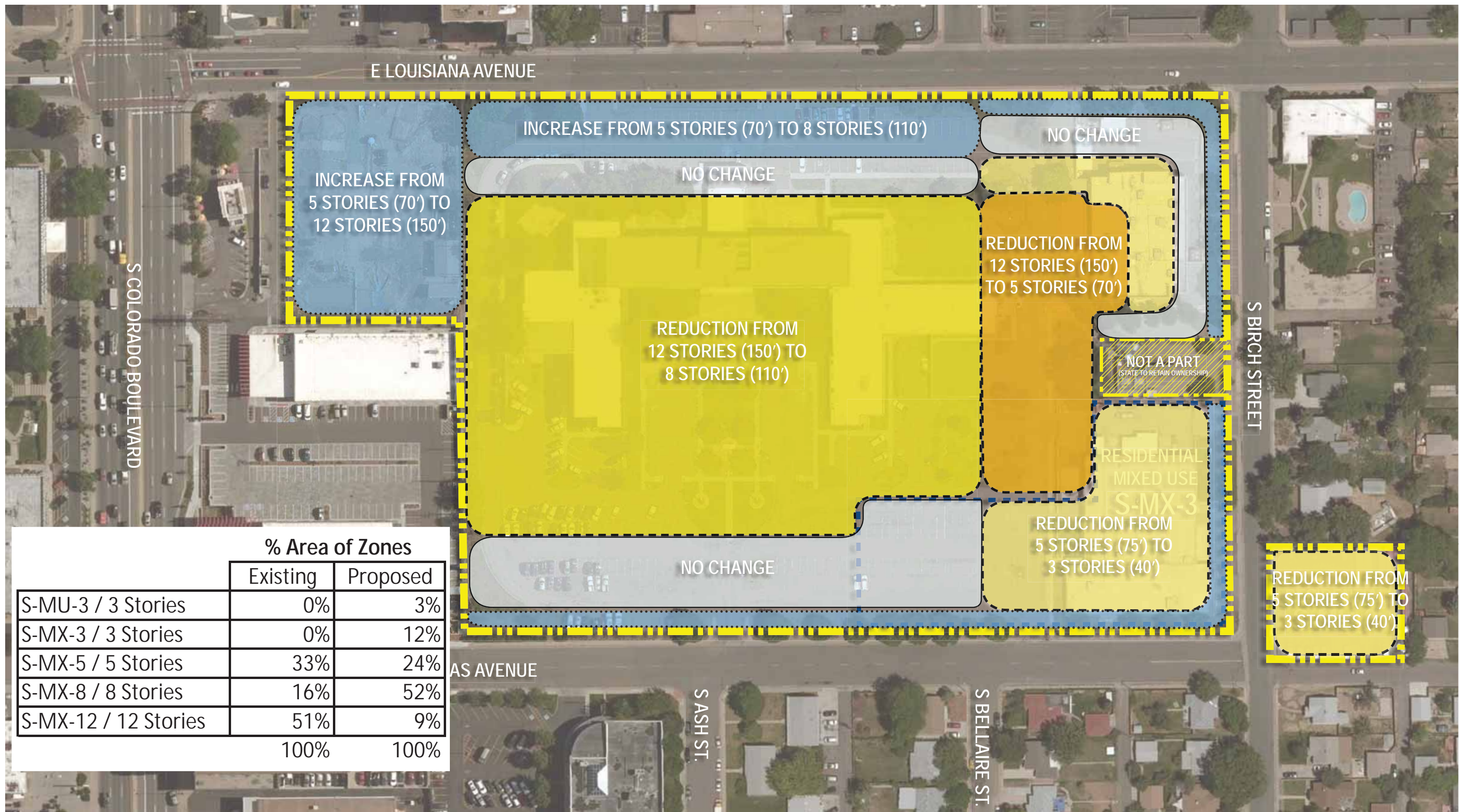
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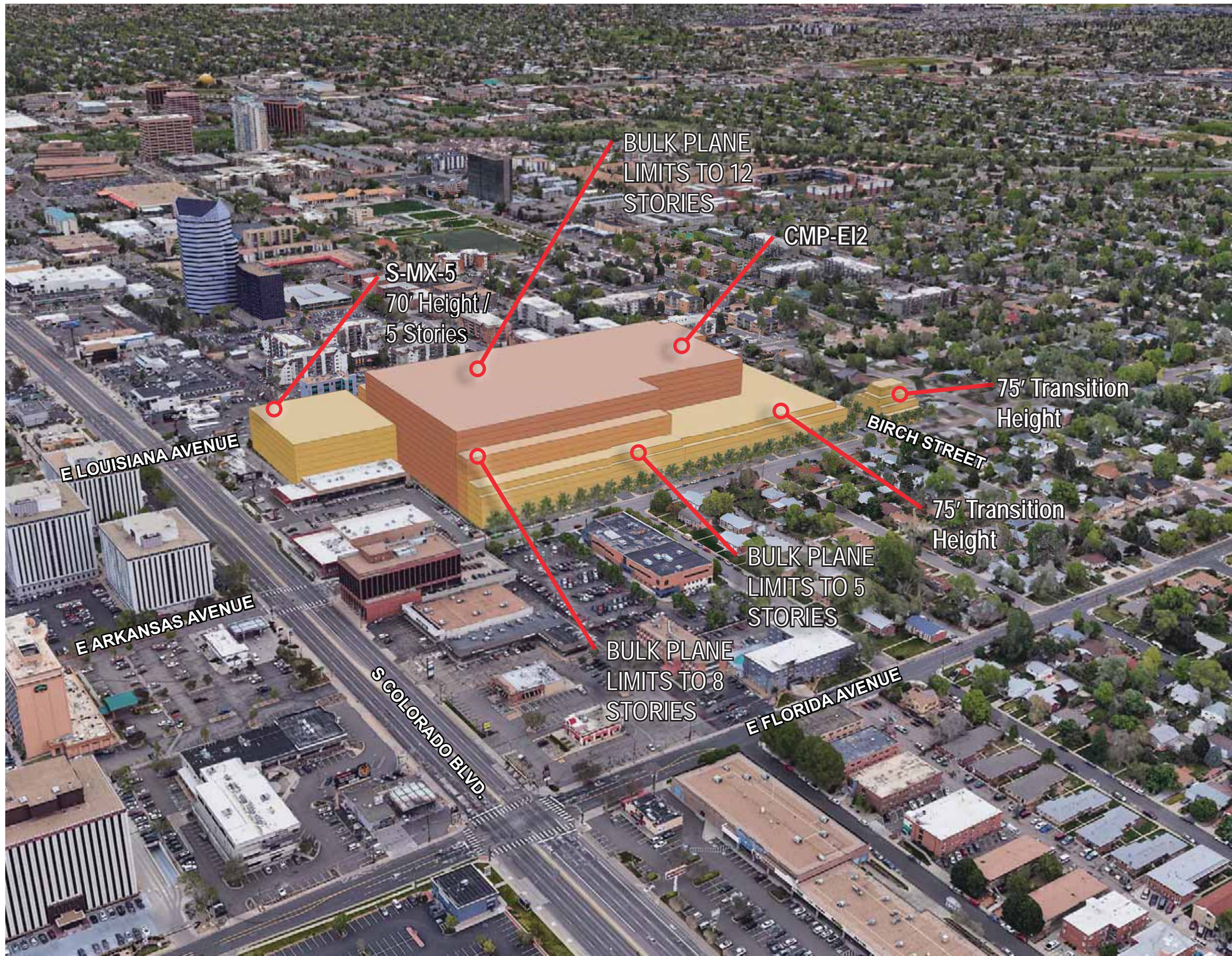


