

# ARKANSAS & COLORADO

Development Vision . Public Meeting

September 24, 2019



KENTRO  
GROUP

TRYBA ARCHITECTS

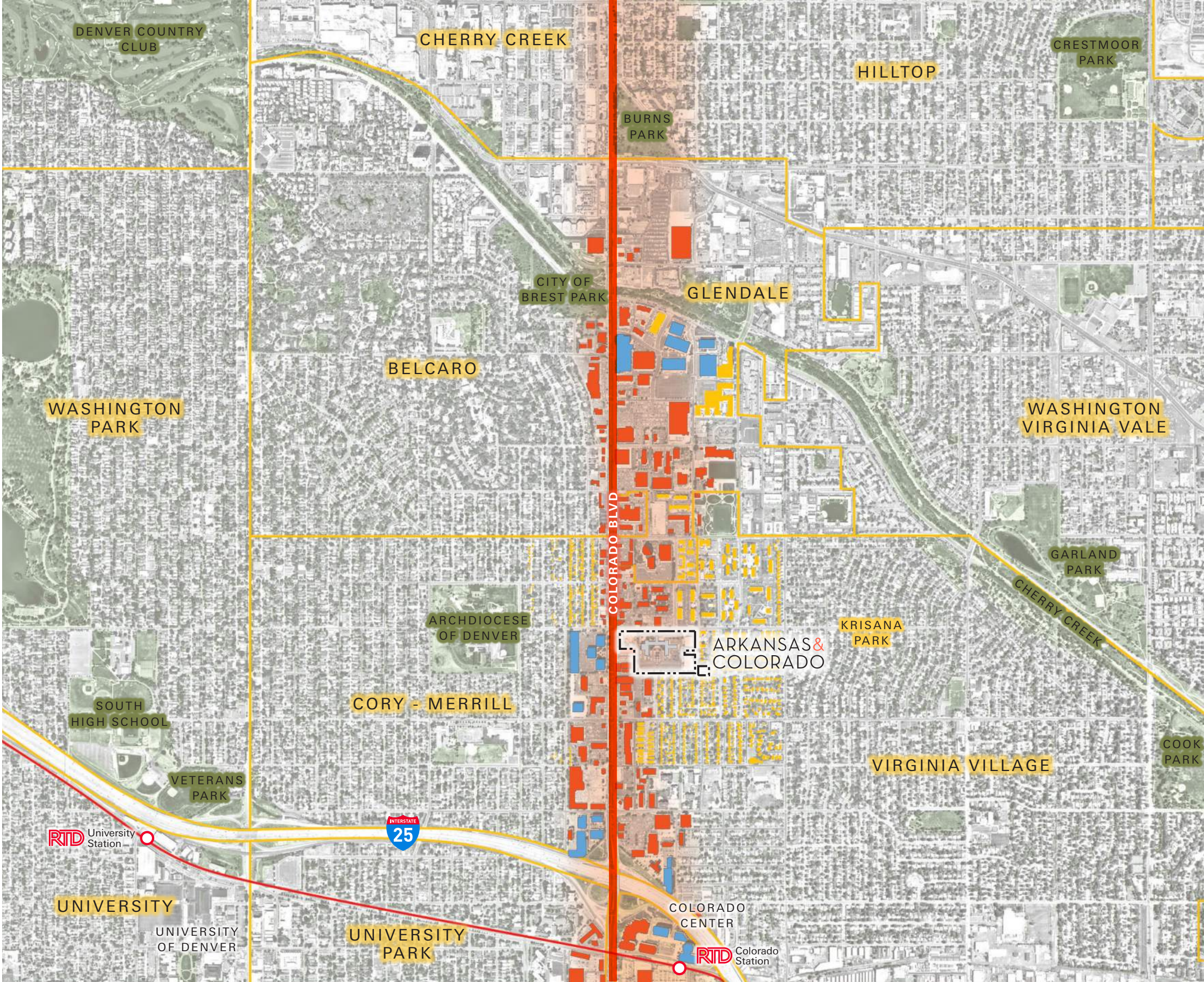
# Vicinity Map

Key

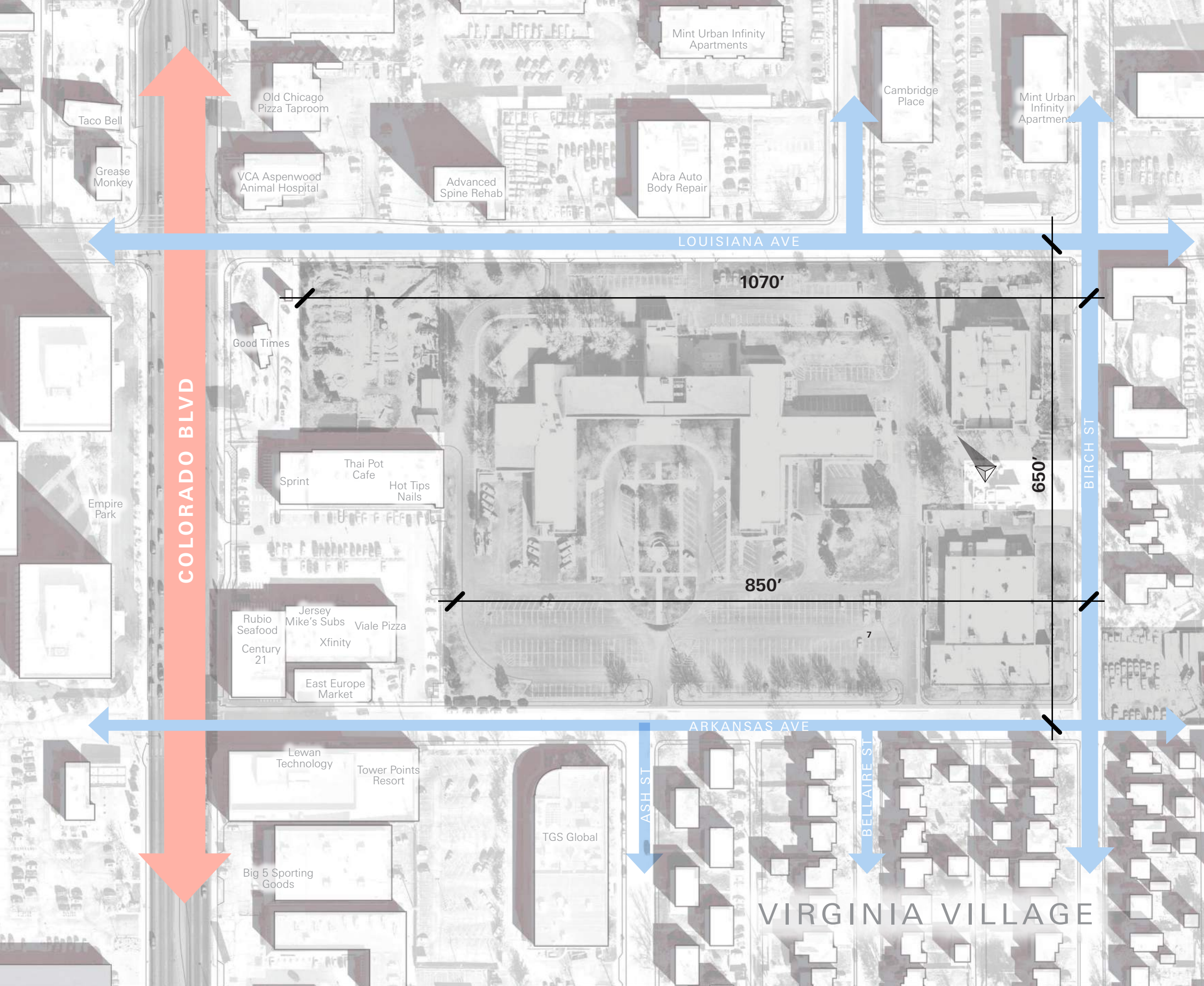
Retail

Residential

Commercial



# Existing



# Team



KENTRO  
GROUP

Peter J. Park, LLC

**TRYBA ARCHITECTS**



ARTHOUSE DESIGN

**Kimley»»Horn**



# Planning Cornerstones

Iconic Mid-century  
Gateway to Virginia Village



Landscape of Discovery



