

Five Points Business Improvement District

The proposal to establish a BID



SOPHISTICATED HISTORY AFFLUENT CULTURE
NEW URBANISM COMMUNITY REDESIGNED



Historic Five Points Welton Street Revitalization

Overarching Goals

- Business Development
- Historic Preservation
- Tourism
- Land Use and Parking
- Transportation
- Sustainability/Urban Green



Preservation-Culture-Tourism



- Creating a Cultural Preservation Commission
- Promoting African American Heritage, Legendary Jazz, and Five Points Historic Culture through the Visitors Center and the Blair Caldwell Research Library
- Celebrating our historic buildings
- Permitting interaction/activity in these historic buildings
- Maintaining historic signage and plaques
- Supporting historic grant funding exercises
- Developing a public art plan
- Centralizing the history



Transit-Streets-Sidewalks



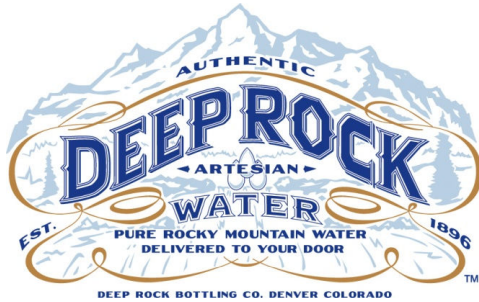
- Advocate for Central Corridor Rail Extension to Airport Train
- Wider sidewalks
- Preserving historical icons and restoring significant buildings
- Increase daytime services and activity with office, employment, education and art uses
- More ground floor uses
- More public, semi-public and private outdoor spaces
- Transit oriented uses and creating transit supportive
- Reduce carbon footprint

Sustainability - Living Urban Green



- Maintain history, culture and existing buildings and add “greening” amenities-Become a national platform
- Transform parking lots into farmers markets and community gardens
- Create a more friendly environment by improving biking and walking networks, and utilize public transit to reduce carbon footprint
- Conduct outreach and engagement on existing energy efficiency programs and rebates
- Educate and engage the community around conservation and energy efficiency through a Green Center and Green Business Program

NEIGHBORHOOD ASSETS



Roadmap...

- Denver Neighborhood Marketplace Initiative 2009
- Five Points Business District Office 2009
- Sustainable Main Streets Initiative 2010
- Community Vision Plan Final Report - Jan 2011
- NE Downtown Neighborhoods Plan - May 2011
- ULI Technical Advisory Panel - Aug 2011
- ULI/RTD TOD Site Charrete - Feb 2012



Roadmap....



- Streetcar Study and RTD Plans - March 2012
- DURA Urban Renewal Area w/ TIF - Sept 2012
- HUD Funded Revitalization Strategy – May 2013
- RTD Central Corridor Mobility Study – August 2013
- OED Welton Challenge – Aug 2013 to Feb 2014
- Public Works/Next Steps Study – March 2014
- Rezoning CMX 3 to CMX 5 – June 2014
- LPC Design Guidelines – Nov 2013 to June 2016

