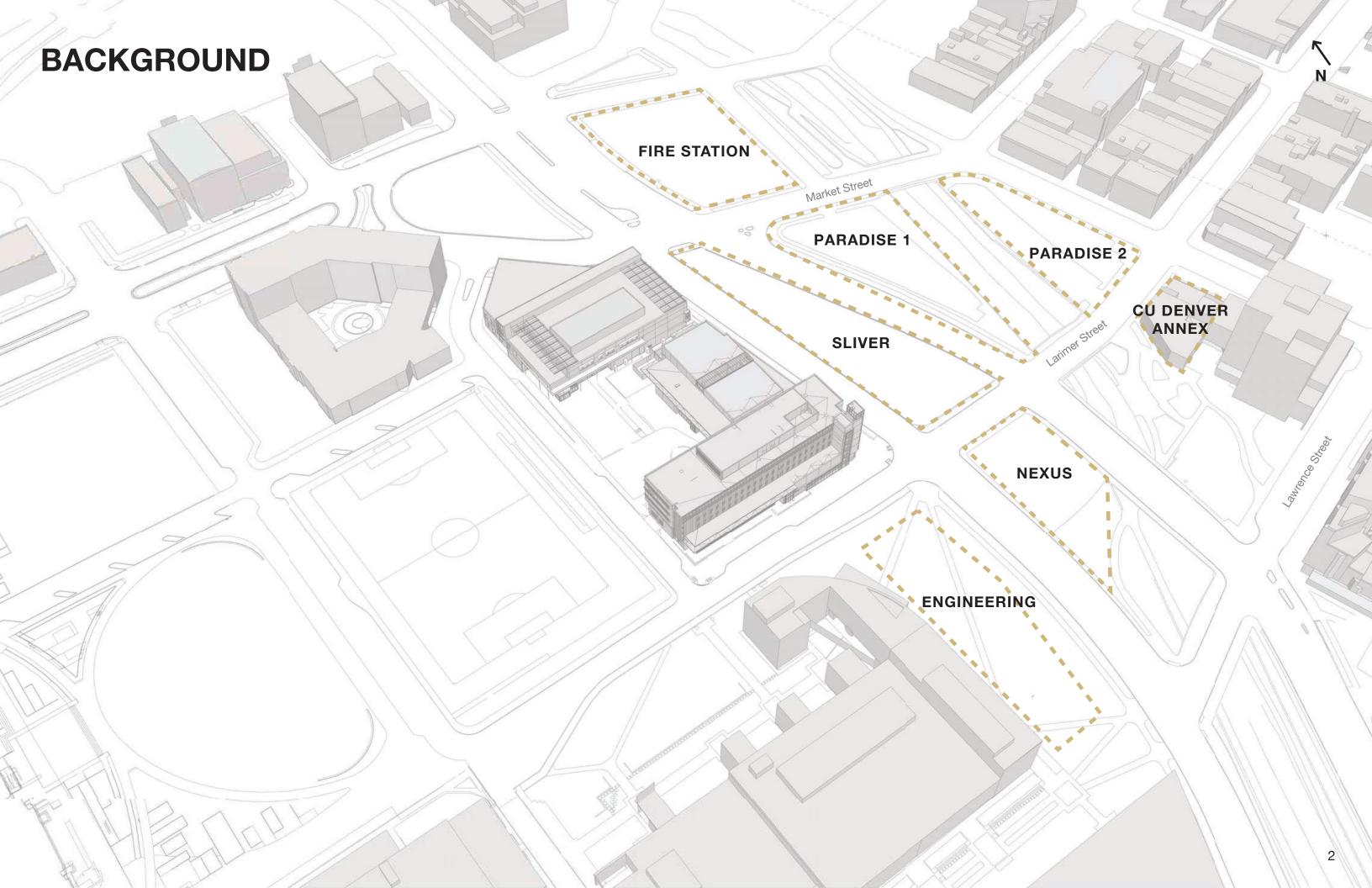


Speer Adjacent Property Development Design Review Board October 8, 2020

INTRODUCTIONS

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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

HISTORY

2005

Downtown Denver Partnership Downtown Multi-Modal Access Plan recommends a below grade crossing of southbound Speer (one already exists for northbound Speer)

2007

Downtown Area Plan focuses on seven transformative projects - one of them is titled "Connecting Auraria" and includes recommendations for pedestrian improvements at Speer and Larimer and proposes a street car to connect the campus with the Central Business District

Paradise parcels rezoned and a new "special review district" within the Lower Downtown Historic District was established to allow a tower up to 375 feet tall on the west half, and a shorter building up to 55 feet tall on the east half

2009

CU Denver in partnership with RNL create a campus Micro-Master Plan prioritizing the connection across Speer between campus and downtown

The Auraria Campus Design Guidelines are created establishing goals, principles and vision for the shared campus

Buzz Geller's proposed "Bell Tower" project (residential tower and office building) received approvals from the Landmark Preservation Commission and the Lower Downtown Design Review Board but was never executed because of the recession

2014

The City of Denver, AHEC, DDP, and RTD initiate a study of the Speer crossings at Larimer, Lawrence and Arapahoe. Design Workshop is selected for the project. The document is entitled "Connecting Auraria"

2016

A Conceptual Design for Denver Center for Performing Arts (DPAC) expansion (termed **Nextstage**) is developed by H3. The study does not result in funding for DPAC but the plan does launch some discussions about connecting the Auraria Campus to downtown

Auraria Higher Education Center hires H3 to look at options for **Speer Boulevard Crossings**.

Talks between CU Denver and the City of Denver about developing the Nexus parcel begin in earnest

2017

Buzz Geller and Hines Development propose a new mixed use development project on paradise parcels, including a pedestrian crossing over Cherry Creek

Nov 2017

Denver voters approve a \$937M bond program, including the \$7M Larimer Bridge and Streetscape Project, which includes streetscape improvements on Larimer Street between 14th and the Auraria Campus aimed at improving the pedestrian experience

City Denver's 2017 Facilities Master plan is approved by the Board of Regents. The plan specifically identifies the Nexus site as a future CU Denver development opportunity

2018

CU Denver hires Anderson Mason Dale (AMD) study development potential of Nexus, Sliver and Fire Station parcels

2019

Tryba proposes a development project for the Nexus, Silver and Fire Station parcels. Including affordable housing (1,369 beds), day care, a medical clinic and a new fire station to replace the existing one on that site.

Kairoi Residential proposes a 36-story residential tower on the paradise 1 parcel and a 5-story office building on the paradise 2 parcel.

Aug 2019

RFQ Issued for Larimer Bridge and Streetscape Project

July 2020

"Downtown entryway and connections at Speer Boulevard" charrette hosted by the City of Denver Community Planning and Development (CPD).

Aug 2020

City of Denver Community Planning and Development announces the city's intention to expand future Speer studies beyond the Nexus, Sliver and Fire Station parcels and include Speer from Colfax Avenue to the South Platte River. There is mention of re-convening in the fall.

