

# **4201 E ARKANSAS AVENUE PROPERTY PROJECT INTRODUCTION & COMMUNITY DISCUSSION**

**Ellis Elementary School  
January 25, 2018**



# AGENDA

## OVERVIEW

- Project Team
- Kentro Group Introduction
- Project Introduction
  - Site Location
  - 4201 E Arkansas Avenue Property Overview
    - Contract Information and Process
    - Site Information

## GROUP BREAKOUT SESSIONS (5 Groups - 12 Minutes at each Station)

- Residential
- Commercial / Retail
- Existing Conditions: Existing Site and Infrastructure
- Community Aspirations
- Community Concerns

## ADDITIONAL QUESTIONS

- Representatives from Kentro Group will remain after the meeting for additional questions or comments

# TEAM OVERVIEW



DEVELOPER



LAND PLANNER



TRAFFIC ENGINEER



ZONING / COMMUNITY OUTREACH

# KENTRO GROUP OVERVIEW

- Kentro Group (“Kentro”) translates to “Center” in Greek and focuses on Infill / Urban Opportunities
- Founded in 2004 by Denver natives Jimmy Balafas and George Balafas
- A private real estate investment firm focused on developing, investing, and operating Denver real estate
- Over \$100 million of assets owned under management, representing approximately 400,000 square feet of real estate
- Kentro’s guiding principle is to lead with real estate fundamentals and understand the local communities need
- Employs a team of seasoned construction, planning and development professionals that have a unique ability to navigate through complex and sensitive situations



# KENTRO GROUP PRINCIPLES

- **Integrity**
- **Transparency**
- **Community Collaboration**
- **Communication**
- **Flexibility, Adaptation and Problem Solving**



# COLFAX COLLECTION

Kentro Group acquired the city block of Colfax between Josephine and York in 2009. The redevelopment transformed into one of the most vibrant on Colfax and now the mixed use project is occupied by local restaurants, office tenants, and corporate retailers.

## BEFORE



## AFTER





# COLFAX COLLECTION CONTINUED

BEFORE



AFTER





# TRADER JOE'S REZONE & DEVELOPMENT

Kentro Group assembled multiple off-market properties, rezoned through the City and County of Denver and successfully developed one of the first Trader Joe's in the Colorado market. Kentro successfully acquired the adjacent retail property in 2016.





# 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 to develop the Properties based on confidence in delivering a project beneficial to the community.



