

Sun Valley

SVCC Meeting

7/07/2020



DHA

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

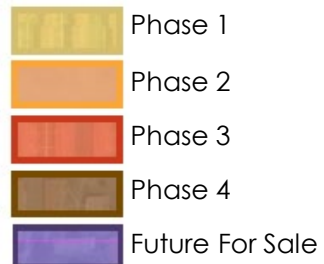
Phase 3: Sol & Joli

- 271 units
- Bryant St. & 10th Ave

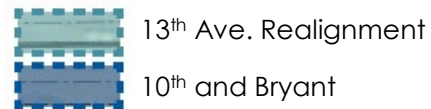
Phase 4: Flo

- 82 units

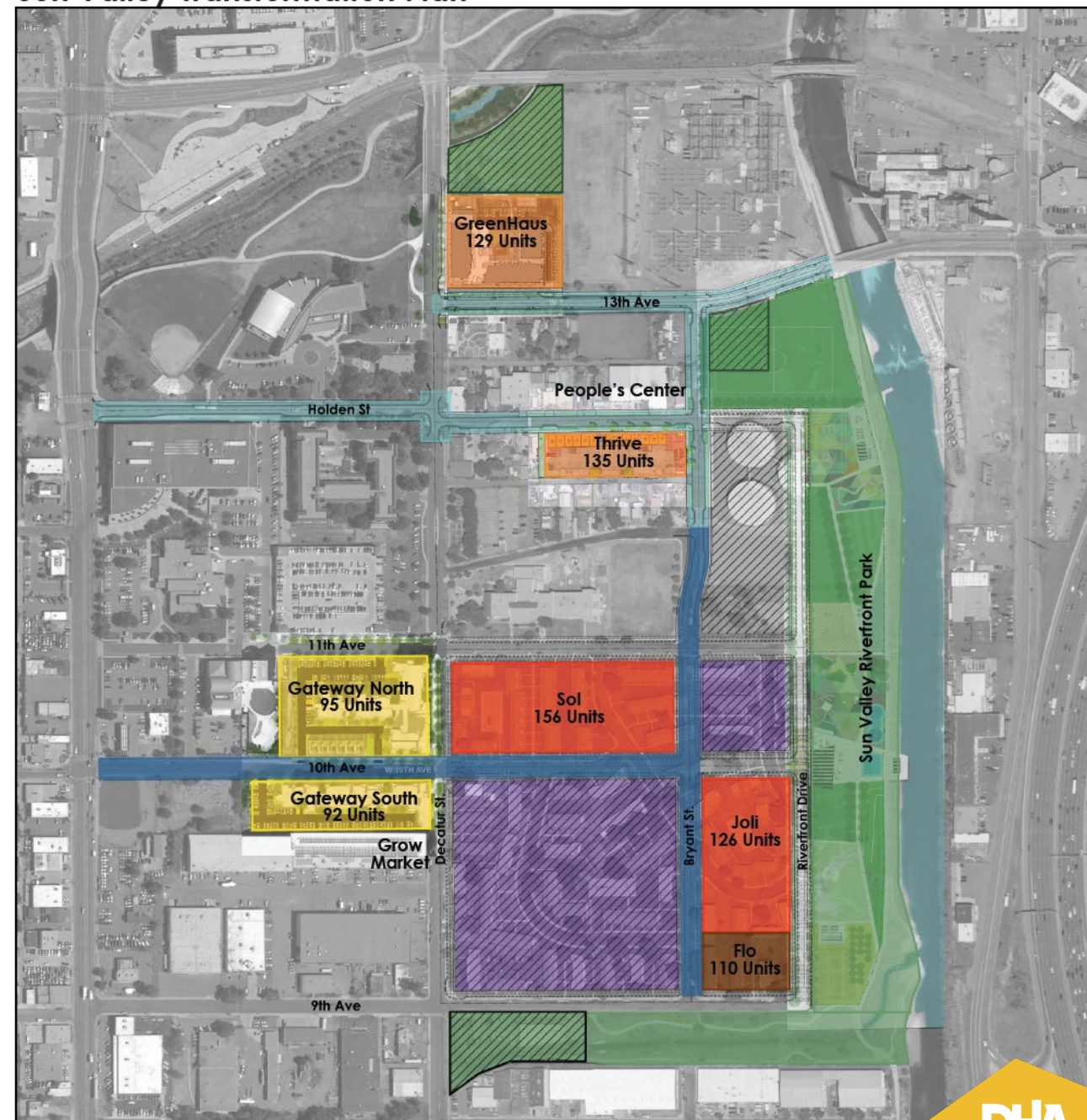
Housing Phasing



Infrastructure Phasing

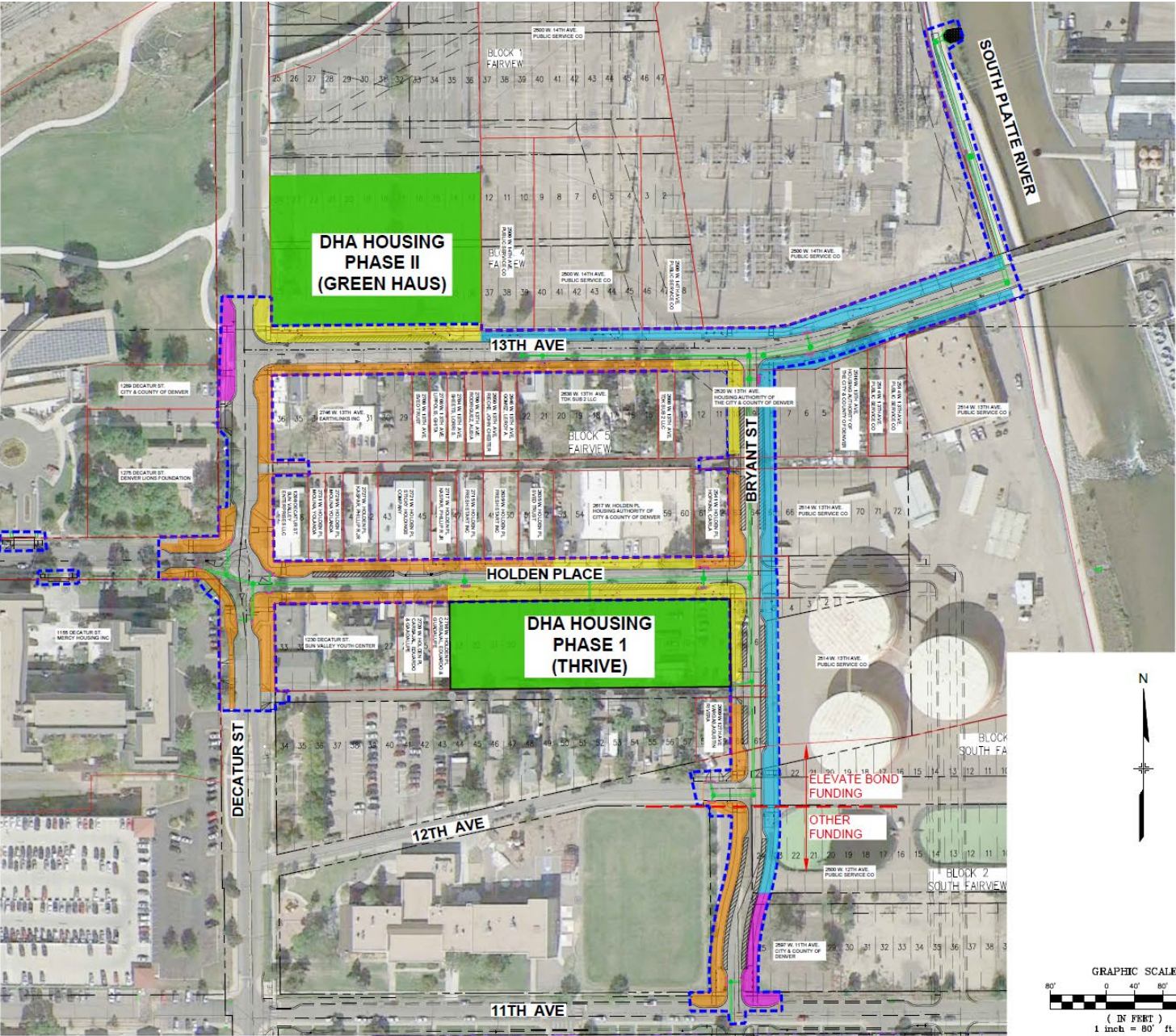
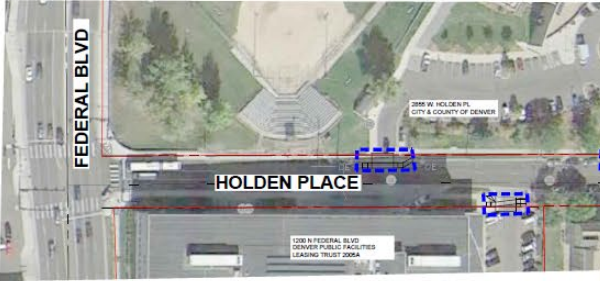


Parks and Open Space



Sun Valley – 13th Ave Realignment

Property Owners



LEGEND

- ADJACENT XCEL OWNERSHIP
- ADJACENT PRIVATE OWNERSHIP
- ADJACENT DHA OWNERSHIP / MAINTENANCE
- ADJACENT CCD OWNERSHIP
- ON-STREET PARKING
- 13TH AVENUE PROJECT LIMITS

GRAPHIC SCALE

80' 0 40' 80' 160'

(IN FEET)

1 inch = 80' ft.

