

Sun Valley

Site & Housing Working Group



4/8/2020



Sun Valley Community Advisory Committee

Choice Neighborhoods Implementation Grant

Wednesday, April 22, 2020

12 noon – 1:30 pm

<https://zoom.us/j/94043187357?pwd=ZUFuSmprR1VJUGU2eitWQmtFYlJWUT09>

Meeting ID: 940 4318 7357

Password: 001953

Proposed Agenda

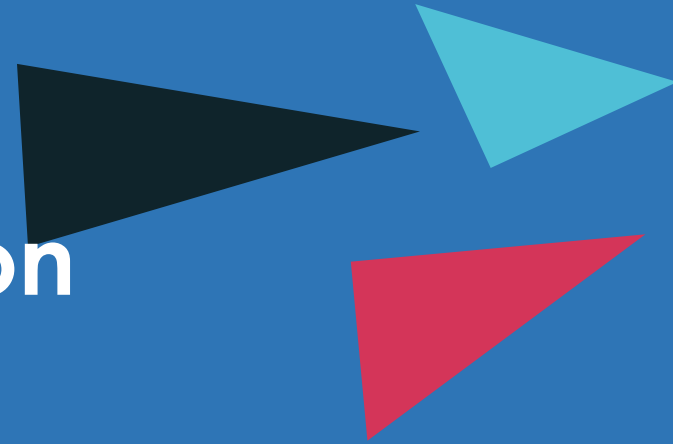
- | | | |
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| 1. Update on 13 th Ave Realignment
Decatur/W. Holden Intersection Mini Roundabout
Mock-up | Ryan Tobin
Annie Hancock
Real Estate | 25 Mins |
| 2. Preliminary Sun Valley River Park Site Plan
Coordination with DP&R
River Sisters MOU Collaboration
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Food Delivery and Programming
Tenant Relocation Phase 3-Pending HUD Disposition Approval
Mail resident General Information Notice (GIN) | Shaina Burkett
People Team | 20 mins |
| 5. Website http://www.sunvalleyredevelopment.com/ | Annie Hancock | 3 mins |
| Announcements/Other | All | 5 mins |



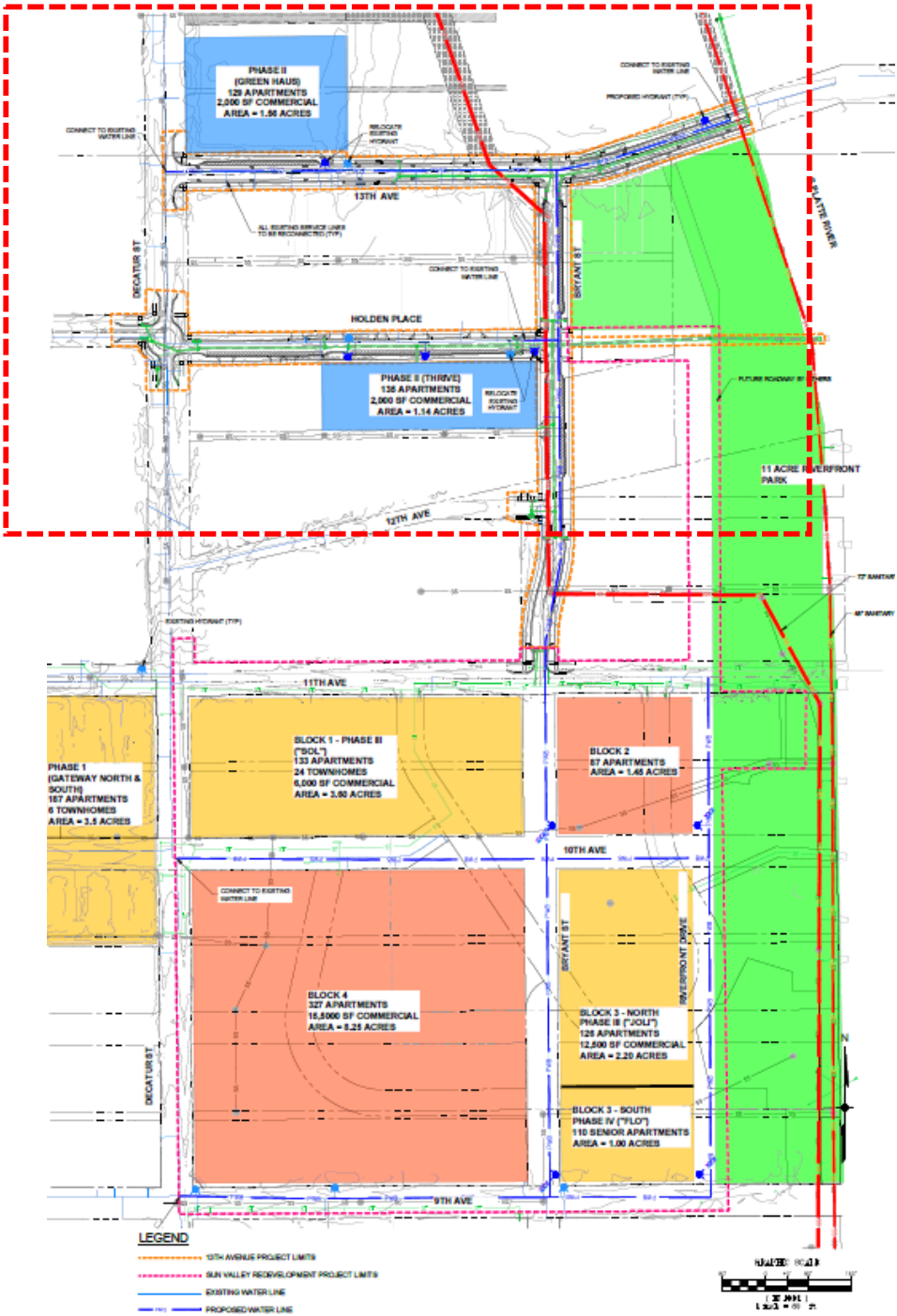
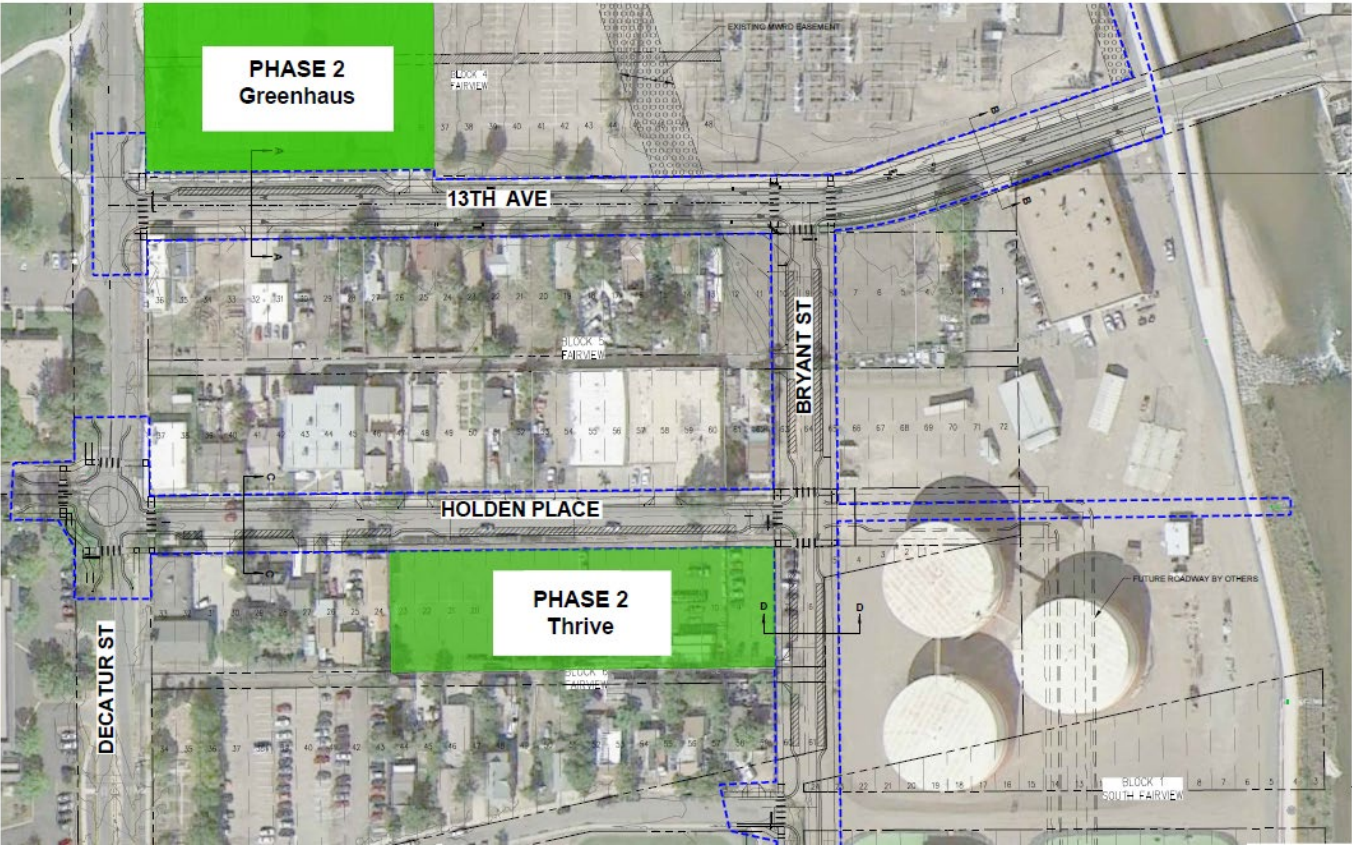
Sun Valley