The Future of Denver's Welton Street Corridor



Rossonian & Adjacent Complex



Development Summary

The Rossonian Hotel and attached building

The Rossonian Block adjacent parcels

2560 Welton St. Former RTD parking lot

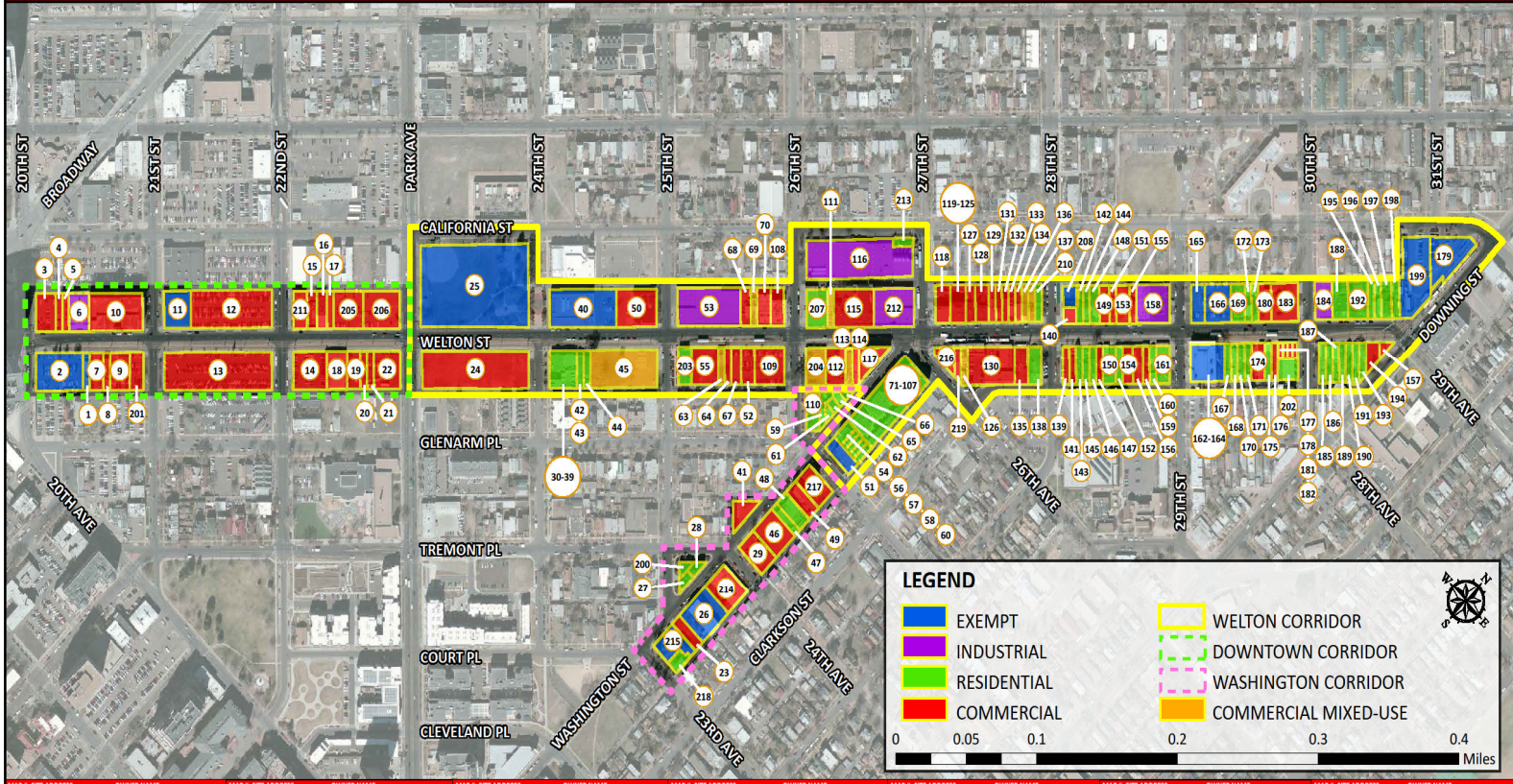
Potential Washington St. Commercial Development

