



University of Colorado
Denver
Office of Institutional Planning



Photo: Denver Infill Blog

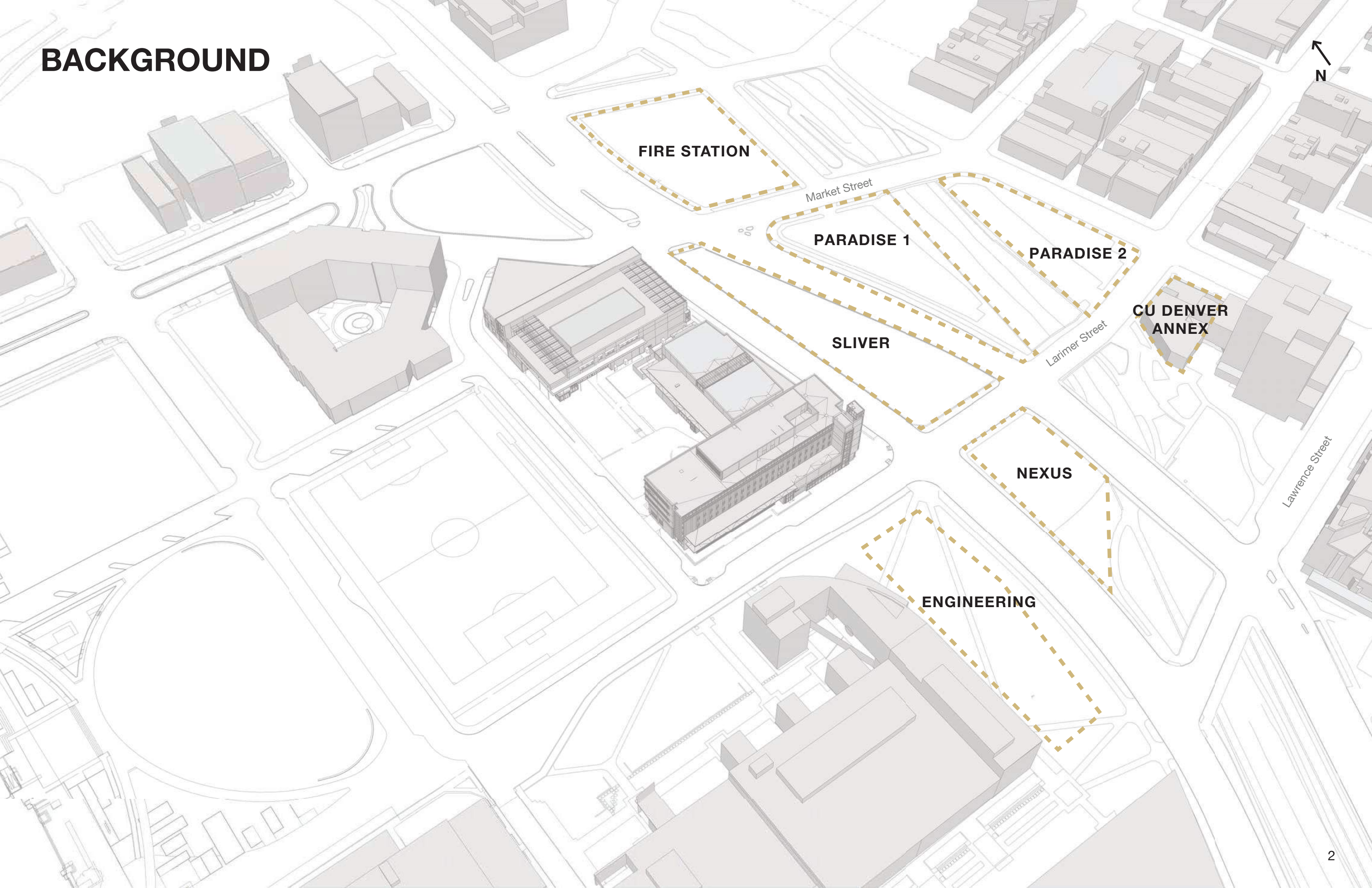
Speer Adjacent Property Development
Design Review Board October 8, 2020

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

BACKGROUND



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?