# 4201 E ARKANSAS AVENUE PROPERTY OVERVIEW

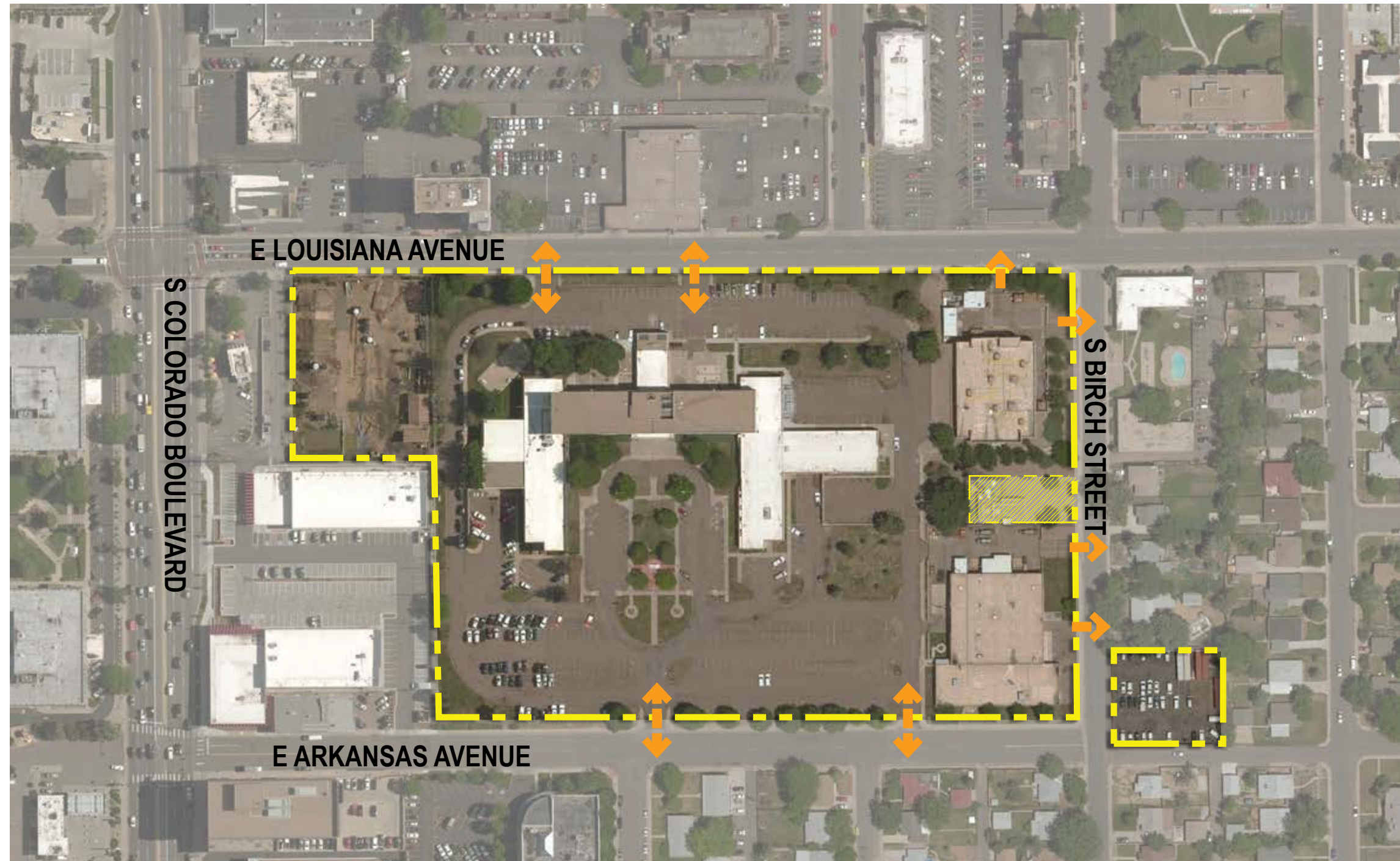
- **Contract Timing:**
  - **Due Diligence/ Governmental Approval - 150 days with three 30-day extension options for a total of 240 days from mutual execution of contract.**
  - **Closing - later of (i) thirty (30) days after expiration of the Governmental Approval Period (as may be extended hereunder); (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.**
- **The communication tower on the east side of the Property is not included in the acquisition and the State of Colorado will retain ownership.**





