1. Introduction

2. Market Conditions

3. Preliminary Development Concepts

4. Open Discussion

5. Next Steps
STADIUM DISTRICT MASTER PLAN
STEERING COMMITTEE #5

PLANNING PROCESS

Month: MAY JUNE JULY AUG SEPT OCT NOV DEC JAN FEB MAR APR MAY

Stadium District Master Plan

Visualize
Strategize
Realize

Public Meetings
Steering Committee Meetings

→ Steering Committee Meeting #5
September 18th
PLANNING PROCESS

VISUALIZE

Study/ learn/ explore

STRATEGIZE

Develop options/ recommendation

REALIZE

City Council
ADOPTION
STUDY AREA
• Seamless Connections
  Neighborhood Connections
  Economic Connections
  Mobility Connections
STADIUM DISTRICT MASTER PLAN
STEERING COMMITTEE #5

PUBLIC & STEERING COMMITTEE INPUT

• Better Ways to Move to & Move Through

  North/South Connections
  East/West Connections
  Pedestrian Priority/Walkability
  Access to and from Light Rail
  Healthy Ways to Move
Goals

• Better connect to surrounding neighborhoods
• Increase multimodal transportation options
• Create a walkable neighborhood
• Provide access to natural resources and public space
Objectives

- Utilize existing road network to continue connections through the plan area
- Provide additional north/south and east/west connections
- New connections should include a variety of street types that prioritize pedestrians and bicyclists

Legend
- Parks
- Water Boundary
- Existing Light Rail
- Existing Streets
- Potential Streets
Objectives

- Enhance connections to and from light rail stops
- Provide additional connection under W. Colfax Ave.
- Provide additional connections to the South Platte River
- Improve important intersections
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COMMUNITY INPUT / SUPPORT

- 144 Participants at Public Meeting #1
- 34 Participants at Sun Valley Garden Days
- 320 Online Surveys

PUBLIC INPUT - JOBS AND RESIDENTIAL

- Moderate opportunity
- High opportunity
- Highest opportunity
METROPOLITAN FOOTBALL STADIUM DISTRICT SITE ATTRIBUTES

- Transit Oriented Development
  - Access to two (2) light rail stations via two (2) separate rail lines
- Access – The most accessible site in the Metro area
- Natural Path of Development – Extension of Downtown
- Visibility/ Identity

- Access to Amenities:
  - Retail
  - Hotels
  - Entertainment
  - Outdoors! Four (4) Parks and the River
  - CBD
  - Game Day Event Center
  - Broncos Stadium at Mile High
DENVER MARKET: RELEVANT FACTS

• 3Q18 marks the 35th straight quarter of positive absorption in the office market
• Big coworking wave; currently over 2 MSF of coworking space in Denver, WeWork alone wants to be at 2 MSF in Denver
• Tech loves DT Denver (talent pool, quality of life) – relocations, startups & expansions

• Continued “flight to quality” despite cost – majority of absorption is in the Class A sector (2015-present)
• High demand for TOD/proximity to transit, in urban and suburban locations (most of DT is transit-accessible)
Currently, three (3) large blocks of space over 100,000 SF in Downtown – All will be gone by the end of 2018
Over the last seven (7) years, 16 buildings have been constructed and have an overall occupancy of 96%

9,942 Multi-Family Units completed since 2014. 13,700 Units under construction / proposed.
Those units cannot accommodate the migration into Colorado
77,000 Net Migration to Colorado - 2017
Current vacancy of multi-family unit Downtown is less than 10%
Denver Hotel Occupancy is at 73.7%, almost eight (8) points above the national average, while demand is 5.1% (compared to the national average of 2.1%)
Questions?
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PRELIMINARY DEVELOPMENT CONCEPTS

Option 1

Option 2

Option 3

Legend

- Proposed Event Space
- Existing Parks / Open Space
- South Platte River
- Gameday Plaza

Connections

Activity Nodes

Intensity

Pedestrian Plazas
OPTION 1

- Dispersed nodes of activity
• Areas of intensity are organized around the activity nodes
• Strong east west spine with signature plazas that connect to the river
• The intensity is compatible with site topography and slope from high to low.
• Activity centers aligned in a strong north south configuration
• Intensity organized along a strong north south spine
OPTION 3
1. Introduction

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5. Next Steps
1. Introduction

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5. Next Steps
Community Meeting #2
October 30th, 2018
Denver Stadium
West Conference Hall
Thank You for your Participation