PARCEL INFORMATION

CURRENT CONDITIONS: Engineering

1200 13th Street

Owner: AHEC

Lot Sqft: 27,414 sqft

Building Sqft: 94,200 (proposed) **Developable GSF**¹: 262,477

Parking Spaces: NA Land Value: NA

Land + Improvements Value: NA

Remaining Debt: NA Zoning: CMP-EL

Special Districts: None **Height Restriction**: 150' **Allowable Stories**: 10-14

Existing Use: Green space, storm water

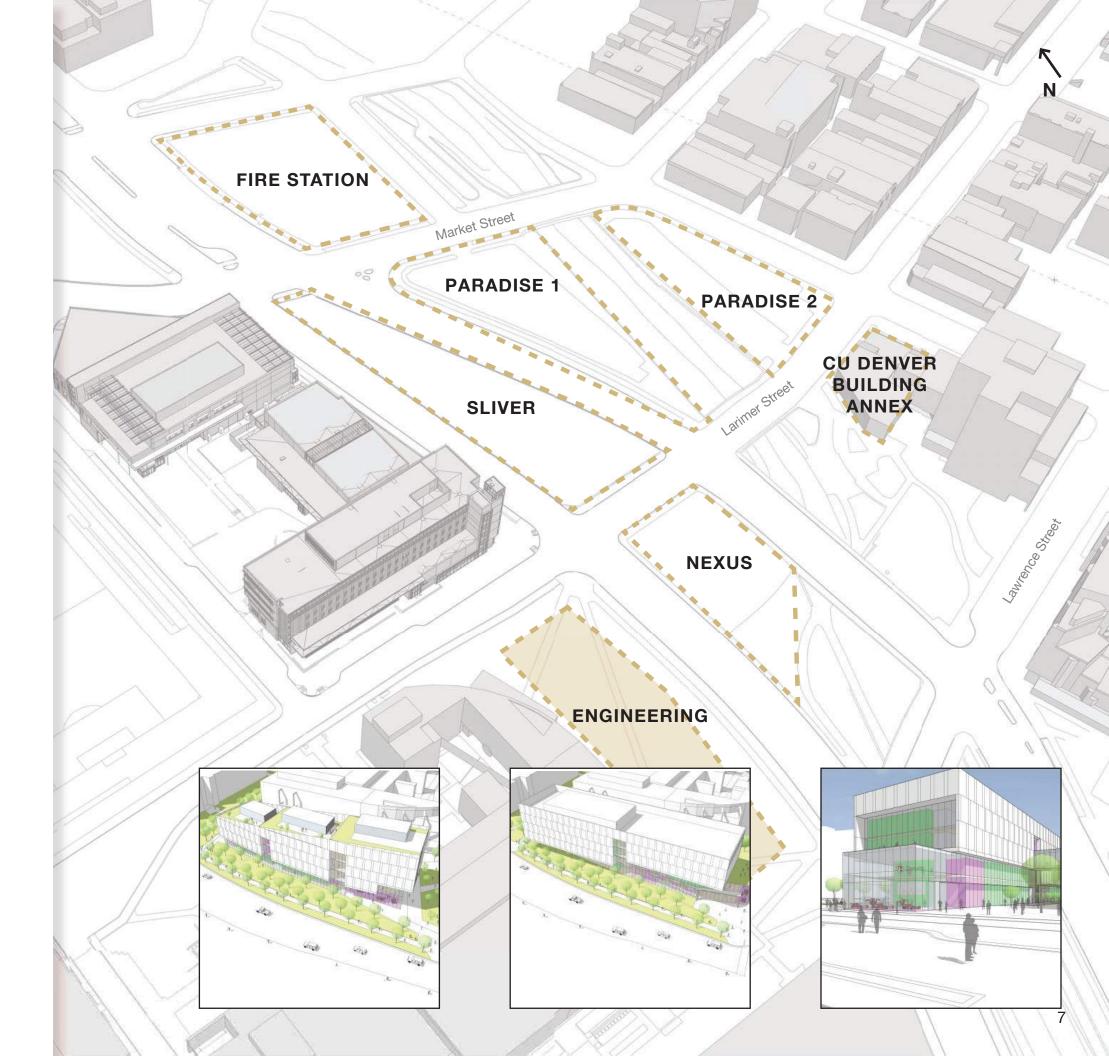
Existing Structure: None **Additional Restrictions**: None

PLANS & PROPOSALS

2020 Engineering Building Program Plan Amendment 2019 Tryba/Auraria Gateway Sites

Pedestrian crossing to Nexus proposed residential 2019 CU Denver Master Plan Amendment

Highly visible active-learning classrooms, interdisciplinary maker-spaces, and faculty and academic support offices.



CURRENT CONDITIONS: Nexus

1310 Larimer Street

Owner: City of Denver Lot Sqft: 35,034 sqft Building Sqft: NA

Developable GSF²: 170,000 / 183,032 / 233,870 /

400,000

Parking Spaces: 54 (3 HC) Land Value³: \$8.5-10M

Land + Improvements Value: NA

Remaining Debt: NA Zoning: CMP-EL

Special Districts: None
Height Restriction: 150'
Allowable Stories: 10-14
Existing Use: Parking Lot
Existing Structure: None
Additional Restrictions: None

PLANS & PROPOSALS

2019 Tryba/Auraria Gateway Sites

"Gateway Tower South" - student housing, academic

29 stories, 400,000 GFA

Pedestrian crossing to Engineering & CU Den Bldg

2019 City of Denver Park Improvement

Park and improved pedestrian infrastructure

2019 CU Denver Master Plan Amendment Residential mixed use educational building

2018 CU Denver/AMD Site Study

Integration of Sliver and Nexus Lots bridging over Larimer Street.

- Increase in height of the Nexus site massing by 2 stories to 180'
- Gateway building that forms a portal to downtown and campus

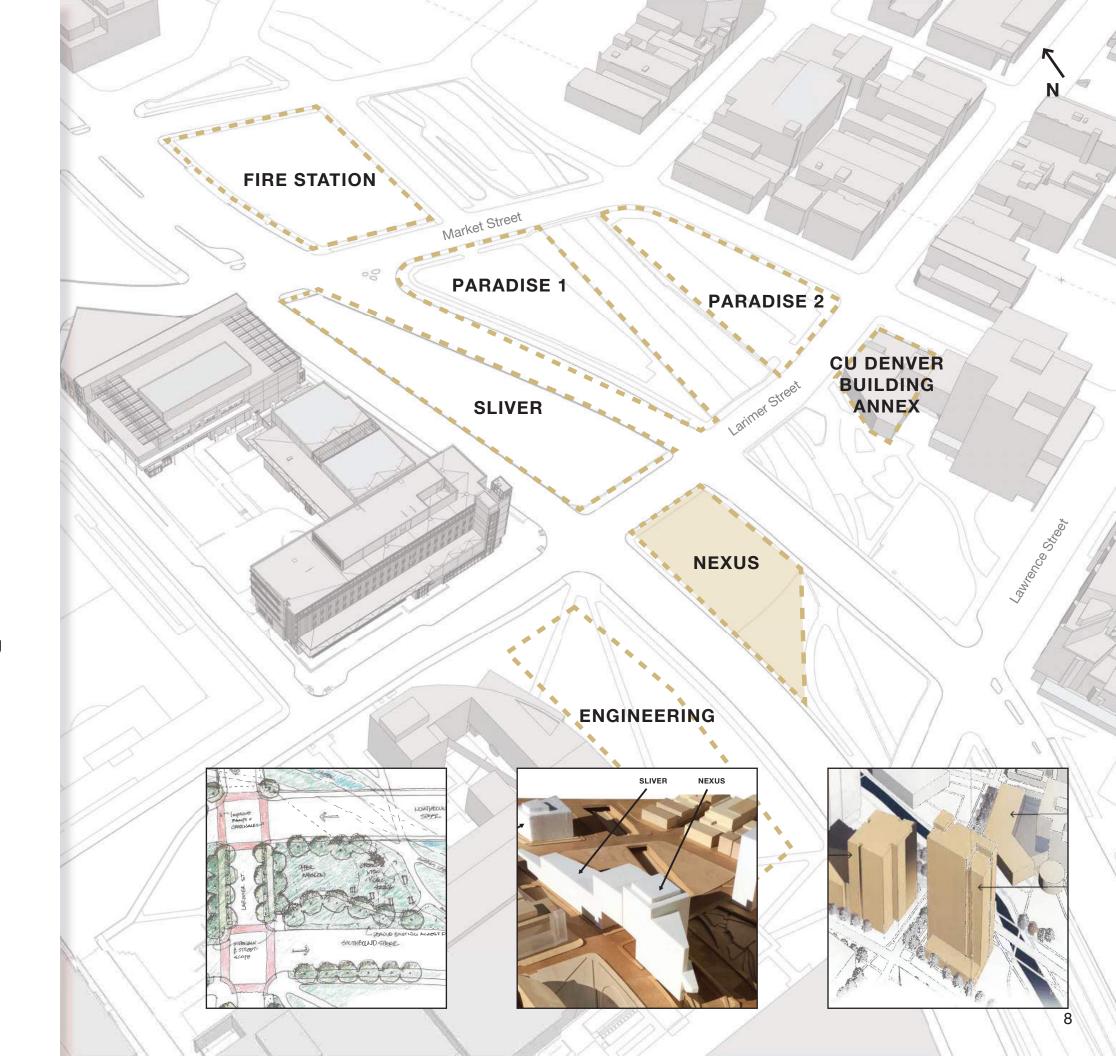
2016 H³ Connecting Auraria (Downtown Denver Partnership)

