

# ARKANSAS & COLORADO

Development Vision . Public Meeting

June 26, 2019



KENTRO  
GROUP

TRYBA ARCHITECTS



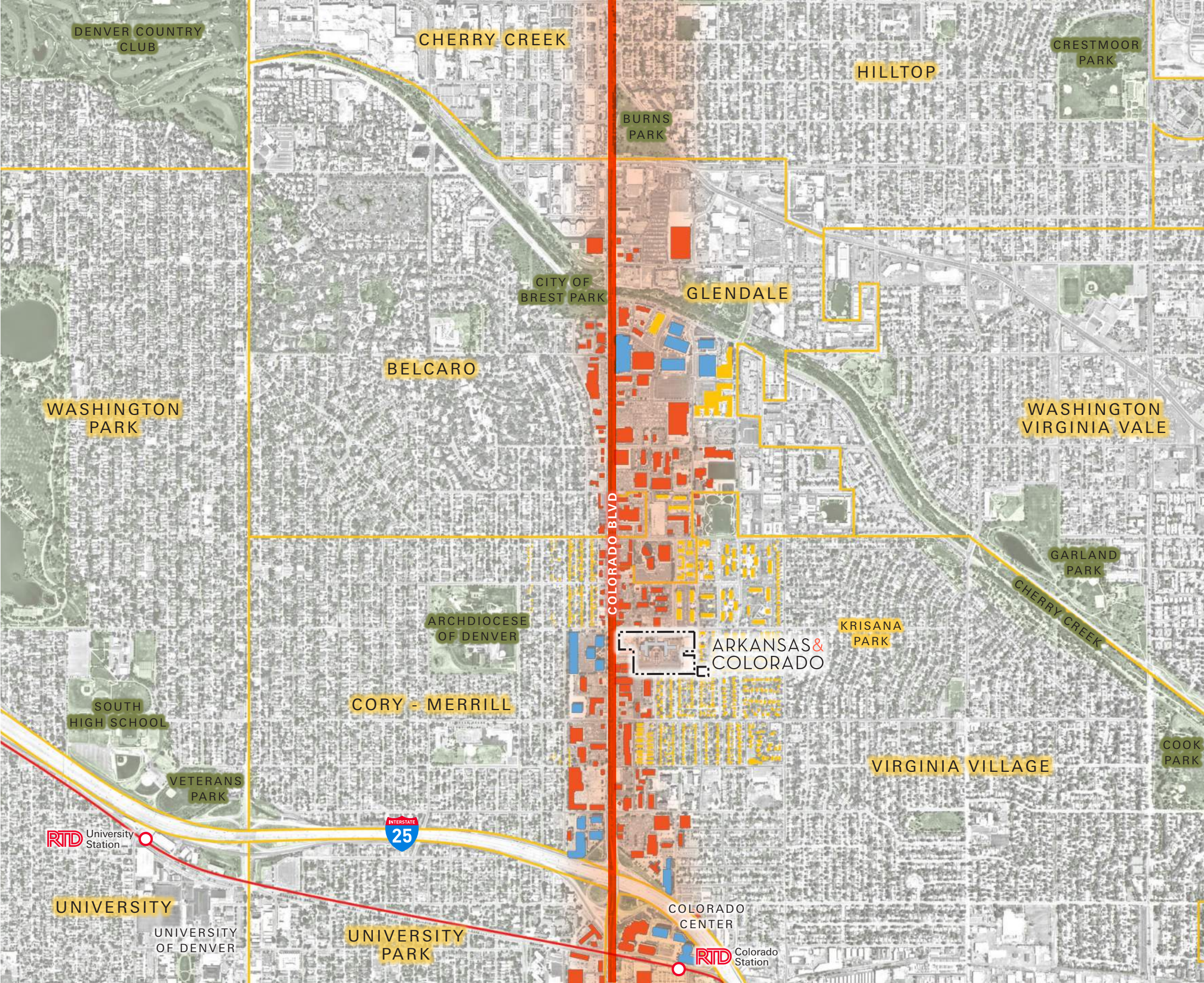
# Vicinity Map

Key

Retail

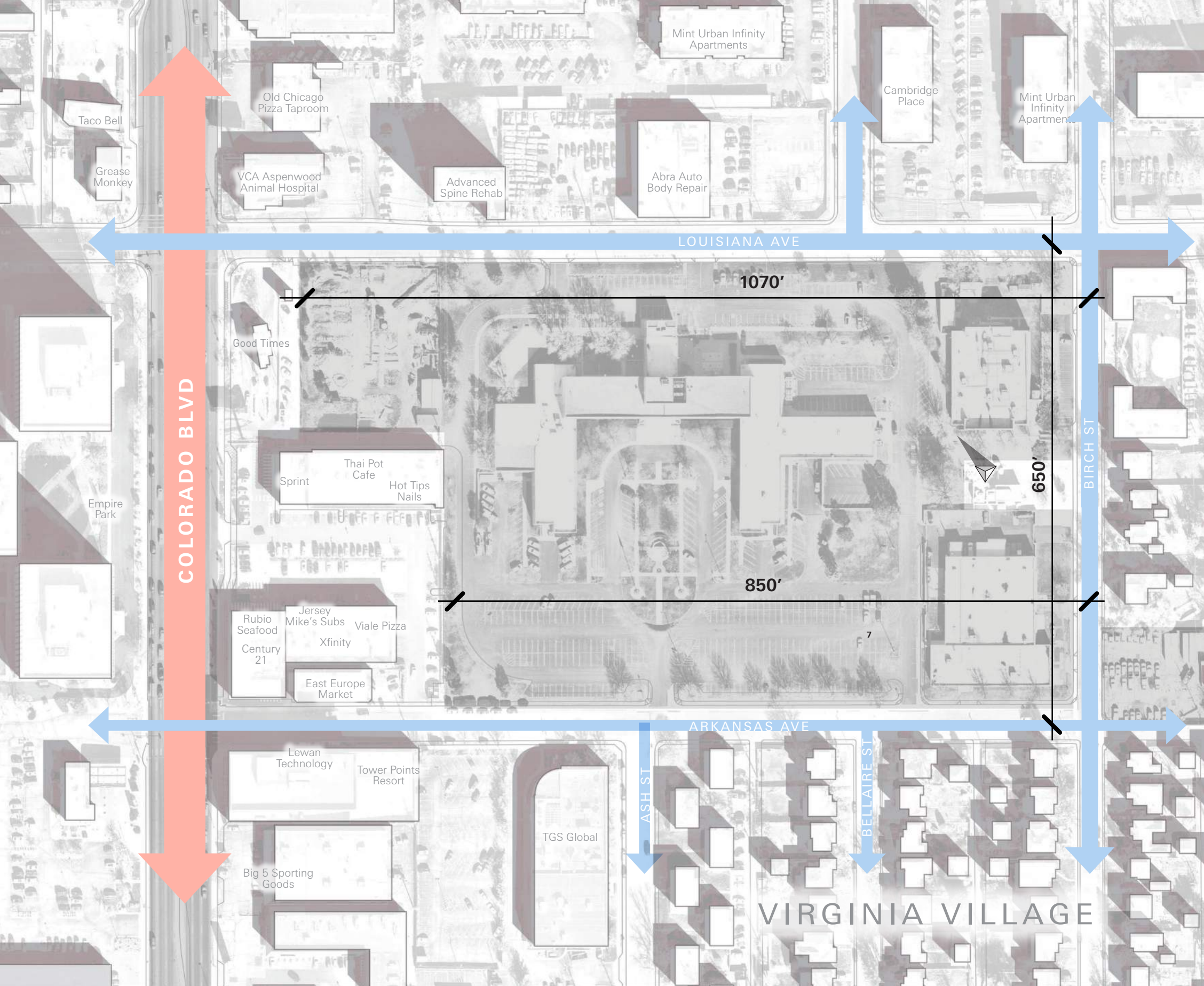
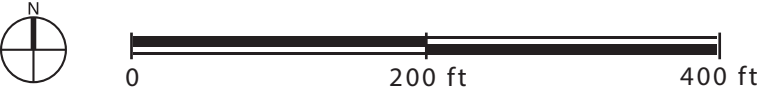
Residential

Commercial

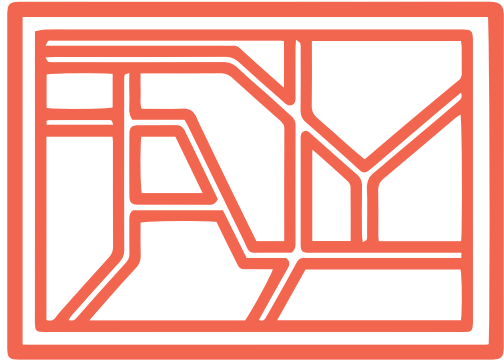




# Existing



# Project Recap

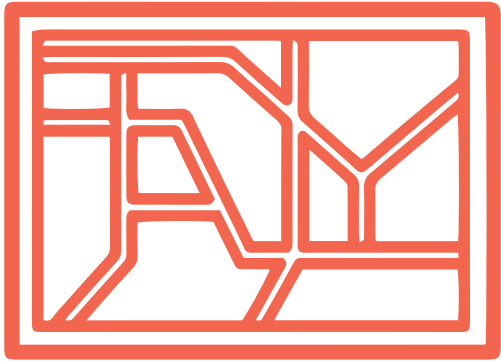


## Metro District Est.

October 2018

- Enforced Design Criteria
- Operations & Maintenance
- Seasonal Programming

# Project Recap



## Metro District Est.

October 2018

- Enforced Design Criteria
- Operations & Maintenance
