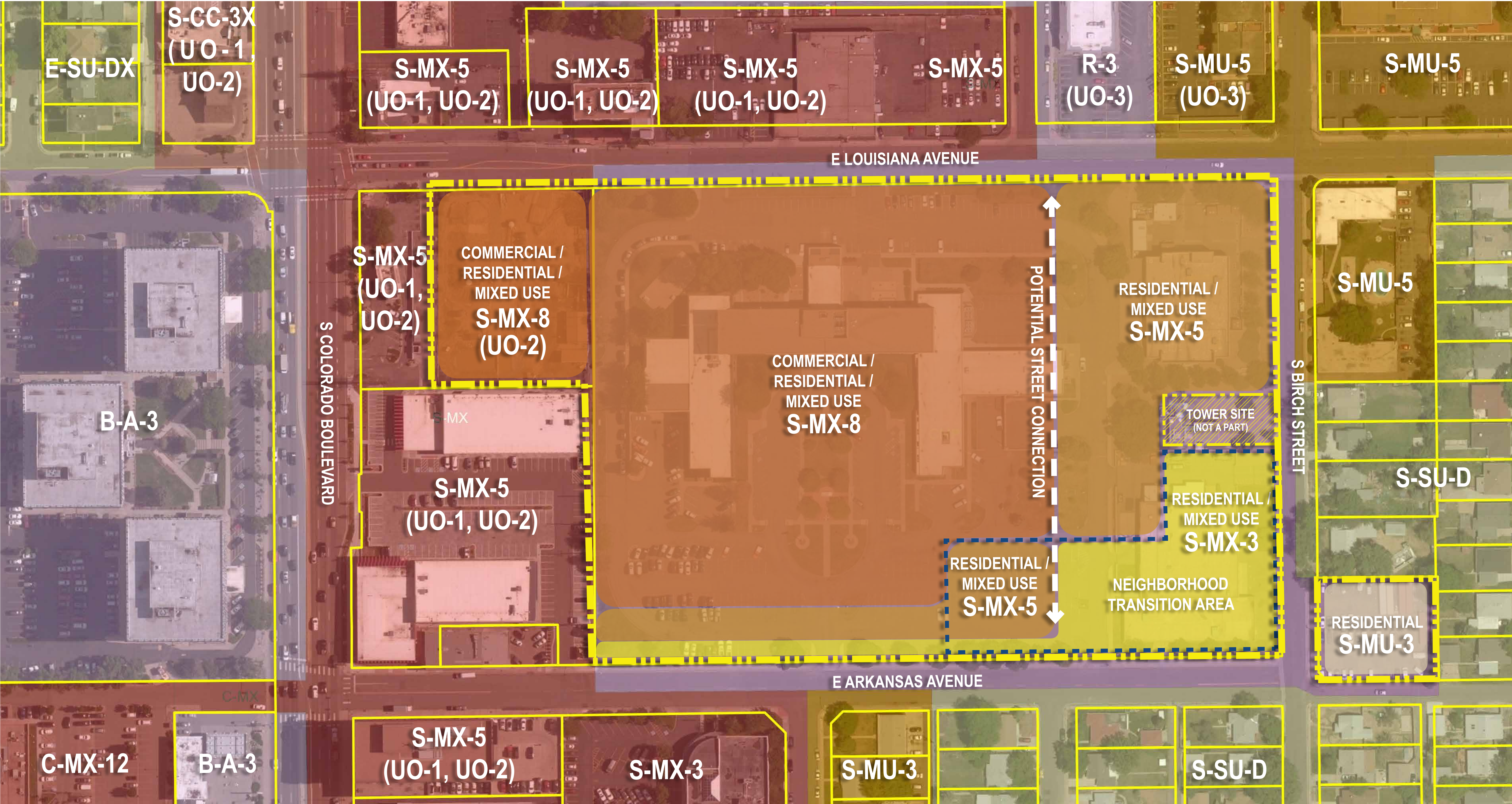
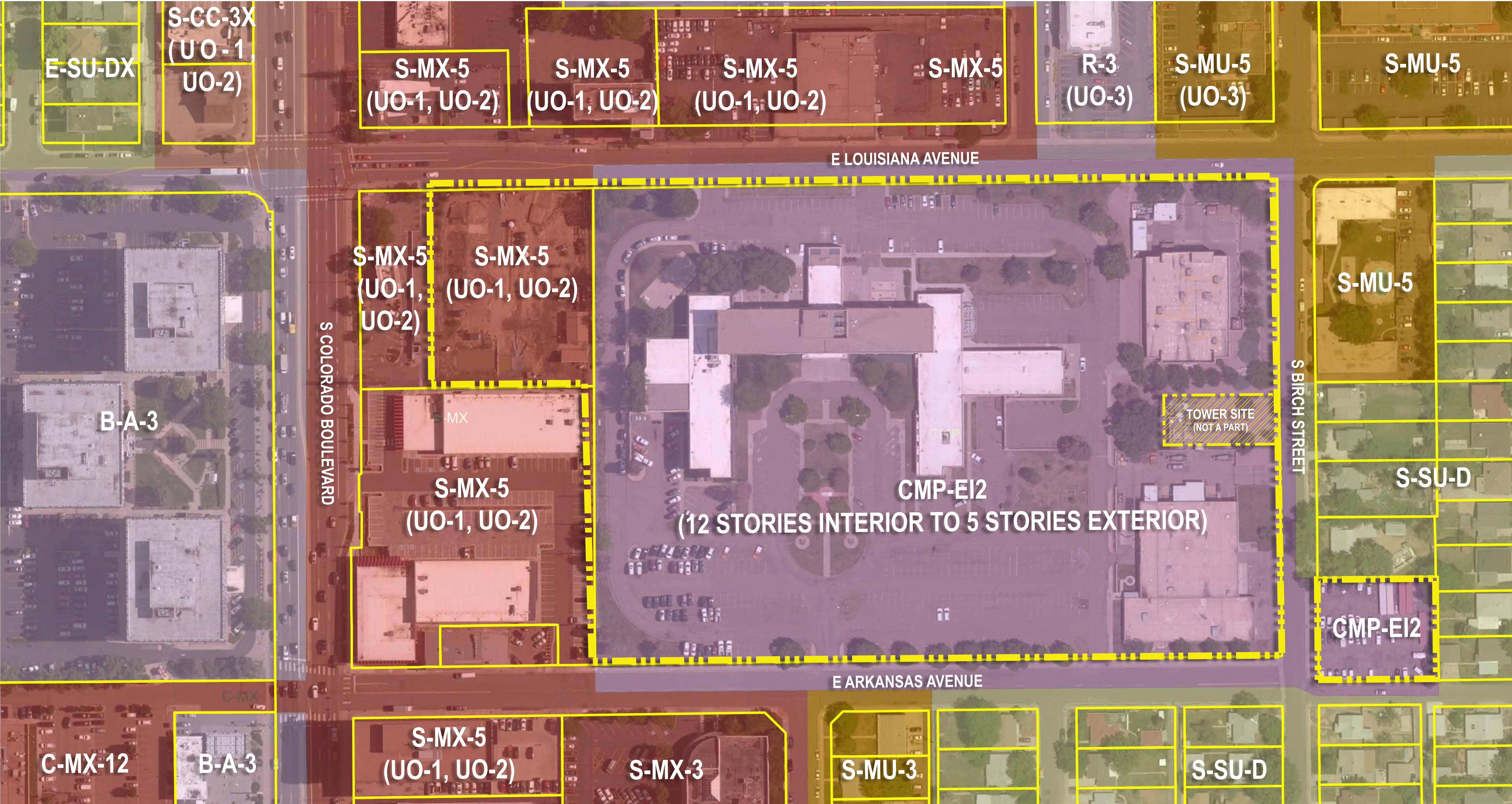
