

WELCOME

4201 E ARKANSAS AVENUE PROPERTY COMMUNITY DISCUSSION

Ellis Elementary School
March 8, 2018



KENTRO GROUP

AGENDA

- Introduction
- January 25, 2018 Neighborhood Meeting Summary
- Existing Zoning Overview
- Zoning Studies
- Next Steps

GROUP WORKING SESSIONS | 4 STATIONS

- Zoning
- Uses
- Transportation
- Character

- * Spanish speaking community, please see Christina Contreras for any translation needs.
- * Comunidad de habla Español, hablar con Christina Contreras para la traducción

TEAM OVERVIEW



DEVELOPER



LAND PLANNER

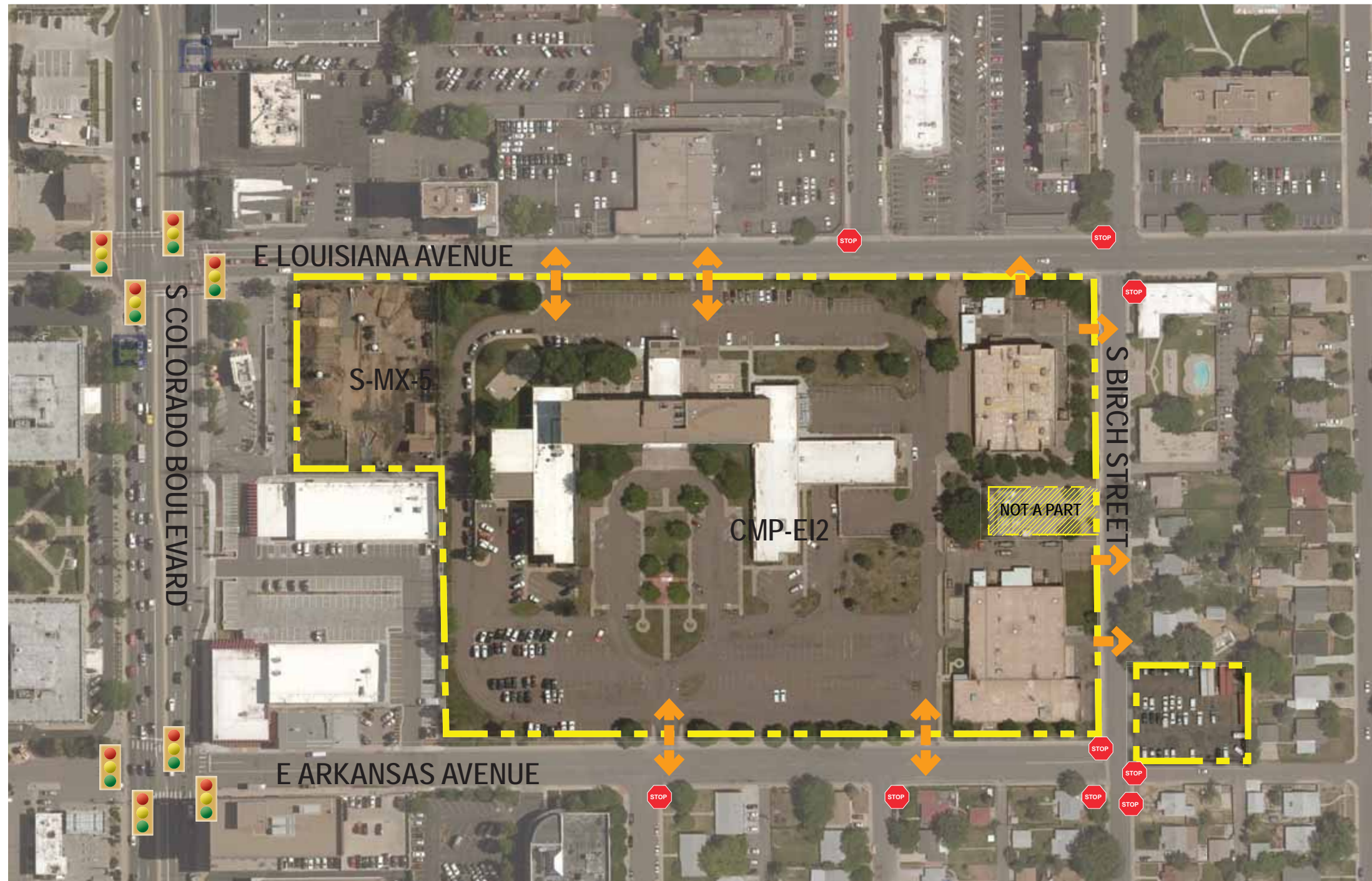


TRAFFIC ENGINEER



ZONING / COMMUNITY OUTREACH

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
- Zoning:
 - CMP-EI2
 - S-MX-5

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.

