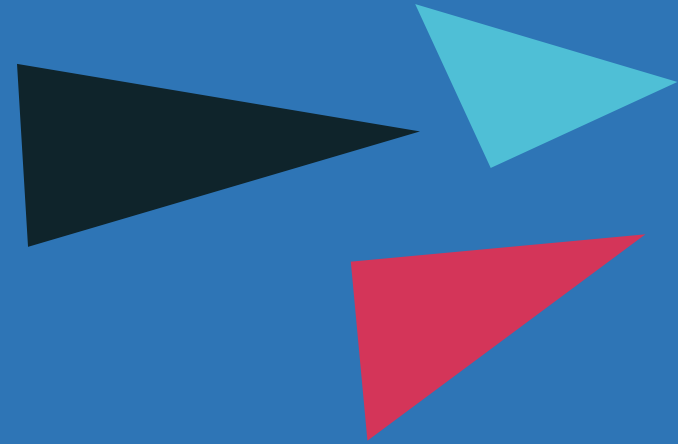


# Sun Valley Community Meeting

12/10/2019



# Sun Valley – Phasing

## Phase 1: Gateway North & South

- 187 units
- 70 replacement units

## Phase 2: Greenhaus, Thrive, 13<sup>th</sup> Ave

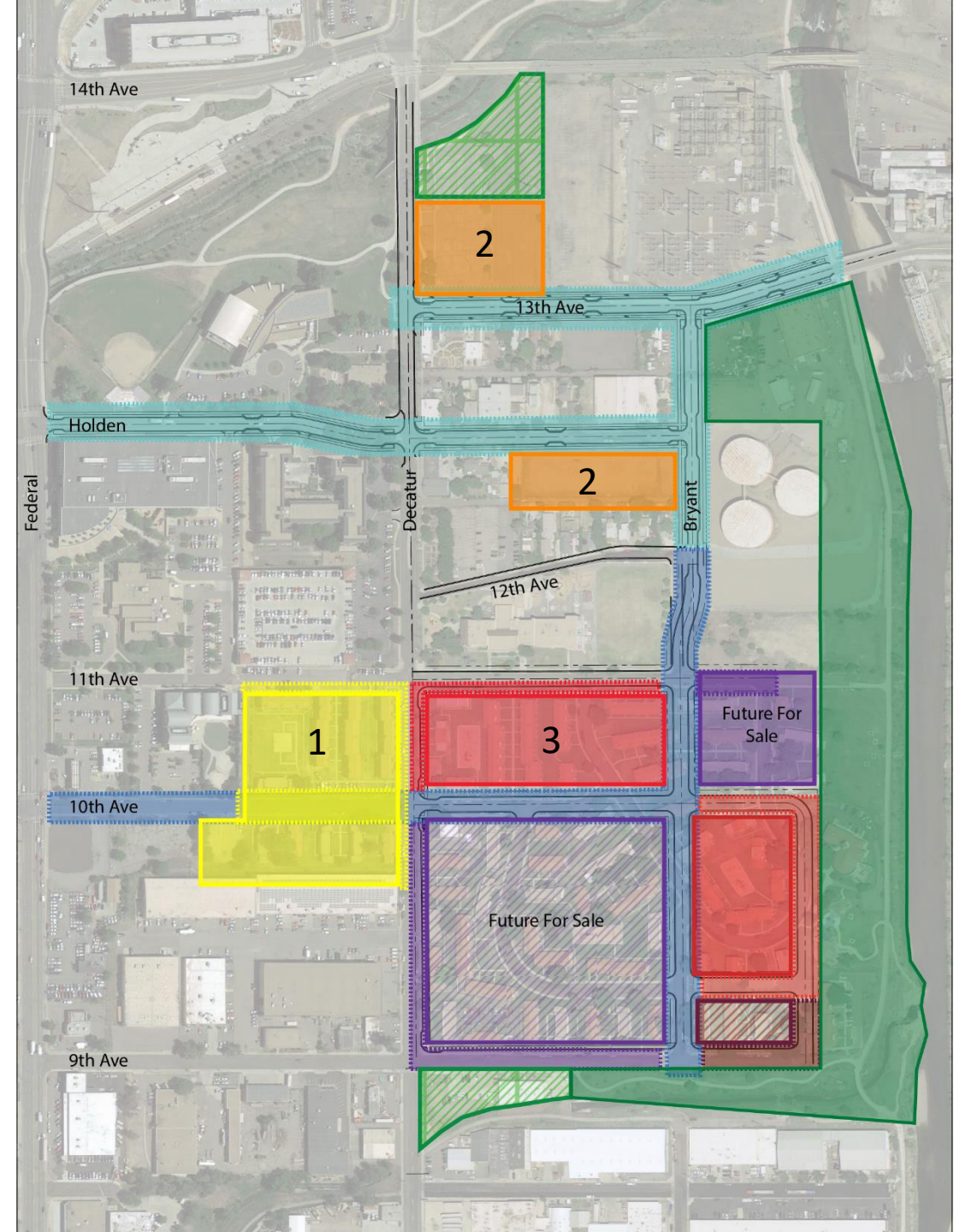
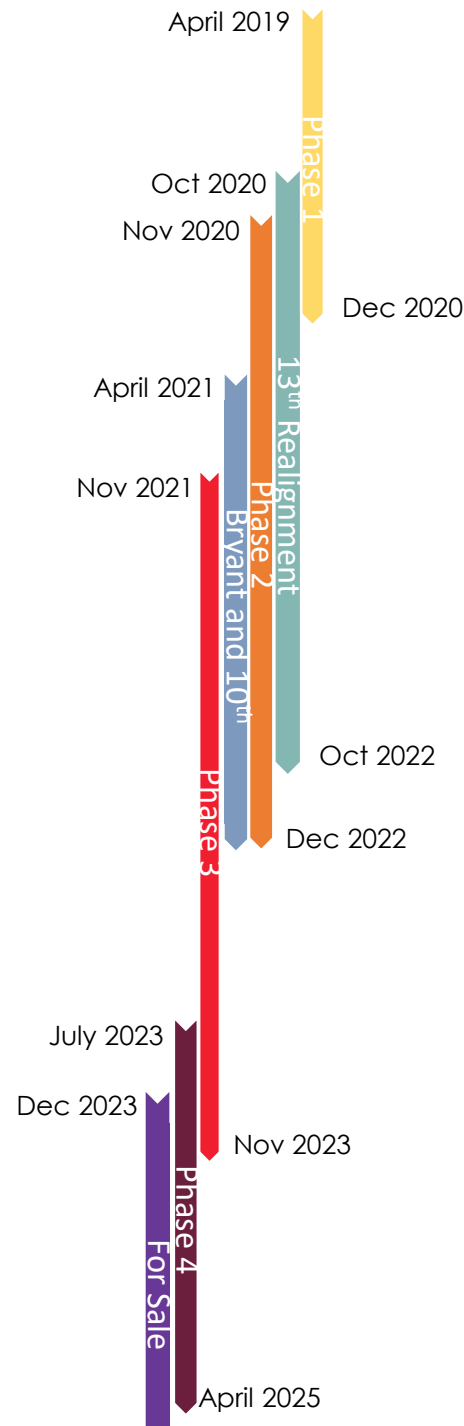
- 262 units
- 13<sup>th</sup> Ave realignment & Bryant St. connection

## Phase 3: Sol & Joli

- 271 units
- Bryant St. & 10<sup>th</sup> Ave

## Phase 4: Flo

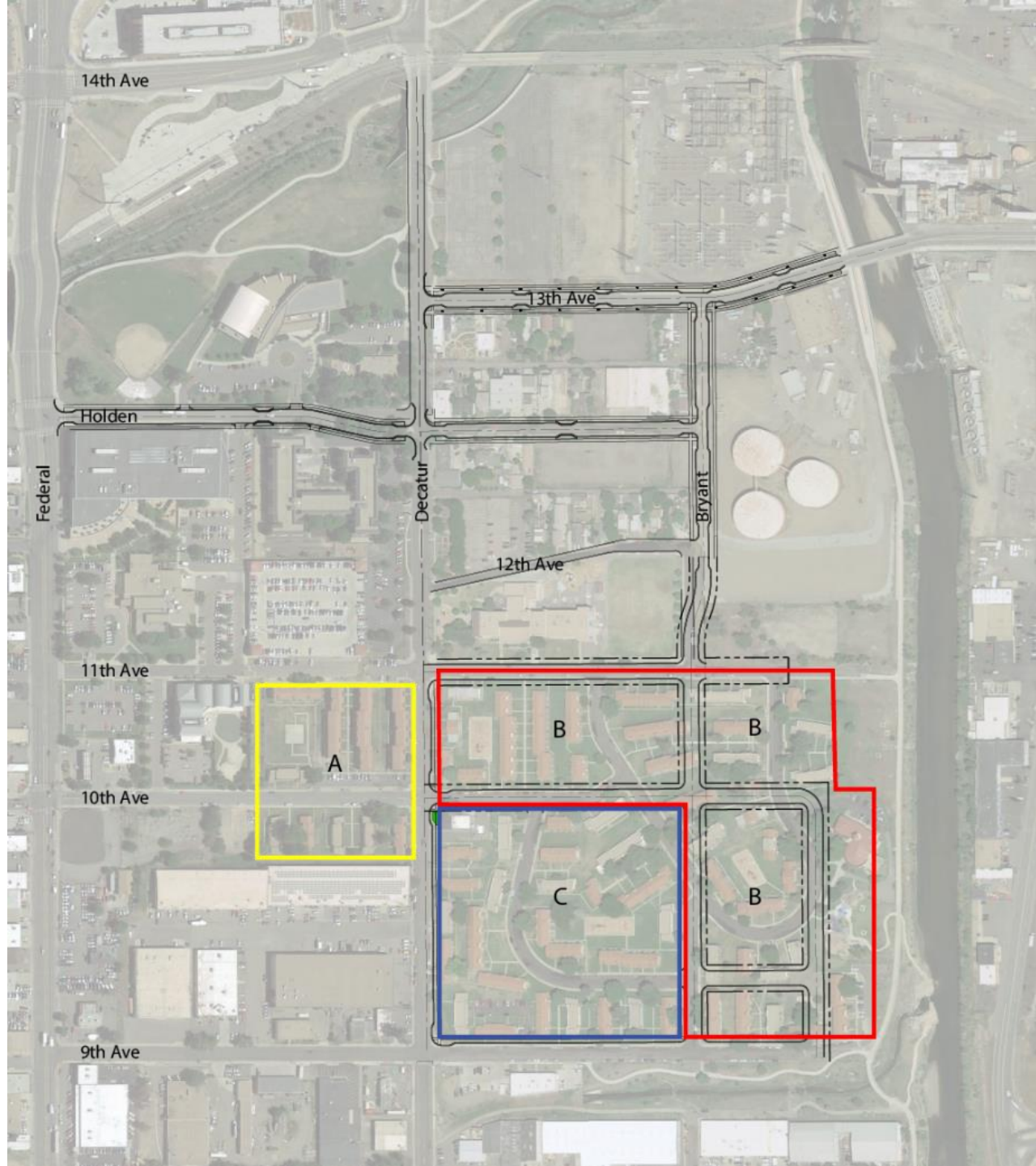
- 110 units



# Sun Valley – Phasing

## Relocation Timeline

- Phase 1: A  
  - 56 units
  - Relocation began 2018
  - Demolition began Oct. 2018
- Phase 2: B  
  - 184 units
  - Relocation starts May, 2020
  - Demolition starts Sept., 2020
- Phase 3: C  
  - 93 units
  - Relocation starts Dec, 2023
  - Demolition starts June, 2024