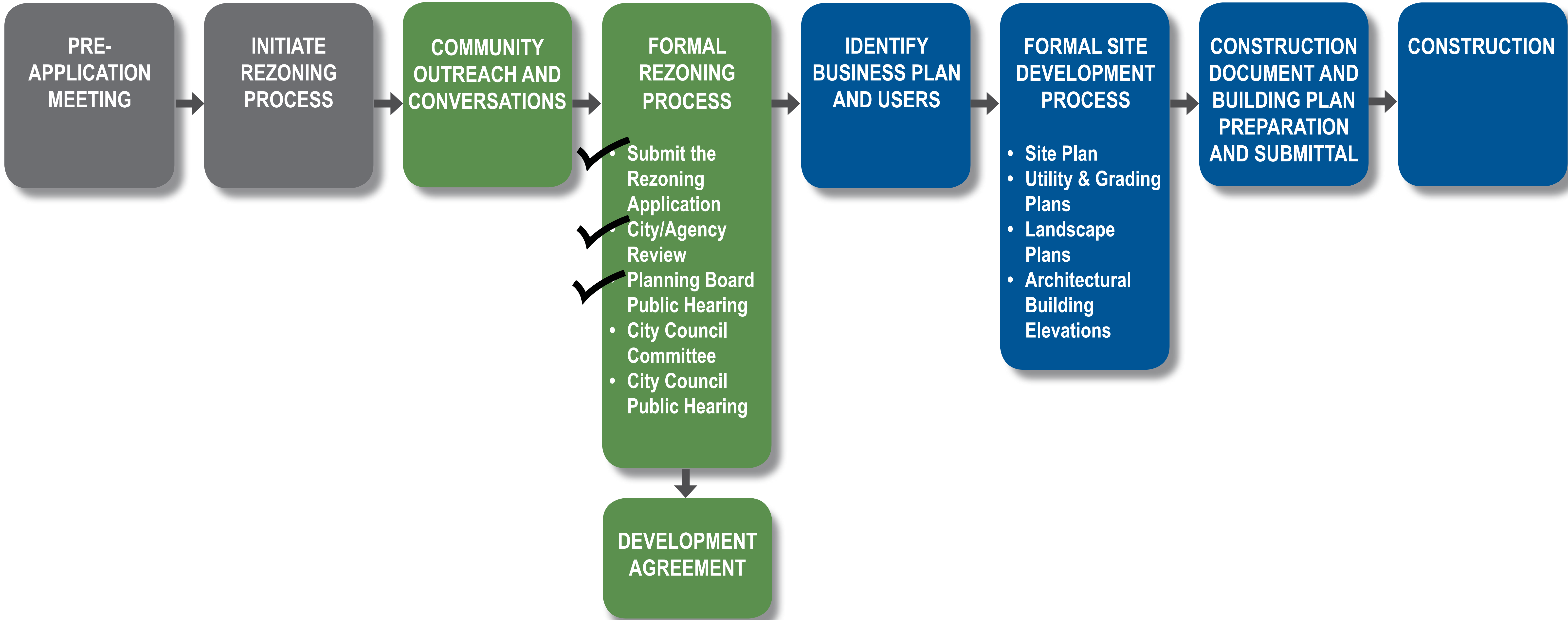