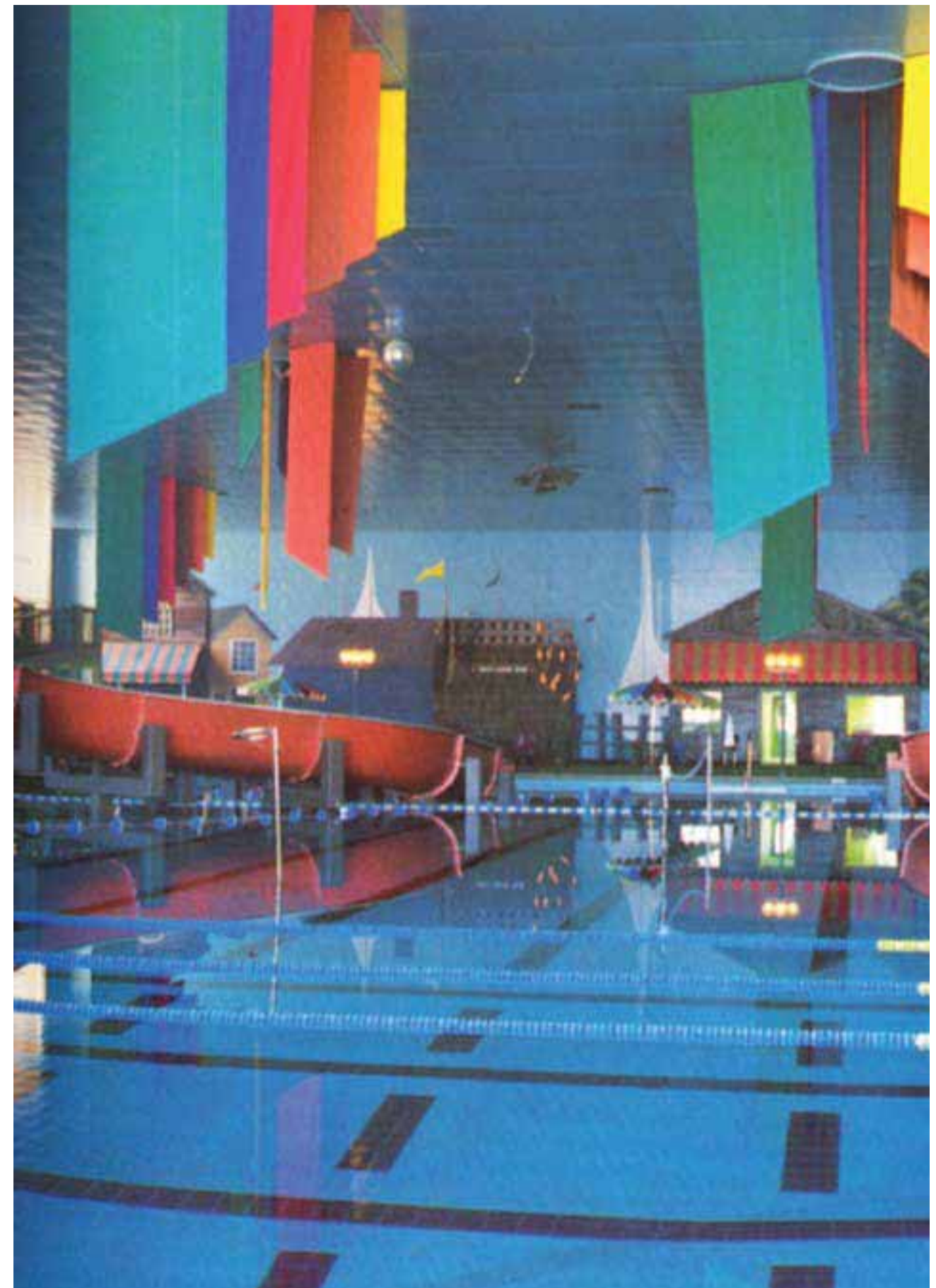
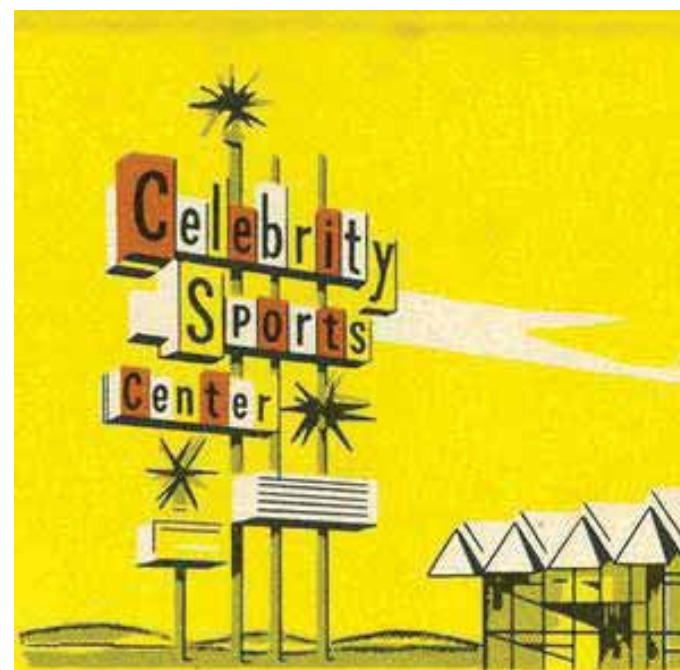
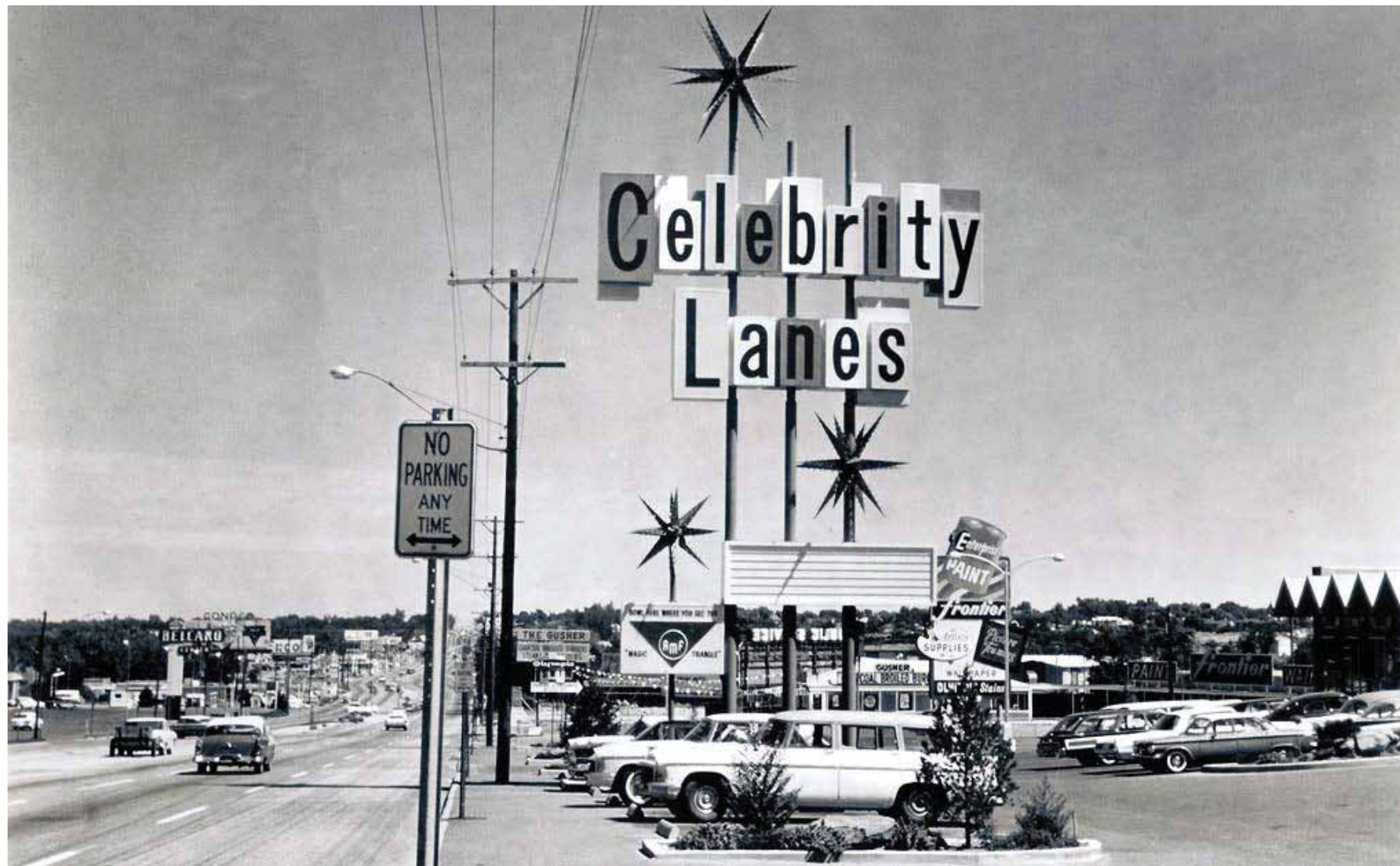


4201 E ARKANSAS AVENUE PROPERTY OVERVIEW

- 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.
- **Requires 150,000 SF commercial space and 200 permanent jobs on-site**
- The communication tower on the east side of the Property is not included in the acquisition and the State of Colorado will retain ownership.

JANUARY 25, 2018 NEIGHBORHOOD MEETING SUMMARY





CELEBRITY SPORTS CENTER STAR



At least 1 of the Stars Still Exists
37th and Byron St., Denver, CO



JANUARY 25, 2018 NEIGHBORHOOD MEETING SUMMARY

1

RESIDENTIAL

Table #1: Residential/Affordable Housing

Encourage mixed income
Assess A.H. impact on property values
Most supported 60% AMI
Quality design with glass and brick
Residential transitions
Incl. unique, mid-centry modern in areas
Ground floor walk-outs for residents
Treatment of service, dumpsters
Integration with green space, streetscape, trees
Dog park not encouraged
Parking for residential important per spillover
Housing for families
Mix of for-sale and rental
Consider community event/gathering space
Senior housing encouraged
Tree preservation

2

COMMERCIAL / RETAIL

Table #2: Commercial, Retail, Uses

Consistency of tenants important
Neighborhood main street embraced
Neighborhood, small businesses
No MJ dispensary, gun shops, adult businesses
Basic services, book store, deli, hang out shops
Exampe of S. Gaylord
Food and Beverage, breakfast, lunch, dinner
Doctors and dentists
Co-work space
Community center/space
Ice cream, coffee
Bike share, bike shop, bike parking
EV car stations
Walkable
Green setback
No light industrial
Hotel - mixed reaction
Differ from Colo Blvd offerings
No big box
Cultural uses
Vertical mixed-use
Dog park - mixed reactions

3

EXISTING CONDITIONS:
INFRASTRUCTURE

Table #3: Traffic and Infrastructure

Arkansas traffic onto Birch problem
Abra Glass (Glendale) problem
Include ample parking
Air quality testing
Traffic study
Shortage of infrastructure
Accel/decel lanes
9th and Colo traffic example/concern
Safer walk routes, counter Colo Blvd.
Bike lanes
Tree preservation as look at curb/sidewalk
Connectivity from E and S important
Minimize lighting/glare from streetlights/parking
Safety
Study traffic to E and W of Colo Blvd.
Traffic on Florida and to S
Narrowness of Birch, will it be widened?
Concern of Cherry and Louisiana intersection
No roundabouts

4

COMMUNITY ASPIRATIONS

Table #4: Community Aspirations

Top mentioned categories:
Design (65)
Use (61)
Community (45)
Transportation (34)
Green (17)
Owner-occupied product
Celebrate history and eclecticism of neighborhood
Enhanced safety, eyes on the street
Connections to transit off Colorado Blvd.
Lower intensity on east end, Birch lot
Local businesses
Affordable, mixed-income
Housing for families
Sustainably built, solar/renewables
Welcoming aspect, gateway to neighborhood
Water feature
Place for kids, social hangout for families
Ability to walk thru site, not have to go around
Restaurant/chef-driven rest., brewery/beer garden
Adequate parking
Destination place, public art
Off-set grid to N/S to disrupt traffic and cut thru
Keep existing trees
Celebrity Sports Center
Dog park, Cop Shop, Farmer's Market
Rooftop activation, dining
Transition from commercial on Colo to resi/n'hood
Crosswalks, human-scale, ped friendly, not big box
Something neighborhood can be proud of

5

COMMUNITY CONCERNS

Table #5: Community Concerns

Not including affordable housing a concern
Crime and safety
Adjacent property values, impacts
Concern of low income housing (Section 8) Want to understand who will be living on site
Mass amount of density a concern
Microwave tower impact on neighborhood
Block microwave tower with height
Light pollution on perimeters
No undesirable uses (i.e. MJ, adult, liquor)
Ugly design a concern
Standalone buildings with one use and parking
Traffic
Louisiana secondary traffic
Spillover parking
Speeding through neighborhoods (speed bumps?)
Urban heat island
Environmental contamination
Power capacity, utility strain
Neighborhood character
Impact on schools?
Don't develop every square inch, need green space



