

*Welcome to the*



# COMMUNITY INFORMATION MEETING

PREPARED BY:



**DENVER**  
THE MILE HIGH CITY

SHEA



PROPERTIES

DTC  
MERIDIAN  
HIGHLANDS RANCH





# HOW TO SUBMIT QUESTIONS



Click to Leave a Comment



Chat



Raise Hand



Q&A

Click to Ask a Question





# WHAT WE'LL COVER

*Shea Team*

WHO WE ARE  
LOCATION & VISION

*City Staff*

PROCESS  
EQUITY ANALYSIS  
DISCUSSION POINTS

*Shea Team*

YOUR FEEDBACK





WHO  
WE ARE

SHEA | PROPERTIES



DTC  
MERIDIAN  
HIGHLANDS RANCH





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# SHEA HISTORY

1881 J.F. SHEA PLUMBING CO. FOUNDED  
STILL 4TH GENERATION FAMILY-OWNED

---



1920's

---

HOOVER DAM

---



1930's

---

GOLDEN GATE BRIDGE

---



1960's

---

BAY AREA TRANSIT

---



# SHEA PROPERTIES



WE BUY, SELL, DEVELOP, MANAGE & MAINTAIN LAND & PROPERTIES





# THE PRISM



CBD



100,000 SF

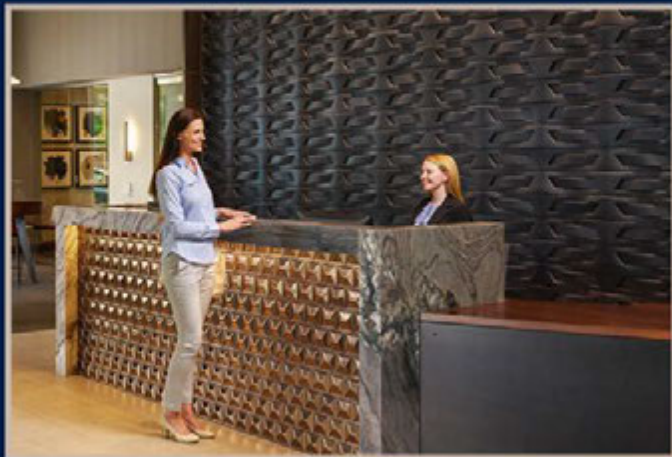


LEED CERTIFIED



6,500 SF





## THE QUINCY



CBD



359 HOMES



534 SPACES



10,000 SF





THE YORK ON CITY PARK



DENVER



212 HOMES





# DENVER TECHNOLOGICAL CENTER



908 ACRES LAND



9.7 MSF OFFICE



1.6 MSF RETAIL



5,349 HOMES





# CRESCENT TOWN CENTER



DTC



CLASS A



500,000







RE/MAX WORLD HQ



*Shenandoah*

DTC



SHANAHAN'S



DTC



10,000





# BELLEVUE PROMENADE



DTC

SF

112,000







## VILLAGE CENTER STATION



DTC



LEED CERTIFIED



TOD



814,000







# MERIDIAN INTERNATIONAL BUSINESS CENTER



1,685 ACRES LAND



3.7 MSF OFFICE



210 KSF RETAIL



2,588 HOMES







JACOBS/CH2M



MERIDIAN



LEED CERTIFIED



500,000







CU SOUTH  
DENVER CAMPUS



SF  
130,000





## VELA



MERIDIAN



216 HOMES

## ZENITH



MERIDIAN



288 HOMES







## HIGHLANDS RANCH TOWN CENTER



325 ACRES LAND



1.5 MSF OFFICE



950 KSF RETAIL



652 HOMES





## HIGHLANDS RANCH TOWN CENTER



HIGHLANDS RANCH



MIXED USE



600,000



# CENTRAL PARK

  
3 ACRES





# CENTRAL PARK RETAIL

SF  
62,000







# LOCATION & VISION

SHEA | PROPERTIES



DTC  
MERIDIAN  
HIGHLANDS RANCH







A stylized map of Denver, Colorado, shown in a solid tan color against a dark blue background. The city's irregular shape is outlined in white. The word "DENVER" is written in large, white, sans-serif capital letters in the center of the map. In the southeast corner, a small area is highlighted in a lighter tan color. A white arrow points from a box labeled "MARINA SQUARE" to this highlighted area. The text "DTC NORTH" is written in white, sans-serif capital letters just above the highlighted area.

DENVER

DTC NORTH

MARINA SQUARE



# DTC NORTH

*Downtown*

**30**  
Major Buildings

**5.2M**  
Square Feet

**\$30.01/SF**  
Average Rent



Light Rail

INTERSTATE  
25

INTERSTATE  
25

INTERSTATE  
225

Oracle

Microsoft

Union Ave.

RE/MAX

IBM

First American Title

Plante Moran

Lockton

Stulser

E. Belleview Ave.

DTC Blvd.