- Seasonal Programming

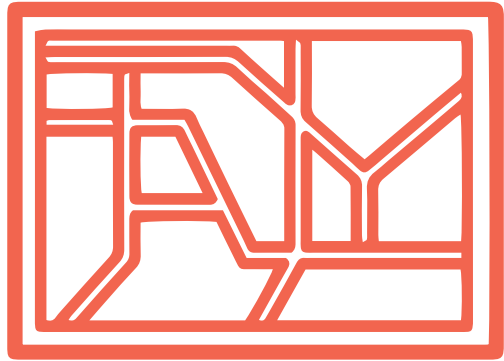


## Rezoning Approved

December 2018

- Eight Public Meetings
- Development Agreement
- Good Neighbor Agreement
- More info @ <https://kentrogroup.com/arkansas>

# Project Recap



## Metro District Est.

October 2018

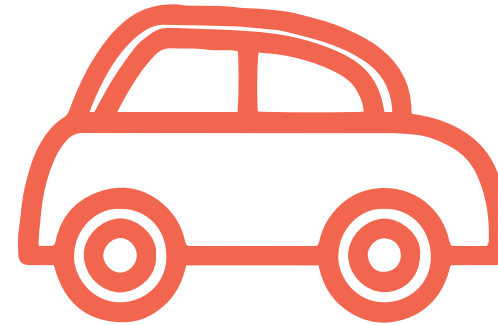
- Enforced Design Criteria
- Operations & Maintenance
- Seasonal Programming



## Rezoning Approved

December 2018

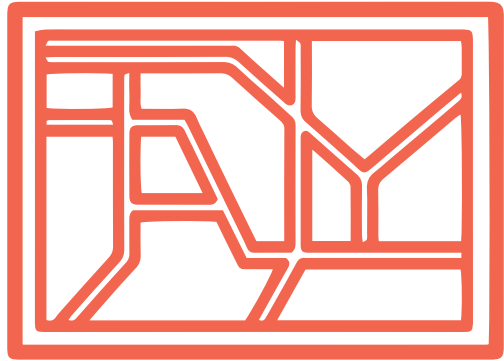
- Eight Public Meetings
- Development Agreement
- Good Neighbor Agreement
- More info @  
<https://kentrogroup.com/arkansas>