STANLEY MARKETPLACE



WATER FEATURE, UNION STATION



OLD SOUTH PEARL STREET



PUNCH BOWL SOCIAL



BIKE SHARE

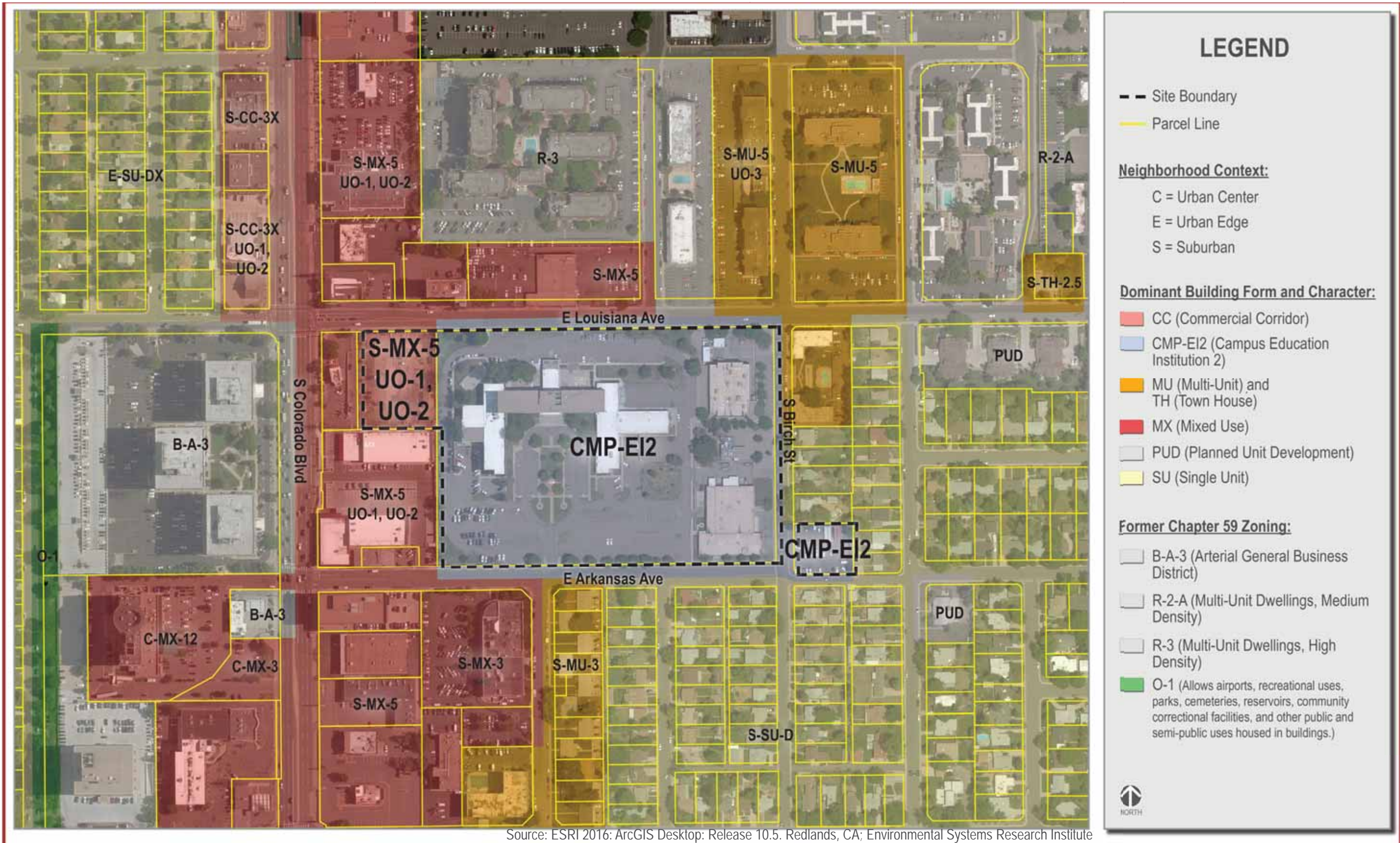


SOUTH GAYLORD STREET



PLAZA

EXISTING ZONING

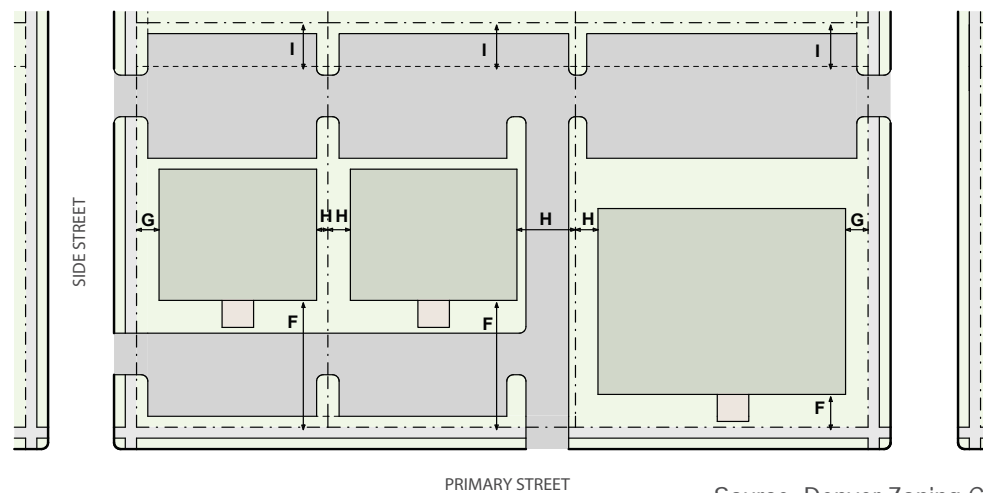
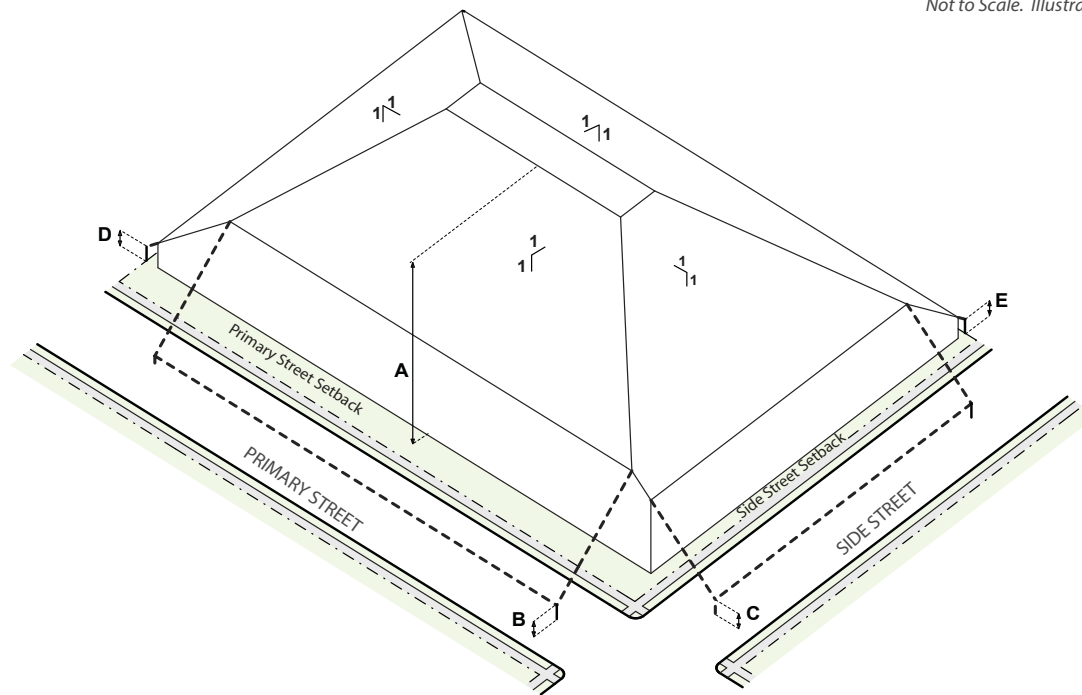


CMP-EI2: CAMPUS-EDUCATION / INSTITUTION ZONING

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)