Multi-functional, Dynamic  
Mixed-Use Development



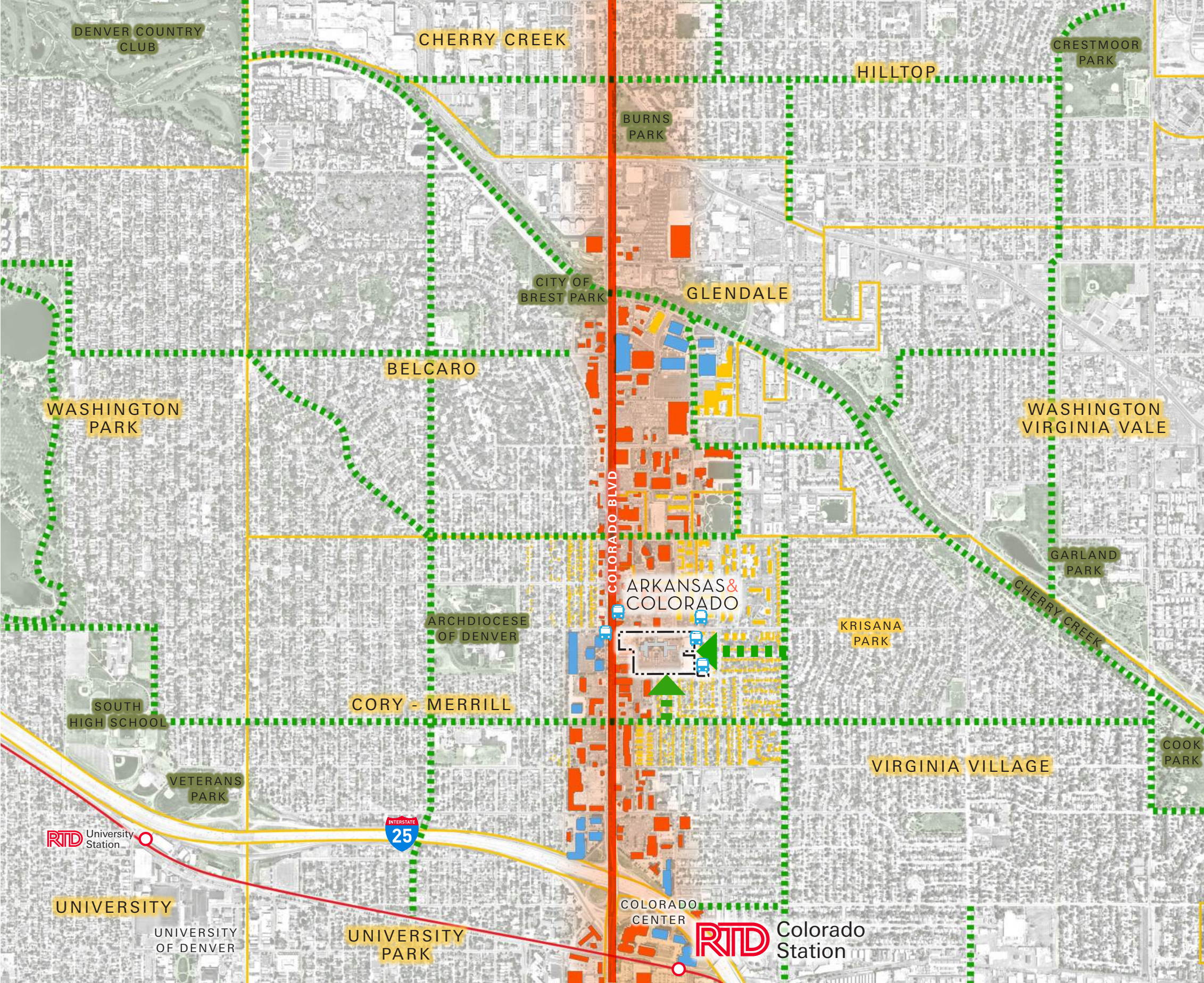
Embody Colorado  
Community Culture



# Connected

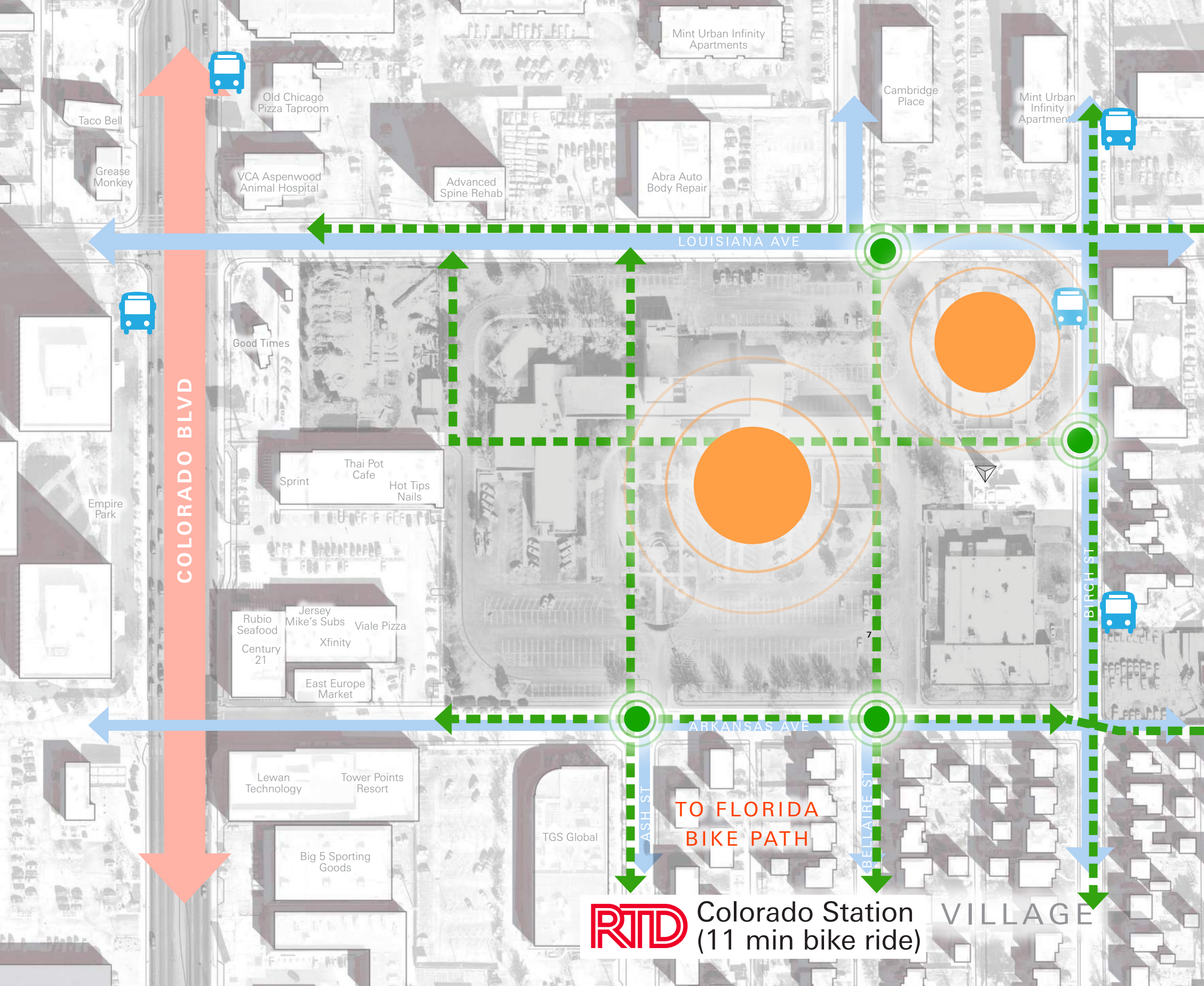
Key

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

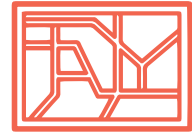


# Multi-modal

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



# 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



## TIF Public Mtg

June 2019



## Closed on Site

July 2019