13th Ave Realignment

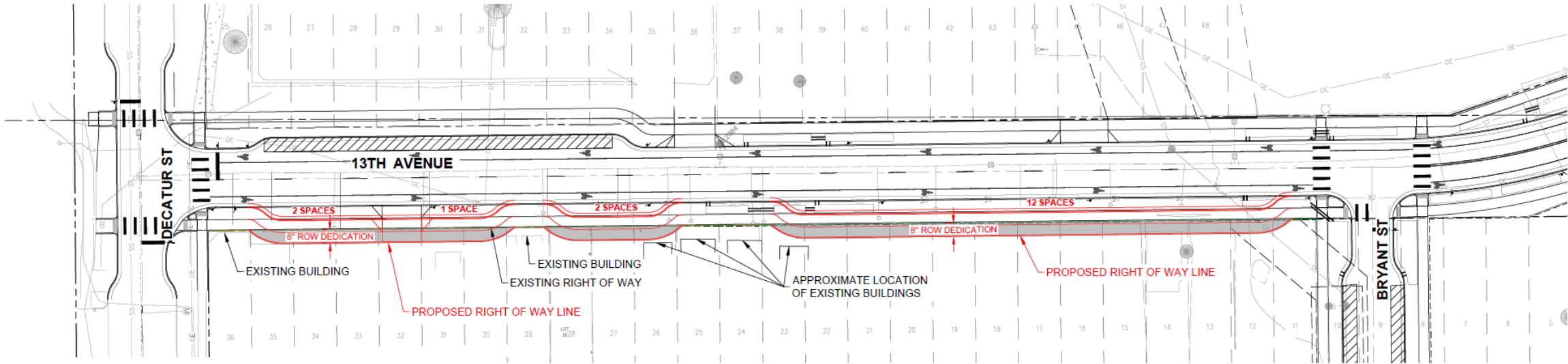
Holden & Decatur Intersection



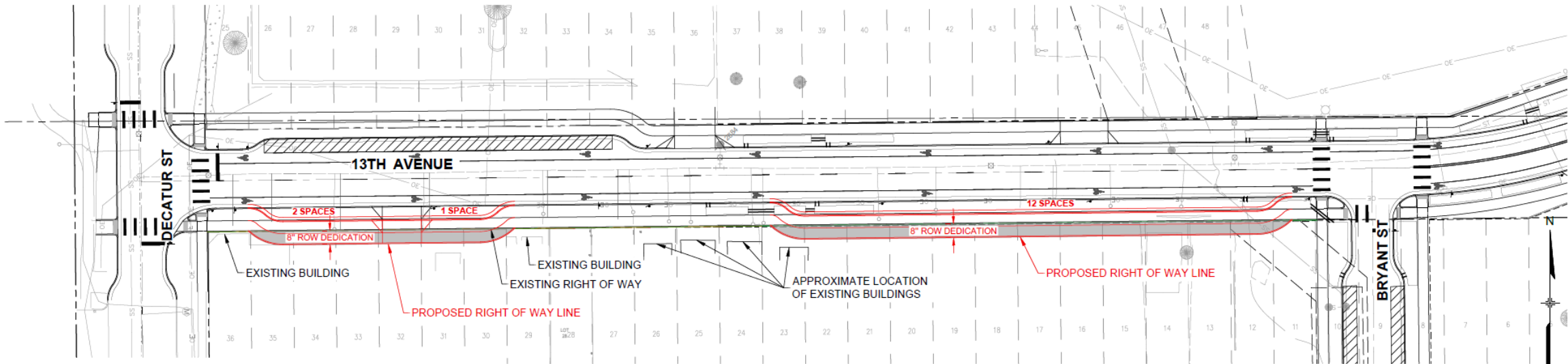
Sun Valley – Off site Infrastructure



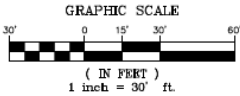
Sun Valley – 13th Avenue Parking Options