Washington Street Townhomes

Current Palisade Project – 2460 Welton St



FIVE POINTS SPECIAL DISTRICT PROPERTY OWNERSHIP MAP



MAP #	SITE ADDRESS	OWNER NAME	MAP #	SITE ADDRESS	OWNER NAME	MAP #	SITE ADDRESS	OWNER NAME	MAP #	SITE ADDRESS	OWNER NAME	MAP #	SITE ADDRESS	OWNER NAME	MAP #	SITE ADDRESS	OWNER NAME			
1	2000 WELTON ST	REGIONAL TRANSPORTATION DISTRICT	33	3400 WELTON ST APT 204	RUTLEDGE ALLEN E & DAPHNE D	65	2535 WASHINGTON ST	HESTON MARTHA	97	2550 WASHINGTON ST STE 405	BANKS TAMARA	129	2735 WELTON ST	HARRIS KING H	151	2800 WELTON ST	GREENE DANIEL A	183	3035 WELTON ST	WOOLCO ROBERT E & ESSE H
2	2000 WELTON ST	BLECKER LLC	34	3400 WELTON ST APT 205	OWING MARK	66	2535 WASHINGTON ST	HESTON MARTHA	98	2550 WASHINGTON ST STE 406	LEMAN DANIEL L	130	2735 WELTON ST	FINN POINTS PLAZA LLC	152	2800 WELTON ST UNIT 300	COLORADO PUBLIC TELEVISION INC	184	3035 WELTON ST	WOLDRICH ADAM
3	2003 WELTON ST	ONEOUI REALTY	35	3400 WELTON ST APT 201	KORNAL WARDMUND	67	2538 WELTON ST	2400 WELTON LLC	99	2550 WASHINGTON ST STE 405	STRANING CHARLES & RAYMOND	131	2735 WELTON ST	CHAMPA STREET HOLDINGS LLC	153	2800 WELTON ST UNIT 300	KUVO LLC	185	3035 WELTON ST	PETERSON A
4	2003 WELTON ST UNIT 201	ONEOUI REALTY	36	3400 WELTON ST APT 202	DOUGLAS MONICA T	68	2545 WELTON ST	KING, RENEE COUSINS EXEMPT TRUST	100	2550 WASHINGTON ST STE 406	POPER FRANK	132	2741 WELTON ST	BARRY GLENDA C	154	2800 WELTON ST UNIT 300	COLORADO PUBLIC TELEVISION INC	186	3037 WELTON ST	EMPIRE REAL ESTATE LLC
5	2003 WELTON ST	ONEOUI REALTY	37	3400 WELTON ST APT 203	CARROLL SMITH TERRY R	69	2547 WELTON ST	KING, RENEE COUSINS EXEMPT TRUST	101	2550 WASHINGTON ST STE 407	DOUGLAS DEBORAH	133	2746 WELTON ST	FINN POINTS WENTURE LLC	155	2800 WELTON ST	REGIONAL TRANSPORTATION DISTRICT	187	3040 WELTON ST	HARTING PABLA WILKINS
6	2005 WELTON ST	CI FAMILY LIVING TRUST	38	3400 WELTON ST APT 204	WILLIAMS STACY B REVOCABLE TRUST	70	2549 WELTON ST	KING, RENEE COUSINS EXEMPT TRUST	102	2550 WASHINGTON ST STE 408	RULIFNER PAUL	134	2747 WELTON ST	JUNATHA LLC	156	2800 WELTON ST UNIT 300	REGIONAL TRANSPORTATION DISTRICT	188	3047 WELTON ST	THOMAS MAN
7	2006 WELTON ST	OF PARKY LOVING TRUST	39	3400 WELTON ST APT 205	APPHANADOTT THOMAS	71	2550 WASHINGTON ST STE 200	RABBITTY LAUREN H	103	2550 WASHINGTON ST STE 409	WAGLAND JACQUES P	135	2748 WELTON ST UNIT 279A	WHITFIELD KURT	157	2800 WELTON ST	REGIONAL TRANSPORTATION DISTRICT	189	3049 CALPURNIA ST	REGIONAL TRANSPORTATION DISTRICT