[illegible]



# Sun Valley Healthy Living Initiative Design Guidelines –



# Sun Valley – Master Planning

## Grow Priorities

**YOUTH + EDUCATION**  
GROW PRIORITY AREA 1



**FOOD**  
GROW PRIORITY AREA 2



**OPPORTUNITY**  
GROW PRIORITY AREA 3



**INTENTIONAL HOUSING**  
GROW PRIORITY AREA 4



**CONNECTIONS + OPEN SPACE**  
GROW PRIORITY AREA 5



**SUSTAINABLE INFRASTRUCTURE**  
GROW PRIORITY AREA 6



# Sun Valley – Master Planning

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**SUSTAINABLE INFRASTRUCTURE**  
GROW PRIORITY AREA 6



## CNI Transformation

**PEOPLE**



**NEIGHBORHOOD**



**HOUSING**





# Sun Valley – Master Planning

## Grow Priorities

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GROW PRIORITY AREA 1



**FOOD**  
GROW PRIORITY AREA 2



**OPPORTUNITY**  
GROW PRIORITY AREA 3



**INTENTIONAL HOUSING**  
GROW PRIORITY AREA 4



**CONNECTIONS + OPEN SPACE**  
GROW PRIORITY AREA 5



**SUSTAINABLE INFRASTRUCTURE**  
GROW PRIORITY AREA 6



## CNI Transformation

PEOPLE



NEIGHBORHOOD

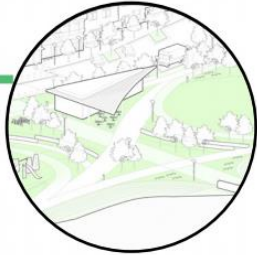


HOUSING

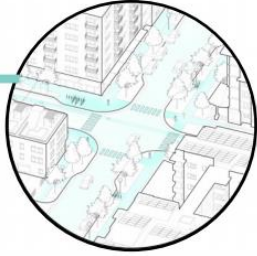


## Healthy Living Design Guidelines

**PUBLIC & OPEN SPACE**



**STREET**



**SITE**

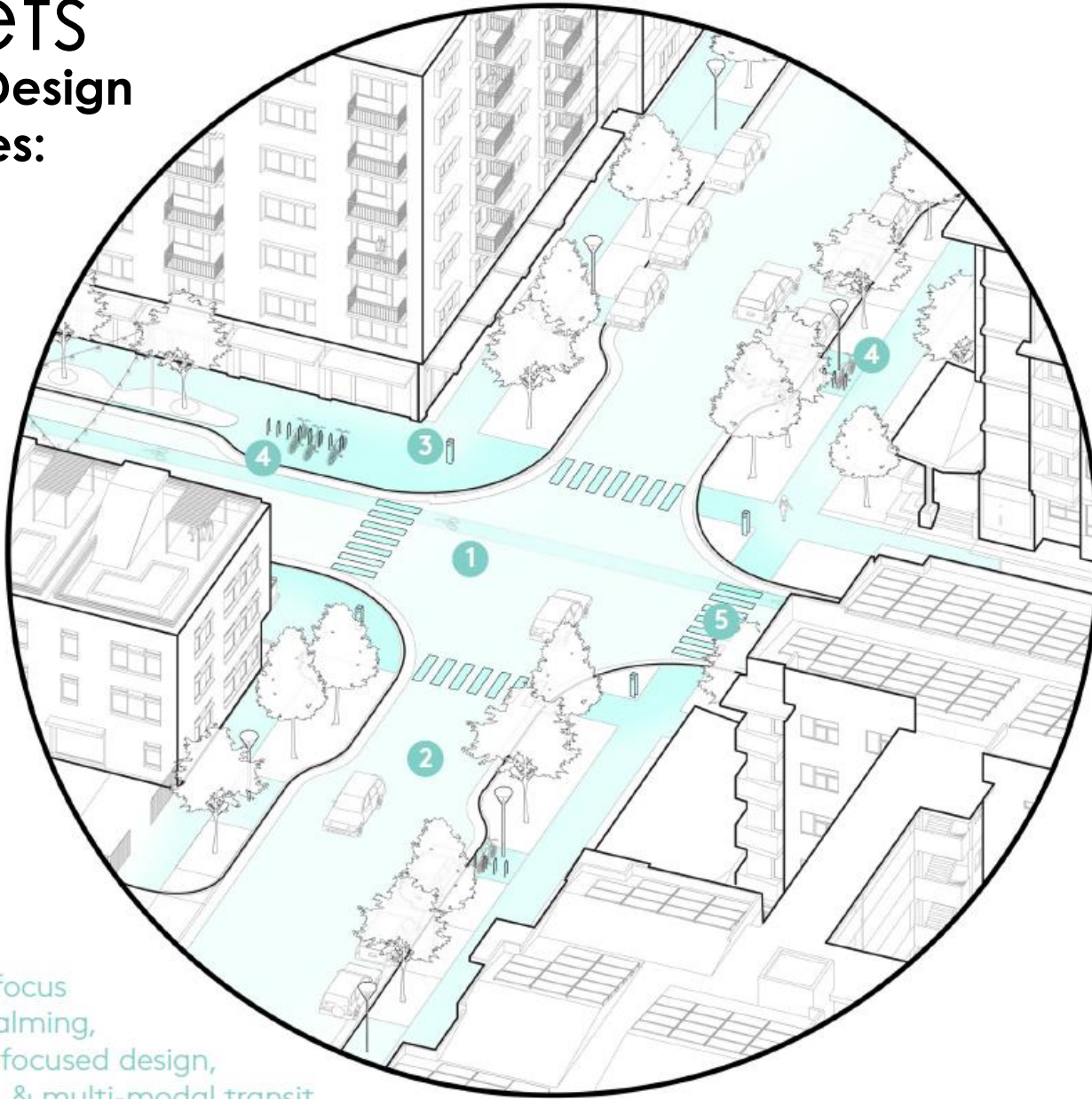


**BUILDINGS**



# Streets

## Healthy Design Guidelines:



Guidelines focus  
on traffic calming,  
pedestrian-focused design,  
wayfinding, & multi-modal transit

- 1 IMPLEMENT TRAFFIC CALMING AND CONTROL MEASURES AT HOT SPOTS. PRIORITIZE RIVERFRONT DRIVE NEAR SCHOOL AND INTERSECTIONS AT 9TH, 11TH, 13TH, AND DECATUR. ADDRESS SPEEDS, STREET WIDTH AT CROSSINGS, AND STREET LANE DESIGN
  - 2 CONTROL SPEEDS ENTERING NEW NEIGHBORHOOD THROUGH DESIGN.
  - 3 INCLUDE TACTILE AND AUDITORY WAYFINDING AT KEY INTERSECTIONS AND PUBLIC SPACES
  - 4 INCORPORATE SPACES FOR BIKE SHARING AND BIKE TRANSIT AT STRATEGIC POINTS IN THE DEVELOPMENT
  - 5 PRIORITIZE SAFE PEDESTRIAN / BICYCLE CONNECTIONS; DESIGN PEDESTRIAN-FOCUSED FEDERAL BLVD. CROSSINGS
- IMPROVE ACCESS TO SOUTHWEST AND WESTSIDE HEALTH CLINIC
  - PRIORITIZE PEDESTRIAN DESIGN & NEW BRIDGE ACROSS THE RIVER, WITH REGIONAL PED/BIKE CONNECTIONS TO AURARIA CAMPUS AND DOWNTOWN
  - DURING CONSTRUCTION, MAINTAIN PEDESTRIAN RIGHTS OF WAY, BIKE LANE WITH SPECIAL ATTENTION TO SAFETY ALONG RIVER
  - DURING CONSTRUCTION, PROVIDE TEMPORARY RETAIL OR PARKING SPACES AS NEEDED

# Streets

## Healthy Design Guidelines:

ACTIONS	STRATEGY CATEGORY
Implement traffic calming and control measures at hot spots. Prioritize Riverfront Drive near school and intersections at 9th, 11th, 13th, and Decatur. Address speeds, street width at crossings, and street design	Street safety & mobility
Control speeds entering new neighborhood through design.	Street safety & mobility
Include tactile and auditory wayfinding at key intersections and public spaces	Ergonomic / universal design
Incorporate spaces for bike sharing and bike transit at strategic points in the development	Active design strategies for open space, buildings, and streets
Prioritize safe pedestrian / bicycle connections; design pedestrian-focused Federal Blvd. crossings	Street safety & mobility
Improve access to Southwest and Westside Health Clinic	Increase access to health care

ACTIONS	STRATEGY CATEGORY
Prioritize safe pedestrian / bicycle connections; design pedestrian-focused Federal Blvd. crossings	Street safety & mobility
Improve access to Southwest and Westside Health Clinic	Increase access to health care
Prioritize pedestrian design & new bridge across the river, with regional ped/bike connections to Auraria campus and downtown	Transit connections to livelihoods & higher education
During construction, maintain pedestrian rights of way, bike lane with special attention to safety along river	Maintain active play and transit options during construction
During construction, provide temporary retail or parking spaces as needed	Small business support, existing resident businesses



# Streets



Streetscape Design addresses the area between the streets and the buildings including the paved right of way, amenity zone, and sidewalk.