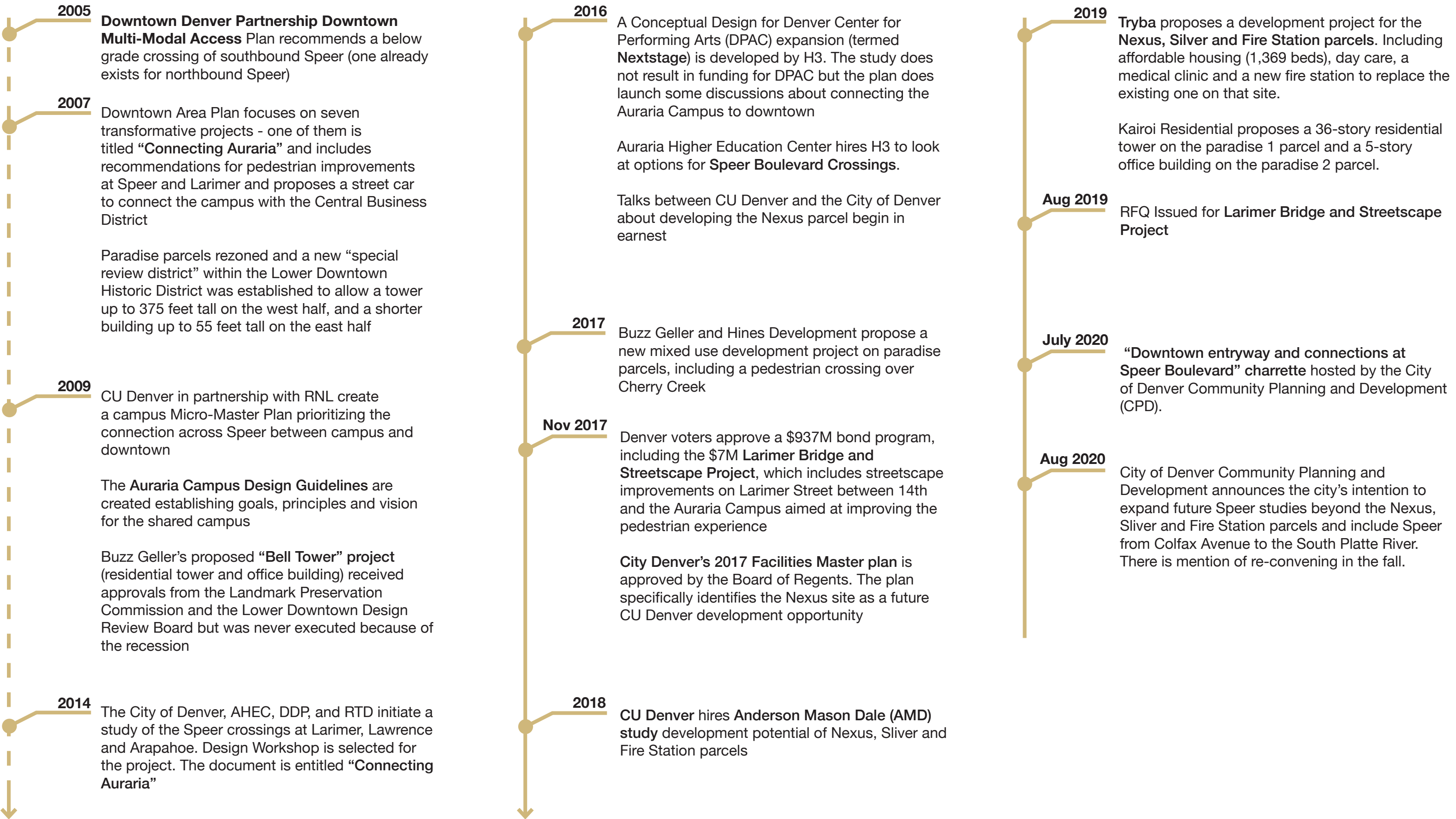
SESSION OVERVIEW

Session 1: Introduction, History, Precedent Studies

Session 2: Opportunities/Challenges

Session 3: Design Principles

HISTORY



PARCEL INFORMATION

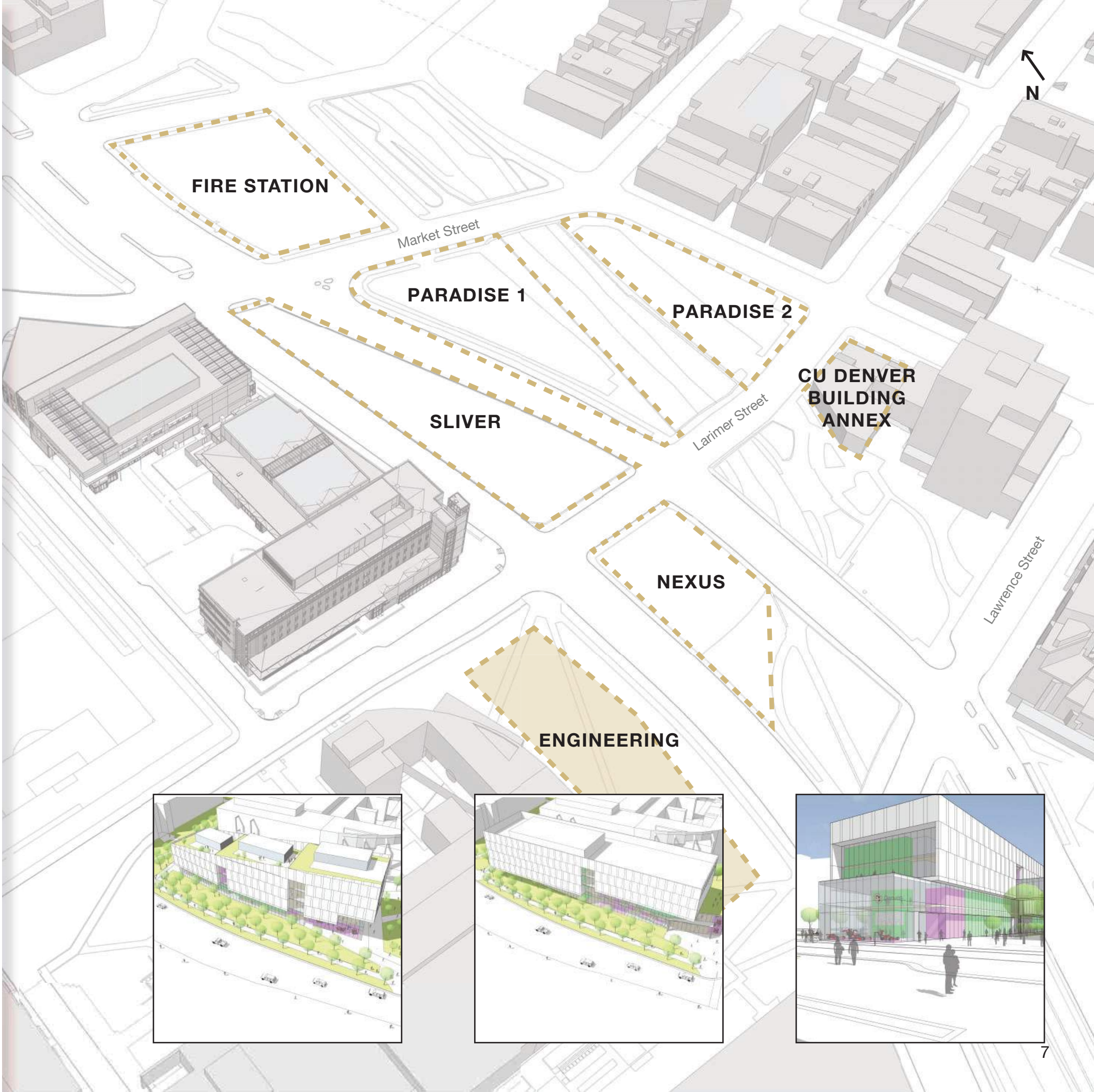
CURRENT CONDITIONS: Engineering

1200 13th Street

Owner: AHEC
Lot Sqft: 27,414 sqft
Building Sqft: 94,200 (proposed)
Developable GSF¹: 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.