CMP-EI2 ZONING MAXIMUM HEIGHT ALLOWED





	% Area of Zones	
	Existing	Proposed
S-MU-3 / 3 Stories	0%	3%
S-MX-3 / 3 Stories	0%	12%
S-MX-5 / 5 Stories	33%	24%
S-MX-8 / 8 Stories	16%	52%
S-MX-12 / 12 Stories	51%	9%
	100%	100%



BUILDING ENVELOPE 12, 8, and 5 Story Envelope

EXISTING ZONING

- CMP-EI2
- S-MX-5
- 12 Stories
- 150' Max Height
- 75' Transition Height
- 20' Setbacks
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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:

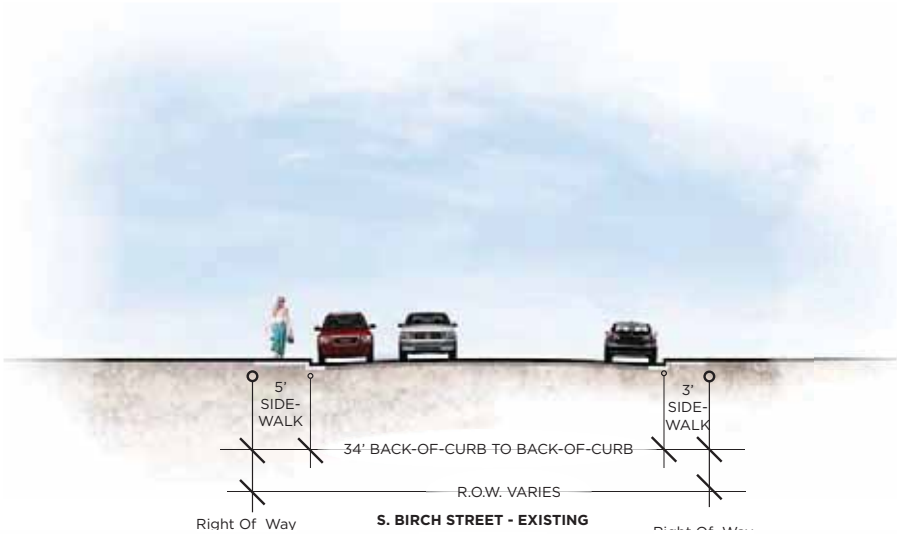
- Streetscape Character & Landscape
- Public Space
- Building Form
 - Height
 - Setbacks
 - Parking Location
- Design Elements
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 - Entrances