PROPOSED AND EXISTING ZONE DISTRICTS



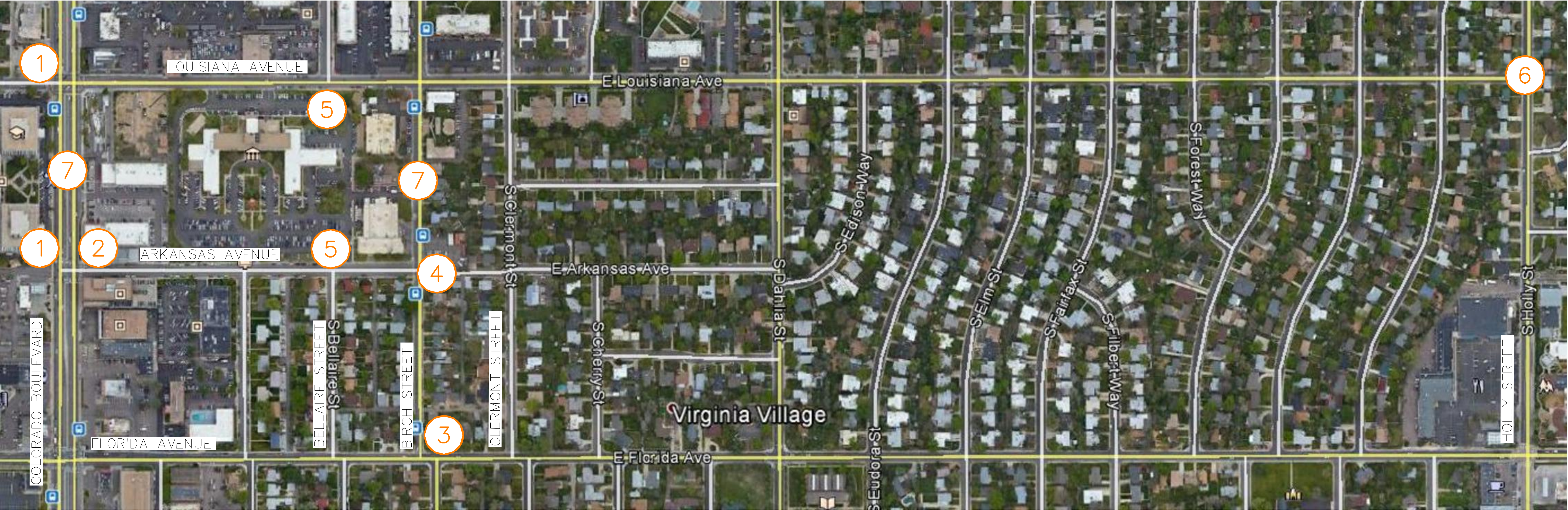




PHASE TIMELINE
(STATUS AND ESTIMATED TIME FOR EACH PHASE)



- 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.
- Implementing this tool as part of the rezoning.
- Key items topics that will be included:
 - Affordable housing delivered on site
 - North/South connection
 - Traffic Study and Implementation of Multi-modal options
 - Minimum Open Space
 - Design Input
 - Implementing other RNO Committee Priorities
- CURRENT ACTIONS:
 - Finalize Agreement with City incorporating neighborhood priorities.



