

Gates Redevelopment, *Denver, CO*

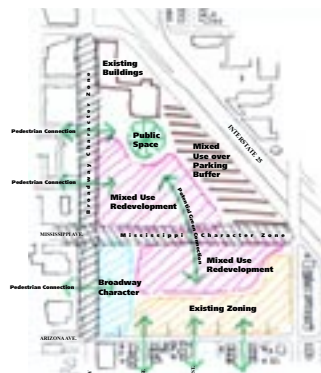
with CIVITAS, 2003
Client: Gates Corporation



Redevelopment Plan

The original Gates operations were located on an 80-acre site bisected by a major arterial street. The site is at the confluence of two freeway interchanges and two light rail lines. Industrial operations have ceased, and the site contains environmental pollutants that will require remediation prior to redevelopment. The site is governed by a view-plane ordinance restricting building heights to 110 feet. The Gates Corporation sold a 50-acre parcel west of the arterial, and wished to rezone their remaining 30-acre property from industrial to a highest and best use zone prior to selling the property to a master developer.

As project director, I led the project team composed of planners, architects, market economists, lobbyists, and transportation engineers to work with local neighborhood groups to develop a market-based redevelopment plan and rezoning application for the property. The resultant plan established low-density neighborhoods sensitively integrated with higher-density residential, and a mix of transit-oriented uses including 790,000 square feet of office, 98,000 square feet of retail, and 1,600 residential units with on-site shared parking within a gross FAR of 1.9.



Framework Diagram