**Paved Right of Way**



**Amenity Zone**



**Sidewalk**

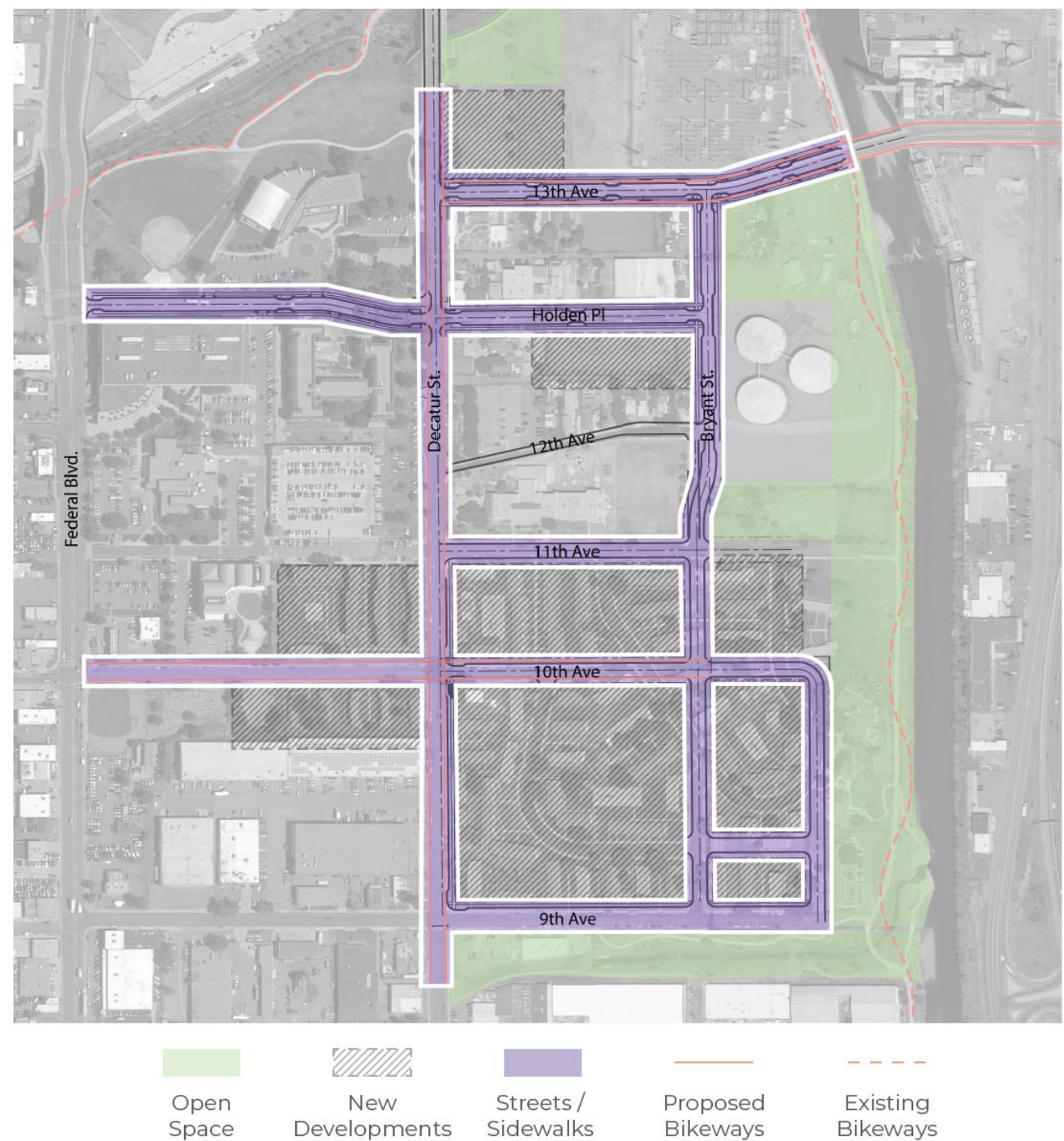




# Streets

## Key areas of exploration:

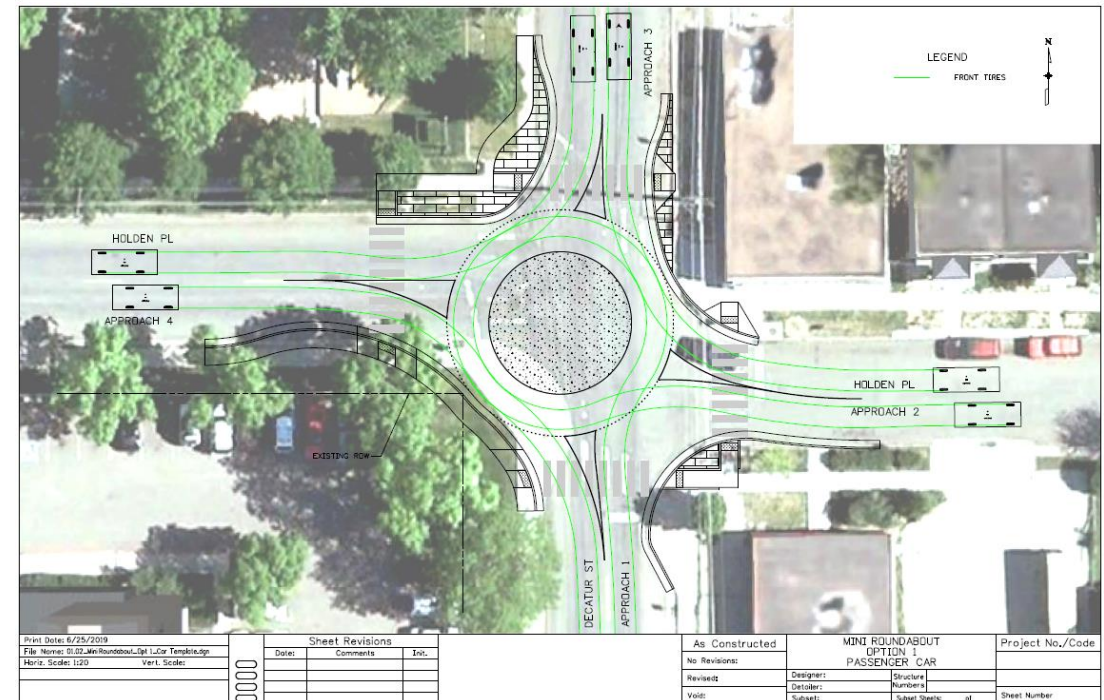
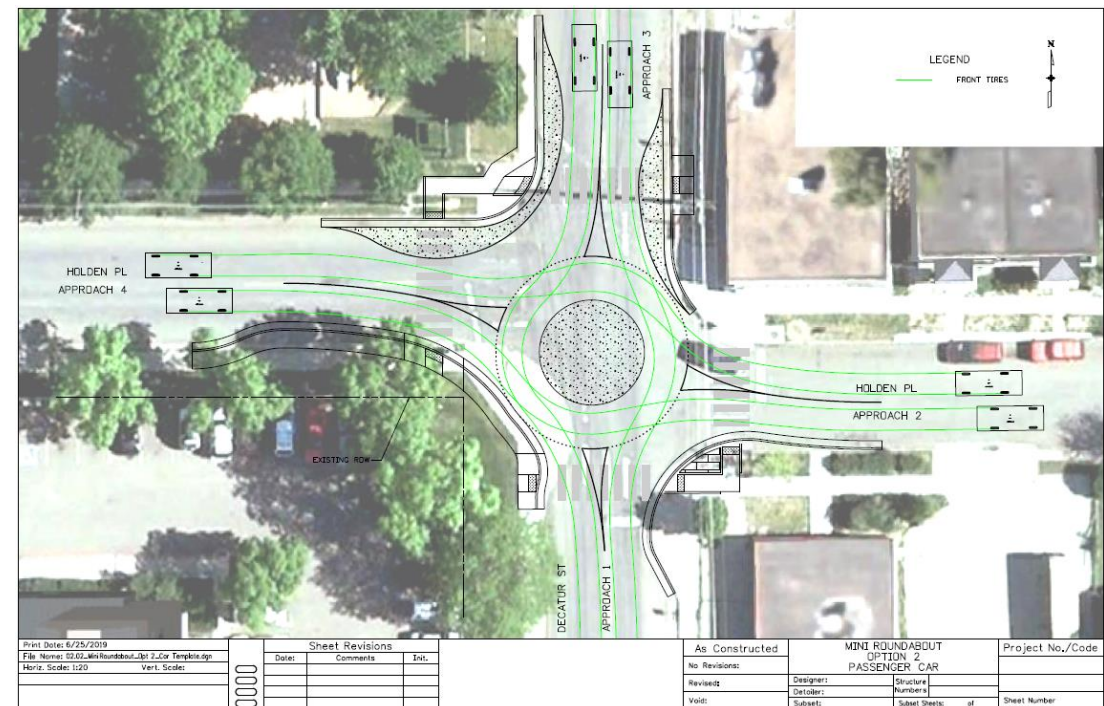
- **Street framework**
- Bike lanes/facilities
- Sidewalks & pedestrian zones
- Street Furnishings
- Lighting
- Trees & plantings/water quality
- Public Art
- Paving Materials



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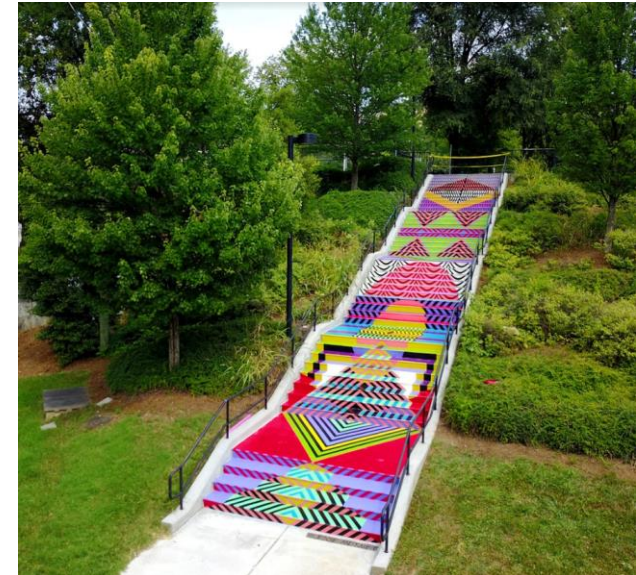