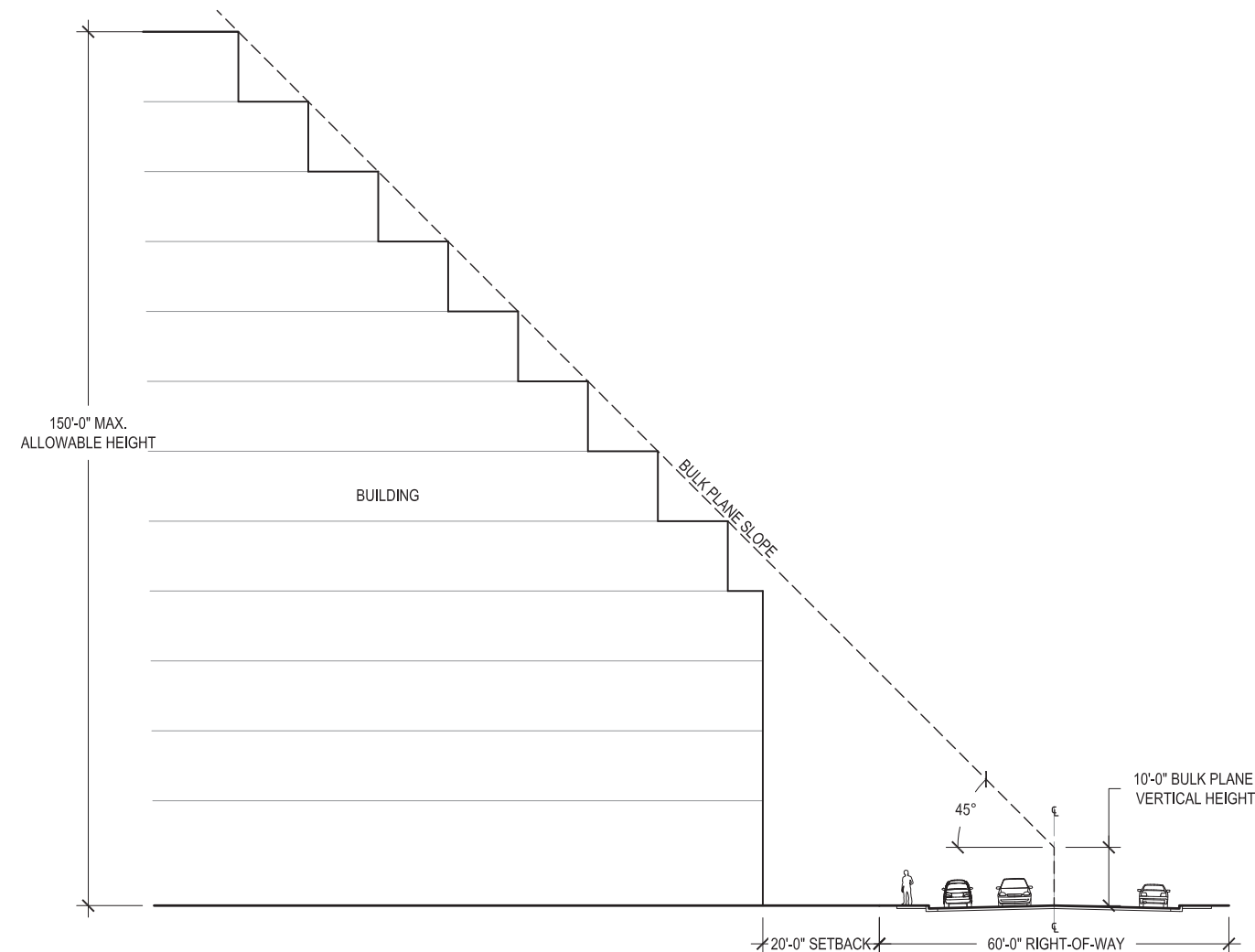


CMP-EI2: CAMPUS-EDUCATION / INSTITUTION ZONING

GENERAL BUILDING FORM / USES

- Primary Uses:

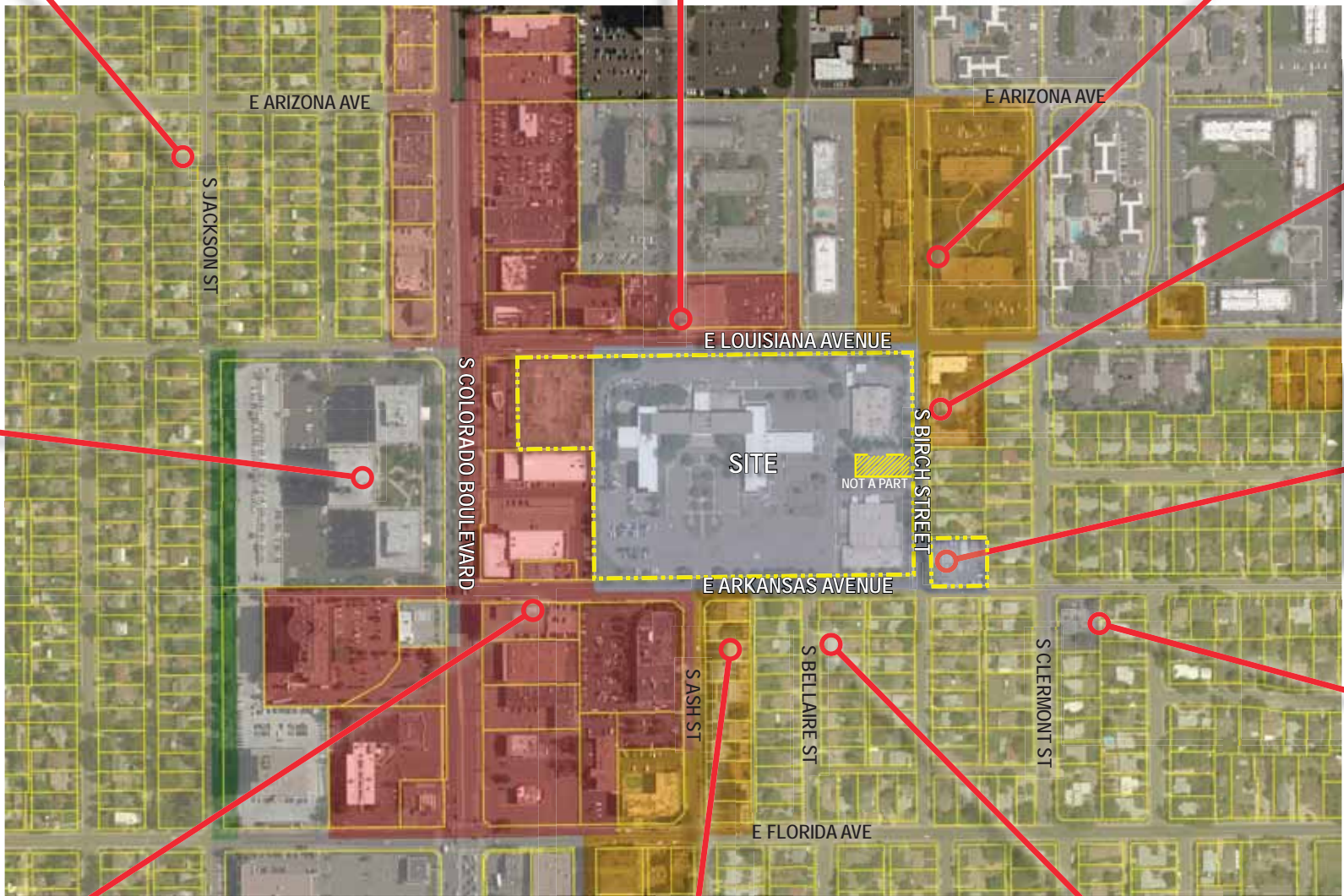
- Household Living
 - Dwelling, Single Unit
 - Dwelling, Two Unit
 - Dwelling, Multi-Unit
- Group Living
 - Assisted Living Facility
 - Nursing Home, Hospice
 - Residence for Older Adults
 - Rooming and Boarding House
 - Student Housing
- Public Services
 - Community Center
 - Day Care Center
 - Public 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