DHA

Sun Valley – Timeline

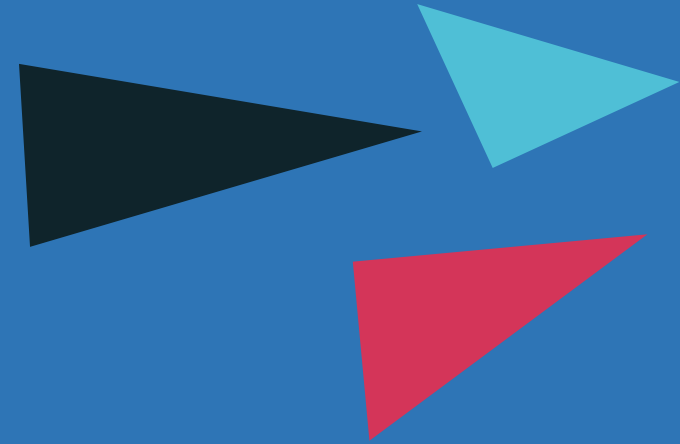
			Start Date	Completion Date	2018				2019				2020				2021				2022				2023				2024				2025			
					Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4				
HOUSING	Phase 1																																			
	Gateway North																																			
	Construction	April 2019	October 2020																																	
	Lease-Up	December 2019																																		
	Gateway South																																			
	Construction	April 2019	December 2020																																	
	Lease-Up	December 2020																																		
	Phase 2																																			
	Thrive																																			
	Construction	October 2020	October 2022																																	
	Lease-Up	December 2022																																		
	Greenhaus																																			
	Construction	October 2020	October 2022																																	
Lease-Up	December 2022																																			
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																																				

			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
INFRASTRUCTURE	13th Ave Realignment																									
			November 2020	December 2022																						
	Onsite Infrastructure																									
			April 2021	December 2022																						

			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
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																							

Sun Valley

SVCC Meeting






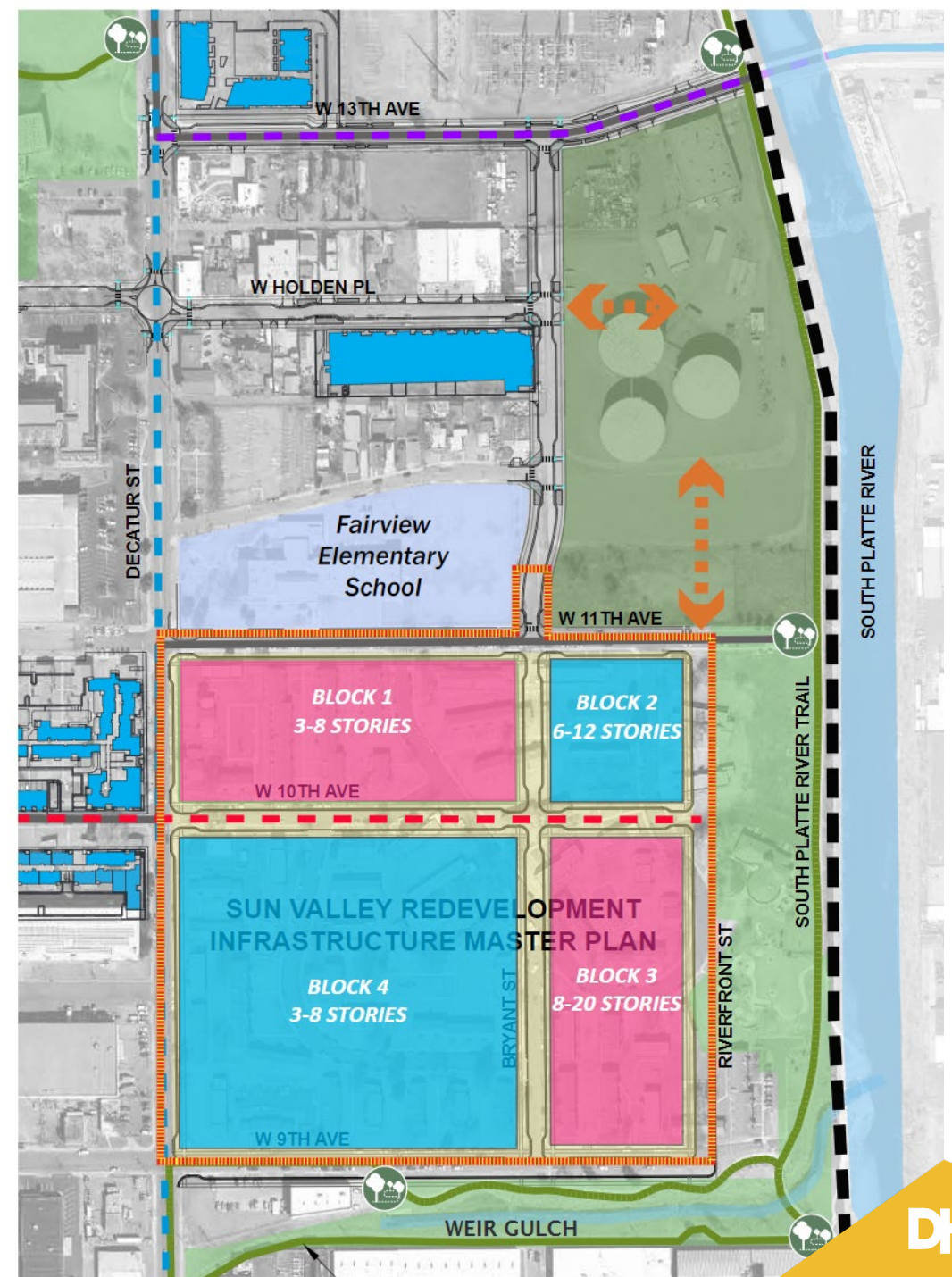
Infrastructure Master Plan (IMP)