Larimer Street pedestrian bridge

Pedestrian bridge from CU Denver Bldg Park to

Nexus lot

Mixed use education building, pop-up retail, additional park improvements



CURRENT CONDITIONS: CU Denver Annex

1250 14th Street

Owner: CU Denver **Lot Sqft**⁴: 11,500 sqft

Building Size: 157,256 sqft (Includes main building)

Developable GSF⁵: 120,978

Parking Spaces: NA Land Value⁶: \$28-32M

Land + Improvements Value⁷: \$49-56M

Remaining Debt: NA Zoning: D-C, UO-1

Special Districts: Height Area 1

Height Restriction: 200' **Allowable Stories**: 14-20

Existing Use: CAP offices and shop **Existing Structure**: 2-story building **Additional Restrictions: None**

PLANS & PROPOSALS

2019 Tryba/Auraria Gateway Sites

CU Denver Annex expansion, 75,000 GFA

Pedestrian crossing proposed Nexus residential to

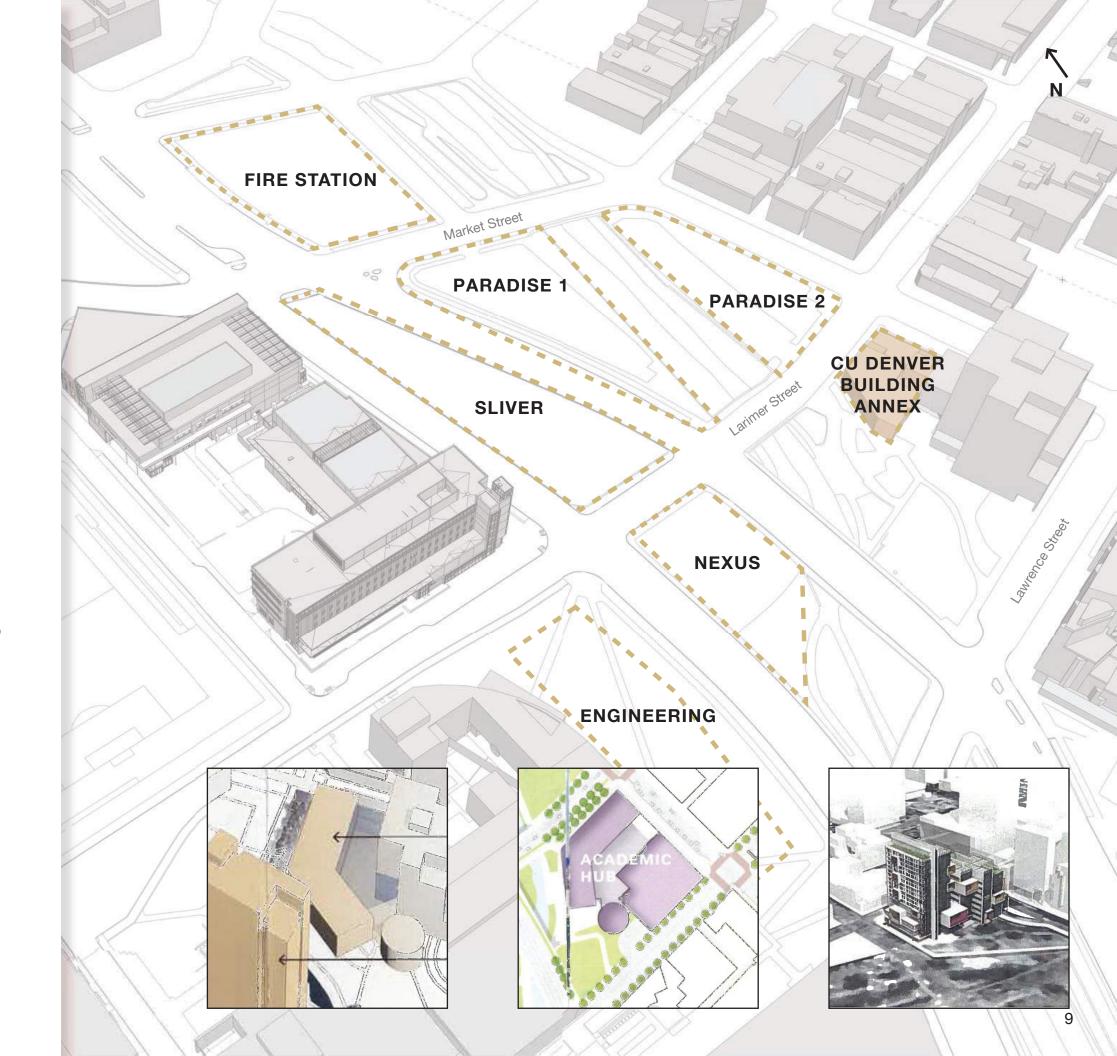
Annex expansion/park

2019 CU Denver Master Plan Amendment

CU Annex Tower - mixed use residential

2012 RNL/Mortenson Proposal

Student Housing



^{4. 2006} RNL CU Denver Building Memo

^{5. 2017} CU Denver Facilities Master Plan

^{6.} JLL Phase I Real Estate Assessment to Support Master Plan Implementation

CURRENT CONDITIONS: Sliver

1320 Walnut

Owner: City of Denver Lot Size: 59,576 sqft Building Size: NA

Developable GSF⁸: 175,164

Parking Spaces: NA Land Value: NA

Land + Improvements Value: NA

Remaining Debt: NA Zoning: CMP-EL

Special Districts: LODO Special Review District 4

Height Restriction: 100'
Allowable Stories: 6
Existing Use: open space
Existing Structure: none