1. 2017 CU Denver Facilities Master Plan

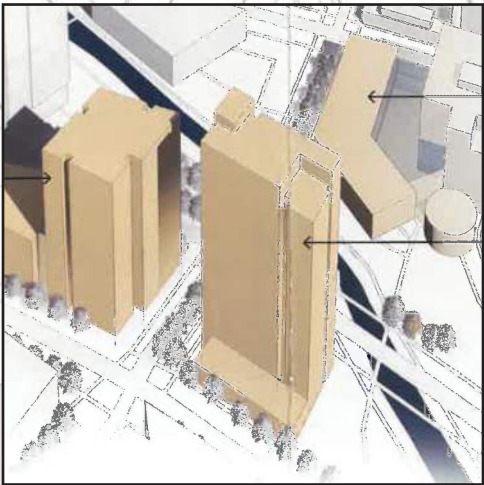
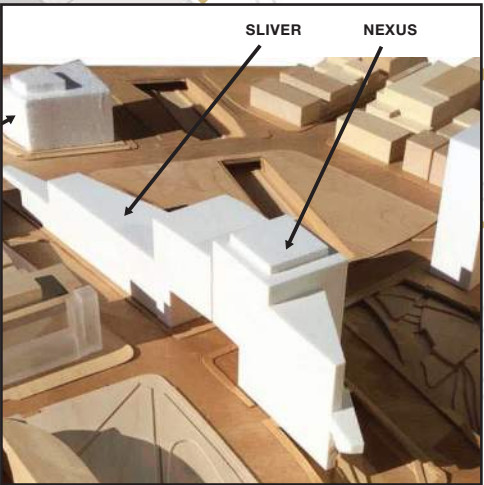
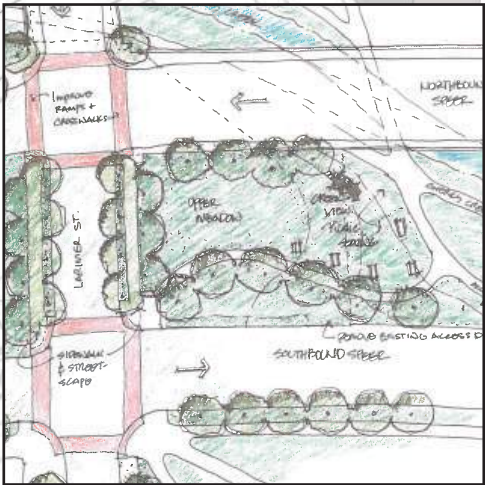
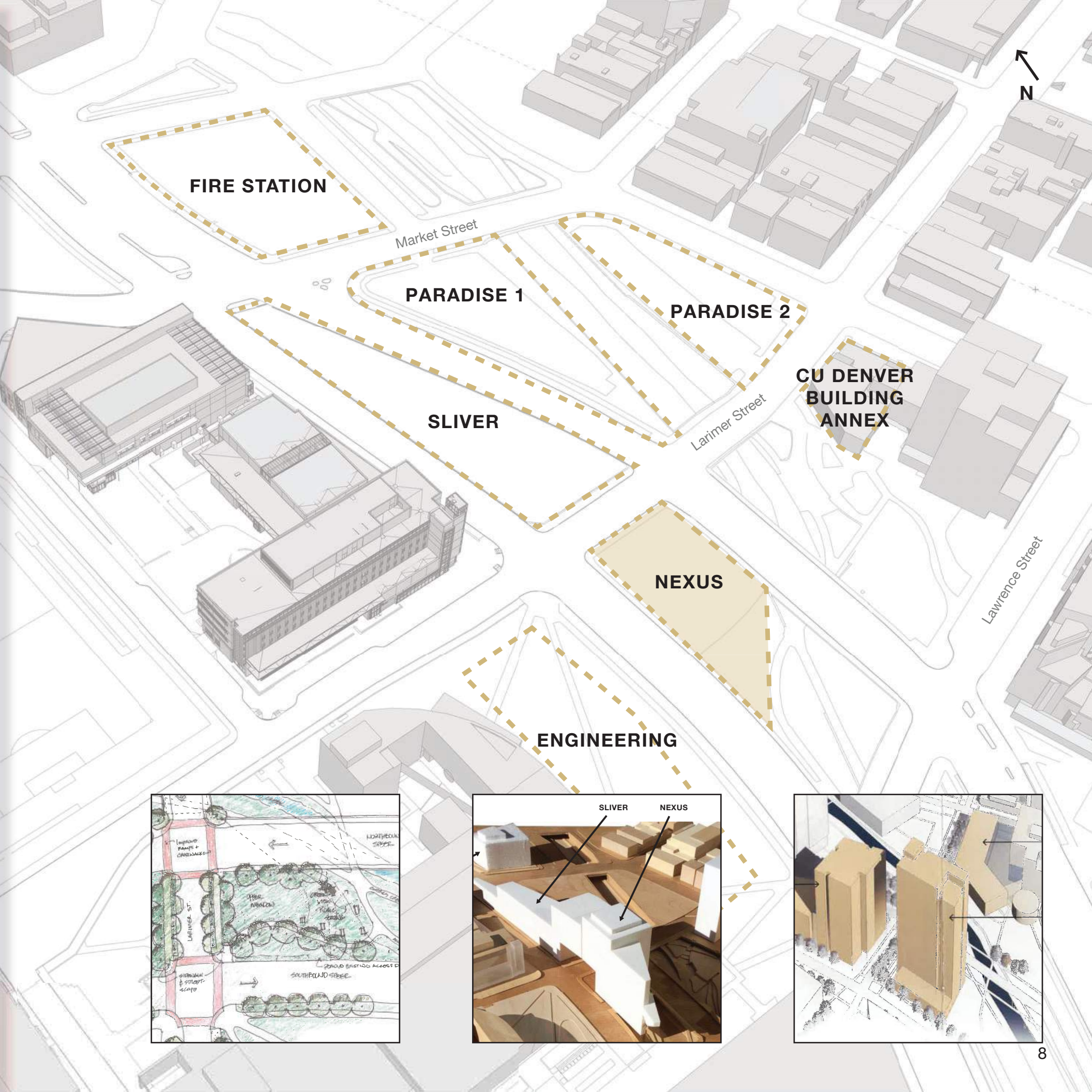
CURRENT CONDITIONS: Nexus

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



2. JLL Estimate/Master Plan Estimate/ AMD- Maximum Allowable/ Tryba Concept
3. JLL Phase I Real Estate Assessment to Support Master Plan Implementation

CURRENT CONDITIONS: CU Denver Annex

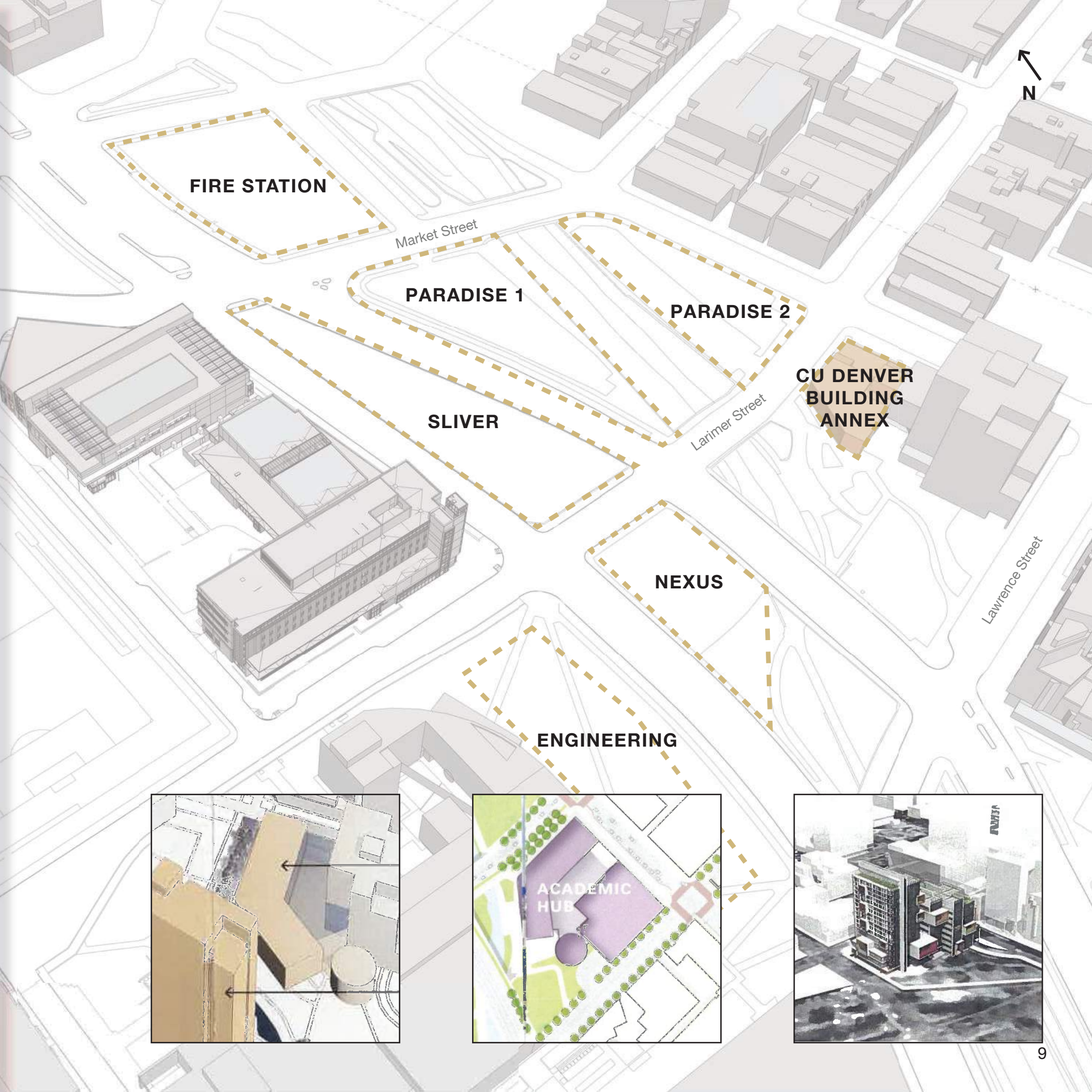
1250 14th Street

Owner: CU Denver
Lot Sqft⁴: 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
7. Ibid.