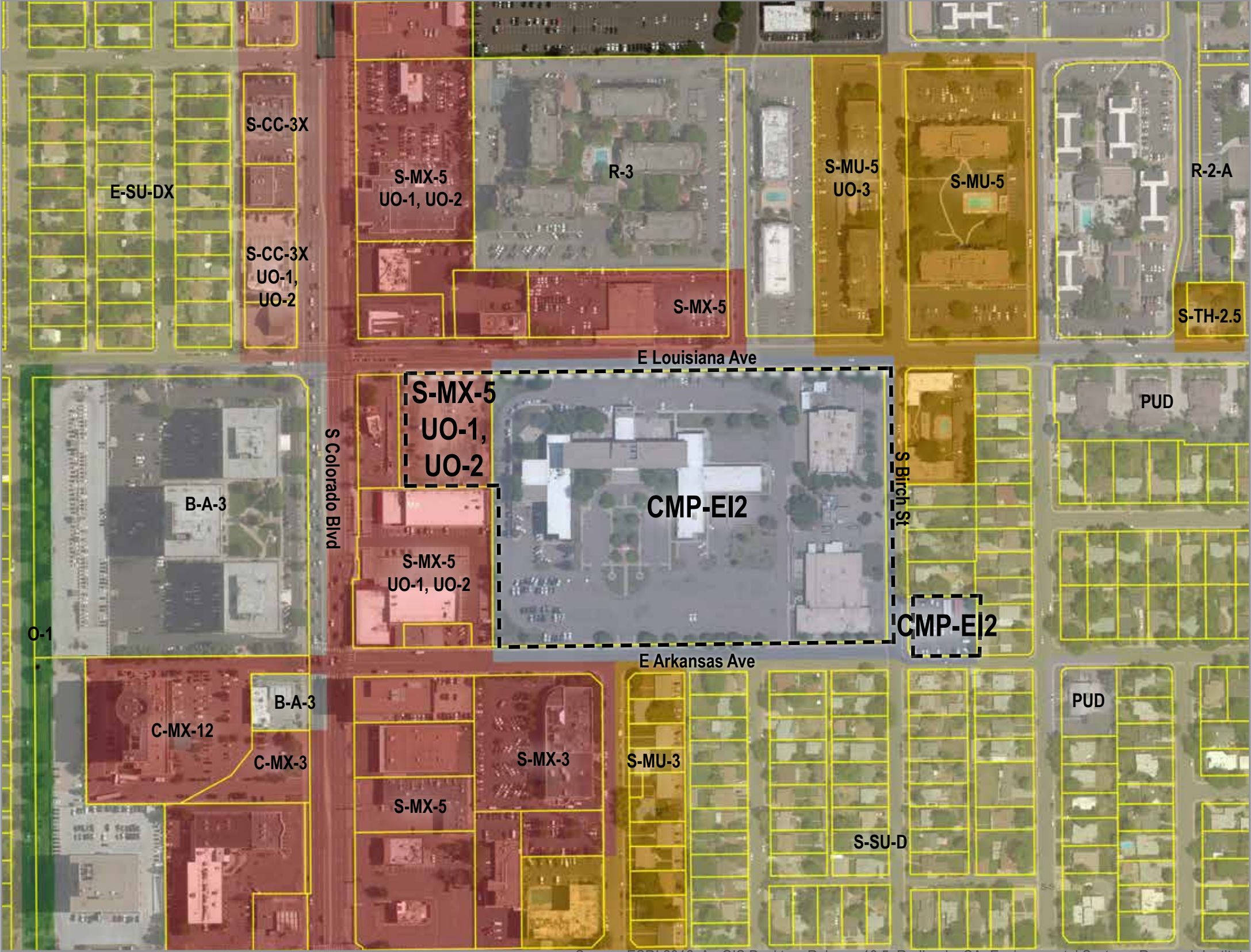
# EXISTING SITE

- 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 ZONING



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

## 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 (Mixed 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.)



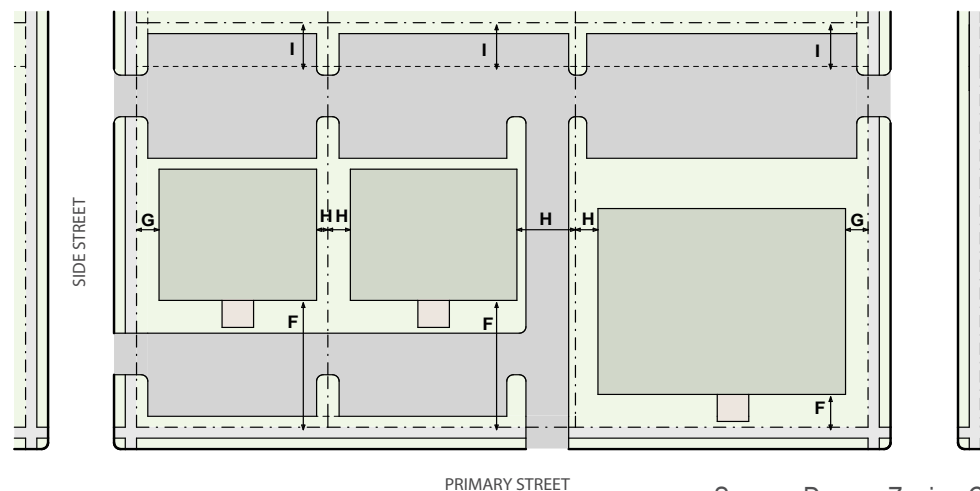
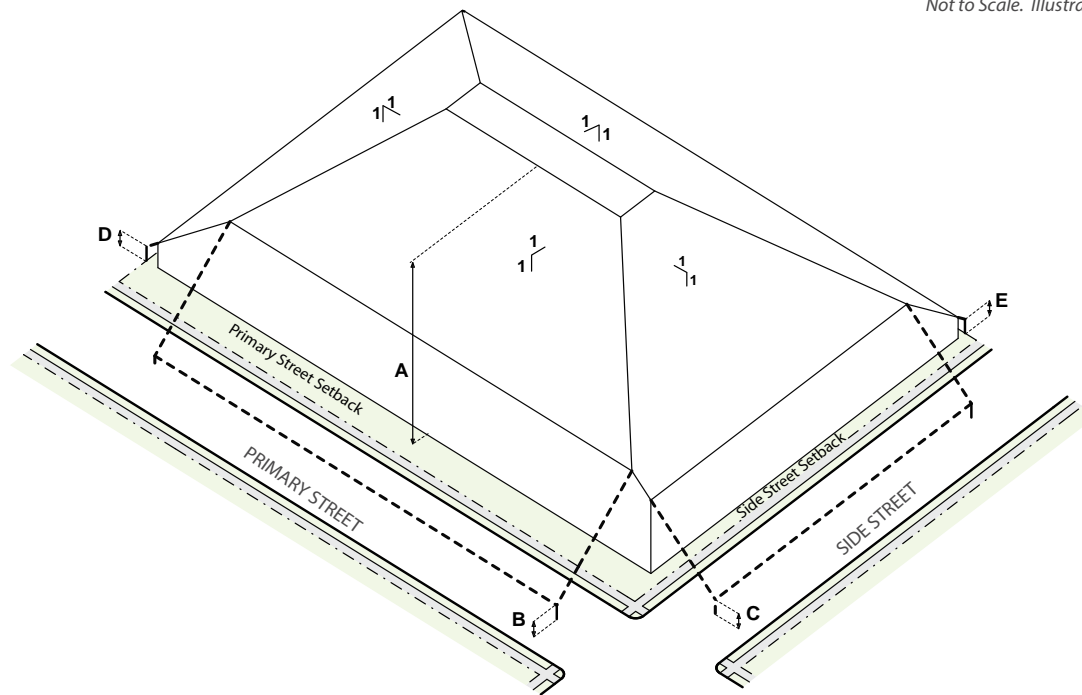