Additional Restrictions: City Hall View Plane,

currently no vehicle or service access

PLANS & PROPOSALS

2019 Tryba/Auraria Gateway Sites

"Gateway Tower North" - residential, retail, academic

2019 City of Denver Park Improvement

4 options for park redesign

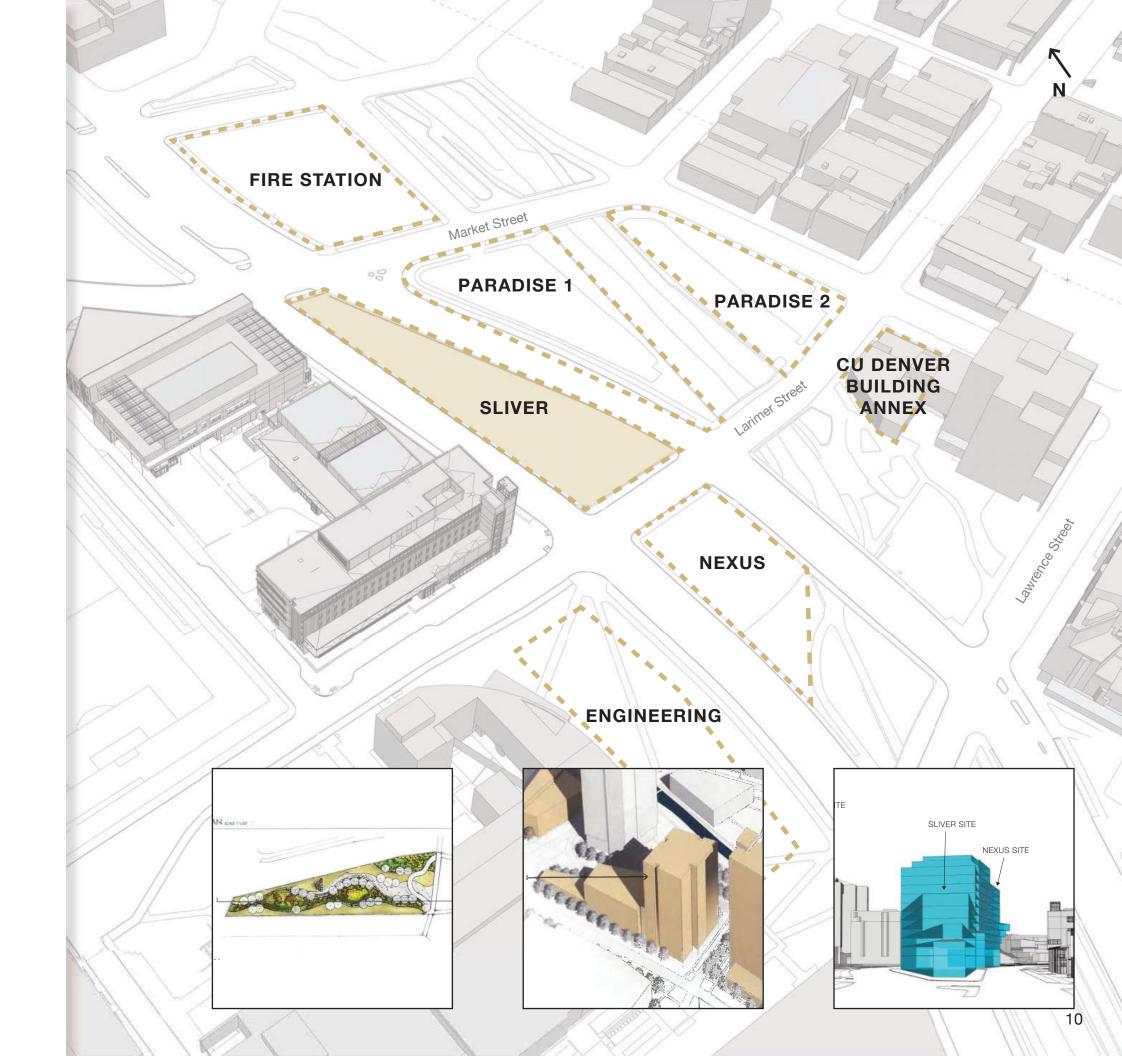
2018 CU Denver/AMD Site Study

Integration of Sliver and Nexus Lots bridging over Larimer Street.

- Increase in height of the Nexus site massing by 2 stories to 180'
- Gateway building that forms a portal to downtown and campus

2016 H³ Connecting Auraria

Larimer Street pedestrian bridge Maintain park, add pavilion, pop-up retail



CURRENT CONDITIONS: Paradise 1

1300 Walnut Street

Owner: Paradise Land **Lot Size**: 34,978 sqft **Building Size**: NA

Developable GSF⁹: 169,433 Parking Spaces: 87 (3 HC) **Land Value**¹⁰: \$24.5M

Land + Improvements Value: NA

Remaining Debt: NA

Zoning: PUD

Special Districts: LODO Special Review District 4

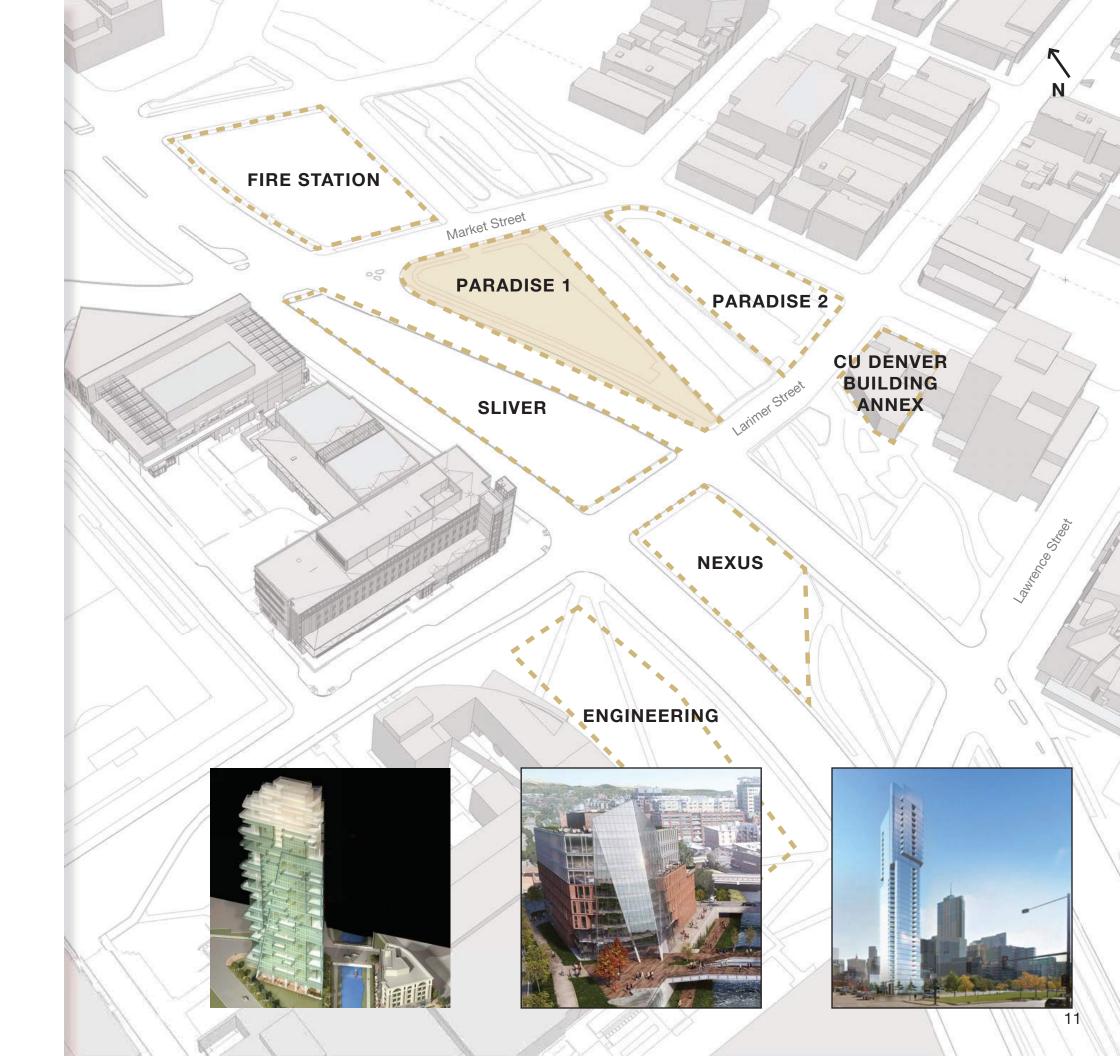
Height Restriction: 375' + 25' penthouse