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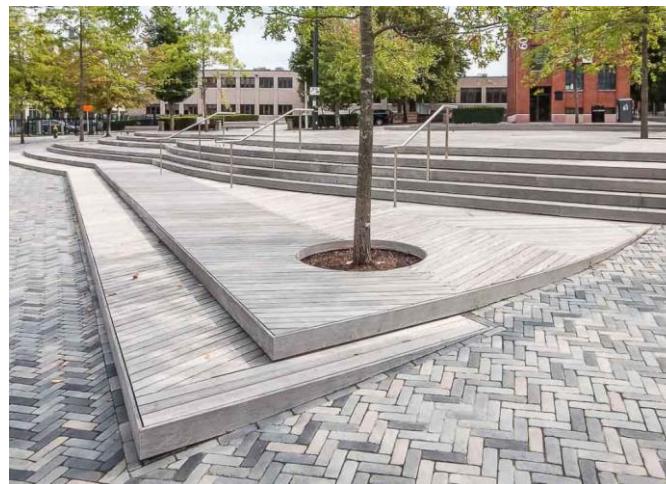
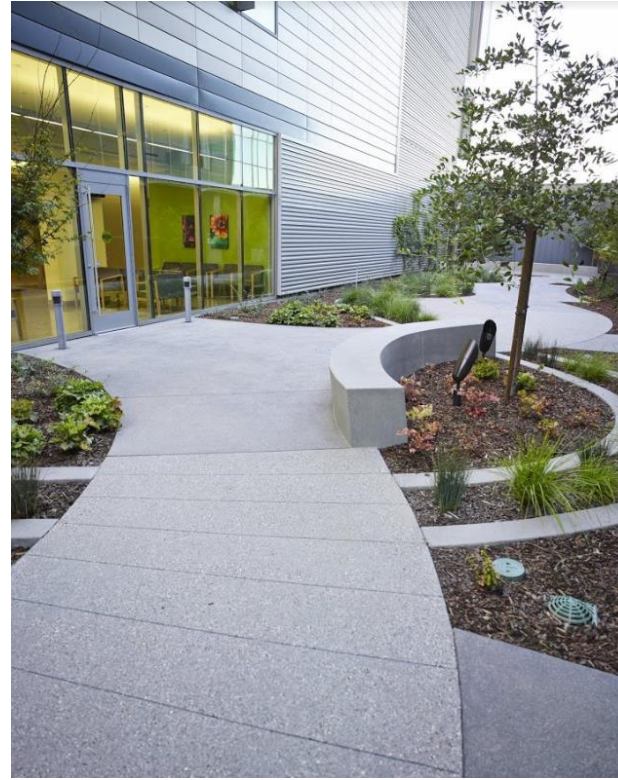




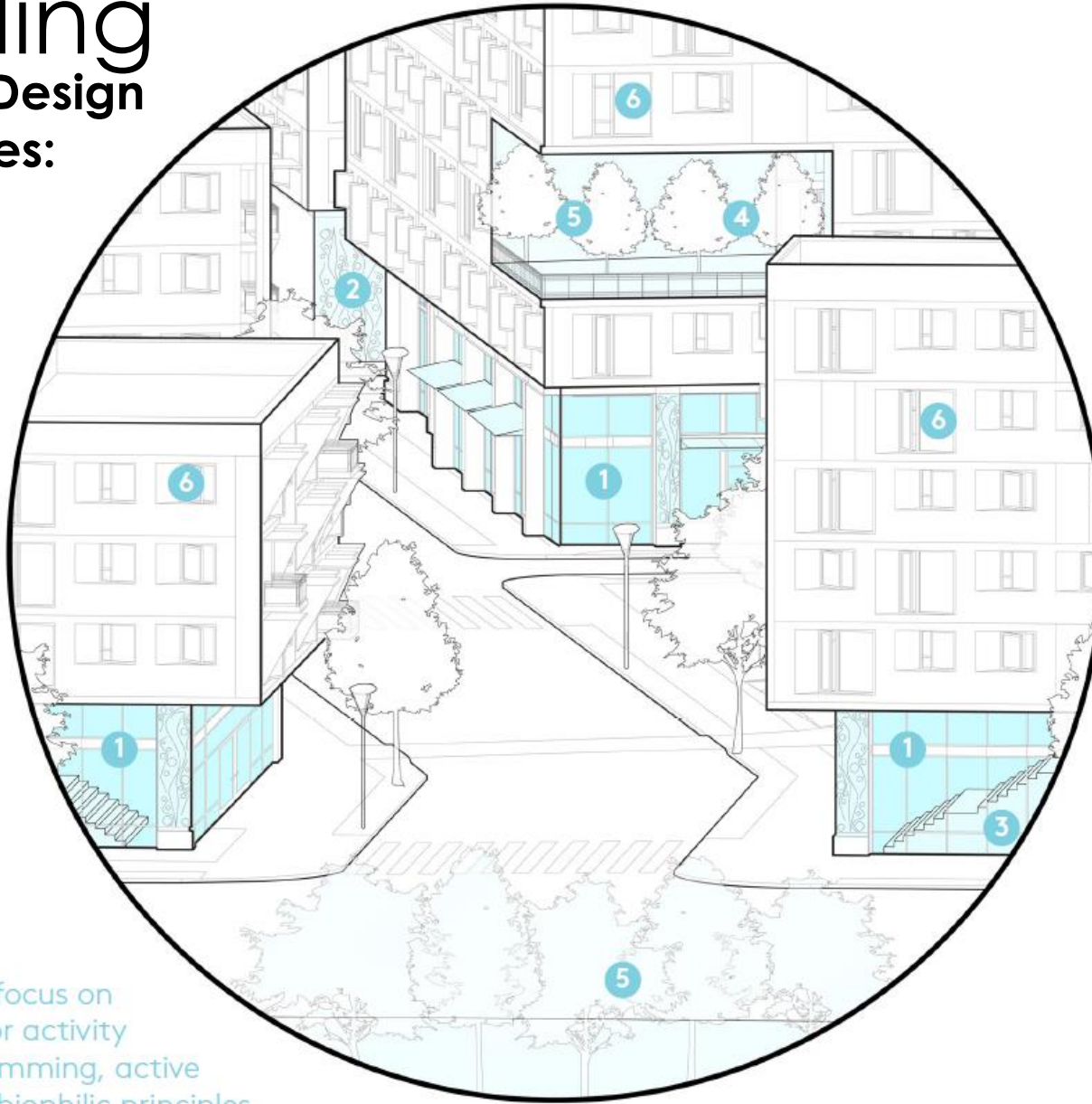
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## Key areas of exploration:

- Street framework
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- Public Art
- **Paving Materials**



# Building Healthy Design Guidelines:



Guidelines focus on  
ground floor activity  
and programming, active  
stairs, and biophilic principles

- 1 ACTIVATE PROPOSED FACADES IN ACCORDANCE WITH FAÇADE ACTIVATION ANALYSIS AND PLAN
- 1 PLAN GROUND FLOOR SPACES THAT HAVE CLEAR GLAZING AND CAN ACCOMMODATE REGULAR PROGRAMMING
- 1 PRIORITIZE CULTURALLY RELEVANT FIRST FLOOR TENANTS; CONSIDER INCENTIVES
- 1 PRIORITIZE EXISTING RESIDENT-OWNED BUSINESSES FOR GROUND FLOOR RETAIL IN NEW DEVELOPMENT; CONSIDER INCENTIVES
- 1 PLAN SPACES THAT CAN ACCOMMODATE HEALTH RELATED CLASSES / PROGRAMS
- 2 INCORPORATE CULTURALLY BASED PUBLIC ART AND MARKERS AT GROUND FLOOR TENANTS AND IN PUBLIC SPACES
- 3 DESIGN AND PROMINENTLY LOCATE ACTIVE STAIRS IN BUILDINGS; INCORPORATE CENTER FOR ACTIVE DESIGN 'BUILDING DESIGN CHECKLIST'
- 4 INCORPORATE BIOPHILIC DESIGN PRINCIPLES INTO DESIGN, INCLUDING SPACES OF REFUGE
- 5 PROVIDE VIEWS TO NATURE FROM BOTH PRIVATE AND PUBLIC SPACES
- 6 ENSURE ADEQUATE DAYLIGHTING OF INTERIOR SPACE
- 6 REDUCE TOXICANT EXPOSURE THROUGH MATERIALS SELECTION; FOCUS ON HIGH-EXPOSURE INDOOR AND OUTDOOR AREAS
- TARGET >10% UNIVERSALLY-DESIGNED RESIDENTIAL UNITS IN THE BUILDING
- PARTICIPATE IN AND/OR REFERENCE HAMP (HEALTHY AFFORDABLE MATERIALS PROJECT) IN MATERIAL SELECTION FOR DHA DEVELOPMENT
- INCLUDE AREAS SUITED FOR TECHNOLOGY & COMPUTER LITERACY TRAINING, WITH SPACE FOR SHARED COMPUTER USE
- USE APPROPRIATE MATERIAL / COLOR CHOICES FOR 'CALM' SPACES



# Building

## Healthy Design Guidelines:

ACTIONS	STRATEGIES
Activate proposed facades in accordance with façade activation analysis and plan	CPTED
Plan ground floor spaces that have clear glazing and can accommodate regular programming	CPTED
Incorporate culturally based public art and markers at ground floor tenants and in public spaces	Art, cultural expressions
Design and prominently locate active stairs in buildings; incorporate Center for Active Design 'Building Design Checklist'	Active design strategies for open space, buildings, and streets
Incorporate biophilic design principles into design, including spaces of refuge	Design for mental restoration & stress reduction
Provide views to nature from both private and public spaces	Design for mental restoration & stress reduction
Ensure adequate daylighting of interior spaces	Design for mental restoration & stress reduction
Target >10% universally-designed residential units in the building	Ergonomic/universal design

ACTIONS	STRATEGIES
Reduce toxicant exposure through materials selection; focus on high-exposure indoor and outdoor areas	Reduce indoor health hazards & chronic stressors
Participate in and/or reference HAMP (Healthy Affordable Materials Project) in material selection for DHA development	Reduce indoor health hazards & chronic stressors
Prioritize culturally relevant first floor tenants; consider incentives	Art, cultural expressions
Prioritize existing resident-owned businesses for ground floor retail in new development; consider incentives	Anti-displacement; Small business support, existing resident businesses
Plan spaces that can accommodate health related classes/programs	Provide behavioral & mental health support
Include areas suited for technology & computer literacy training, with space for shared computer use	Job & skills training
Appropriate material and color choices for 'calm' spaces	Design for mental restoration & stress reduction

# Buildings

## Key areas of exploration:

- Building mass & scale
- Build to lines & setbacks
- Materials
- Building entries
- Parking
- Amenity spaces





