



University of Colorado
Denver
Office of Institutional Planning



Photo: Denver Infill Blog

Speer Adjacent Property Development
Design Review Board November 17, 2020

INTRODUCTIONS

Cary Weatherford
Director of Institutional Planning
The University of Colorado Denver

Jered Minter, AIA
Campus Architect, Office of Institutional Planning
The University of Colorado Denver

DESIRED OUTCOMES

Identify Opportunities and Challenges Presented by the Vacant Sites

- Movement
- Connections
- Context/Perspective
- History

Design Principles/Guidelines

- Scale
- Materiality
- Orientation

Prioritization of Parcels

- Which represent best value and opportunity to CU Denver?

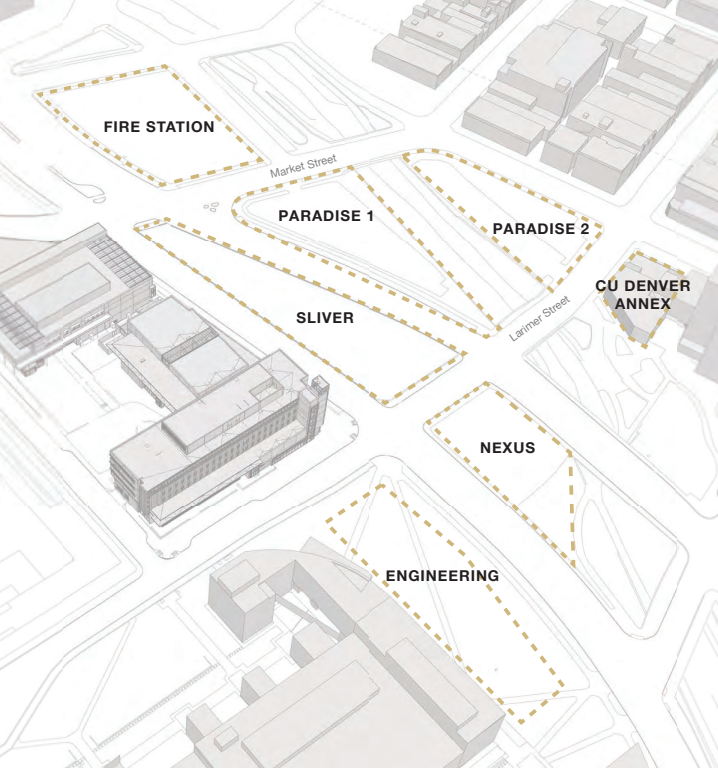
SESSION OVERVIEW

Session 1: Introduction, History, Precedent Studies

Session 2: Opportunities/Challenges

Session 3: Design Principles

FOLLOW UP



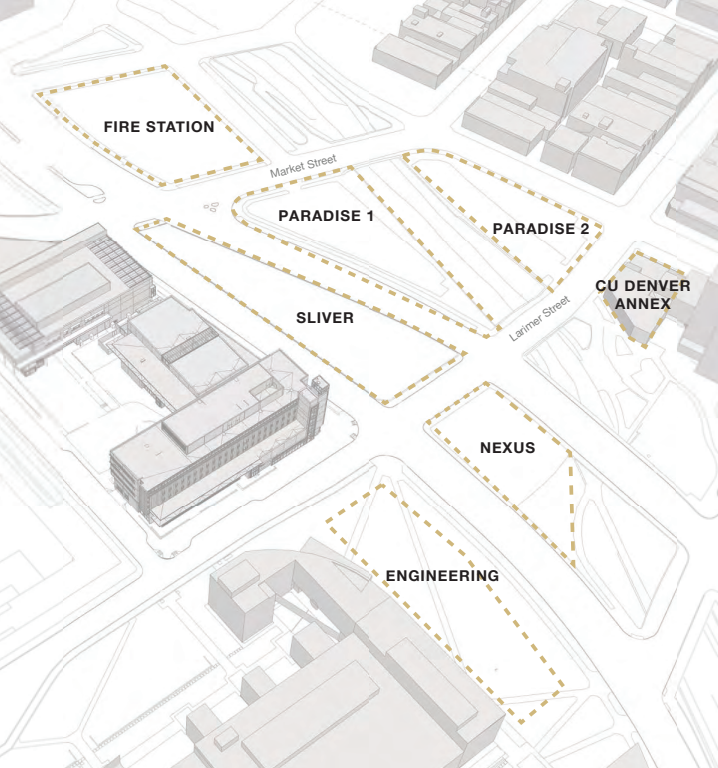
WHAT ARE CU DENVER'S GOALS OVER THE NEXT 6-12 MONTHS AND WHAT ARE THE STRATEGIES TO ACHIEVE THOSE GOALS?

Goals

- Create a Strategic Vision to Inform Development Goals
- Understand Possible Development Mechanisms - The Tool Kit
- Make and/or Strengthen Connections with the Development Community and Civic Partners

Strategies

- Engage in A Strategic Planning Effort - Begin 2021
- Chancellor Marks Listening Tour - meeting with JLL, Hines, and others
- Re-Convene Real Estate Committee - includes external affairs, finance, legal counsel, advancement, planning, CU System
- Real Estate Advisory Panel? Ad Hoc or standing group
- Meetings with Local Partners - Denver Community Planning and Development, Department of Transportation and Infrastructure

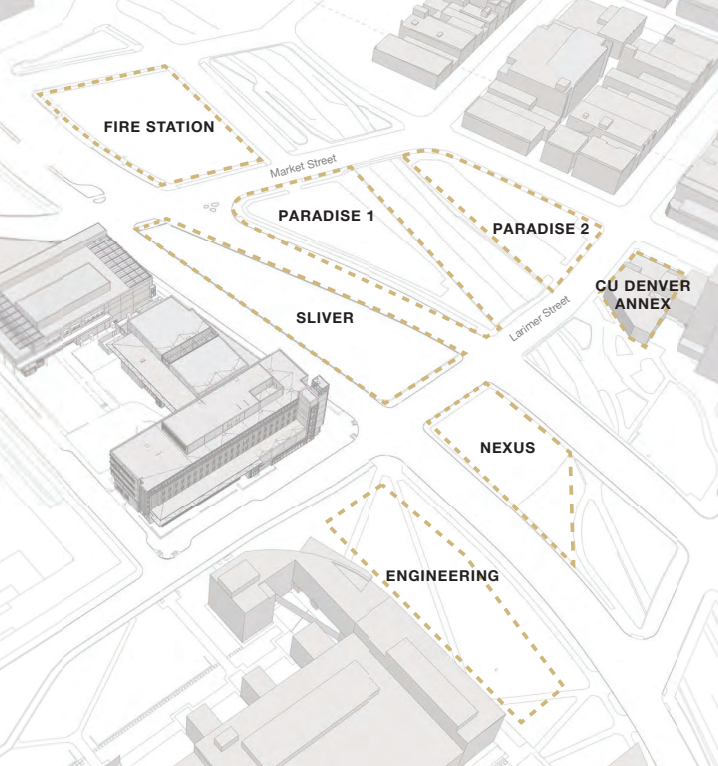


HOW DOES THE UNIVERSITY VIEW THE SITES IN TERMS OF RELATIVE COMPLEXITY, POLITICAL WILL, GOAL ALIGNMENT, AND DEAL PROBABILITY?

The number below are used to rank the factors in the following ways:

1= Least Complex, Least Political Will Required, Most Aligned with Goals, Highest Probability of a Deal

| Project | Budget/Complexity | Political Will | CU Goal Alignment | Deal Probability |
|----------------------------|-------------------|----------------|-------------------|------------------|
| Engineering Building | 1 | 1 | 3 | 1 |
| CU Denver Building / Annex | 2 | 3 | 2 | 2 |
| Nexus | 3 | 2 | 1 | 3 |
| Fire Station | 4 | 5 | 6 | 4 |
| Sliver | 5 | 6 | 5 | 5 |
| Paradise 1 & 2 | 6 | 4 | 4 | 6 |



IS THE STRETCH OF SPEER BOULEVARD THROUGH CAMPUS (AURARIA PARKWAY TO COLFAX) CONSIDERED HISTORIC?