8	2006 WELTON ST	ONEOUI REALTY	40	3400 WELTON ST	CITY & COUNTY OF DENVER	72	2550 WASHINGTON ST STE 202	POSTELL PATRICK L	104	2550 WASHINGTON ST UNIT 400	CONCORDIAINE BARFETT HOME MISSION	136	2750 WELTON ST	OSLER BRANSON L & MARELLAN	158	2800 WELTON ST	LUTT TARA AMBER G	190	3052 25TH ST	NELSON CHARLES
9	2046 WELTON ST	BLECKER LLC	41	3413 WASHINGTON ST 2427	GRANDE WASHINGTON INC	73	2550 WASHINGTON ST STE 200	TRINITY ASSET GROUP LLC	105	2550 WASHINGTON ST UNIT 300	MINUTE SPOT LLC	137	2757 WELTON ST	WALLACE CATHERINE A	159	2800 WELTON ST	DAWELSCOTT B & KIMBERLY D	191	3002 25TH ST	BLECKER LLC
10	2099 WELTON ST	FSF 3999 WELTON LLC	42	3418 WELTON ST 1	LIGHTHOUSE CONDOMINIUM ASSOCIATION	74	2550 WASHINGTON ST STE 200	BAKKE JULIE E C	106	2550 WASHINGTON ST UNIT 302	MINUTE SPOT LLC	138	2758 WELTON ST	NORTHWEST LAND CO	160	2800 WELTON ST	STYDAM EFFY R	192	3020 25TH ST	ESTELMAN THOMAS E & MANTLE J
11	2101 WELTON ST	UNITED STATES OF AMERICA	43	3418 WELTON ST 2	5 POINTS CONDOMINIUM MI LLC	75	2550 WASHINGTON ST STE 200	MOLAN AMBER L	107	2550 WASHINGTON ST UNIT 303	WELTON HOMES LLC	139	2800 WELTON ST UNIT 200	FINN POINTS PLAZA LLC	161	2800 WELTON ST	TOMLENDORF	193	3022 25TH ST UNIT 539	KING, RENEE COUSINS EXEMPT TRUST
12	2139 WELTON ST	US ENTERPRISES PACIFIC LTD	44	3420 WELTON ST	SMITH GERALD DEAN	76	2550 WASHINGTON ST STE 200	BURNETT SHARNA A	108	2550 WELTON ST	KING, RENEE COUSINS EXEMPT TRUST	140	2800 WELTON ST	SMP 2801 WELTON LLC	162	2800 WELTON ST	HARRIS GLENNE F REVOCABLE TRUST	194	3023 26TH ST	KUEHNHEIMSTEL JOSEPH H
13	2240 WELTON ST	2000 WELTON LLC	45	3422 WELTON ST	2400 WELTON LLC	77	2550 WASHINGTON ST STE 202	DUNBAR LORNE THOMAS R	109	2560 WELTON ST	2400 WELTON LLC	141	2800 WELTON ST UNIT 200	FINN POINTS PLAZA LLC	163	2800 WELTON ST	ALEXANDER ELIZABETH A	195	3024 PARK AVE W	2000 WELTON LLC
14	2200 WELTON ST	WELTON PARCEL B LLC	46	3426 WASHINGTON ST	3400 WASHINGTON STREET TOWNHOMES LLC	78	2550 WASHINGTON ST STE 200	WOODRUFF THOMAS C	110	2607 GLENARM PL	STYLANA LLC	142	2800 WELTON ST	LEWIS WILSON	164	2800 WELTON ST	SID LLC	196	3024 PARK AVE W	2000 WELTON LLC
15	2209 WELTON ST UNIT 200	WELTON KENNETH C	47	3428 WASHINGTON ST	3400 WASHINGTON STREET TOWNHOMES LLC	79	2550 WASHINGTON ST STE 200	BIRNHALWANI D	111	2625 WELTON ST	2415 WELTON STREET LLC	143	2800 WELTON ST	LOFTON MAUDE BROWN MW	165	2800 WELTON ST	SDIC LLC	197	3025 26TH ST	SMP 2801 WELTON LLC