Sun Valley – IMP

The IMP process was initiated at the request of the City to update and refine the mobility assumptions in the Decatur-Federal General Development Plan and define the infrastructure necessary for redevelopment of DHA's Sun Valley neighborhood with the focus of the study on the project area between 9th and 11th Avenue and Decatur Street to the South Platte River.

LEGEND

-  MARKET RATE DEVELOPMENT
-  DENVER HOUSING AUTHORITY DEVELOPMENT
-  INFRASTRUCTURE MASTER PLAN BOUNDARY



Sun Valley – IMP

Districts and Uses

1

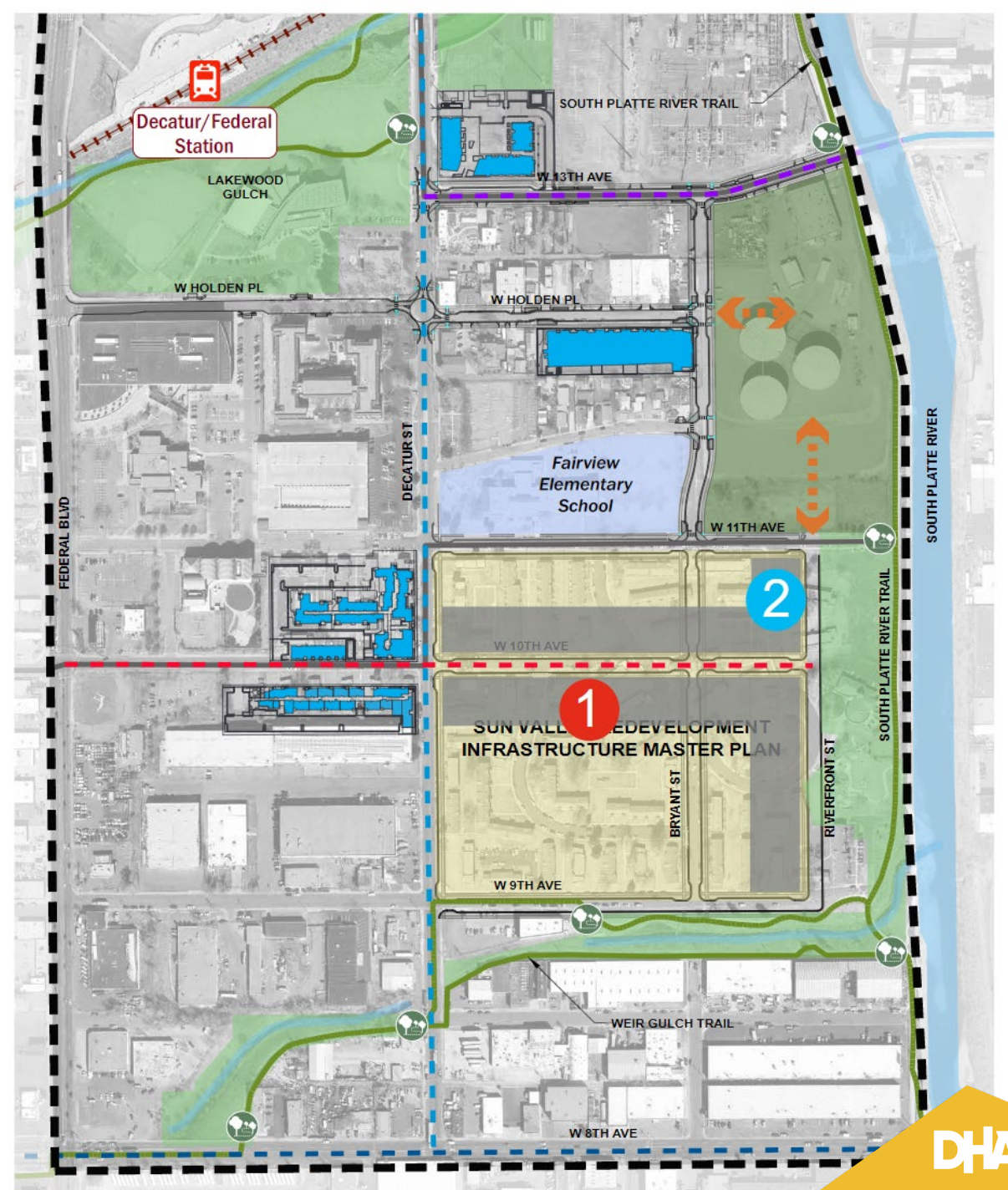
10th Avenue District

- This district is envisioned as a vibrant mixed-use corridor with ground level retail activation