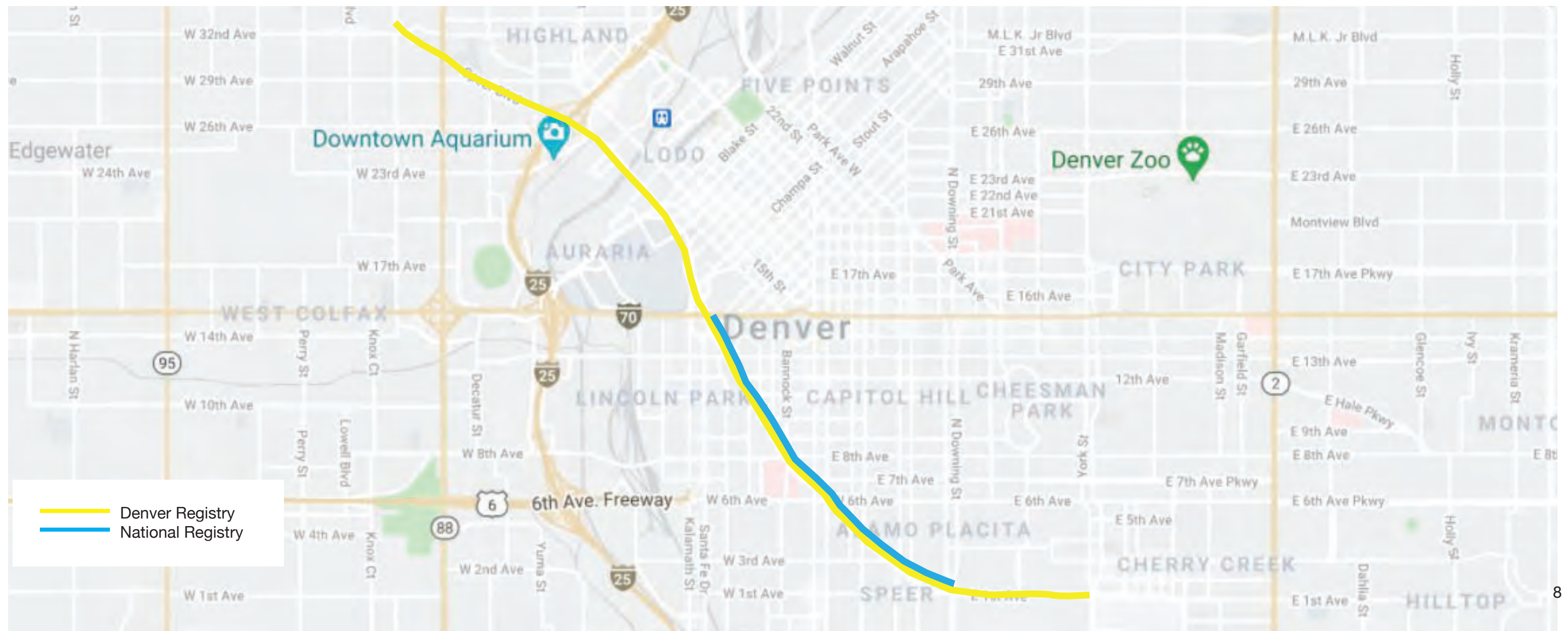
NO, National Registry: Speer Blvd. from W. Colfax Ave. to Downing St.

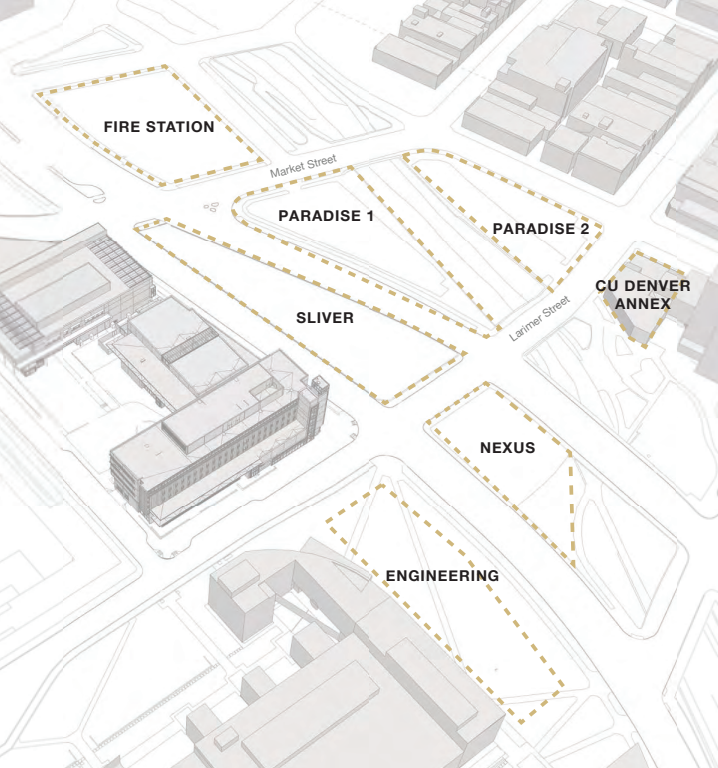
YES, Denver Historic Landmark Registry: Speer Blvd. from Irving Street to University Boulevard

What does this mean?

PRO: Local and National tax credits and grants may be available for the project

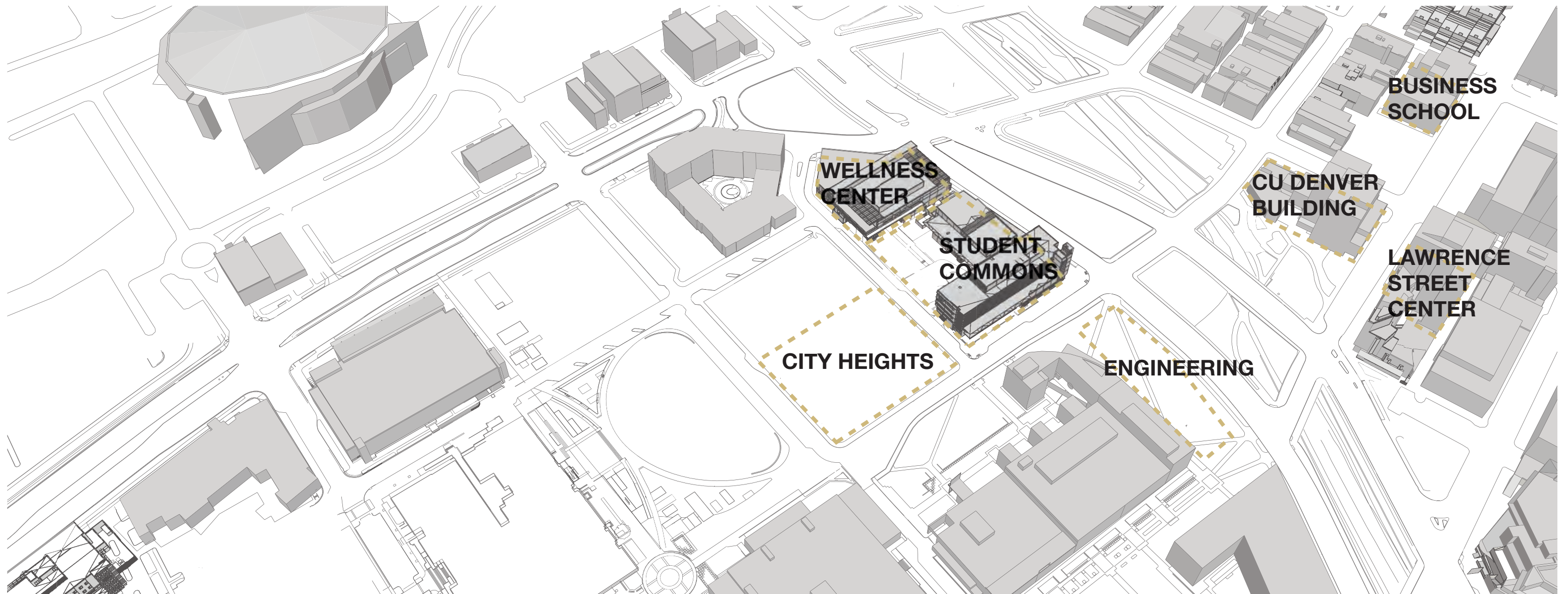
CON: Designs will have to go through local design review and follow design guidelines. Site work may require an archaeological review





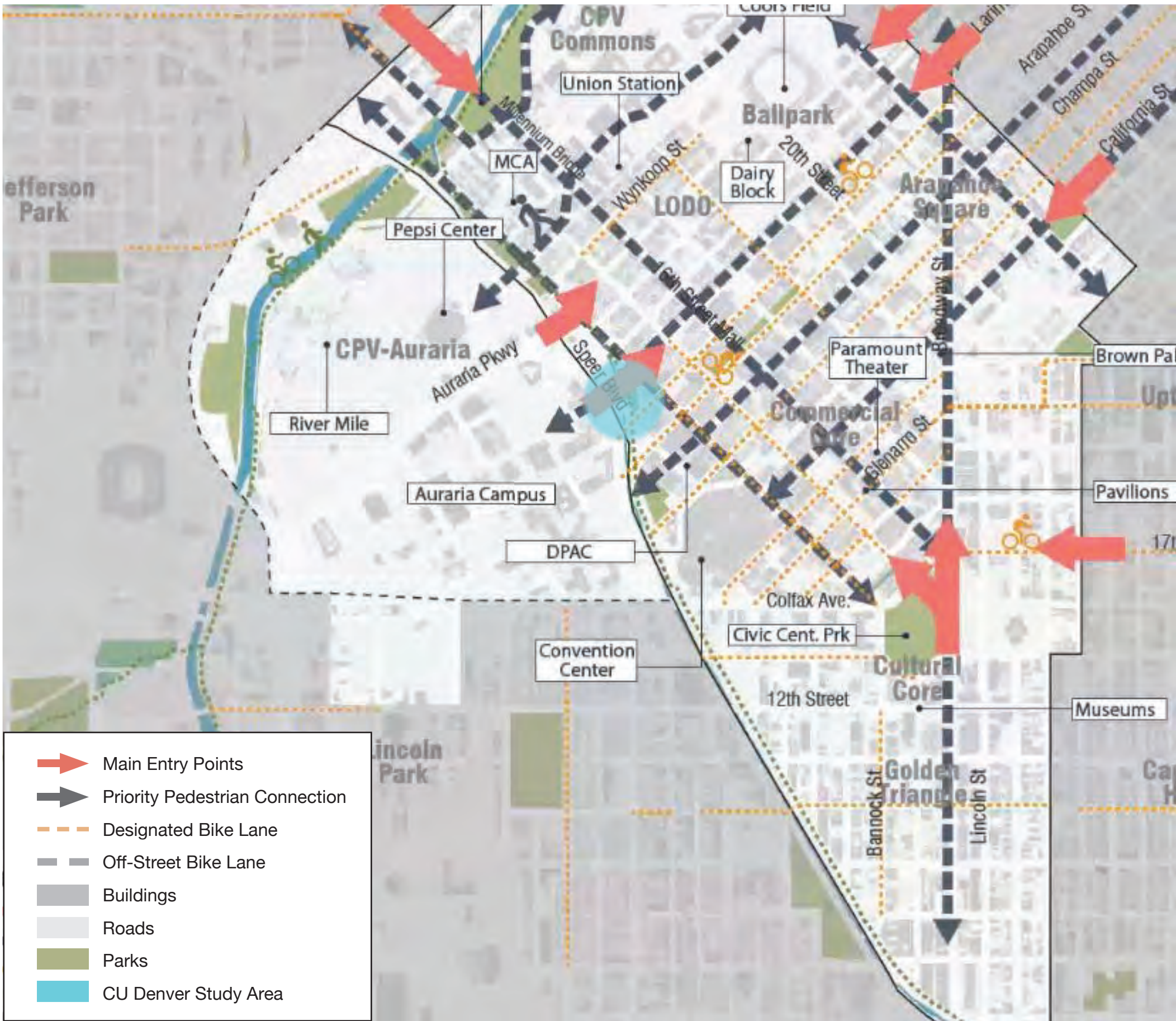
WHAT OF THE TERMS OF THE CU DENVER / AHEC GROUND LEASES ON THE AURARIA CAMPUS?