STREETSCAPE AND SIDEWALK IMPROVEMENTS

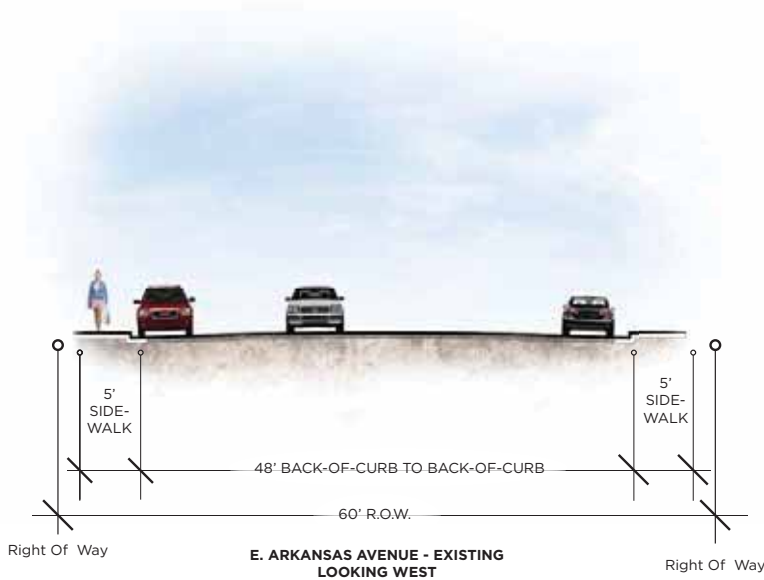
S BIRCH STREET

EXISTING



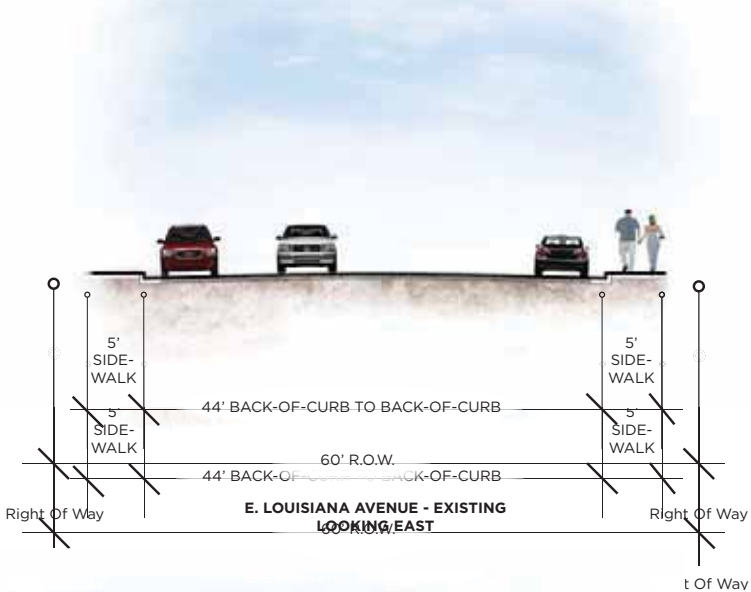
E ARKANSAS AVENUE

EXISTING

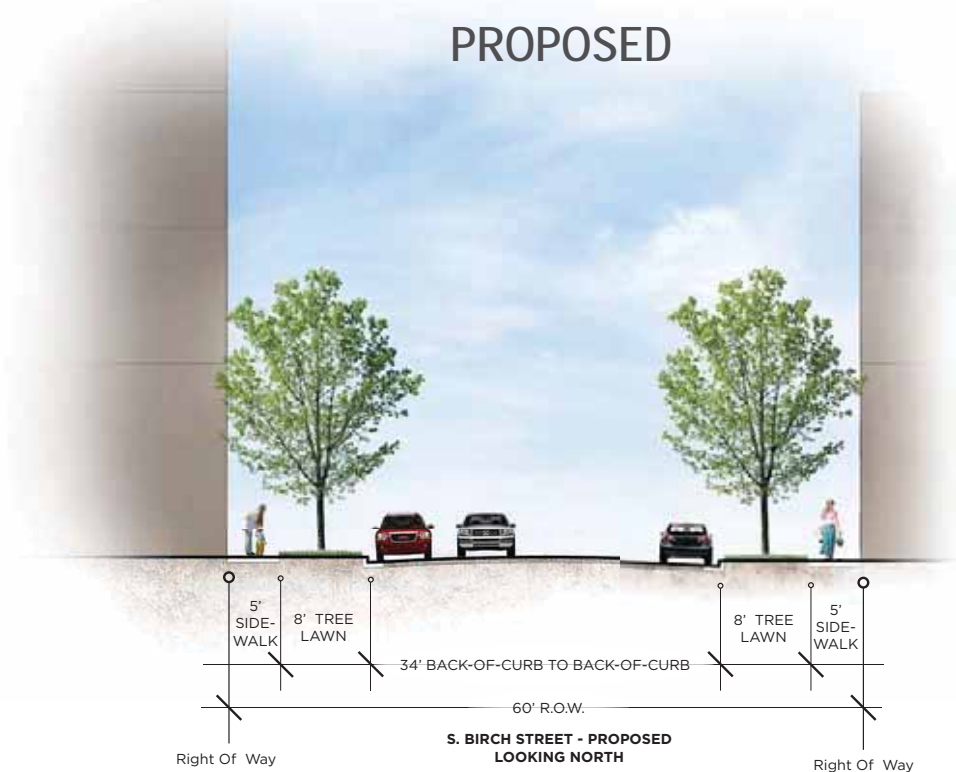


E LOUISIANA AVENUE

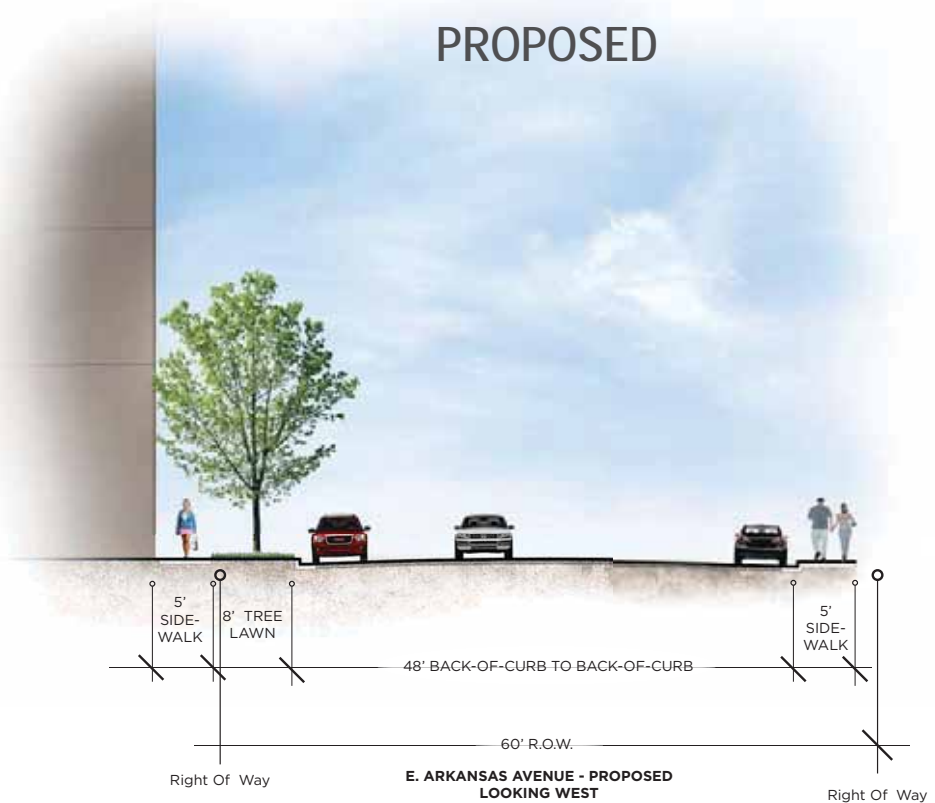
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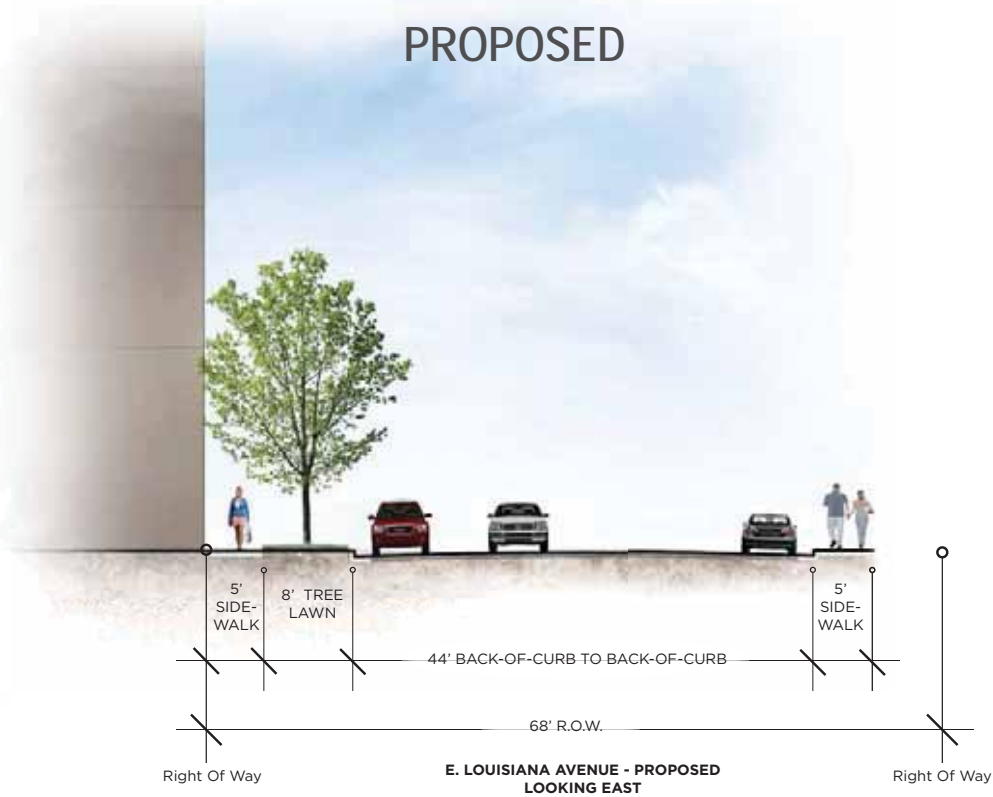
PROPOSED