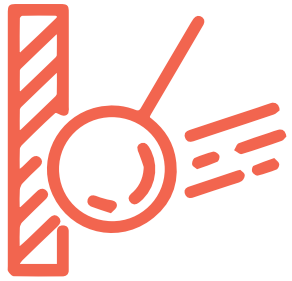


## TIF

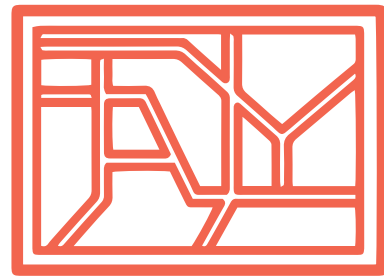
Tax Increment Financing

- Neighborhood Park
- Enhanced Streetscape
- Tower Beautification
- Transit Enhancements
- Creating a Place

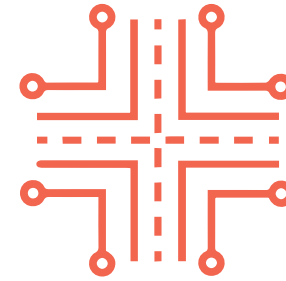
# TIF Application Eligible Cost



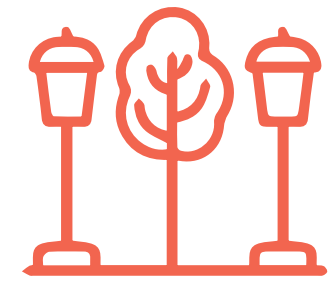
Building Demolition  
& Abatement



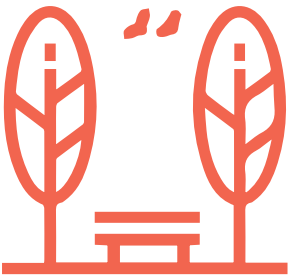
Reinsertion of  
the Street Grid