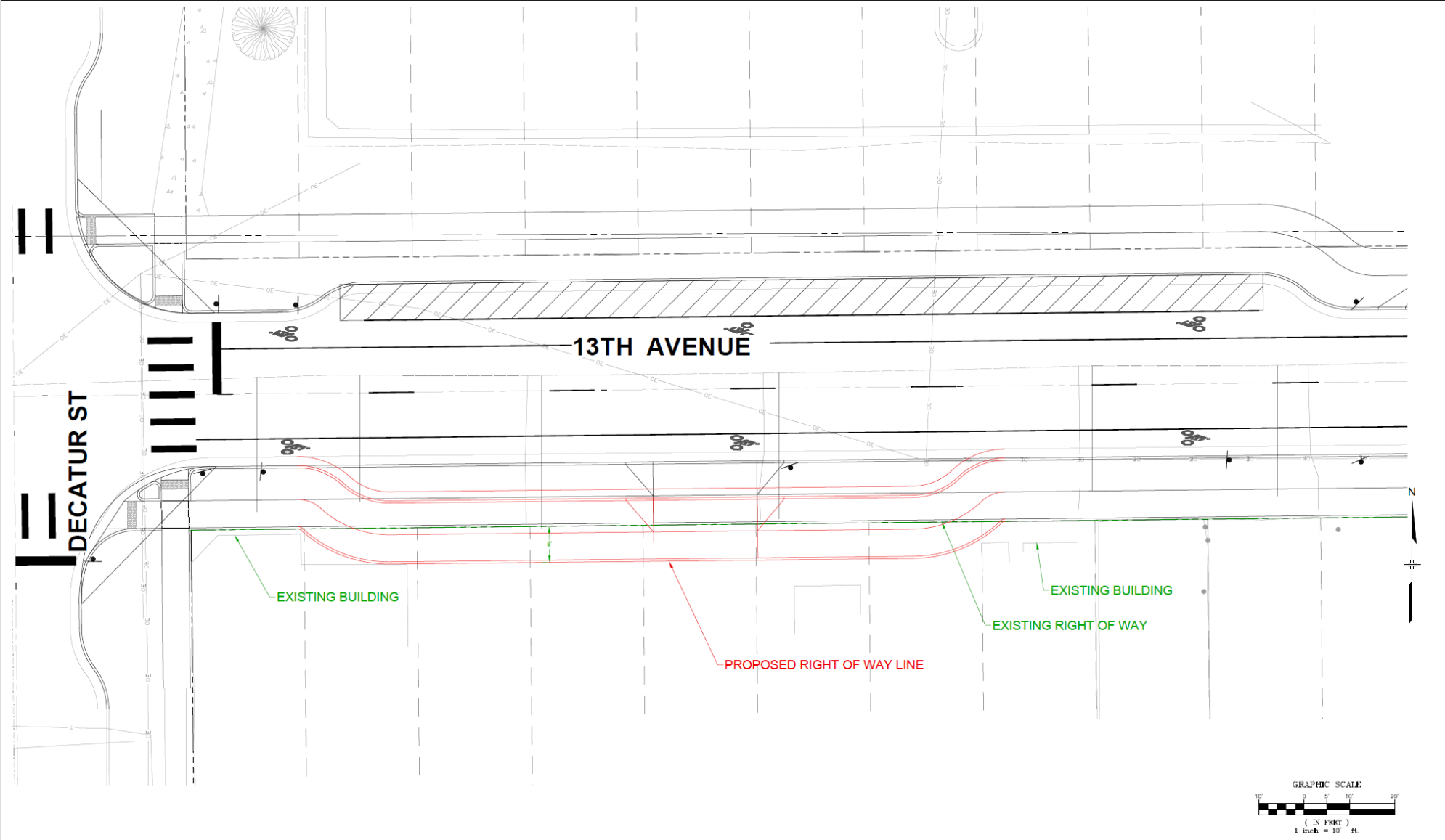
OPTION 1: MAXIMUM PARKING



OPTION 2: RECOMMENDED PARKING



Sun Valley – 13th Avenue Parking Options



13TH AVENUE: SOUTH PARKING
13TH AVENUE, SOUTH PLATTE RIVER TO DECATUR STREET

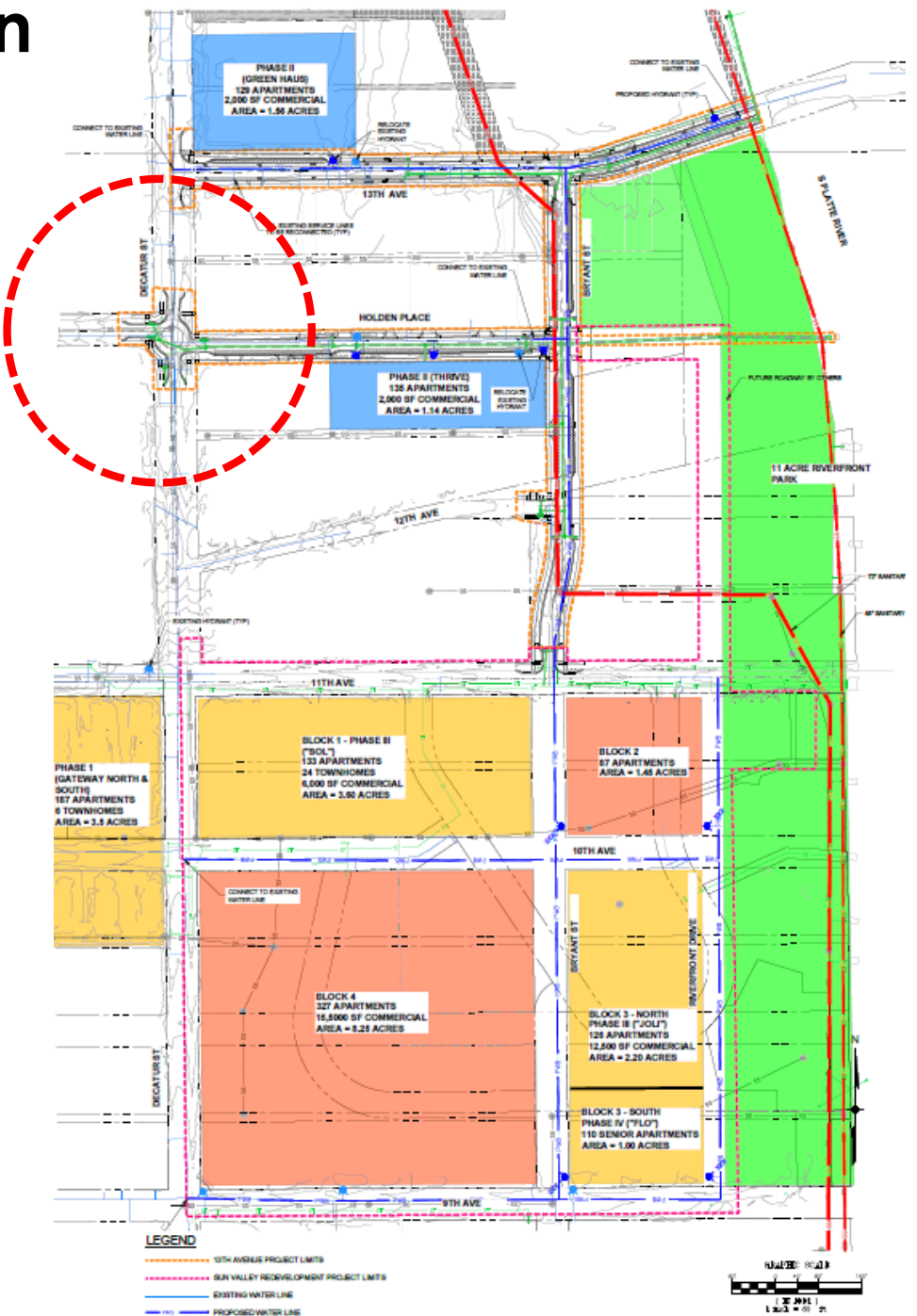
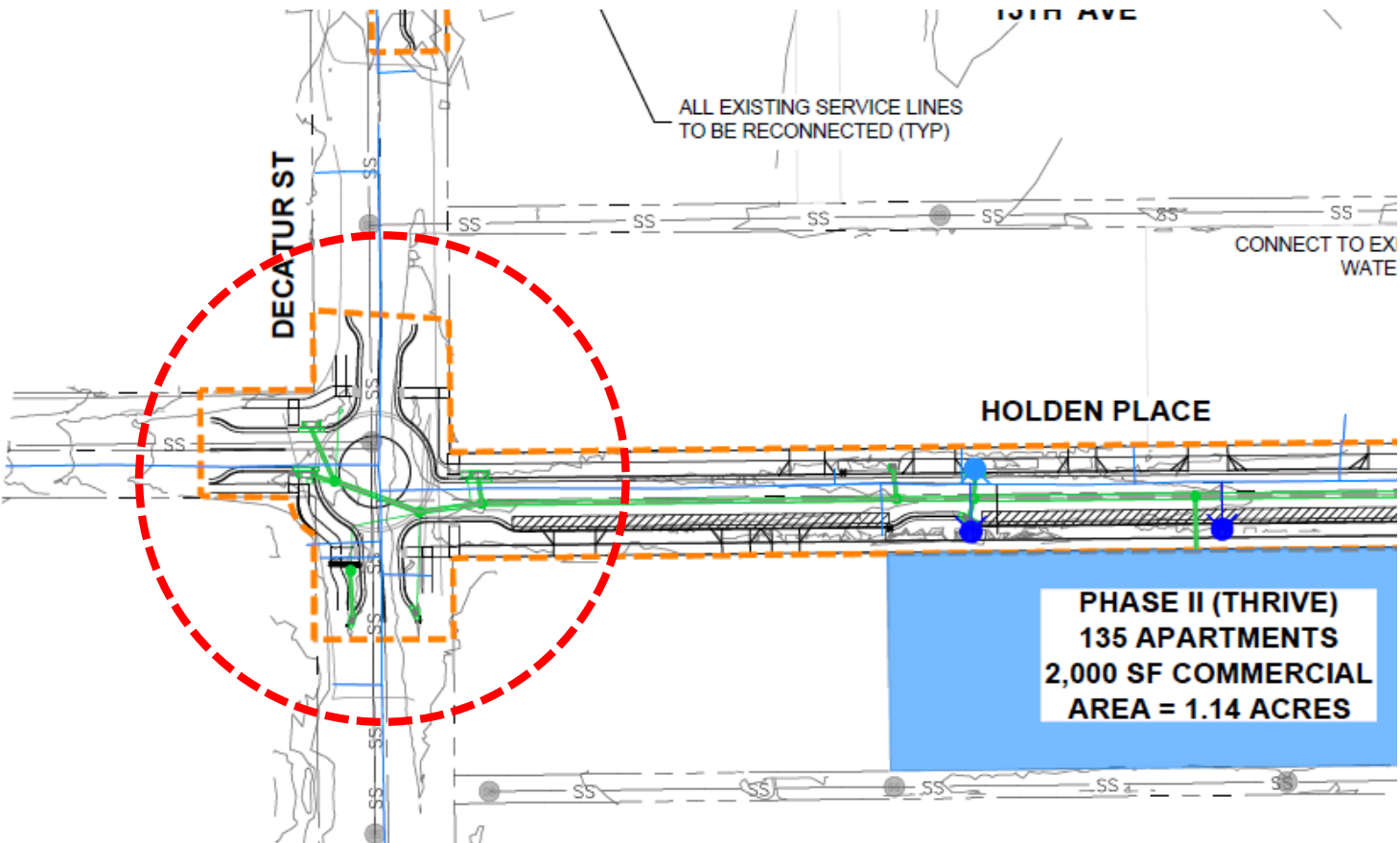
APRIL 8, 2020