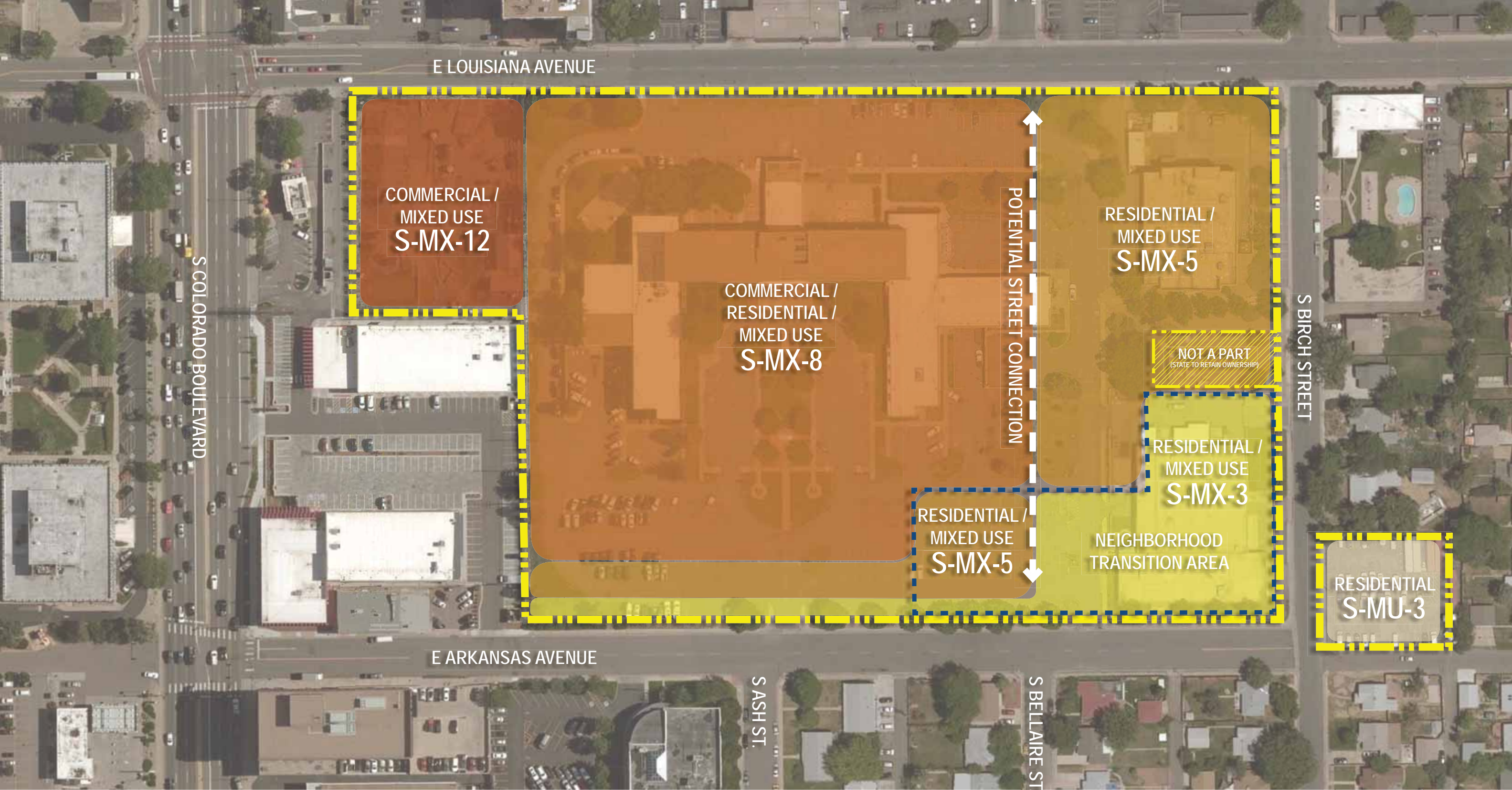
PROPOSED



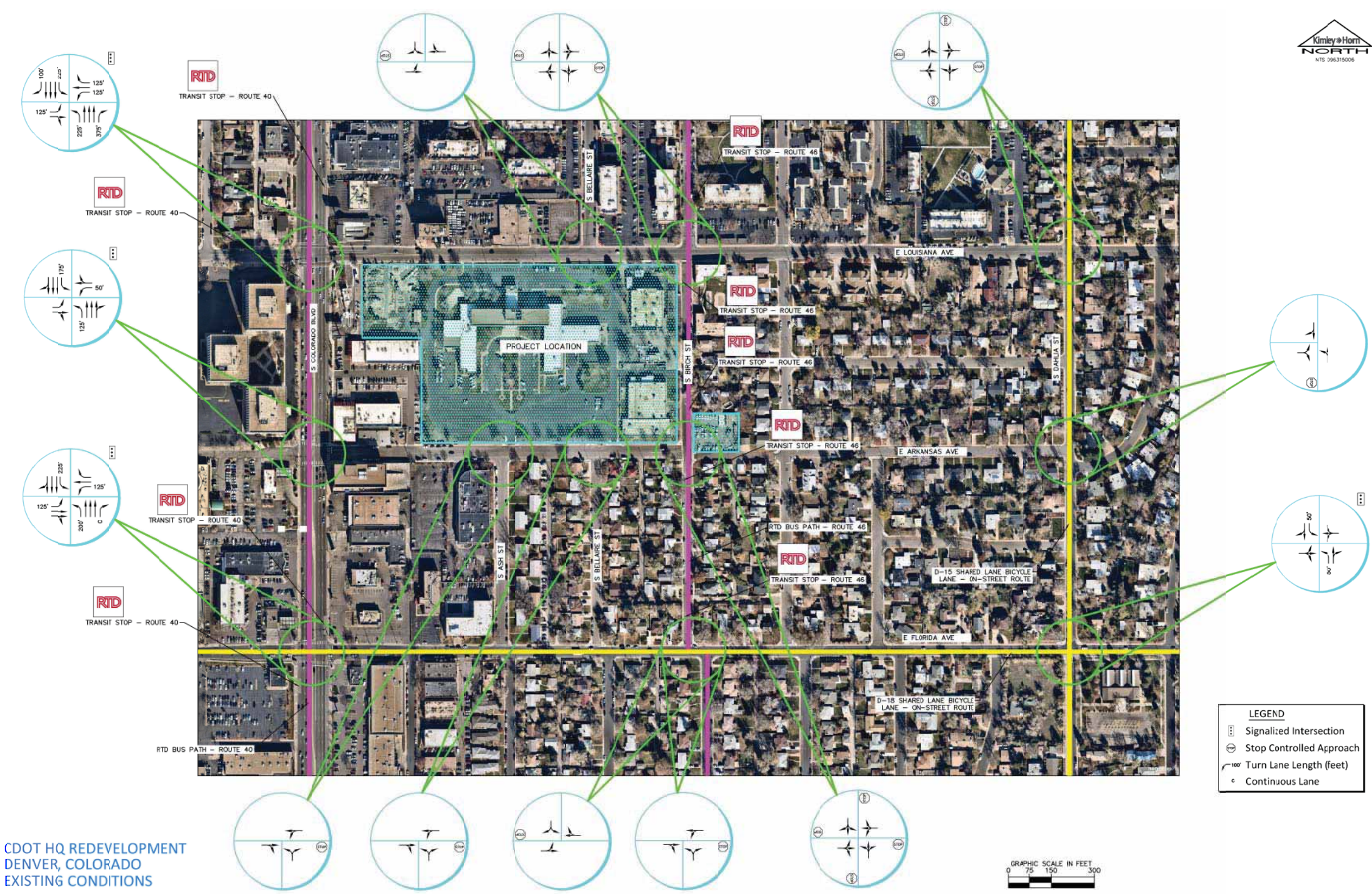
PROPOSED



PROPOSED ZONING



TRANSPORTATION EXISTING CONDITIONS



TRANSPORTATION EXISTING CONDITIONS

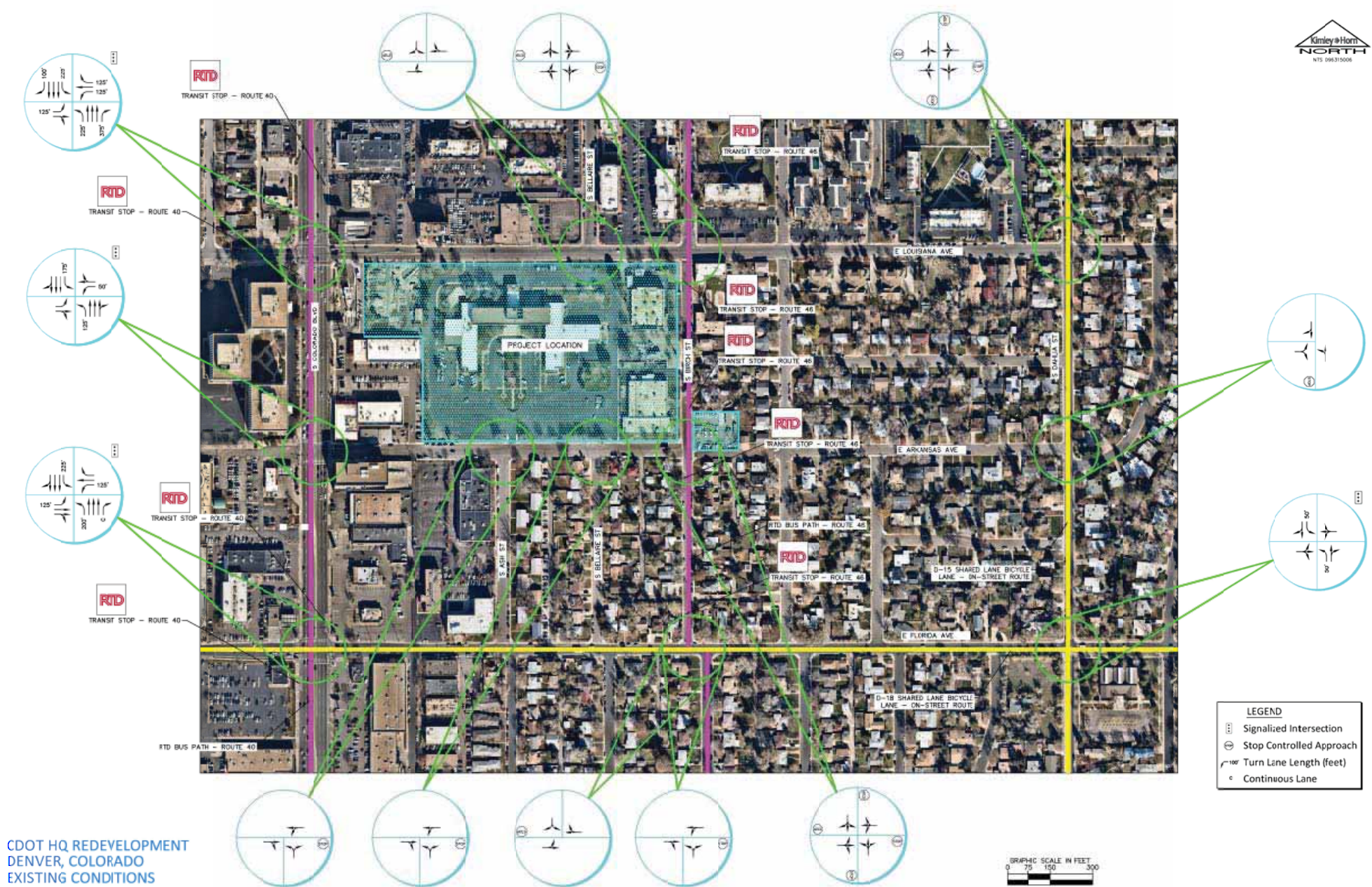


Table 1 – Study Area Intersections LOS Results

Intersection	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Louisiana Avenue & Colorado Boulevard (#1)				
Overall	29.2	C	33.5	C
Louisiana Avenue & Bellaire Street (#2)				
Eastbound Left	8.2	A	7.8	A
Southbound Approach	13.1	B	14.3	B
Louisiana Avenue & Birch Street (#3)				
Northbound Approach	15.2	C	18.6	C
Eastbound Left	7.9	A	7.7	A
Westbound Left	7.6	A	8.1	A
Southbound Approach	14.0	B	17.0	C
Louisiana Avenue & Dahlia Street (#4)				
Overall	11.1	B	18.5	C
Louisiana Avenue & Holly Street (#5)				
Northbound Left				
Eastbound Approach				
Arkansas Avenue & Colorado Boulevard (#6)				
Overall	1.9	A	3.7	A
Arkansas Avenue & Ash Street (#7)				
Northbound Approach	9.5	A	9.8	A
Westbound Left	7.5	A	7.5	A
Arkansas Avenue & Bellaire Street (#8)				
Northbound Approach	8.8	A	9.3	A
Westbound Left	7.3	A	7.5	A
Arkansas Avenue & Birch Street (#9)				
Overall	7.6	A	8.0	A
Arkansas Avenue & Dahlia Street (#10)				
Northbound Left	8.0	A	8.2	A
Eastbound Approach	11.8	B	12.1	B
