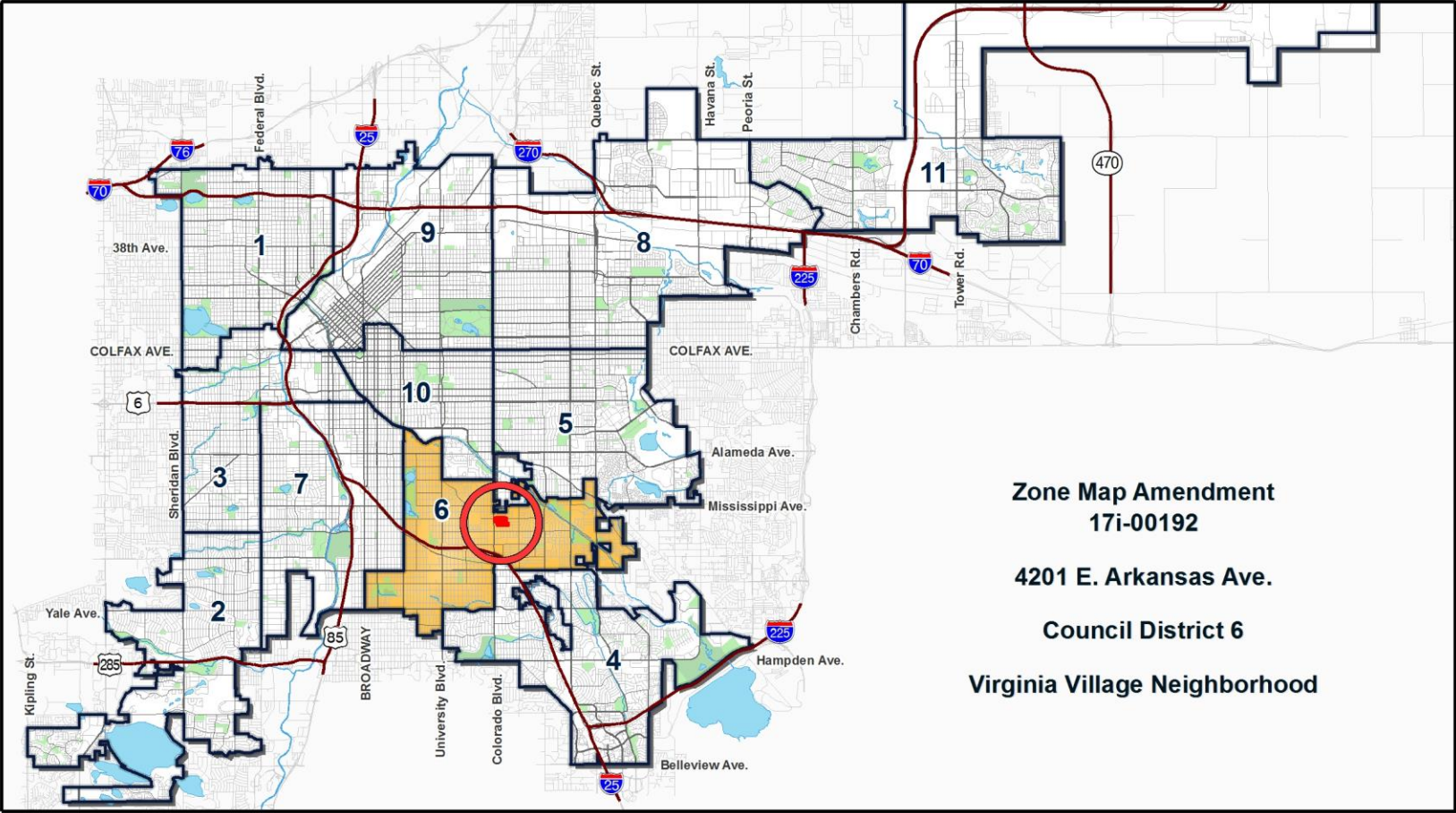


4201 E. Arkansas Ave

Existing Zone District: CMP-EI2 and S-MX-5 UO-1, UO-2

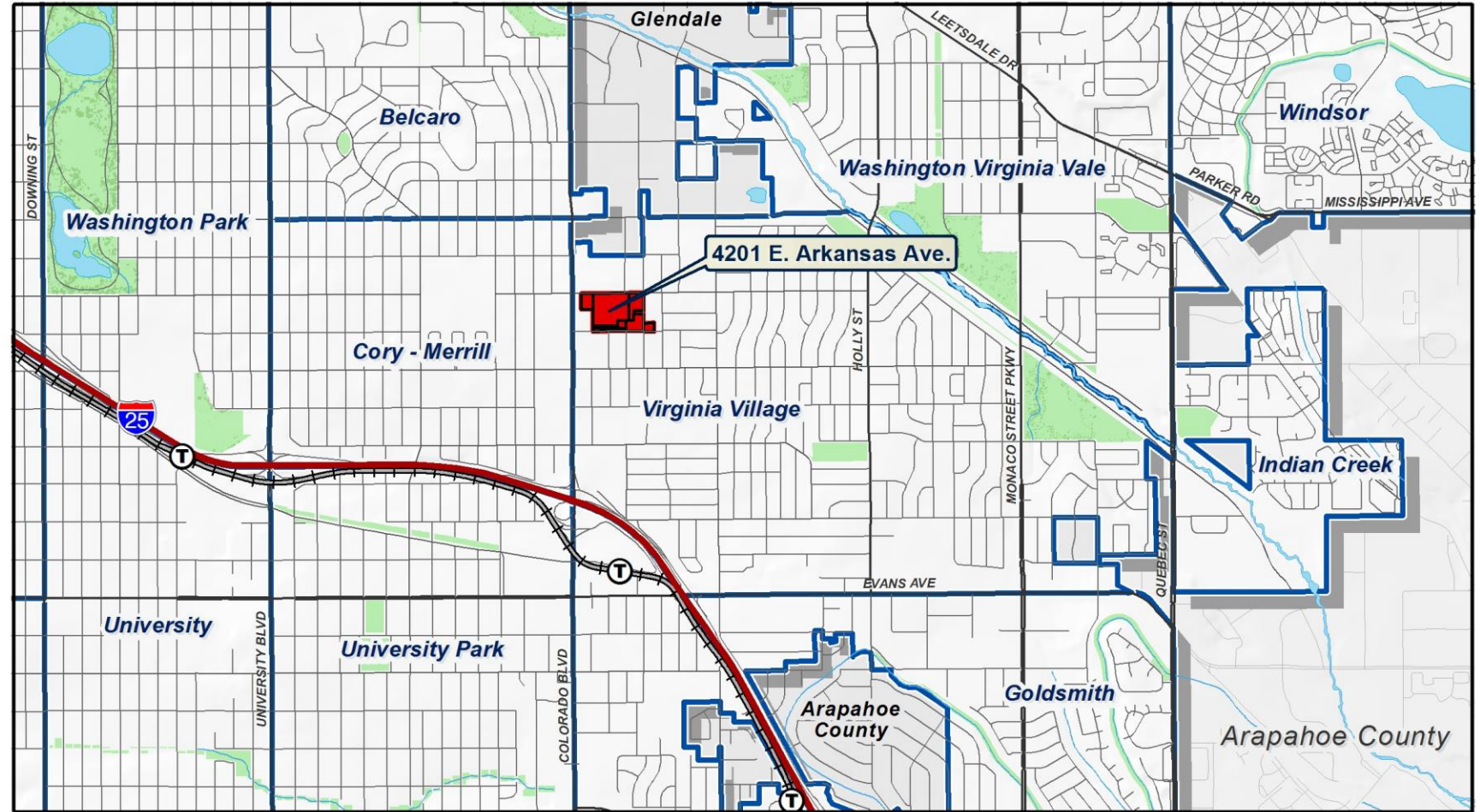
Proposed Zone District: S-MX-8 UO-2, S-MX-8, S-MX-5, S-MX-3, S-MU-3

Council District 6

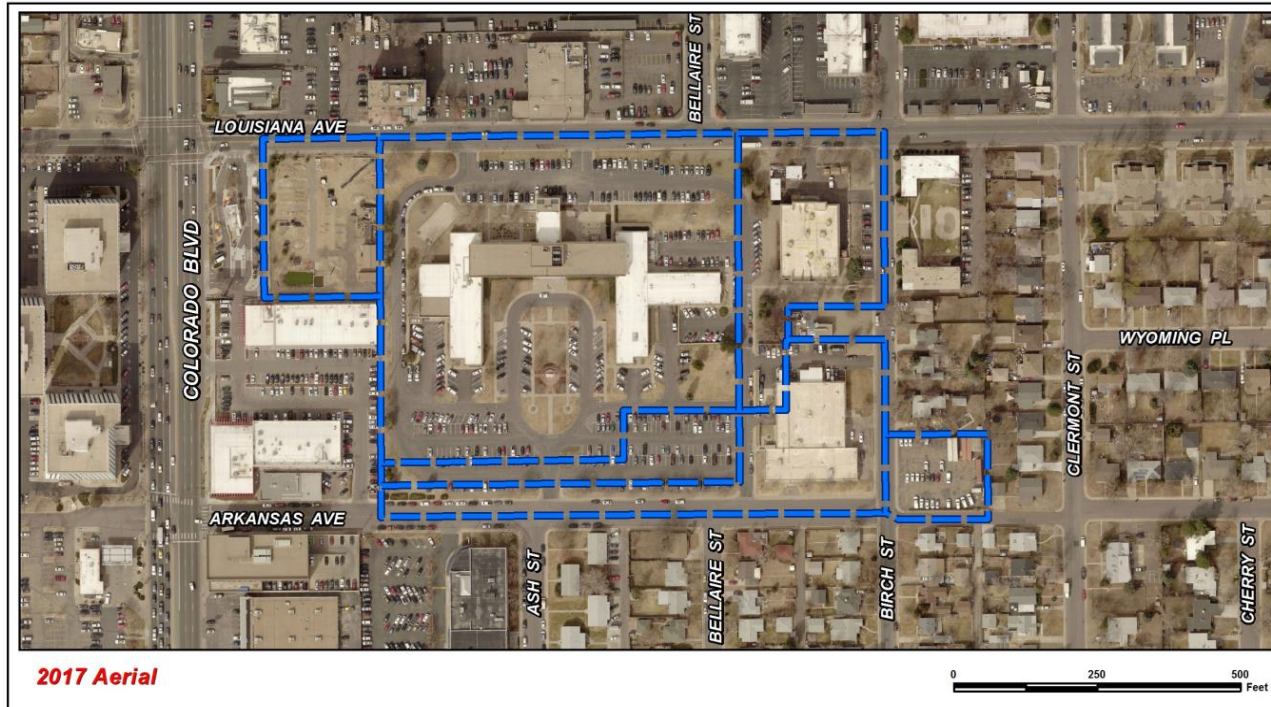


Neighborhood

- Virginia Village



Summary



4201 E. Arkansas Ave.

- Includes 4040 E. Louisiana Ave. and 1380 S. Birch St.
- Approx. 13.5 acres
- Former headquarters of Colorado Department of Transportation (CDOT)
- Three 1- to 4-story office structures currently on site