Business School: NA (CU Owned)
 CU Denver: NA (CU Owned)
 City Heights: 50 years, \$1
 Engineering Site: TBD
 Lawrence Street Center: NA (CU Owned)
 Student Commons: 50 years, \$1
 Wellness Center: 50 years, \$1



EXISTING CONDITIONS

EXISTING ROADS / TRAILS / BIKE LANES



Credit: City of Denver, Department of Community Planning and Development

TRAFFIC COUNTS

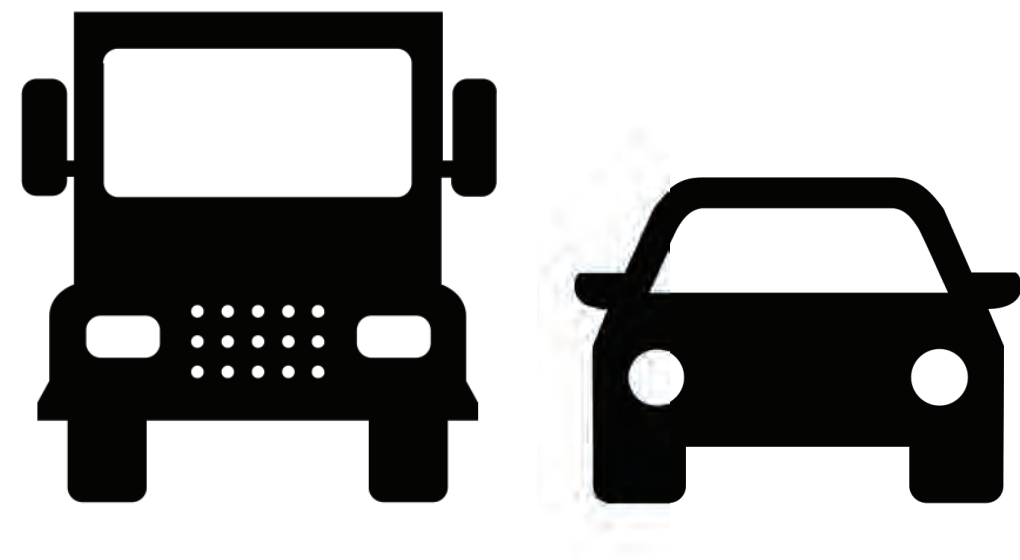


Larimer between 14th & 15th
5,492 Daily

Larimer between Speer and 14th
1,705 Daily

Lawrence between 13th/Speer and 14th
768 Daily

Downtown Denver Summer 2013 Pedestrian Count Report



Speer Blvd South Bound
26,533 (2015)

Speer Blvd North Bound
30,348 (2013)

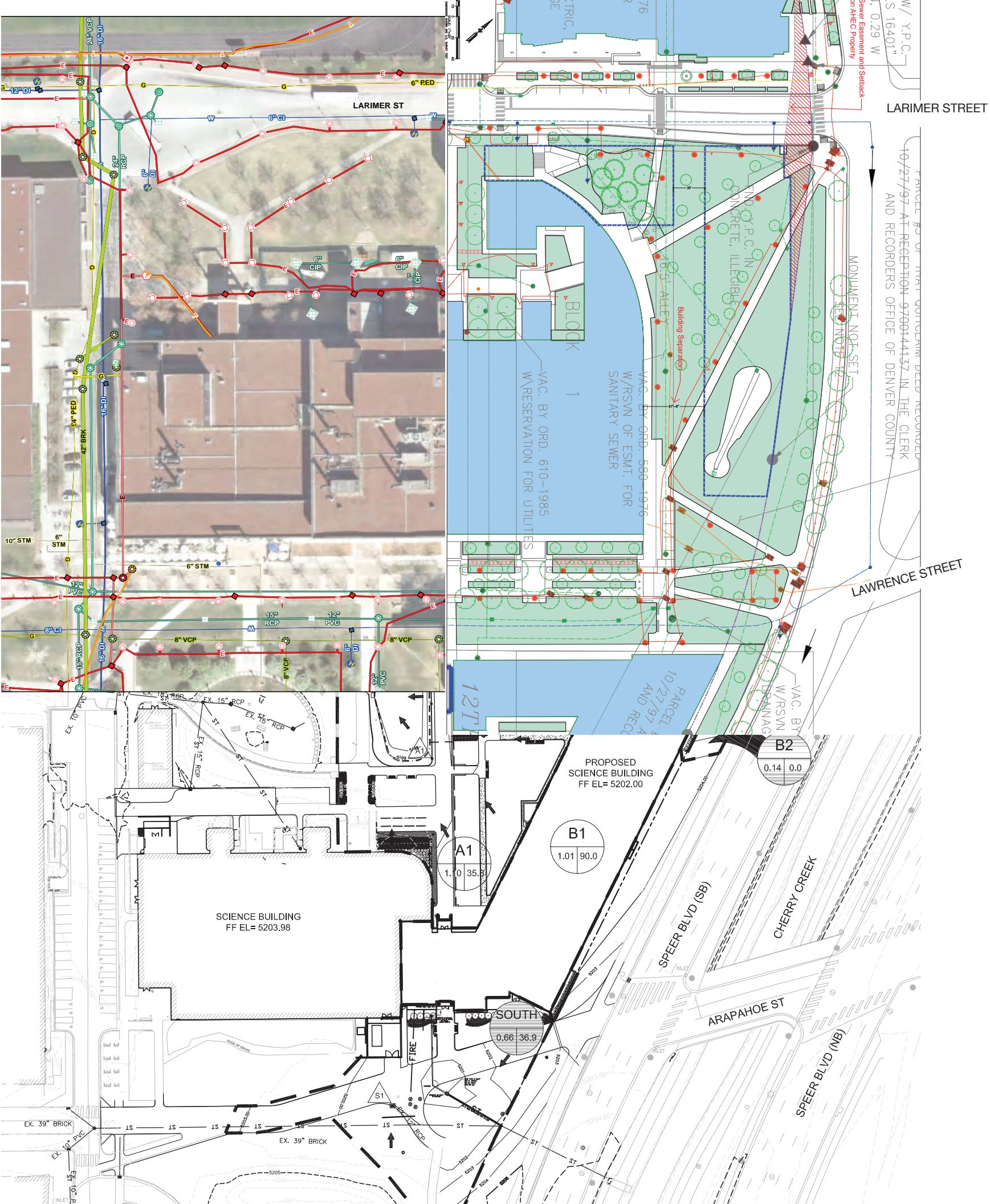
Auraria Pkwy
31,587 (2013)

Larimer St
7,875 (2018)