Florida Avenue & Colorado Boulevard (#11)				
Overall	19.4	B	19.3	B
Florida Avenue & Birch Street (#12)				
Northbound Approach	47.7	E	38.9	E
Eastbound Left	9.2	A	8.5	A
Westbound Left	8.1	A	9.0	A
Southbound Approach	60.6	F	74.4	F
Florida Avenue & Dahlia Street (#13)				
Overall	20.8	C	17.1	B
Florida Avenue & Holly Street (#14)				
Overall				

TRIP GENERATION COMPARISON

Traffic Generation Comparison

Weekday Trip
Daily

Current CDOT Traffic	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

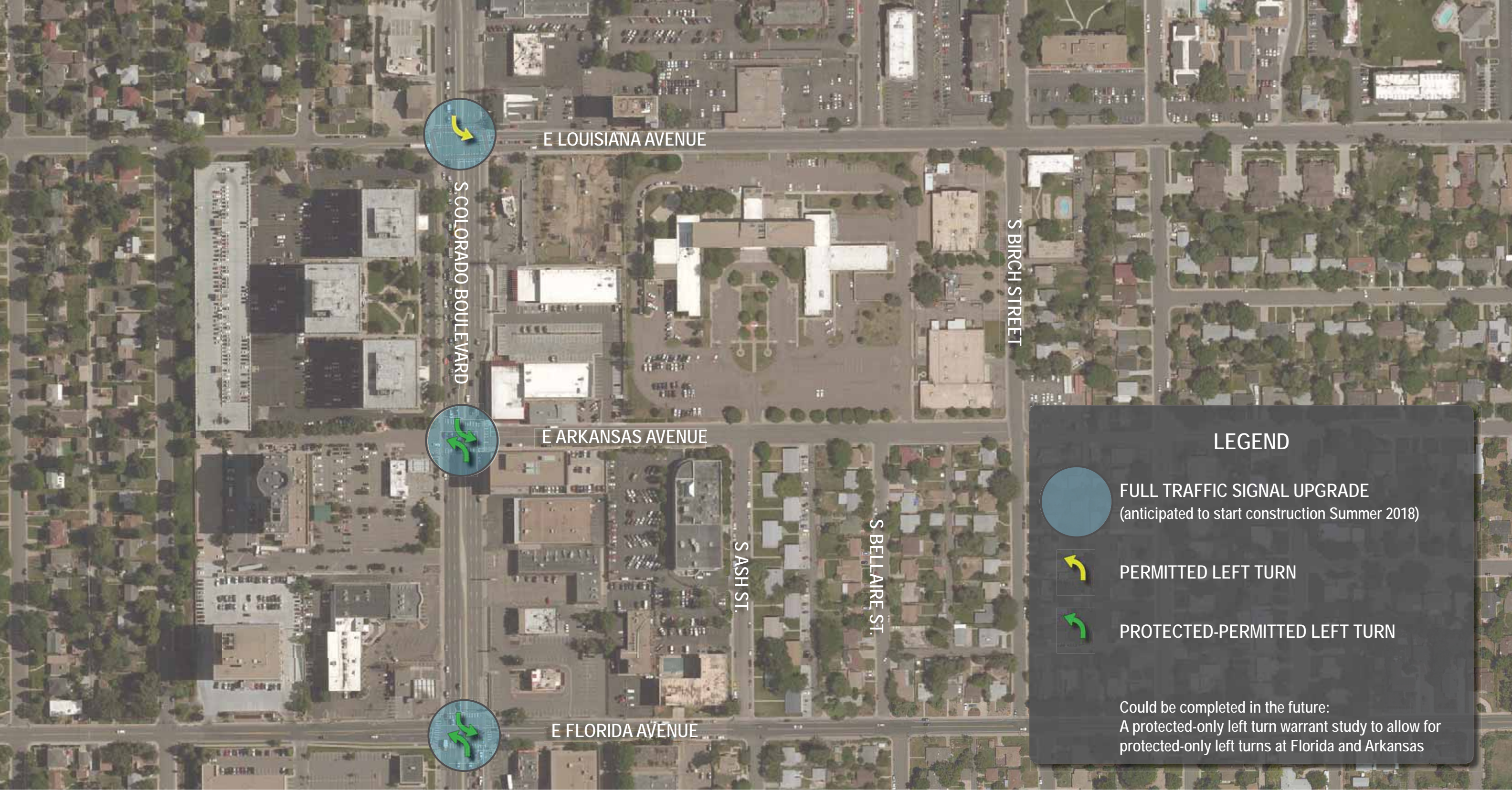
SMX Zoning Scenarios (SMX-12, 8, 5, 3)

2. 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

Comparative Locations

Cherry and Leetsdale (King Soopers)	9,016
Belcaro (King Soopers)	6,152
City Set Cherry Creek	7,606
Super Target / Bed Bath & Beyond / Petsmart	18,860
Home Depot on Colorado	8,718

TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS



ENVIRONMENTAL REMEDIATION

MAY 1, 2018 GROUNDWATER CONTAMINATION UPDATE

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT - HAZARDOUS MATERIALS AND WASTE MANAGEMENT DIVISION

- 1950s - Concrete, asphalt and paint were tested at the MTL; generated several hazardous wastes.
- Mid to Early 1970s - Underground storage tanks were installed that stored solvents.
- 1993 - 1994 - COOT conducted investigations to define nature and extent of on and off-site contamination, petroleum hydrocarbons and chlorinated solvents were identified.
- July 1994 - CDPHE approved a groundwater and soils treatment plan, which began implementation onsite shortly thereafter.
- May 24, 1995 - a Compliance Order on Consent was signed by CDPHE and COOT, which established requirements and schedules for additional investigations and remediation of any contamination relating to the facility.
- 1997 - data confirmed vapors from the COOT groundwater plume were present in indoor air samples collected from nearby single family homes and apartment buildings, vapor mitigation systems were quickly installed at these locations.
- 1997 - 2014 - residential vapor mitigation systems were operational and groundwater continues to be remediated both onsite and off site.
- August 2014 - all residential vapor mitigation systems were discontinued, indoor air testing concluded that indoor air was safe while the systems were turned off.
- 2014 - Present Day - groundwater continues to be treated in limited areas offsite and a more aggressive approach is being implemented in the source area beneath the MTL.