## Traffic Study

- Two Public Meetings
- Proposed Improvements
- Integration of Multi-modal

# Project Recap



## Metro District Est.

October 2018

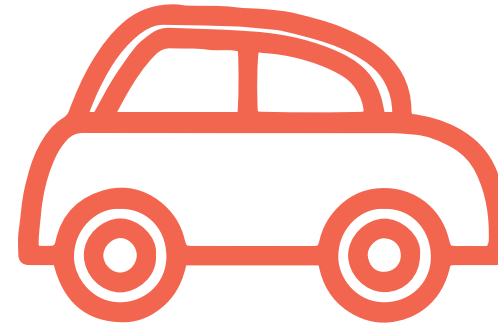
- Enforced Design Criteria
- Operations & Maintenance
- Seasonal Programming



## Rezoning Approved

December 2018

- Eight Public Meetings
- Development Agreement
- Good Neighbor Agreement
- More info @  
<https://kentrogroup.com/arkansas>



## Traffic Study

- Two Public Meetings
- Proposed Improvements
- Integration of Multi-modal



## Closing Schedule

July 2019

# Team



KENTRO  
GROUP

Peter J. Park, LLC

**TRYBA ARCHITECTS**



ARTHOUSE DESIGN

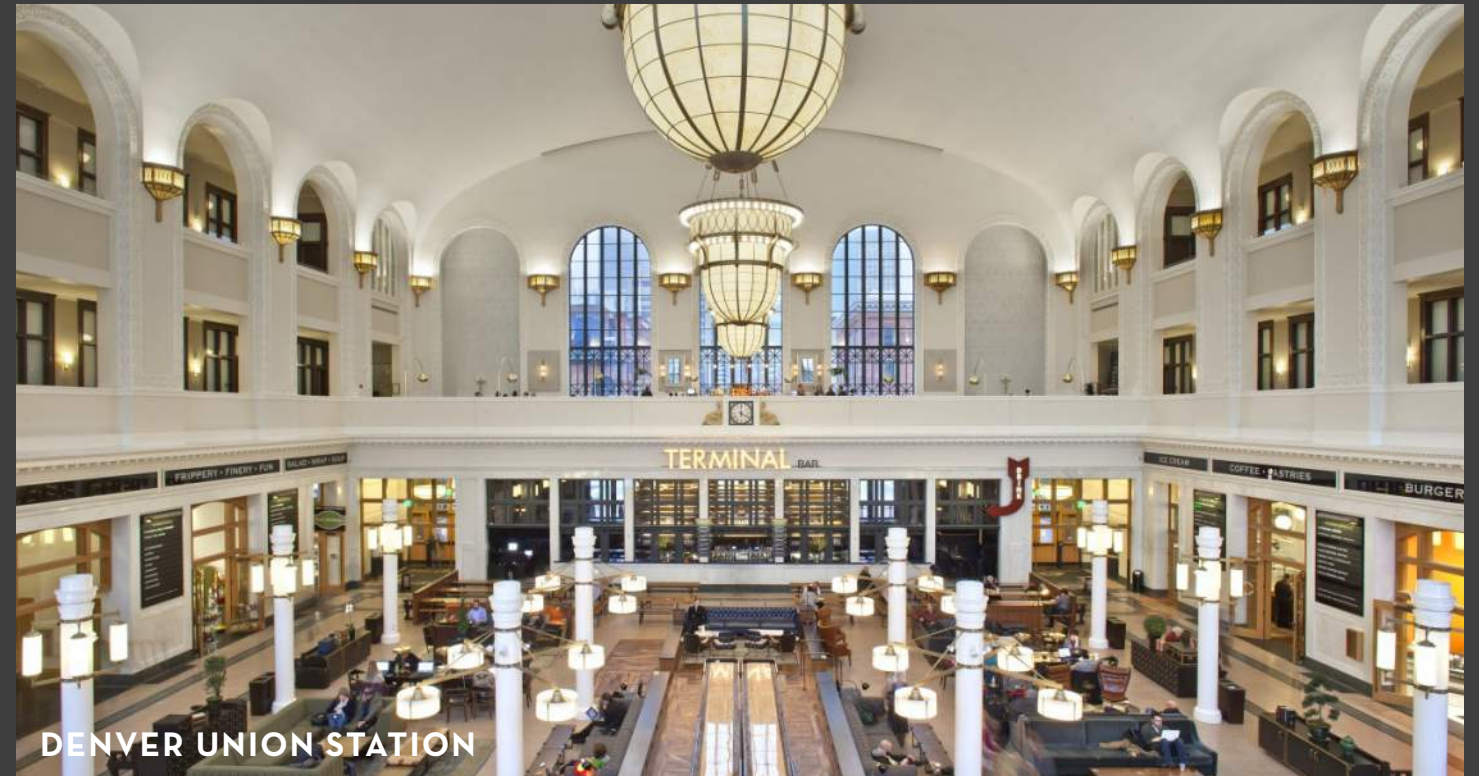
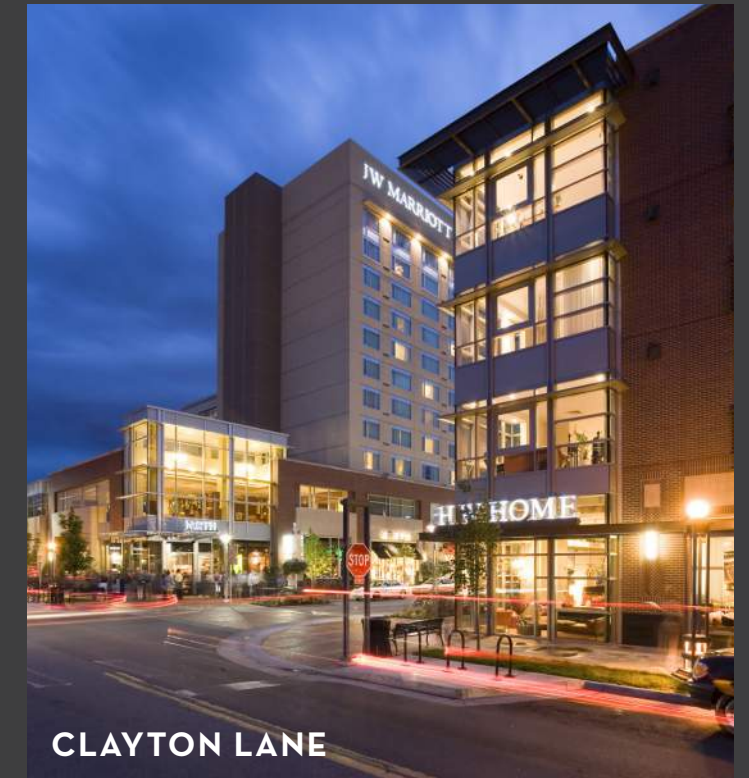
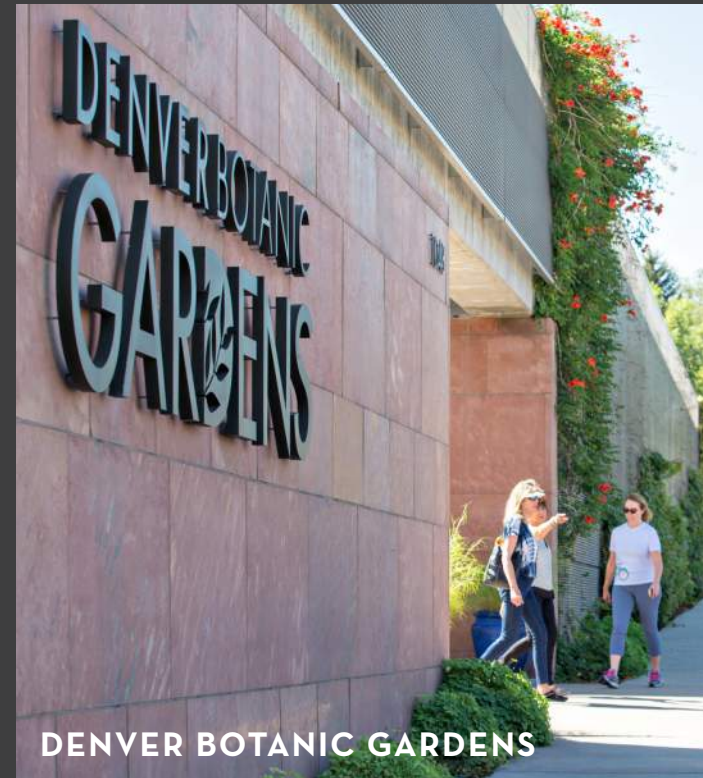
**Kimley»»Horn**