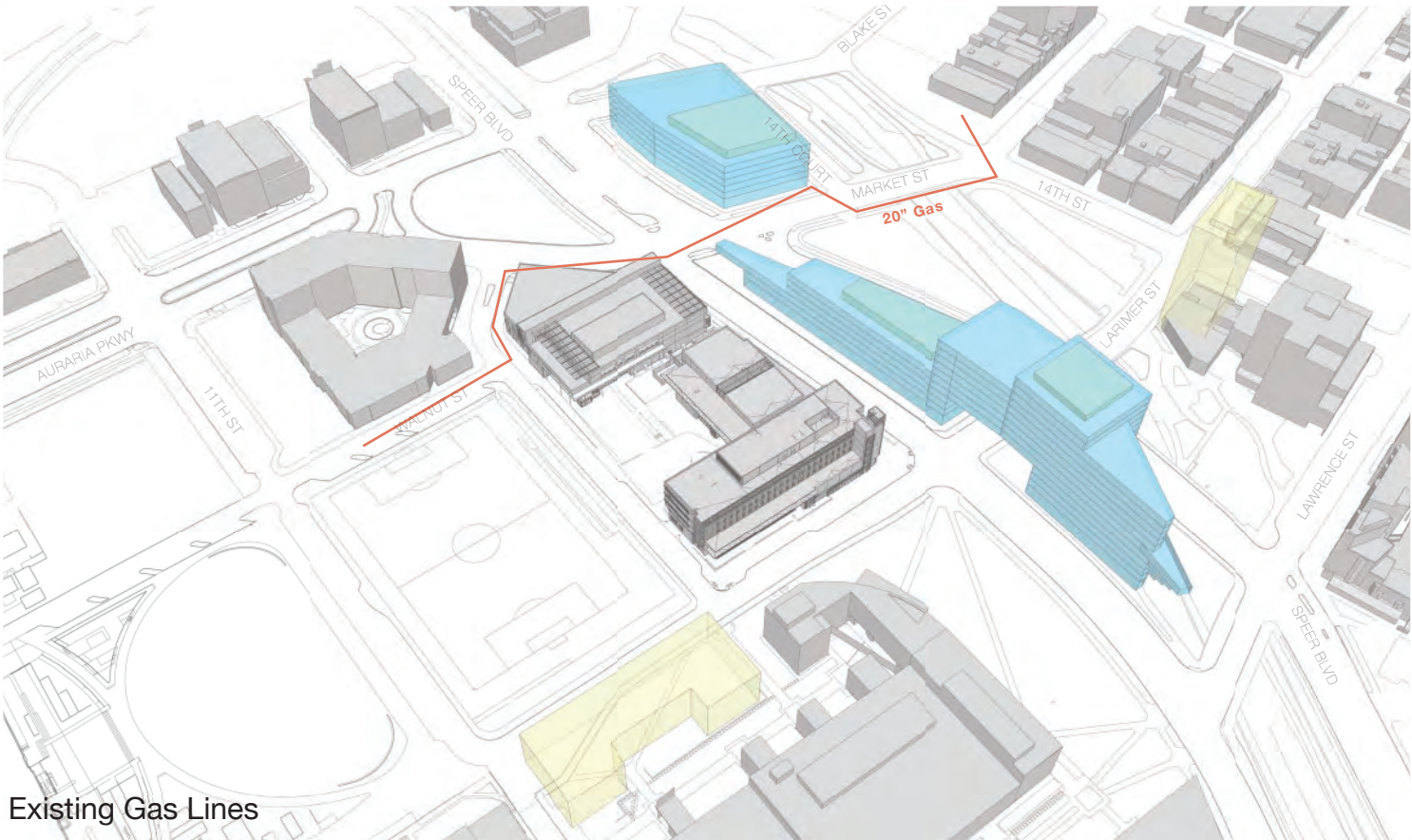
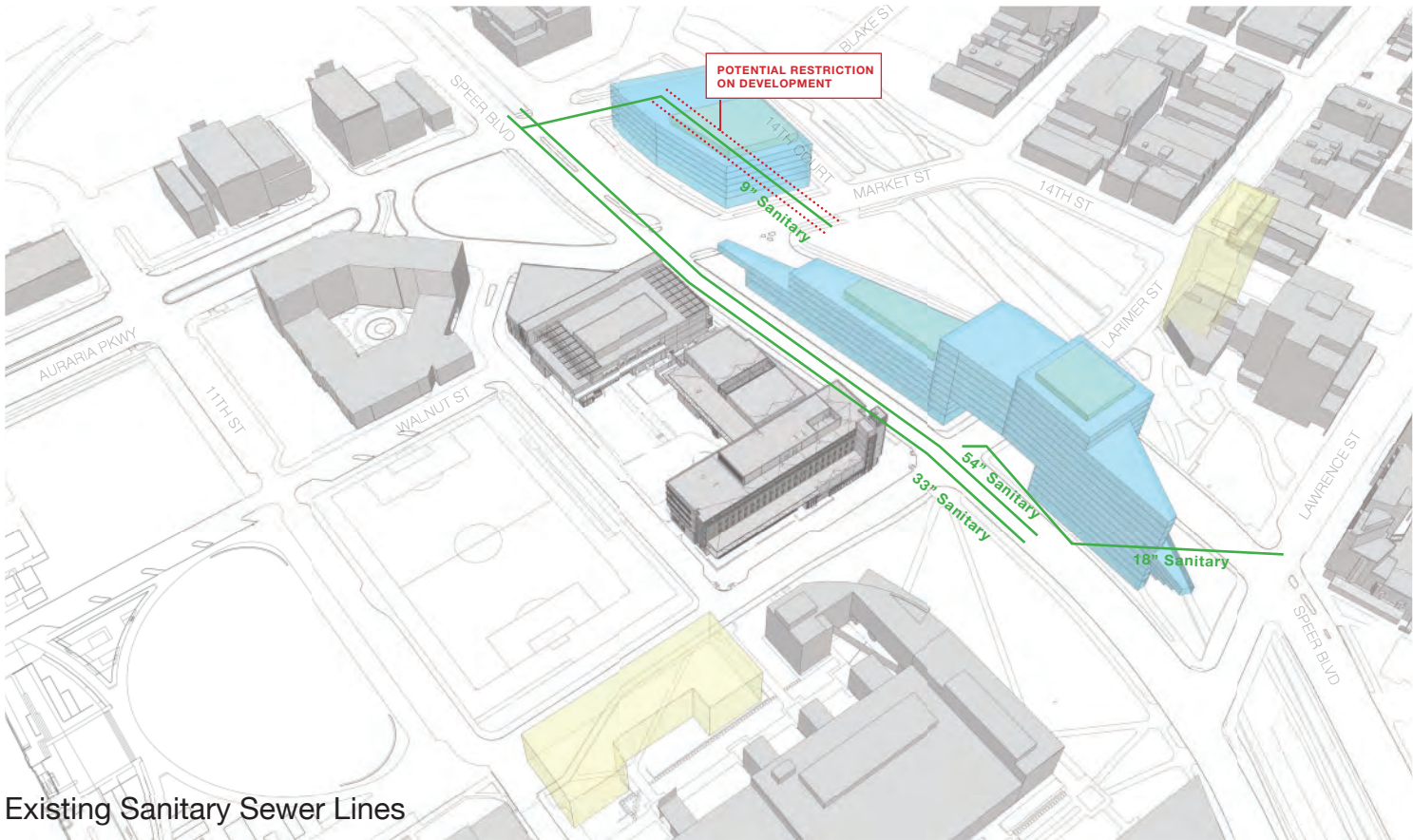
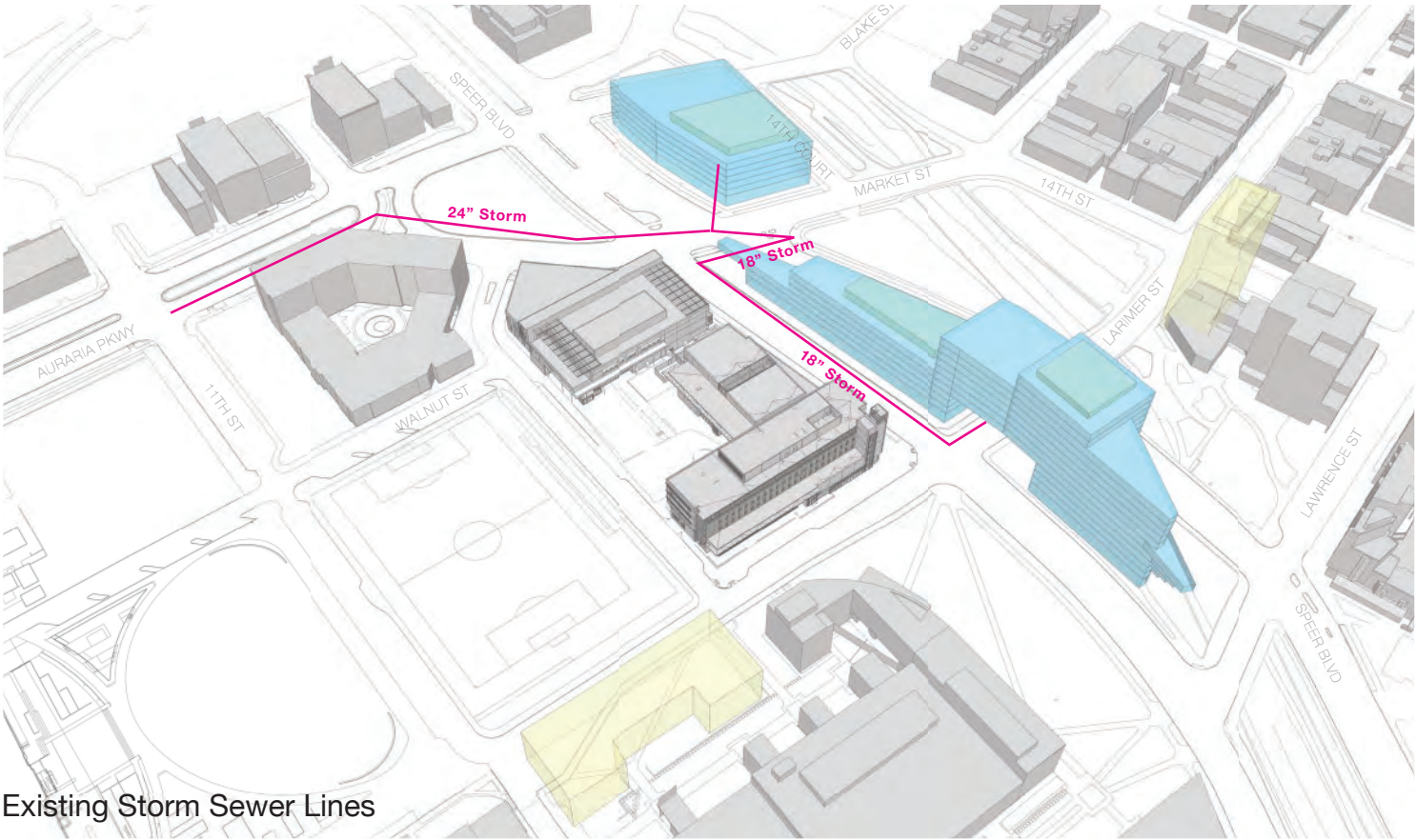
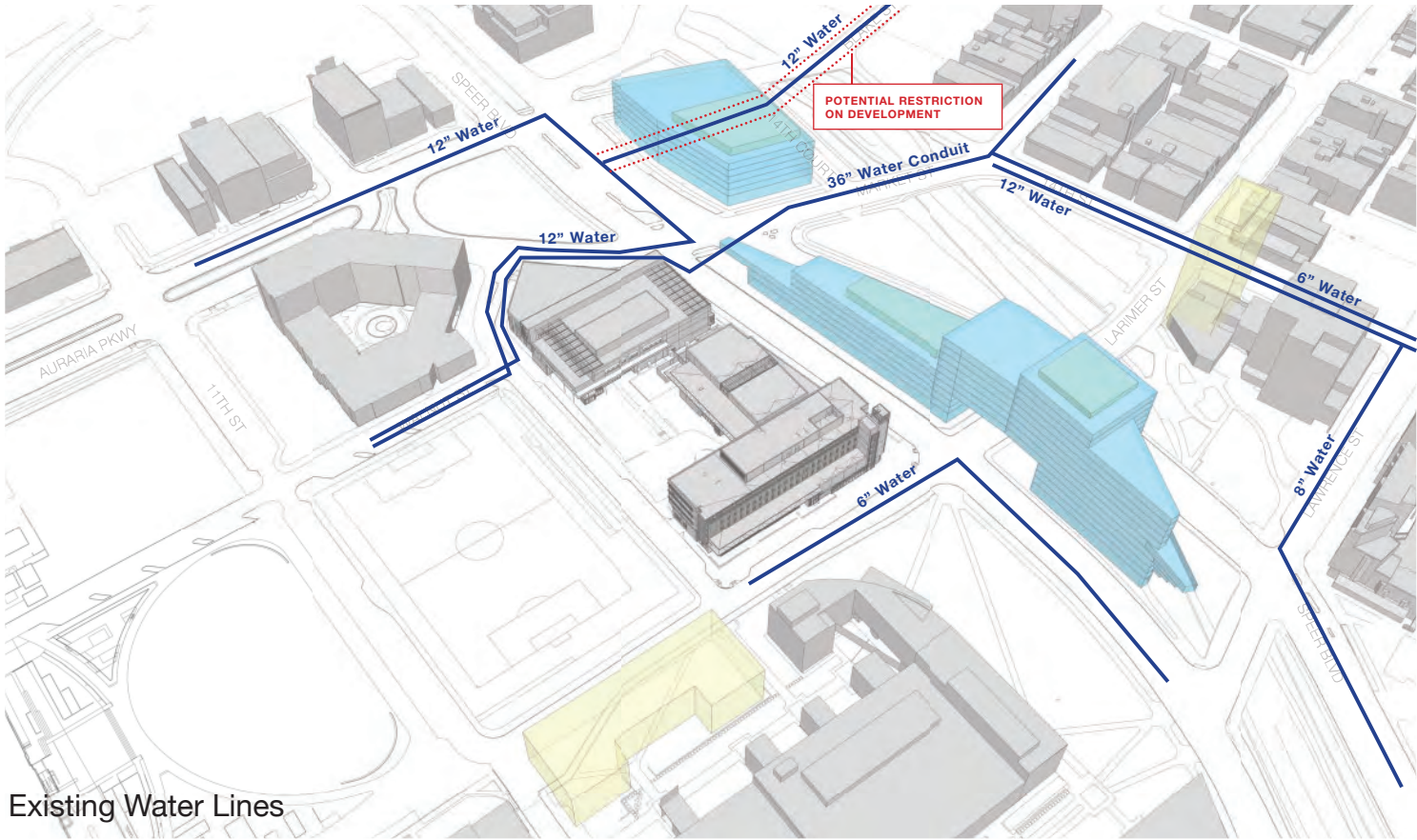
Lawrence St
6,708 (2018)