FIGURE No. 1 of 1

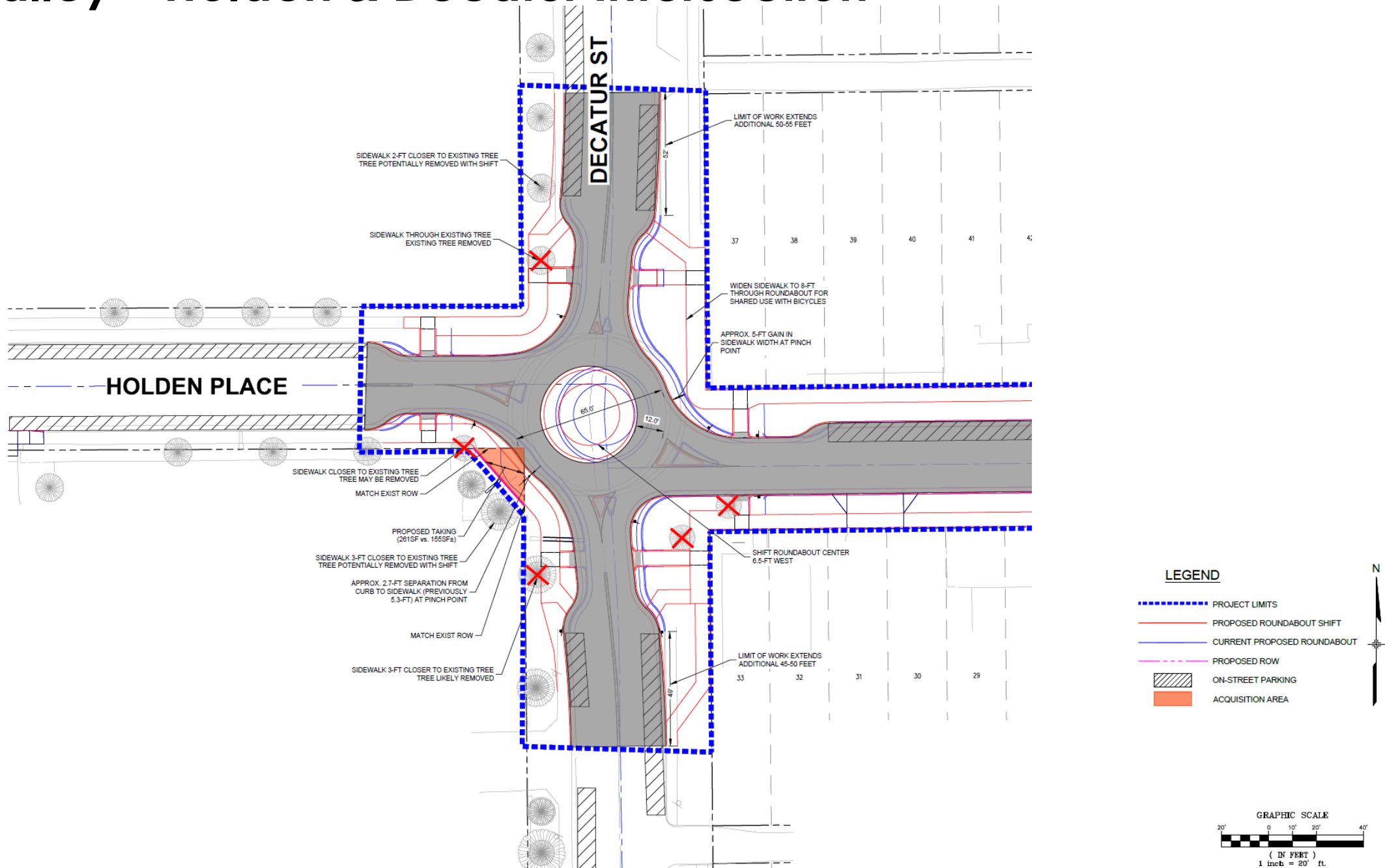
Sun Valley – Holden & Decatur Priorities

1. Property acquisitions – maintain fire access for surrounding businesses
2. Pedestrian safety and crossings - safe youth crossings and light up pedestrian walkway notification
3. Traffic calming measures – speed limits
4. Parking
5. Merchant truck and bus accessibility
6. Timing and logistics
 - Temporary impacts for construction purposes - Construction signage and signaling
7. Existing curb cuts
8. Safe business access for existing properties in SV
9. ADA accessibility
10. Bike access
11. Rules for use (cars, peds, and bikes) - signage and communication around flow of intersection.
12. Drainage

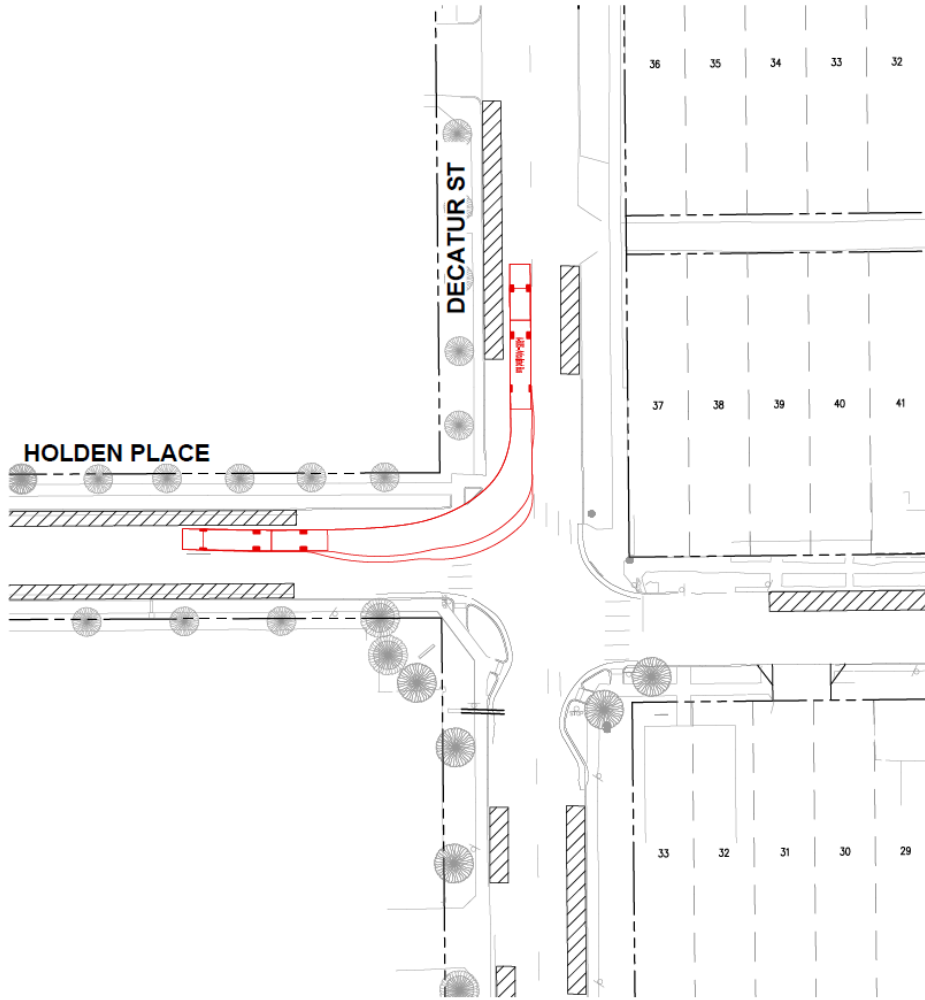
Sun Valley – Holden & Decatur Intersection



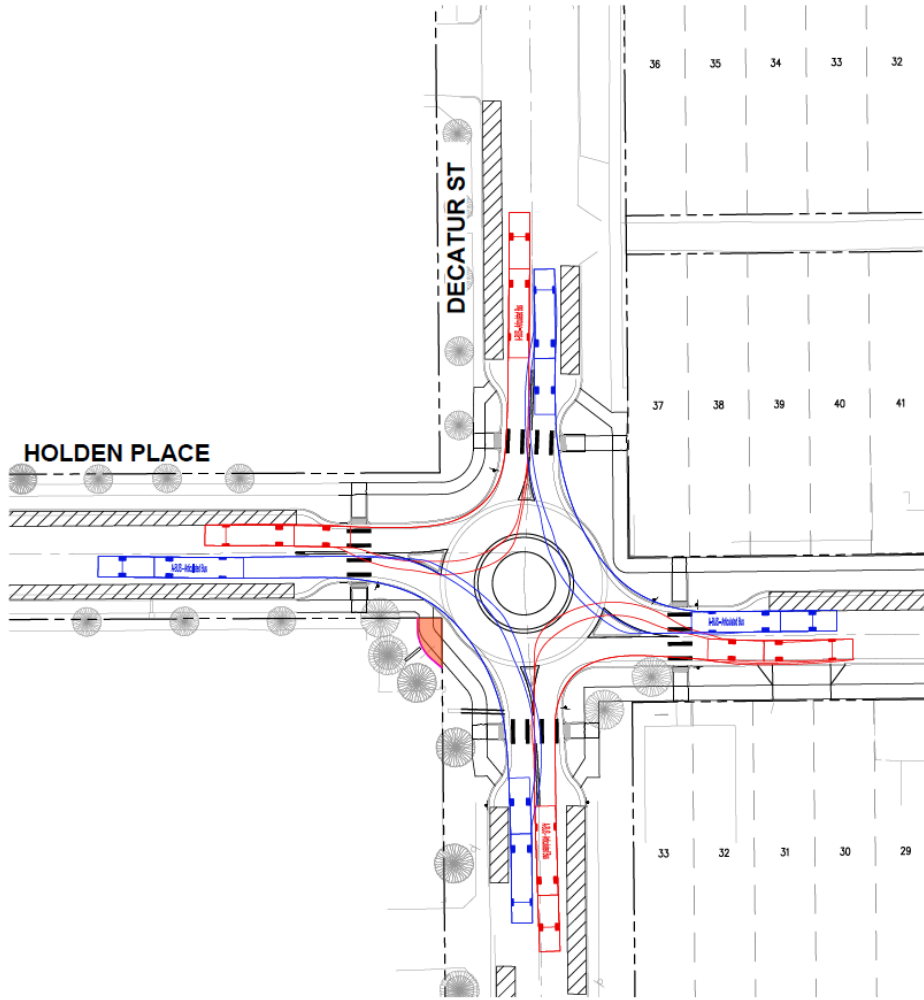
Sun Valley – Holden & Decatur Intersection