**MARINA SQUARE**





MARINA  
SQUARE

# RE-IMAGINED

- 13 Acres
- 110,000 SF Retail
- Built in 1978
- Original Concept Turned Inside Out





Montessori School  
TG Danzport

**FITNESS TOGETHER**  
Great Northern Tavern

**MY FIT FOOD**  
ONE YOGA  
BBVA Compass  
Soundings

8101









MONTESSOR  
AT THE MARINA

SLOW  
CHILDREN





*After Nearly 4 Decades, the Prime Land that is Marina Square Needs a New Purpose. Our Goals Are to:*

- Redevelop the Land in a Manner Consistent with the Surrounding Area
- Improve Citywide Transportation & Mobility by Building More Homes Near Where People Work in DTC
- Revitalize & Enhance the Vibrancy of DTC North



**MULTI FAMILY**

**MULTI FAMILY**

**MULTI FAMILY**

**BANK  
& RETAIL**

**RETAIL**

**SULSTER ST**

**E BELLEVUE AVE**

**DTC BLVD**







**MULTI FAMILY**

**MULTI FAMILY**

**MULTI FAMILY**

**MULTI FAMILY  
RESIDENTIAL**

**RETAIL/  
MIXED USE**

**EXISTING  
OFFICE**

**BANK  
& RETAIL**

**RETAIL**

**SULSTER ST**

**E BELLEVUE AVE**

**DTC BLVD**





OUR VISION















# SEEING IT THROUGH



We Plan to Again Create & Manage the Type of High-Quality Environment that We Have Achieved Over 3 Decades





**SHEA'S NEW HQ**



**MULTI FAMILY**

**MULTI FAMILY**

**MULTI FAMILY**

**EXISTING ZONING:  
B-8 WITH WAIVERS**

- 2:1 Floor-to-Area Ratio
- Allows Dense Development with 12-Story Buildings
- Encourages Close-to-Street Setbacks

**BANK  
& RETAIL**

**RETAIL**

**SULSTER ST**

**E BELLEVUE AVE**

**DTC BLVD**



**MULTI FAMILY**

**MULTI FAMILY**

**MULTI FAMILY**

**REQUESTED S-MX-8 ZONING**

- 8-Story Limit
- Wider Streetscape & Setbacks
- Recommended for Mixed-Use Development by Blueprint Denver

**BANK  
& RETAIL**

**RETAIL**

**SULSTER ST**

**E BELLEVUE AVE**

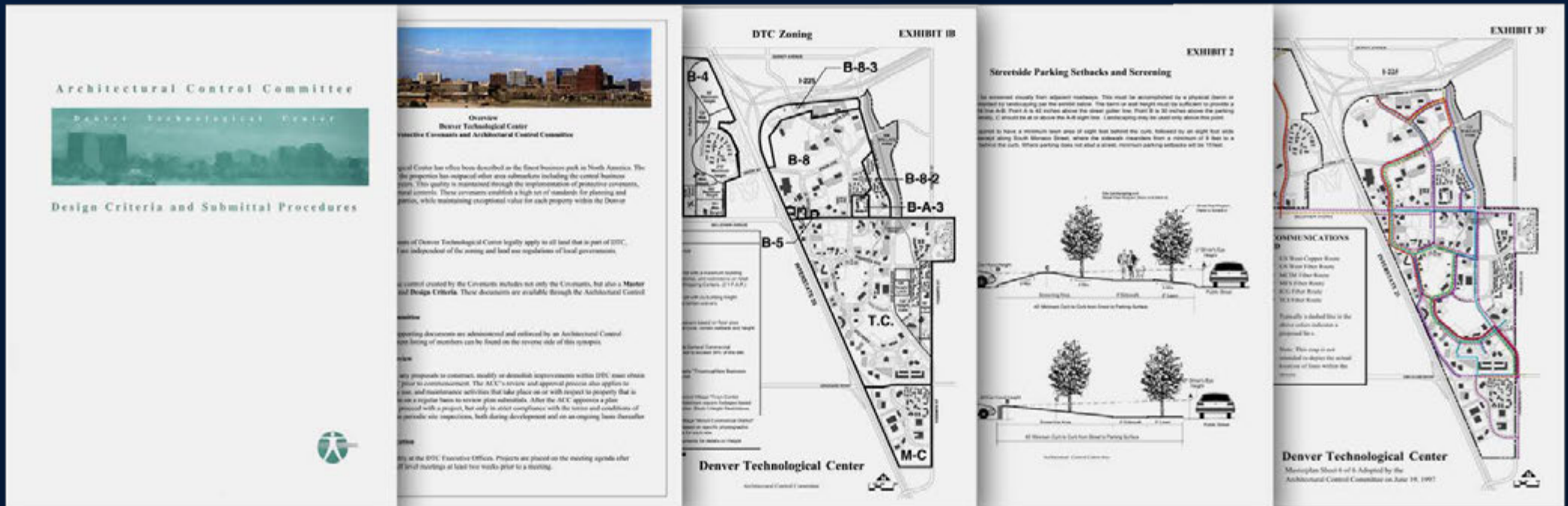
**DTC BLVD**



# DENVER TECH CENTER ARCHITECTURAL CONTROL COMMITTEE



- Consistency with Adjacent Buildings
- Open Space
- Setbacks
- Quality of Architecture