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- **Build to lines & setbacks**
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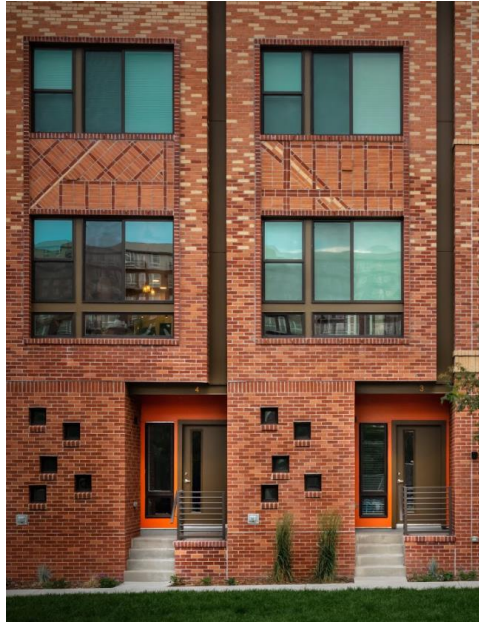




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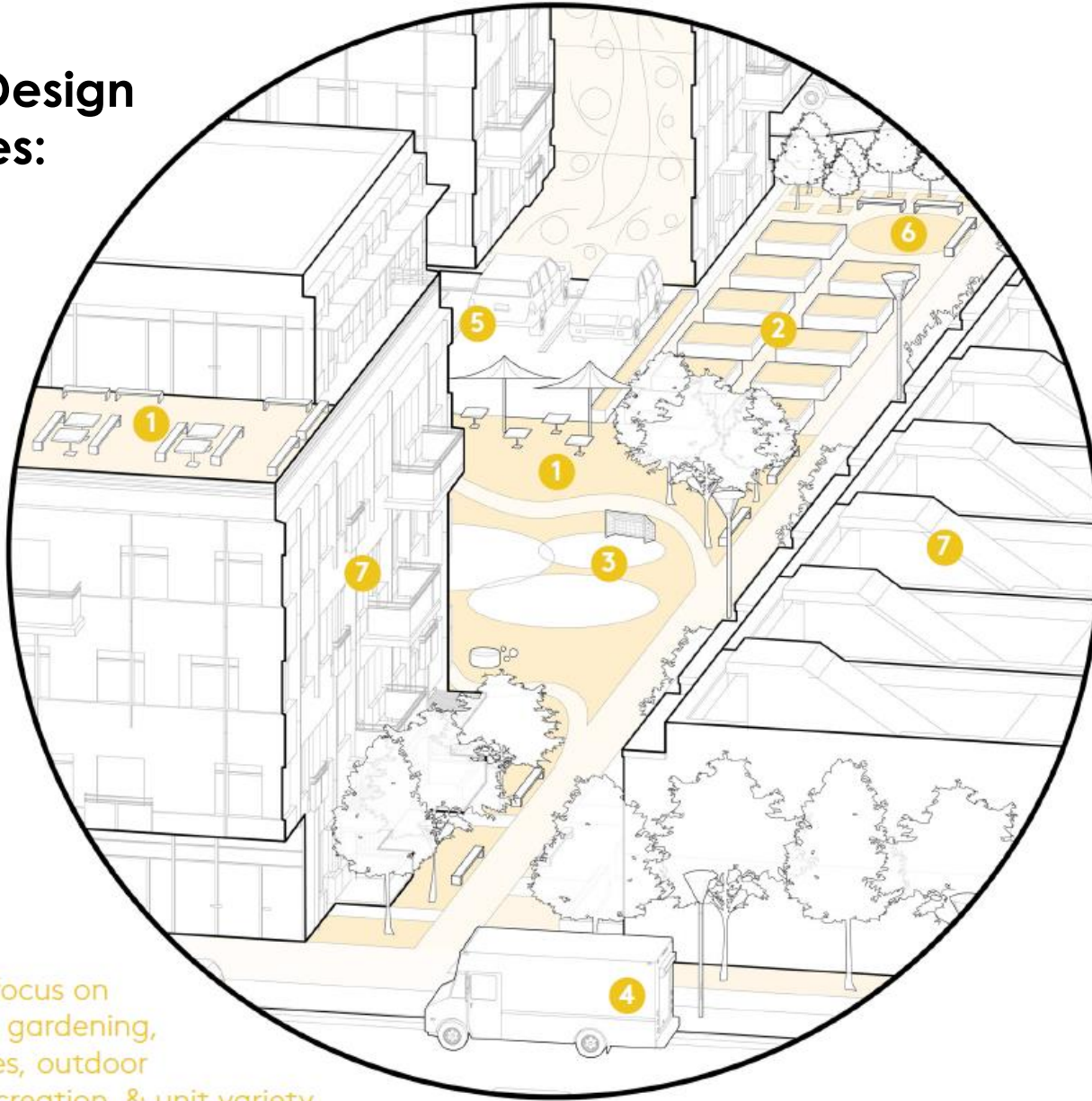
- Building mass & scale
- Build to lines & setbacks
- Materials
- Building entries
- Parking
- **Amenity spaces**





# Site

## Healthy Design Guidelines:



Guidelines focus on community gardening, social spaces, outdoor access & recreation, & unit variety

- 1 INCORPORATE COMMUNITY SPACE AND PLAY/ OUTDOOR SPACES ON EACH BUILDING SITE
- 2 INCORPORATE COMMUNITY GARDEN SPACE INTO EACH BLOCK DESIGN
- 3 PROVIDE SHARED SPORTS AND RECREATION EQUIPMENT WITHIN BUILDING-SPECIFIC GREEN SPACE
- 4 EXPLORE OPTIONS FOR HEALTH SERVICES ON SITE, AT ALL SCALES, INCLUDING TEMPORARY CLINICS (VAN SERVICES)
- 5 REDUCE PARKING HARDSCAPE; DESIGN PARKING TO MITIGATE HEAT
- 6 DESIGN COMMUNITY GARDENS AS SPACES FOR MENTAL RESTORATION; USE FOOD AND GARDEN PROGRAMMING TO CONNECT RESIDENTS
- 7 INCLUDE A VARIETY OF DESIGN AND HOME TYPE CHOICES
- AVOID LOCATING GARDENS NEAR MAJOR ROADWAYS TO AVOID EXPOSURE TO SOIL POLLUTION
- DESIGN FOR INCLUSION VIA RETAIL MIX, LOCATION OF SERVICES & COMMUNITY SPACES

# Site

## Healthy Design Guidelines:

ACTIONS	STRATEGY CATEGORY
Incorporate community space and play/outdoor spaces on each building site	Active design strategies for open space, buildings, and streets
Incorporate community garden space into each block design	Increase access to healthy food choices
Provide shared sports and recreation equipment within building-specific green space	Increase access to fitness programs & cardiovascular health opportunities
Explore options for health services on site, at all scales, including temporary clinics (Van Services)	Increase access to preventative care
Reduce parking hardscape; design parking to mitigate heat	Reduce outdoor health hazards & chronic respiratory and heat stressors

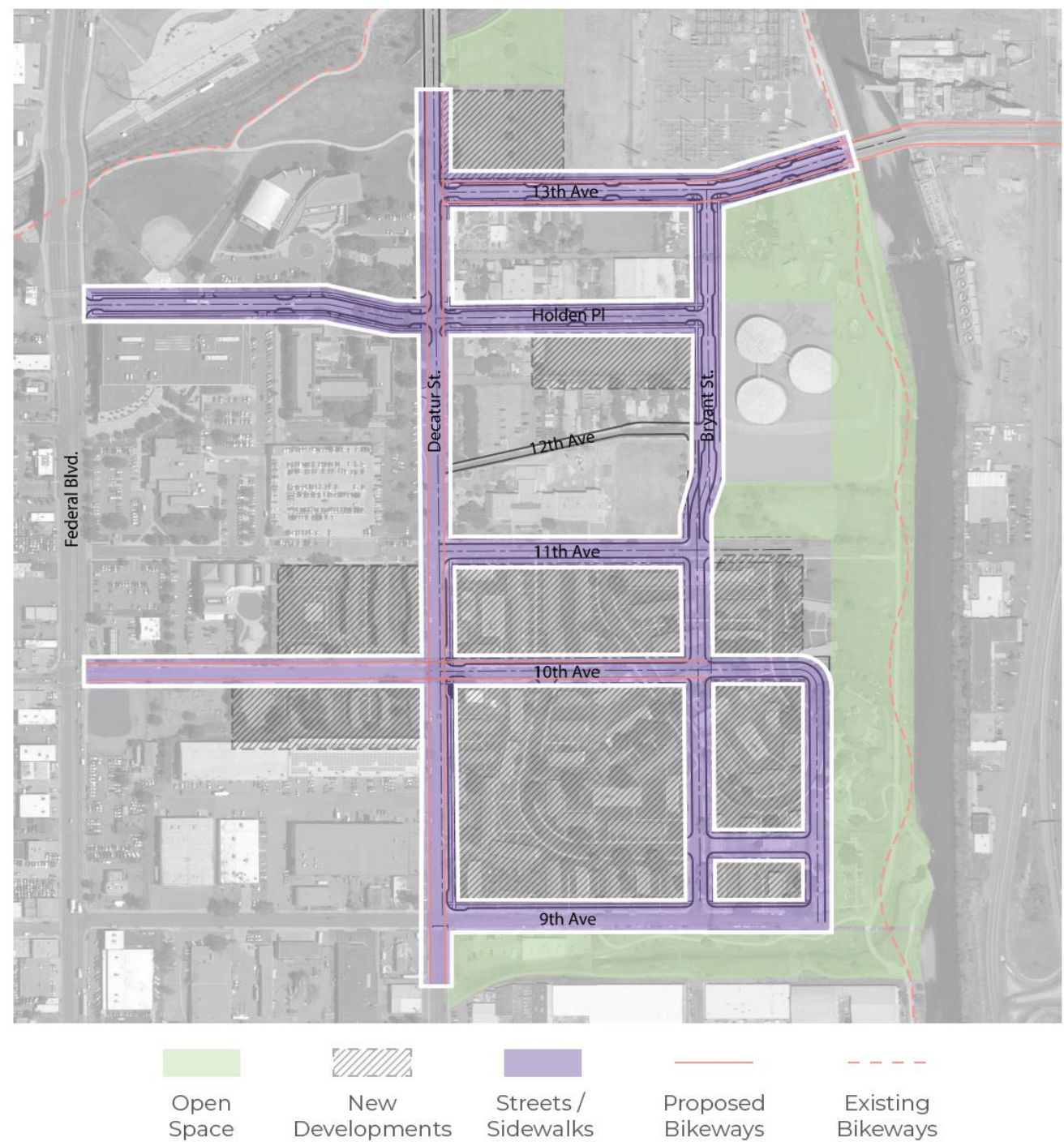
ACTIONS	STRATEGY CATEGORY
Design community gardens as spaces for mental restoration; use food and garden programming to connect residents	Connect residents through programs & events
Avoid locating gardens near major roadways to avoid exposure to soil pollution	Reduce outdoor health hazards & chronic respiratory and heat stressors
Design for inclusion via retail mix, location of services & community spaces	Small business support, existing resident businesses
Variety of design and home type choices	Anti-displacement