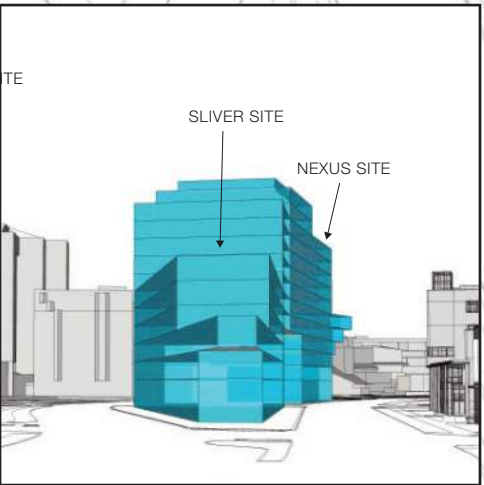
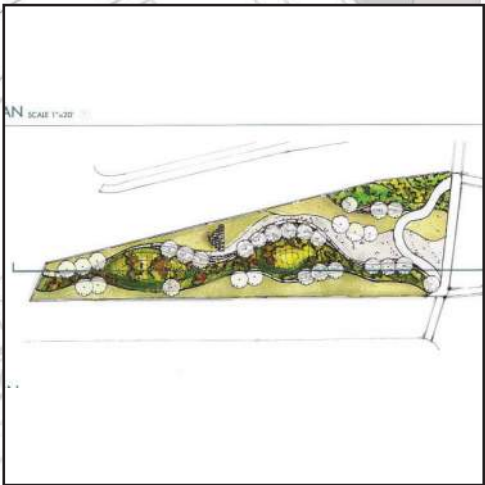
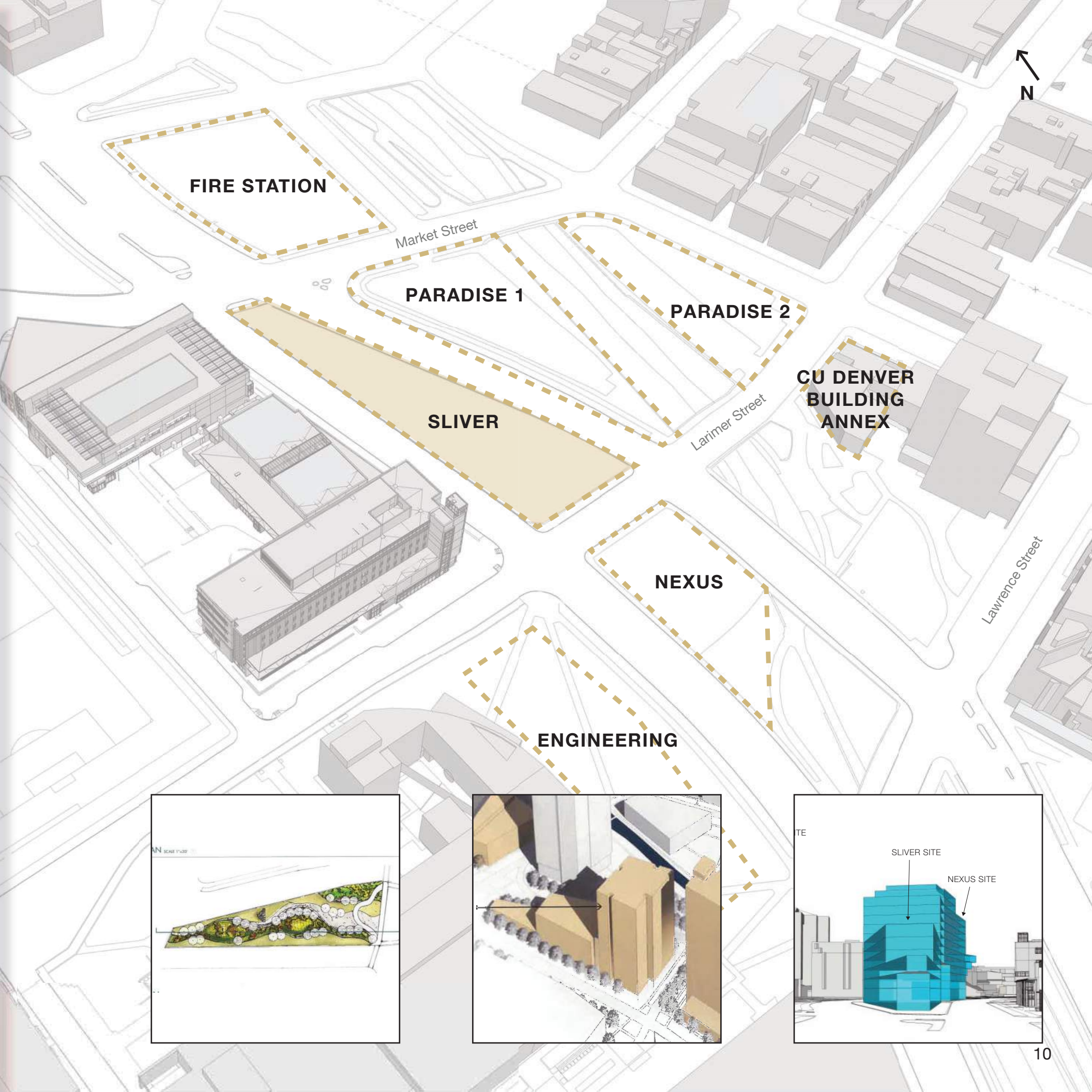
CURRENT CONDITIONS: Sliver