Quincy Ave

25

225



Bellevue Station

Bellevue Ave

## MARINA SQUARE MICROMOBILITY



■ Bike Lanes, Off-Street Paths,  
Wide Detached Sidewalks

● Direct to Light Rail Routes






*Working with Denver Planning  
Staff to Bring Scooters to DTC*

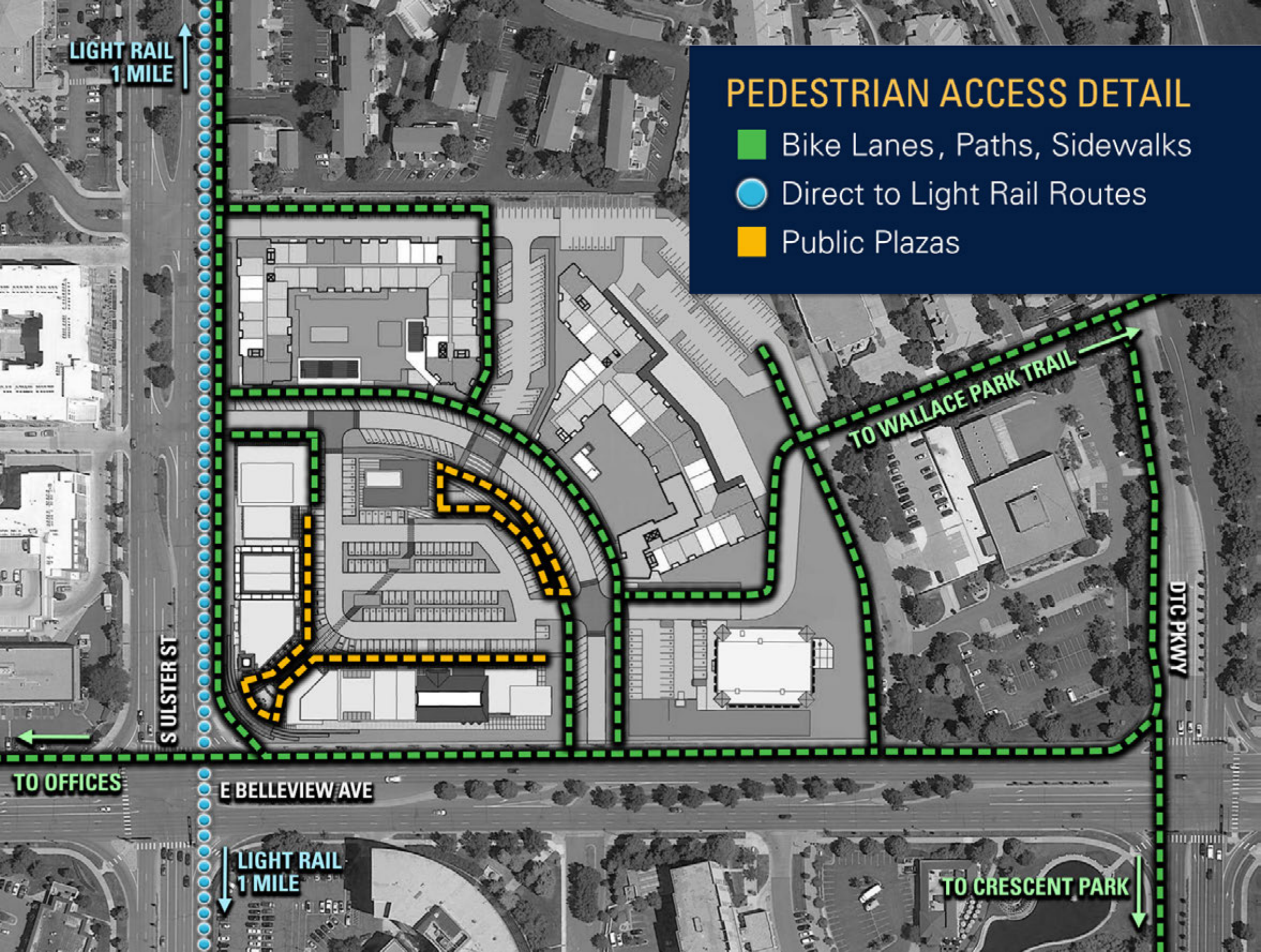
Orchard  
Station





## PEDESTRIAN ACCESS DETAIL

-  Bike Lanes, Paths, Sidewalks
-  Direct to Light Rail Routes
-  Public Plazas







## CRESCENT TOWN CENTER PARK





DTC PLAZA



# SHANAHAN'S/ RE/MAX PLAZA





# VILLAGE CENTER STATION LOWER PLAZA



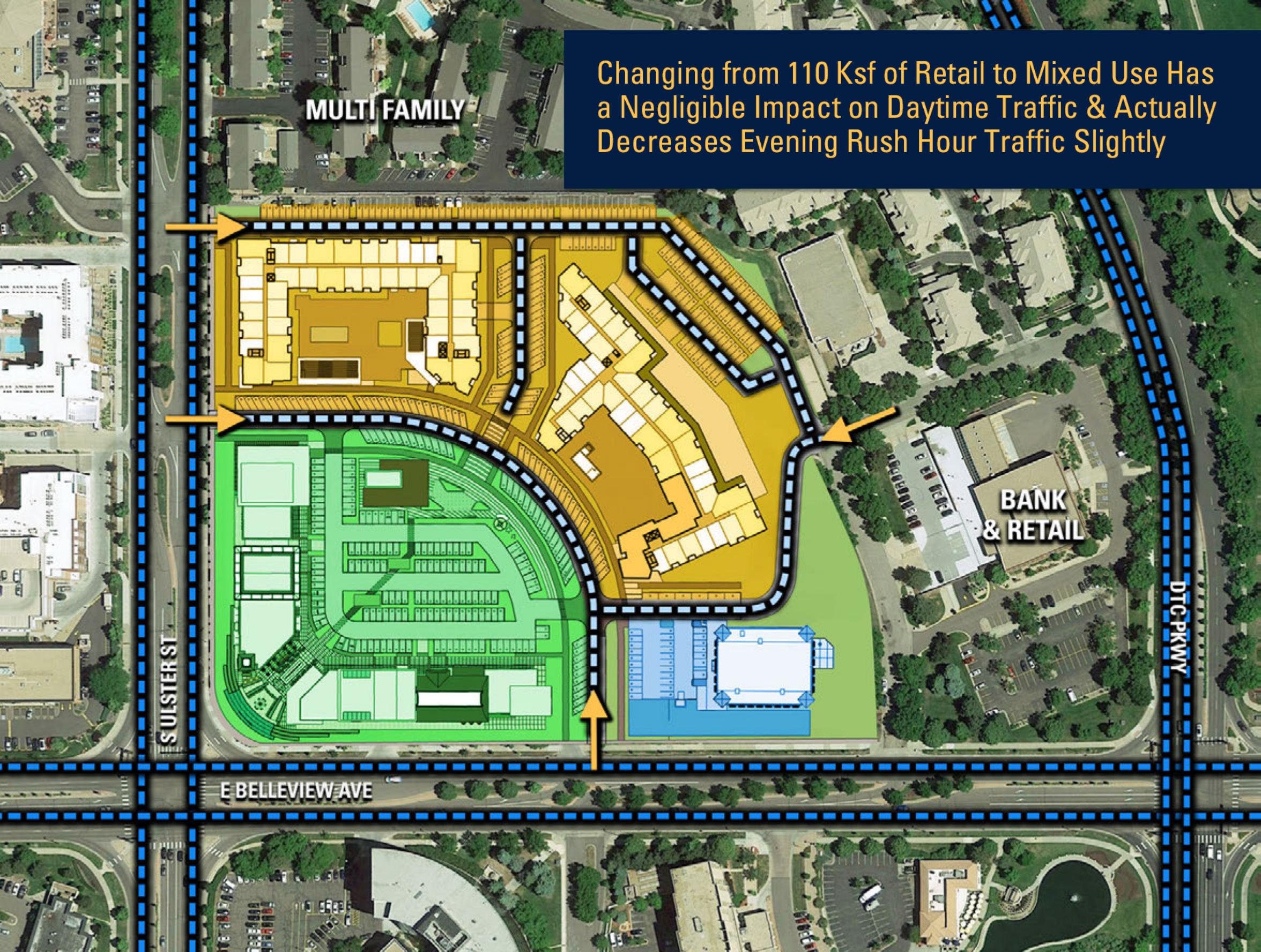




## VILLAGE CENTER STATION UPPER PLAZA



Changing from 110 Ksf of Retail to Mixed Use Has  
a Negligible Impact on Daytime Traffic & Actually  
Decreases Evening Rush Hour Traffic Slightly



**MULTI FAMILY**

**BANK  
& RETAIL**

**SULISTER ST**

**E BELLEVUE AVE**

**DTC PKWY**



## *Blueprint Denver Defines Marina as Being in a Suburban Regional Center Growth Area Which Will...*

- ✓ Provide a Dynamic Environment of Residential, Dining, Entertainment, & Shopping, with a Diverse Set of Employment Options
- ✓ Have a Higher Density Due to Proximity to Belleview Station & "Bicycle Priority Streets"
- ✓ Have Structures that Respond in Form & Mass to Adjacent Streets & Public Spaces
- ✓ Promote Additional Multi-Family Housing Options in DTC North

*It also Defines S-MX-8 Zoning as Appropriate to Encourage Multi-Unit Residential & Commercial Uses at Major Intersections*







### Review Criteria: Consistency with Adopted Plans

Blueprint Denver (2019)

**Future Places: Regional Center**

Provides a high mix of uses to create a dynamic environment of living, dining, entertainment and shopping while incorporating a diverse set of employment options. Wide customer draw with a 24/7 live, work and play environment attractive to locals and visitors. Larger scale mixed-use buildings are common. High degree of urban elements with continuous human scale building frontages to define the public realm. Heights are generally the tallest in the context and transition gradually within the center to the surrounding residential areas.

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✓ Concept is Consistent with All Applicable Plans & Studies

### Review Criteria: Consistency with Adopted Plans

Denver in 2040

**Consistency with Adopted Plans**

**E. Belview Ave: Commercial Arterial**  
**S. Ulster Street: Commercial Arterial and Bike Priority**

**COMMERCIAL**

Consistent with the suburban context, with this future or planned area with trees should be used to provide a buffer between people walking and moving vehicles. Trees in this context generally require less space management than in other contexts. Residential streets often have more curb cuts compared to other contexts due to the lack of alleys. Parking between the street and building front commonly occurs on mixed use, commercial, and industrial streets, but not on main streets. Individual streets within suburban contexts are wider to accommodate freight traffic. Operating speeds may be higher on multi-lane arterial streets in suburban contexts, but measures are still taken to improve safety for all transportation modes.