# Select Works

TRYBA ARCHITECTS





# Planning Cornerstones

Iconic Mid-century  
Gateway to Virginia Village



Landscape of Discovery



Multi-functional, Dynamic  
Mixed-Use Development

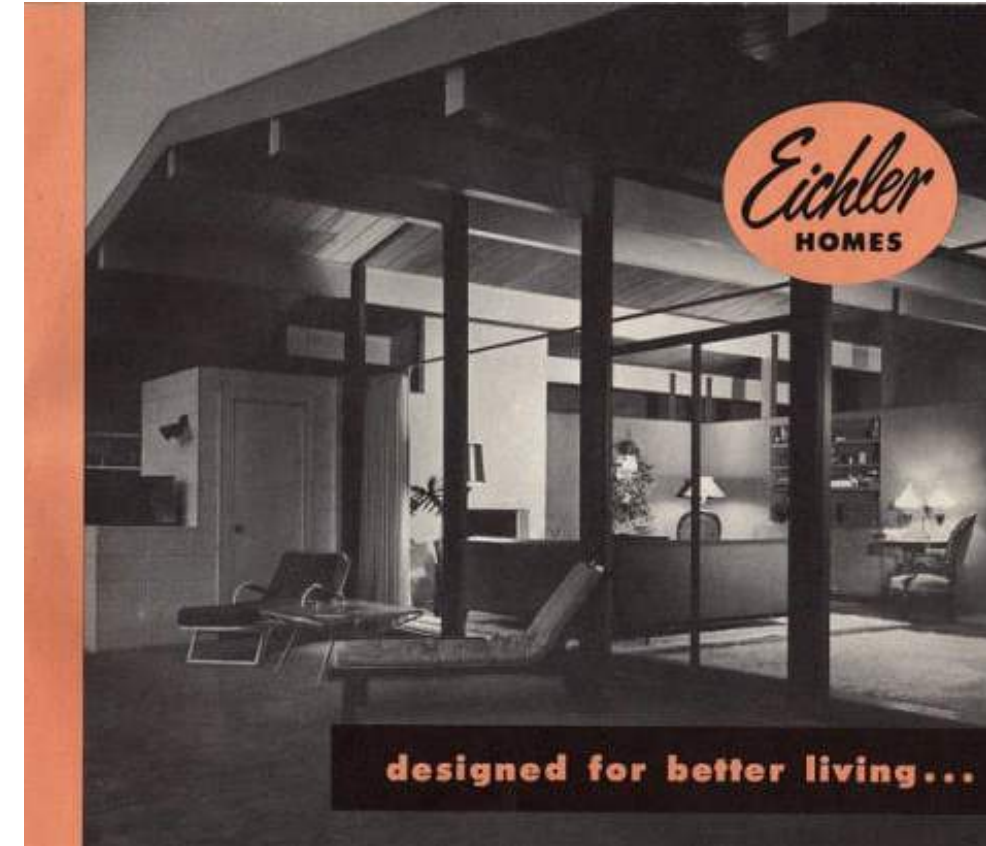
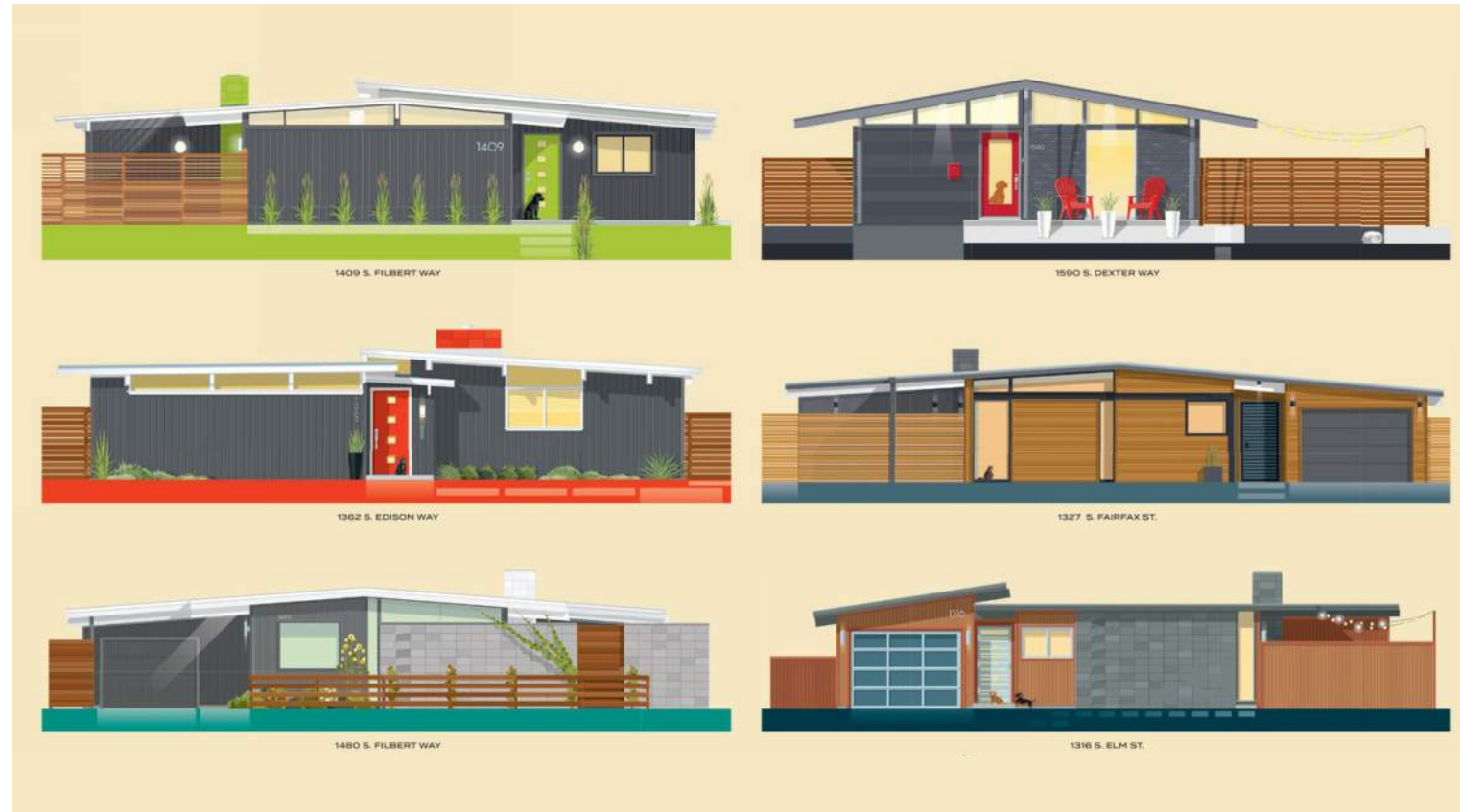


Embody Colorado  
Community Culture





# Rich Site History



"In the late 1940s, twenty something Brad Wolff and his developer father acquired an alfalfa field in southeast Denver. As they planned for a housing development on the site, they were intrigued by the postwar Modernist homes being constructed in Southern California.... The 177 homes in the **Krisana Park** enclave were built between 1954 and 1955, and are all derived from a handful of modular layouts....

On the wide, curved streets of Krisana Park, one feels the unique thrill of simultaneously **touching history and the future at the same moment.**"