# Site

## Key areas of exploration:

- Street level active uses
- Unit types
- District signage





# Site

## Key areas of exploration:

- **Street level active uses**
- Unit types
- District signage

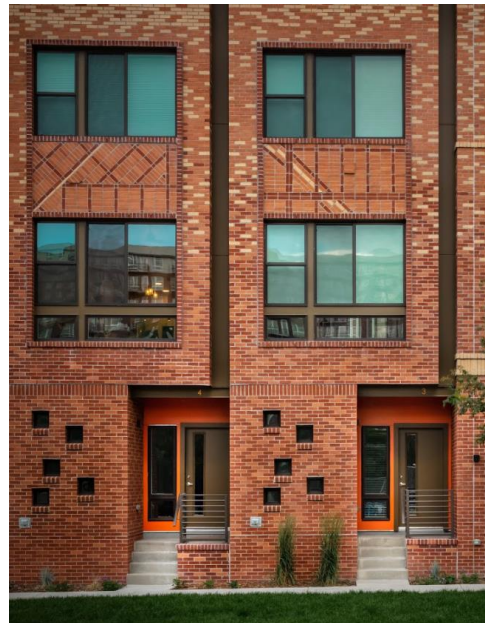




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- Street level active uses
- **Unit types**
- District signage

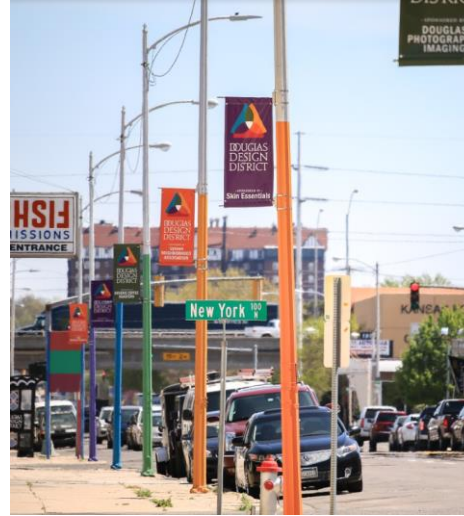




# Site

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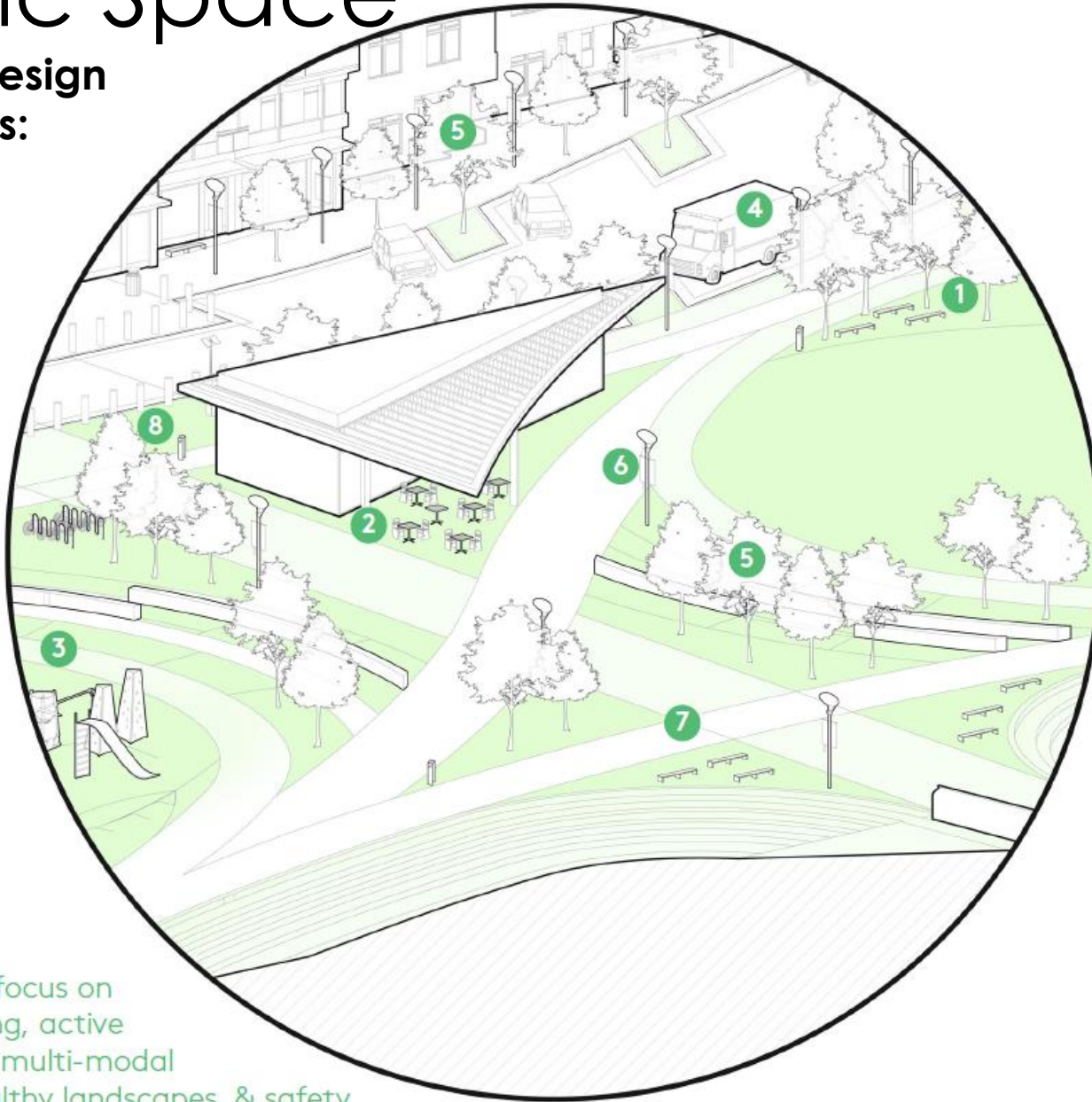
- Street level active uses
- Unit types
- **District signage**





# Public Space

## Healthy Design Guidelines:



Guidelines focus on  
social mixing, active  
recreation, multi-modal  
transit, healthy landscapes, & safety

- 1 INTEGRATE INDOOR / OUTDOOR QUIET AND CONTEMPLATIVE SPACES THROUGHOUT THE DEVELOPMENT
- 2 PROMOTE SOCIAL MIXING THROUGH DESIGN OF PUBLIC SPACES & RESIDENTIAL BUILDINGS
- 3 CREATE INTERGENERATIONAL SPACES THROUGH PROGRAM COMBINATIONS & PUBLIC SPACE ACCESS
- 4 ACCOMMODATE ON-SITE TRANSIT TO ACCESS HEALTH SERVICES, CONSIDER VAN SERVICES
- 5 INCREASE URBAN CANOPY COVER IN THE DISTRICT BY (15)%, FOCUSING ON HOTSPOTS; INCORPORATE HIGH-ALBEDO ROOFING, & LIMIT IMPERVIOUS SITE SURFACES TO REDUCE URBAN HEAT ISLANDS
- 5 SELECT TREES THAT PROMOTE SHADE, POLLUTANT UPTAKE, AIR FILTRATION, AND MEET CPTD VISIBILITY GUIDELINES
- 7 SEPARATE AREAS FOR BIKES AND PEDESTRIANS, PATH WIDTHS TO ACCOUNT FOR STROLLERS, WHEELCHAIRS, LARGER FAMILIES
- 8 ENSURE EQUAL ACCESS AND EXPERIENCE TO ALL PUBLIC & OPEN SPACES THROUGH DESIGN, INCLUDING ACCESSIBLE TRAILS AND AUDITORY WAYFINDING
- INCORPORATE OPEN SIGHT LINES IN OPEN SPACE DESIGNS
- CONSULT WITH COMMUNITY ABOUT LIGHTING IN PUBLIC SPACES, CONSIDER SAFETY IN LIGHTING DESIGN
- DURING CONSTRUCTION, MAINTAIN ACCESS TO EXISTING PLAYGROUND, COMMUNITY CENTER, AND TRAIL ALONG RIVER
- DURING CONSTRUCTION, PROVIDE TEMPORARY PUBLIC SPACES AND PLAYGROUNDS

# Public Space

## Healthy Design Guidelines:

ACTIONS	STRATEGY CATEGORY
Integrate indoor/outdoor quiet and contemplative spaces throughout the development	Design for mental restoration & stress reduction
Promote social mixing through design of public spaces & residential buildings	Reduce social isolation
Create intergenerational spaces through program combinations & public space access	Reduce social isolation
Accommodate on-site transit to access health services	Increase access to health care
Increase urban canopy cover in the district by (x)%, focusing on hotspots; incorporate high-albedo roofing, & limit impervious site surfaces to reduce urban heat islands	Reduce outdoor health hazards & chronic respiratory and heat stressors
Select trees that promote shade, pollutant uptake, air filtration, and meet CPTED visibility guidelines	Reduce outdoor health hazards & chronic respiratory and heat stressors