- Additional width is being provided on 10th Avenue to allow for interaction between the buildings and the public space.

2

Riverfront Park District

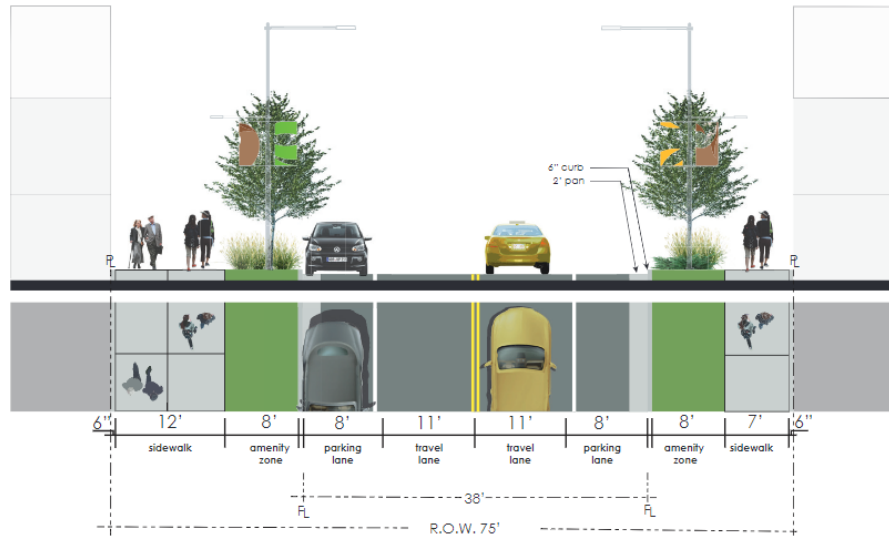
- The focal point of this development will be the proposed City Riverfront Park.
- Residential development will be focused on the park providing access and views over the park and to the South Platte River.



Sun Valley – IMP

Mobility Network and Street Sections

The circulation network proposed in Sun Valley Redevelopment fosters an engaging and connected public realm accommodating all modes of transportation: pedestrian, bike, vehicle, and transit.