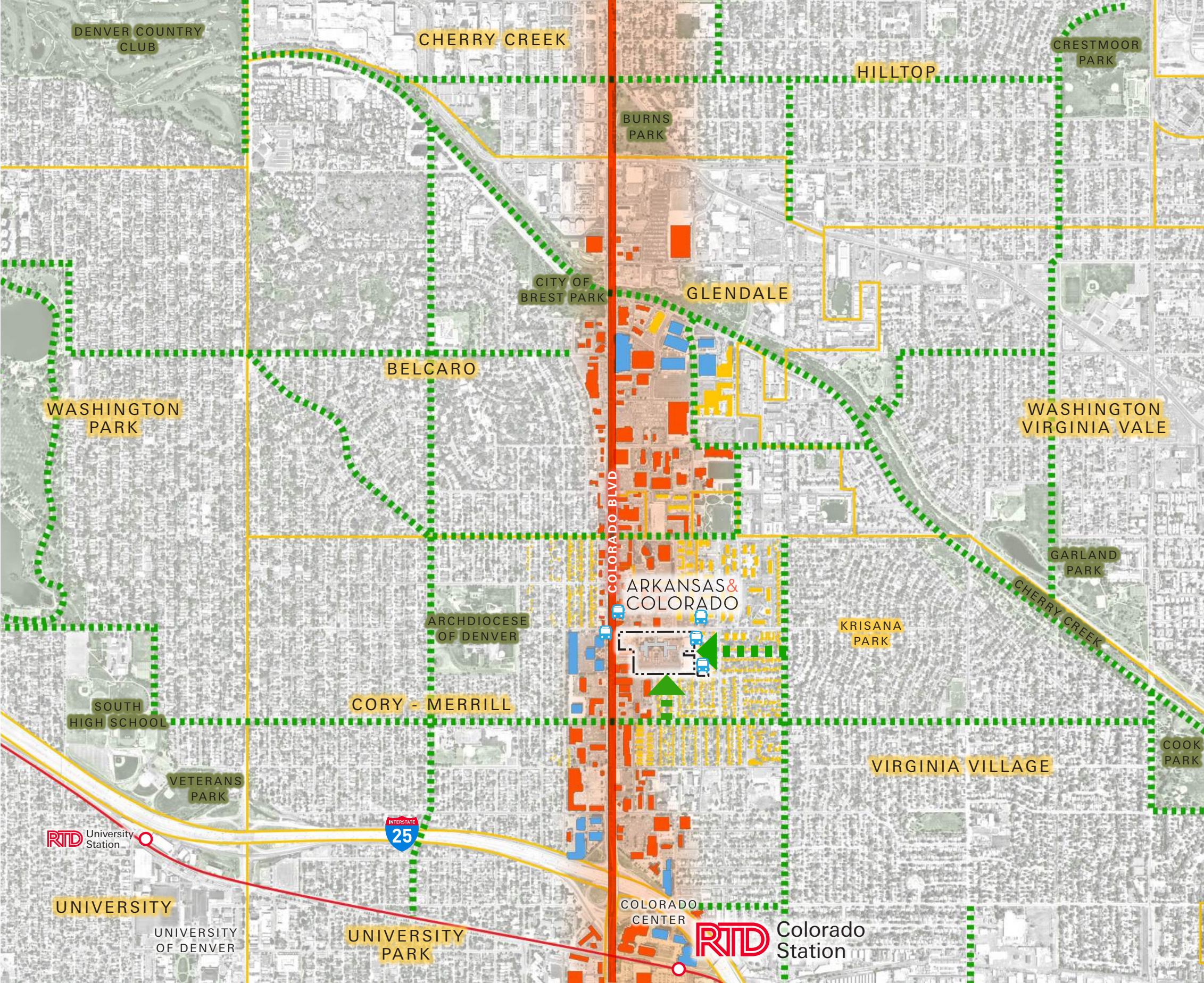
—KrisanaPark.com









# Connected

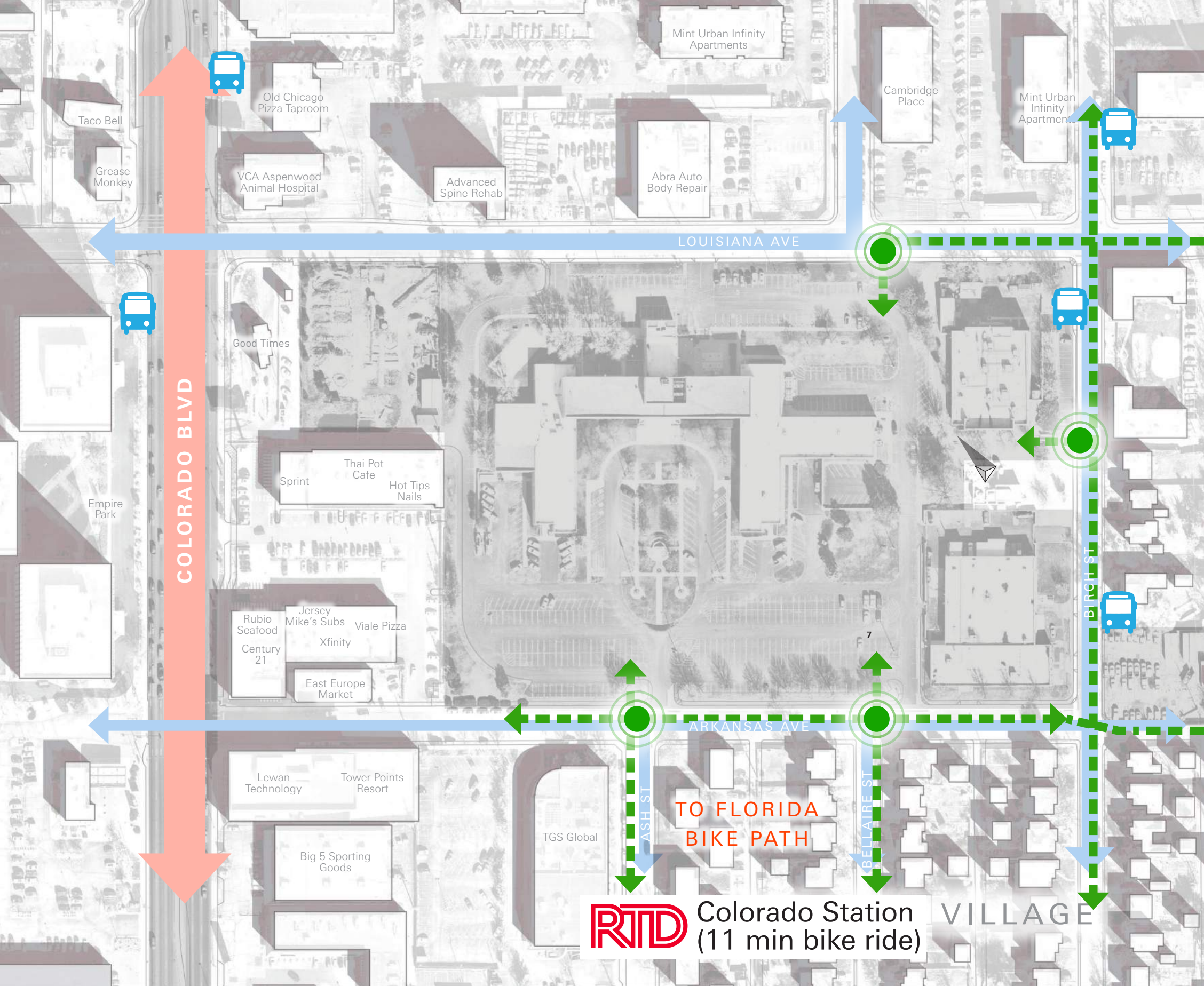
- Key**
- Retail
  - Residential
  - Commercial
  - Bike Path
  - Bus Stop
  - Light Rail