Request

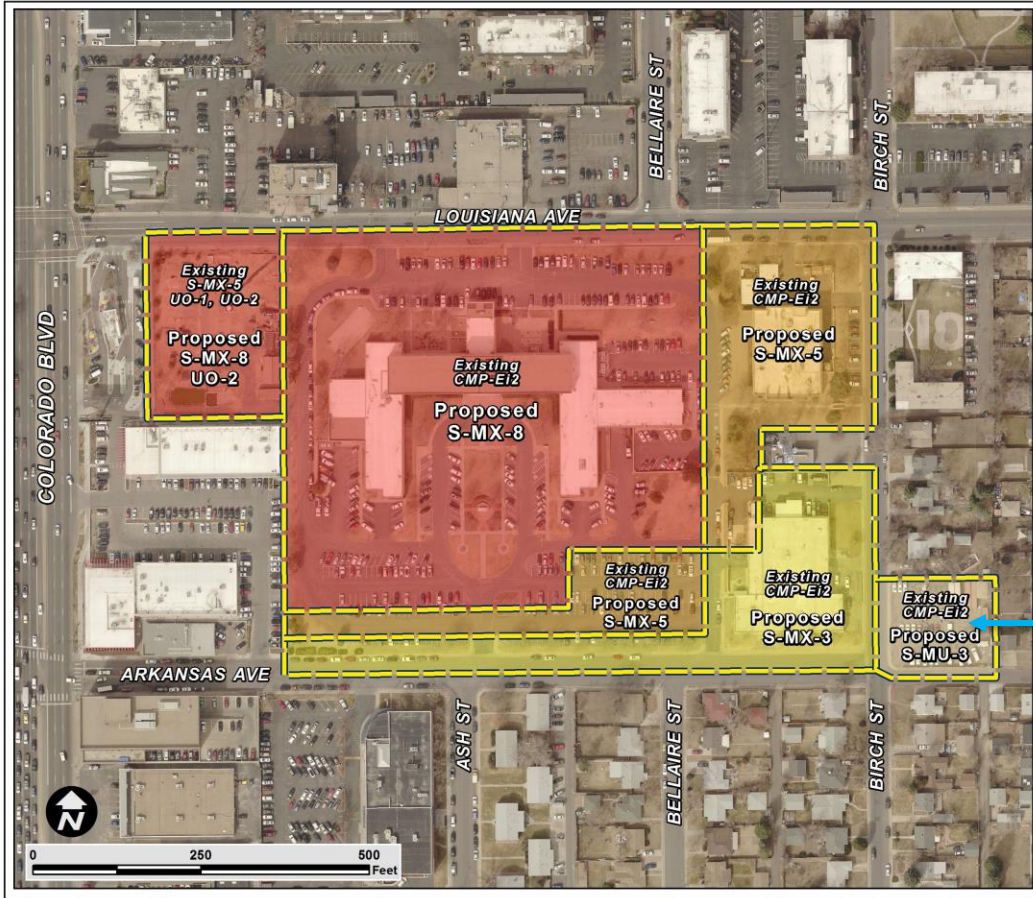


Photo: Denverite

Suburban Neighborhood Context, Mixed-Use District, range of heights:

- S-MX-8 UO-2
- S-MX-8
- S-MX-5
- S-MX-3

Suburban Neighborhood Context, Multi-Unit District:

- S-MU-3

Project Details

- City-brokered transaction
- Agreement approved by City Council late 2017
- Stated Goals:
 - 150 units of affordable housing
 - 150,000 square feet of commercial space
 - Employment opportunities
- Anticipated late November closing date with CDOT for property
 - Proposed Development Agreement in lieu of GDP



Proposed Development Agreement

- 150 units of affordable housing onsite
- Provide open space on a minimum of 10% of the property
- Environmental cleanup
- Traffic and transportation commitments (e.g. traffic study, transportation demand management)
- Reconnect street grid

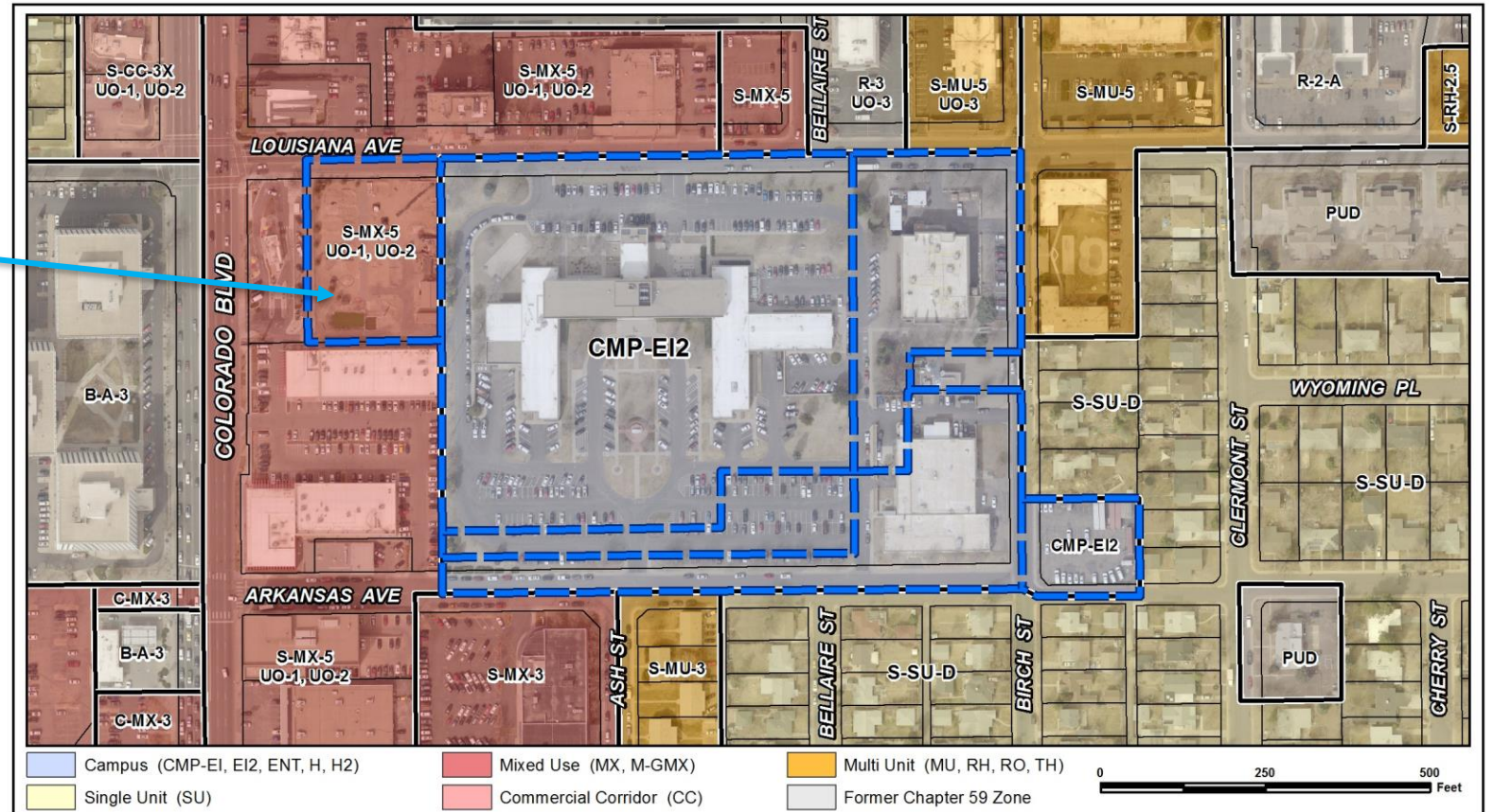
Existing Context: Zoning

Current zoning of site:

- CMP-EI2
- S-MX-5 UO-1, UO-2 (NW parcel)

Surrounding Zoning

- S-MX-5
- S-MU-5
- S-MU-3
- R-3
- S-SU-D



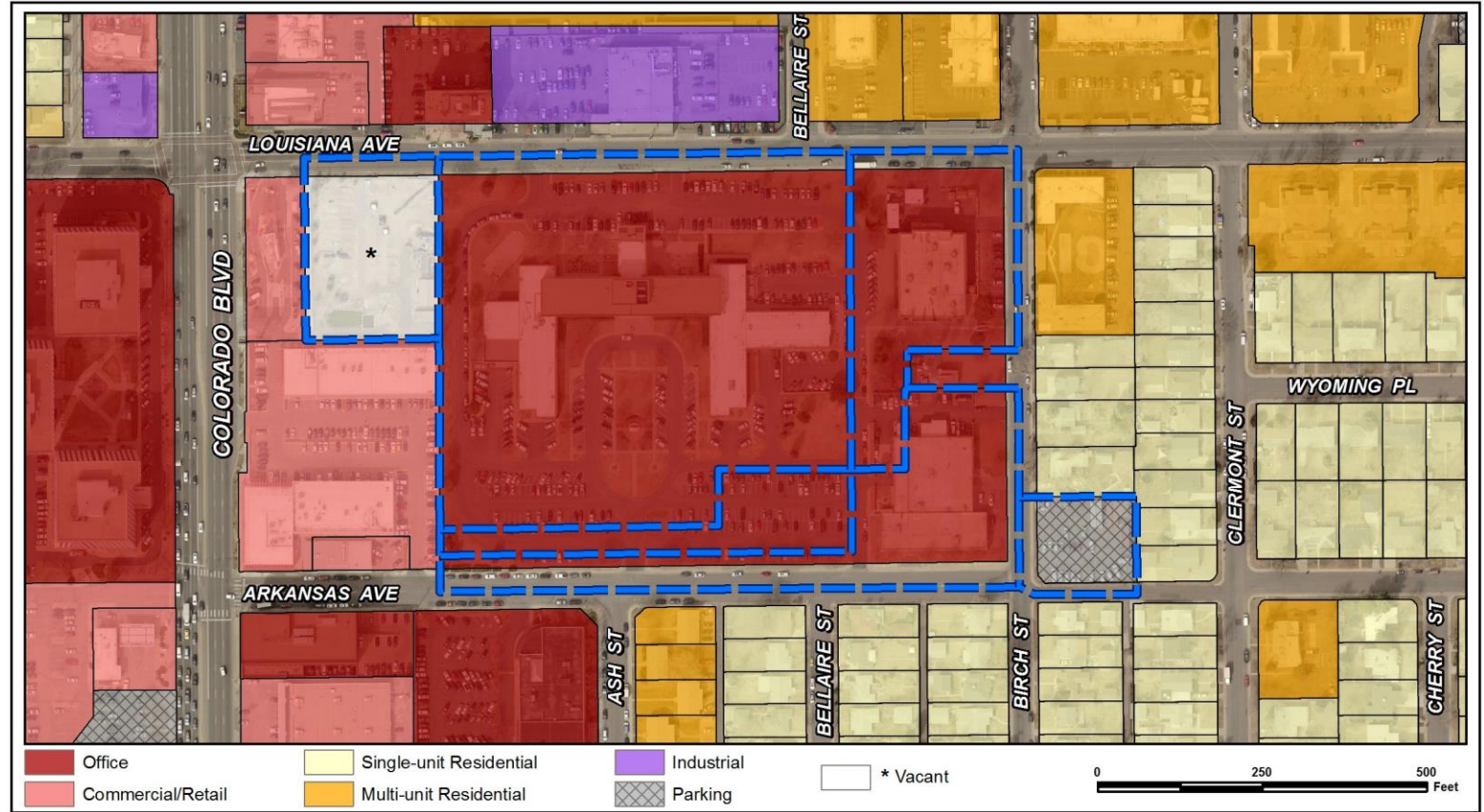
Existing Context: Land Use

Site:

