

# Proposed New Building Sites

Last Updated: September 13, 2007

# 2005 ULI Report

- 1999 Judicial Department conducted Space Needs Study
- 2000 Colorado History Museum prepares New Vision Plan
- 2005 Urban Land Institute Report
  - Building obsolescence; outgrown spaces
    - Security, life-safety code and ADA issues
  - Colorado Judicial 34% short of space
    - Nearly \$1 million/year in annual lease costs
  - Courts: “Place of dignity and slightly removed”
    - Part of Capitol Complex on current site
    - Maximize development opportunity (560,000 SF)
  - Museum: “Educational place that is fun and accessible”
    - Re-locate Museum in proximity to Civic Center cultural institutions
    - High visibility Location
- 2006 CHM and Judicial retain Trammell Crow Company as Program Manager

# 2006 Feasibility Report

- Confirmed facilities too small; significant deferred maintenance
- Judicial Center should remain next to State Capitol
  - 650,000 SF in \$275 to \$290 million range (560,000 SF above ground)
  - Consolidate 7 Judicial related agencies from 10 current locations with more courts
  - Save State \$60 million over 30 years in operating and lease cost savings
  - Increase court fees to pay COP cost; State owns building in 30 years
- Museum should remain in Civic Center/Golden Triangle neighborhood
  - Considered 8 Options including 3 Historic Buildings
  - 190,000 to 240,000 SF in \$90 to \$115 million range
  - Issue COP; can be use agreement with City; State owns building in 30 years

# Site Selection Studies



# CHM Site Evaluation Criteria

## Site:

Location

Golden Triangle

Civic Center

State Capitol

Accommodate 240,000 Square Feet

Accommodate Expansion and Flexibility

Public Visibility

Pedestrian Access

Vehicular Access

Access to Public Transportation

Access Public Parking

School Bus Access and Drop Off

Service Access and Loading Dock

Phasing

## Civic Presence:

Resource to State Capitol Complex

Complement and Strengthen Civic Center Complex

Enhance Civic and Public Urban Space

Serve as a Celebration/Gathering Space

## Program:

Supports Core Mission

Presents Open/Inviting Facility

Supports Public Outreach

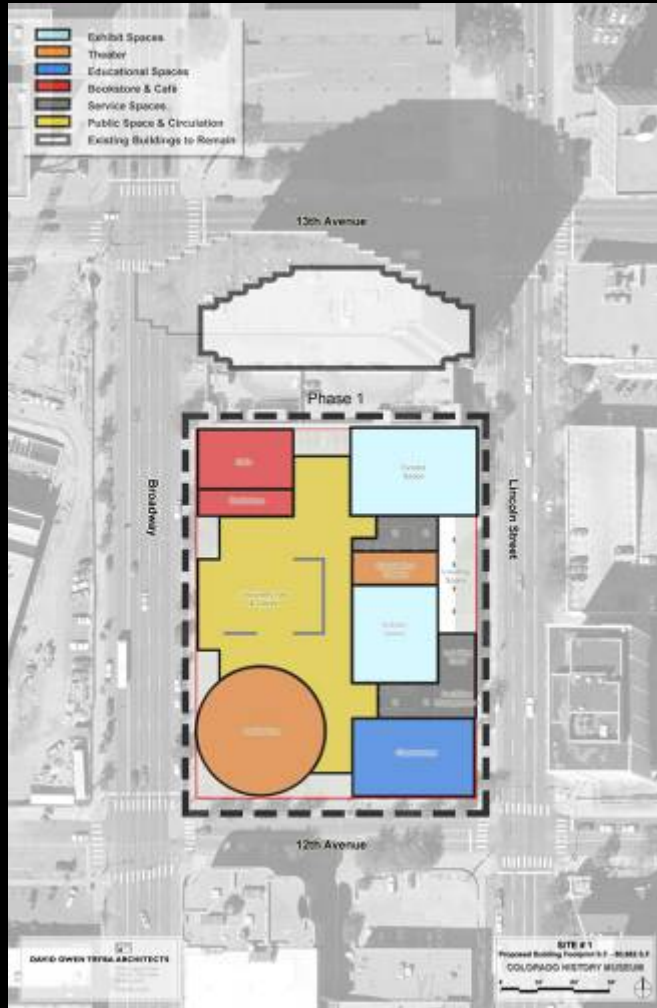
Leverage Fund Raising

Provides Entrepreneurial Opportunities

Accommodates Discovery Hall

Enhances Education/Learning Opportunities

# Site # 1: Security Life/ING 13<sup>th</sup> and Broadway



## Opportunities:

- One landowner
- Good Visibility from north and south traffic, Broadway and Lincoln
- Programmatic design would easily transfer to this site
- Adjacent to the Civic Center Cultural Complex parking garage