Holden & Decatur Intersection – Bus Movement



ARTICULATED BUS THROUGH EXISTING INTERSECTION

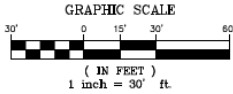


ARTICULATED BUS THROUGH ROUNDABOUT: RIGHT TURNING MOVEMENTS

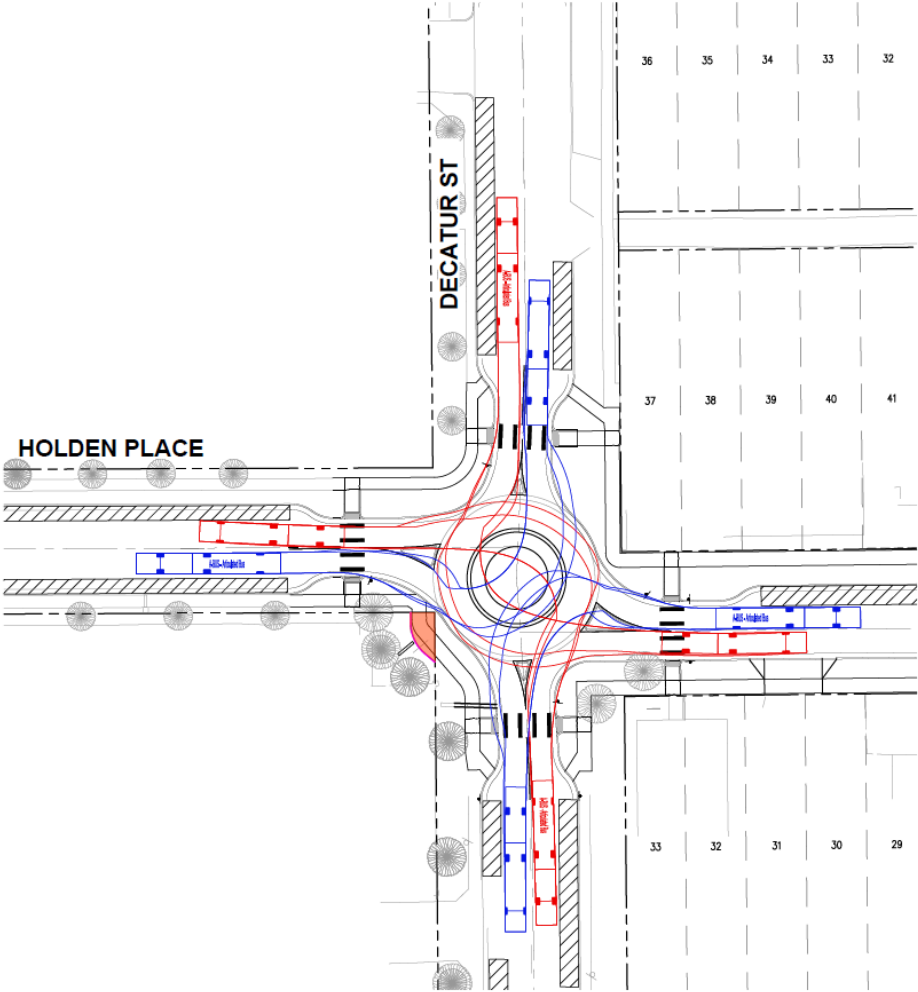
LEGEND

- PROPOSED TURNING MOVEMENT
- PROPOSED ROW
- ON-STREET PARKING
- ACQUISITION AREA

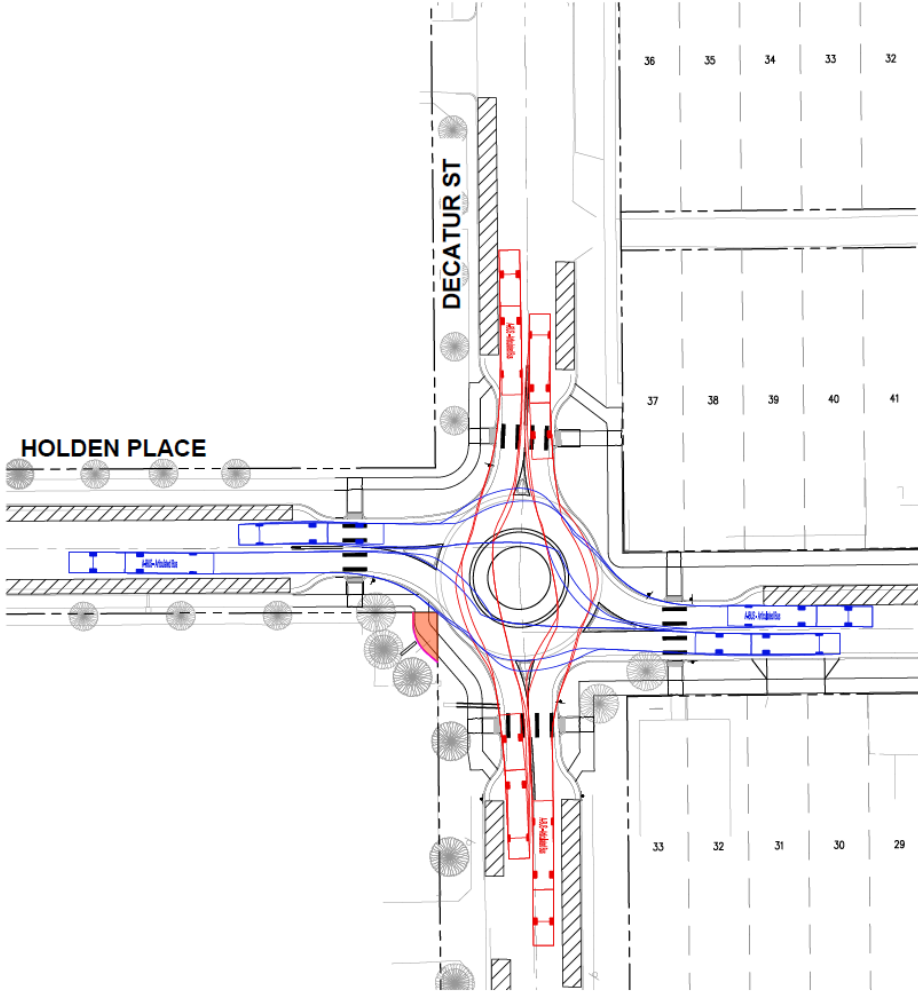
N



Holden & Decatur Intersection – Bus Movement



ARTICULATED BUS THROUGH ROUNDABOUT: LEFT TURNING MOVEMENTS

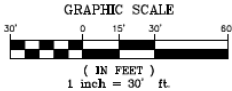


ARTICULATED BUS THROUGH ROUNDABOUT: THROUGH MOVEMENTS

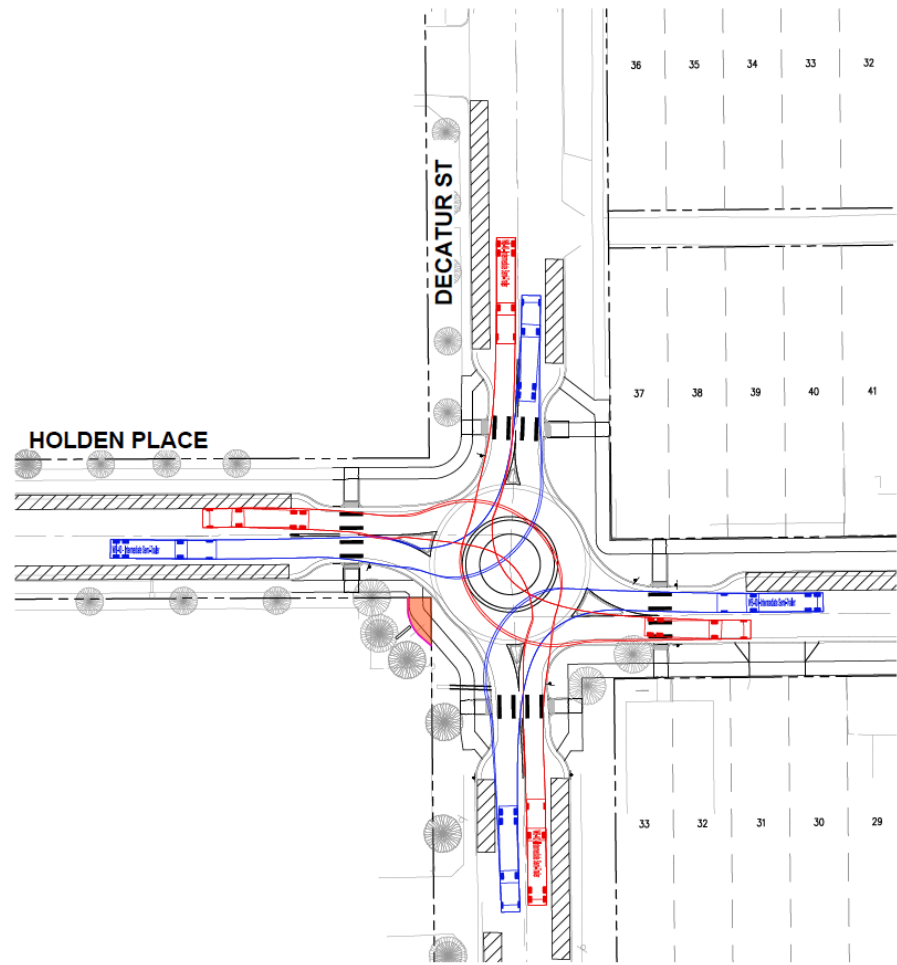
LEGEND

- PROPOSED TURNING MOVEMENT
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- ACQUISITION AREA

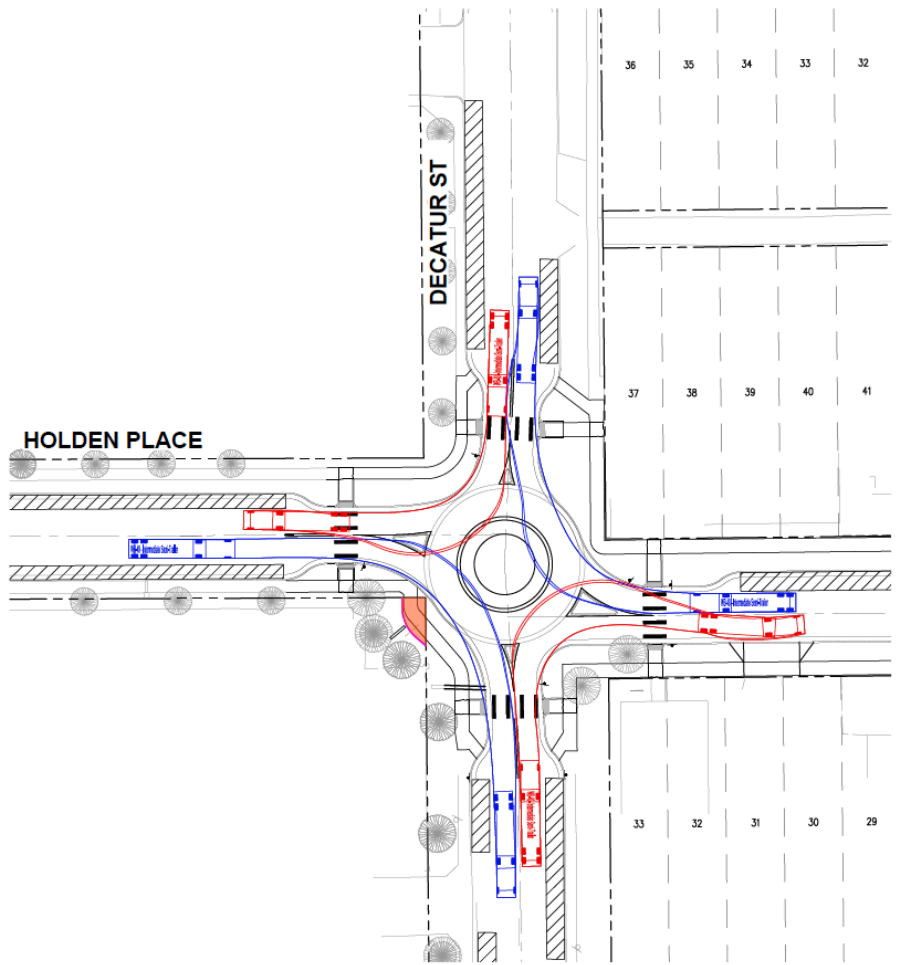
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Holden & Decatur Intersection – Truck Movement



WB-40 TRUCK THROUGH ROUNDABOUT: LEFT TURNING MOVEMENTS

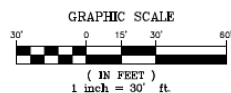


WB-40 TRUCK THROUGH ROUNDABOUT: RIGHT TURNING MOVEMENTS

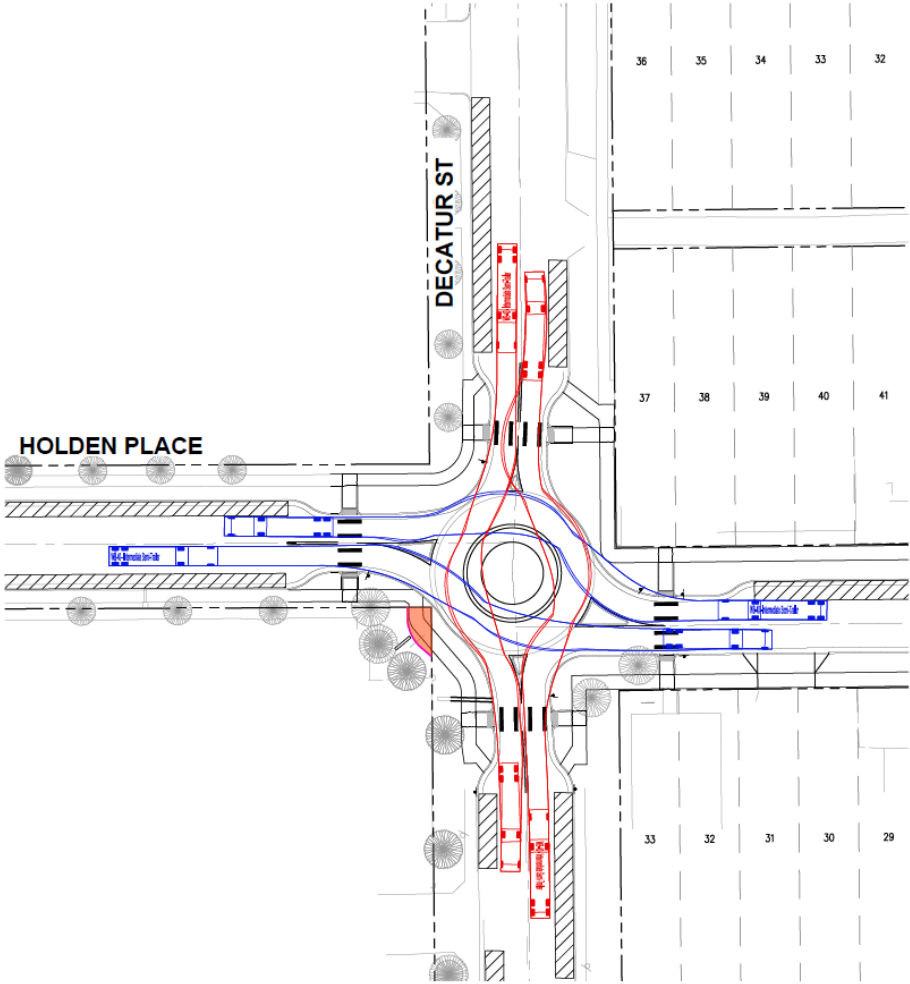
LEGEND

- PROPOSED TURNING MOVEMENT (Red line)
- PROPOSED ROW (Dashed line)
- ON-STREET PARKING (Hatched area)
- ACQUISITION AREA (Orange area)

N



Holden & Decatur Intersection – Truck Movement

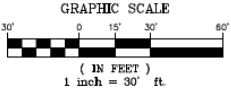


WB-40 TRUCK THROUGH ROUNDABOUT: THROUGH MOVEMENTS

LEGEND