Credit: City of Denver, Department of Community Planning and Development

UTILITIES



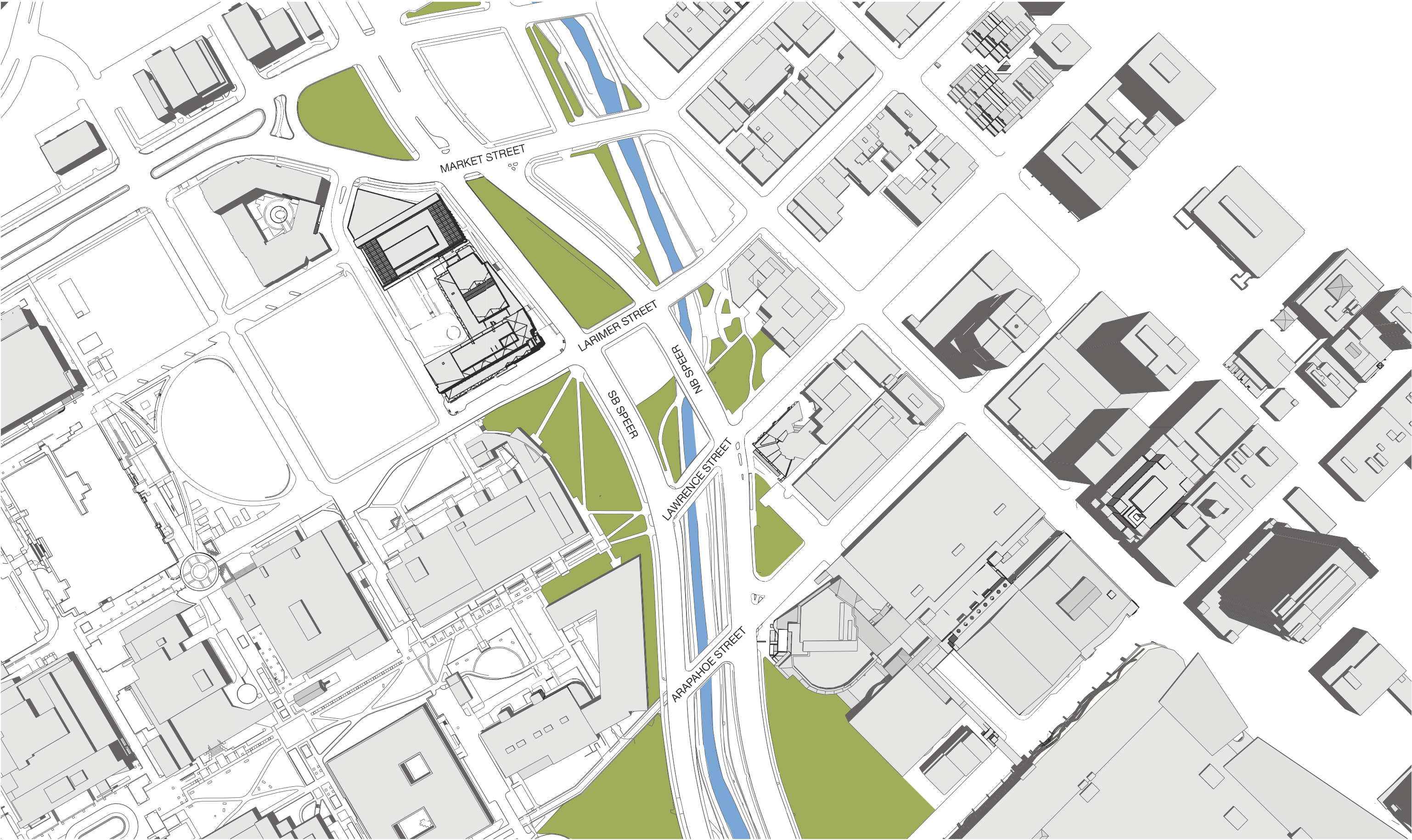
UTILITIES



FLOODPLAIN

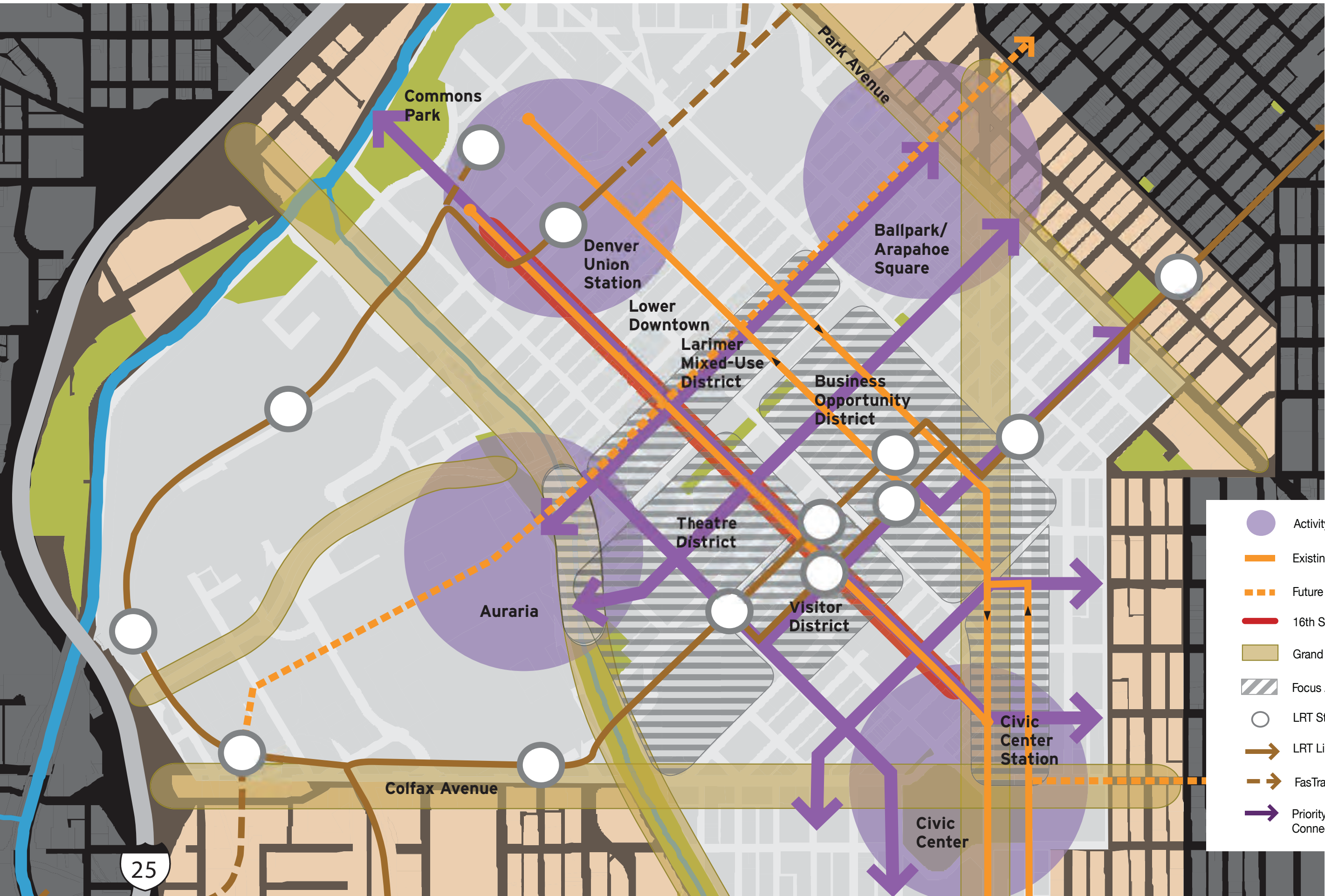


GREENSPACE ALONG SPEER



CONNECTIONS

CIVIC CONNECTIONS



- Activity Node
- Existing Intra-Downtown Transit
- Future Intra-Downtown Transit
- 16th Street Mall
- Grand Boulevard
- Focus Area
- LRT Stop
- LRT Line
- FasTracks Rail Line
- Priority Pedestrian Connection

