

WELCOME

**4201 E. ARKANSAS AVENUE PROPERTY
COMMUNITY DISCUSSION**

**Salem United Church of Christ
June 7, 2018**



KENTRO GROUP

AGENDA

- Introduction
- Existing Conditions
 - CDOT's Next Steps
- Proposed Zoning Overview
- Transportation Update
- Development Agreement

TEAM OVERVIEW



DEVELOPER



LAND PLANNER



TRAFFIC ENGINEER



ZONING / COMMUNITY OUTREACH

Essential Management Solutions, LLC

ENVIRONMENTAL CONSULTANT

CDOT DISPOSITION

- CDOT is moved to a new building near Colfax and Federal on May 18th, 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

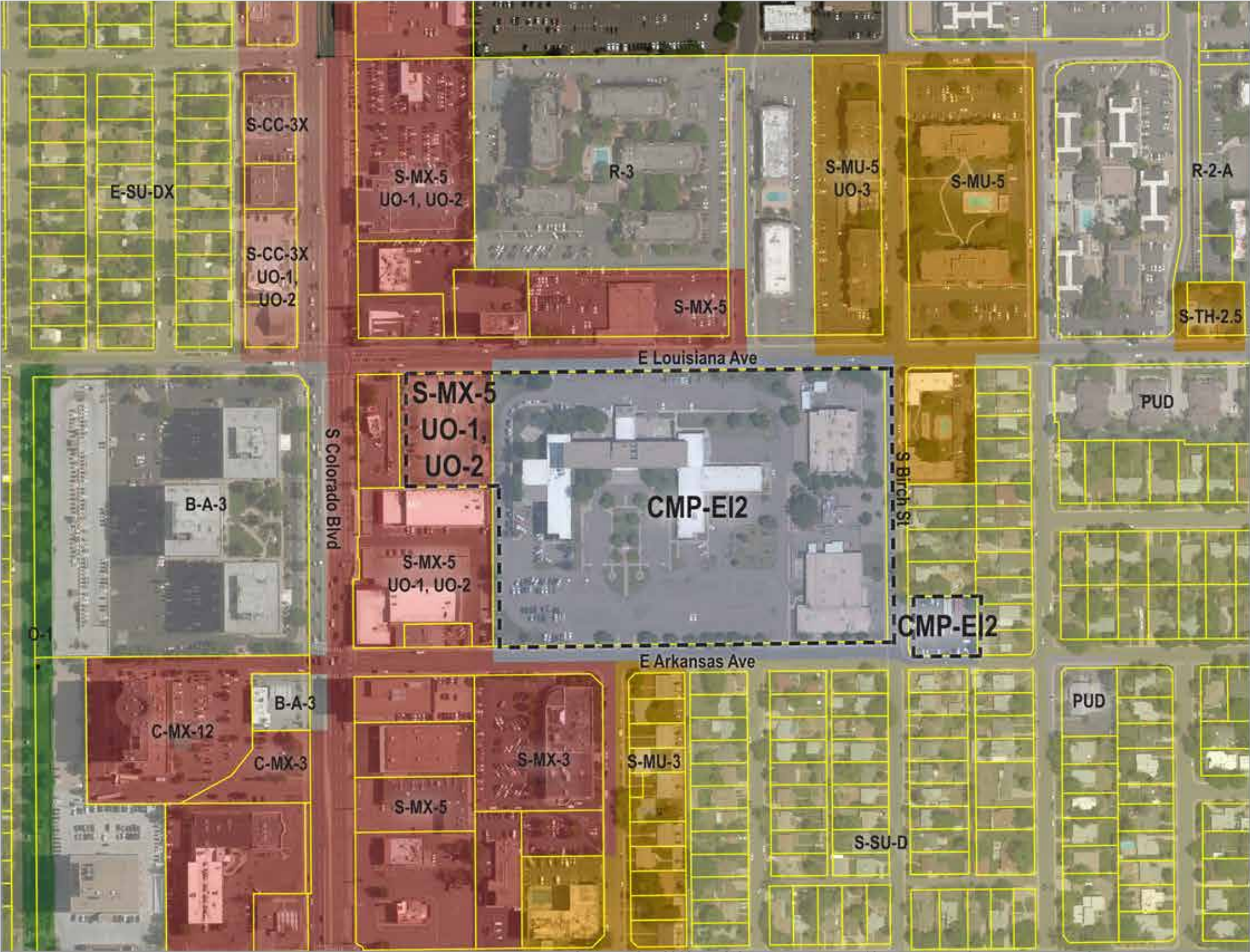


- Total Site Area: +/- 13.2 acres
- Campus Buildings: 1 to 4 story structures totaling 187,971 SF
- 459 parking stalls on main site
+ 46 parking stalls east of Birch
505 total parking stalls
- 8 Access Points
- 650 employees (per CDOT)
- Uses:
 - Office
 - Printing Facility
 - Vehicle Maintenance
 - 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)