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# MARINA SQUARE PLANNED RE-DESIGN PHASES

■ Phase I   ■ Phase II   ■ Phase III





# COMMUNITY OUTREACH TO DATE



- ☑ Notices Sent to 748 Area Residents
- ☑ All Existing Retail Tenants
- ☑ Adjacent Businesses & Office Users
- ☑ Adjacent Residents
- ☑ Goldsmith Metro District
- ☑ Architectural Control Committee
- ☑ Pre-Submittal Briefing with Councilwoman Black & Staff
- ☑ Preliminary Discussion with Other Council Members
- ☑ You – Which Is Why We Are Here Today





PROCESS



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## LARGE DEVELOPMENT REVIEW

- To *implement* City Council adopted plans, and resulting public infrastructure, open space, and public parks, on sites that are large or otherwise require a more coordinated inter-agency development review process.
- To provide an early opportunity to *identify issues* and the *development's relationship* with significant public infrastructure improvements, facilities, and publicly accessible parks and open spaces.
- To create a process framework for coordinating development, infrastructure improvements, and regulatory decisions before site-specific development proceeds within the subject area.



## LARGE DEVELOPMENT FRAMEWORK

- Plans, Studies, Regulations that Form Basis for Framework
- Development Concept Plan and Narrative
- Community Information Meeting Summary
- Timing and Sequence of Regulatory and Administrative Approval Processes
- General Topics for Future Development Agreements
- Signed and Recorded





## LARGE DEVELOPMENT REVIEW

- High Level Project Requirements
- Framework – Timing and Sequencing of Required City Process (*Recorded*)



## NEXT STEPS

- Rezoning
- Infrastructure Master Plan
- Design Guidelines Review/Amendments/  
City Guidelines
- Development Agreement



## REGULATORY & ADMINISTRATIVE PROCESS

- Rezoning (*City Council*)
- Subdivision/Plat(s) (*City Council*)
- Site Development Plans





## HIGH LEVEL PROJECT REQUIREMENTS

- Minimum 10% Publicly Accessible Open Space Meeting Intent of Article 10.8, Denver Zoning Code

## INFRASTRUCTURE MASTER PLAN

- Parks and Open Space
- Transportation and Mobility
- Bike and Ped Connections
- Water and Wastewater Infrastructure Studies Including Impact on Goldsmith Gulch
- External Review: DPS, Xcel, Greenwood Village





# EQUITY ANALYSIS



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# EQUITY ANALYSIS

A look at our changing city through the lens of equity.

While all of the vision elements are essential to *Blueprint Denver*, equity is especially important to the community. In recent years, Denver's economic strength and population growth have benefited many, but not all. Today *Blueprint Denver* is integrating equity into planning in ways that *Blueprint Denver 2002* did not. Without accounting and adjusting for important equity considerations, the forces of change acting on our city will prevent it from achieving its vision for inclusive, complete neighborhoods.

*Blueprint Denver* offers three major concepts to consider for future policies and investments. Integrating these concepts into planning and implementation will help to create a more equitable Denver.

Each type of change has a relevant measurement, which is mapped across the city on the following pages. The maps show a snapshot in time in order to inform decisions that will guide change in years to come.

See Chapter 3, *Plan in Action*, for plan recommendations that advance the three equity concepts.



## How Are the Equity Concepts Measured?

The inputs for each measurement range from parcel-level information to census-tract and neighborhood-wide data. To create a common geography for all of the maps (except for jobs diversity, which use census block groups), the data was aggregated to 50-acre grid squares. This makes analysis at the parcel level impossible, but allows us to include data not available at the parcel level and to see the larger patterns across the city. See Appendix C for detailed methodologies and more detailed mapping by each indicator for all of the equity measurements.

## Equity Concepts

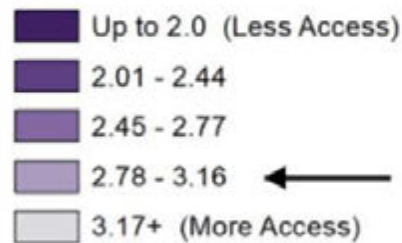
Because the data available to measure the equity concepts is not available at the parcel-level scale, and they are intended to show patterns across large areas, they cannot be effectively applied to small-scale rezonings. Given the above, they are not intended to be part of the evaluation for smaller rezonings. However, they should be used to evaluate large area rezonings.

In addition, the city should consider adjustments to the applicant-driven rezoning process to better address important topics revealed by these concepts—including housing choice, affordability and mitigating involuntary displacement.