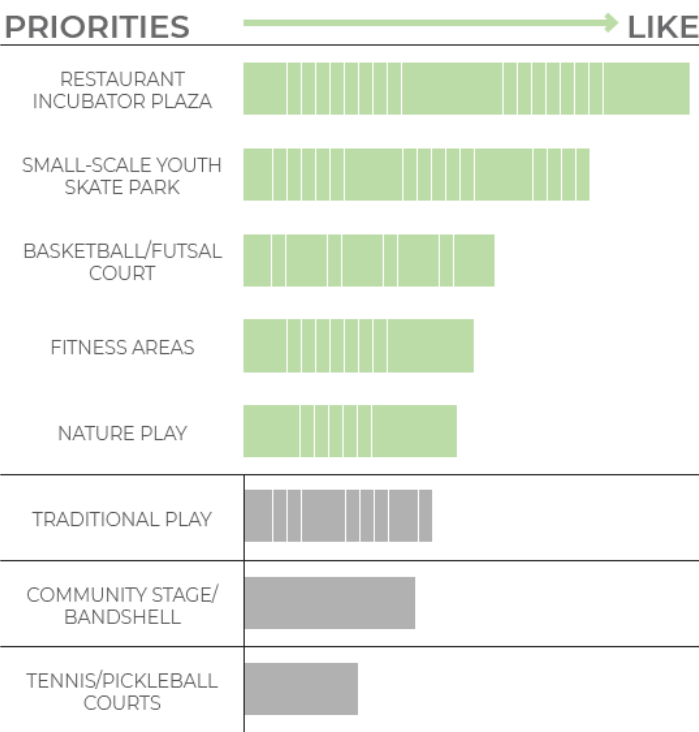
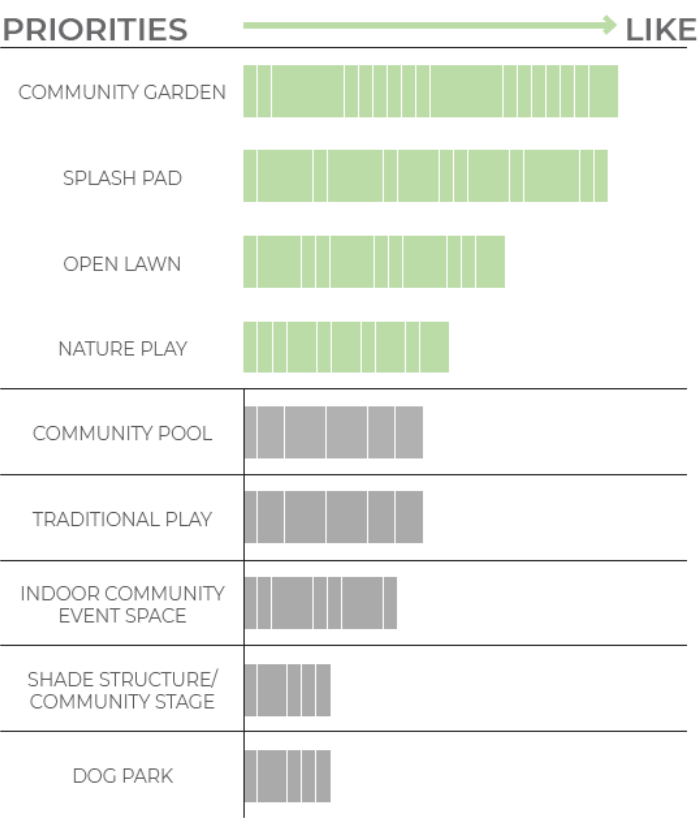
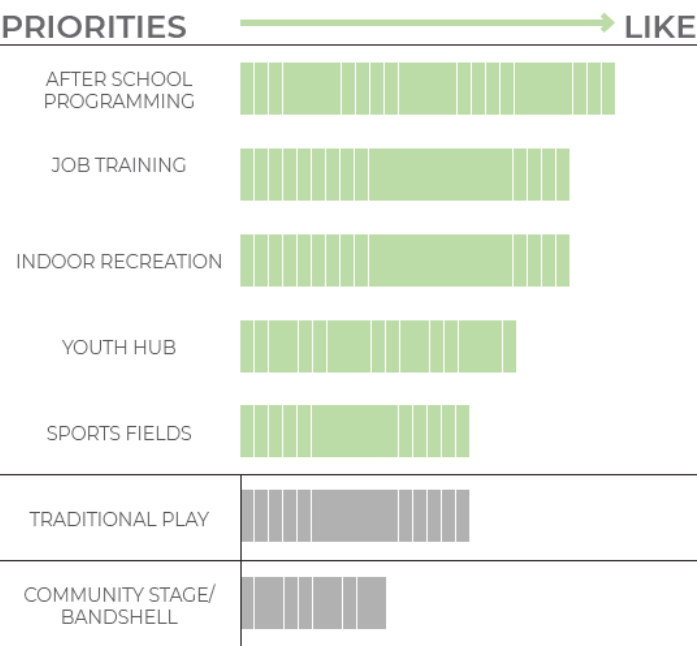
ACTIONS	STRATEGY CATEGORY
Ensure equal access and experience to all public & open spaces through design, including accessible trails and auditory wayfinding	Ergonomic/universal design
Separate areas for bikes and pedestrians, path widths to account for strollers, wheelchairs, larger families	Active design strategies for open space, buildings, and streets
Incorporate open sight lines in open space designs	CPTED
Consult with community about lighting in public spaces, consider safety in lighting design	CPTED
Provide safety improvements and lighting for South Platte Trail	Crime reduction
During construction, maintain access to existing playground, community center, and trail along river	Maintain active play and transit options during construction
During construction, provide temporary public spaces and playgrounds	Maintain active play and transit options during construction



# Public Space

## PUBLIC SPACE FEEDBACK SUMMARY

Past community feedback on programmatic opportunities for public spaces provided at community open house meeting on October 27, 2017.



# Public Space

## Key areas of exploration:

- **Open Space Framework**
- Community Spaces/Gardens ●
- Cultural Opportunities ●
- Active Play ●
- Passive Play/Nature ●





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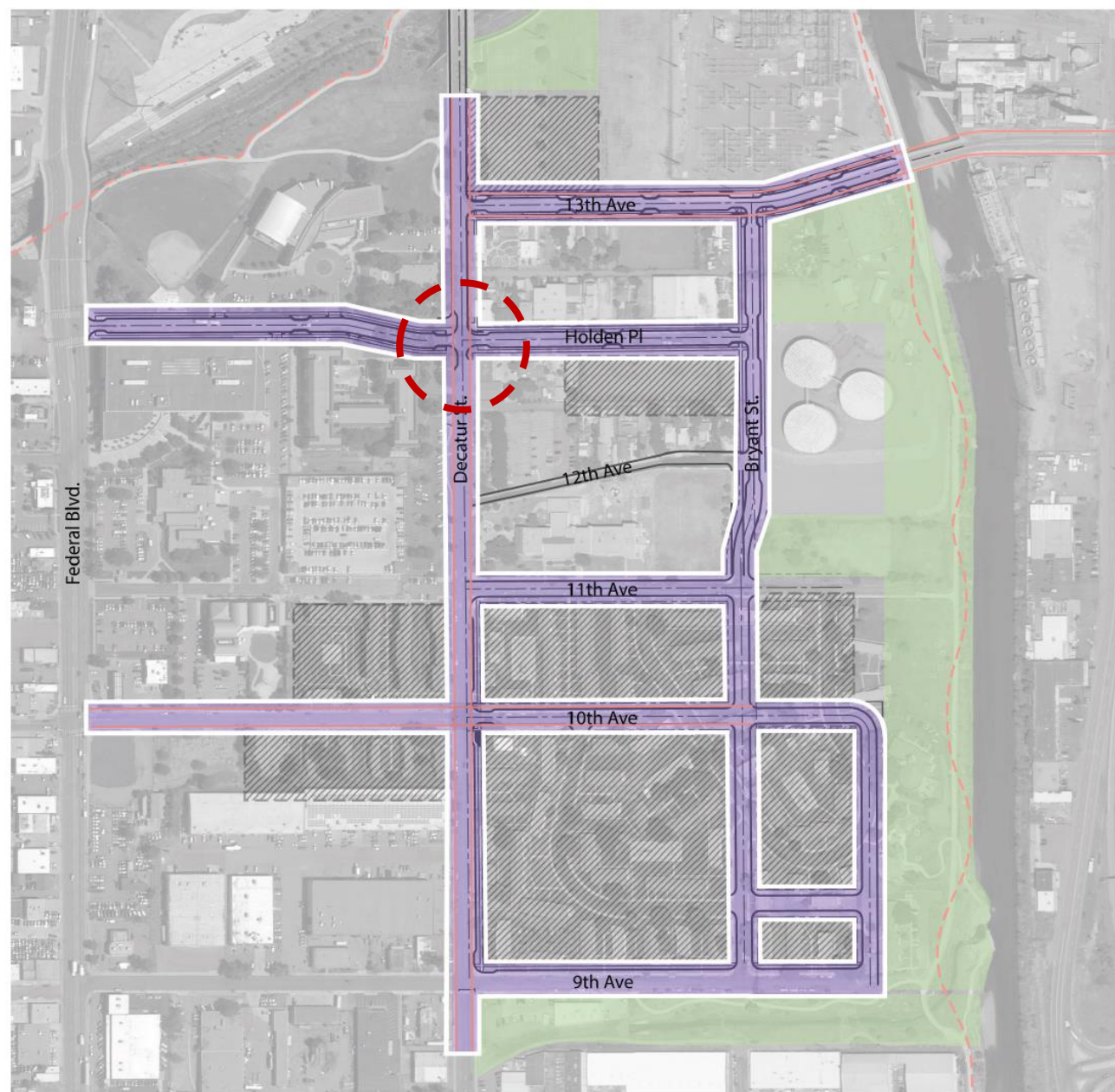