# CMP-EI2: CAMPUS-EDUCATION / INSTITUTION ZONING

## ZONING INTENT & GENERAL BUILDING FORM

- Educational institutions and associated programming including student boarding facilities
- Accommodate large scale civic, public and institutional uses such as museums, public and religious assembly uses
- Flexible placement of buildings, and unified treatment of signs, open space, landscaping and other site elements while providing compatible transitions between the campus and adjacent neighborhoods (Denver Zoning Code, 9.2-9)

Not to Scale. Illustrative Only.



PRIMARY STREET

Source: Denver Zoning Code, 9.2-12

### HEIGHT

#### CMP-EI2

A	Feet (max)	150'
A	Feet, within 175' of Protected District (max)	75'
B	Bulk Plane Vertical Height at Centerline of Primary Street	10'
C	Bulk Plane Vertical Height at Centerline of Side Street	10'
D	Bulk Plane Vertical Height at Side Interior Property Line	10'
E	Bulk Plane Vertical Height at Rear Property Line, or Centerline of alley if present	10'
	Bulk Plane Slope	45°

### SITING

#### CMP-EI2

#### SETBACKS AND BUILDING COVERAGE

F	Primary Street (min)	20'
G	Side Street (min)	7.5'
H	Side interior (min)	7.5'
I	Rear, alley/no alley (min)	10'/20'
	Building Coverage, including all accessory structures (max)	60%

#### PARKING

Vehicle Access, 3 or more side-by-side dwelling units in one structure	From Alley; or Street access allowed when no Alley present (Sec. 9.2.7.4))
Vehicle Access, all other permitted uses	Access determined as part of Site Development Plan Review

### USES

#### CMP-EI2

All permitted Primary Uses shall be allowed within this building form.  
See Section 9.2.8 Uses and Parking

CMP-EI2 Height, Siting, and Uses Chart (Source: Denver Zoning Code, 9.2-13)