- 1 SOUTHBOUND PROTECTED-PERMITTED LEFT TURN PHASING (GREEN TURN ARROW) AT THE LOUISIANA AVENUE/COLORADO BOULEVARD AND ARKANSAS AVENUE/COLORADO BOULEVARD SIGNALIZED INTERSECTIONS.
- 2 DUAL LEFT TURN LANES ON THE WESTBOUND ARKANSAS AVENUE APPROACH TO COLORADO BOULEVARD.
- 3 FLORIDA AVENUE AND BIRCH STREET INTERSECTION IMPROVEMENTS.
- 4 VEHICULAR CLOSURE OF ARKANSAS AVENUE BETWEEN BIRCH STREET AND THE NORTH-SOUTH ALLEY.

- 5 IMPROVEMENTS AT THE LOUISIANA AVENUE/BELLAIRE STREET AND ARKANSAS AVENUE/BELLAIRE STREET INTERSECTIONS WITH BUILD-OUT OF PROPOSED DEVELOPMENT.
- 6 THREE LANE STRIPING OF LOUISIANA AVENUE AND HOLLY STREET TO PROVIDE DESIGNATED EASTBOUND AND NORTHBOUND LEFT TURN LANES AT THE INTERSECTION. REOCCURRING TRAFFIC COUNTS WILL BE CONDUCTED.
- 7 PEDESTRIAN AND MULTI-MODAL USE IMPROVEMENTS TO EXISTING TRANSIT AND BICYCLE ROUTES.

A BIKEABLE COMMUNITY

Ideas being discussed:

- Bike access including safe and convenient connection to Colorado Station
- Onsite amenities to support bike commuting
- Connect to city bike network
- Offer bikeshare
- Bike corrals for dockless bike parking