SITE CONDITION UPDATE

- CDOT vacated the site May 18th and relocated to new headquarters at 2829 W Howard Place (Colfax & Federal)
- Site Fencing is scheduled to be installed around the entire site June 11th
- Evaluating other protection measure, such as boarding all 1st Floor windows
- CDOT will have employees on-site most work days until closing as they continue their clean-up and recycling efforts

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)

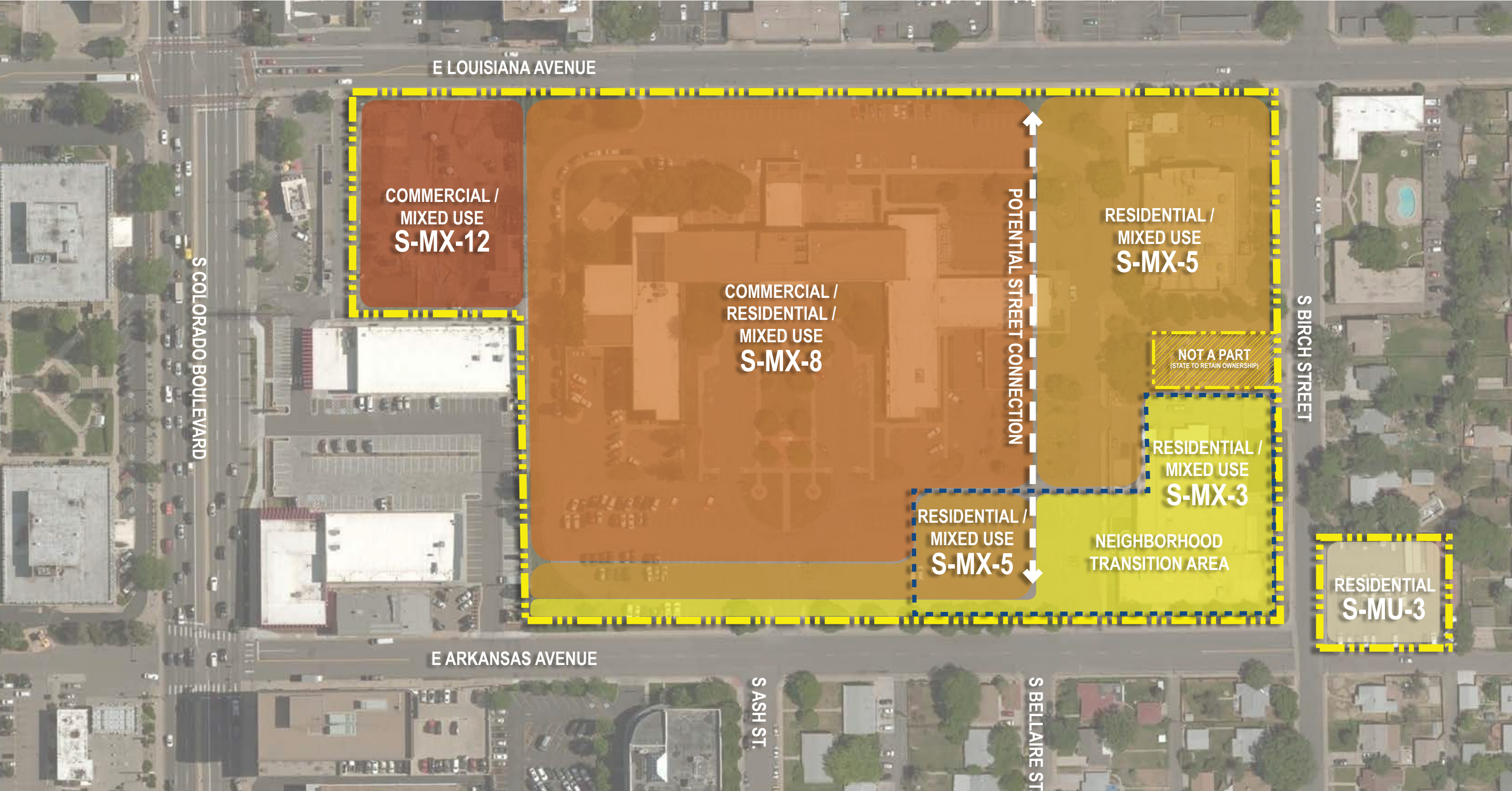
R-3 (Multi-Unit Dwellings, High Density)