16	2217 WELTON ST	BRYANT AUBREY J	48	3432 WASHINGTON ST	3400 WASHINGTON STREET TOWNHOMES LLC	80	2550 WASHINGTON ST STE 200	KONKLETON ARIANNA	112	2622 WELTON ST	THOMAS W BEAN FOUNDATION	144	2811 WELTON ST	FINN MICHAEL J	166	2800 WELTON ST	SANT BERNARD PROPERTIES LLC	198	3025 26TH ST	EPICORP HOLDING FOUNDATION CFC
17	2223 WELTON ST	SPRINGER ALLAN MARSHALL &	49	3444 WASHINGTON ST	TWENTY FOUR FORTY FOUR INC	81	2550 WASHINGTON ST STE 211	DINWEL MANDIA KAY	113	2624 WELTON ST	HARRIS KING H	145	2812 WELTON ST	MAUDE BROWN LOFTON AID	167	2800 WELTON ST	SANT BERNARD PROPERTIES LLC	199	3025 26TH ST	EPICORP HOLDING FOUNDATION
18	2224 WELTON ST UNIT 2228	WELTON PARCEL B LLC	50	3445 WELTON ST	JOHNSON LLC	82	2550 WASHINGTON ST STE 212	MCCORMACK AMY F	114	2630 WELTON ST	HARRIS KING H	146	2812 WELTON ST	ABER THOMAS LEWIS STEPHEN	168	2800 WELTON ST	SANT BERNARD PROPERTIES LLC	200	3025 26TH ST	UNIQUE REAL ESTATE INVESTMENTS LLC
19	2236 WELTON ST	WELTON PARCEL B LLC	51	3500 WASHINGTON ST	CITY & COUNTY OF DENVER	83	2550 WASHINGTON ST STE 213	BUTLER LARSON A	115	2637 WELTON ST	THOMAS W BEAN FOUNDATION	147	2813 WELTON ST	THOMAS W BEAN FOUNDATION	169	2800 WELTON ST	REGIONAL TRANSPORTATION DISTRICT	201	3027 26TH ST	WAKE KENNETH C
20	2240 WELTON ST	WELTON PARCEL B LLC	52	3500 WELTON ST	2500 WELTON LLC	84	2550 WASHINGTON ST STE 214	SAYED AMITA	116	2640 CALPURNIA ST	HIGHLAND INVESTMENTS LLP	148	2821 WELTON ST	WELTON PROPERTY INVESTMENTS LLC	170	2800 WELTON ST	2950 INVESTORS LLC	202	3027 26TH ST	BATS LINDSEY COMPANY
21	2244 WELTON ST UNIT 200	WELTON PARCEL B LLC	53	3500 WELTON ST	WAKE FAMILY LLC	85	2550 WASHINGTON ST STE 215	FREESING BROOKS C	117	2650 WELTON ST	BOURGEOIS CARL	149	2822 WELTON ST	WELTON PROPERTY INVESTMENTS LLC	171	2800 WELTON ST	SANT BERNARD PROPERTIES LLC	203	3028 26TH ST	SANT BERNARD PROPERTIES LLC
22	2250 WELTON ST	WELTON PARCEL B LLC	54	3510 WASHINGTON ST	WAKE JOHN D	86	2550 WASHINGTON ST STE 216	BELJE JACOBSON D	118	2701 WELTON ST	THOMAS W BEAN FOUNDATION	150	2824 WELTON ST	BUCCARILLO DANIEL R	172	2800 WELTON ST	SANT BERNARD PROPERTIES LLC	204	3028 26TH ST	KING WELFELY LLC
23	2300 WASHINGTON ST	KING WELFELY LLC	55	3510 WELTON ST	JOE WELTON LLC	87	2550 WASHINGTON ST STE 216	LOW JULIE E C	119	2711 WELTON ST APT 201	ANDERSON JAMES	151	2825 WELTON ST	WELTON PROPERTY INVESTMENTS LLC	173	2800 WELTON ST	WELTON PRO INVESTORS LLC	205	3029 WELTON ST	WELTON PRO INVESTORS LLC
24	2300 WASHINGTON ST	2300 WELTON LLC	56	3512 WASHINGTON ST	BALST HAROLD	88	2550 WASHINGTON ST STE 217	STANBURN MARIKA A	120	2711 WELTON ST APT 202	BURGOTT LINDA	152	2825 WELTON ST	CARLSON ANTHONY	174	2800 WELTON ST	3001 WELTON LLC	206	3029 WELTON ST	3001 WELTON LLC