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



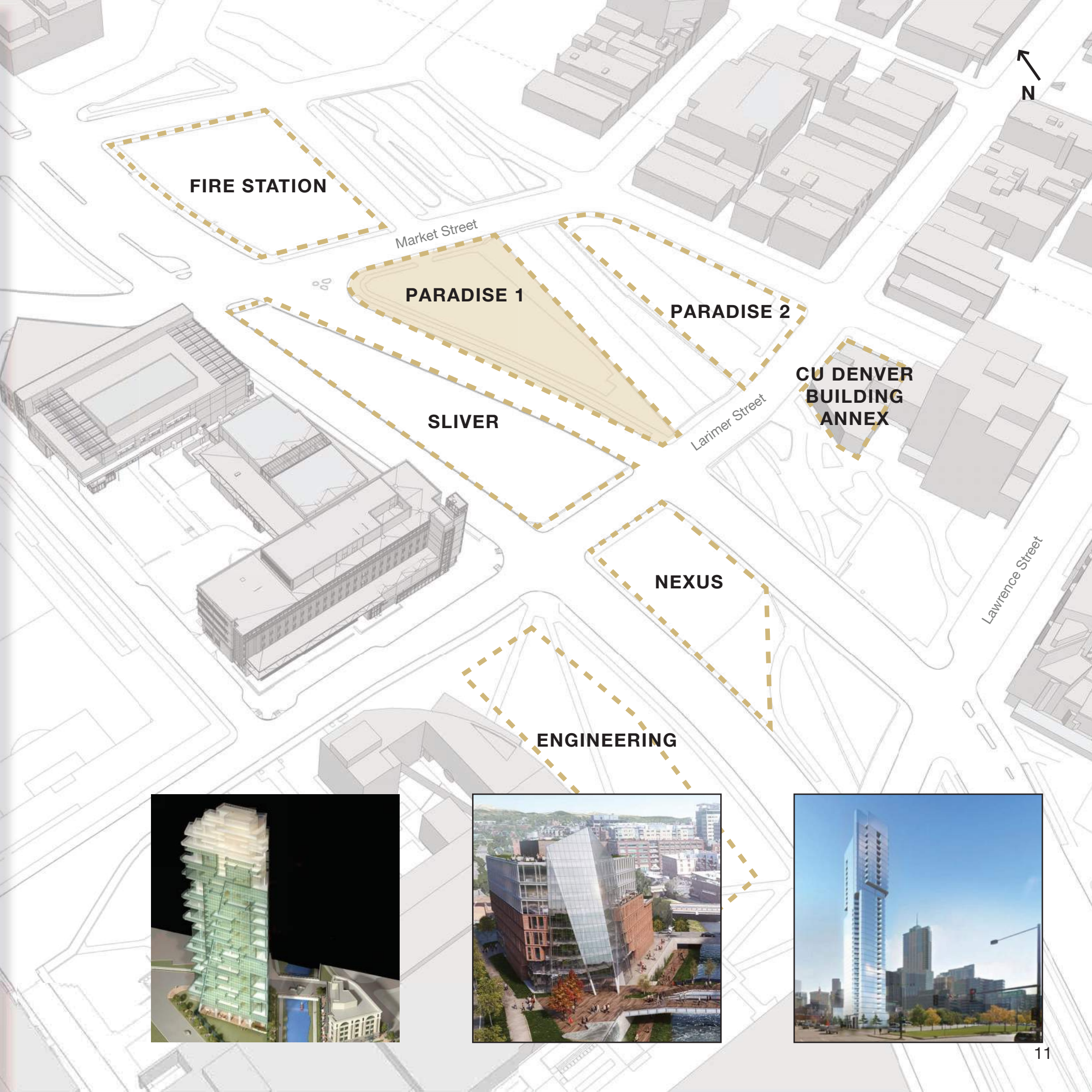
CURRENT CONDITIONS: Paradise 1

1300 Walnut Street

Owner: Paradise Land
Lot Size: 34,978 sqft
Building Size: NA
Developable GSF⁹: 169,433
Parking Spaces: 87 (3 HC)
Land Value¹⁰: \$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.



9. Site Images Provided by Hines
10. Hines relayed verbally to JLL that lots were under contract for “above” \$700/SF- numbers shown are at \$700/SF

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 Value¹²: \$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



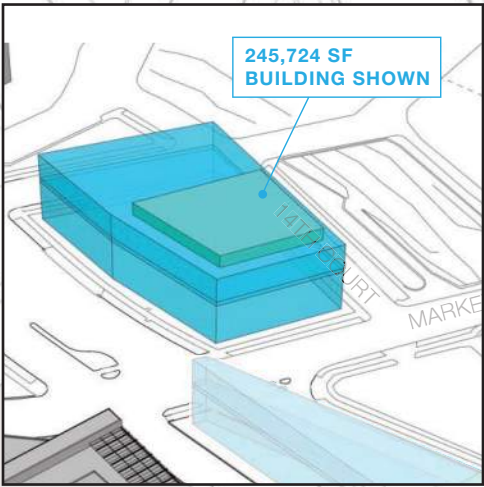
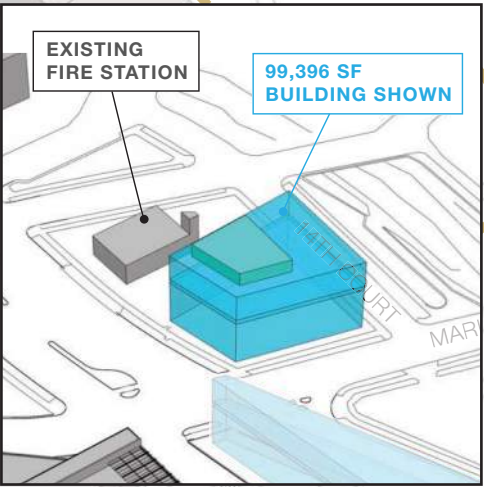
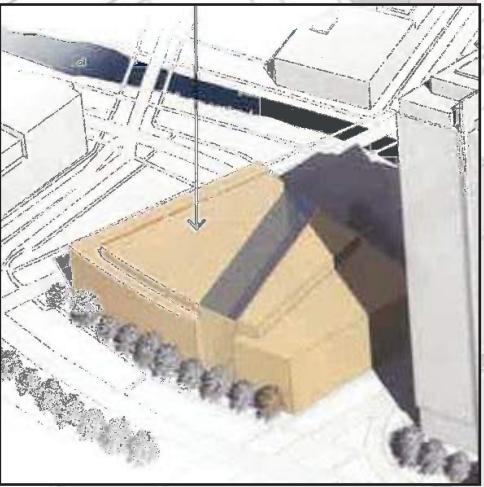
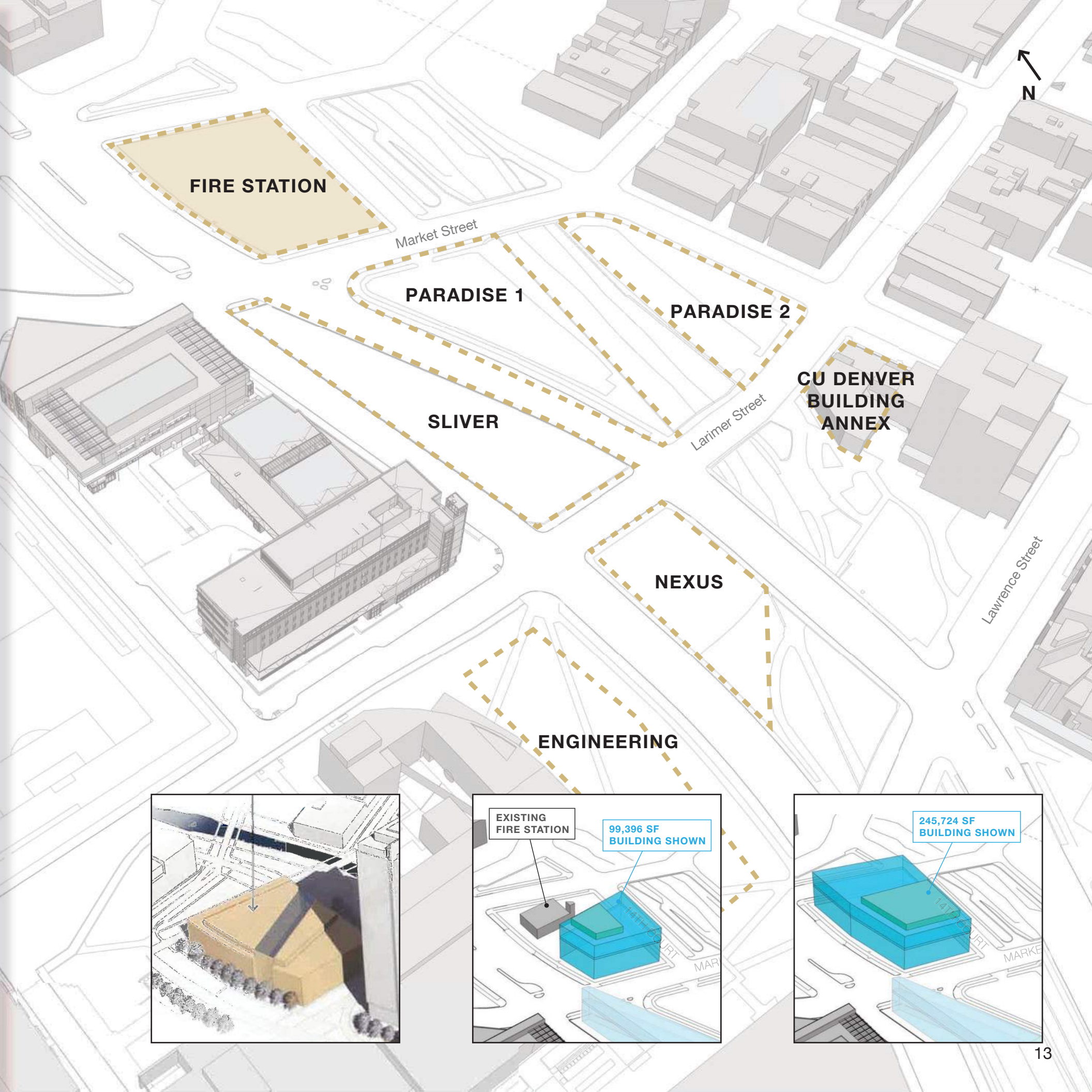
CURRENT CONDITIONS: Fire Station