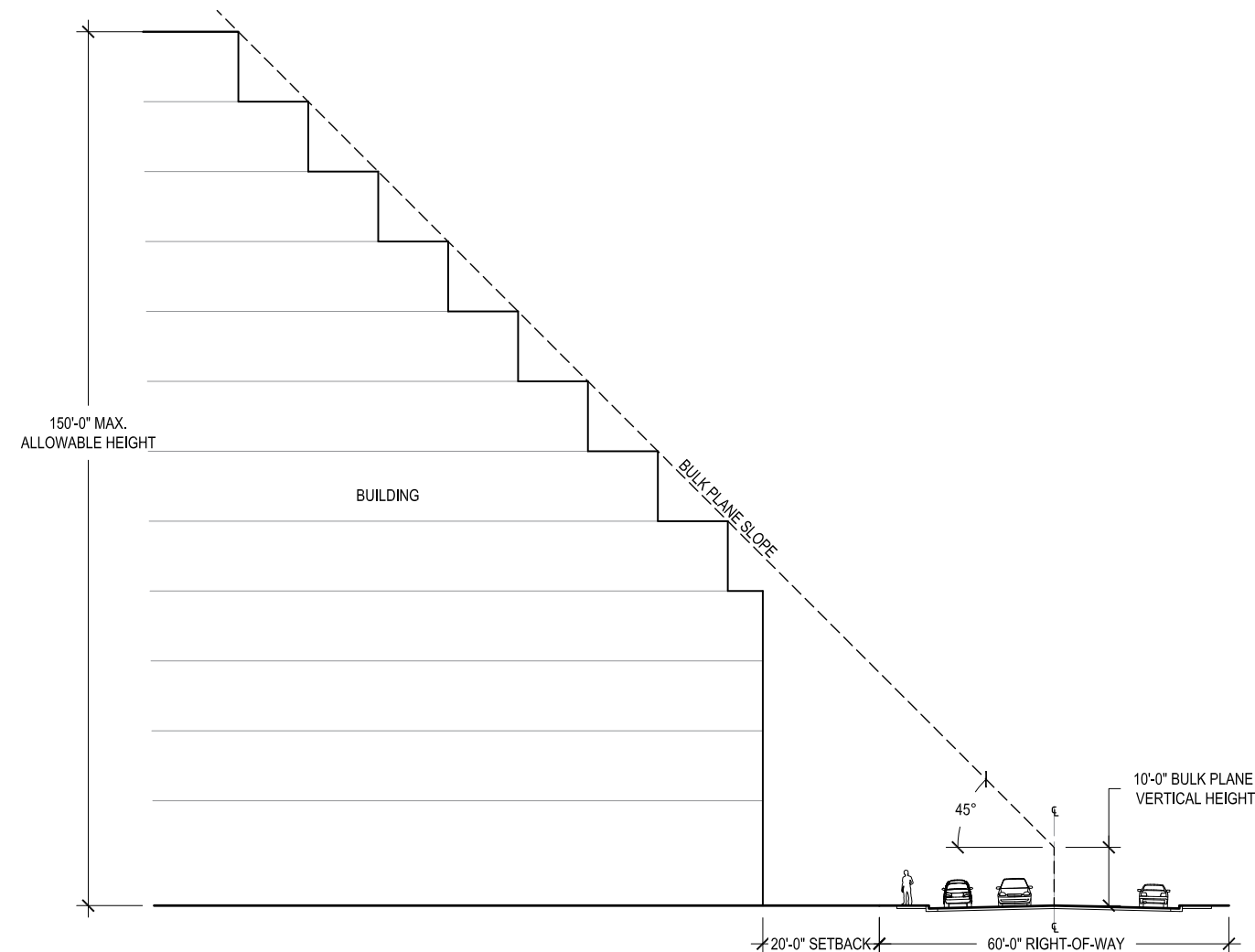


# CMP-EI2: CAMPUS-EDUCATION / INSTITUTION ZONING

## GENERAL BUILDING FORM / USES

- Primary Uses:

- Household Living
  - Dwelling, Single Unit
  - Dwelling, Two Unit
  - Dwelling, Multi-Unit
- Group Living
  - Assisted Living Facility
  - Nursing Home, Hospice
  - Residence for Older Adults
  - Rooming and Boarding House
  - Student Housing
- Public Services
  - Community Center
  - Day Care Center
  - Public Safety Facility
- Cultural / Special Purpose Library
  - Museum
- Education
  - Elementary / Secondary School
  - University / College
  - Vocational / Professional School
- Public and Religious Assembly
- Arts, Recreation & Entertainment
  - Arts, Recreation and Entertainment Services, Indoor
- Office
  - Dental / Medical Office or Clinic
  - Office
- Retail is currently not permitted

