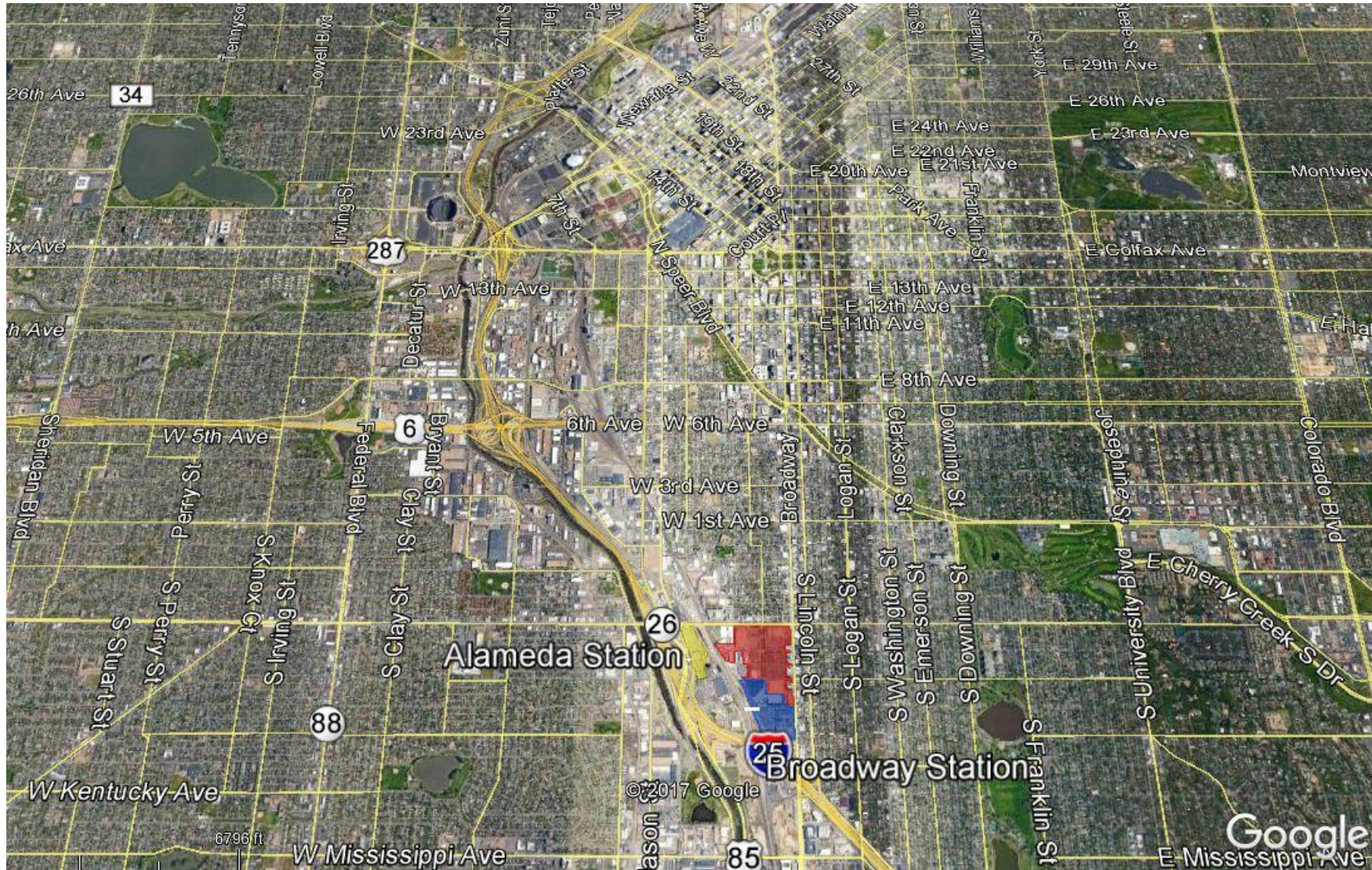


Broadway Park Metro Districts

D4Urban



CONTEXT



Overall District Relationships



New District Relationships

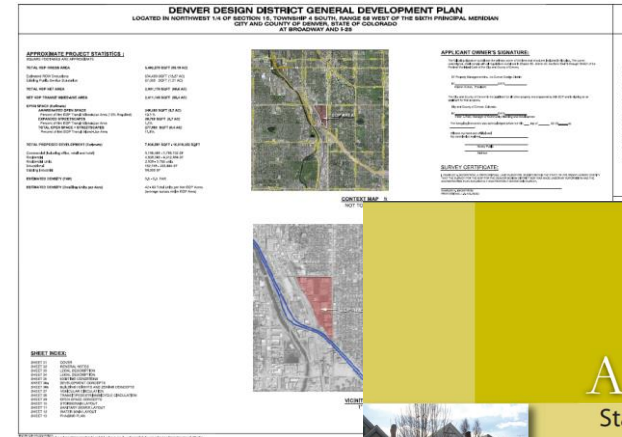


General Background

- Inclusion Area of 25 acres
- Existing uses
 - Denver Design District – 1950's buildings
 - Additional wholesale and retail showrooms
 - Medical laboratory (Quest Diagnostics)
 - Office and Educational in obsolete buildings
- Future Uses
 - Mixed use commercial office and retail
 - Limited residential
 - Transit Oriented Development centered around Broadway Station and Alameda Station
- Infrastructure Required
 - Extension of City Street-grid and multimodal improvements
 - Utility upsizing to support future density
 - Open space amenities for future residents and employees
 - Approximately \$80M in public infrastructure required

Existing Planning Framework

- Denver Design District GDP - 2009
- Alameda Station Area Plan - 2009
- Broadway Station Area Plan - 2016