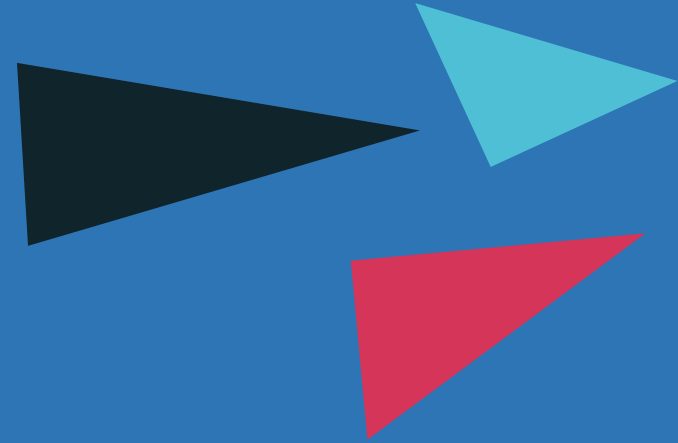
- PROPOSED TURNING MOVEMENT
- PROPOSED ROW
- ON-STREET PARKING
- ACQUISITION AREA

N



Sun Valley

Riverfront Park





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Riverfront Park - Feedback

Pros:

- Discussions will need to be made moving forward speaking to programmatic activation of the kiosk
- Splash pad in the plaza, uncovered with eyes on it would be great.
- Macarrah (resident and community connector) agrees with Kris on having the dry park next to the splash pad to provide options for the numerous residents and their needs.
- Garden area is really cool but are there areas and space for additional partners to take advantage of in the future? Residential gardening options?
- Dog park will be an important component.
- Grow Garden near the plaza in the hub of the park will promote fresh food access.

Cons:

- Potential issues with Xcel open space/field - Security issues for DPS/Fairview
- Gateway - Where do kids go for their closest park? (Connectivity)
- Safety concerns with Plaza at 10th emptying out in to river area?
- Overlook may be a concern if it is unmonitored (will there still be the building to overlook this raised mound overlook?)
- Moving the Grow Garden to the south may limit access and use for the community.
- Active uses along the river may be a safety issue for balls going into the river.