Allowable Stories: NA Existing Use: parking lot Existing Structure: none

Additional Restrictions: 7,500 sqft floor plate setbacks: Cherry Creek wall – 16', Market Street frontage - 5', Speer Boulevard frontage - 12'

PLANS & PROPOSALS

Not included in city or university plans.



CURRENT CONDITIONS: Paradise 2

1301 Larimer Street

Owner: Paradise Land Lot Size: 29,507 sqft Building Size: NA

Developable GSF¹¹: 94,259 **Parking Spaces**: 101 (3 HC) **Land Value**¹²: \$20.65M

Land + Improvements Value: NA

Remaining Debt: NA

Zoning: PUD

Special Districts: LODO Special Review District 4

Height Restriction: NA Allowable Stories: NA Existing Use: parking lot Existing Structure: none

Additional Restrictions: Bell Park view plain

PLANS & PROPOSALS

Not included in city or university plans.



^{11.} Site Images Provided by Hines

^{12.} Hines relayed verbally to JLL that lots were under contract for "above" \$700/SF- numbers shown are at \$700/SF

CURRENT CONDITIONS: Fire Station

1300-1401 Blake Street

Owner: City of Denver Lot Size: 69,334 sqft Building Size: NA

Developable GSF¹³: 210,000 / 245,724 / 99,396

Parking Spaces: 58 (3 HC) Land Value¹⁴: \$20-24M

Land + Improvements Value: NA

Remaining Debt: NA Zoning: C-MX-8

Special Districts: LODO Special Review District 4

Height Restriction: 100' **Allowable Stories**: 6

Existing Use: Fire House and Parking Lot

Existing Structure: Fire House

Additional Restrictions: 12" water line through cen-

ter & 9" sanitary

PLANS & PROPOSALS

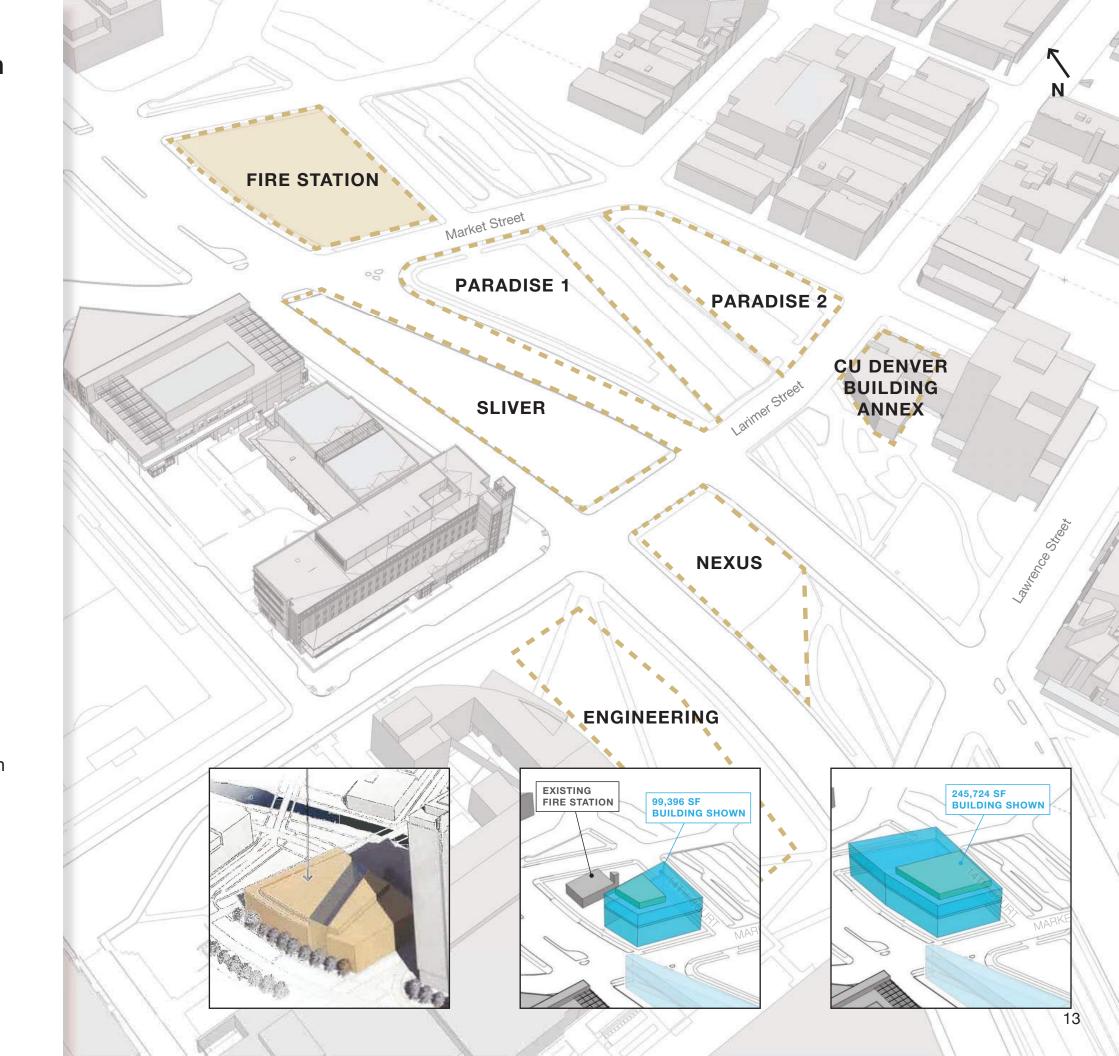
2019 Tryba/Auraria Gateway Sites

Civic Services Building: fire station, day care, medical

2018 CU Denver/AMD Site Study

3 options

- 1. Parking lot site due south of the existing fire station
- 2. Parking lot site plus the fire station site
- 3. Parking lot site plus the fire station plus the 14th Court right of way



DEVELOPMENT CAPACITY (GSF)