NEIGHBORHOOD MOBILITY HUB

- Centralize all modal options in one location



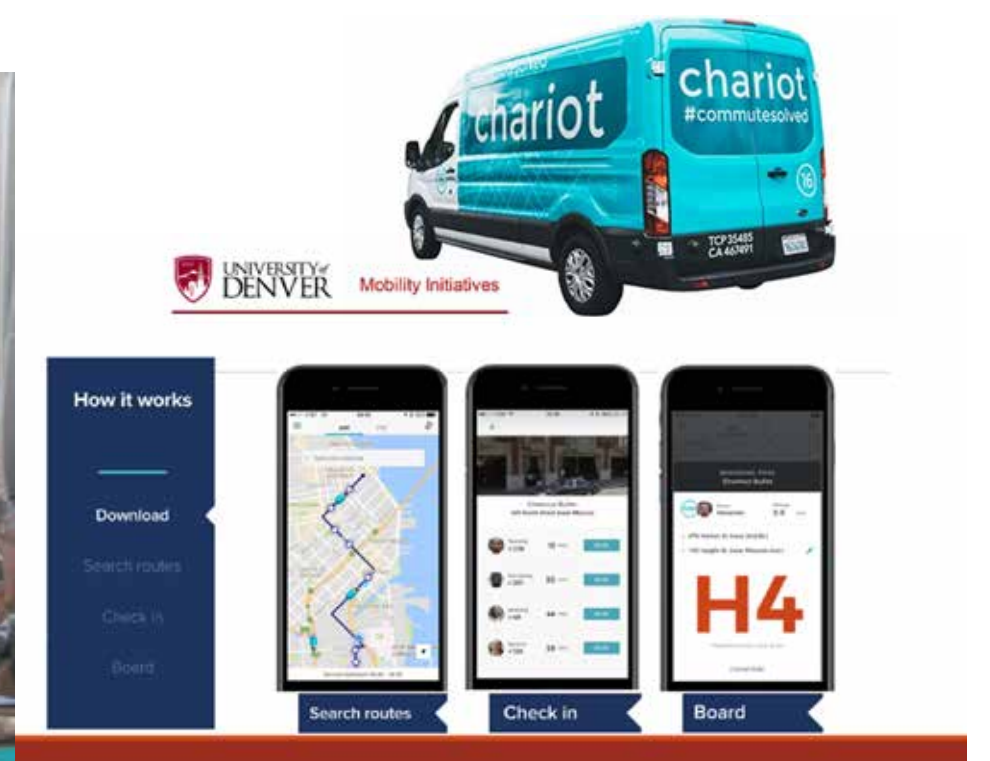
A WALKABLE COMMUNITY