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 center & 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

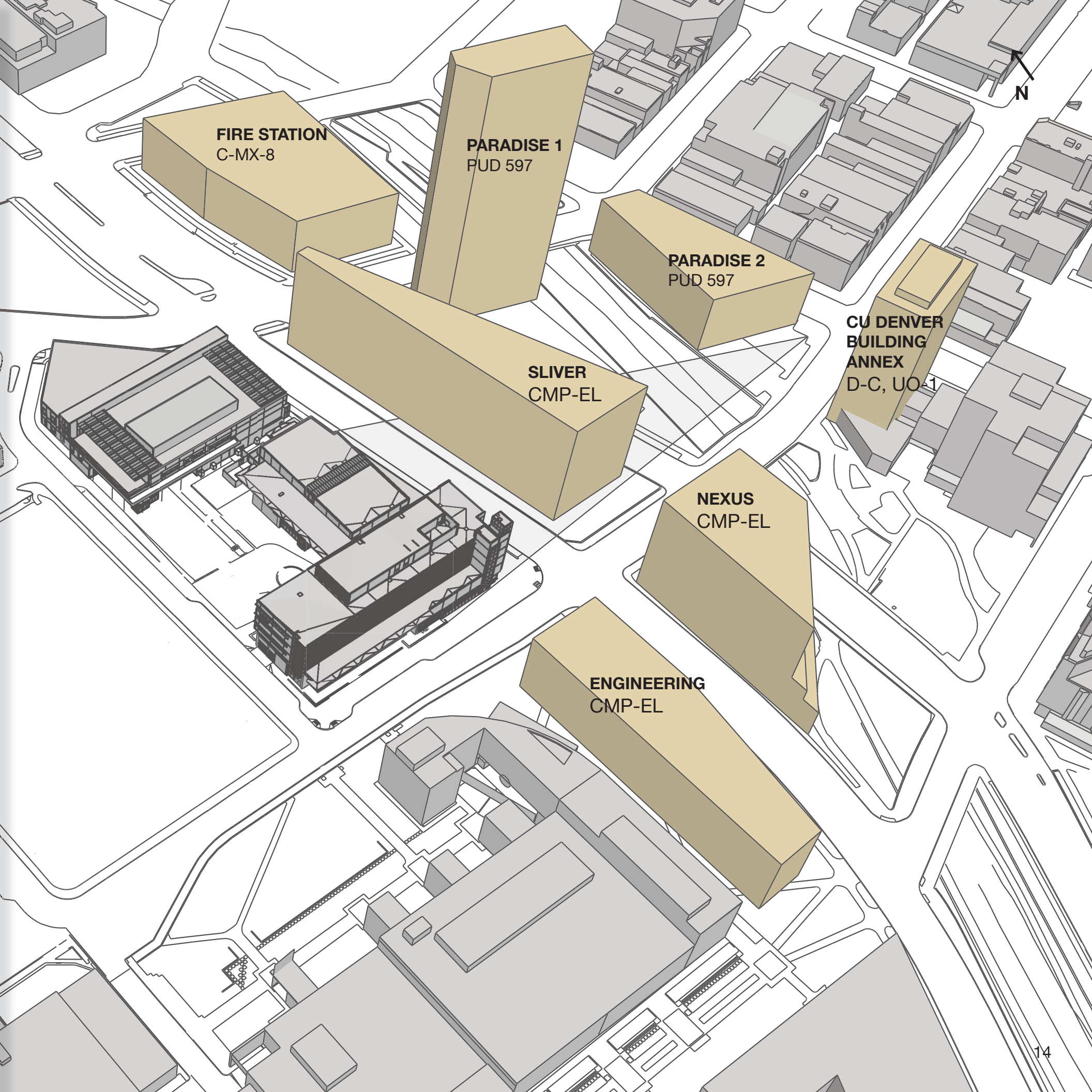


13. JLL Estimate/Master Plan Estimate/ AMD- Maximum Allowable/ Tryba Concept
14. JLL Phase I Real Estate Assessment to Support Master Plan Implementation

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



15. JLL Estimate/AMD Study/ AMD Study w/o fire station portion of lot
16. Hines Site Images
17. Ibid.
18. Anderson Mason Dale Site Study
19. JLL Estimate/Master Plan Estimate/ AMD- Maximum Allowable/ Tryba Concept
20. 2017 CU Denver Facilities Master Plan
21. Ibid.