COMMUNITY OUTREACH AND REZONING PROCESS

At community's request, paid for and distributed two sets of neighborhood flyers with meeting time and location.
Also posted signs on the property to inform as many people as possible about the meeting.

COMMUNITY MEETING

Regarding the Redevelopment of 4201 E. Arkansas Ave.

Please join Kentro Group and representatives from the City and County of Denver to discuss plans for rezoning and future redevelopment of the former CDOT headquarters property.

Junta de la Comunidad

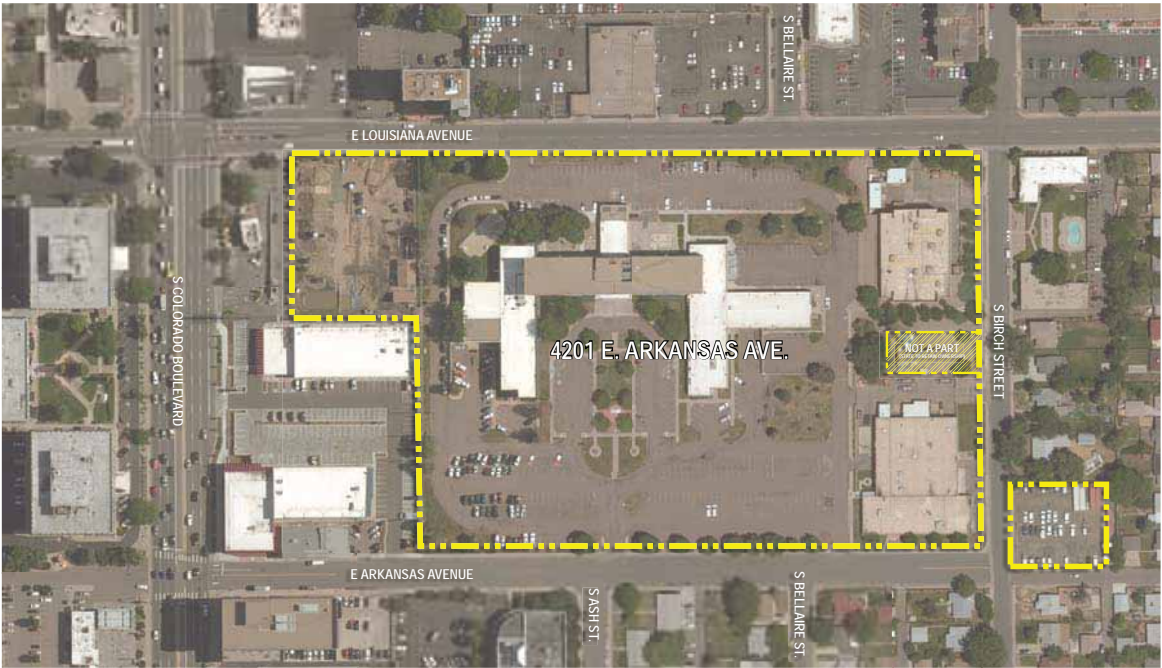
Con respecto a la reurbanización de 4201 E. Arkansas Ave.

Por favor únase al Kentro Group y representantes de la Ciudad y Condado de Denver donde discutiremos los planes para la rezonificación y el futuro desarrollo del antigua oficina central de CDOT en 4201 E. Arkansas Ave.

اجتماع سكان الحي

4201 E. Arkansas Ave فيما يتعلق بإعادة تطوير

يرجى الانضمام إلى مجموعة Kentro وممثليها من مدينة ومقاطعة Denver لمناقشة خطط إعادة التعيين وإعادة التطوير المستقبلية لممتلكات مقر CDOT السابق.



Thursday, May 3, 2018
6:00-8:00pm
Ellis Elementary School
1651 S. Dahlia Street, Denver

Jueves, 3 de mayo de 2018
6:00-8:00pm
Escuela Primaria Ellis
1651 S. Dahlia Street, Denver

May 3, 2018 الخميس 3 مايو
6:00-8:00pm
Ellis Elementary School
1651 S. Dahlia Street, Denver



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 – April 5, 2018 – 6:00pm
 - 3 Working Group Sessions- collected notes on Proposed Zoning, Transportation, and Uses Survey
 - Meeting #4 – TODAY, May 3, 2018 – 6:00pm
 - Meeting #5 – June 7, 2018 – 6:00pm
 - Meeting #6 – July 12, 2018 – time TBD
 - Meeting #7 – August 2, 2018 – time TBD
- Neighborhood Task Force
 - Held regular meetings including multiple meeting with Kentro Group. We intend to continue to work with the Task Force and all other citizens moving forward. 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, and 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 May.
 - *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