# Multi-modal

- Key**
-  Gateways
  -  Bike Paths
  -  Bus Stop
  -  Colorado Blvd (Blueprint Denver Enhanced Transit Corridor)

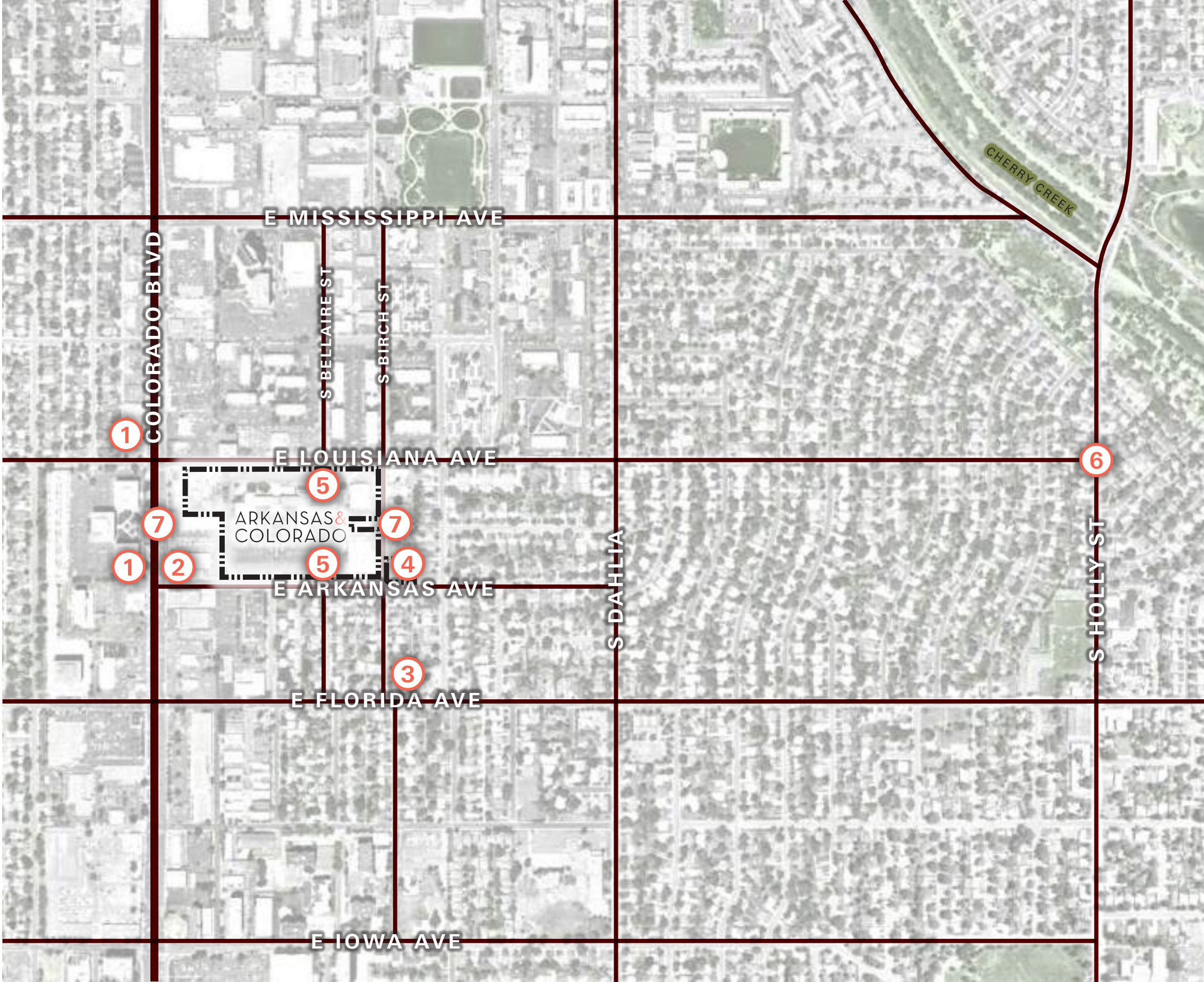




# Transportation Overview

Key

- ① Southbound protected-permitted left turn phasing (green turn arrow) at the Louisiana Ave/Colorado Blvd and Arkansas Ave/Colorado Blvd signalized intersections.
- ② Dual left turn lanes on the Westbound Arkansas Ave approach to Colorado Blvd.
- ③ Florida Ave and Birch St intersection improvements.
- ④ Vehicular closure of Arkansas Ave between Birch St and the North-South alley.
- ⑤ Improvements at the Louisiana Ave/Bellaire St and Arkansas Ave/Bellaire St intersections with build-out of proposed development.
- ⑥ Three lane striping of Louisiana Ave and Holly St 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.