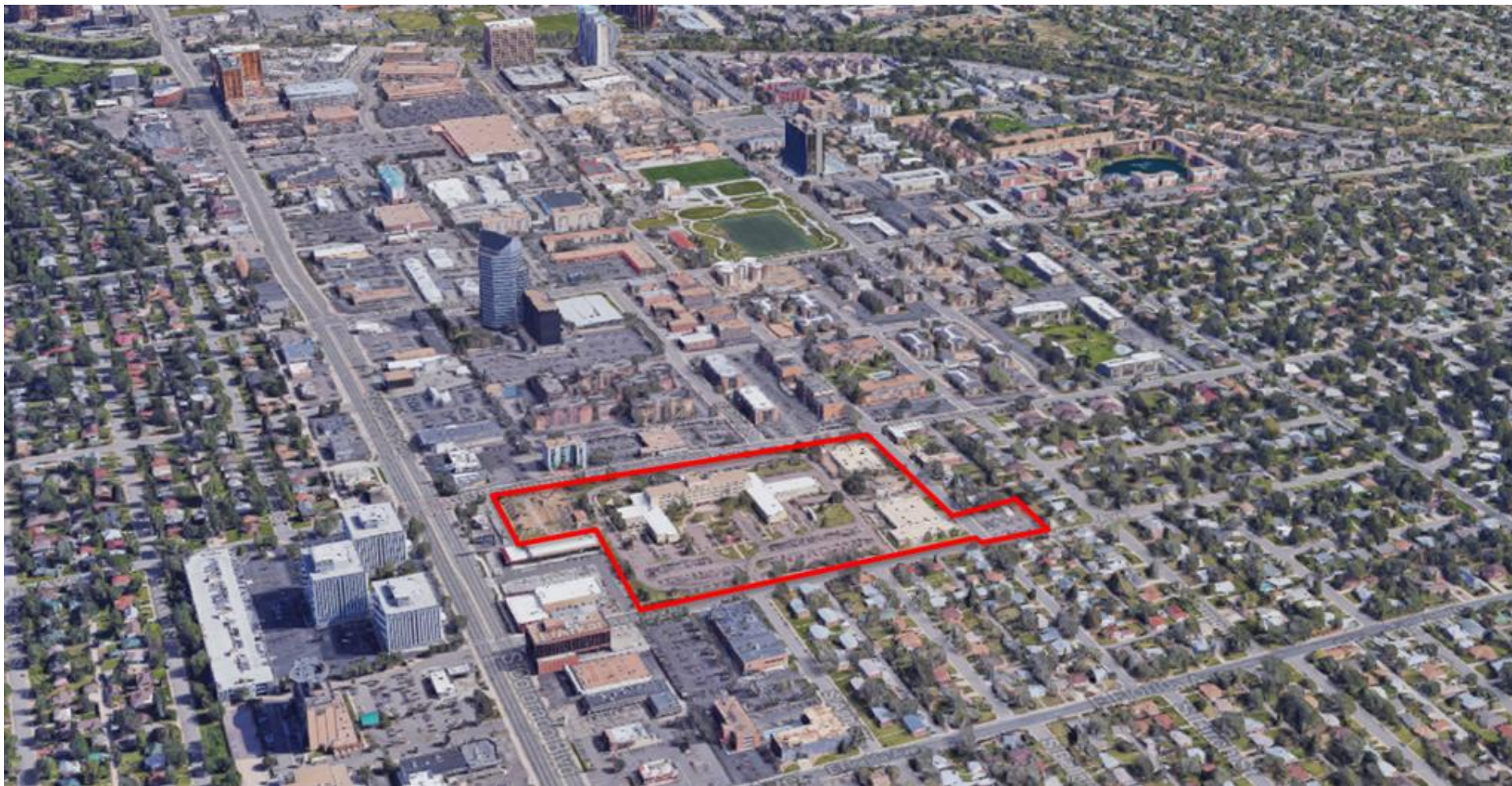
- Office (Vacant, formerly CDOT Headquarters)
- Vacant (NW Parcel, used for water quality training)

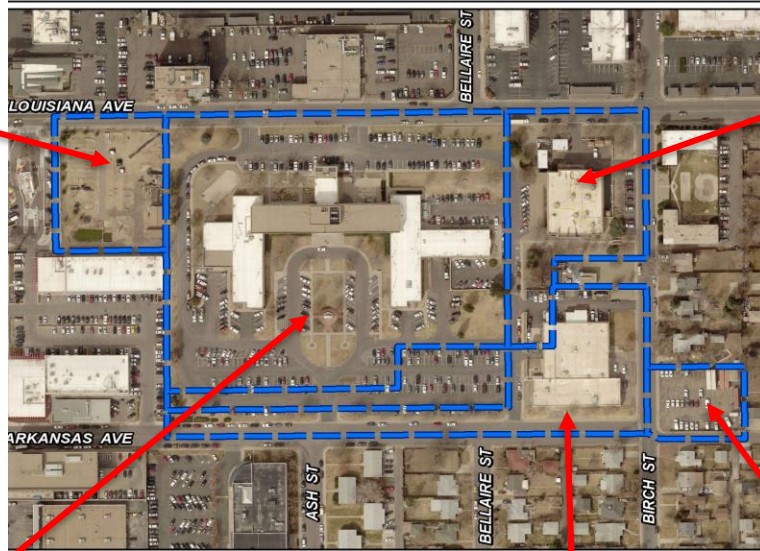
Surrounding:

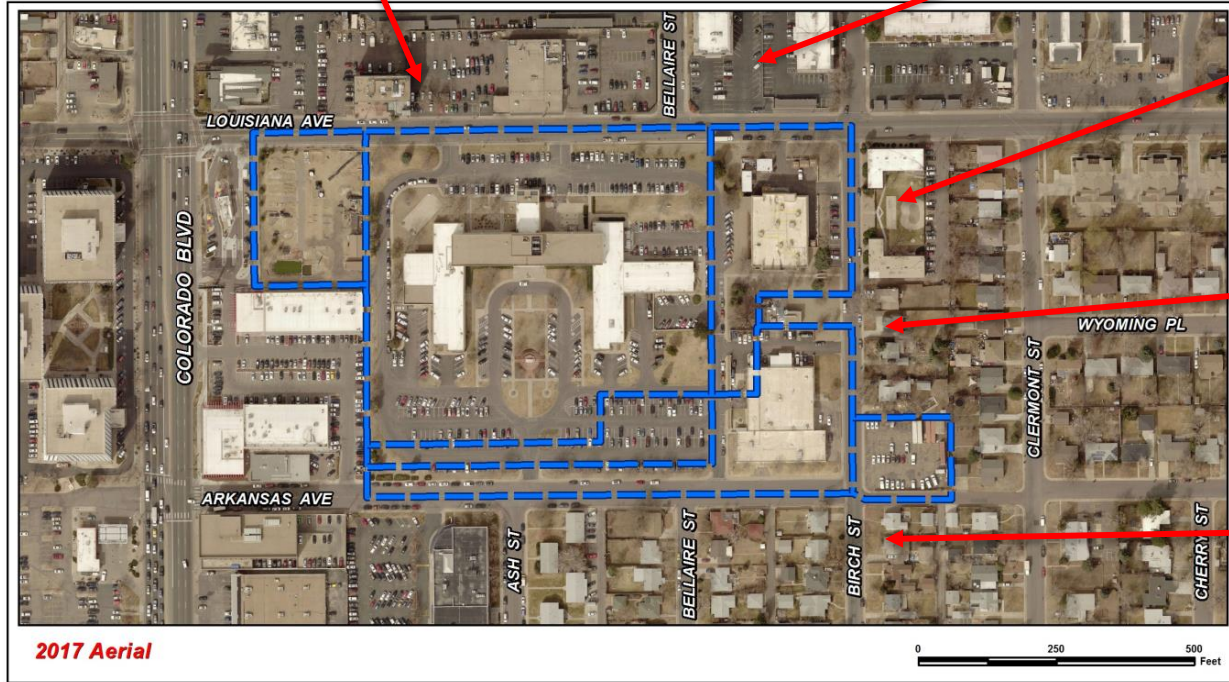
- Office
- Commercial
- Multi-Unit Residential
- Industrial (auto body repair)
- Multi-unit residential
- Single-unit residential

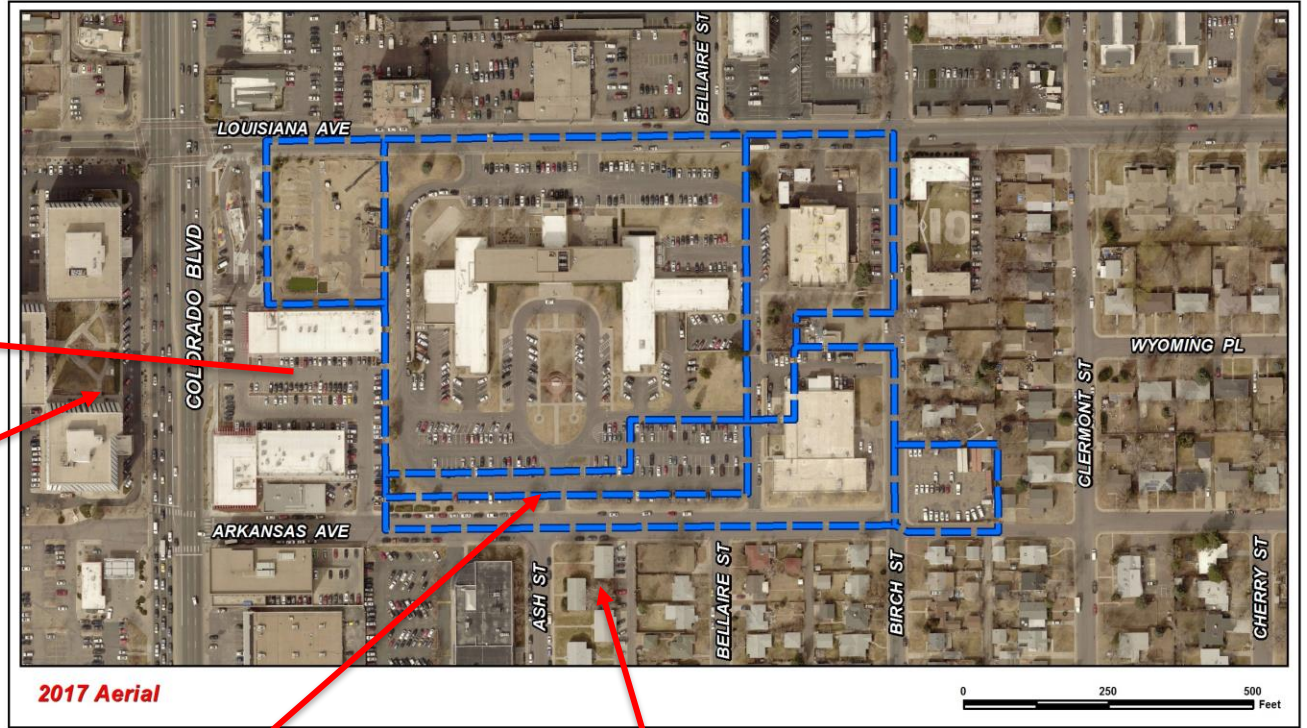
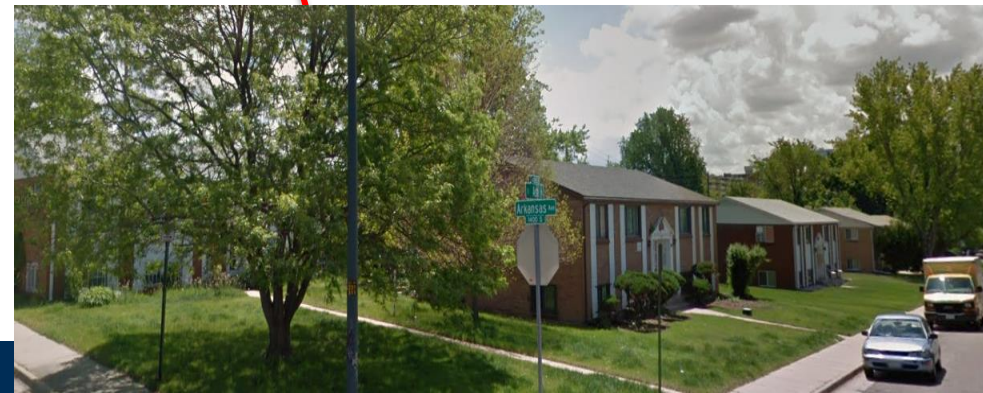


