

# Downtown Development Update

City Planning Commission  
November 18, 2021

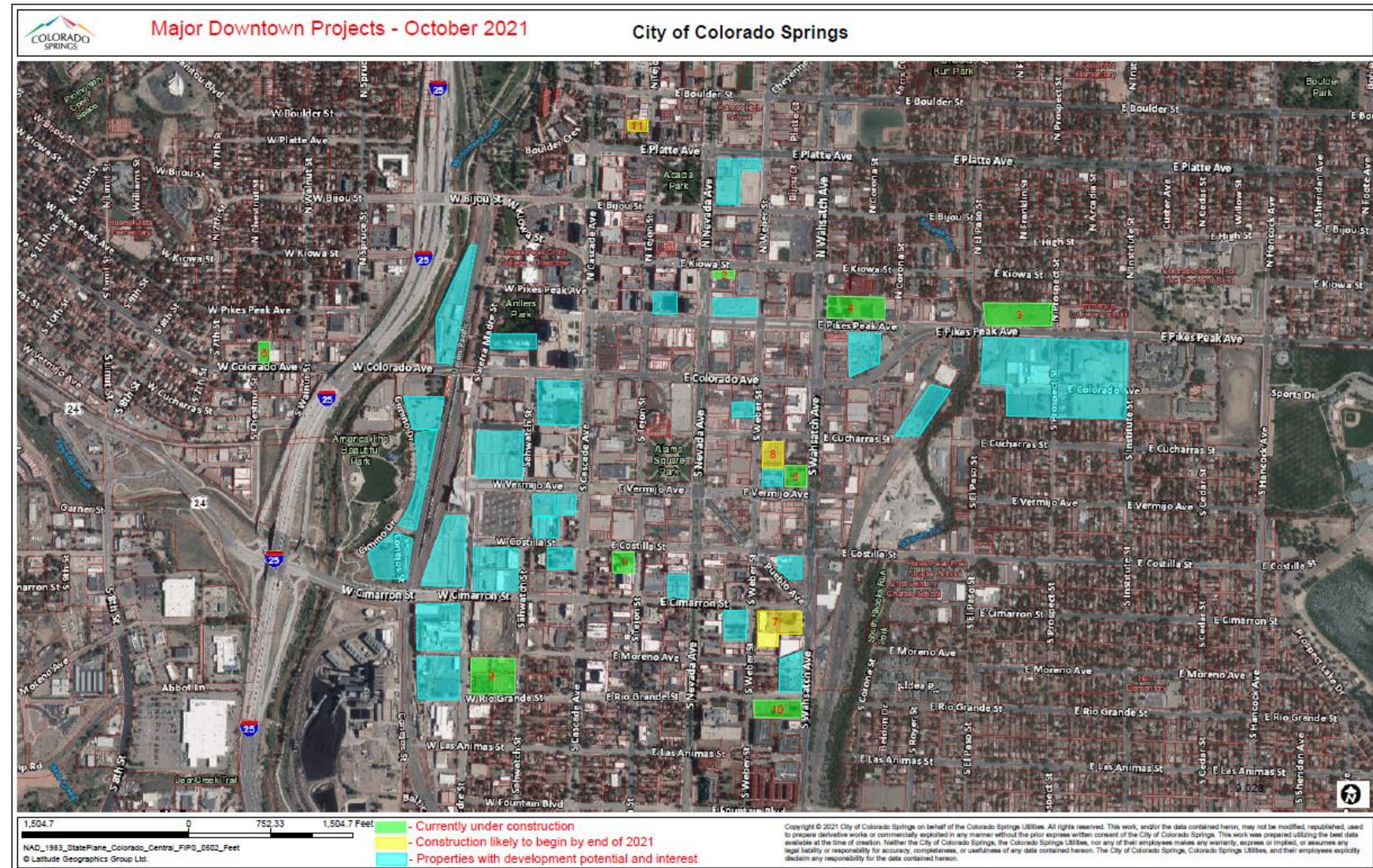
Ryan Tefertiller, Planning Manager  
Scott Lee, Parking Director  
Peter Wysocki, Planning Director