Takeaways:

- Safety is a major concern for all partners and entities involved. We all know the river and the safety around it is an integral part of this community.
- Wayfinding and art and cultural integration are a big strong and important component of this plaza and riverfront park.
- Linear quality of this park and the regionality of the bike trail that is existing already are being taken into consideration for trail building and use as a secondary mode of moving through the park safely.
- Gardening will take a couple of considerations, both education and production will be brought into mind.
 - Is there still an option for the Grow Garden along the Weir Gulch?
- Take into consideration the regional amenities, such as the natural play/playground at Paco Sanchez, the basketball courts at Fairview.
- La Alma Skate park could be a good reference for the Sun Valley pump track.
- Ensure that playgrounds are close to the youth in the development.
- Fairview may be considering an expansion of the school. More conversations with DPS are required.
- Ensure strong access to the park at 10th and Bryant and the proximity of the cultural plaza to the intersection.
- Rude Field is currently not large enough to host regional sports events. Need to ensure that the field will be the correct size.
- Safety around access to the river – this will require some additional signage.

Sun Valley

Housing and Schedule Updates





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Sun Valley – Phasing

Phase 1: Gateway North & South

- 187 units
- 70 replacement units

Phase 2: Greenhaus, Thrive, 13th Ave

- 264 units
- 13th Ave realignment & Bryant St. connection

Phase 3: Sol & Joli

- 271 units
- Bryant St. & 10th Ave

Phase 4: Flo

- 82 units

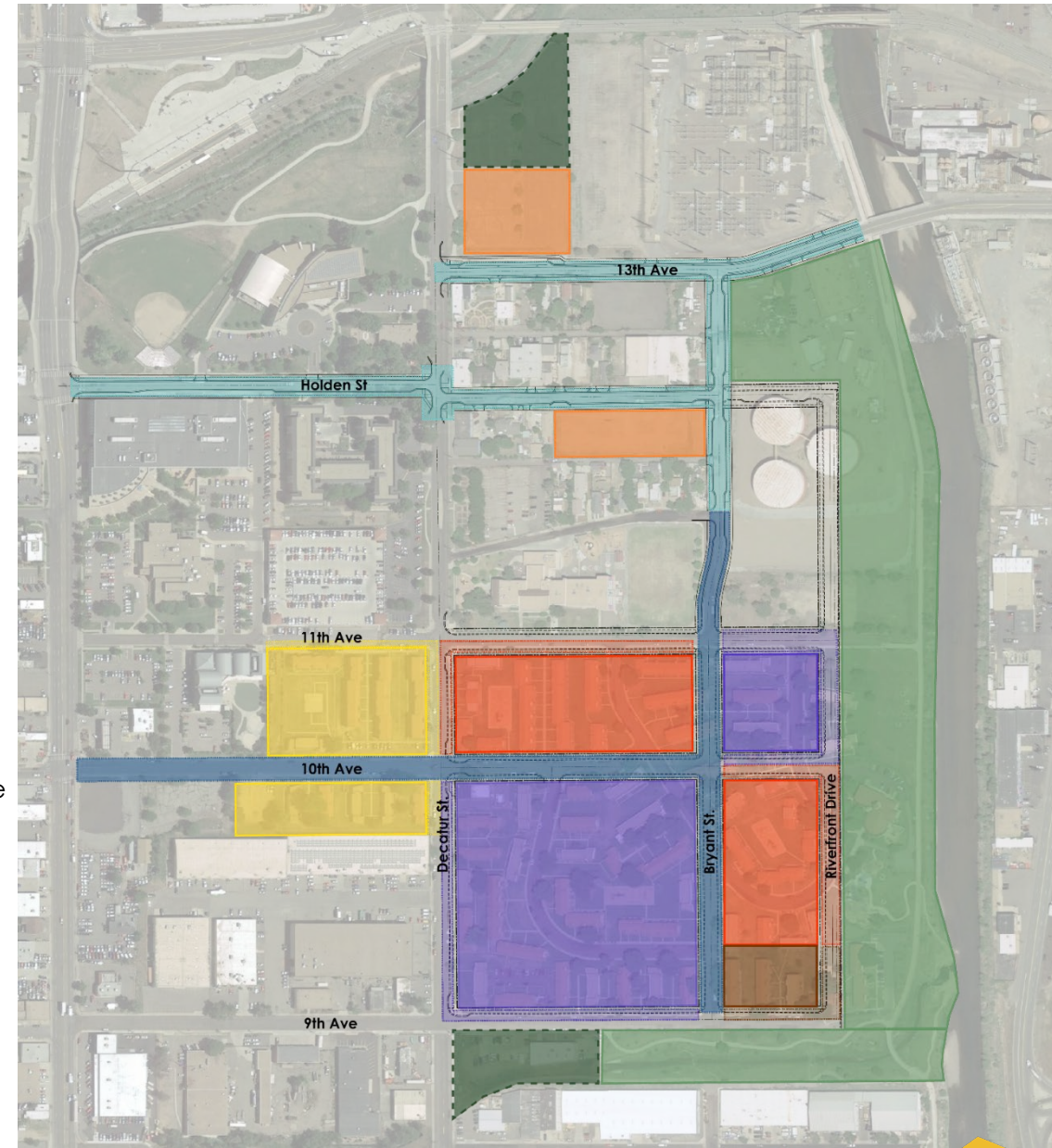
Housing Phasing



Infrastructure Phasing



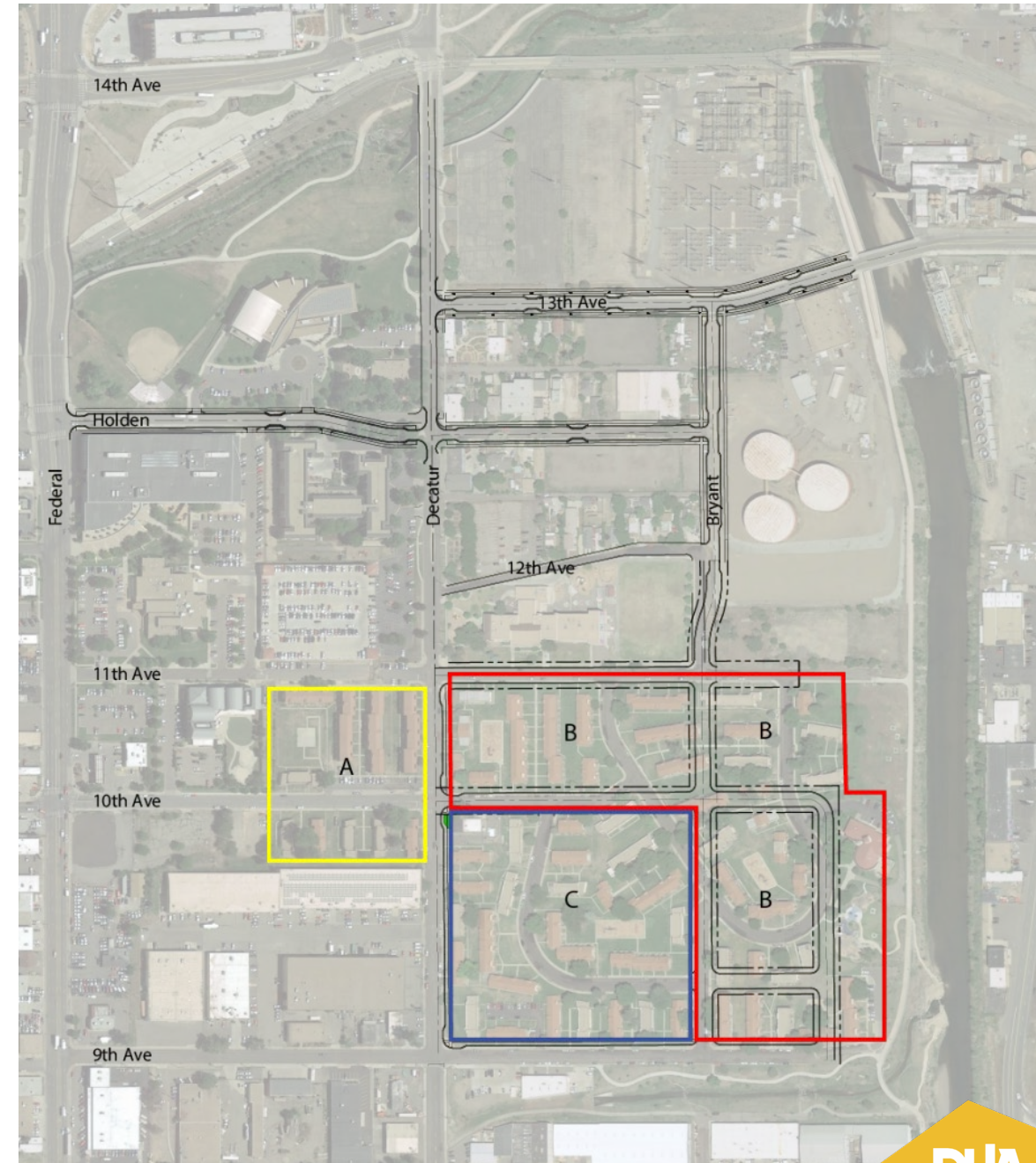
Parks and Open Space



Sun Valley – Phasing

Relocation Timeline

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



Sun Valley – Phasing

CNI Sun Valley Schedule
As of January 2020

		Start Date	Completion Date	2018				2019				2020				2021				2022				2023				2024				2025			
				Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4				
HOUSING	Phase 1																																		
	Gateway North																																		
	Construction	April 2019	October 2020																																
	Lease-Up	December 2019																																	
	Gateway South																																		
	Construction	April 2019	December 2020																																
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	Phase 2																																		
	Thrive																																		