Public Infrastructure

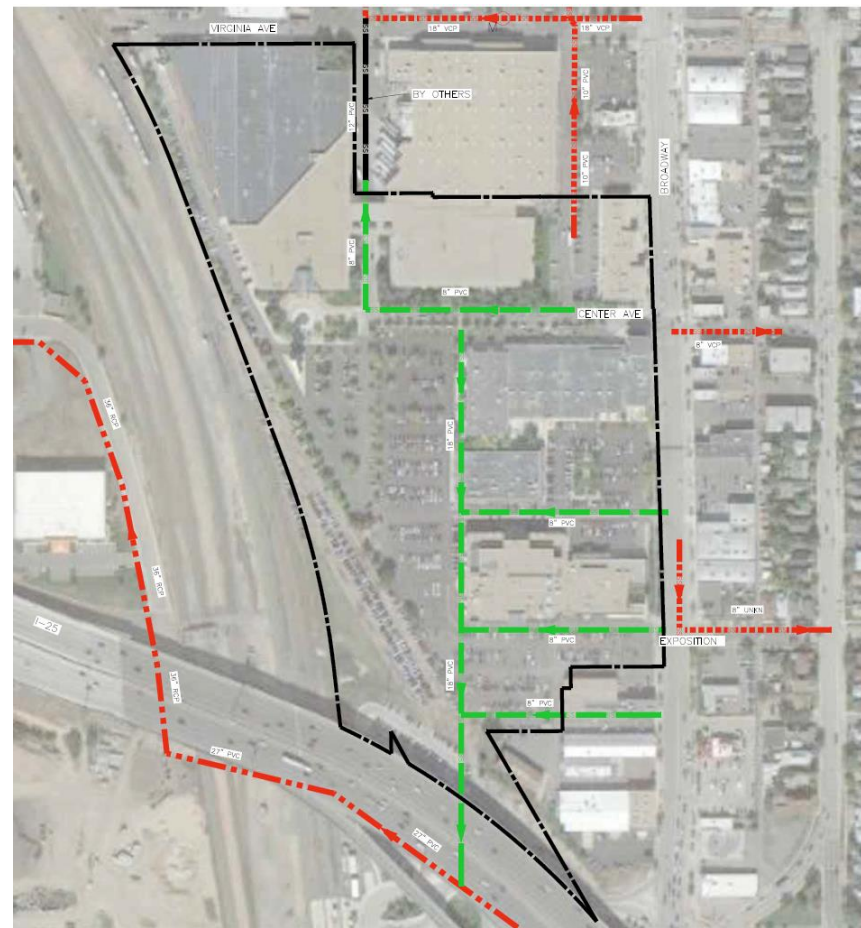
Open Space



**BROADWAY PARK METRO DISTRICT NOS. 1, 2, 3, AND 4
OPEN SPACE NETWORK**

BrightView Design Group

Sanitary