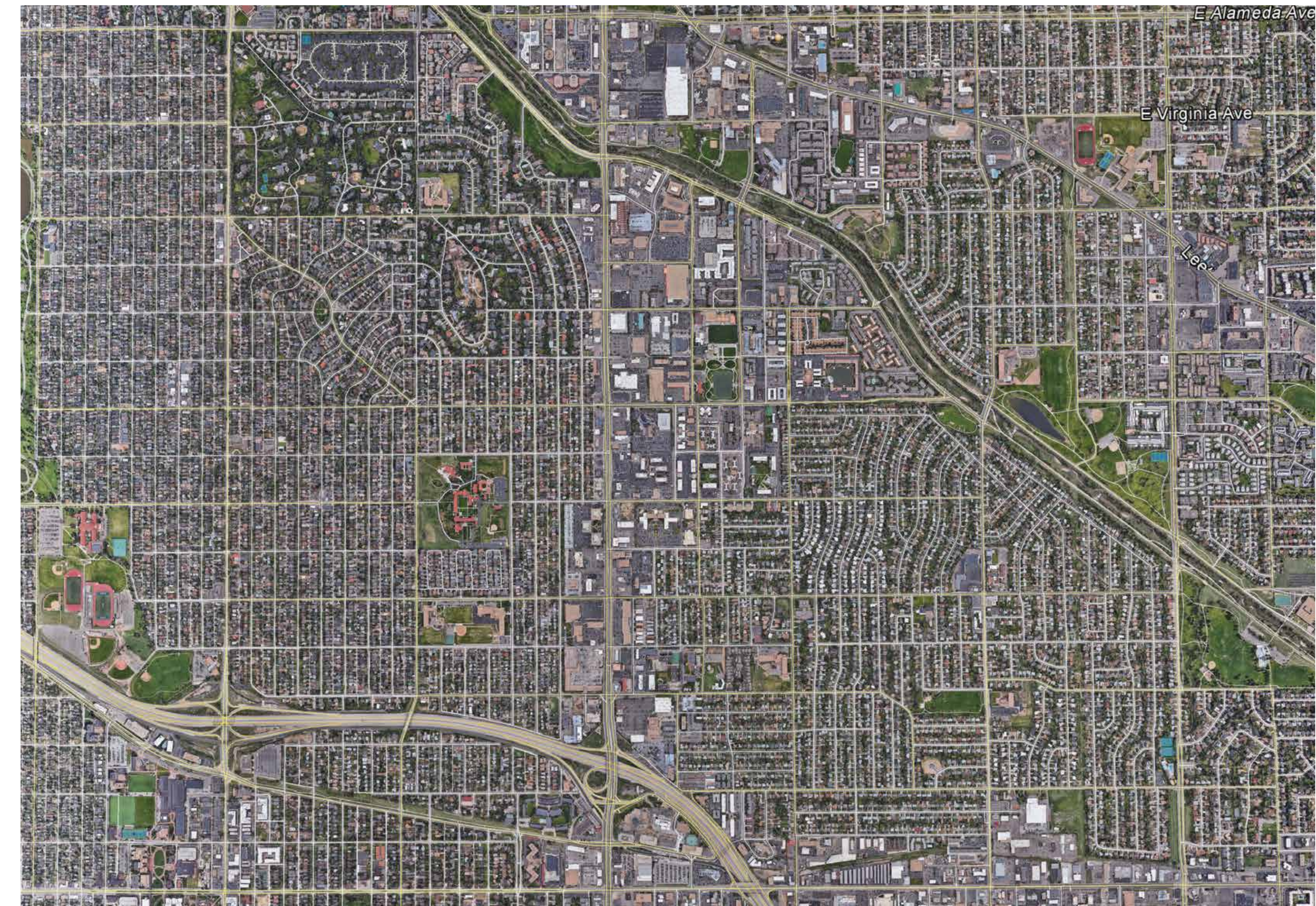
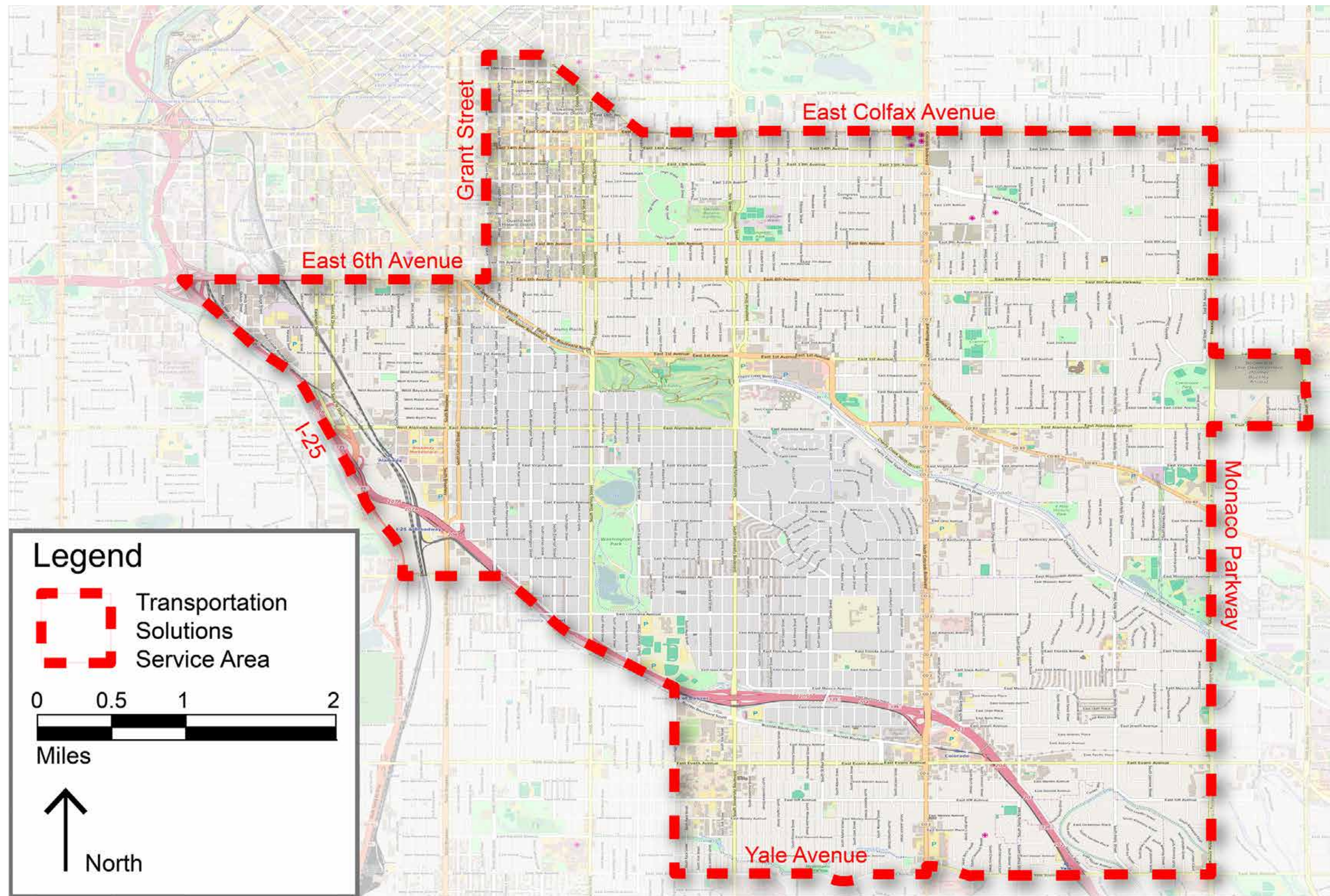
- Enhanced pedestrian crossings
- Curb-side management strategy