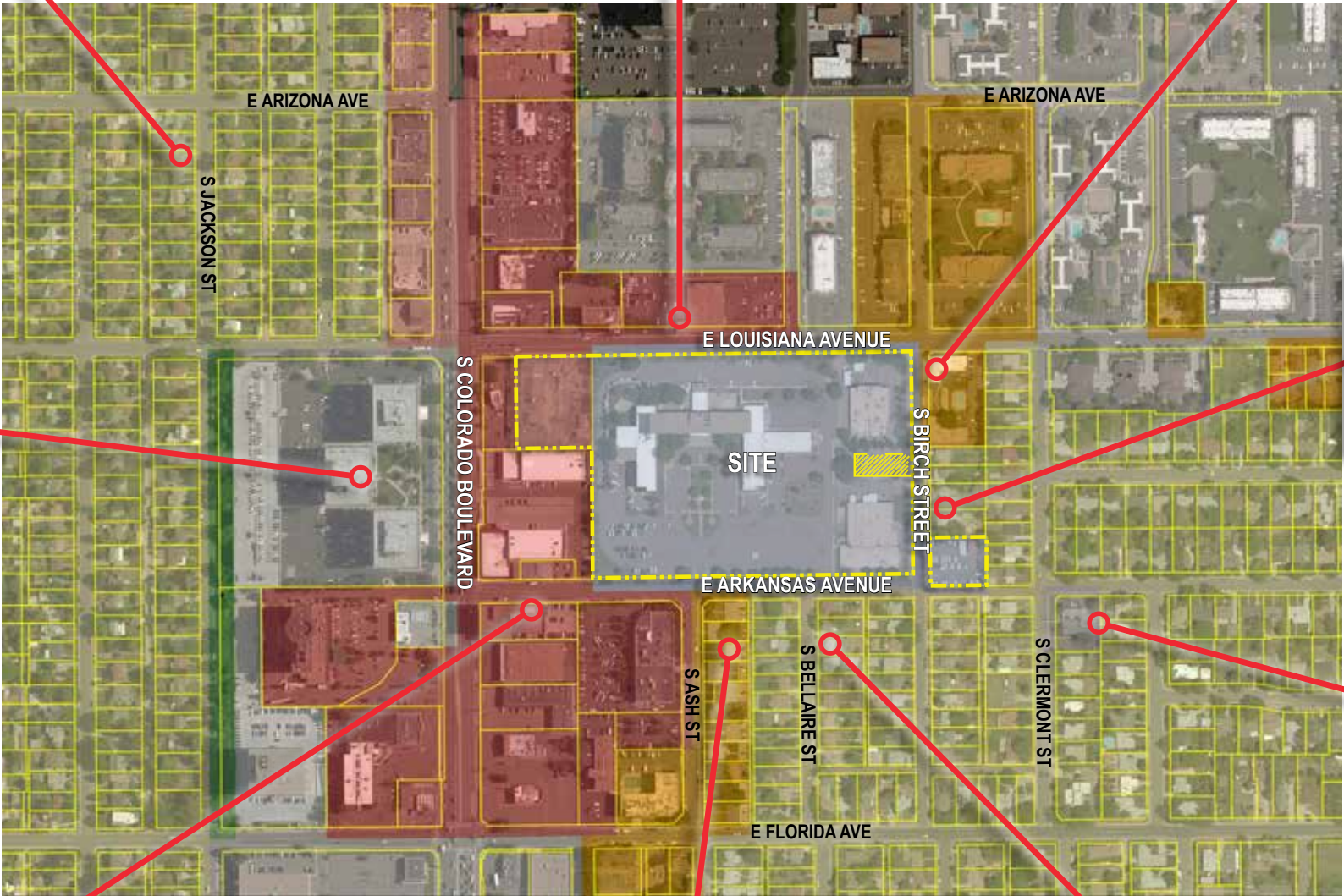


## GENERAL BUILDING FORM - SECTION

Permitted with zoning permit review or with zoning permit review with informational notice