RELEVANT PROPOSALS AND STUDIES

2009 - CU DENVER MICRO MASTER PLAN



Aerial view looking east



Aerial view looking north

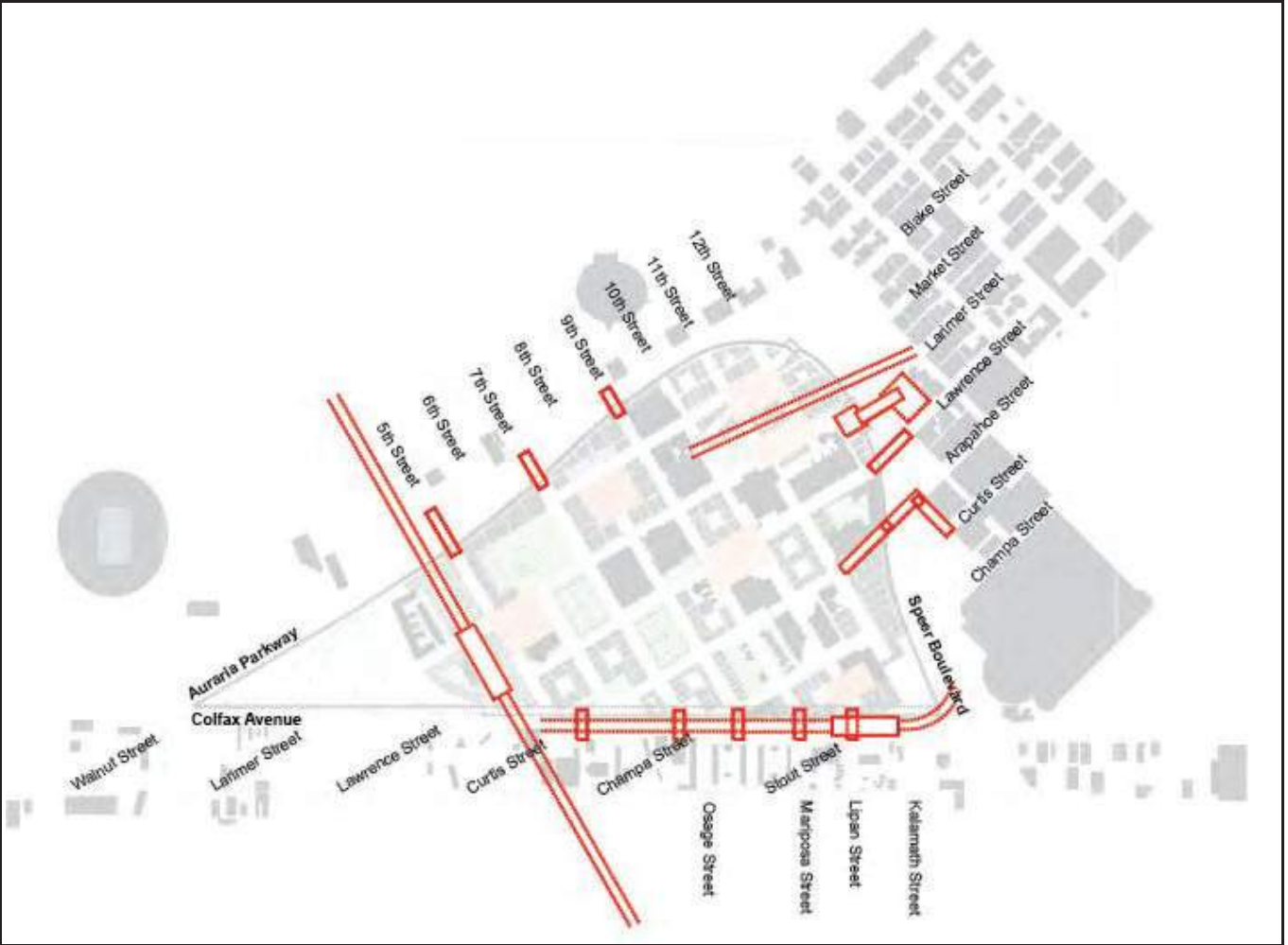


Aerial view looking south

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

Each of these is discussed next.