Existing Context: Block Size, Building Form and Scale



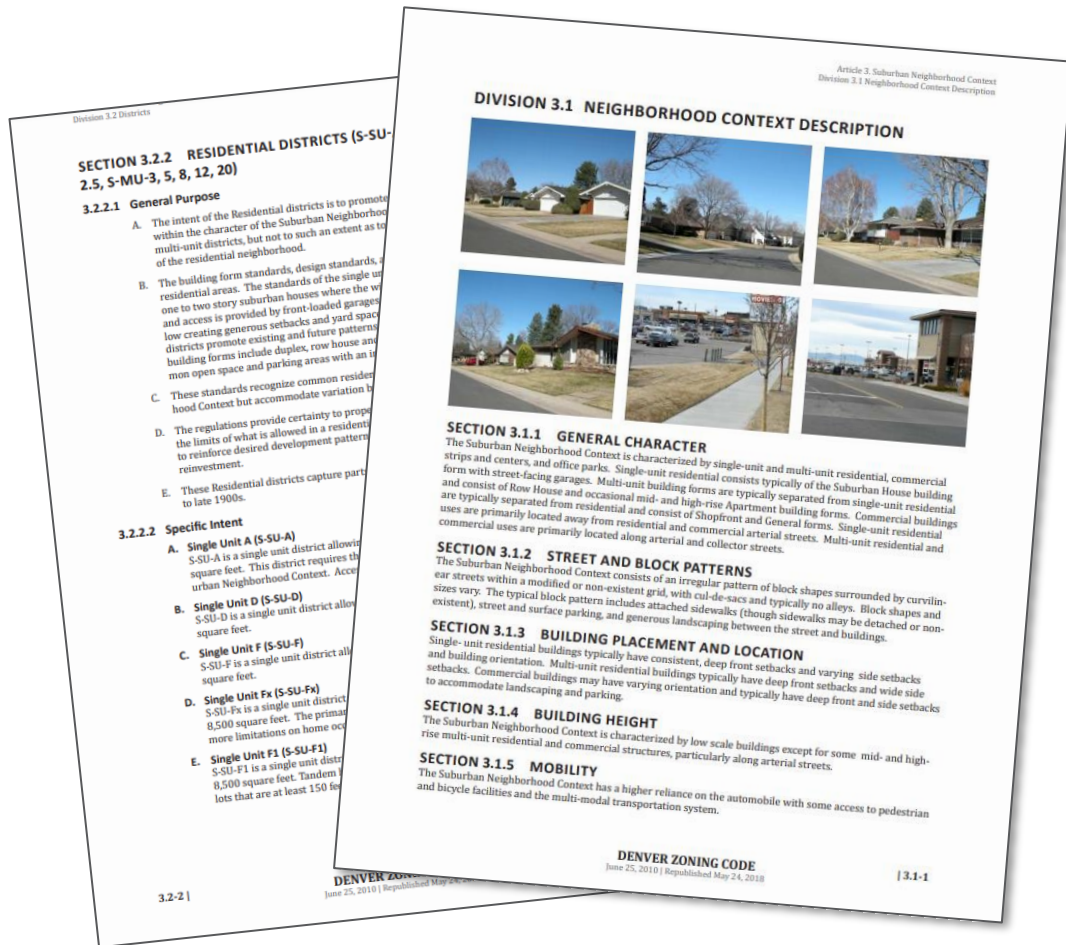






Proposal: S-MU-3

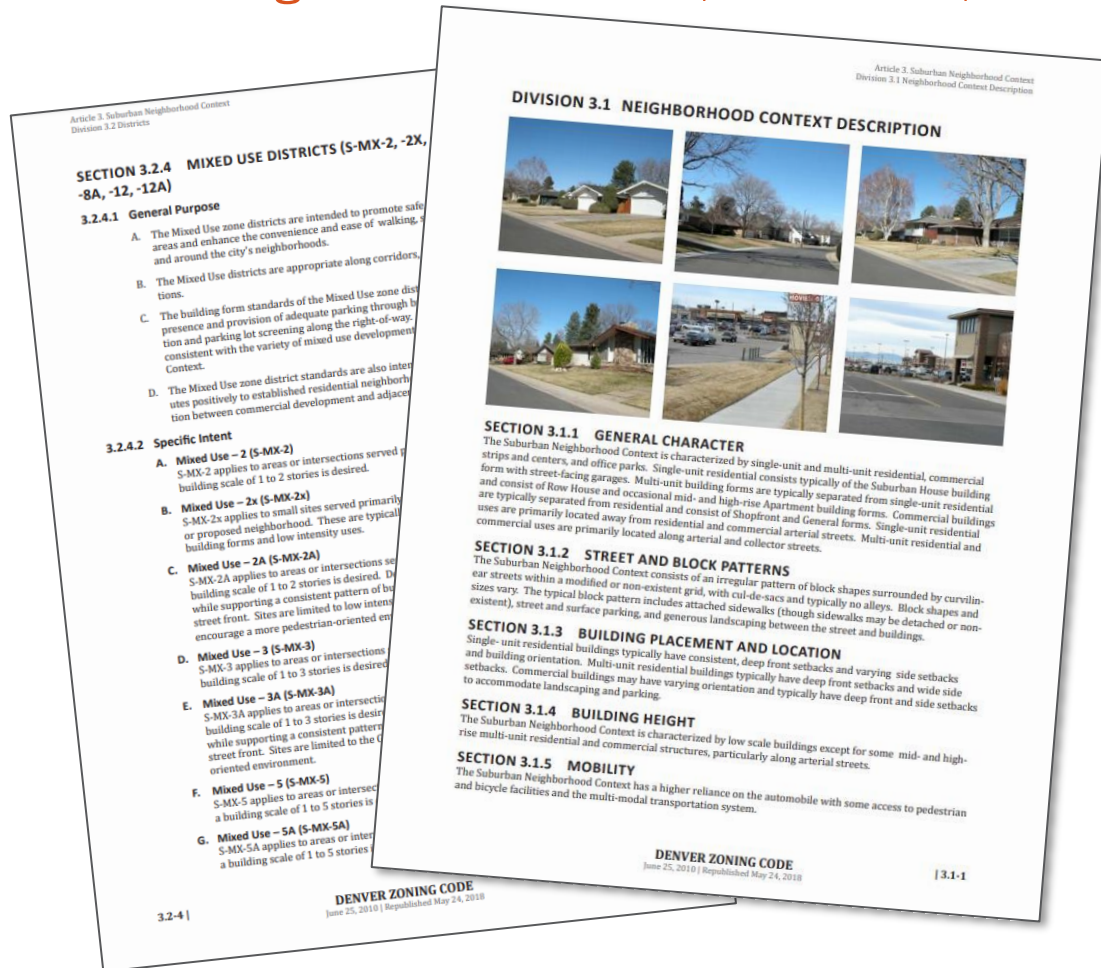
Suburban Neighborhood Context, Multi-Unit Use, maximum height of 3 stories.



- Promotes higher-density housing in a suburban context, including "duplex, row house and apartments sometimes organized around common open space and parking areas with an internal circulation system."

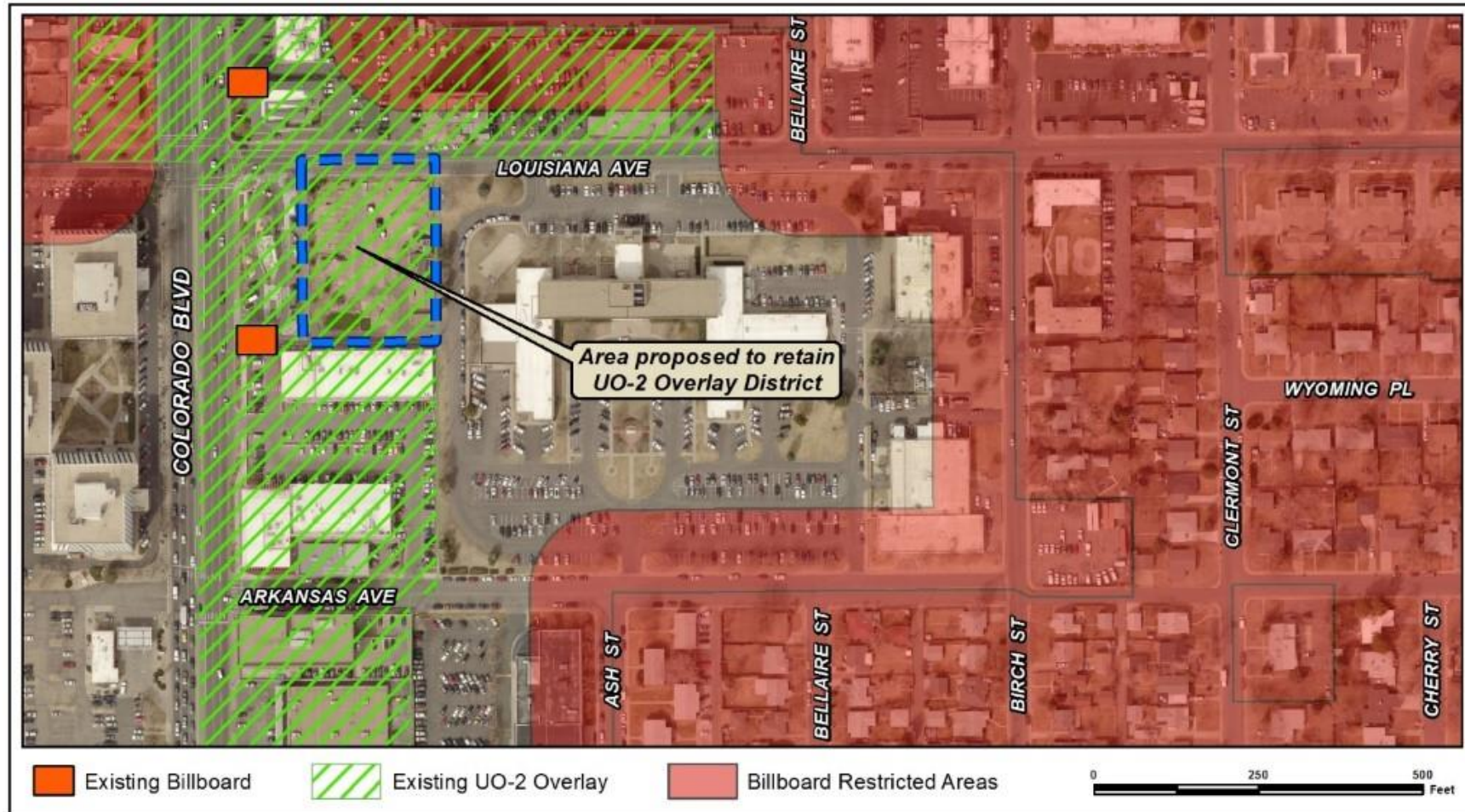
Proposal: S-MX-3, 5 and 8

Suburban Neighborhood Context, Mixed-Use, maximum height of 3, 5 and 8 stories.



- Intended to promote "safe, active, pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city's neighborhoods."
- "...appropriate along corridors, for larger sites and at major intersections."
- S-MX-3: "areas or intersections served primarily by local or collector streets"
- S-MX-5: "areas or intersections served primarily by collector or arterial streets"
- S-MX-8: "areas or intersections served primarily by arterial streets"

UO-2



Process

Step	Date
CPD Informational Notice of Receipt	6/1/18
Community Meetings to present project	1/25/18, 3/8/18, 4/5/18, 5/3/18, 6/7/18, 7/12/18
CPD Written Notice of Planning Board Hearing	8/30/18
Planning Board	9/19/18 Recommendation of Approval, 6:2 vote
Land Use, Transportation and Infrastructure Committee	10/9/18
City Council First Reading	10/22/18 (tentative)
City Council Public Hearing	11/19/18 (tentative)

Registered Neighborhood Organizations and Public Comment

- Virginia Village/Ellis Community Association
- Inter-Neighborhood Cooperation (INC)

Written comment from Virginia Village/Ellis Community Association

- “The RNO remains neutral at the time of this report. The RNO does not feel that there is enough information at this time, and we plan to make our position official prior to the second reading by City Council later this year.”