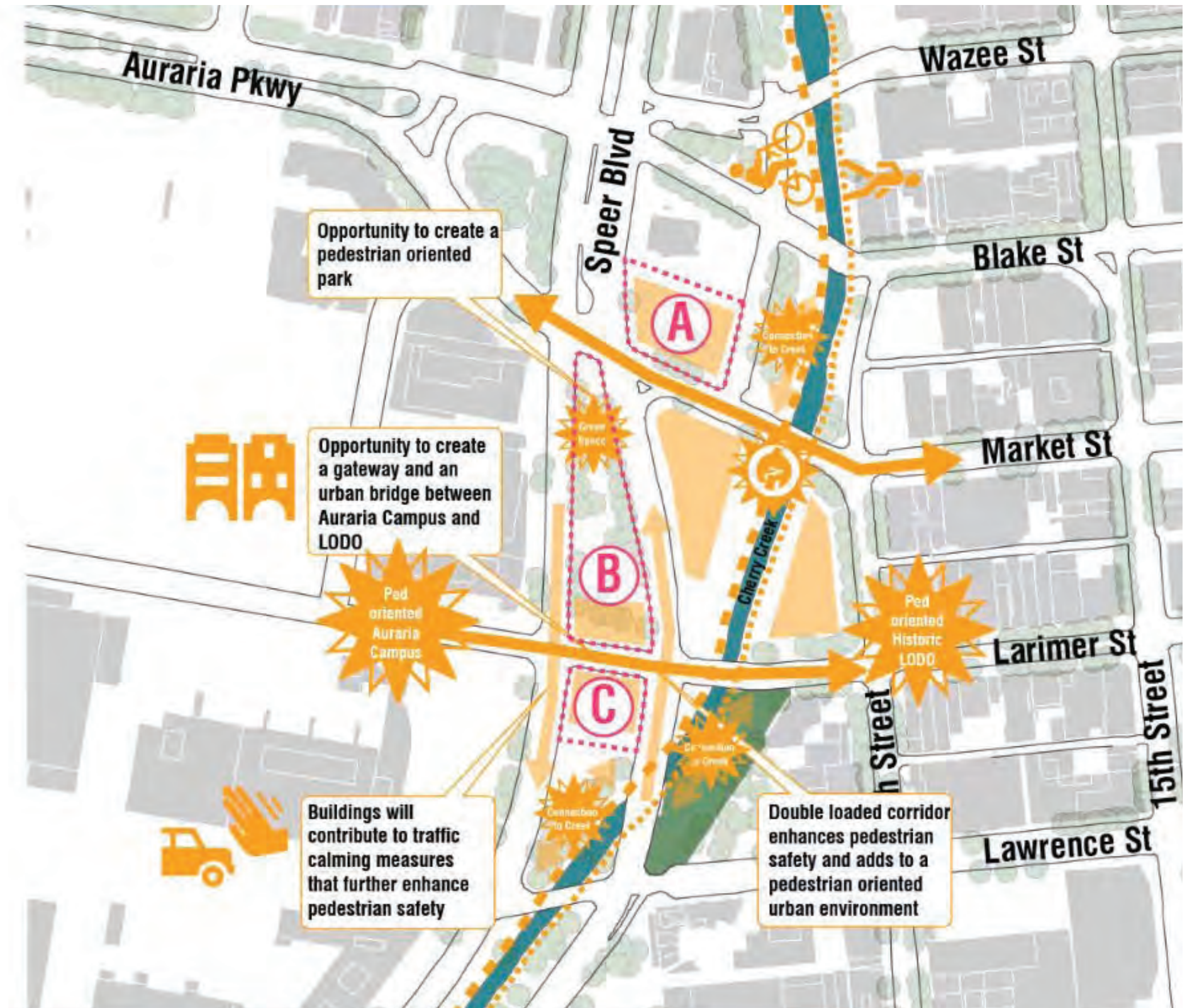
LOCAL CONNECTIONS

Strengths

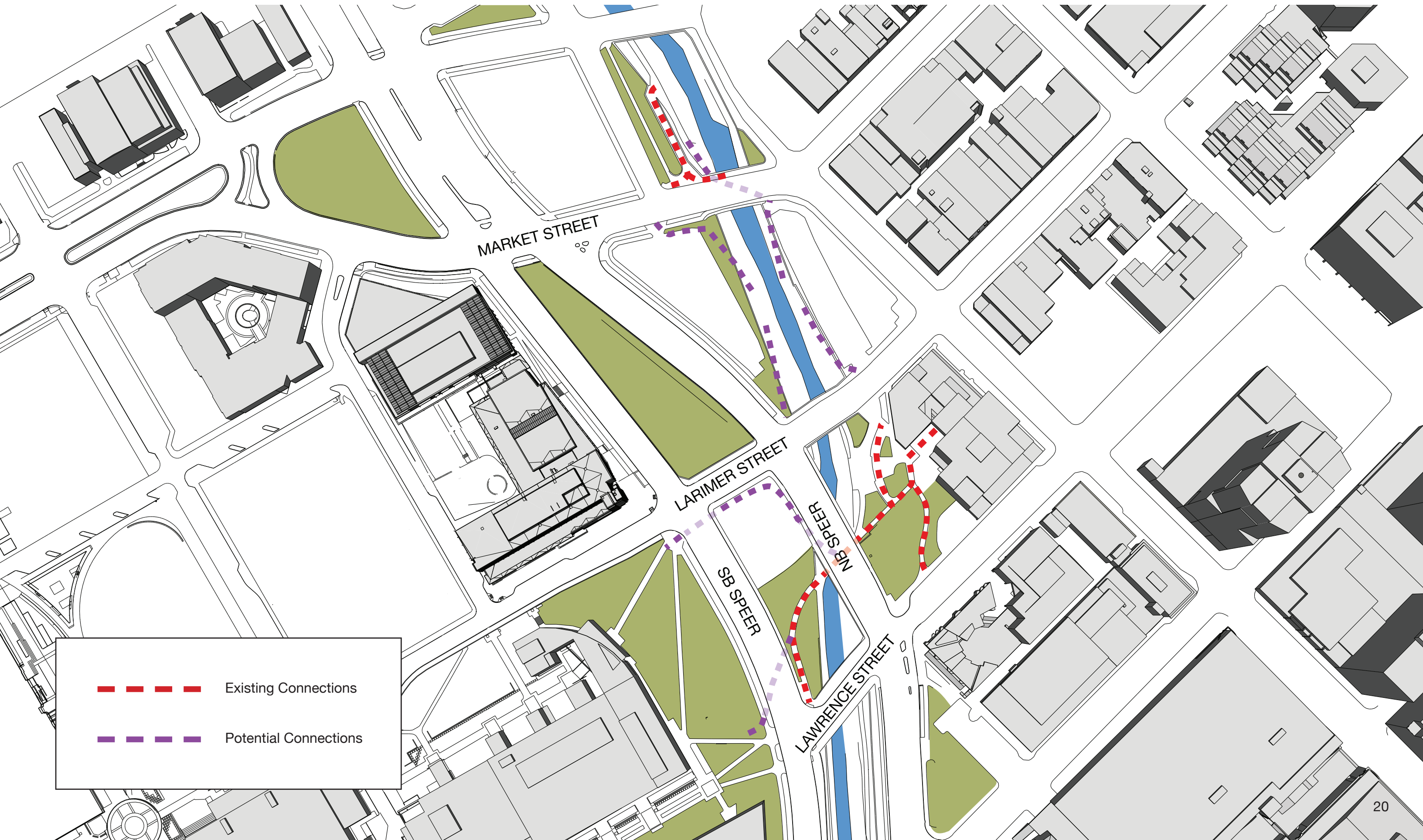
- Pedestrian oriented communities at AHEC and Downtown
- Adjacent Cherry Creek Trail

Opportunities

- Create a gateway bridging two communities
- Buildings will contribute to traffic calming measures and further enhance pedestrian safety
- Double loaded corridor enhances a pedestrian oriented urban environment
- Create a pedestrian oriented park