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	Greenhaus																																		
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Phase 3																																			
Sol																																			
Construction	November 2021	November 2023																																	
Lease-Up	December 2023																																		
Joli																																			
Construction	November 2021	November 2023																																	
Lease-Up	December 2023																																		
Phase 4																																			
Flo Senior																																			
Construction	April 2023	April 2025																																	
Lease-Up	June 2025																																		
DHA Land Sales																																			
	December 2023																																		
INFRASTRUCTURE																																			
	13th Ave Realignment																																		
		November 2020	December 2022																																
	Onsite Infrastructure																																		
	April 2021	December 2022																																	
RELOCATION																																			
	Zone A																																		
	Tenant Relocation Zone A	February 2018	August 2018																																
	Zone B																																		
	Tenant Relocation Zone B	May 2020	April 2021																																
Zone C																																			
Tenant Relocation Zone C	December 2023	June 2024																																	

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People's Team Update/Website





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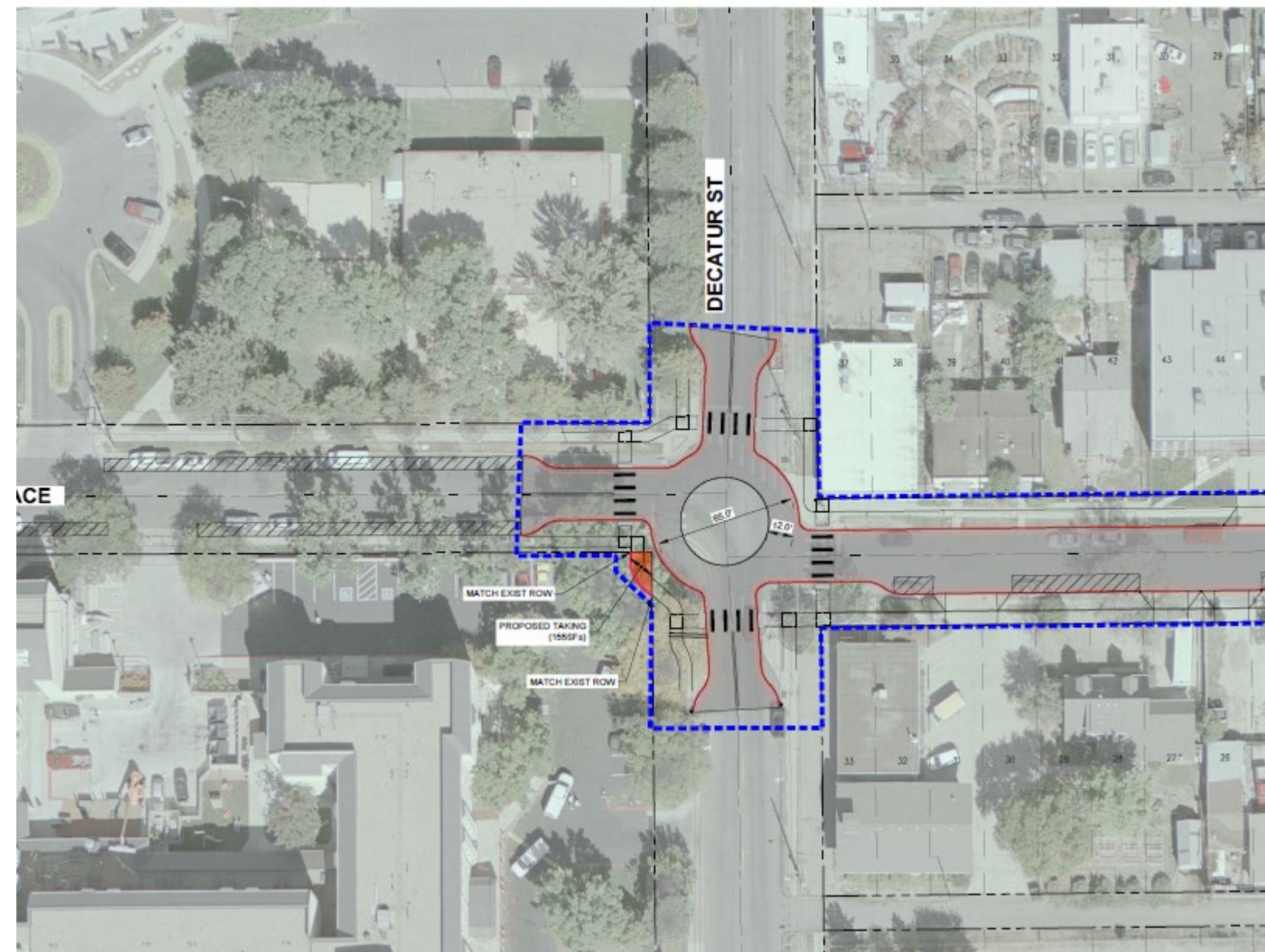
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Sun Valley – Mini Roundabout/Traffic Circle



Pros:

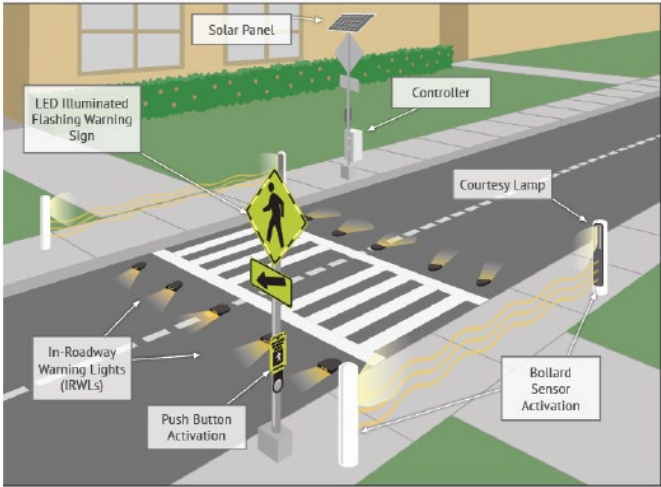
- No impact to Mercy Housing parking and minimal impact to surrounding land
- Minimal reduction of on-street parking
- Improved line of sight to intersection
- Complicated – natural deterrent for drivers
- Safety (scores 8 pts vs 32 pts)
- Traffic signals on pedestrian crossings
- Slows and calms traffic
- Best for reducing t-bone and head on collisions with other car

Cons:

- Lack of understanding and education around how it works
- No stop signs
- RTD's ability to use it and navigate it safely
- Pedestrian crossing difficult
- Bus turning access for the double buses
- Middle island (perceived safe zone/potential hazard for youth trying to cross intersection)

Sun Valley – Mini Roundabout/Traffic Circle

Flashing Beacons

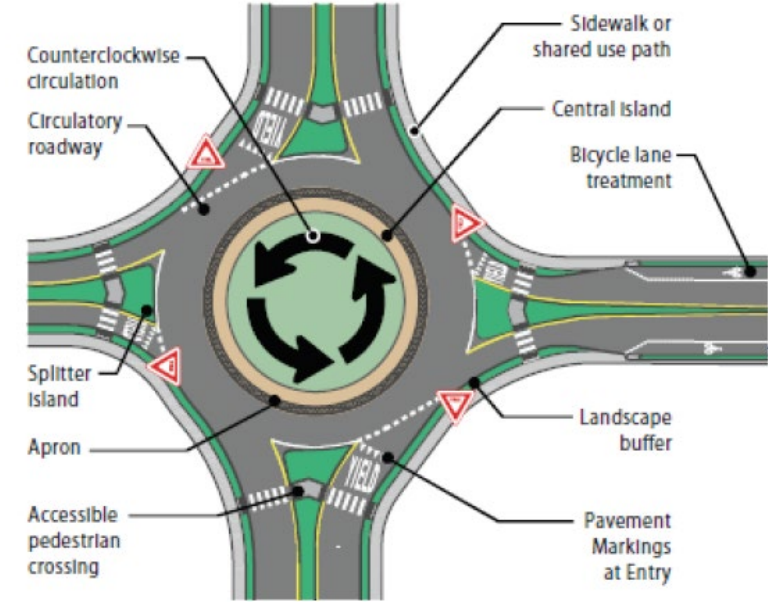


Newton and 26th



51st and Lowell

Striping



Landscaping/Art



Sun Valley – Mini Roundabout/Traffic Circle

Lights/Crosswalks



Bollards