Fire Station¹⁵: 210,000 / **245,724*** / 99,396

Paradise 1¹⁶: 169,433

Paradise 2¹⁷: 94,259

Sliver¹⁸: 175,164

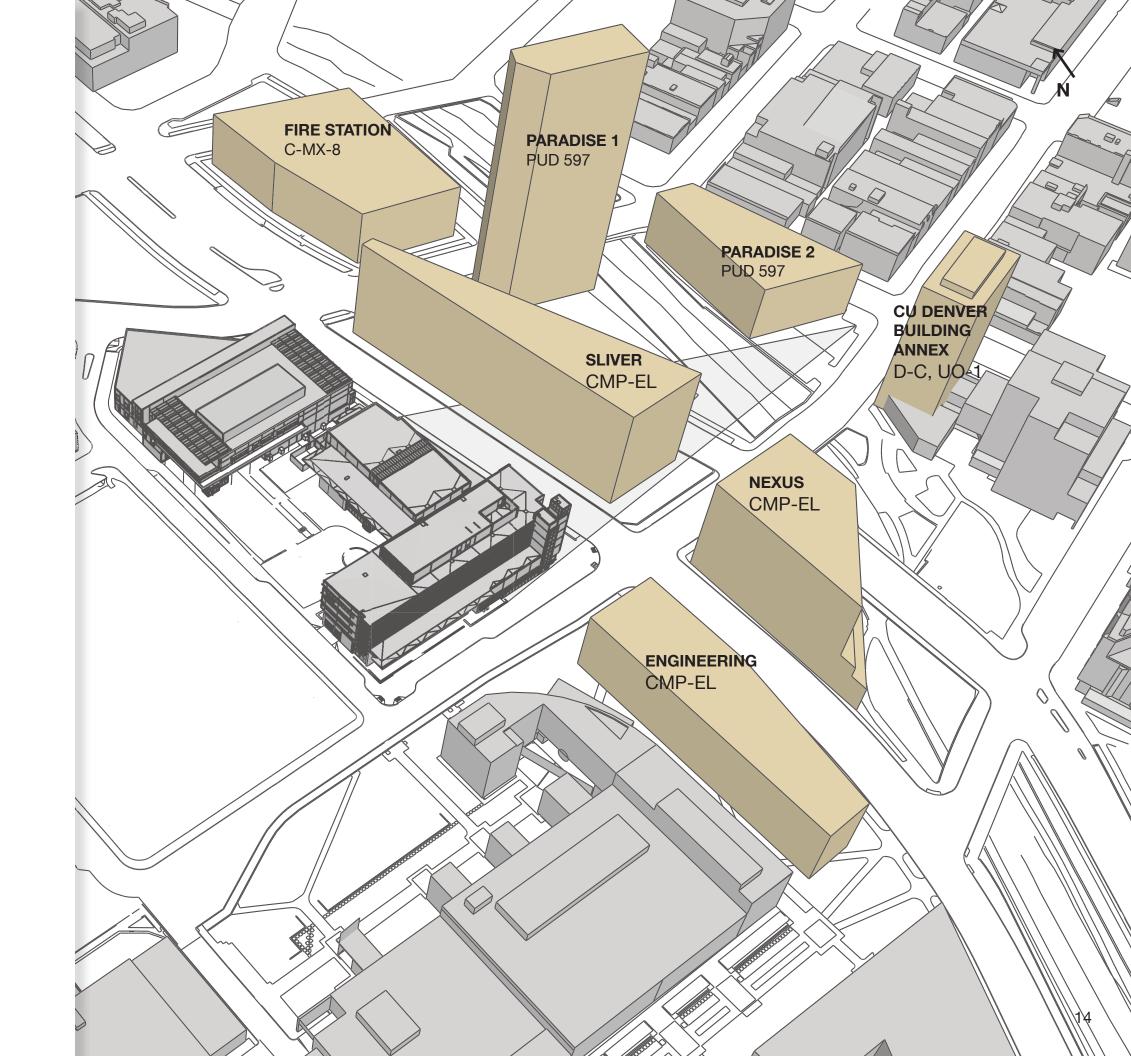
Nexus¹⁹: 170,000 / 183,032 / **233,870*** / 400,000

CU Denver Building Annex²⁰: 120,978

Engineering²¹: 262,477

*modeled in image

21. Ibid.



^{15.} JLL Estimate/AMD Study/ AMD Study w/o fire station portion of lot

^{16.} Hines Site Images

^{10.1111}

^{18.} Anderson Mason Dale Site Study

^{19.} JLL Estimate/Master Plan Estimate/ AMD- Maximum Allowable/ Tryba Concept

^{20. 2017} CU Denver Facilities Master Plan

RELEVANT PROPOSALS AND STUDIES

2009 - CU DENVER MICRO MASTER PLAN

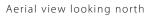






Aerial view looking east





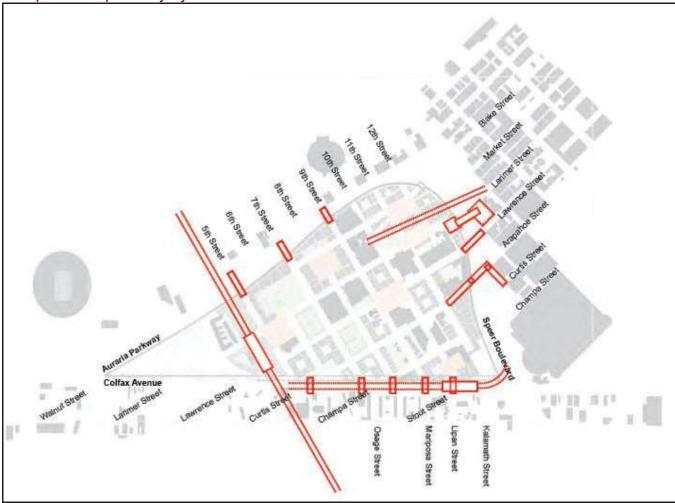


Aerial view looking south

2009 - AURARIA CAMPUS DESIGN GUIDELINES

6.26 Design Guidelines: Public Urban Space: CONNECTIONS

• **Connections** are the formal linkages established to connect the campus to the adjoining neighborhoods. The connections are a major means to realizing a strong connection to and from the campus and the city's core, transit system, and regional park and parkway system.