25	2301 WELTON ST	CITY & COUNTY OF DENVER	57	3514 WASHINGTON ST	LEMAJON S	89	2550 WASHINGTON ST STE 218	NEVESERIE GARBY V & PATRICIA L	121	2711 WELTON ST APT 203	CHAGREDAI ZACHARIE R	153	2825 WELTON ST	WELTON PROPERTY INVESTMENTS LLC	175	2800 WELTON ST	3001 WELTON LLC	207	3029 WELTON ST	SEVEN TEN LLC
26	2330 WASHINGTON ST	PRODIGE NETWORK	58	3516 WASHINGTON ST	ARMOUR ADAM D	90	2550 WASHINGTON ST STE 219	WALKER MATTHEW S	122	2711 WELTON ST APT 204	COOPER LORNEWELL L	154	2826 WELTON ST	WELTON PROPERTY INVESTMENTS LLC	176	2800 WELTON ST	3001 WELTON LLC	208	3029 WELTON ST	CAMPBELL JACOBARY J
27	2335 WASHINGTON ST	BOURGEOIS CARL	59	3517 WASHINGTON ST	DODSON VIRGINIA M & DANIEL L	91	2550 WASHINGTON ST STE 220	BANUS SHANIGADA	123	2711 WELTON ST APT 205	PETERSOUKART J	155	2841 WELTON ST	WELTON PROPERTY INVESTMENTS LLC	177	2800 WELTON ST	3001 WELTON LLC	209	3029 WELTON ST	MENDOZA VICENTE & MARGARITA
28	2363 WASHINGTON ST	BOURGEOIS CARL	60	3519 WASHINGTON ST	JOHNSON CHRISTOPHER E	92	2550 WASHINGTON ST STE 221	JOHN RENTAL HOLDING	124	2711 WELTON ST APT 206	KONIA SPYRIDANOS W J	156	2844 WELTON ST	ANVI WP LLC	178	2800 WELTON ST	WELTON STREET 2015 LLC	210	3029 WELTON ST	WELTON STREET 2015 LLC
29	2400 WASHINGTON ST APT 208	3400 WASHINGTON STREET TOWNHOMES LLC	61	3523 WASHINGTON ST	DANE DOUGEN INC	93	2550 WASHINGTON ST STE 202	NEELSON AUBRY	125	2713 WELTON UNIT 2772	FERN WIL LLC	157	2847 DOWNING ST	WILLIAMSON CALVIN	179	2804 WELTON ST	RODRIGUEZ VICENTE MERCEDES	211	3029 WELTON ST	RODRIGUEZ VICENTE MERCEDES
30	2400 WELTON ST APT 101	LISSO STACY	62	3524 WASHINGTON ST	DODSON VIRGINIA M & DANIEL L	94	2550 WASHINGTON ST STE 203	HARRIS, ZIONA P A	126	2716 WELTON ST	2716 WELTON ST LLC	158	2847 WELTON ST 2847	TRIPOLI ANDROS D	180	2800 WELTON ST	WOOLCO ROBERT E & ESSE H	212	3029 WELTON ST	WOOLCO ROBERT E & ESSE H
31	2400 WELTON ST APT 102	MASSON ROBERT F R	63	3526 WELTON ST	KING, RENEE COUSINS	95	2550 WASHINGTON ST STE 204	WITZELER ANDREW	127	2721 WELTON ST	HARRIS W BEAN FOUNDATION	159	2848 WELTON ST	SANT BERNARD PROPERTIES LLC	181	2800 WELTON ST	WOOLCO ROBERT E & ESSE H	213	3029 WELTON ST	WOOLCO ROBERT E & ESSE H
32	2400 WELTON ST APT 103	MASSON ROBERT F	64	3528 WELTON ST	2500 WELTON LLC	96	2550 WASHINGTON ST STE 204	SMITH THOMAS	128	2722 WELTON ST	KING, RENEE COUSINS EXEMPT TRUST	160	2850 WELTON ST	FINN CHRISTOPHER	182	2805 WELTON ST	DOUGAN WILLIAMS BILL	214	3029 WELTON ST	DOUGAN WILLIAMS BILL