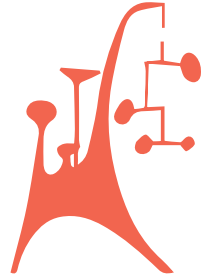
Public Infrastructure  
Improvement to Site



Streetscapes



Open Spaces and  
Landscaping



Public Art



Environmental



Extraordinary  
Public Cost

# 1. Neighborhood Park



10% Open Space



20% Open Space with  
Neighborhood Park

## 2. Traffic Improvements



Typical  
Intersection



Enhancements to Surrounding  
Right of Way

### 3. Streetscape



Standard  
Streetscape



Enhanced, Vibrant  
Streetscapes

## 4. Tower Beautification



Current Tower



Iconic Tower

## 5. Transit Enhancements



Bike Share Station



Multimodal Hub

## 6. Other Amenities



# 7. Creating a Place

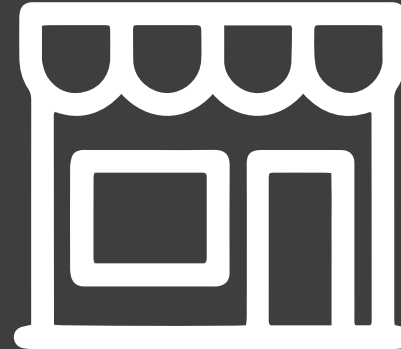


# Business Plan



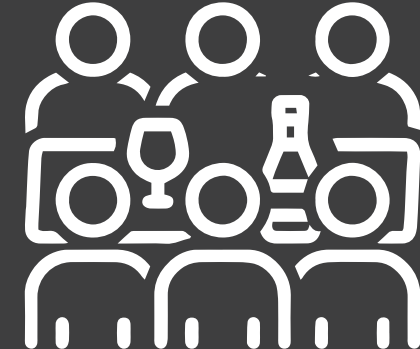
## Vibrant Community Spaces

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



## Retail

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



## Diverse Living

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