## Constraints:

- ING building is a physical wall between site and Civic Center
- Lincoln, Broadway and 13<sup>th</sup> act as pedestrian barrier
- Isolated location on fringe of museum district and downtown urban core



# Site # 2: Evans School



## Opportunities:

- Significant historic resource
- Meets Society mission to preserve and provide stewardship
- Adjacent to Denver Art Museum's Hamilton Building and parking structure
- Site will accommodate the Society's needs
- Located within the rapidly growing Golden Triangle Neighborhood and on Acoma

## Constraints:

- Land and building not available; owner does not want to sell
- Limited visibility from major streets, Civic Center and Capitol
- Fringe of Museum District
- Low pedestrian activity
- Lack of prominent standing on the Civic Center

# Site #3: 13<sup>th</sup> and Bannock



## Opportunities:

- Adjacent to Museum District and Byers-Evans House and Museum
- Pedestrian and vehicle access good
- Land is cleared
- Within a growing urban area; Golden Triangle Neighborhood

## Constraints:

- Low visibility
- Lack of prominent standing on the Civic Center
- Low pedestrian traffic
- Multiple land owners



# Site # 4: Permit Center



## Opportunities:

- Prominent location on Civic Center Park
- Adjacent to cultural institutions including the Byers-Evans House Museum
- Located within the rapidly growing Golden Triangle Museum District
- Good visibility from bannock and 14<sup>th</sup>, City and county Building, and Civic Center Park

## Constraints:

- Denver Art Museum back is to the site
- Limited land available, multiple owners
- Site requires multiple story exhibit space, limited program efficiencies
- Limited ability to have urban outdoor gathering space; lot line to lot line development
- Narrow site



# Site # 5: 14th and Speer



## Opportunities:

- Highly visible
- Adjacent to the convention center and Auraria Higher Education Complex
- Speer and Colfax interchange
- Fringe of urban core
- Bike Path access

## Constraints:

- Removed from other cultural facilities (Denver Art Museum, Denver Public Library, State Archives, etc.)
- Site has logistical challenges for program layout and student programming
- Pedestrian access limited
- Fringe of urban core
- Speer and Colfax interchange

# Site # 6 Lincoln & Colfax



## Opportunities:

- Highly visible
- Adjacent to Capitol and 16<sup>th</sup> Street Mall
- Lincoln and Colfax interchange
- Active urban setting
- Good public transportation access
- Publicly owned site

## Constraints:

- Not a pedestrian or student friendly site
- Removed from the Cultural Complex and Museum District
- Lincoln and Colfax interchange
- The site would need to incorporate the State's future space needs. This will reduce identity of the museum within a larger office building complex
- Corner environment viewed as unsafe
- Site requires multiple story exhibit space, limited program efficiencies



# Site # 7 Civic Center/McNichols



## Opportunities:

- Within the Civic Center and Golden Triangle Museum District
- Project is a Society core mission to preserve and provide active stewardship of a significant resource
- Prominent location, pedestrian friendly, and visible
- Activates the park and connects the City and County Building with the Capitol
- Broadens the Society's programming potential, interior and exterior
- Broader partnership opportunities – City and State cooperation
- Existing environment, park is viewed by public as unsafe, dead, deteriorating

## Constraints:

- Site has logistical challenges for program layout and design
- City and State cooperation and future requirements
- More public interaction and dialogue needed (time and money)
- Extensive archeological investigation plan needed
- Construction challenges in maintaining park's usage during the building period
- Existing environment, park is viewed by public as unsafe, dead, deteriorating