Written individual comment:

- 38 letters and e-mails received
 - 13 opposed to rezoning
 - 25 in support of rezoning

Stakeholder Concerns

Increased Traffic

- Estimated 10,000 trip/day increase (could be similar after redevelopment under existing zoning)
- Traffic Study, TDM

Development Density and Height

- Original proposal: 12 stories, later revised to 8
- Step-down to neighborhoods

Gentrification

- Affordable Housing part of agreement with City

Lack of specificity

- Concern about “redundant” or undesirable businesses, architectural style

Environmental Cleanup

- Ongoing cleanup of solvent spill

Project Support

Vibrancy

- Opportunity for "sense of place" – alternative to auto-oriented strip commercial on Colorado Blvd.
- Neighborhood-oriented retail and destinations

Affordable Housing

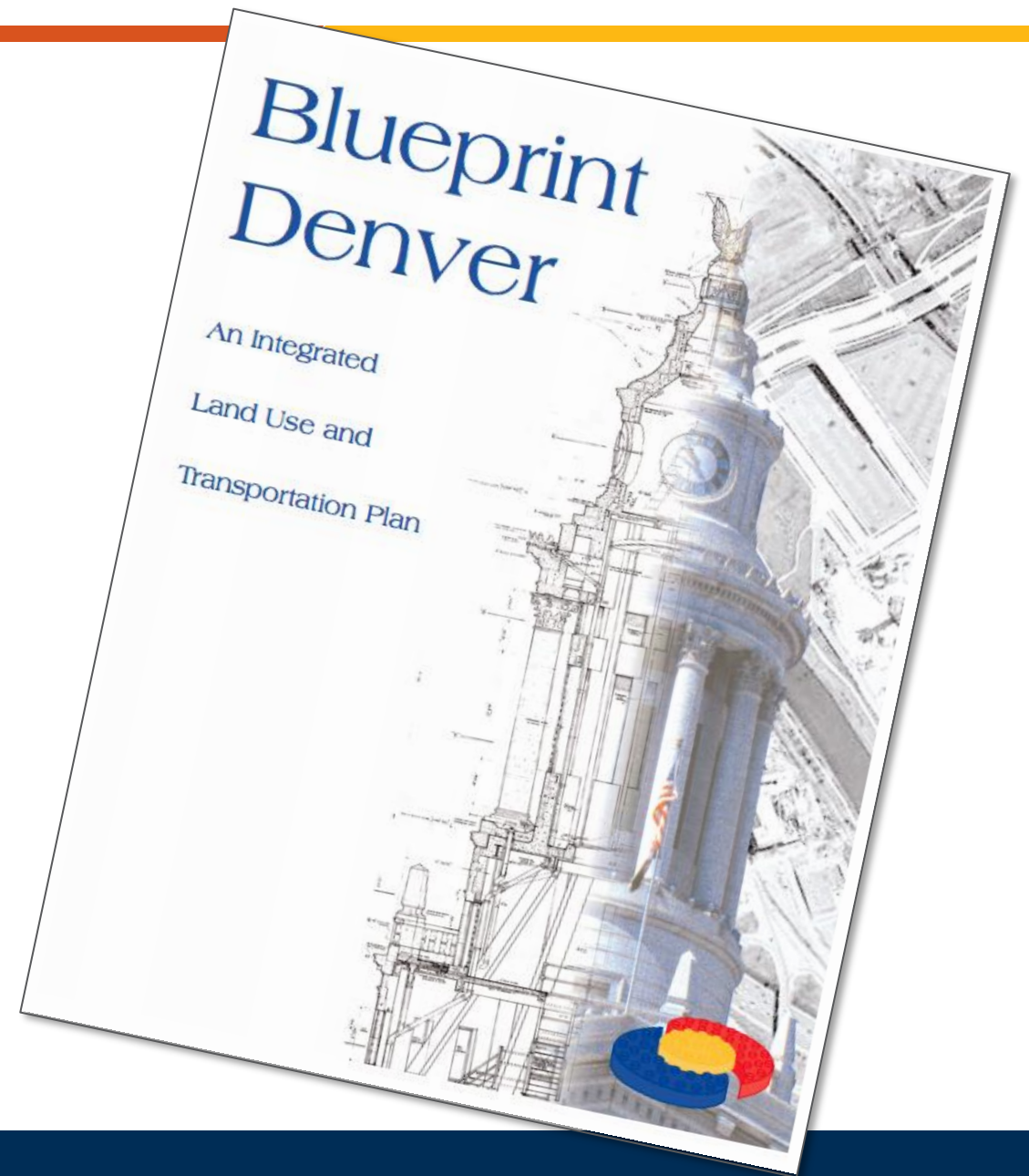
- 150 units priced at 60% of Area Median Income (\$48,000 for a family of 3)
- Stabilization of school population

Sustainability

- Alternative to sprawl to meet housing demand
- Reuse of underutilized site
- New residents along transit routes to support improvements

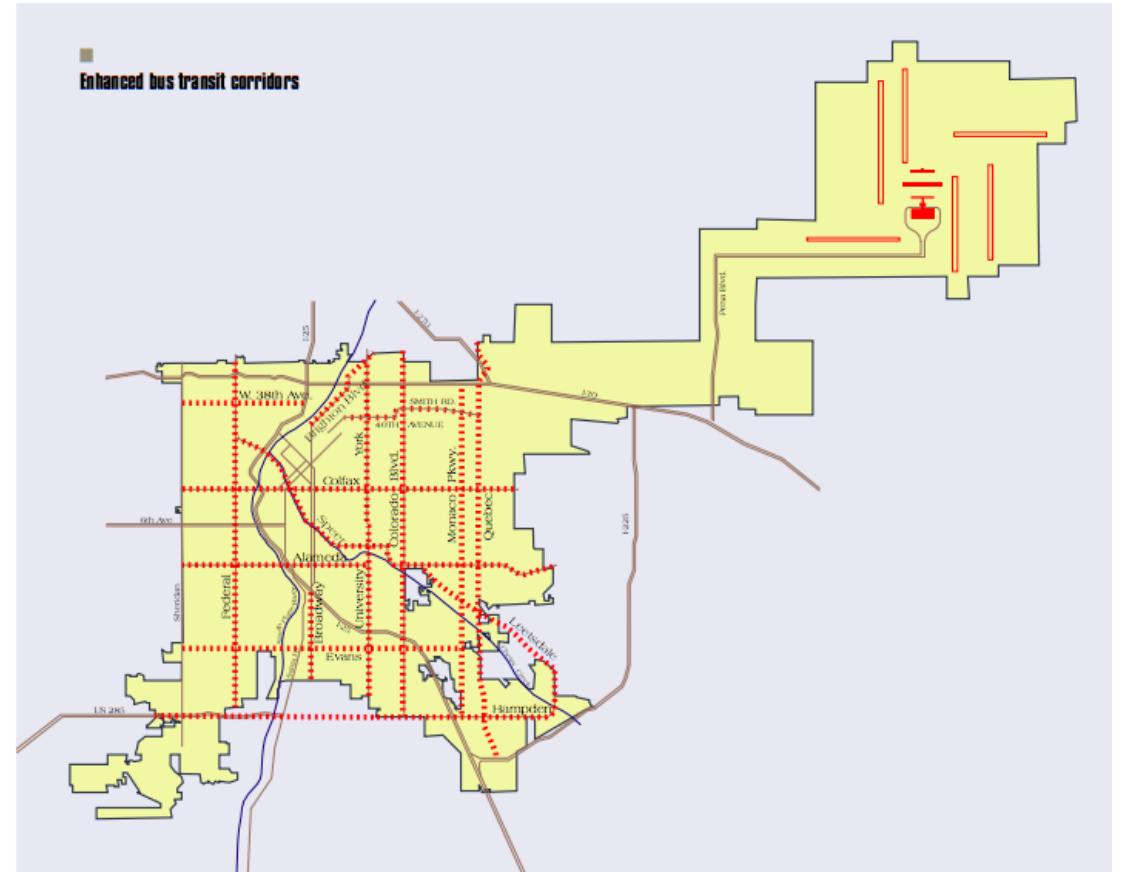
Review Criteria for Rezoning

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent



Review Criteria: Consistency with Adopted Plans

- Denver Comprehensive Plan (2000)
- Blueprint Denver (2002)



Blueprint Denver Enhanced Transit Corridor Map

Review Criteria:

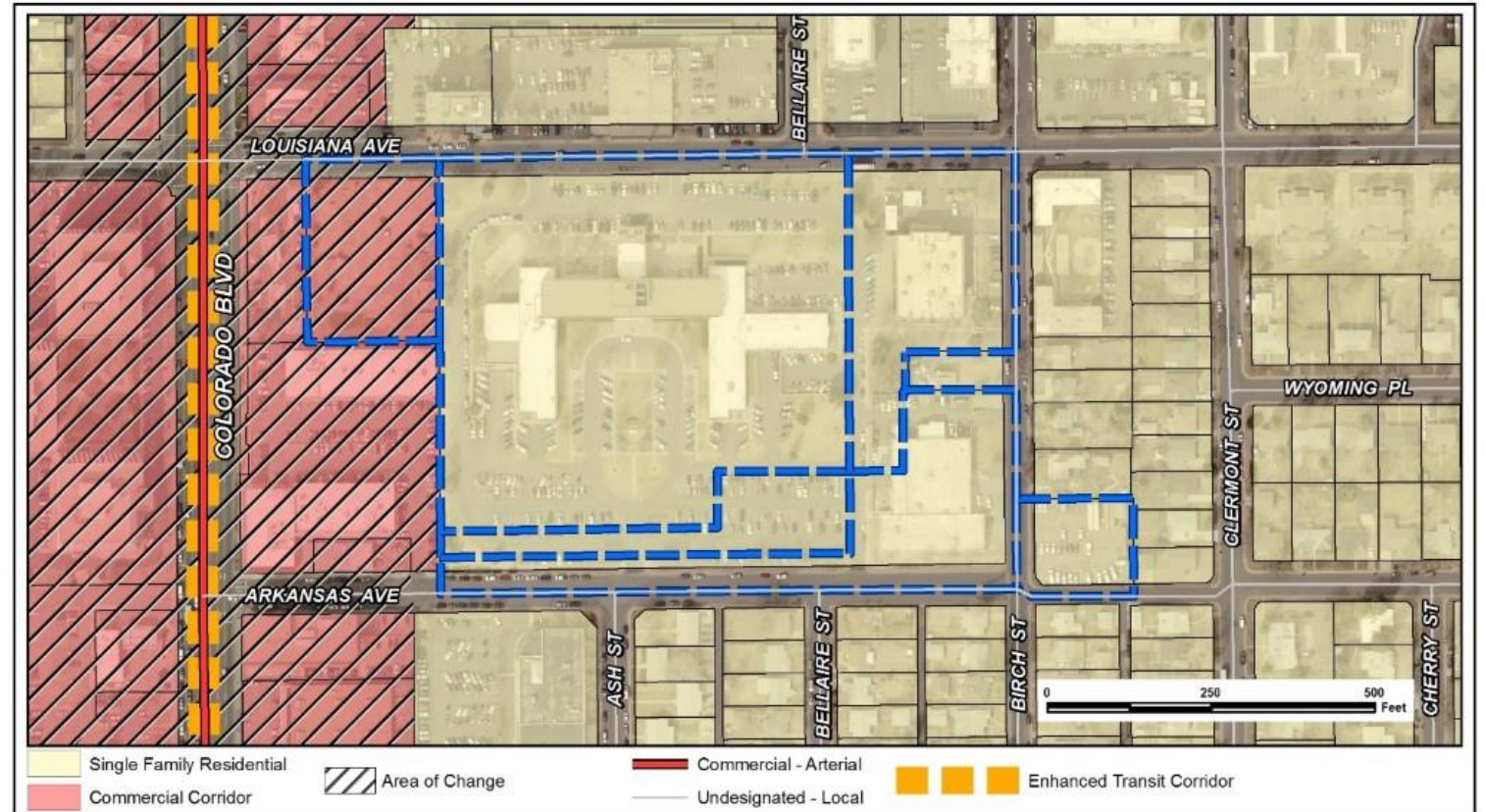
Consistency with Adopted Plans

Comprehensive Plan 2000

- Environmental Sustainability Strategy 1-A: Encourage redevelopment of vacant, underutilized and environmentally compromised land known as brownfields. (p. 37)
- Environmental Sustainability Strategy 2-F: Conserve land by: promoting infill development within Denver at sites where services and infrastructure are already in place; designing mixed use communities and reducing sprawl so that residents can live, work and play within their own neighborhoods, and creating more density at transit nodes. (p. 39)
- Environmental Sustainability Strategy 4-A: Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work. (p. 41)
- Land Use Strategy 3-B: Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses. (p. 60)
- Land Use Strategy 3-D: Identify and enhance existing focal points in neighborhoods, and encourage the development of such focal points where none exist. (p. 60)
- Denver's Legacies Strategy 3-A: Identify areas in which increased density and new uses are desirable and can be accommodated. (p. 99)
- Housing Strategy 6-A: Support Mixed-Use Development consistent with the goal of the Comprehensive Plan's land-use and mobility strategies. (p. 117)
- Housing Strategy 6-B: Continue to support mixed-income housing development that includes affordable rental and for-purchase housing for lower-income, entry-level and service employees, especially in Downtown and along transit lines. (p. 117)
- Economic Activity Strategy 1-H: Support a variety of housing opportunities for Denver's current and future workforce. Housing opportunities throughout Denver should be expanded — especially in the Downtown core and near employment centers — to accommodate people and families of all incomes. (p. 131)

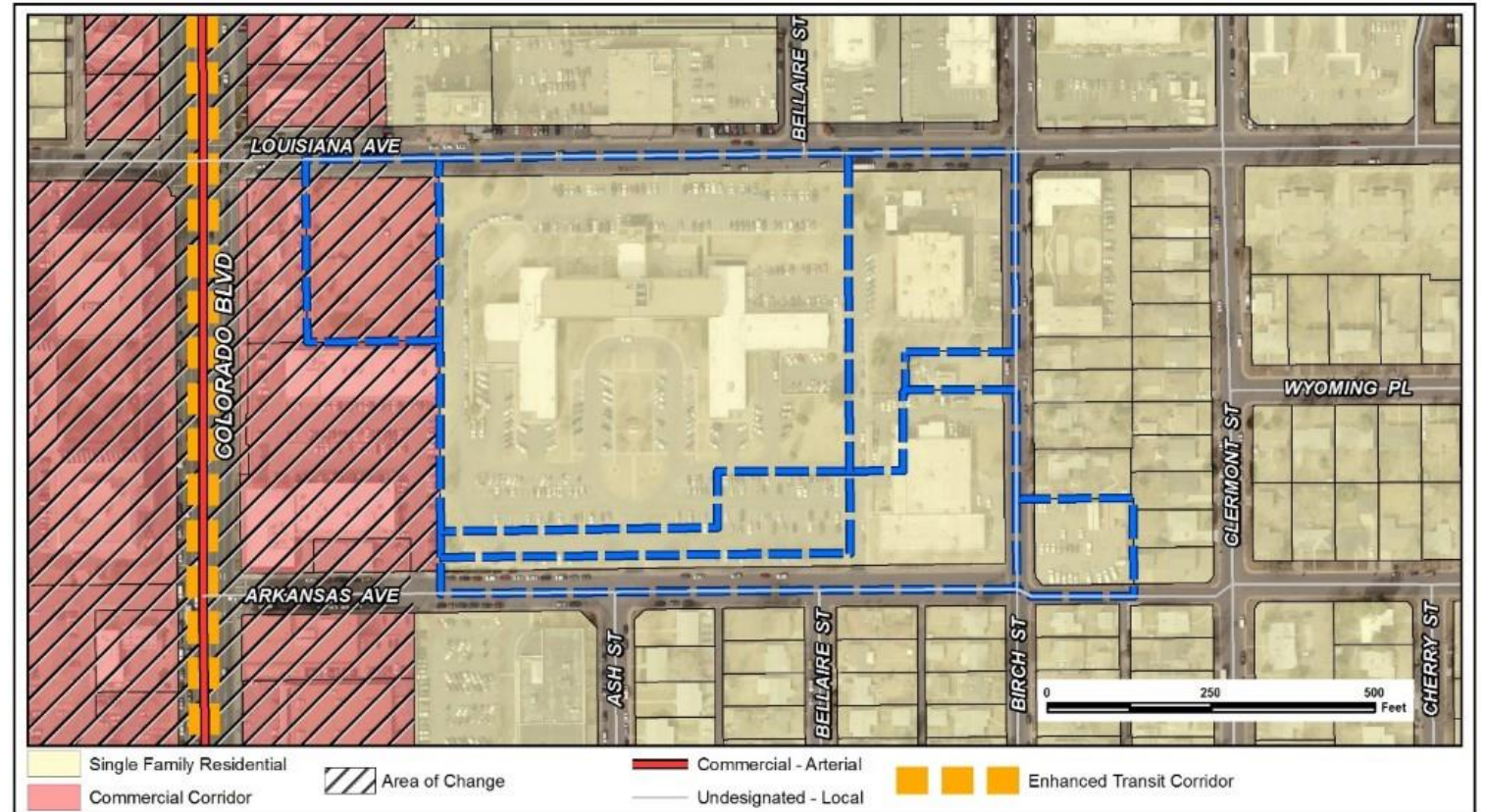
Blueprint: Future Land Use

- Single-Family Residential, Area of Stability (core parcels)
- Commercial Corridor, Area of Change (northwest parcel)



Blueprint: Future Street Classifications

- Commercial Arterial, Enhanced Transit Corridor (Colorado Blvd.)
- Undesignated Local (all other streets)
- Public Works considers Louisiana a collector between Colorado and Holly (Per 2017 Map)



Plan Analysis: Areas of Stability

- Areas of Stability: “the vast majority of Denver, primarily the stable residential neighborhoods and their associated commercial areas, where limited change is expected in the next 20 years. (p 120)”
- Overarching Goal: “identify and maintain the character of an area while accommodating some new development and redevelopment.” (p. 140).
- Committed and Reinvestment Areas: Reinvestment Areas represent opportunities for "reinvestment through modest infill and redevelopment or major projects in a small area" within Area of Stability (p. 122)

Review Criteria

Denver Zoning Code Review Criteria

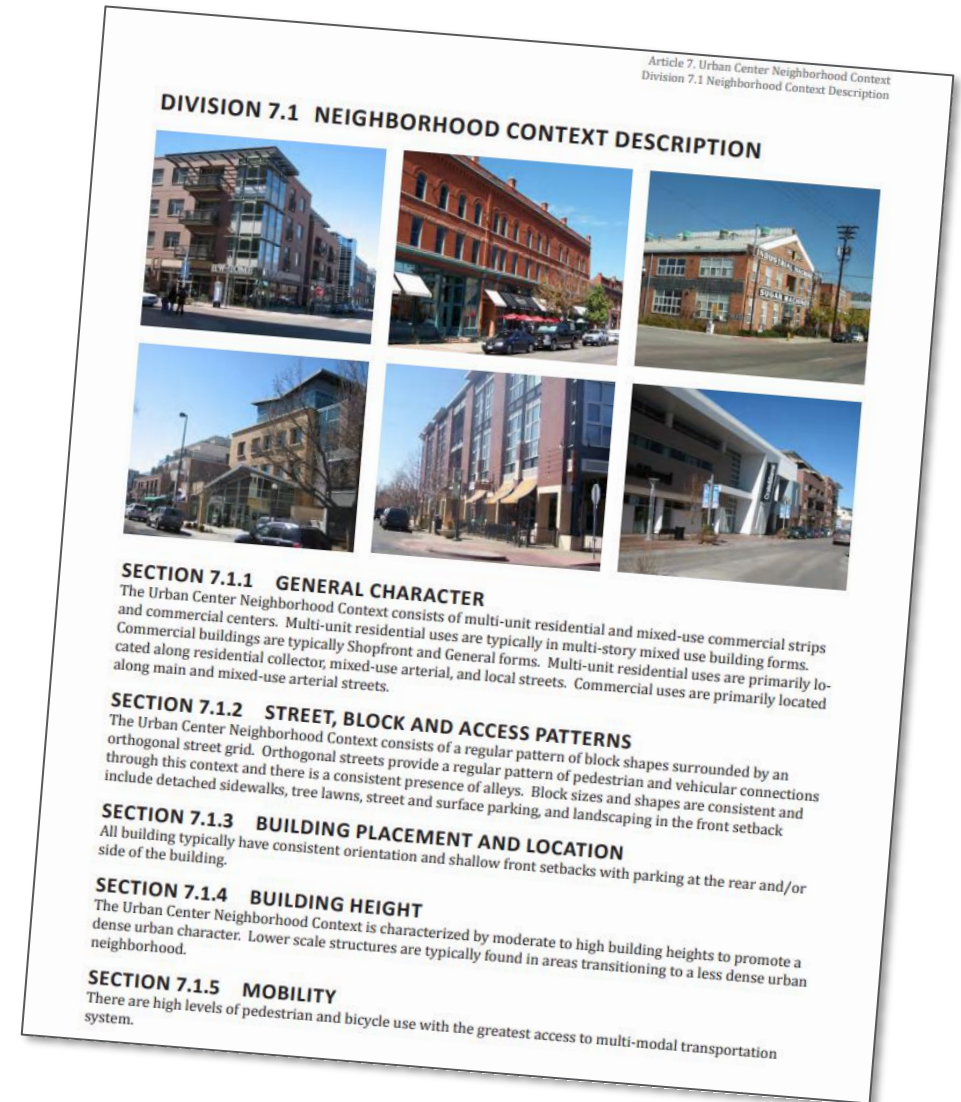
1. Consistency with Adopted Plans
2. Uniformity of District Regulations
 - Request will result in uniform application of the S-MX zone district's building form, use and design regulations.
3. Further Public Health, Safety and Welfare
 - Jobs and Housing near high-quality transit on brownfield site
 - Pedestrian friendly, mix of uses
 - Clear transition of building scale
4. Justifying Circumstances
 - Population growth and need for housing
 - Closure and vacation of site

Review Criteria

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Suburban Neighborhood Context:

- Context includes “occasional mid- and high-rise Apartment building forms, surface parking and “generous landscaping between the street and buildings” in deep setbacks.
- New development “contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.”