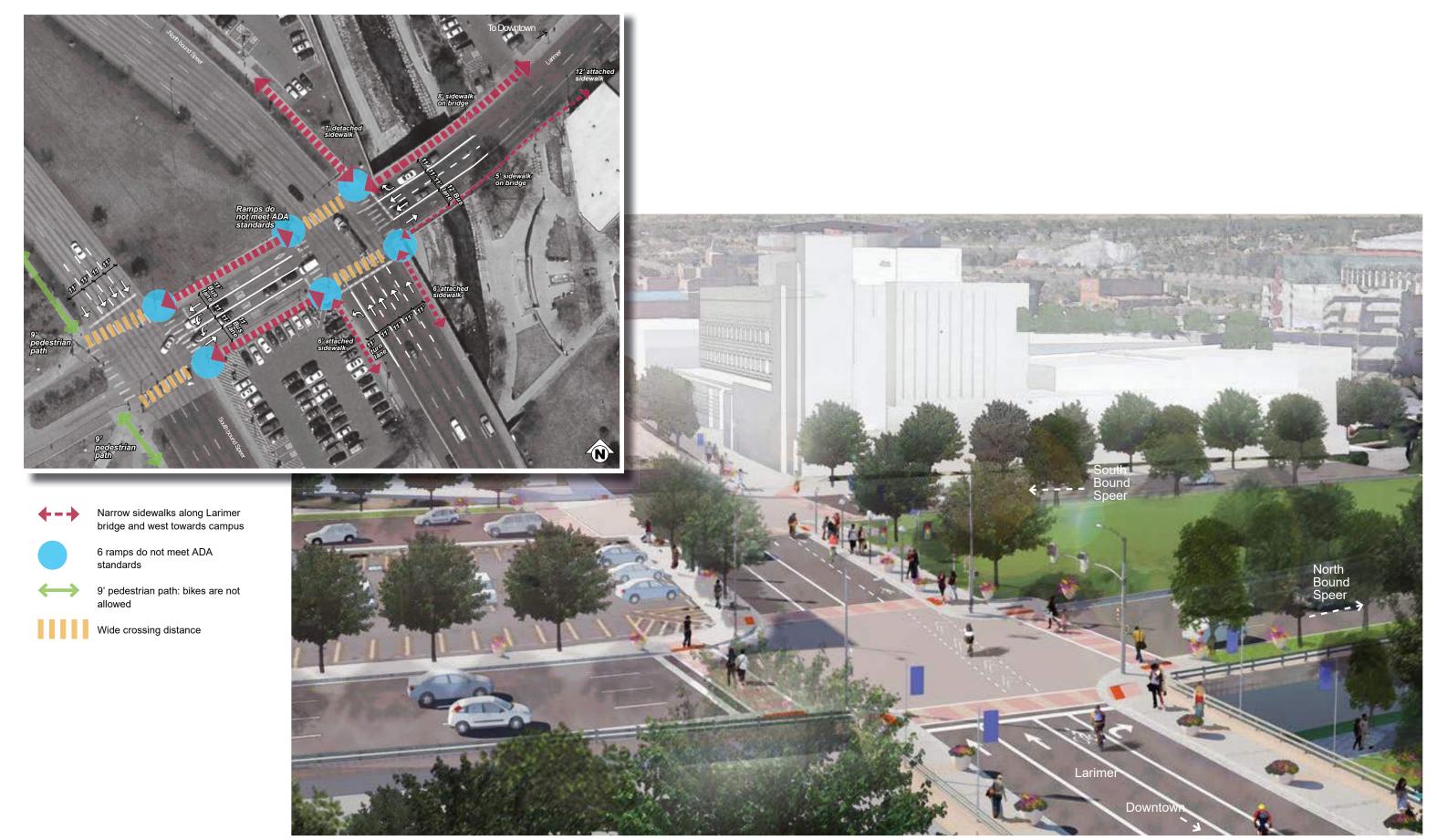


Here five different types of connections are deemed to be important. From left to right on the above diagram, Connections

- to the <u>City-At-Large</u> **via RTD's Light Rail System** and stations at the Campus Village and at Colfax at Auraria;
- to the <u>Adjoining Neighborhoods</u> **via crosswalks** (Auraria Parkway at 5th, 7th, and 9th Streets; Speer Blvd. at Lawrence Street; Colfax Avenue at 5th, 7th, 9th, and 10th Streets);
- to <u>Lower Downtown</u> via a View Corridor from 14th and Larimer (Old City Hall View Plane to the Tivoli Tower and the Front Range beyond;
- to <u>Larimer Square and Lower Downtown</u> via a yet-to-be-conceived strong connection across Speer Blvd. at Larimer Street; and
- to the <u>Denver Arts Complex</u> at **via a yet-to-be-conceived strong connection** across Speer Blvd. at Arapahoe Street.

Each of these is discussed next.