# Overview



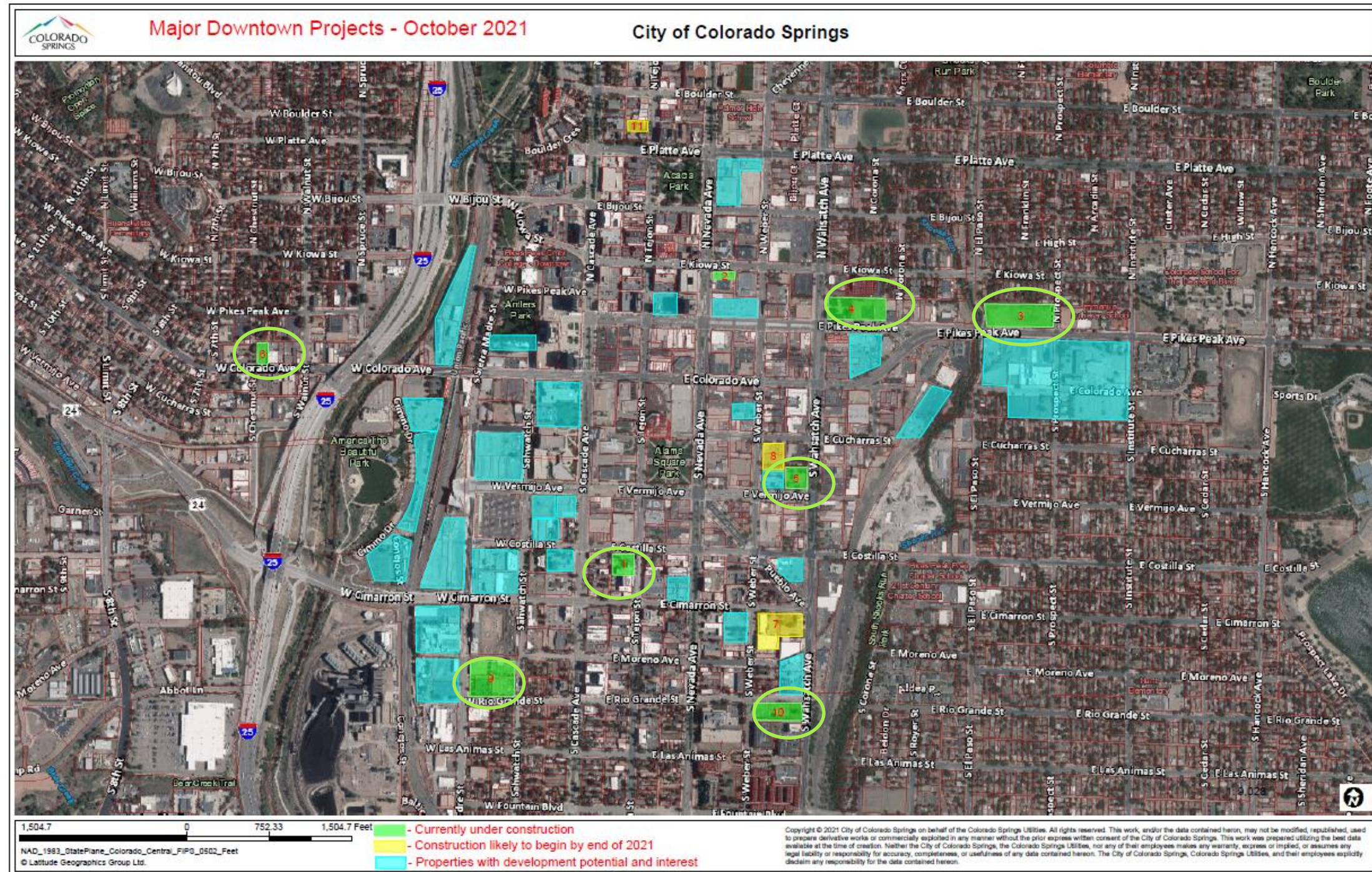
- Significant Downtown Development has continued through the pandemic
- 7 major projects currently under construction
- Another 3 projects expected to break ground by end of 2021



# Current Projects



- 7 major projects currently under construction
  - Green on map
  - 1 hotel
  - 6 apartment projects



# Under Construction - 1



- Dual Branded Marriott Hotel
  - SpringHill Suites
  - Element
- 8 Stories
- 261 Rooms
- 2 Restaurants
- 216 Parking Stalls