# Sun Valley - Streets and Connectivity



# Streets



Open  
Space

New  
Developments

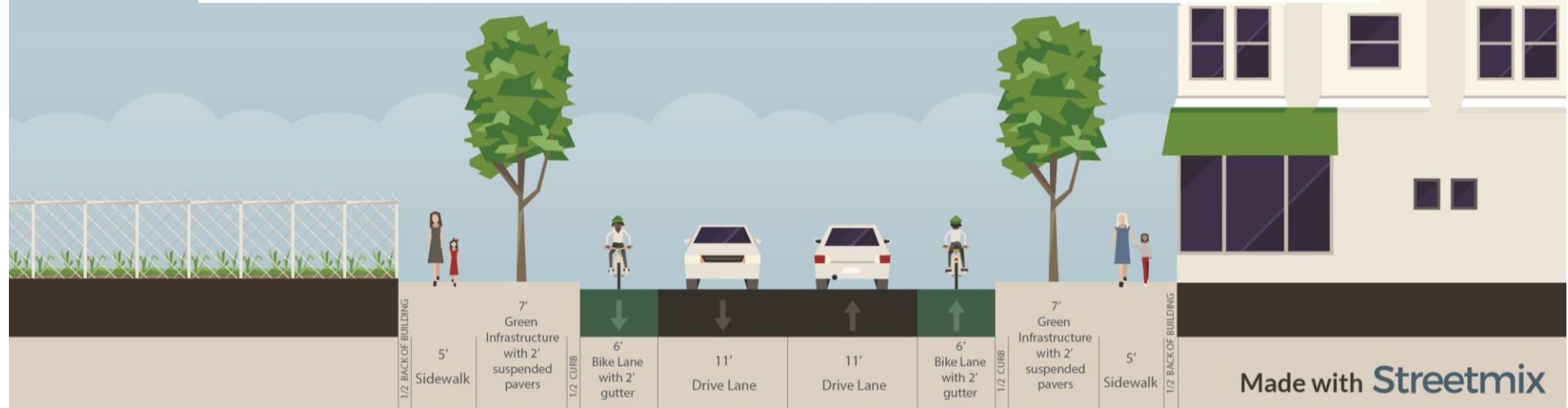
Streets /  
Sidewalks

Proposed  
Bikeways

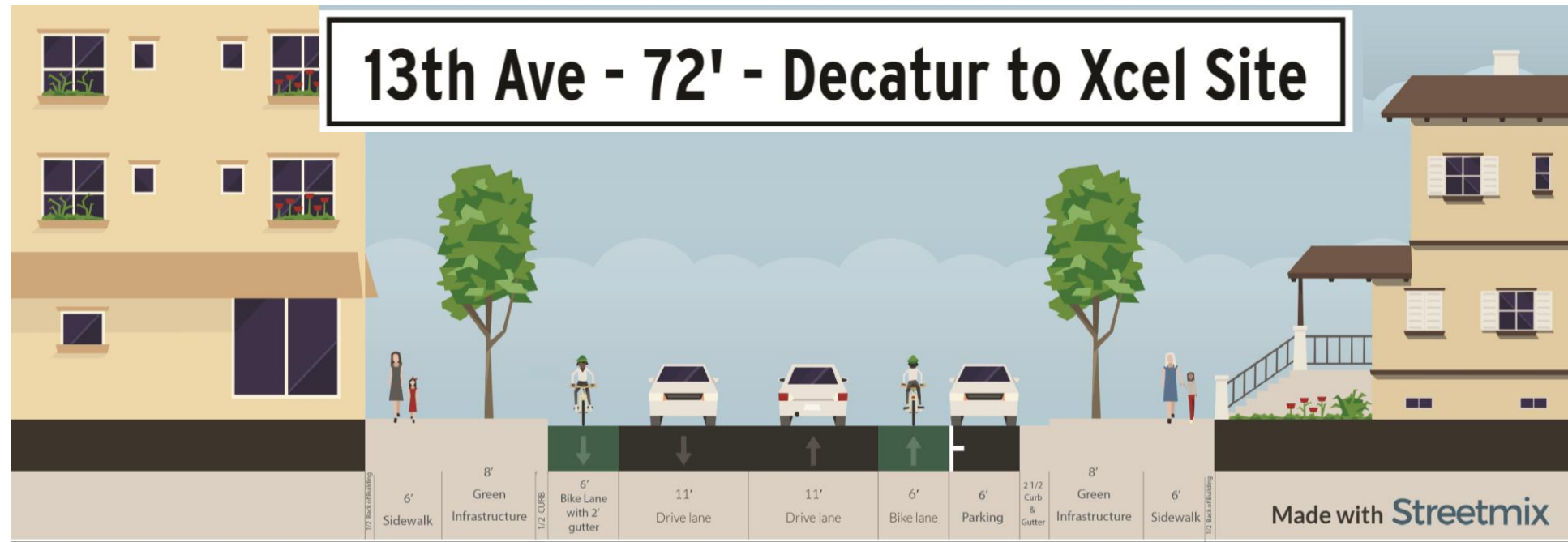
Existing  
Bikeways



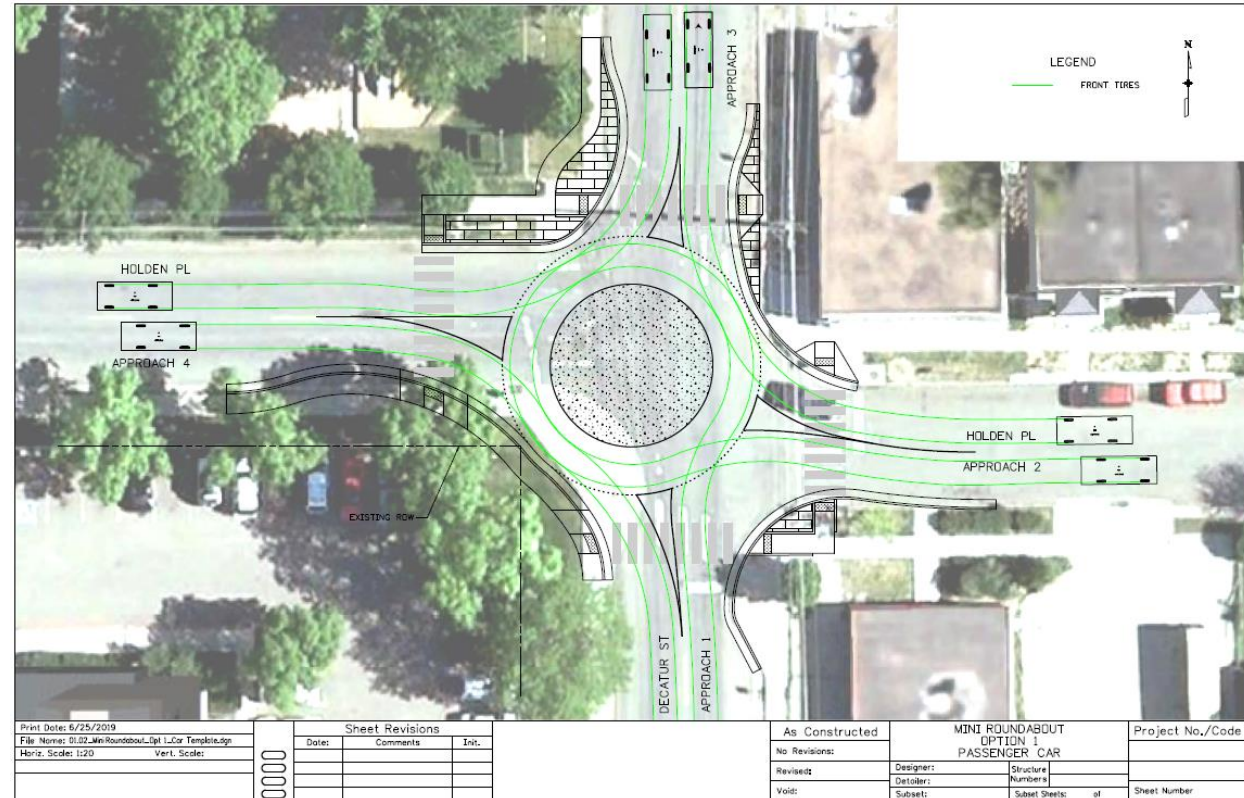
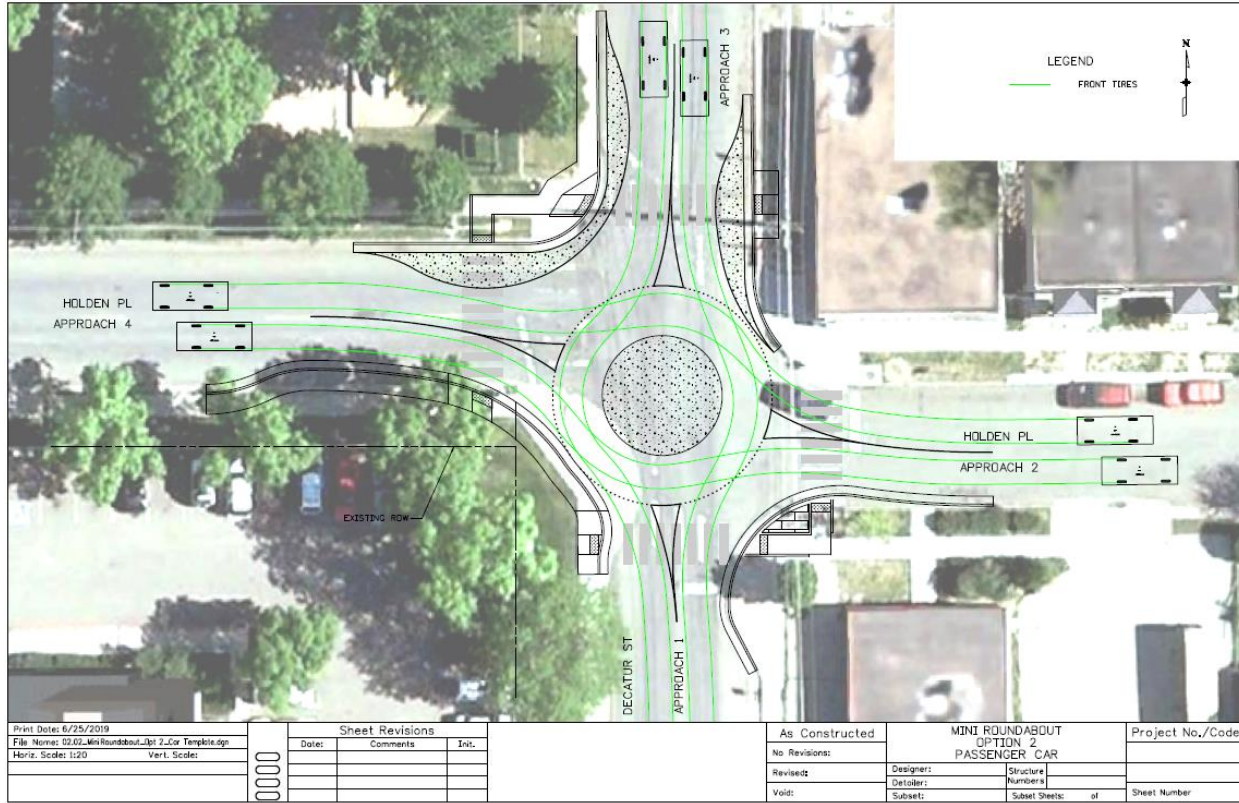
# 13th Ave - 60' - Xcel Site to Platte Trl



# 13th Ave - 72' - Decatur to Xcel Site



# Streets – Mini Roundabout





# Streets – Raised Intersection





# Streets – Extended Bulbouts