# SURROUNDING LAND USES

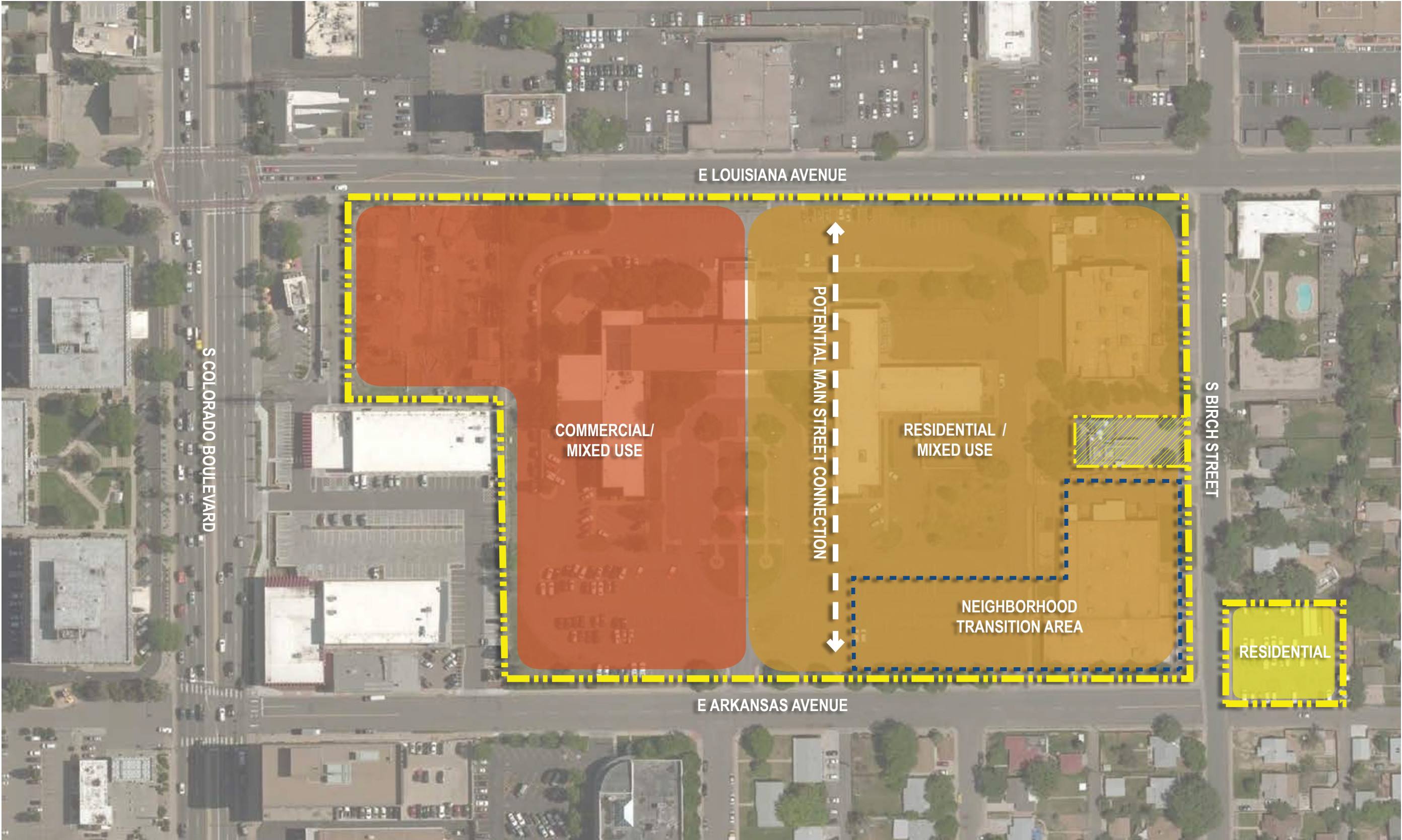


Source: ESRI 2016. ArcGIS Desktop: Release 10.5. Redlands, CA: Environmental Systems Research Institute.

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



# CONCEPTUAL LAND USES









# REZONING PROCESS

- Neighborhood Outreach
  - Continue to work closely with Virginia Village RNO
  - Gather input on a number of subjects (concerns, aspirations, questions, uses, etc.)
- Rezoning process – 5-6 month process with City and County of Denver including:
  - Rezoning application
  - Internal referral agency review
  - Planning Board public hearing
  - City Council public hearing
  - Neighborhood outreach will continue and occur throughout this entire process
- Traffic Study



# BREAKOUT SESSION

- Please refer to the number on you nametag and begin at the corresponding Breakout Session.
- Each group will have an opportunity to participate at each station.
- The groups will rotate after 12 minutes.
- The total breakout session time will be 1 hour.

**1**

**RESIDENTIAL**

**2**

**COMMERCIAL / RETAIL**

**3**

**EXISTING CONDITIONS: INFRASTRUCTURE**

**4**

**COMMUNITY ASPIRATIONS**

**5**

**COMMUNITY CONCERNS**