PANEL DISCUSSION

Jimmy Balafas
KENTRO GROUP

Chris Viscardi
KENTRO GROUP

Stacey Weak
NORRIS DESIGN

Sean Maley
CRL

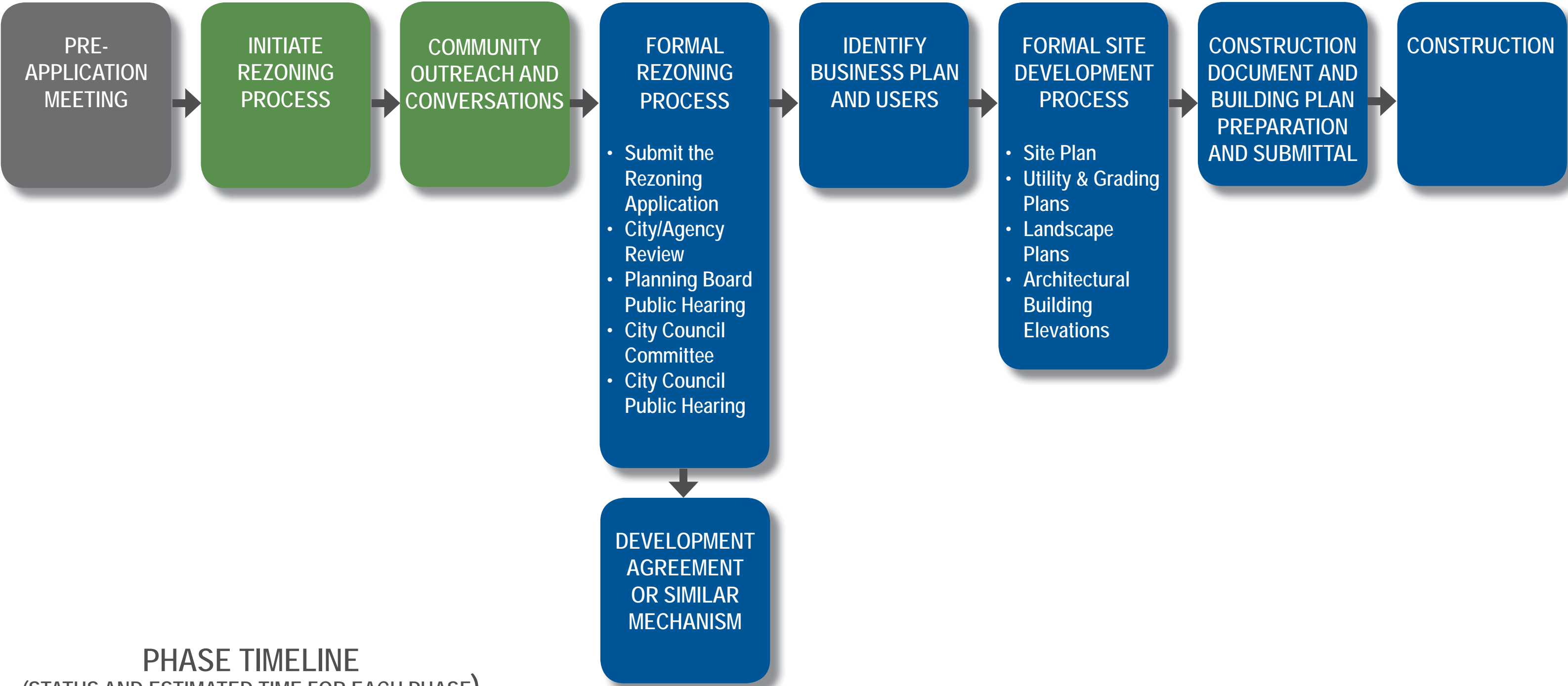
Curtis Rowe
KIMLEY-HORN

John Yerton
ESSENTIAL
MANAGEMENT
SOLUTIONS, LLC

FREQUENTLY ASKED QUESTIONS / TASK FORCE QUESTIONS:

- What will the development ultimately be and what will it look like?
- Clarification of traffic study and how various traffic analyses and improvements will be handled?
- How has neighborhood and public input been received and included in the plan?
- How will affordable housing be handled on the site?
- How will future neighborhood input, meetings and dialogue happen?

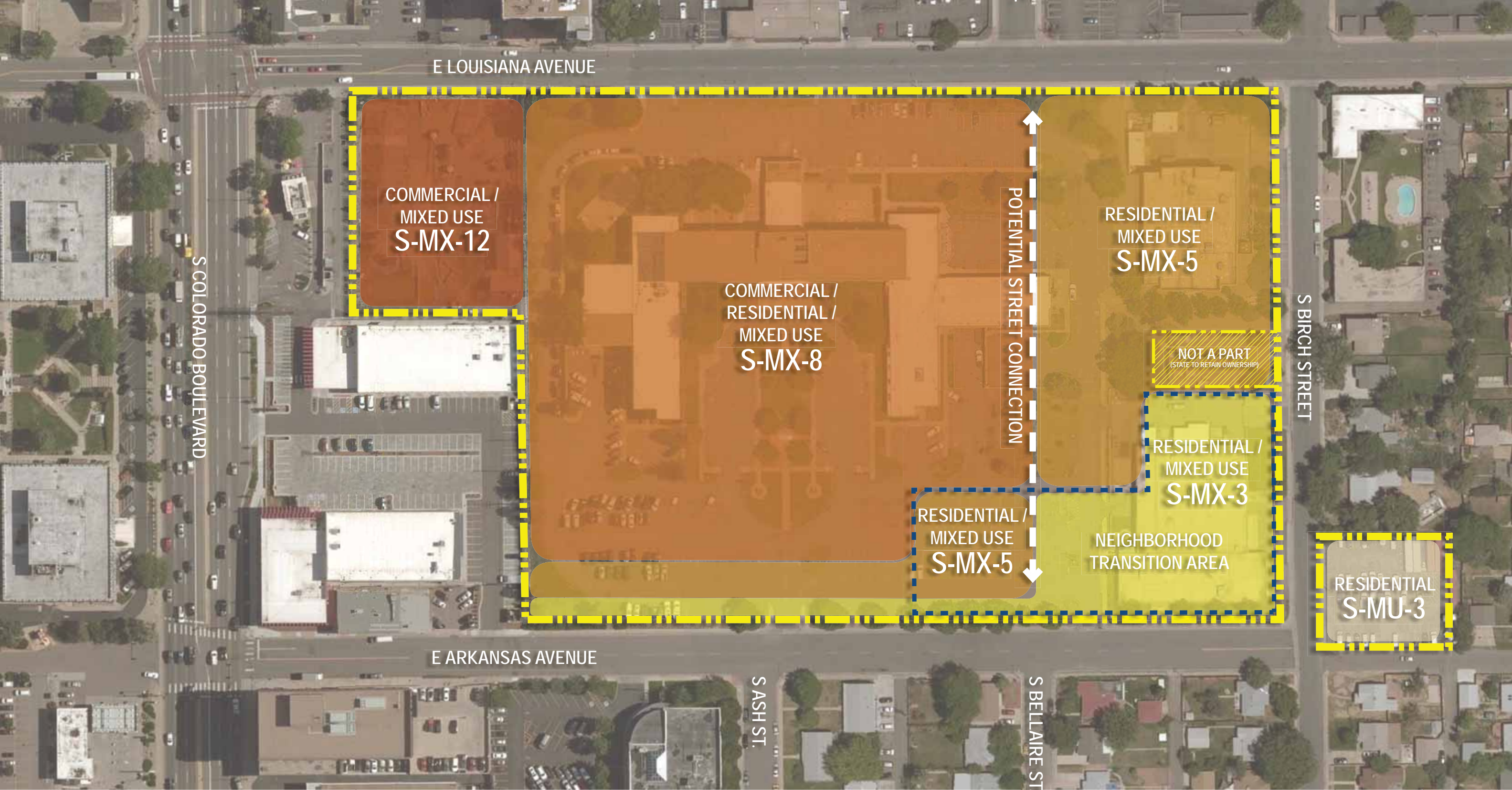
DEVELOPMENT PROCESS



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
 - Support pedestrian and multi-modal transportation and include bike share
 - Potential street connection
 - Design Standards
 - Building form
 - Streetscape