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

PROPOSED ZONING

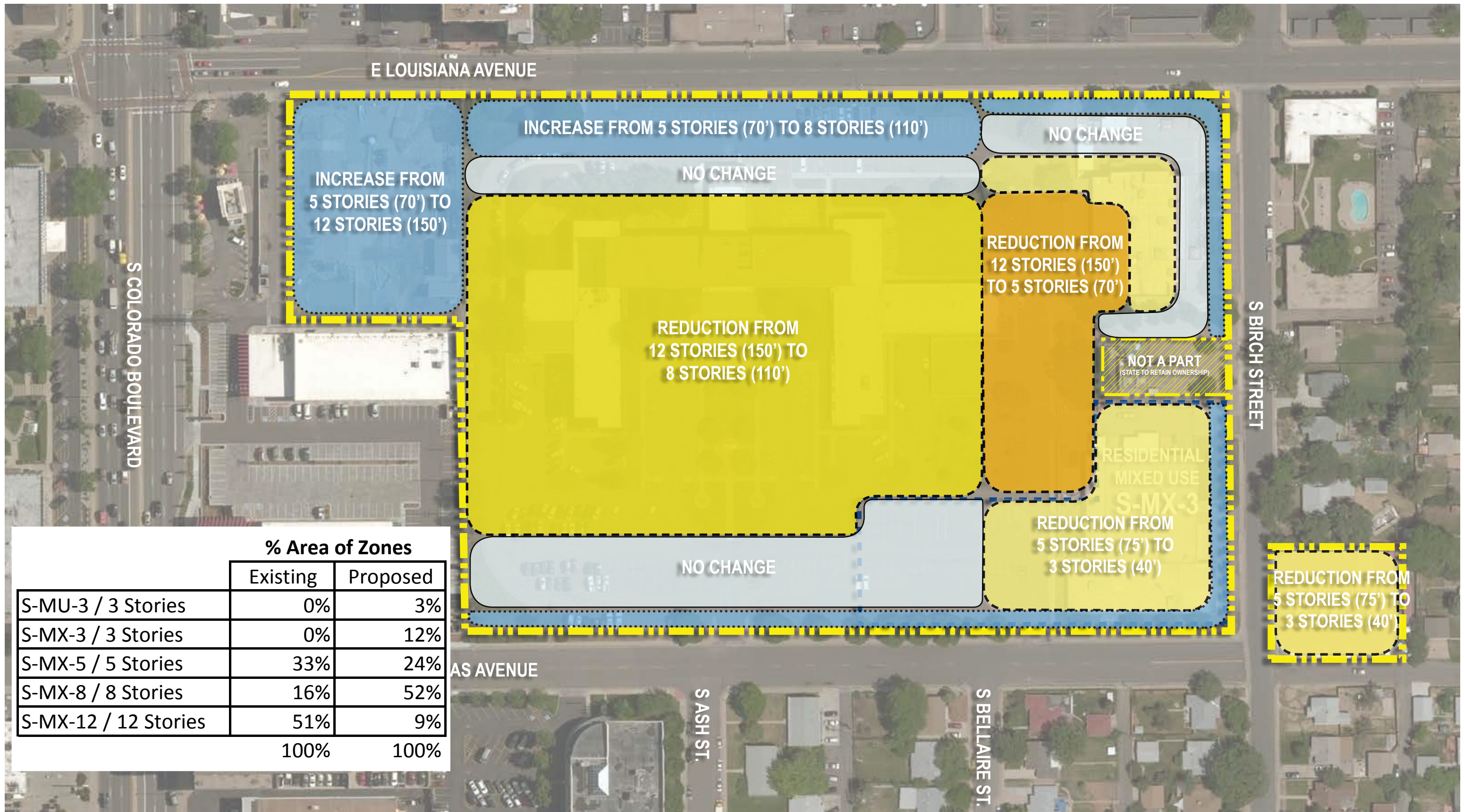


CMP-EI2 BUILDING ENVELOPE STUDY



S-MX BUILDING ENVELOPE STUDY





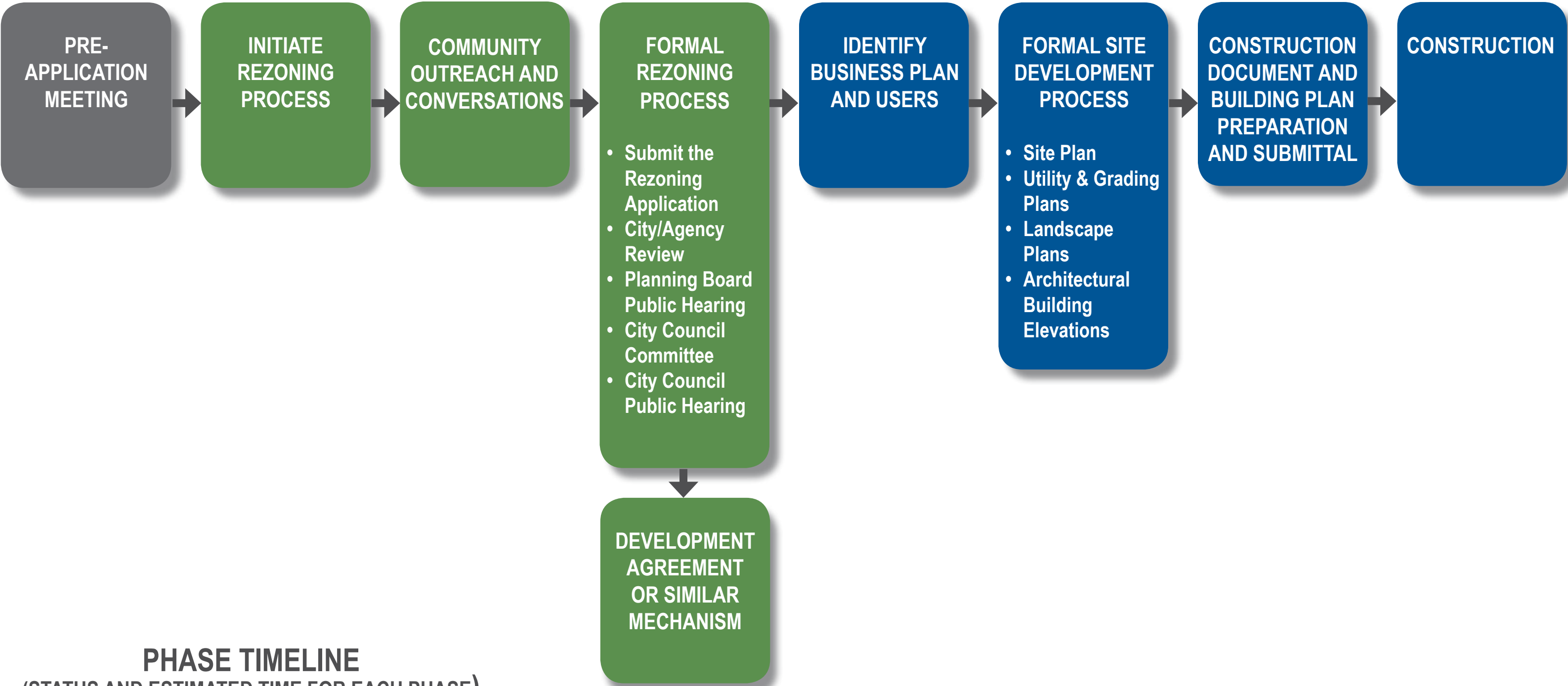
TRANSPORTATION UPDATE

- **Traffic Study**
 - Kimley-Horn completed analysis of intersections potentially impacted by new development (results included in Meeting #4 presentation at kentrogroup.com/Arkansas)
 - Once business/development plan is finalized, another analysis will be commissioned to study traffic impacts of specific uses
 - City still exploring additional improvement scope to the Arkansas/Colorado and Louisiana/Colorado intersections
- Kentro is committed to limiting traffic impacts of development on surrounding neighborhood
- **Exploring Multimodal Transportation**
 - Evaluate unique ways to reduce trip generation and implement technology/ride sharing services to create multiple transportation options on-site

DEVELOPMENT AGREEMENT

- An agreement between the developer and the City (with neighborhood input) identifying certain criteria related to land use, planning, infrastructure, open space, other development standards, etc.
- Exploring this tool with the City as a supplemental component of the rezoning.
- Key topics in discussion thus far:
 - Minimum Open Space requirement
 - Infrastructure and connectivity – adding a through street throughout the site
 - Other items – i.e. affordable housing, building form, streetscape, etc.
- Upcoming meetings:
 - Meeting with Office of Economic Development – Housing Division – re: affordable housing, linkage fee, etc.
 - June 13th
 - Meeting with Planning, Public Works, Parks re: infrastructure/connectivity, open space, drainage/storm-water, etc.
 - June 14th

DEVELOPMENT PROCESS



PHASE TIMELINE (STATUS AND ESTIMATED TIME FOR EACH PHASE)



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 – May 3, 2018 – 6:00pm
 - Meeting #5 – TODAY, June 7, 2018 – 6:00pm
 - Meeting #6 – July 12, 2018 – time TBD
 - Meeting #7 – August – date and time TBD
- Neighborhood Task Force
 - Held regular meetings including multiple meeting with Kentro Group. We will 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.
 - Application was submitted in 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