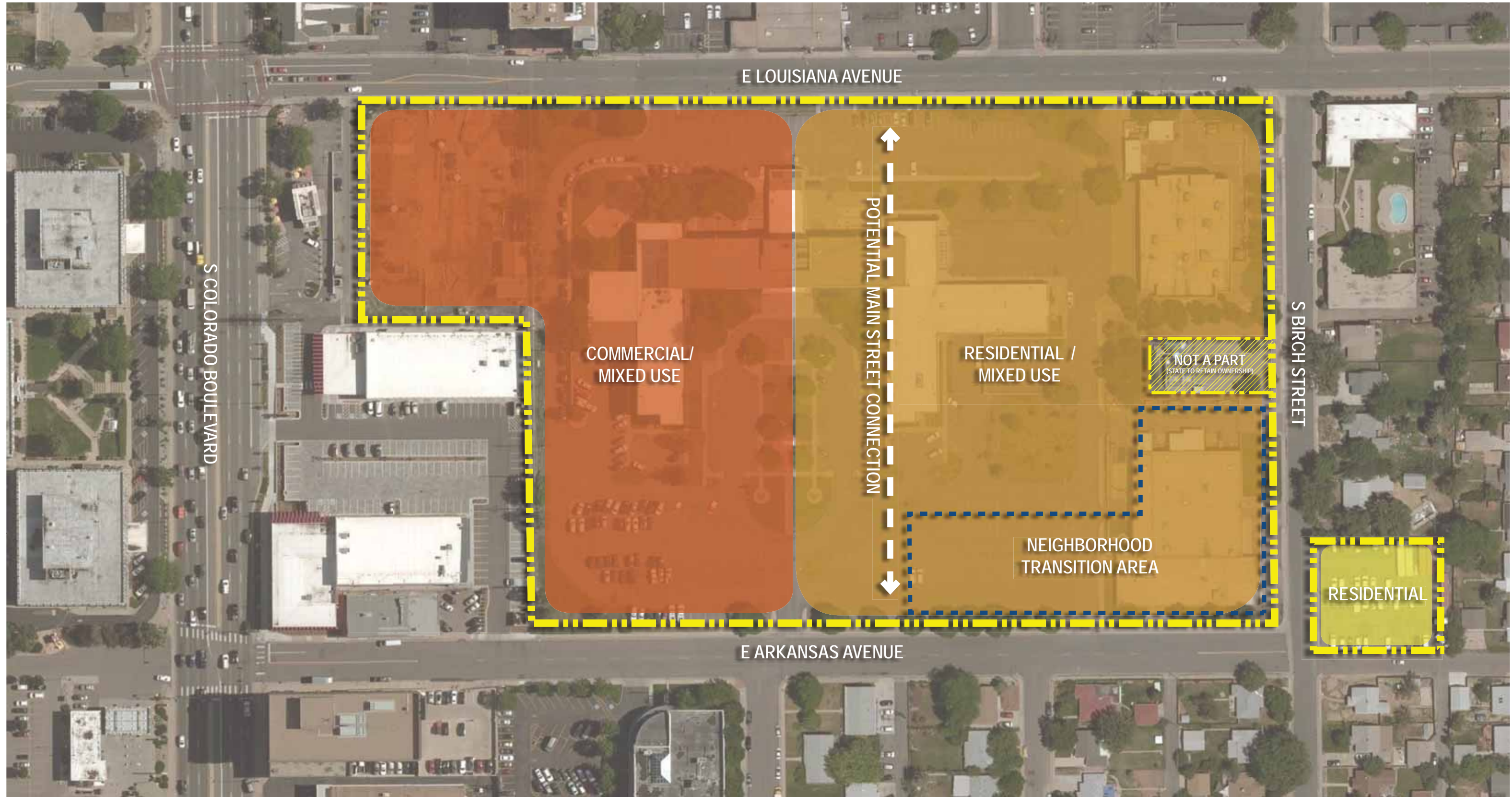
SURROUNDING LAND USES



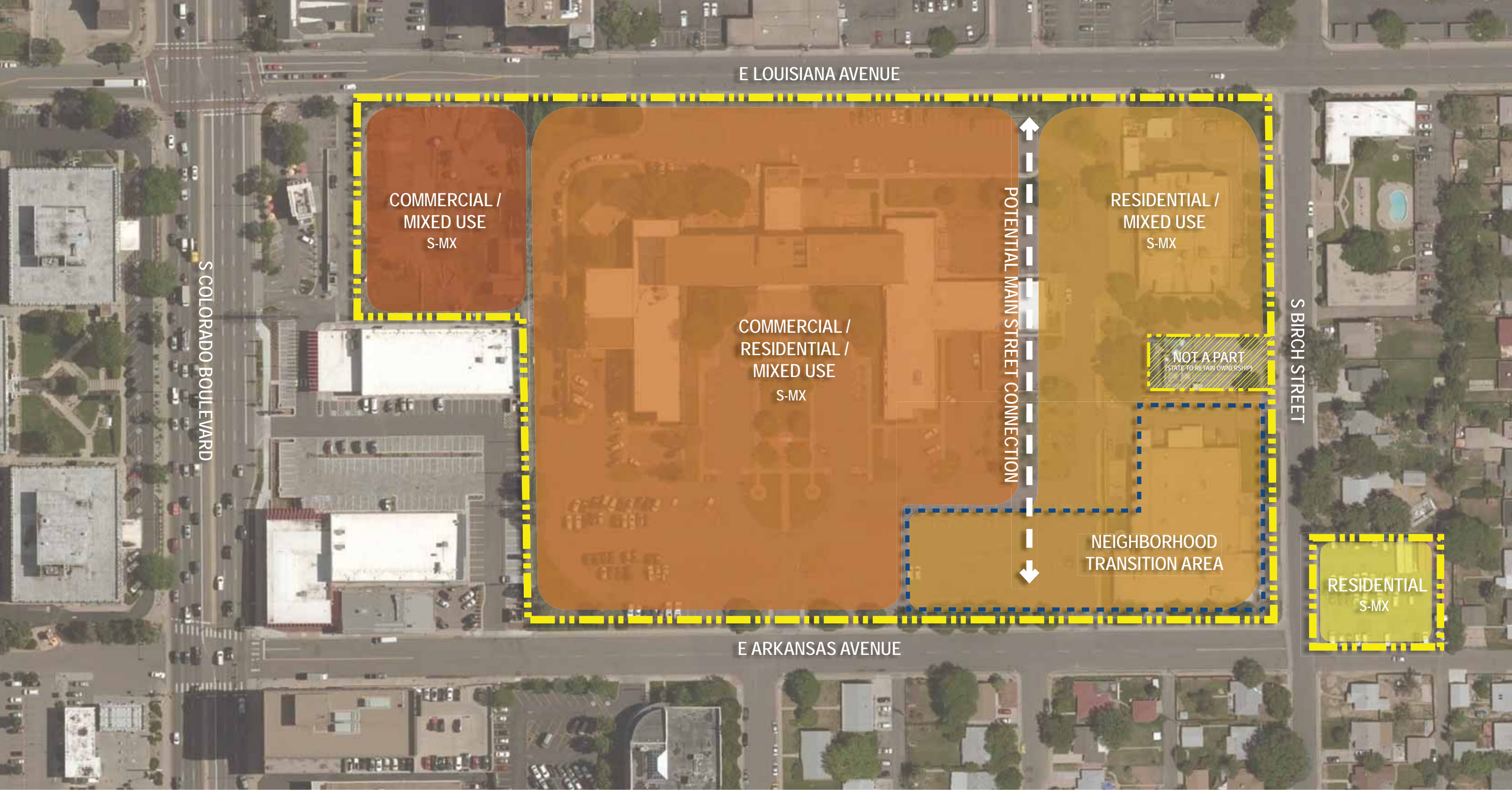
Source: ESRI 2016. ArcGIS Desktop: Release 10.5. Redlands, CA: Environmental Systems Research Institute.

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

CONCEPTUAL LAND USES (FROM JANUARY 2018 MEETING)