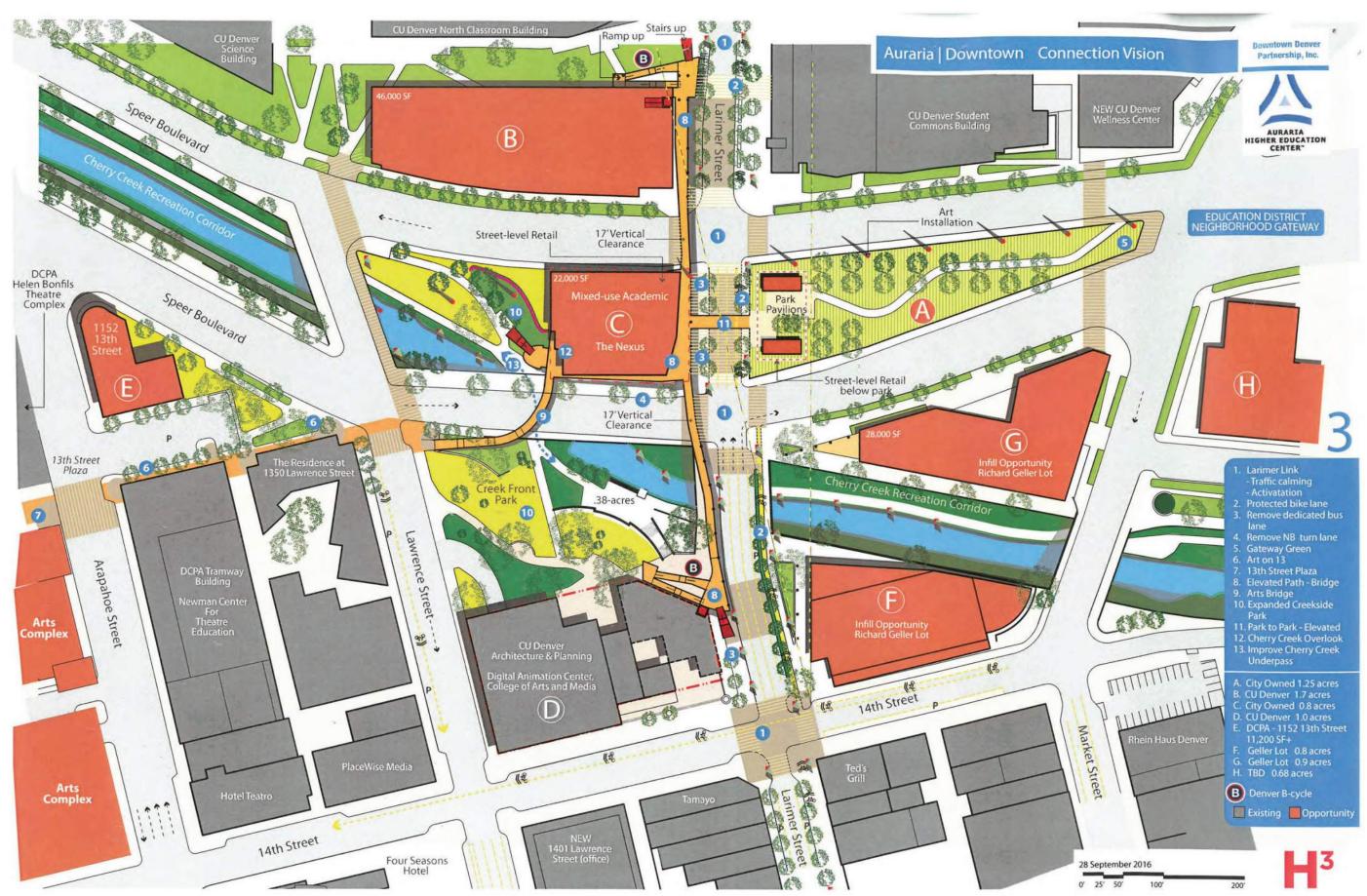
2014 - CONNECTING AURARIA



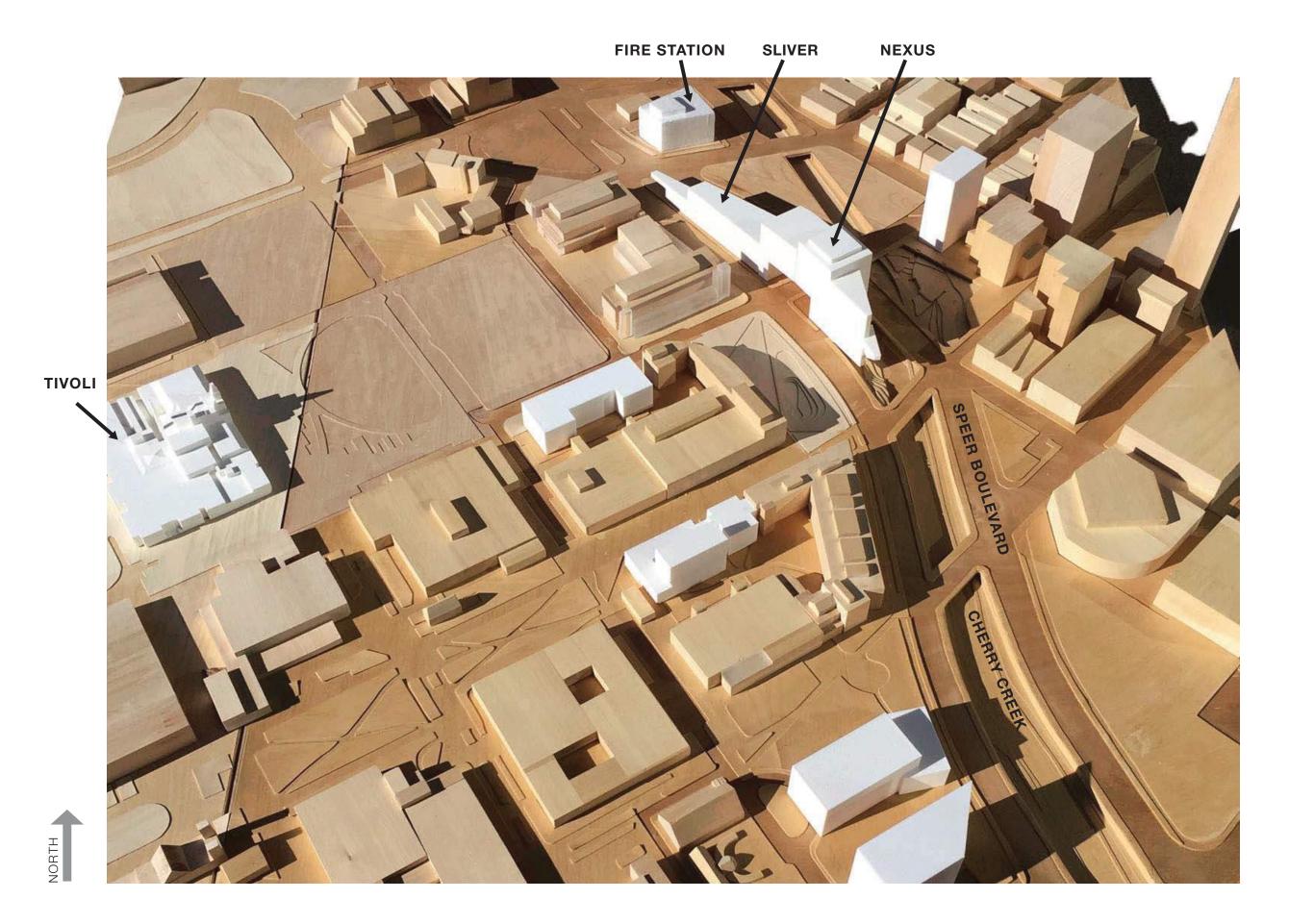
2015 - CAMPUS RE-CREATION



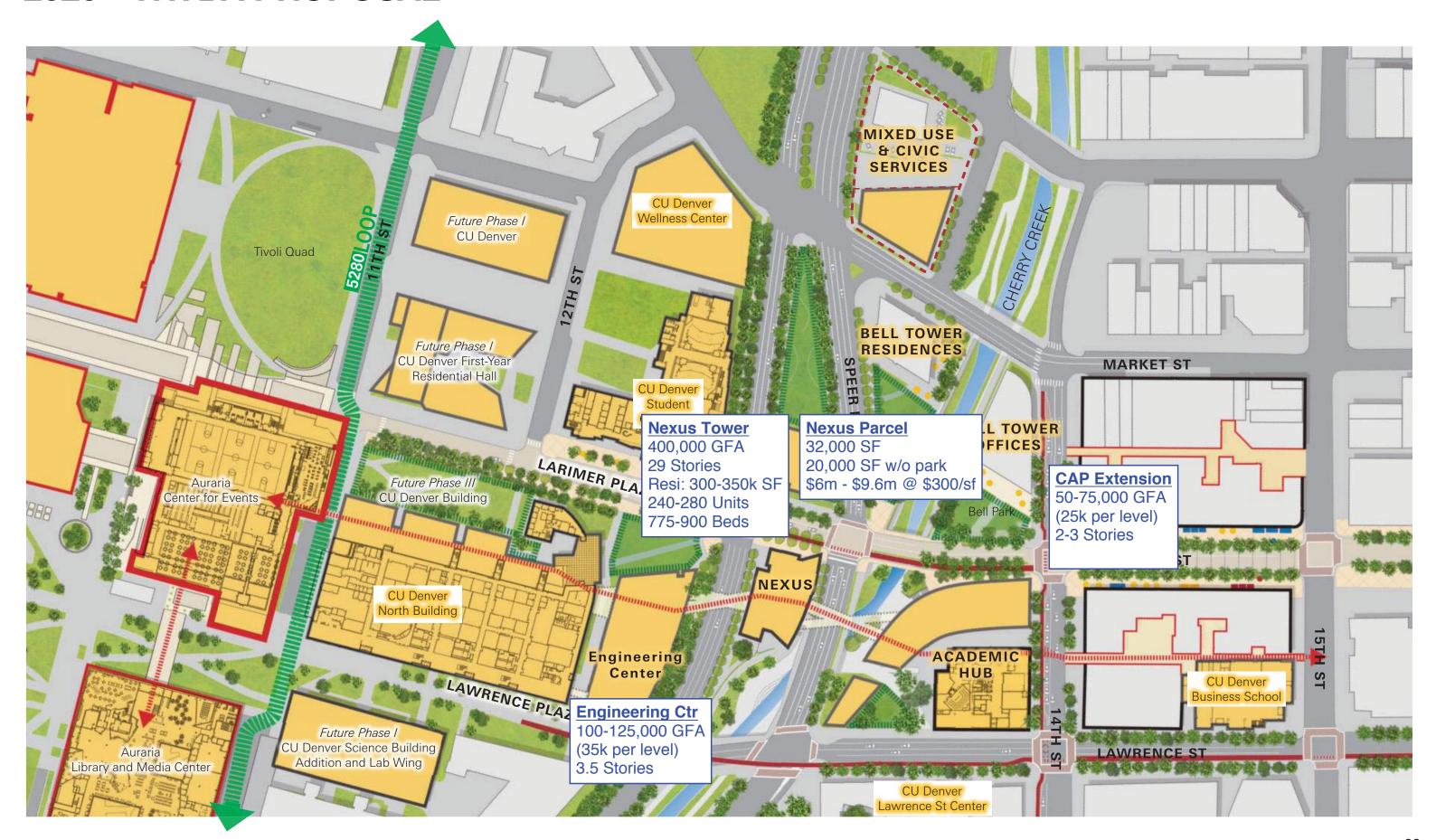
2016 - H3 PROPOSAL



2018 - ANDERSON MASON DALE STUDY



2020 - TRYBA PROPOSAL



2020 - CITY WORKSHOP



NOTES