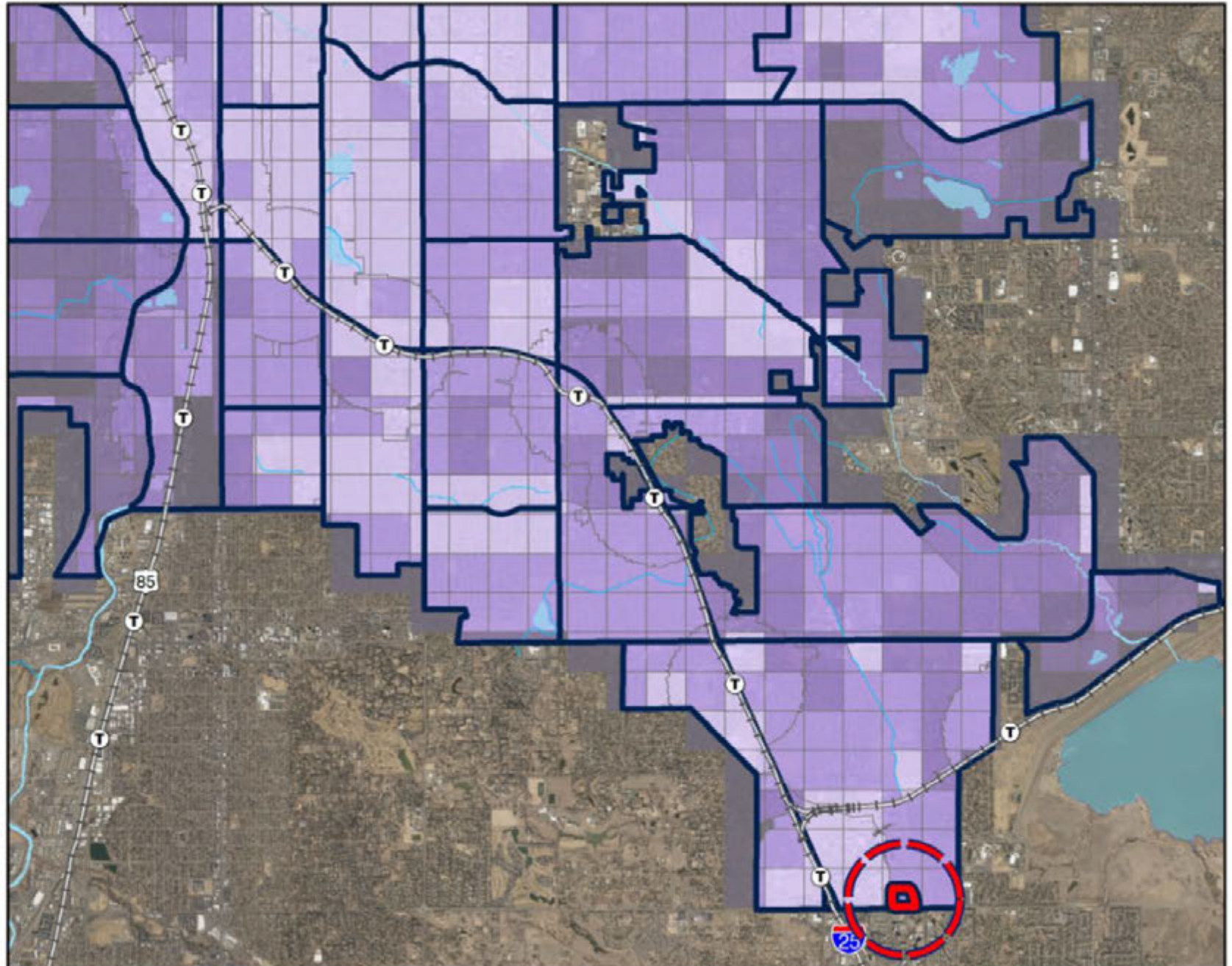


## Blueprint Denver Access to Opportunity

### Equity Score Average



 Proposed Zone Amendment

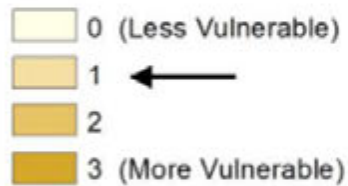




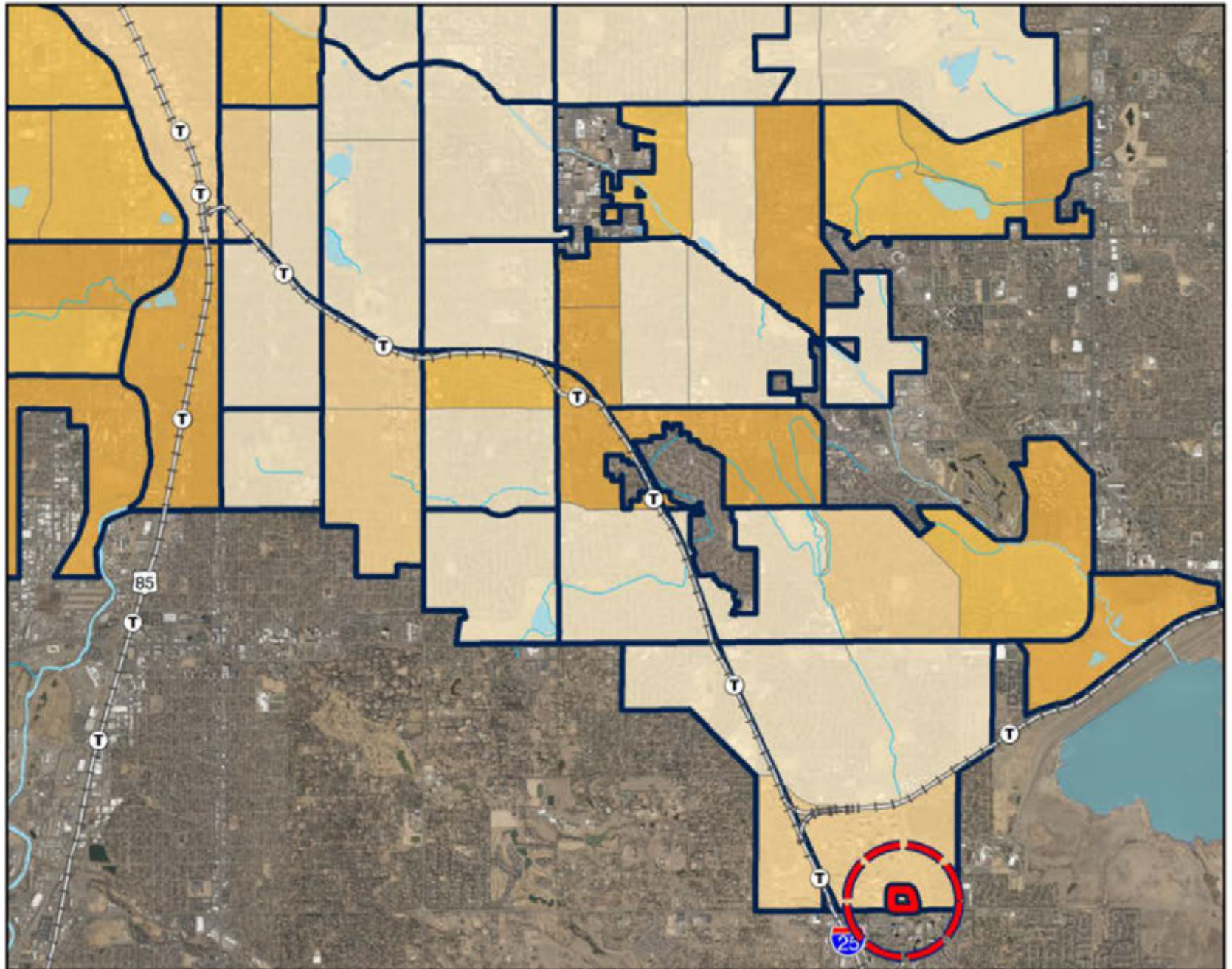
## Blueprint Denver

### Vulnerability to Displacement

#### Score



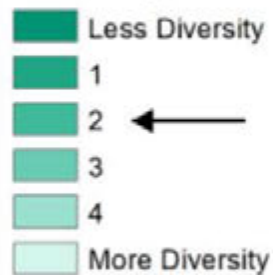
Proposed Zone Amendment



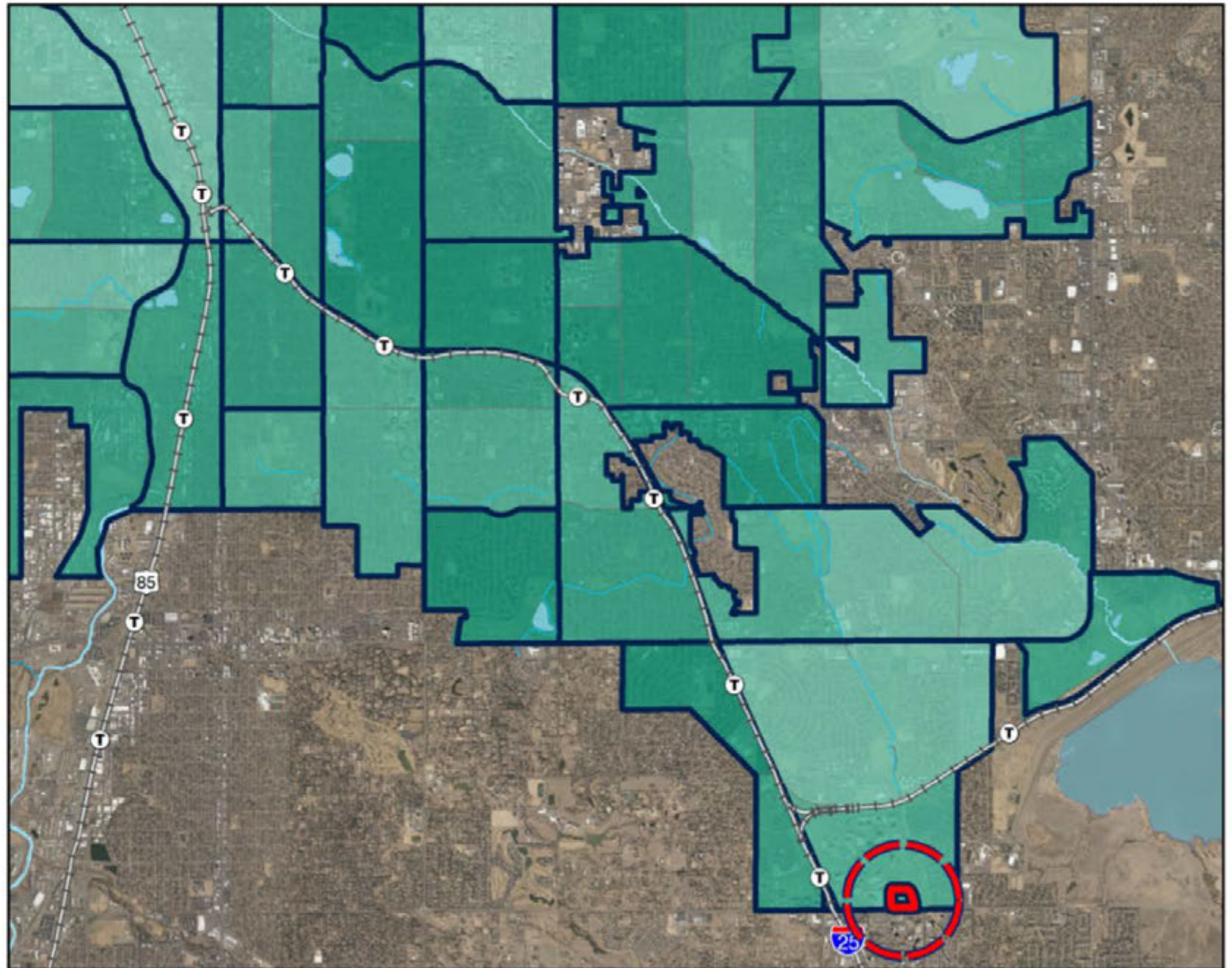


## Blueprint Denver Housing Diversity

### Housing Diversity Score



 Proposed Zone Amendment







DTC  
NORTH

# JOBS DIVERSITY

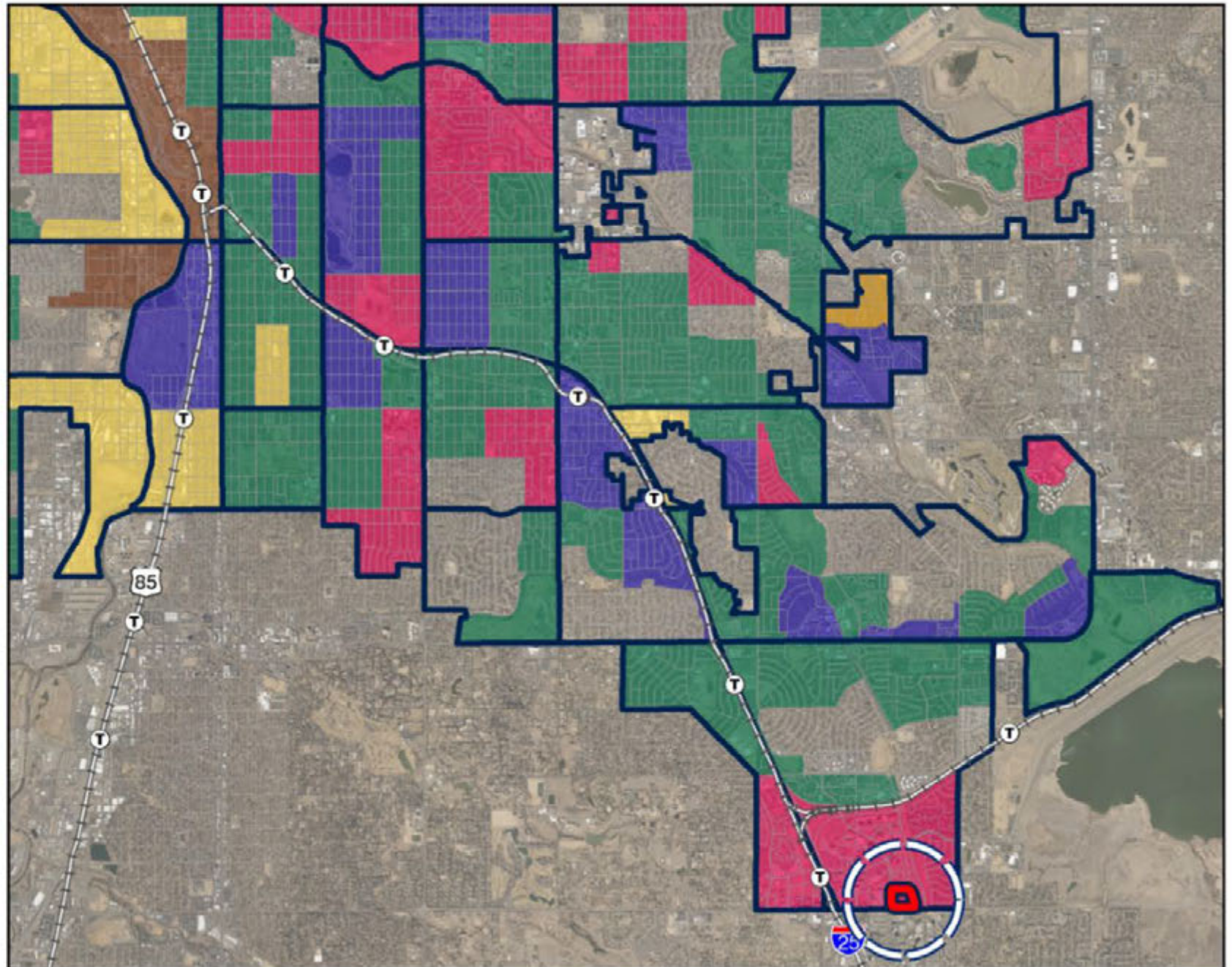
## Blueprint Denver

### Jobs Diversity

-  Retail (high)
-  Retail (high)  
Manufacturing (high)
-  Manufacturing (high)
-  Innovation (high)
-  Within citywide average



Proposed Zone Amendment







# DISCUSSION POINTS



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# DISCUSSION POINTS

## MARINA SQUARE REDEVELOPMENT

- How do you envision connecting to and through this site? (On foot, bicycle, streets.)
- Are you interested in affordable housing at this location?
- Are there current gaps in non-residential development – missing retail and services that you would like to see?
- Are there missing recreational opportunities in this area that could be addressed?





# CONCLUSION

- We Will Replace an Outdated 20th Century Suburban Landscape with a Dynamic Modern Mixed-Use Center
- We Will Provide Homes for People Near Where They Work Reducing Traffic Congestion along the I-25 Corridor
- Our Plan is Consistent with Denver's Vision, Updating to the New Zoning Code & Creating an Attractive Live/Work/Play Environment
- All While Enhancing the Vitality of the DTC & Adding Accretive Value to the City of Denver





# YOUR FEEDBACK



MARINA SQUARE



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[www.MarinaRedevelopment.com](http://www.MarinaRedevelopment.com)