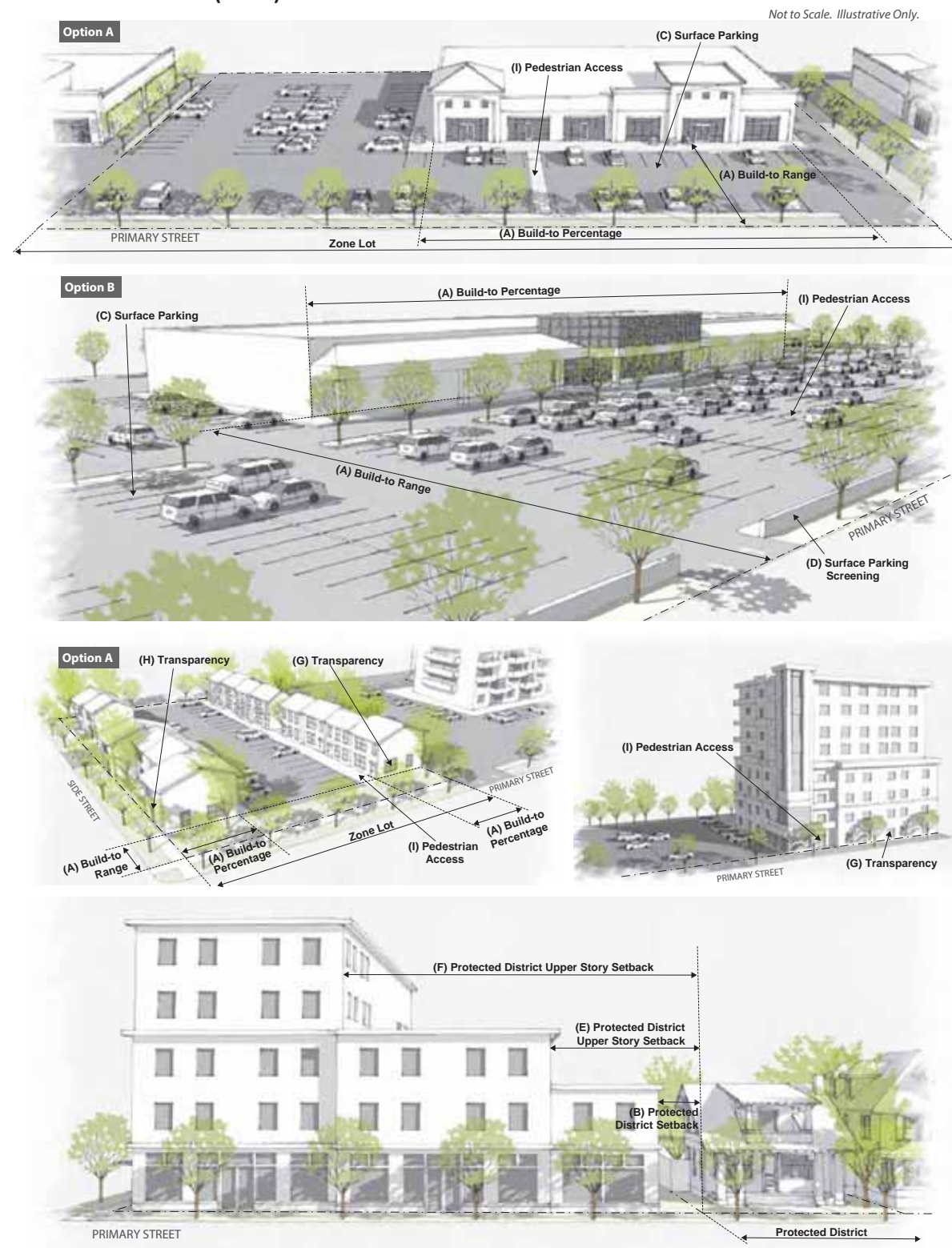


CONCEPTUAL ZONING STUDY



S-MX: SUBURBAN MIXED USE NEIGHBORHOOD CONTEXT

GENERAL BUILDING FORM



Source: Denver Zoning Code, 3.3-22

HEIGHT		S-MX-3	S-MX-5	S-MX-8	S-MX-12
Stories (max)		3	5	8	12
Feet (max)		45'	70'	110'	150'
Feet, within 175' of Protected District (max)		na	na	75'	75'
Height Exceptions		See Section 3.3.7.1			
SITING		All S-MX Option A	All S-MX Option B		
RESTRICTION		na	Allowed only if Street Level GFA is equal or greater than 20,000 sf		
REQUIRED BUILD-TO					
A	Primary Street (min build-to % within min/max range)	50% 0'/80'	50% 0'/150'		
	Build-to Exceptions and Alternatives	See Sections 3.3.7.2 and 3.3.6.1		See Sections 3.3.7.2 and 3.3.6.1	
	SETBACKS				
	Primary Street (min)	0'	0'		
	Side Street (min)	0'	0'		
	Side Interior (min)	0'	0'		
B	Side Interior, adjacent to Protected District (min)	10'	10'		
	Rear (min)	0'	0'		
	Rear, adjacent to Protected District, alley/no alley (min)	S-MX-2x: 0'/5' 0'/10'	S-MX-2x: 0'/5' 0'/10'		
Setback Exceptions and Encroachments		See Sections 3.3.7.3 and 3.3.7.4		See Sections 3.3.7.3 and 3.3.7.4	
PARKING					
C	Surface Parking between building and Primary Street/ Side Street	Allowed/Allowed	Allowed, limited to two double loaded aisles within the Build-To range/Allowed		
	Surface Parking Screening	See Article 10, Division 10.5	Garden Wall required within 0'/15' for 100% of the zone lot's Primary and Side Street frontages, excluding access points and por- tions of building within 0'/15'; following the standards of Article 10, Section 10.5.4.4		
	Vehicle Access, 3 or more side-by-side dwelling units in one structure	From Alley; or Street access allowed when no Alley present (Sec. 3.3.7.6)			
	Vehicle Access, all other permitted uses	Access determined at Site Development Plan Review			
DESIGN ELEMENTS		S-MX-3	S-MX-5	S-MX-8	S-MX-12
BUILDING CONFIGURATION					
E	Upper Story setback above 27'; adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	15'/25'	20'/25'	20'/25'	20'/25'
F	Upper story setback above 51'; adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	35'/40'	35'/40'	35'/40'
STREET LEVEL ACTIVATION					
G	Transparency, Primary Street (min)	40%* Residential Only Buildings: 30%*			
H	Transparency, Side Street (min)	25%*			
	Transparency Alternatives	See Section 3.3.6.3			
I	Pedestrian Access, Primary Street	Pedestrian Connection			
USES		All S-MX			
All permitted Primary Uses shall be allowed within this building form See Division 3.4 Uses and Parking					

*Applies only to street-facing portions of building facade located within 80' of the Primary and/or Side Street

Source: Denver Zoning Code, 3.3-23

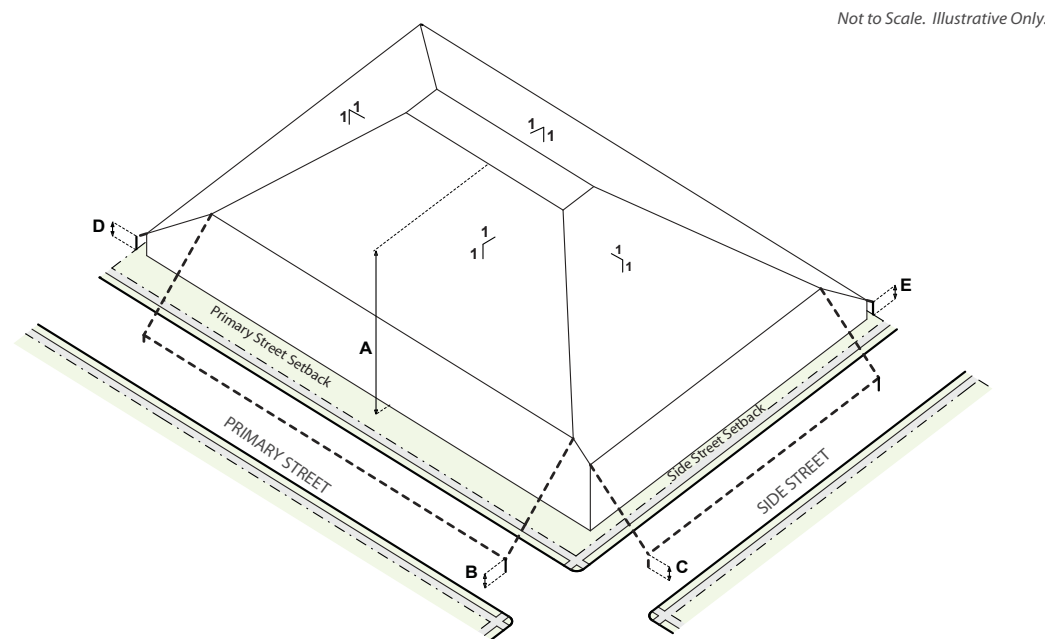
ALLOWED BUILDING ENVELOPE

Proposed Zoning Districts

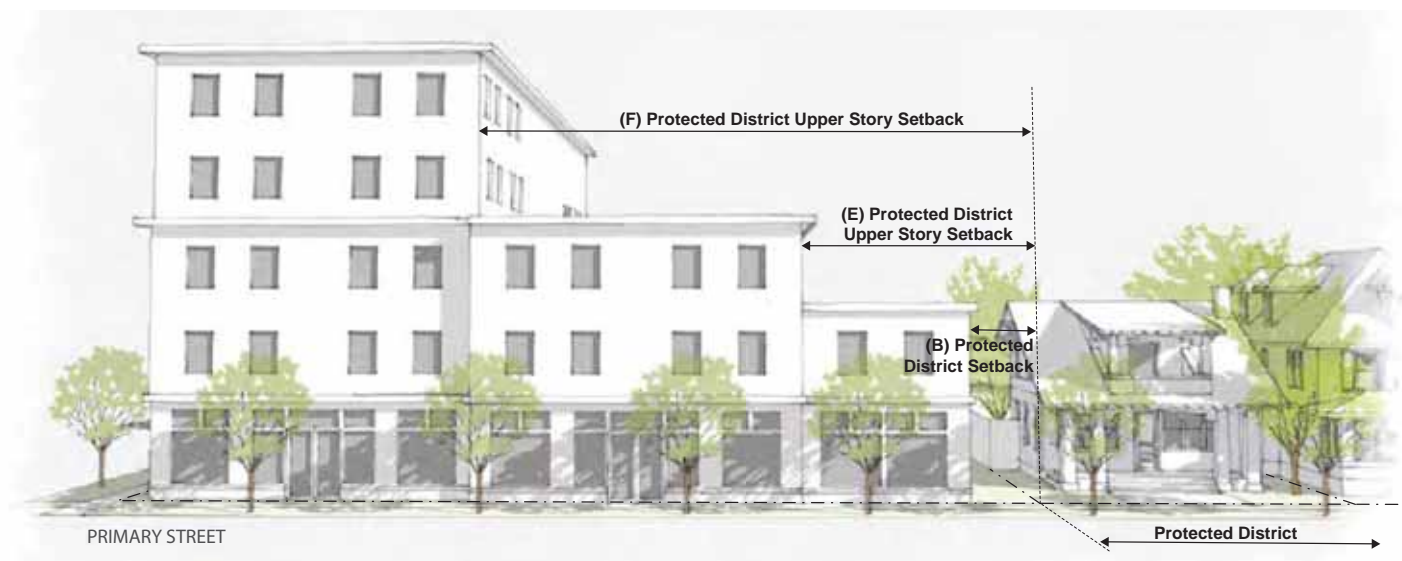
- Guides the allowed uses and allowed building envelope
- Considers compatibility of existing zoning districts

Allowed Building Envelope- defines the area for a building / structure guided by the following criteria for Building Form Intent based on the Denver Zoning Code:

- Height
- Siting such as Setbacks
- Design Elements such as Upper Story Setback
- Transitions
- Streetscape Setback