TRANSIT ACCESSIBLE

- RTD service with improved stops
- Real time transit information
- Micro-transit first and last mile service to rail station





2018 AMI LEVELS								
% AMI	Household Size				Maximum Rent Charge			
	1 Person	2 Persons	3 Persons	4 Persons	1 Person	2 Persons	3 Persons	4 Persons
30%	\$18,900	\$21,600	\$24,300	\$26,950	\$473	\$540	\$608	\$674
50%	\$31,500	\$36,000	\$40,500	\$44,950	\$788	\$900	\$1,013	\$1,124
60%	\$37,800	\$43,200	\$48,600	\$53,940	\$945	\$1,080	\$1,215	\$1,349
80%	\$50,350	\$57,550	\$64,750	\$71,900	\$1,259	\$1,439	\$1,619	\$1,798

OCCUPATIONS IN DENVER AT 60% AMI

○ PRESCHOOL TEACHER



○ SUBSTANCE ABUSE COUNSELOR

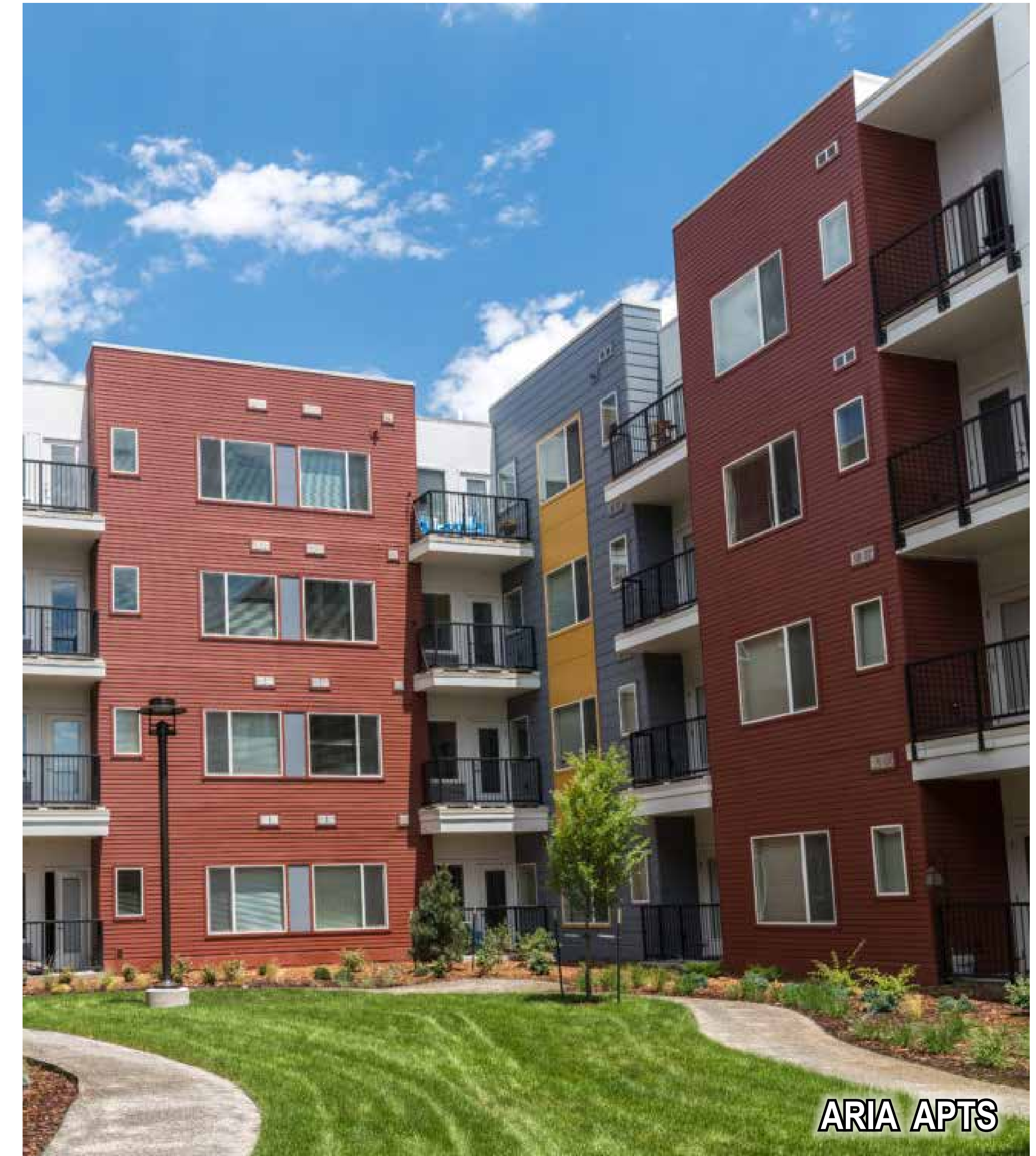


○ PHARMACY AIDE



○ VETERINARY TECHNICIAN





- Kentro Group is currently interviewing affordable housing partners. Selection will be made soon.
- Kentro Group to deliver the greater of 150 or 2% of total residential units of affordable housing units onsite.
- This would make up 37.5% of the City's Annual Goal and 7.5% of the City's total goal in a single project, based on the City's report titled "Housing an Inclusive Denver" published September 29, 2017.