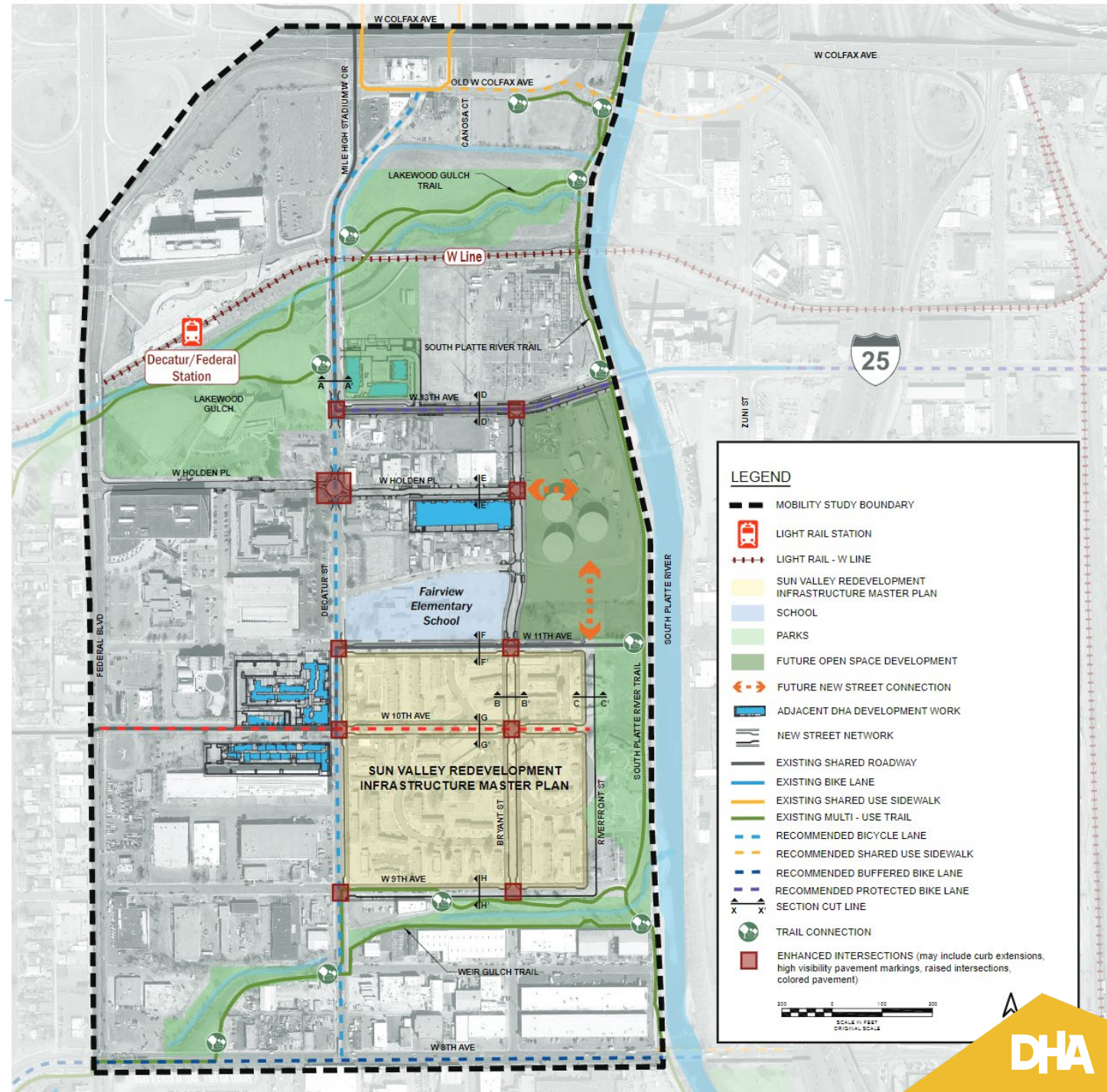


10th: Ave Bryant St to Riverfront St

Typical Section - Looking East

Scale: NTS

Section G - G'