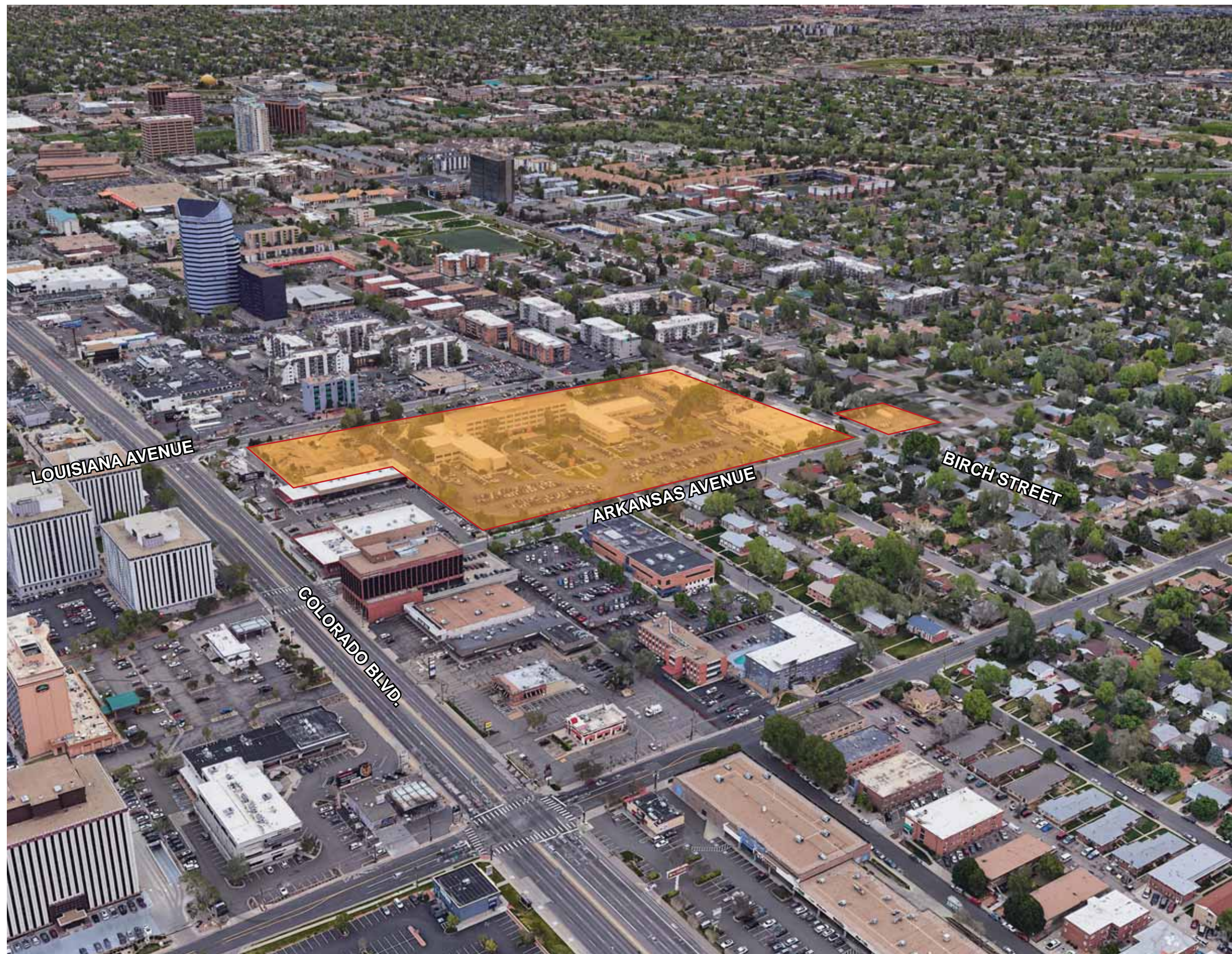
Allowed Building Envelope - CMP



Allowed Form Example - S-MX

BUILDING ENVELOPE

EXISTING SITE

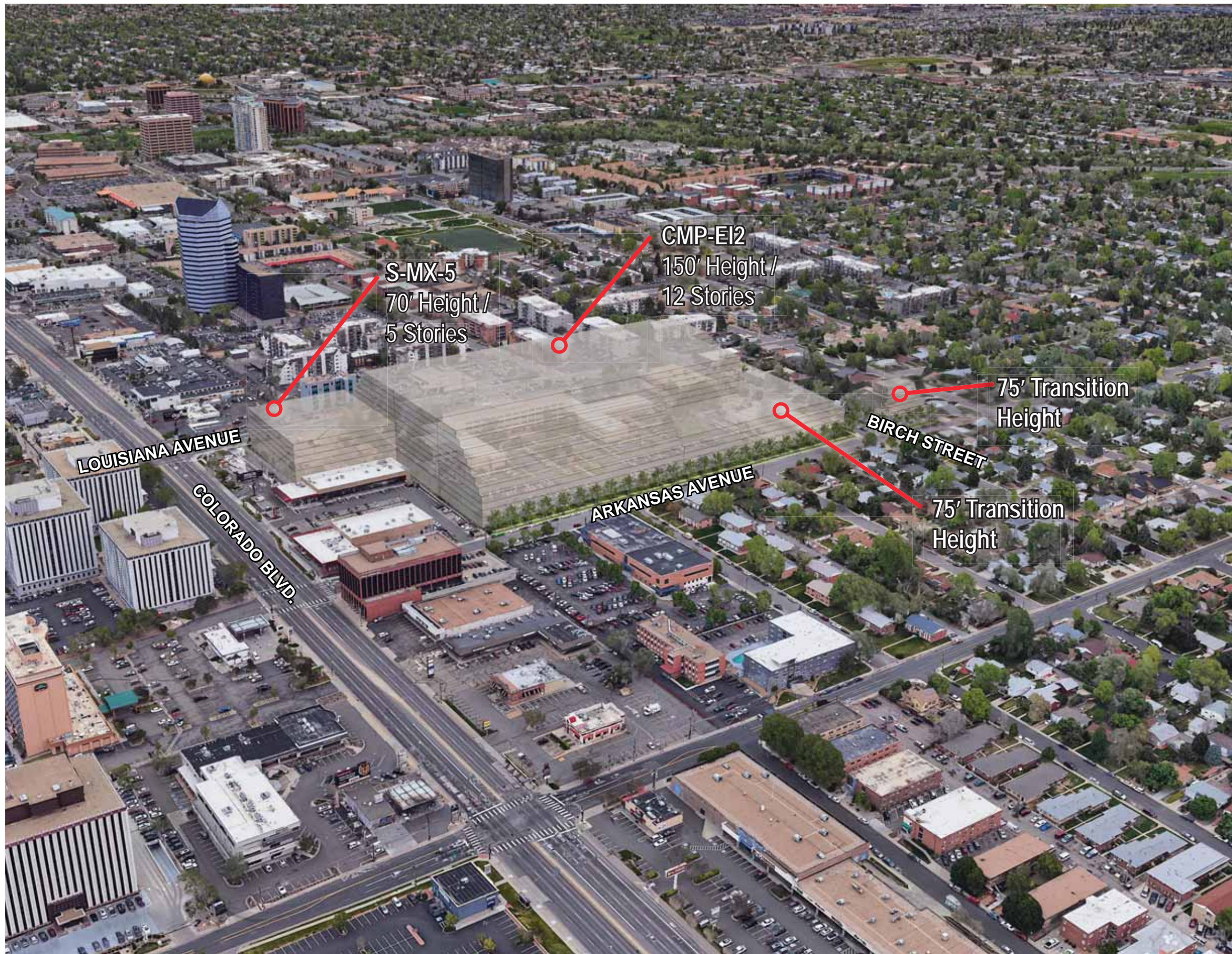


ALLOWED BUILDING ENVELOPE: EXISTING SITE

03.08.2018 SLIDE 21 of 32



KENTRO GROUP



BUILDING ENVELOPE

EXISTING ZONING

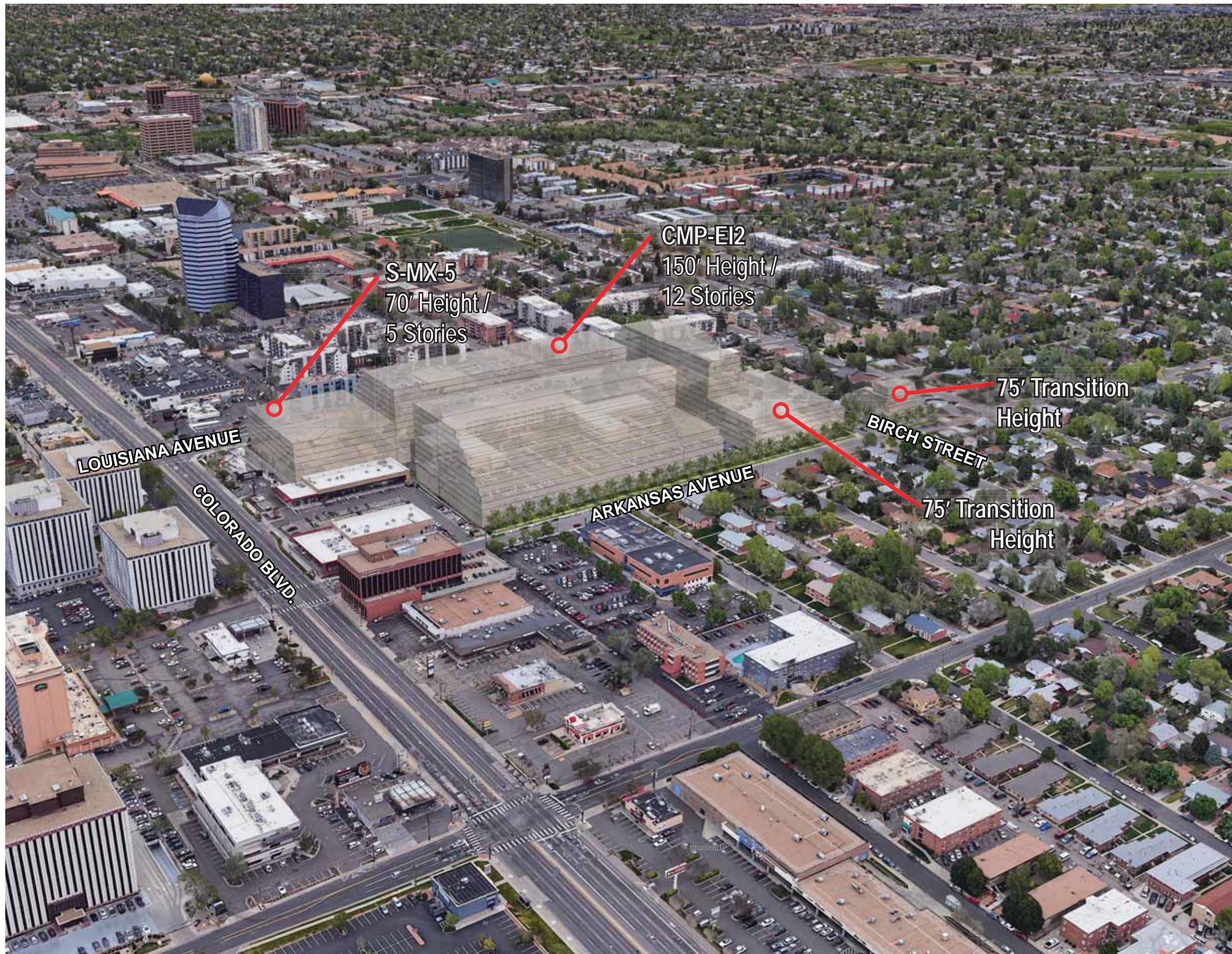
- CMP-EI2
- S-MX-5
- 12 Stories
- 150' Max Height
- 75' Transition Height
- 20' Setbacks
- Bulk Plane Angle:
45-degrees from streets



BUILDING ENVELOPE

EXISTING ZONING

- CMP-EI2
- S-MX-5
- 12 Stories
- 150' Max Height
- 75' Transition Height
- 20' Setbacks
- Bulk Plane Angle:
45-degrees from streets
- Implementing Main
Street, Fire Access,
& Microwave Tower
Locations



BUILDING ENVELOPE

EXISTING ZONING

- CMP-EI2
- S-MX-5
- 12 Stories
- 150' Max Height
- 75' Transition Height
- 20' Setbacks
- Bulk Plane Angle:
45-degrees from streets
- Implemented Main Street,
Fire Access, & Microwave
Tower Locations



BUILDING ENVELOPE

ZONING OPTIONS

- S-MX-12
- S-MX-5

Per Zoning Criteria:

- 0' Setbacks at Streets
- Height Varies per Zone





BUILDING ENVELOPE

ZONING OPTIONS

- S-MX-12
- S-MX-8
- S-MX-5

Per Zoning Criteria:

- 0' Setbacks at Streets
- Height Varies per Zone



BUILDING ENVELOPE

ZONING OPTIONS

- S-MX-12
- S-MX-8
- S-MX-5
- S-MX-3

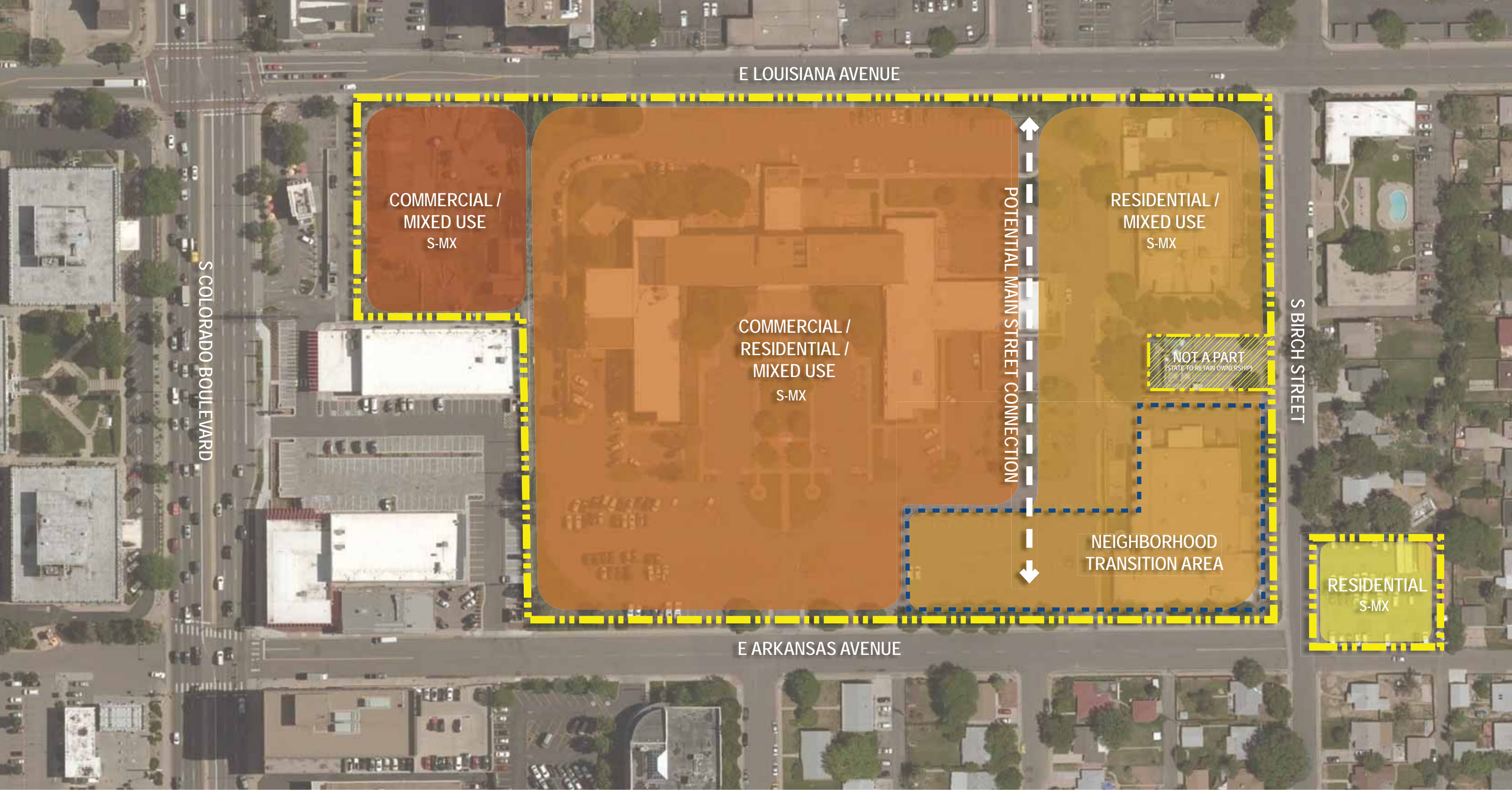
Per Zoning Criteria:

- 0' Setbacks at Streets
- Height Varies per Zone

Design Standards:

- Streetscape Character & Landscape
- Public Space