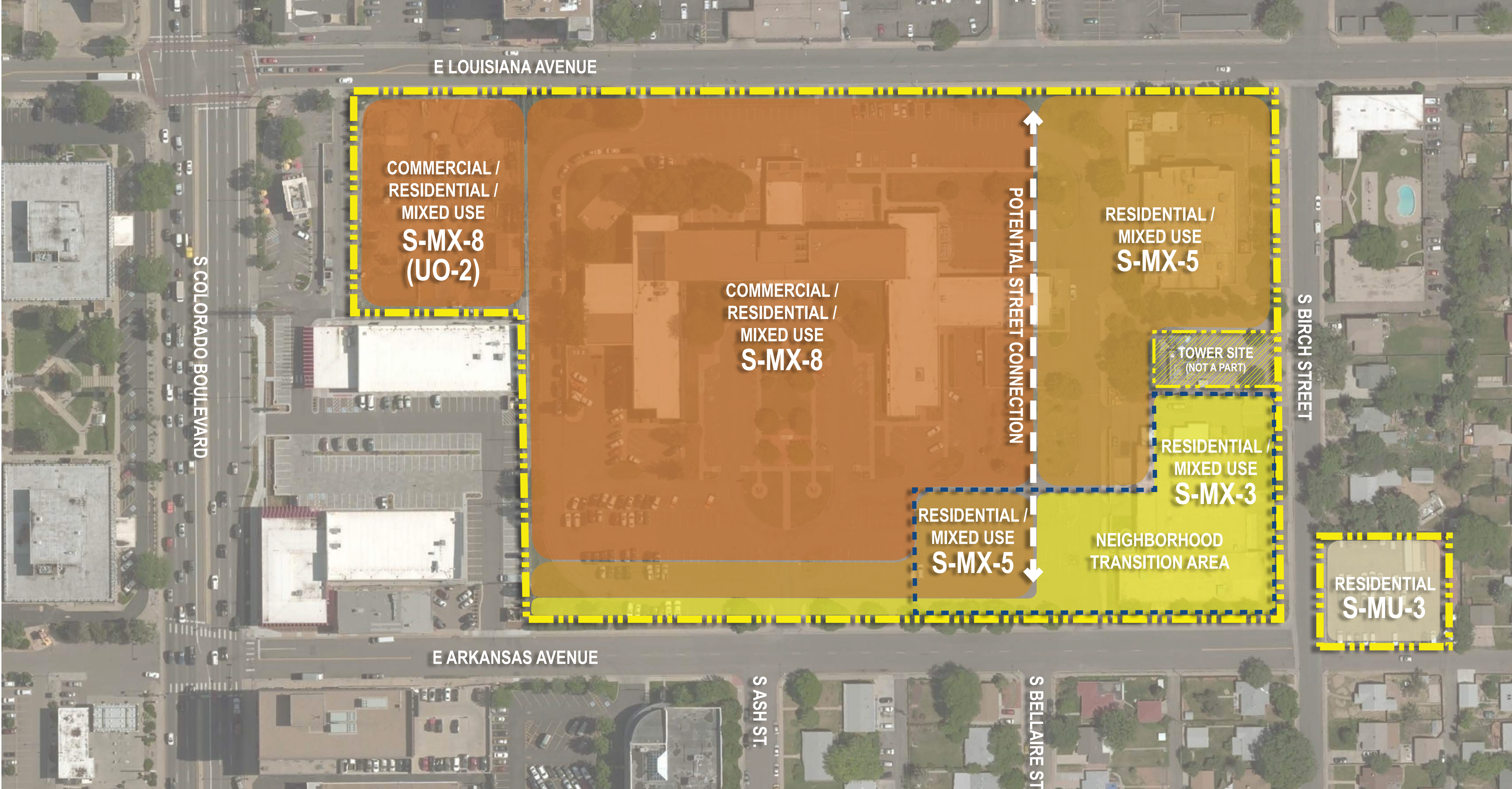
E LOUISIANA AVENUE

S COLORADO BOULEVARD

S BIRCH STREET

TOWER SITE
(NOT A PART)

E ARKANSAS AVENUE



- Immediately after City & County of Denver contract approval (January 2018), Kentro Group began community outreach process by starting a series of Community Meetings.
 - Seven (7) meetings: Jan. 25, Mar. 8, April 5, May 3, June 7, July 12, Sept. 27
- Met frequently with neighborhood CDOT task force, exchanged written dialogue and comments at meetings.
- Additional outreach efforts:
 - Built website, posted all meeting materials/PDFs (www.KentroGroup.com/Arkansas).
 - Conducted survey on desired uses and site elements.
 - Paid for door-to door mass flier distributions on two (2) separate occasions.
 - Posted signs on property with notice of community meeting.
 - Hired Spanish and Arabic language interpreters for meetings.
- Held multiple special/issue-specific meetings:
 - Traffic and transportation – traffic scope, early traffic study and potential improvements
 - Environmental remediation (in coordination with State and City)
 - Presentation re: CDOT Region 1 site, 2000 S. Holly Street
- Additional meetings, presentations and correspondence:
 - Virginia Village Ellis Community Association (VVECA)
 - Zoning Committee
 - CDOT Task Force
 - Cook Park Neighborhood Association
 - East Evans Business Association (EEBA)
 - Large amount of one-on-one outreach, coffee meetings, emails, phone calls, etc.
- Ongoing outreach with VVECA, Zoning Committee and neighborhood re: Development Agreement, ongoing outreach process and structure and overall site planning process.