Map created on January 25th, 2016
Sources: ArcGIS, Denver Assessor's Office
Cartographer: Brandon Shaver



Five Points BID Proposed Service Area



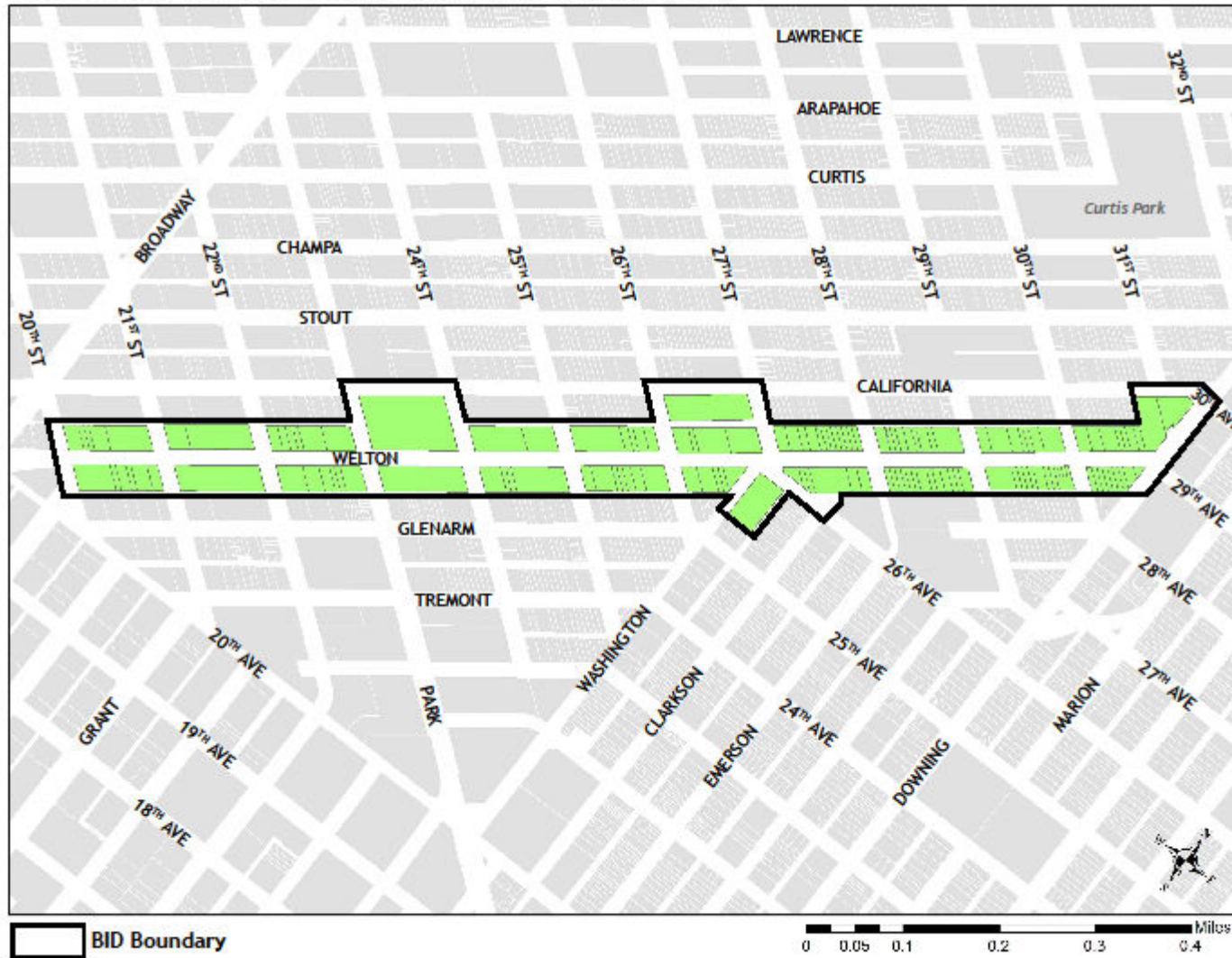
All parcels along Welton Street beginning at the north side of 20th Street going northeast along Welton Street terminating at Downing Street and 30th Avenue.

The parcel located adjacent to Welton Street on the southeast corner at Washington Street and 26th Avenue is included as part of the District.

The parcels located on the southeast side of California Street between 26th and 27th Streets are also included.



Five Points Business Improvement District (BID)



Five Points BID Proposed Service Area



- **88 Parcels**
- **42 Commercial Property Owners**
- **704,799 sq. ft. of Commercial Property**
- **42.01 Acres**
- **\$15,449,284 Assessed Total Valuation**



Community Outreach

November 2015 – February 2016



- FPBD special district steering committee formed with property owners & stakeholders
- 5 Community Meetings
- 21 one-on-one meetings with property owners and businesses
- 32 “service priority” surveys which provided meaningful insight regarding stakeholder issues and priorities



Community Outreach

November 2015 – April 2016



- April 12th Petition Campaign Drive Event
- Contacted 39 out of 42 commercial property owners with petitions and operating plan
- Petitions collected represent 56.68% of land
- Petitions collected represent 62.30% of total assessed value

Welton Street Maintenance District

- Two Blocks: 26th Street to 28th Street
- 2016 Assessment = \$55,000
- Dissolved upon successful Tabor Election
- Two block area included in the FPBID
- Balance of Funds carried over to be used only for the two block area



FPBID Operating Plan

- 10 Mill Levy
- \$157,000 Annual Budget
- Initial 10 year term
- 5 Board Members
- Enhanced Maintenance
- Physical Improvements
- Economic Development
- Safety & Security
- Marketing & Promotions
- Five Points Advocacy



Five Points BID City Council Calendar

- Monday, May 9th
- Tuesday, May 10th
- Tuesday, May 17th
- Thursday, May 19th
- Monday, May 23rd
- Tuesday, May 31st
- Friday, June 3rd
- Resolution: City Council
- Ordinance: BD Committee
- Ordinance: Mayor Council
- Ordinance: CAO to File
- Ordinance: 1st Reading
- Ordinance: 2nd Reading
- Ordinance Effective



FPBID Calendar 2016 - 2017

- April
- May
- June
- November
- January – March 2017
- Petition Drive
- City Council Hearings
- Ordinance Effective
- Tabor Election
- BID Operational & Funded