Sun Valley – IMP

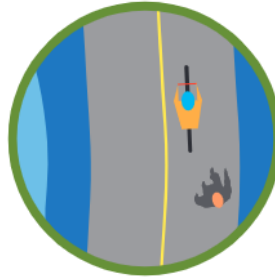
Existing and Proposed Bicycle Network



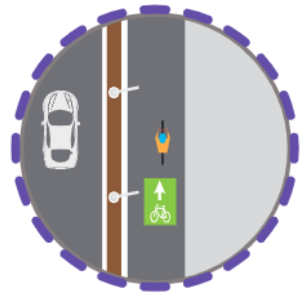
Bicycle Lane



Buffered Bicycle Lane



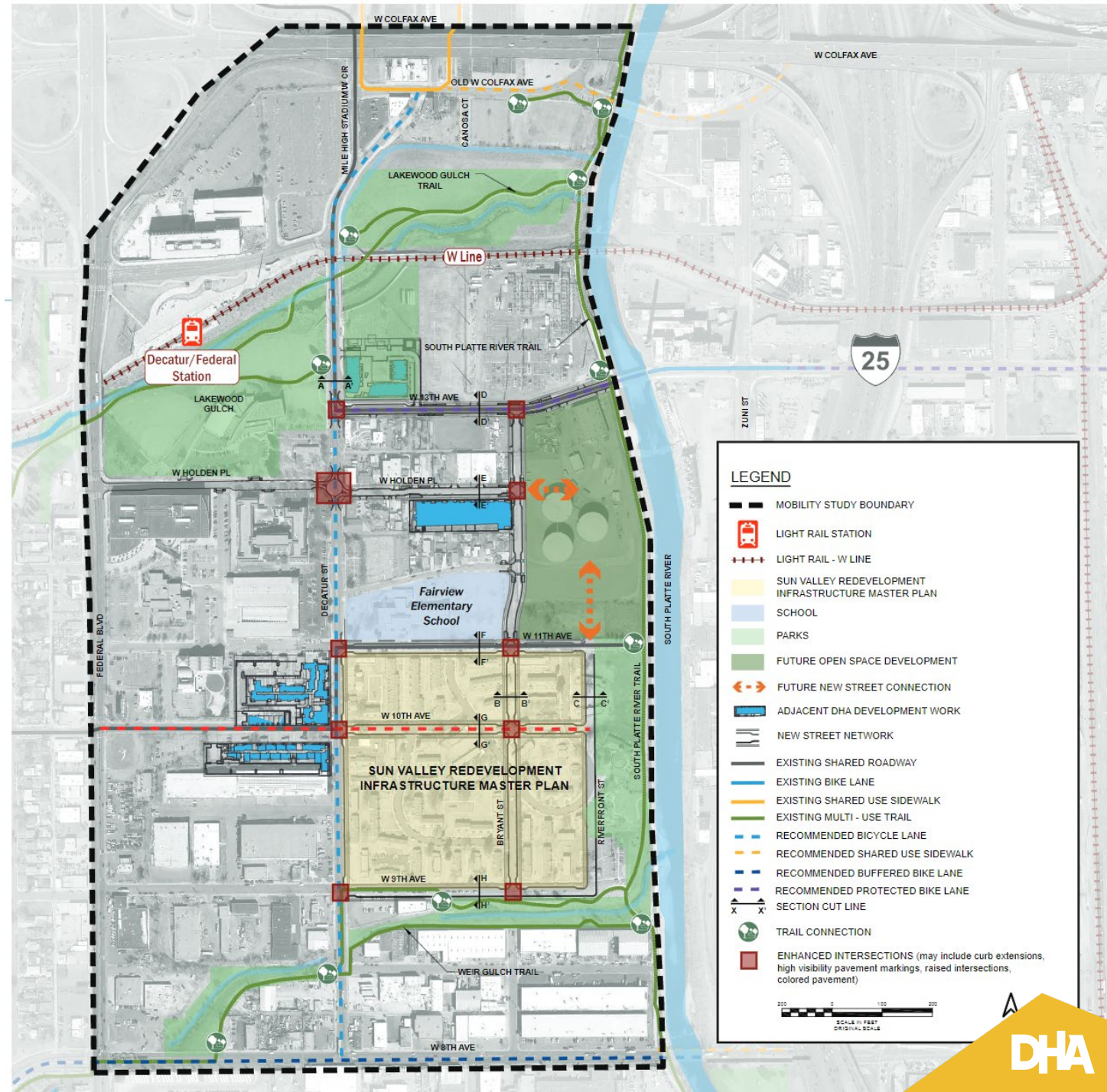
Multi-Use Trail



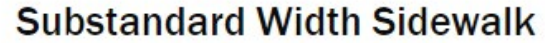
Protected Bicycle Lane



Shared Roadway



Existing and Proposed Walking Network



Sun Valley – IMP

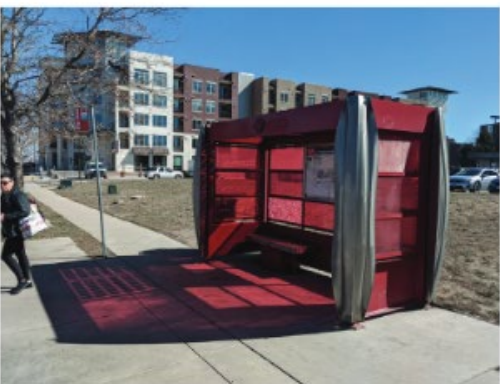
Existing and Proposed Transit Network



Sign Stop



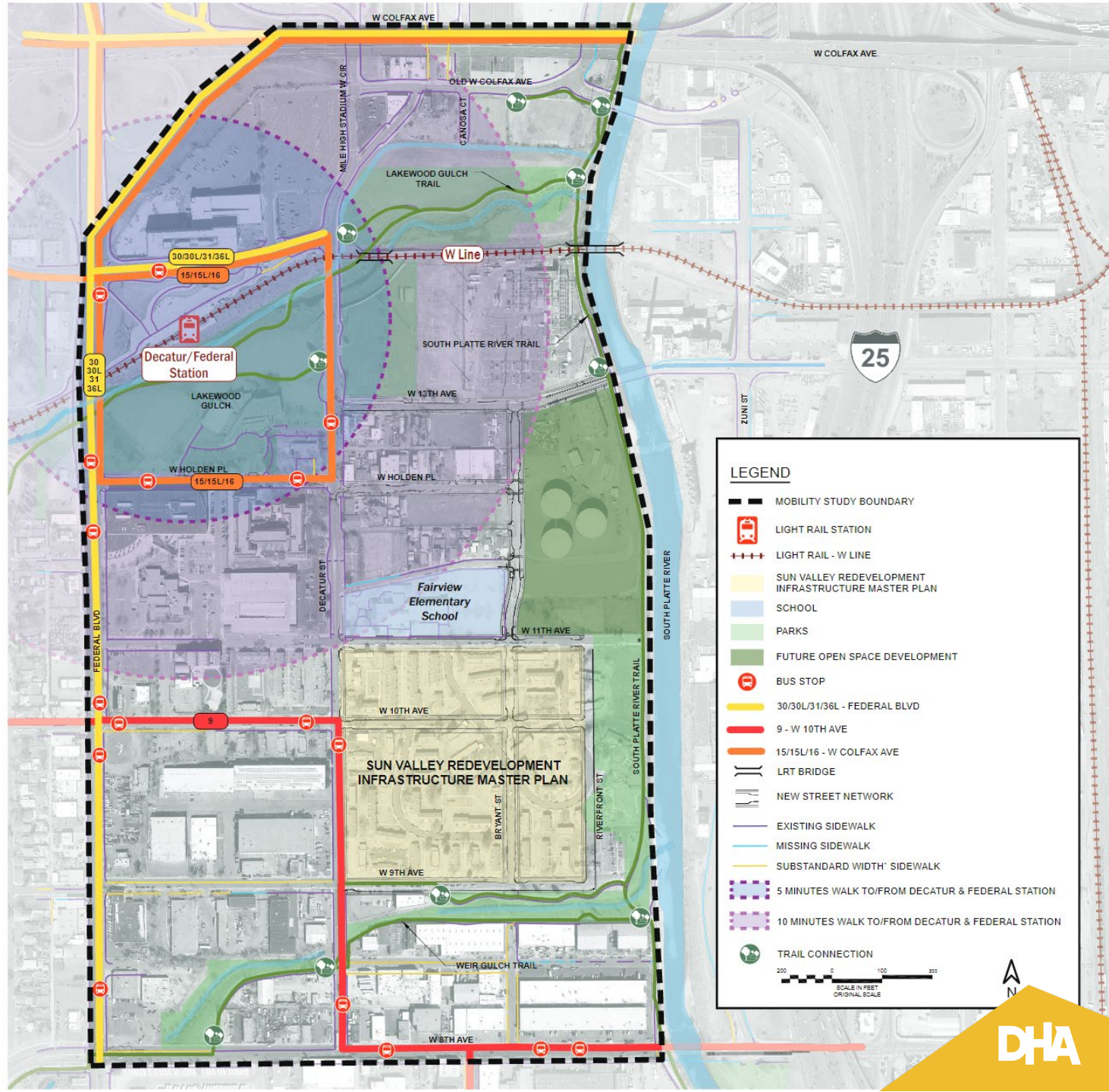
Bench Stop



Shelter Stop



Station



Sun Valley – IMP

Open Space Network

1

10th Avenue Plaza

- Linear plaza from 10th Ave to Riverfront Park
- Pedestrian open space interspersed with large gathering spaces

2

Relationship to Riverfront Park

- Regional park serving Sun Valley and the surrounding neighborhoods.
- Mix of active (plaza, community gardens, sports fields, etc.) and more passive natural areas.
- Working in conjunction with the River Sisters Advisory Group to highlight the Native American and Chicano history.