CPD Recommendation

CPD recommends approval, in combination with development agreement to address certain issues, based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Extra Slides for Questions of Applicant

Denver City Council Land Use, Transportation and Infrastructure Committee
10-9-18

TEAM OVERVIEW



DEVELOPER



LAND PLANNER

Kimley»Horn

TRAFFIC ENGINEER



ZONING / COMMUNITY OUTREACH

Essential Management Solutions, LLC

ENVIRONMENTAL CONSULTANT

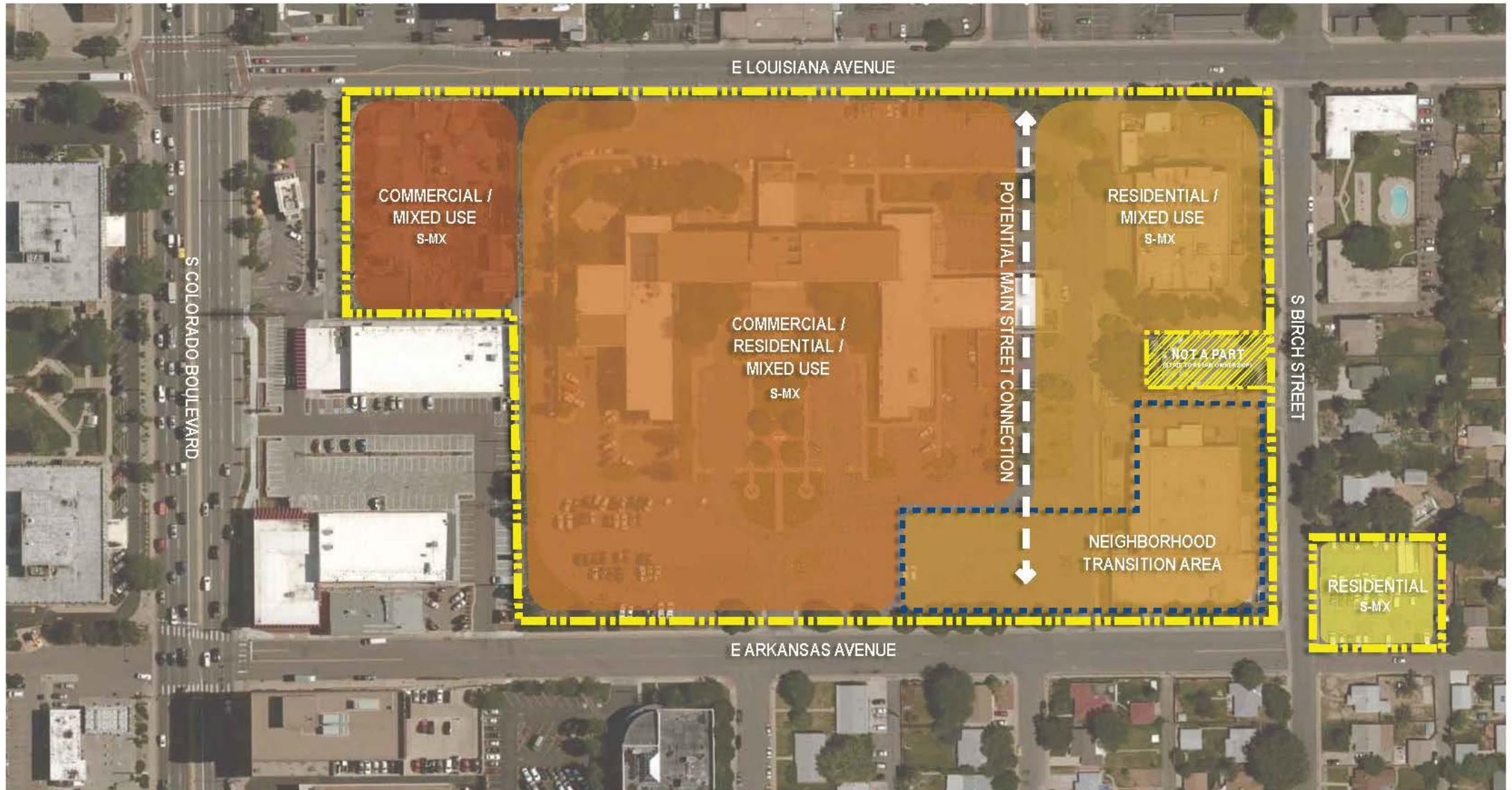


CDOT DISPOSITION

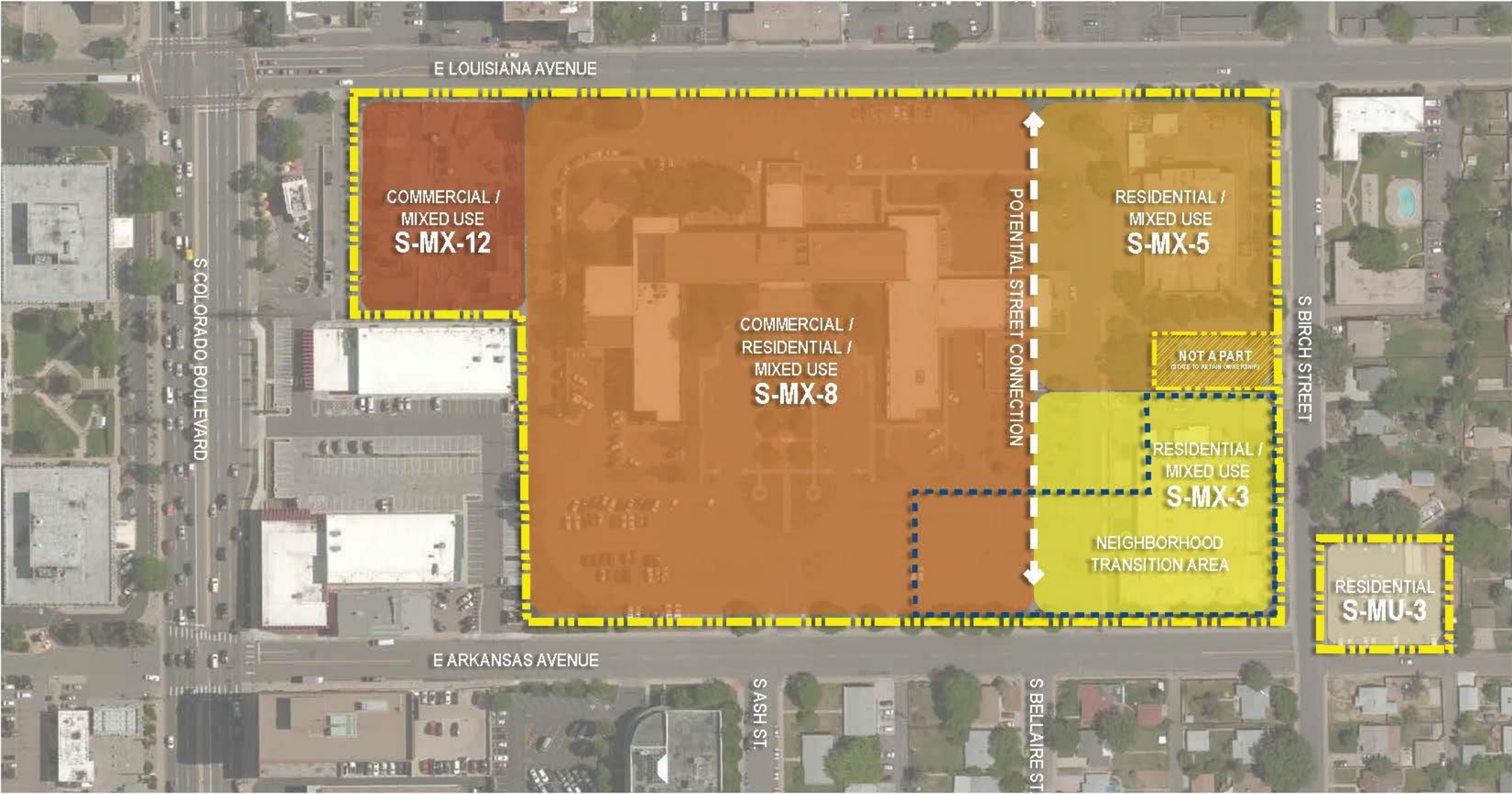
- CDOT moved to a new building near Colfax and Federal on May 18th, 2018.
- State law requires properties owned by the State of Colorado to be offered first to local government entities.
- City and County of Denver exercised the option to acquire both 4201 E Arkansas Avenue and 2000 S Holly Street.
- City and County of Denver selected Kentro Group to develop the Properties based on confidence in delivering a project beneficial to the community.
- Contract Requirements:
 - 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 or pay a contribution to the City and County of Denver.
- Contract Timing:
 - Due Diligence / Government Approval
 - November 2018 Closing
- The communication tower on the east side of the Property is not included in the acquisition and the State of Colorado will retain ownership.



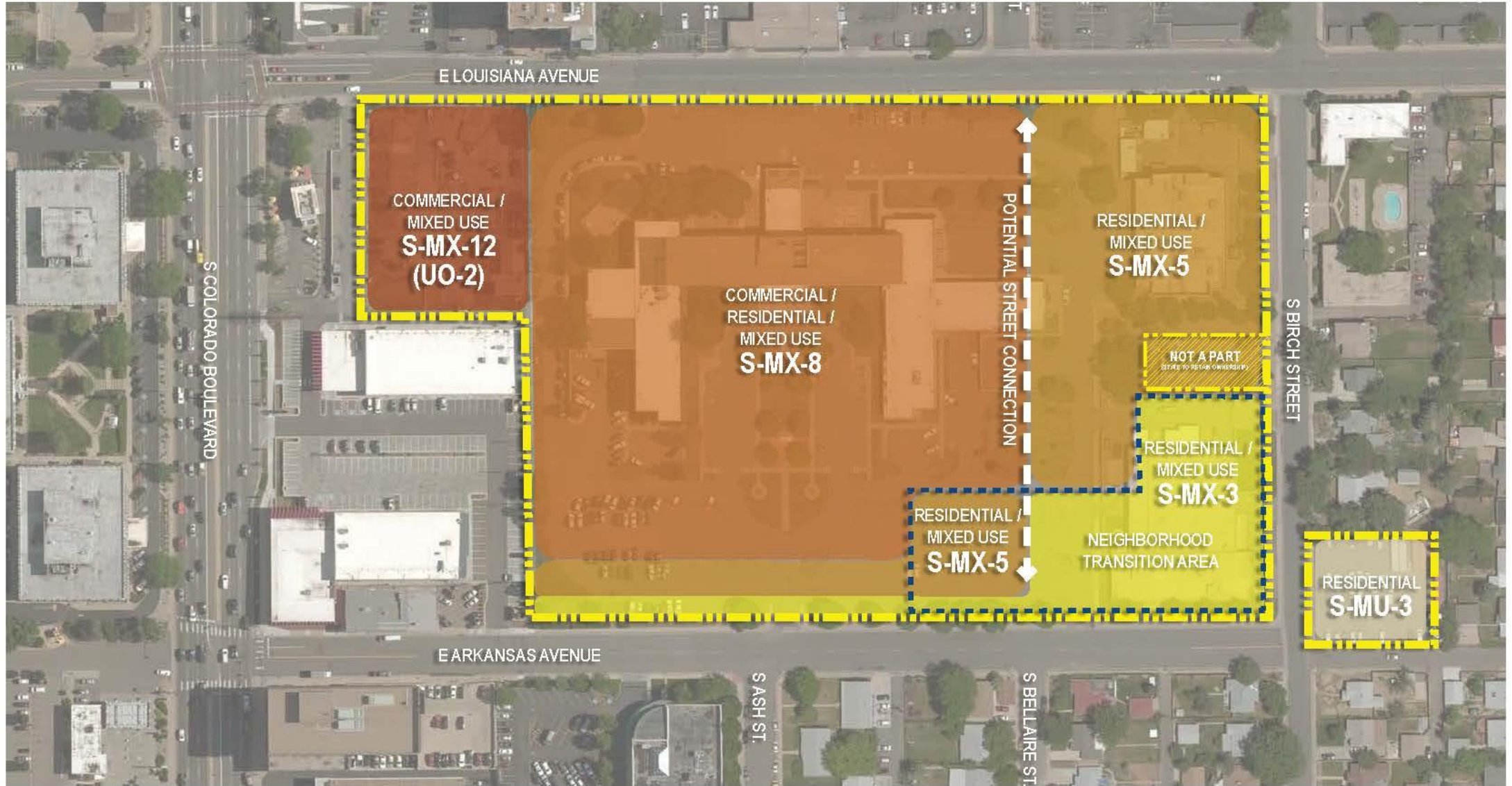
PREVIOUS PROPOSED ZONE DISTRICTS - MARCH 2018