# Under Construction - 2



- Hyatt Place
- 7 Stories
- 120 Rooms
- 22 Parking Stalls
  - Additional 15 tandem stalls



# Under Construction - 3



- Pikes Peak Plaza
- 5 Stories
- 215 apartment units
- 8,000 sf commercial
- 344 Parking Stalls
  - Most structured, but some surface



# Under Construction - 4



- Elan Pikes Peak
- 6 Stories
- 321 apartment units
- 358 Parking Stalls



# Under Construction - 5



- 230 S. Wahsatch
- 5 Stories
- 154 apartment units
- 131 On-Site Parking Stalls
  - 24 tandem stalls
  - 24 on-street stalls
- “Attainable” housing



VERMIJO AND WAHSATCH VIEW



CORNER VIEW



# Under Construction - 6



- 532 W. Colorado
- 4+ Stories
- 50 apartment units
- 50 Parking Stalls



# Under Construction - 9



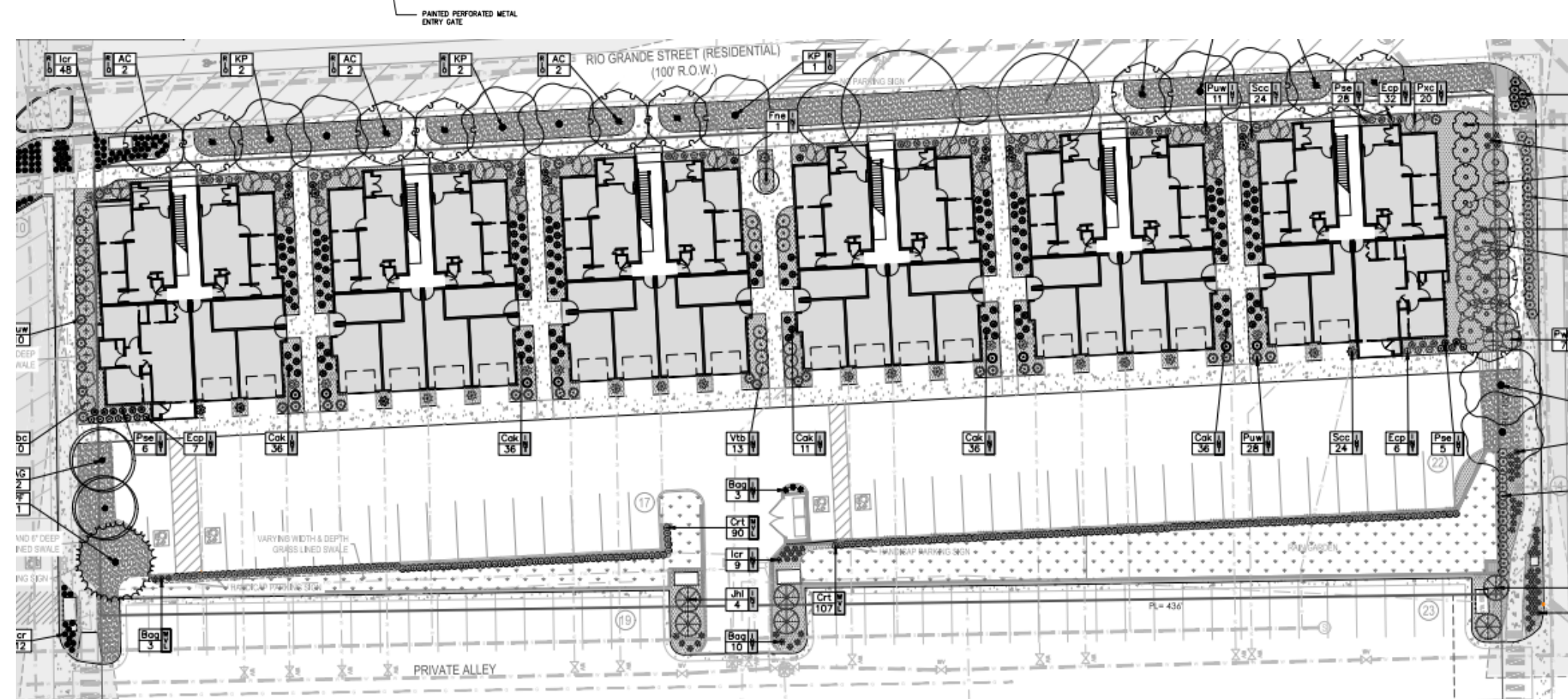
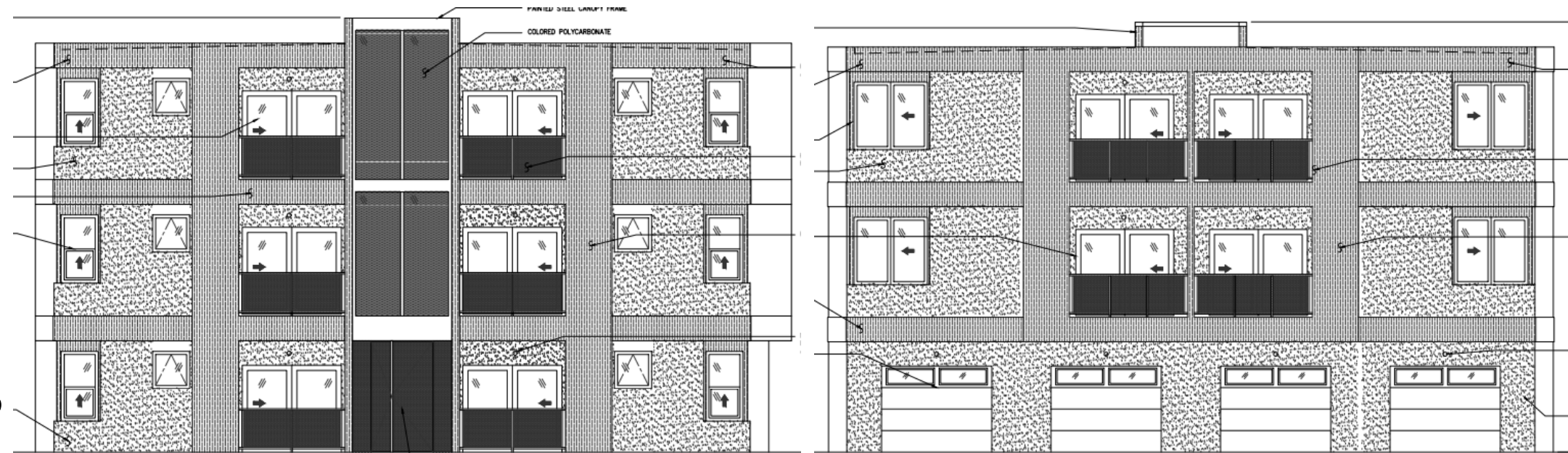
- Weidner Apartments (phase 1)
- 7+ stories
- 408 apartment units
- 14,000 SF commercial
- 711 parking stalls



