



## **Why The Next Stage?**

The Denver Performing Arts Complex now occupies space in the heart of vibrant downtown Denver. The parking facilities, Boettcher Concert Hall and other amenities have begun to show their age, having been built in the early 1970s. Rather than apply short-term fixes, Mayor Hancock appointed an Executive Leadership Team to study the needs of a thriving neighborhood and what a re-imagined performing arts complex might look like, the publics it might serve and what changes might be in store for the City's arts and cultural communities.

### **A Mixed-Use Arts Complex**

#### **52% increase in square footage for arts & cultural facilities**

Existing Complex arts venues total 715,000 square feet of total interior building area. Recommendations include 372,500 square feet of new facilities in support of emerging disciplines and community organizations in tandem with the four resident organizations.

#### **1-acre of additional open space**

It is envisioned that an elevated Sculpture Park will be enlarged by three-quarters of an acre (.75-acres) of contiguous open space extending towards the center of the Galleria. An additional quarter-acre (.25) new plaza will be added to the Galleria opening facing 14th and Curtis Streets. A total contiguous area of 4.3 acres of open space will stretch from 14th Street to Speer Boulevard through the Galleria. Additional courtyards, small plazas, building terraces, and green roofs on new buildings will provide new opportunities for indoor-outdoor activities.

### **Commercial Development**

The addition of commercial development to the DPAC will help economically sustain existing facilities and make it financially feasible to add new artistic venues. It is anticipated that private development will provide significant resources for capital arts projects and public amenities including new public plazas and enhanced park space.

Provisions have been made in the Plan to ensure the Arts Complex could house up to 1,000 residents pending the successful completion of the entitlement process.

### **14<sup>th</sup> street entry plaza the width of one-half a city block**

A proposed Curtis Street Gateway at 14<sup>th</sup> Street will widen the Galleria's pedestrian opening from 42' to 150' or 3.5 times its current size. This enlarged street-level opening will form a plaza fronting the historic 1908 Ellie Caulkins Opera House and extend opportunities for more expansive 14th Street retail to wrap into the Galleria.

### **Quintupling the active edges**

When fully transformed, the Arts Complex will offer 5X's the active pedestrian-level frontages compared with existing levels. Upwards of 1,000 linear feet will face surrounding city blocks with nearly 800' winding through the Arts Complex's interior "streets". Planning has included a wide range of retail uses, including larger format activities such as a food hall, marketplace, and sporting club. In addition to pedestrian-level space, mezzanine levels will offer flexible loft-like areas.

### **Triple the pedestrian & modes of access**

Several new pedestrian, bicycle, and vehicular access points have been proposed to eliminate barriers to the site. In particular, the pedestrian experience is to be dramatically improved to encourage movement to and from the Arts Complex. Increased circulation within the neighborhood is critical to shifting from an arts center to an arts-centered neighborhood. The Arts Complex should improve and/or accommodate a wide range of access including:

- Bike parking and Denver B-cycle
- Multiple valet locations
- Taxi and shared ride stands (i.e., Uber/Lyft)
- Reserved premium parking
- Stacking lane for bus drop-off

### **New parking spaces distributed across the development**

In addition to replacement of the existing 1,700 parking spaces, approximately 1,100 new on-site parking spaces will be provided. The existing garage is to be demolished making way for development opportunities that will include parking facilities. When final phases of the Plan are completed, there will be a total of approximately 2,400-2,800 parking spaces.

*See also page 122 of the Vision Plan for details.*