Northbound Spear

To Downtown

Larmer

12' attached sidewalk

8' sidewalk on bridge

7' detached sidewalk

5' sidewalk on bridge

12' bus lane

11' turn lane

6' attached sidewalk

6' attached sidewalk

11' bus lane

11' bus lane

11' turn lane

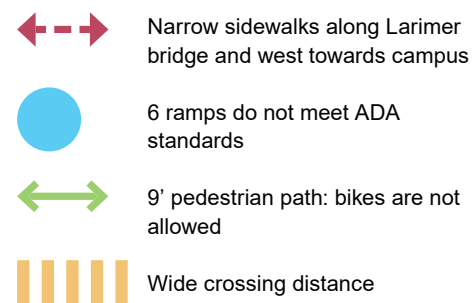
9' pedestrian path

9' pedestrian path

Ramps do not meet ADA standards

Southbound Spear

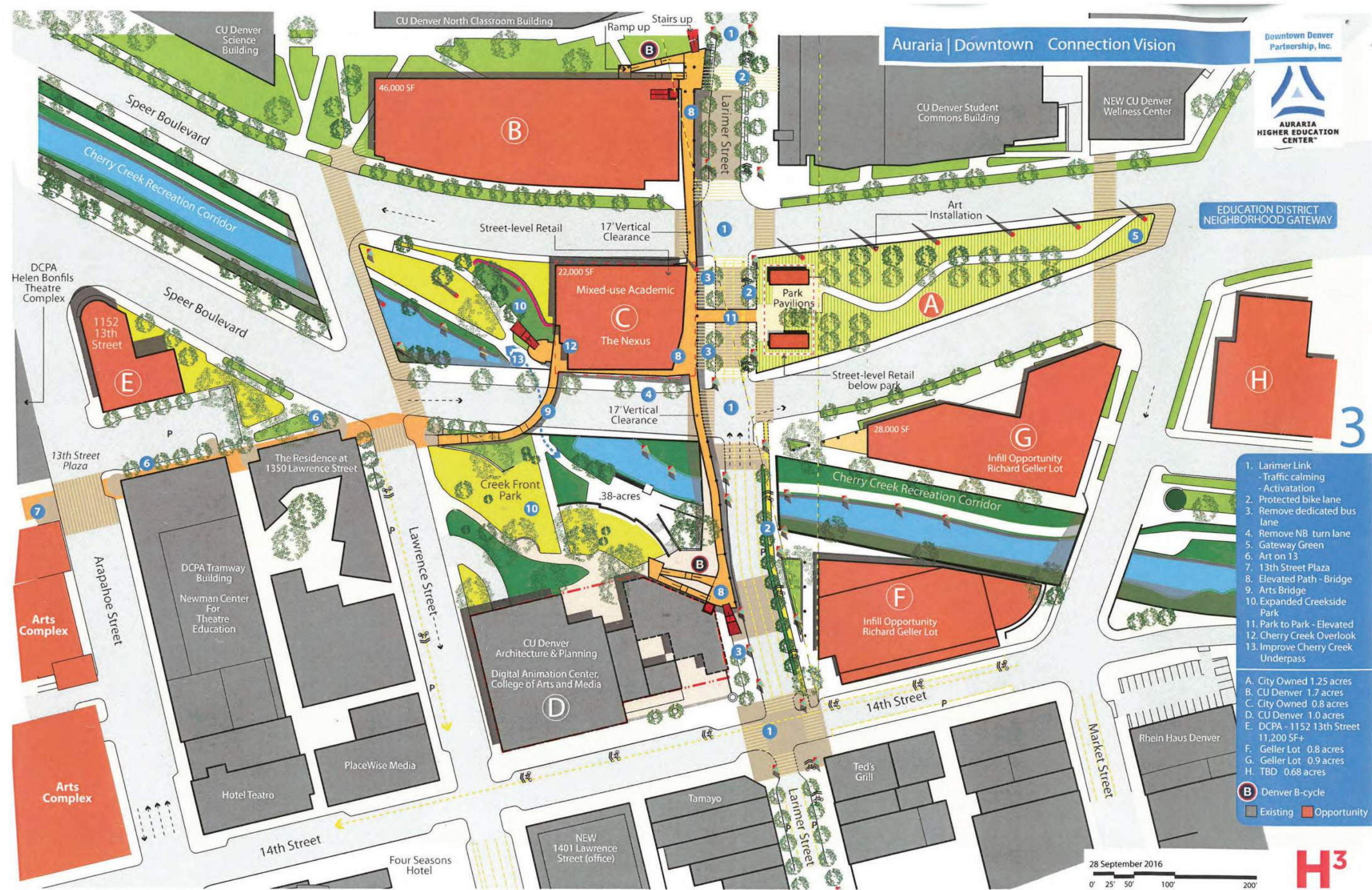
N



2015 - CAMPUS RE-CREATION



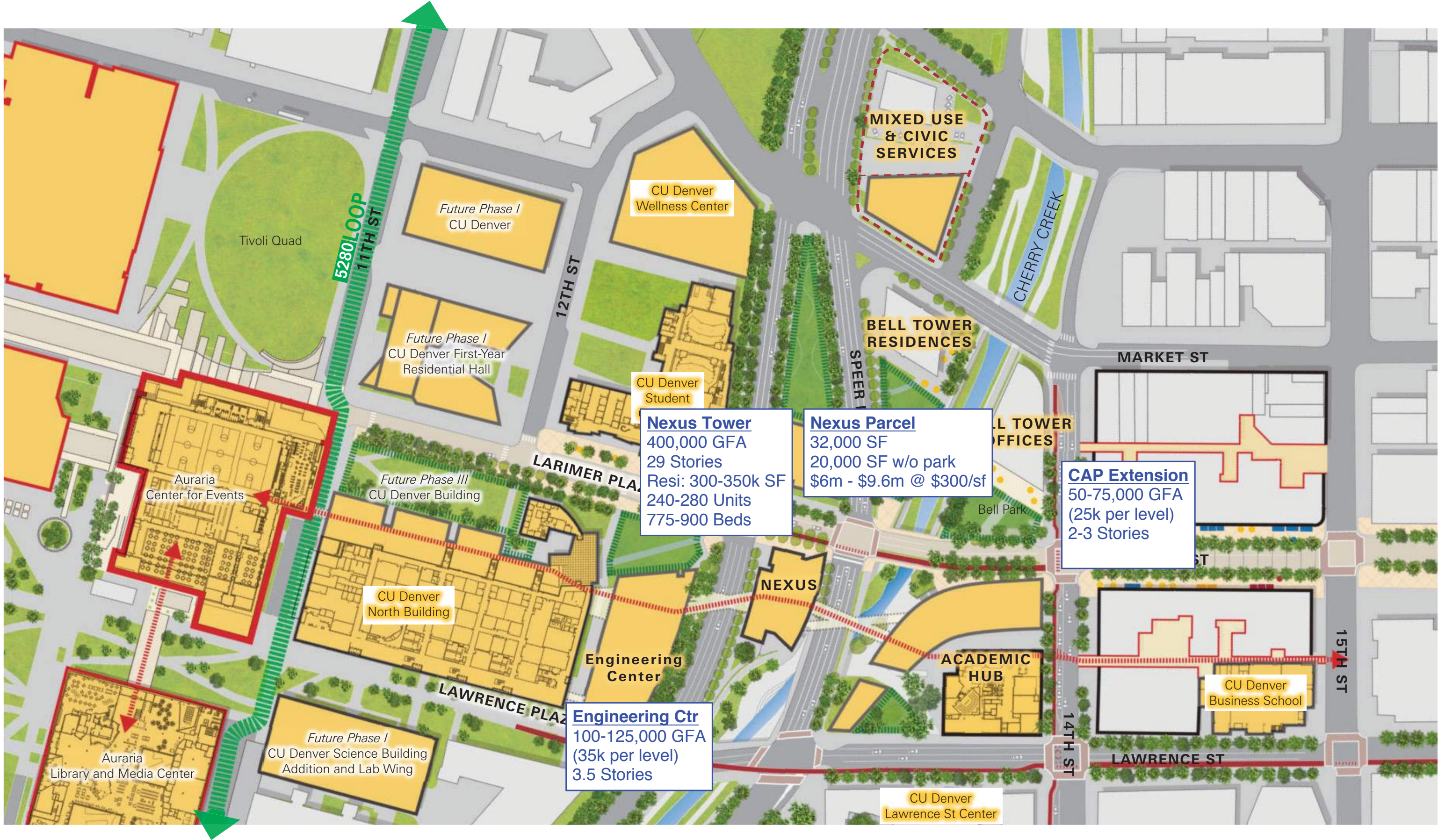
2016 - H3 PROPOSAL



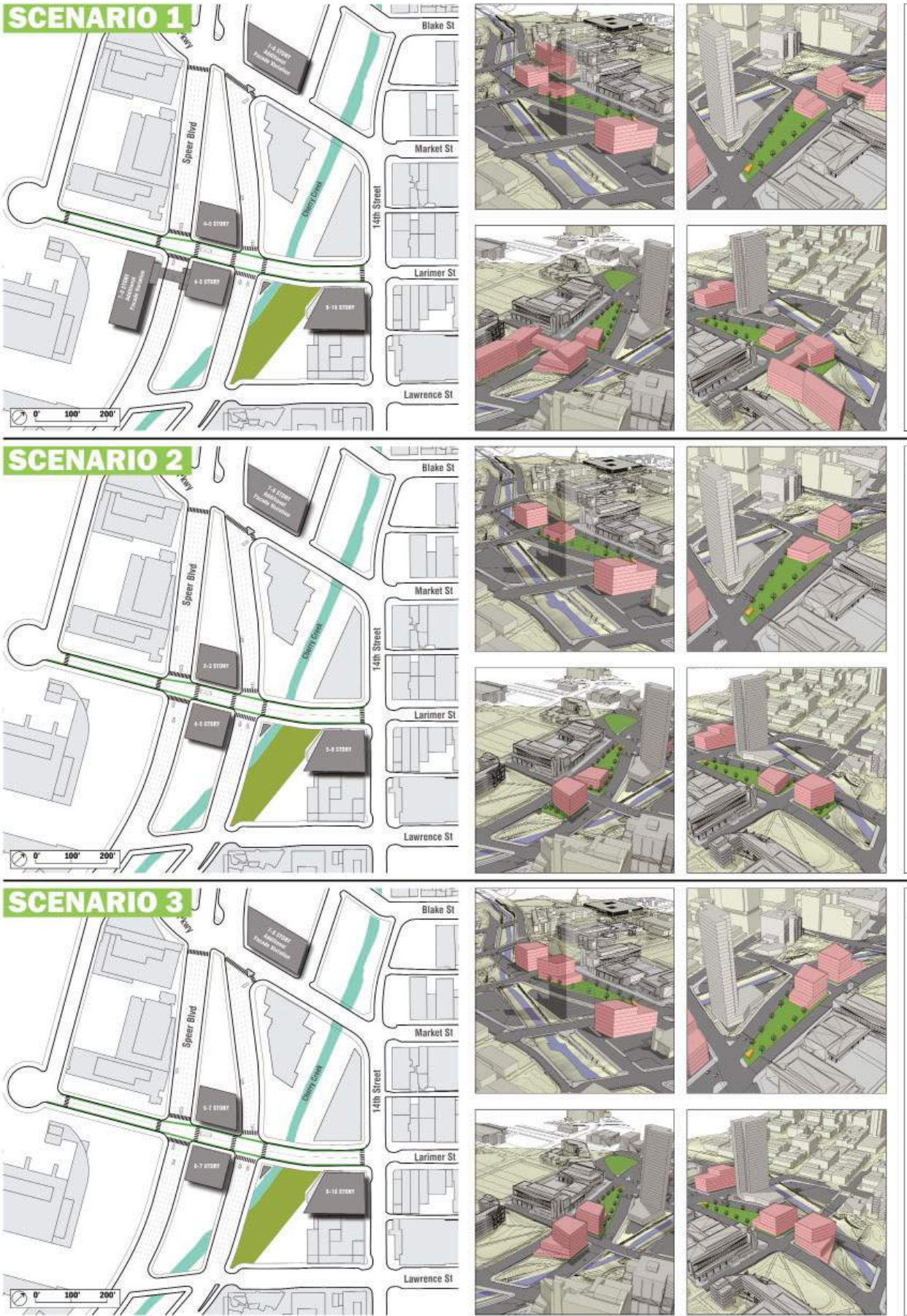
2018 - ANDERSON MASON DALE STUDY



2020 - TRYBA PROPOSAL



2020 - CITY WORKSHOP



NOTES