CHERRY CREEK CONNECTIONS

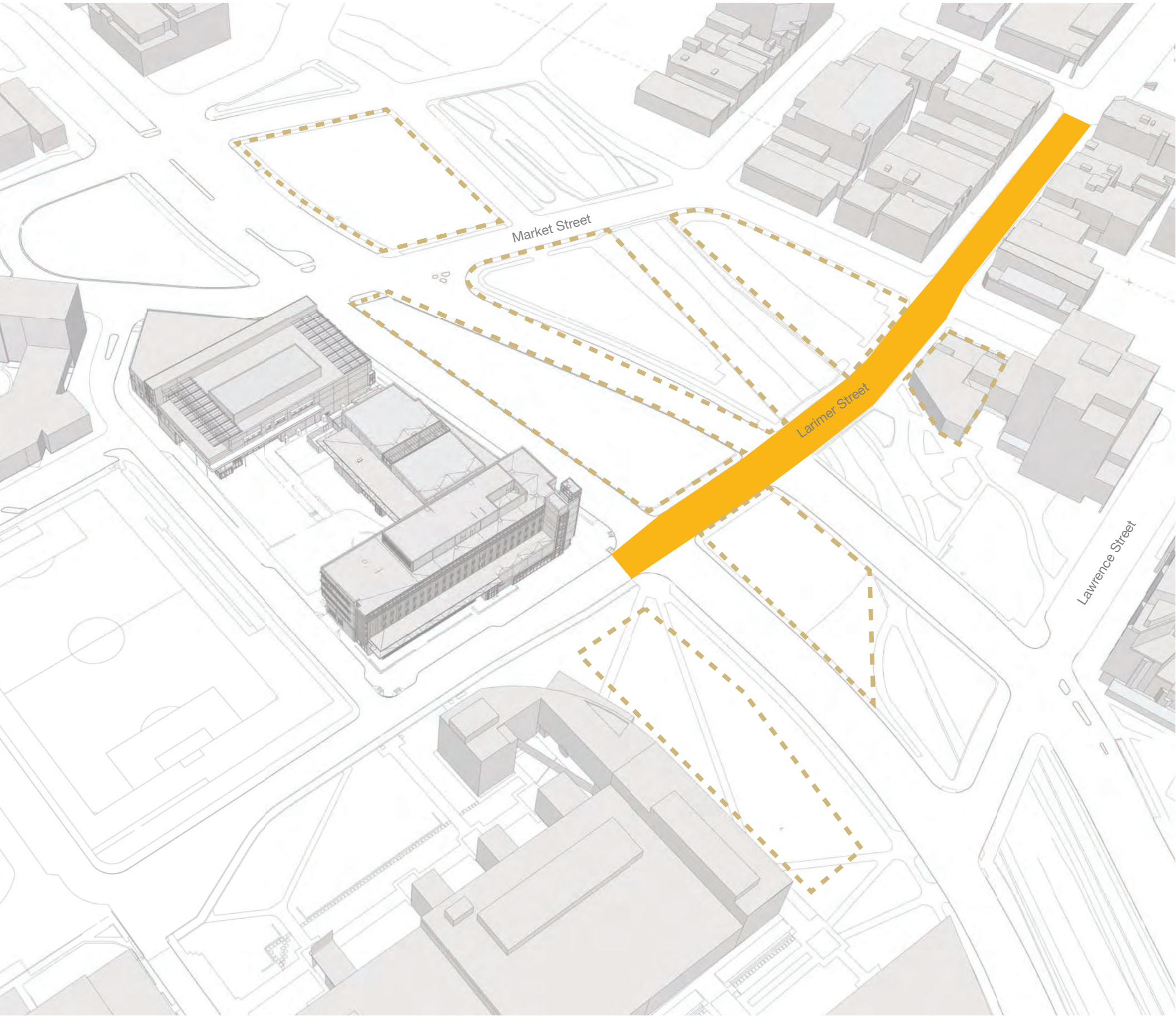
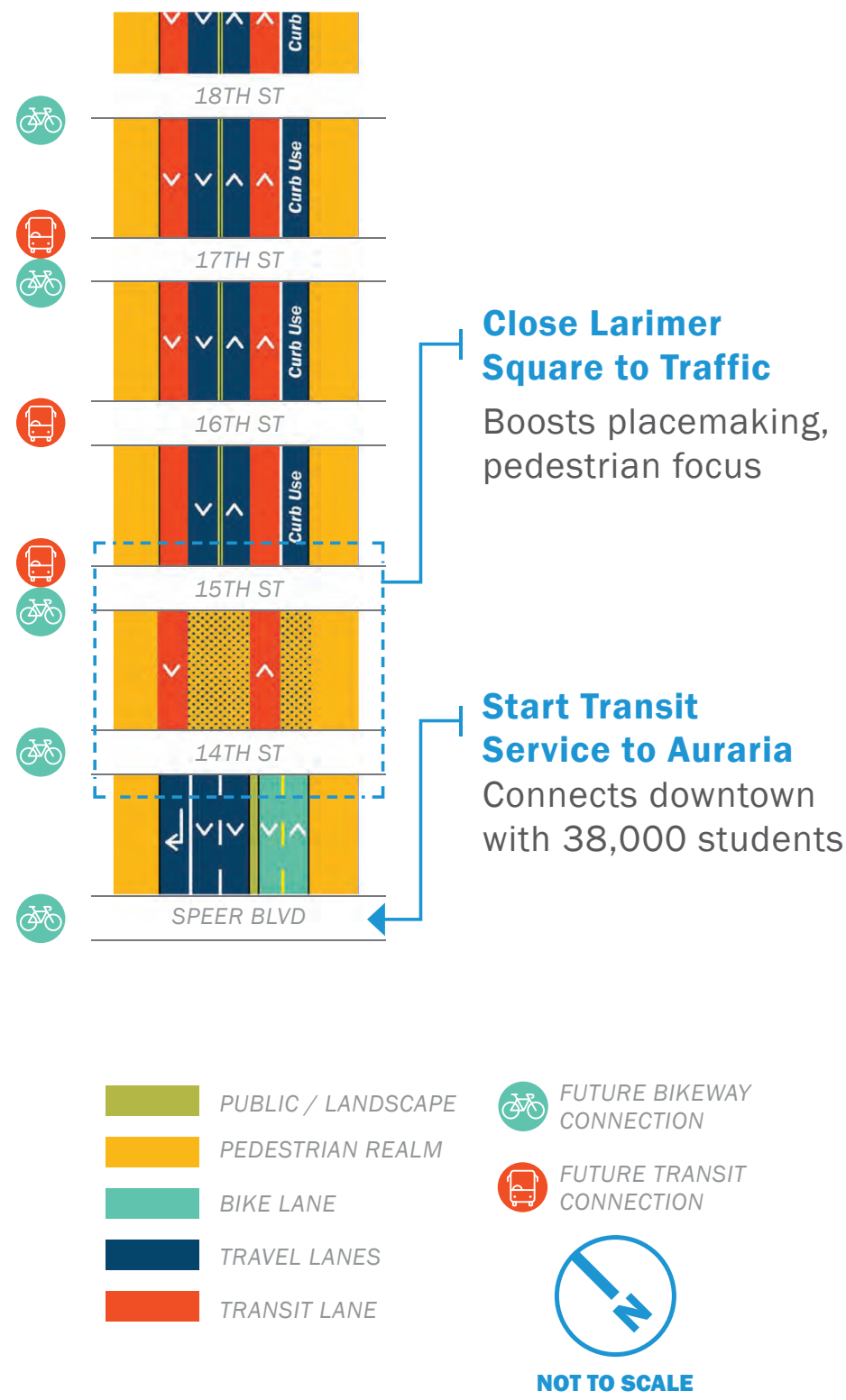