# Business Plan



## Vibrant Community Spaces

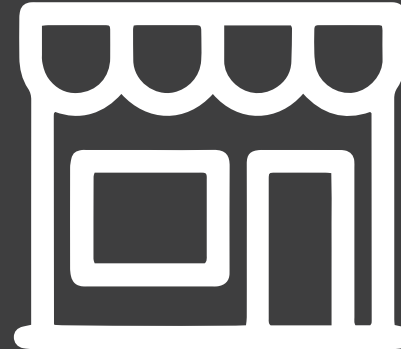
- Activated Courtyard
- Pop-Up Pavilions
- Seasonal Programming
- Community Open Spaces

# Business Plan



## Vibrant Community Spaces

- Activated Courtyard
- Pop-Up Pavilions
- Seasonal Programming
- Community Open Spaces



## Retail

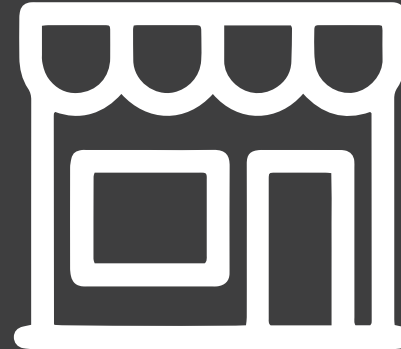
- Grocery
- Retail
- Restaurants & Cafes
- Neighborhood  
Serving Retail

# Business Plan



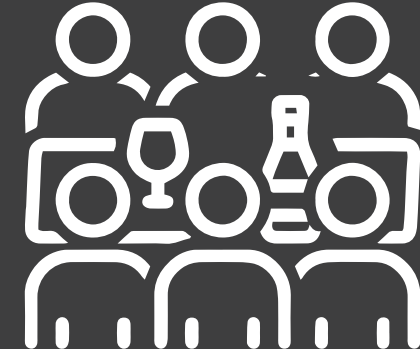
## Vibrant Community Spaces

- Activated Courtyard
- Pop-Up Pavilions
- Seasonal Programming
- Community Open Spaces



## Retail

- Grocery
- Retail
- Restaurants & Cafes
- Neighborhood  
Serving Retail



## Diverse Living

- Affordable
- Market Rate
- Age Restricted
- Assisted Living
- For Sale
- Hotel

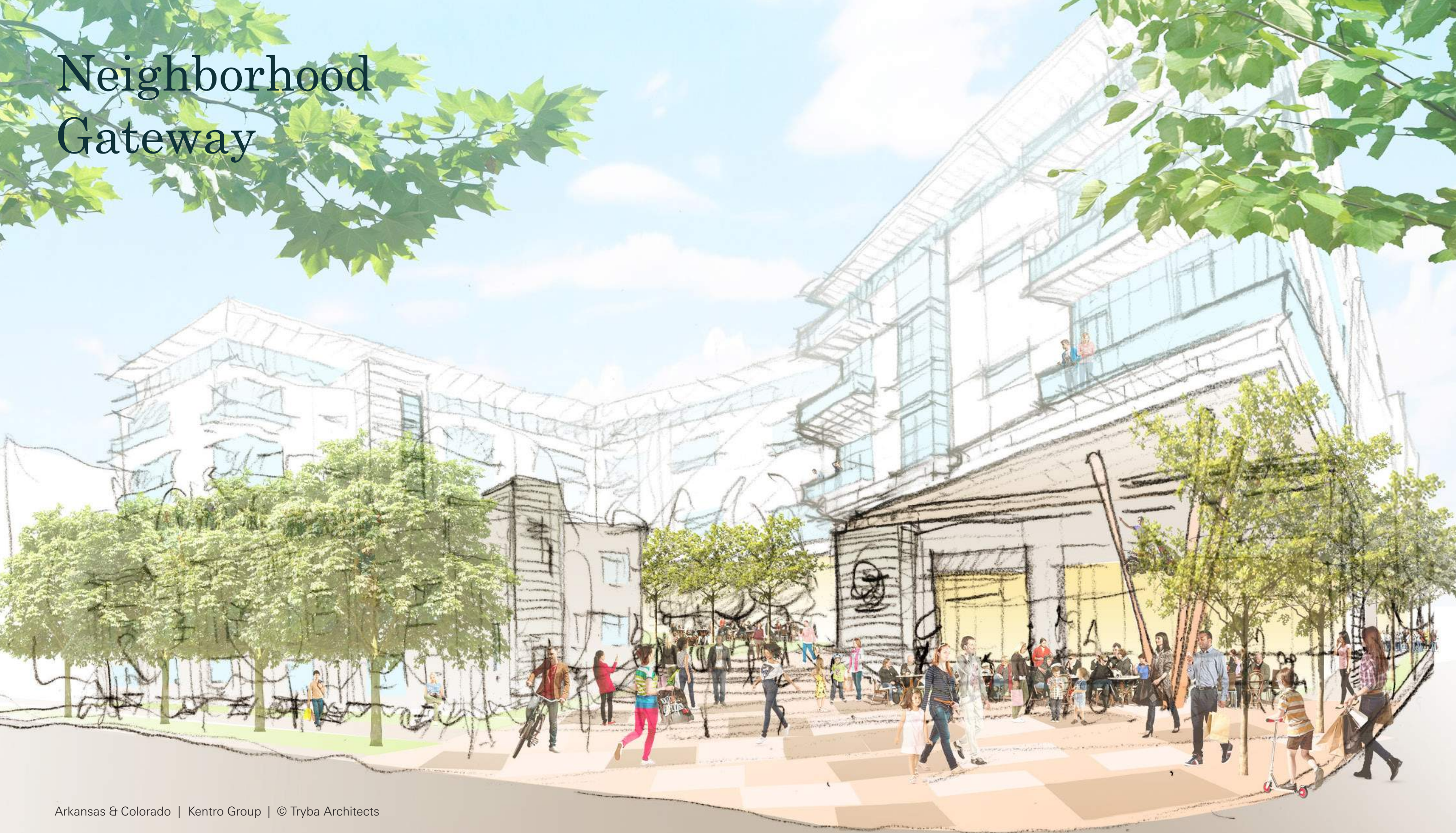


# Neighborhood Gathering Space





# Neighborhood Gateway









TIF

# Tax Increment Financing (TIF)

Q&A

Questions?