# Under Construction - 10



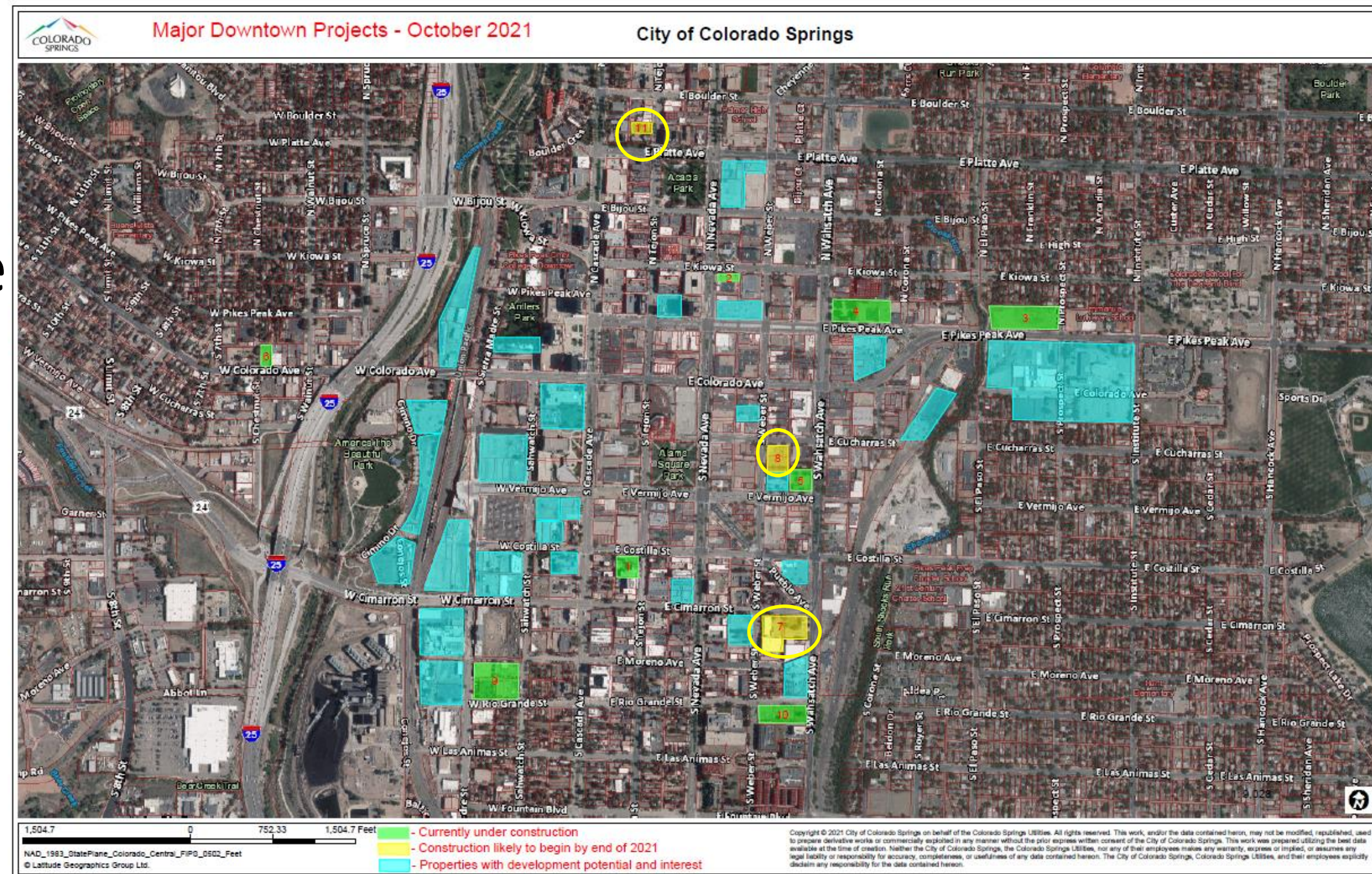
- Rio Grande Apts.
- 3 stories
- 62 apartment units
- 59 parking stalls
  - Additional 84 adjacent on-street



# Likely Start by End of 2021



- 3 major projects likely to begin construction by the end of the year
  - yellow on map
  - 2 apartment projects
  - 1 mixed use
- May delay to 2022



# Likely Start by 2022 - 7



- Cimarron btw Weber and Wahsatch
- 5 stories
- 277 apartment units
- 328 parking stalls