- Building Form
 - Height
 - Setbacks
 - Parking Location
- Design Elements
 - Building Configuration
 - Transparency
 - Entrances

CONCEPTUAL ZONING STUDY



COMMUNITY OUTREACH AND REZONING PROCESS

- Series of public 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 – TODAY, March 8, 2018
 - Meeting #3 – April 5, 2018 – 6:00pm (**Proposed meeting 1st Thursday of month*)
 - Meeting #4 – May 3, 2018 – 6:00pm
 - Meeting #5 – June 7, 2018 – 6:00pm
- Task Force meetings with the RNO:
 - More frequent meetings to discuss input, concepts, guide info and shape plan.
- Website – adding two website/links at: **KentroGroup.com**
 - Arkansas site - *www.kentrogroup.com/Arkansas*
 - Holly site - *www.kentrogroup.com/Holly* (*1st meeting : March 20th @ Cook Park Rec. Center)
 - Post information on upcoming meetings, plans as they unfold, pertinent information, contact us, 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.
 - Goal is to have a rezoning application submitted by end of April.
 - *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



GROUP WORKING SESSIONS

- Please refer to the number on your name tag and begin at the corresponding Breakout Session.
- Each group will have an opportunity to participate at each station.
- The groups will rotate after 15 minutes.
- The total breakout session time will be 1 hour.

1

ZONING

2

USES

3

TRANSPORTATION

4

CHARACTER

QUESTIONS?

Contact Information:

Email us at: info@crlassociates.com

Call us at: 720.506.7007