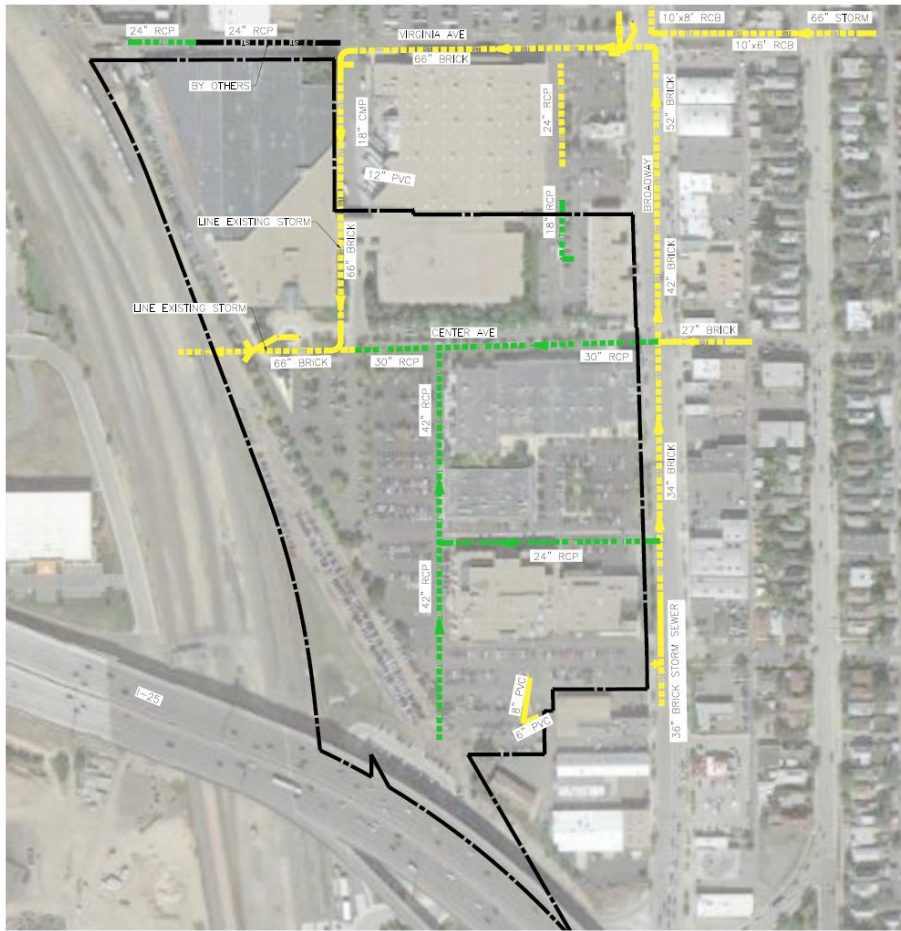


LEGEND

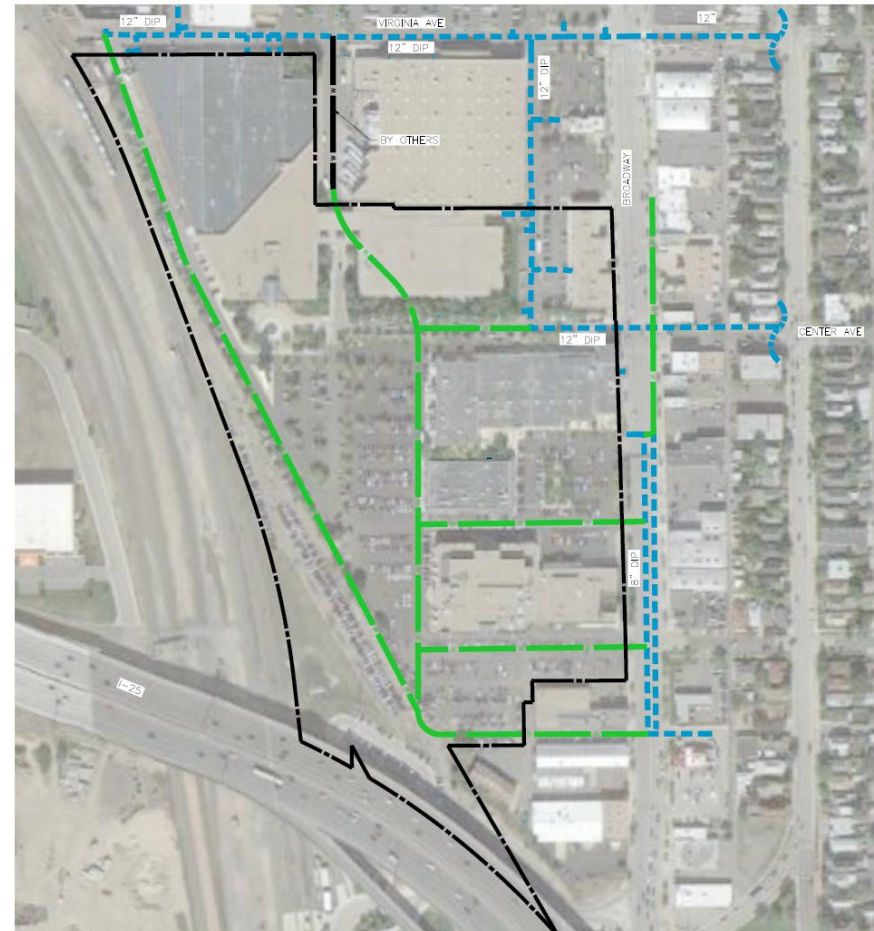
- EXISTING CITY SANITARY LINES
- EXISTING CITY PARK LINES
- PROPOSED SANITARY LINES
- BROADWAY PARK METRO DISTRICT BOUNDARY