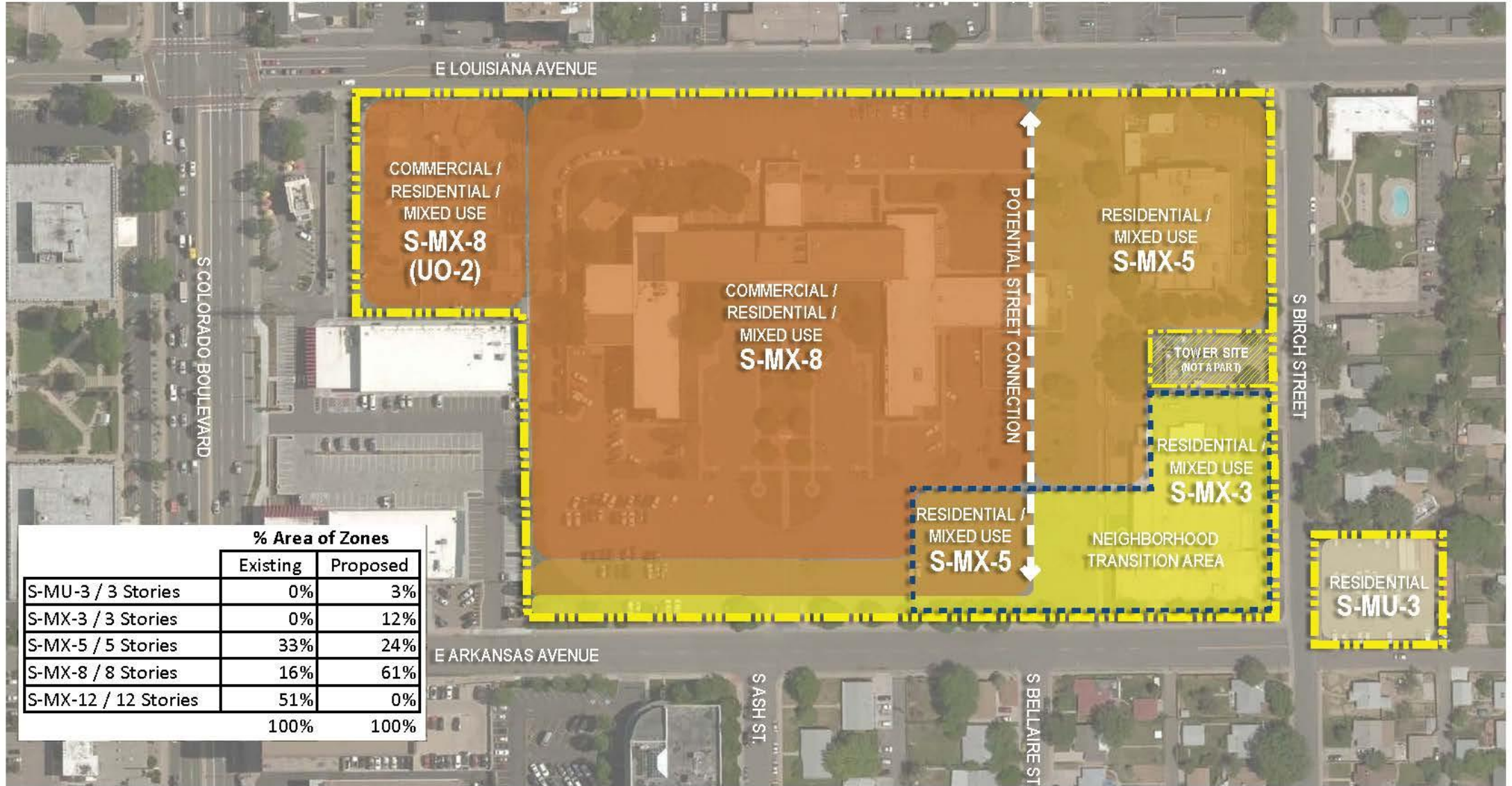
PREVIOUS PROPOSED ZONE DISTRICTS - APRIL 2018



PREVIOUS PROPOSED ZONE DISTRICTS - MAY 2018



PROPOSED ZONE DISTRICTS



	% Area of Zones	
	Existing	Proposed
S-MU-3 / 3 Stories	0%	3%
S-MX-3 / 3 Stories	0%	12%
S-MX-5 / 5 Stories	33%	24%
S-MX-8 / 8 Stories	16%	61%
S-MX-12 / 12 Stories	51%	0%
	100%	100%



ZONE DISTRICT AREA COMPARISON

EXISTING VS. PROPOSED

	% Area of Zones	
	Existing	Proposed
S-MU-3 / 3 Stories	0%	3%
S-MX-3 / 3 Stories	0%	12%
S-MX-5 / 5 Stories	33%	24%
S-MX-8 / 8 Stories	16%	61%
S-MX-12 / 12 Stories	51%	0%
	100%	100%



DEVELOPMENT AGREEMENT

- 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 Term Sheet with City incorporating neighborhood priorities.



TRANSPORTATION OVERVIEW

- **Traffic Study**
 - Kimley-Horn completed analysis of intersections potentially impacted by new development.
 - Once business/development plan is finalized, another analysis will be commissioned to study traffic impacts of specific uses.
- **Collaboration With Multi-modal Transportation Consultant**
 - Evaluating unique ways to reduce trip generation and implement technology/ride sharing services to create multiple transportation options on-site.
- Kentro Group is committed to limiting traffic impacts of development on surrounding neighborhood.



TRANSPORTATION OVERVIEW



- 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.
- 7 PEDESTRIAN AND MULTI-MODAL USE IMPROVEMENTS TO EXISTING TRANSIT AND BICYCLE ROUTES.



COMMUNITY OUTREACH AND ENGAGEMENT

- Immediately after City & County of Denver contract approval (January 2018), Kentro Group began community outreach process by starting a series of Community Meetings.
 - Six (6) meetings: *Jan. 25, Mar. 8, April 5, May 3, June 7, July 12*
 - Next meeting scheduled for 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.



COMMUNITY OUTREACH AND ENGAGEMENT

- 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.



APPLICATION SUMMARY

The City PSA Contract Requirements

- 150 units affordable housing at 60% AMI or fee
- 200 permanent jobs AND at least 150,000 sf commercial space; and
- A public rezoning process

Suburban mixed-use and Suburban multi-unit are right combination of zone districts for this site

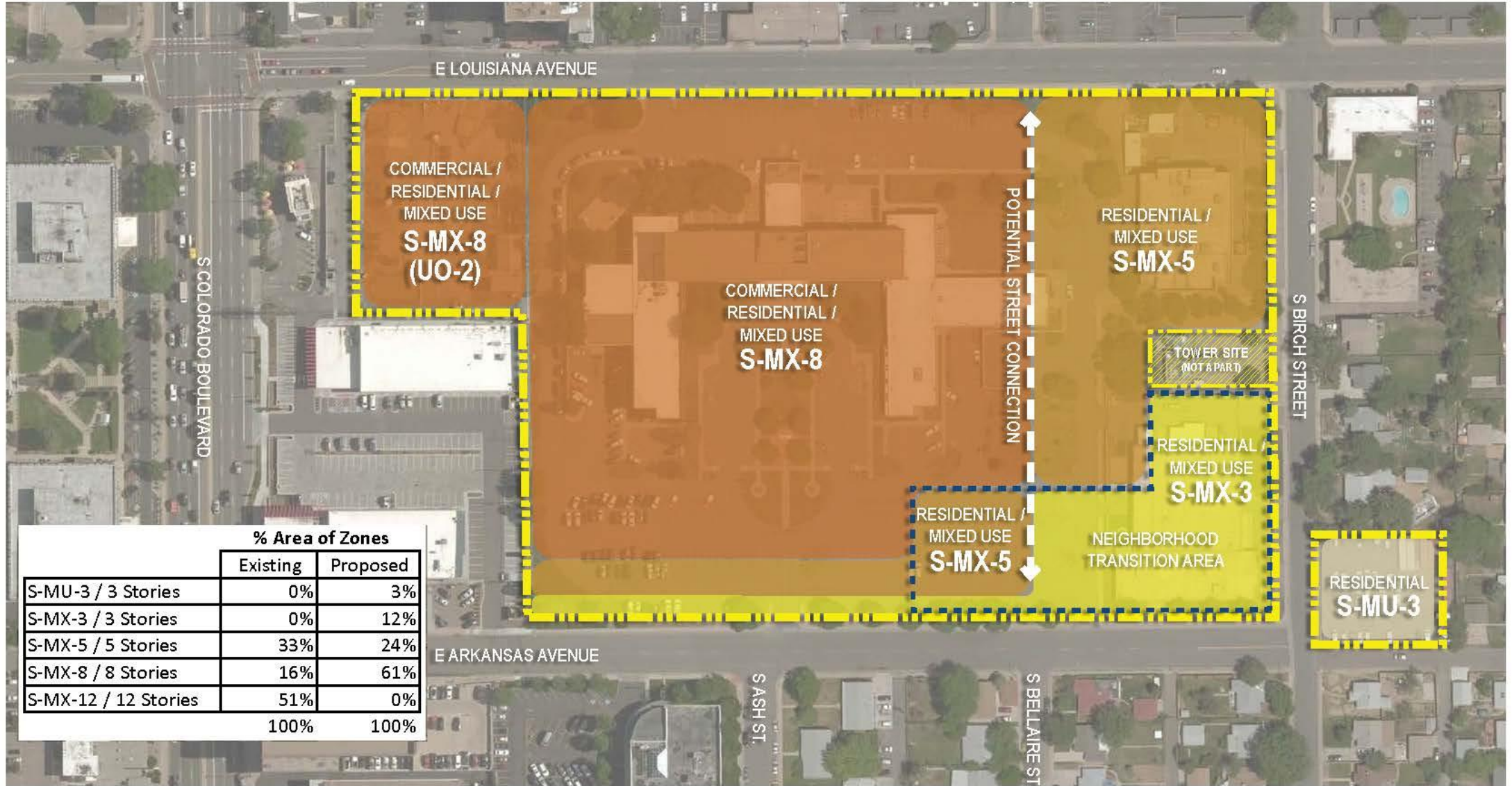
- Lowers height 4-stories on interior of the site from 12 to 8-stories max
- Lowers height 2-stories down on neighborhood transition area
 - 3-stories/40-45' vs. 5-stories/75' adjacent to single-unit zone districts
- Adds 'mixed-use/retail' into allowed uses
- Encourages walkability, appropriate building forms, transparency
- Appropriate parking requirement (S-context) to balance concerns from neighborhood
- Excellent candidate for TDM and multi-modal

The public rezoning requirement has yielded many positives

- Engaged hundreds of neighbors into the process
- Negotiations on the rezoning and heights/zone districts vs. use-by-right campus approach
- Led to the creation of a development agreement to incorporate additional public priorities
- Expedited many conversations re: traffic and transportation improvements for the area
- Laid the ground work for future work and collaboration with the RNO and community after the rezoning



PROPOSED ZONE DISTRICTS



	% Area of Zones	
	Existing	Proposed
S-MU-3 / 3 Stories	0%	3%
S-MX-3 / 3 Stories	0%	12%
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	100%	100%



CMP-EI2 EXISTING ZONING BUILDING ENVELOPE STUDY



ORIGINAL APPLICATION PROPOSED ZONING BUILDING ENVELOPE STUDY



REVISED APPLICATION PROPOSED ZONING BUILDING ENVELOPE STUDY



E. ARKANSAS AVENUE STREET SECTION: S-MX-3, S-MX-5, & S-MX-8 TRANSITION