Existing Connections

Potential Connections

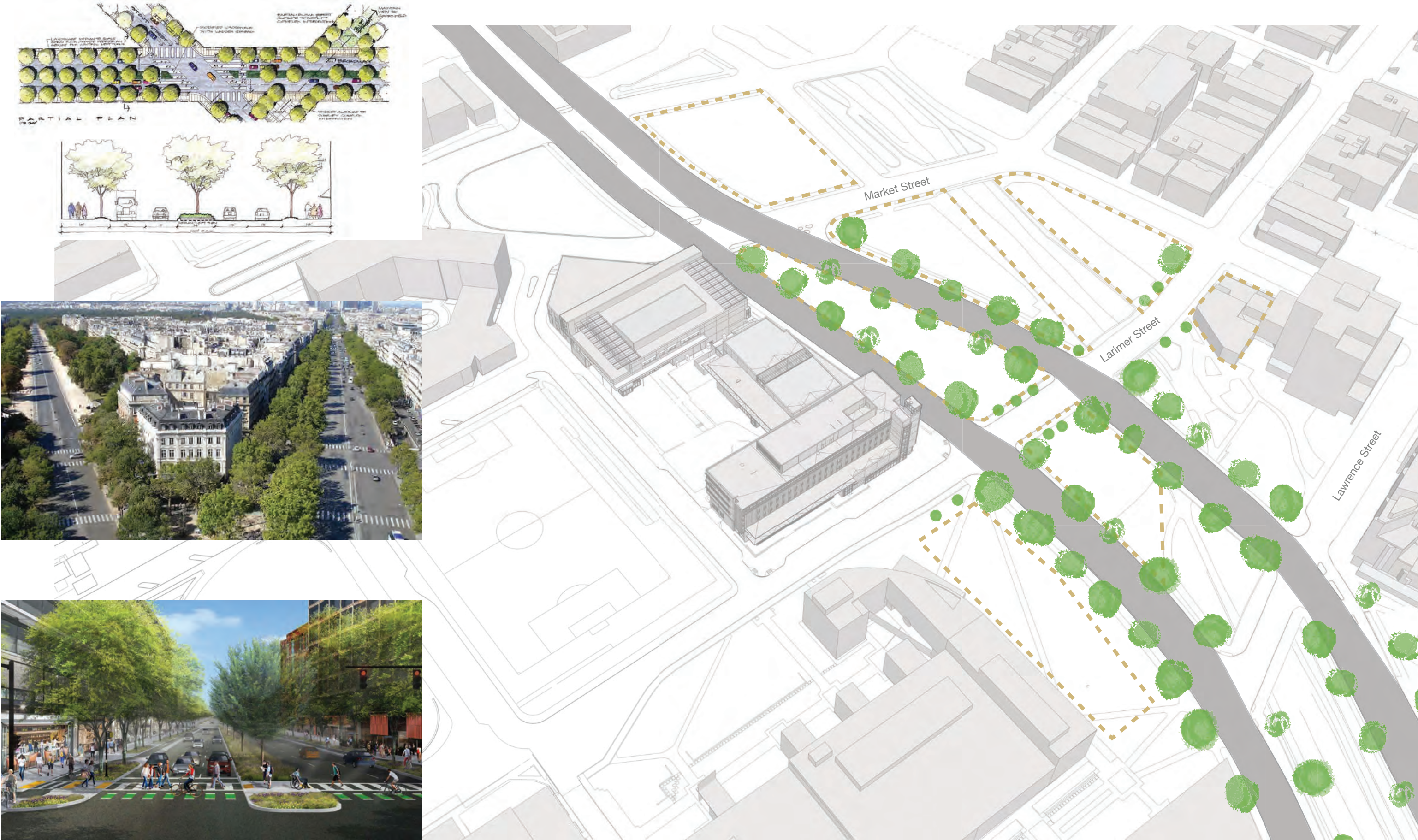
DISCUSSION TOPICS

CLOSING LARIMER STREET

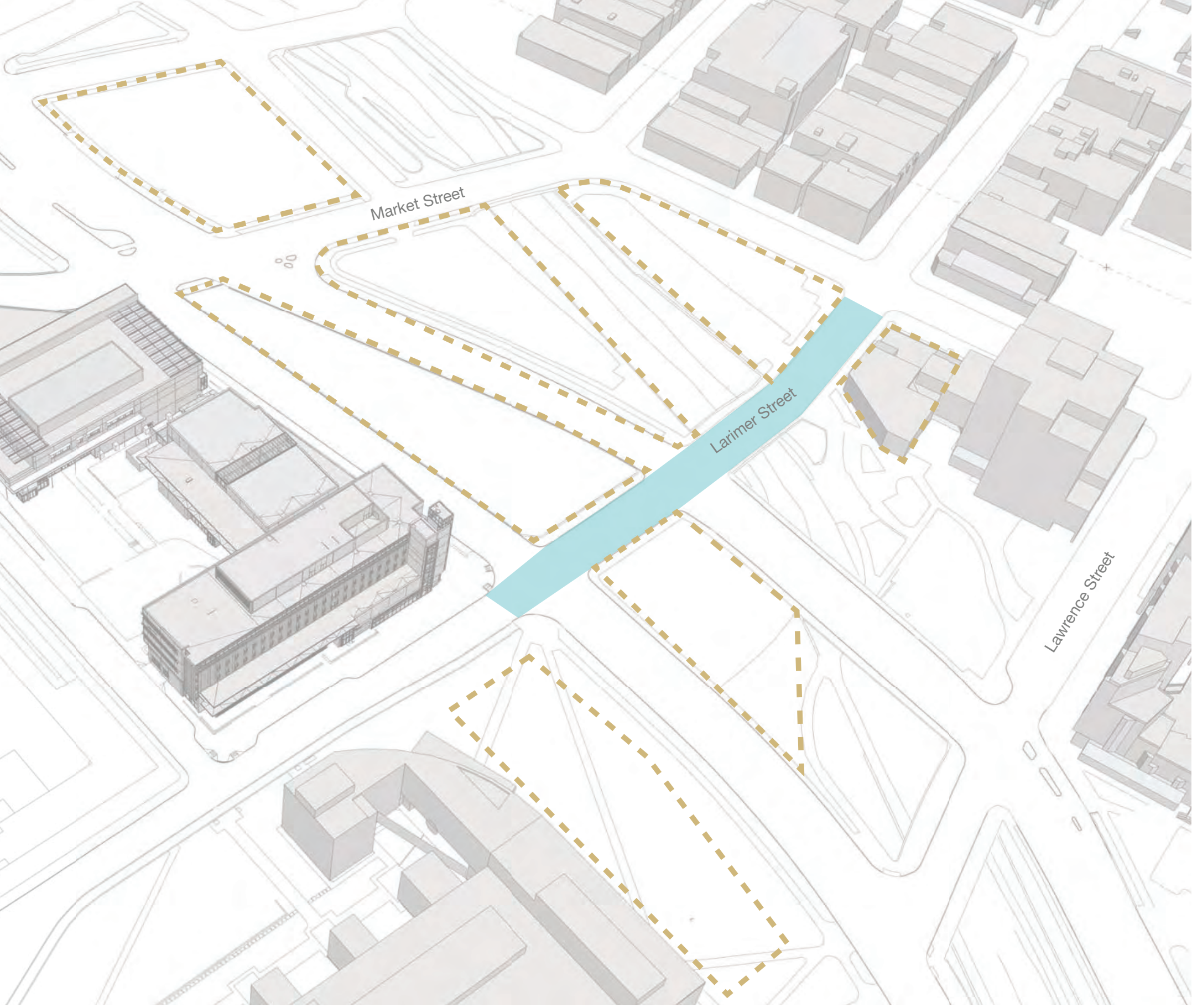


Credit: Denver Moves

SPEER TRANSFORMATION INTO GRAND BOULEVARD



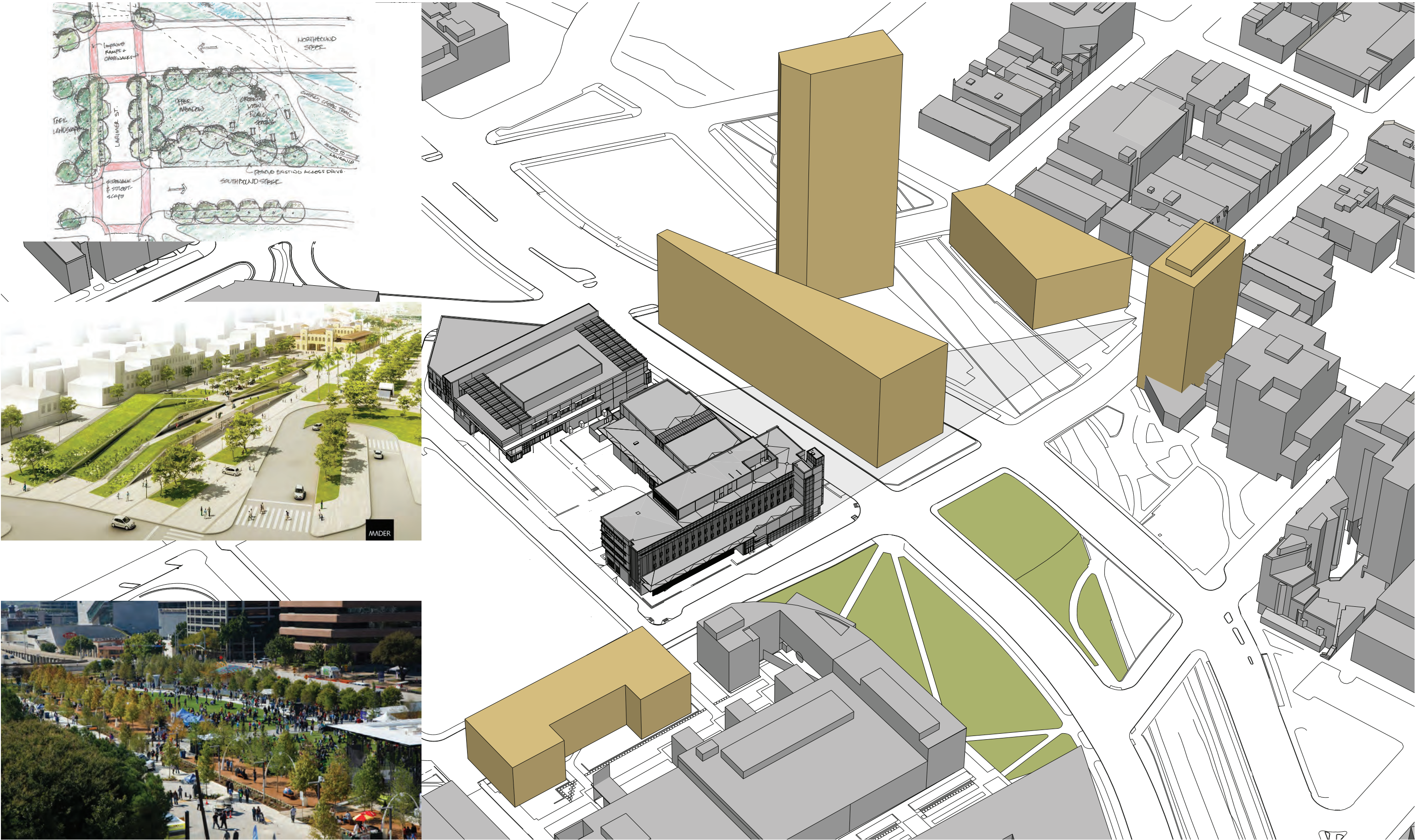
LARIMER CROSSING - ABOVE, AT GRADE, OR BELOW?



CU DENVER REDEVELOPMENT AND LARIMER LANE



GREEN SPACE ON NEXUS AND/OR ENGINEERING



WHICH SITE(S) REPRESENT THE GREATEST OPPORTUNITY?