Public Infrastructure

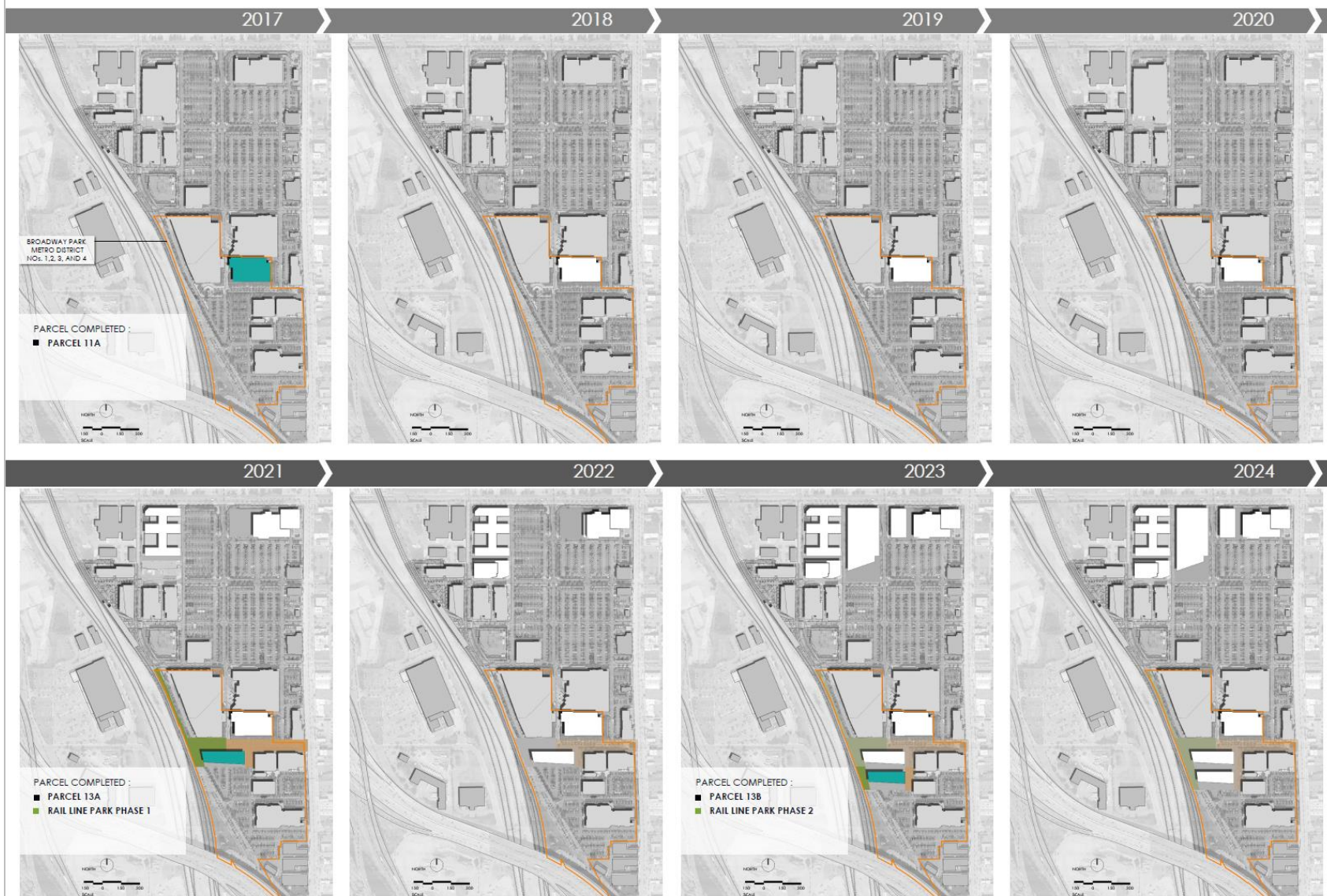
Storm



Water



Phasing



Phasing of Buildout



Phasing



Development Potential

- 25 acres
- 3M SF of commercial office, retail, and residential
- \$1.7B of stabilized development value
- Dense, mixed use, and centered around transit
- Infrastructure and development typology in keeping with preceding small area plans

City Council Schedule

- December 12th – Resolution: Set Public Hearing at Mayor Council
- December 18th – Resolution: Set Public Hearing at City Council
- December 19th – Ordinance: FIN Gov. Committee
- January 2nd – Ordinance: 1st Reading at City Council
- January 8th – Ordinance: Public Hearing and 2nd Reading at City Council