# Likely Start by 2022 - 8



- The Avian Apts.
- 6 stories
- 168 apartment units
- 328 parking stalls



# Likely Start by 2022 - 11



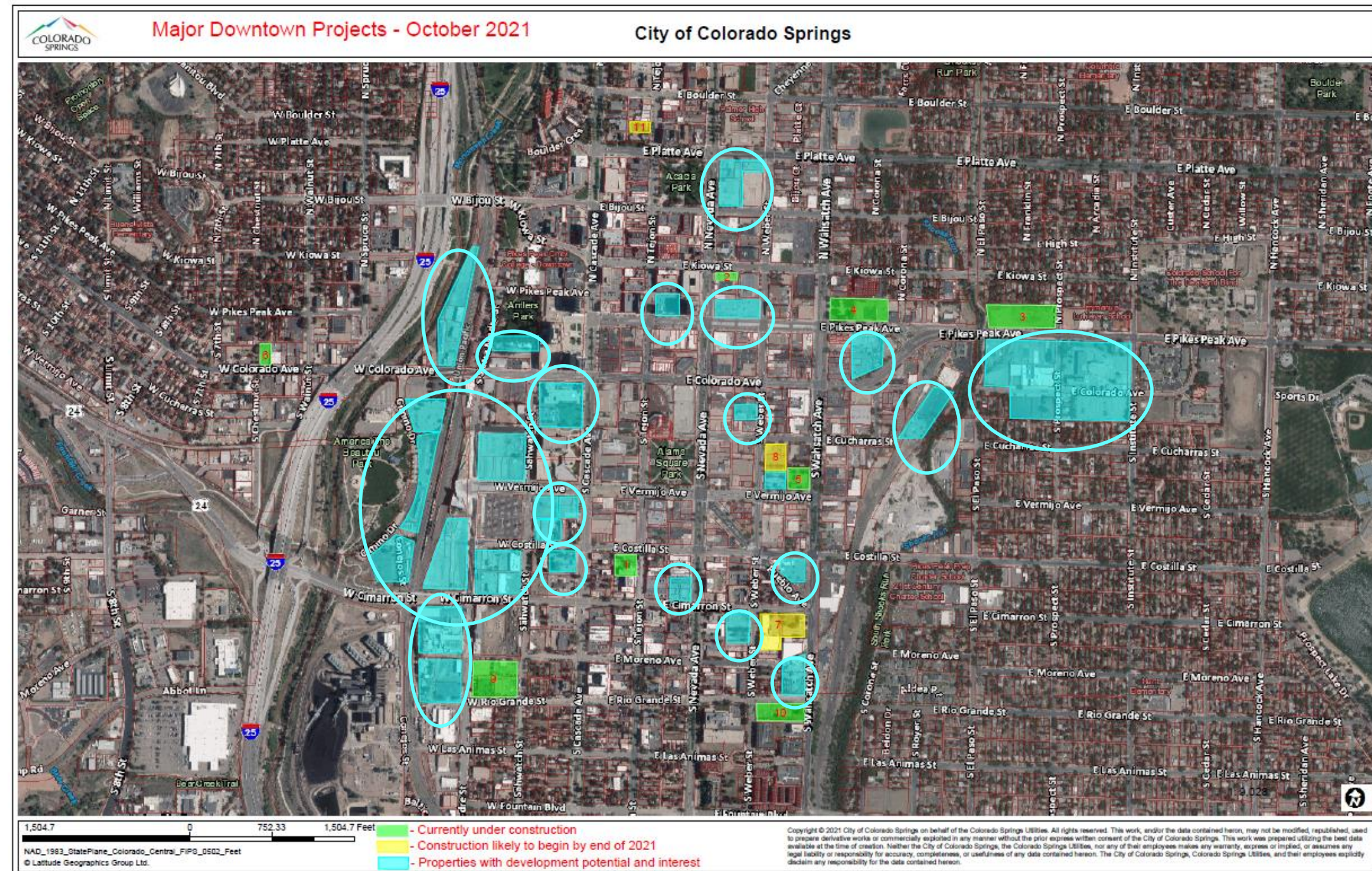
- YMCA
- 5 stories
- 10 condo units
- 11,000 SF office & commercial
- 20 parking stalls



# Likely Start 2022-2026



- Many projects likely for 2022 and beyond
  - blue on map
  - Some are fairly certain
  - Some may evolve or not proceed





# Likely Start 2022-2026



- Notable projects include:
  - Nor'Wood's SW Downtown mixed use projects
  - Weidner's mixed use adjacent to the stadium
  - YMCA block redevelopment
  - Nor'Wood's Gazette / St. Francis mixed use redevelopment
  - O'Neil Group mixed use high-rise
  - ArtSpace Housing, studios, and galleries
  - Narrate Devt. mixed use
  - City Auditorium Block redevelopment
  - Catalyst Campus expansion
  - Chuck Murphy's "Arts District" site
  - Others

# Parking to Support Growth



- Experience Downtown Master Plan addresses parking:
  - Provide capacity for robust private development
  - Consider urban design, rates, technology
- Form-Based Zone applies parking standards
  - Exempt Area
  - Reduce standards
- City's Parking Enterprise manages parking needs for Downtown
  - 3 structures: 2,600+ stalls
  - 2,800+ on-street metered stalls

# Parking, cont.



- Additional Parking Meters being installed on SE area of DT
- Several potential joint partnerships to build additional structured parking
- Additional capacity being added by private entities



**QUESTIONS?**