

9th and Colorado Urban Redevelopment Area 9th Avenue Project (Continuum)

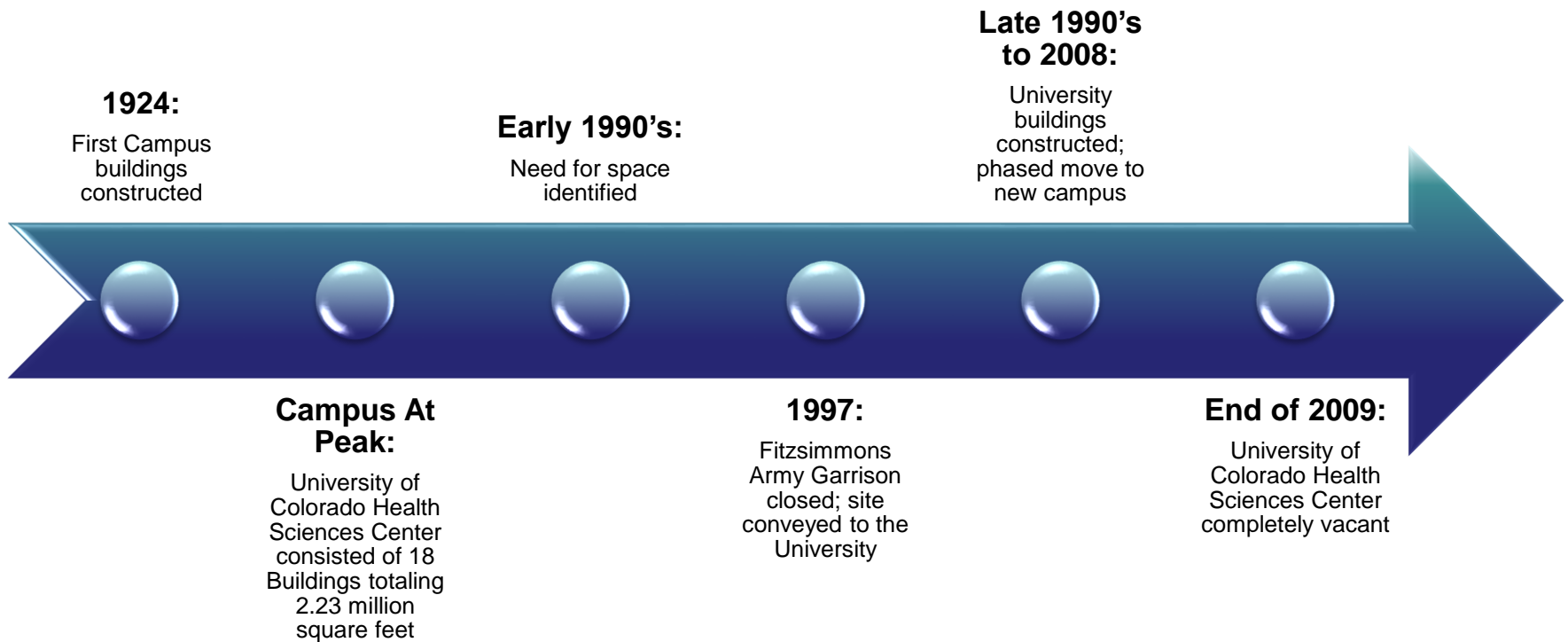


City Council Finance and Services Committee
November 18, 2014



9th Avenue Project

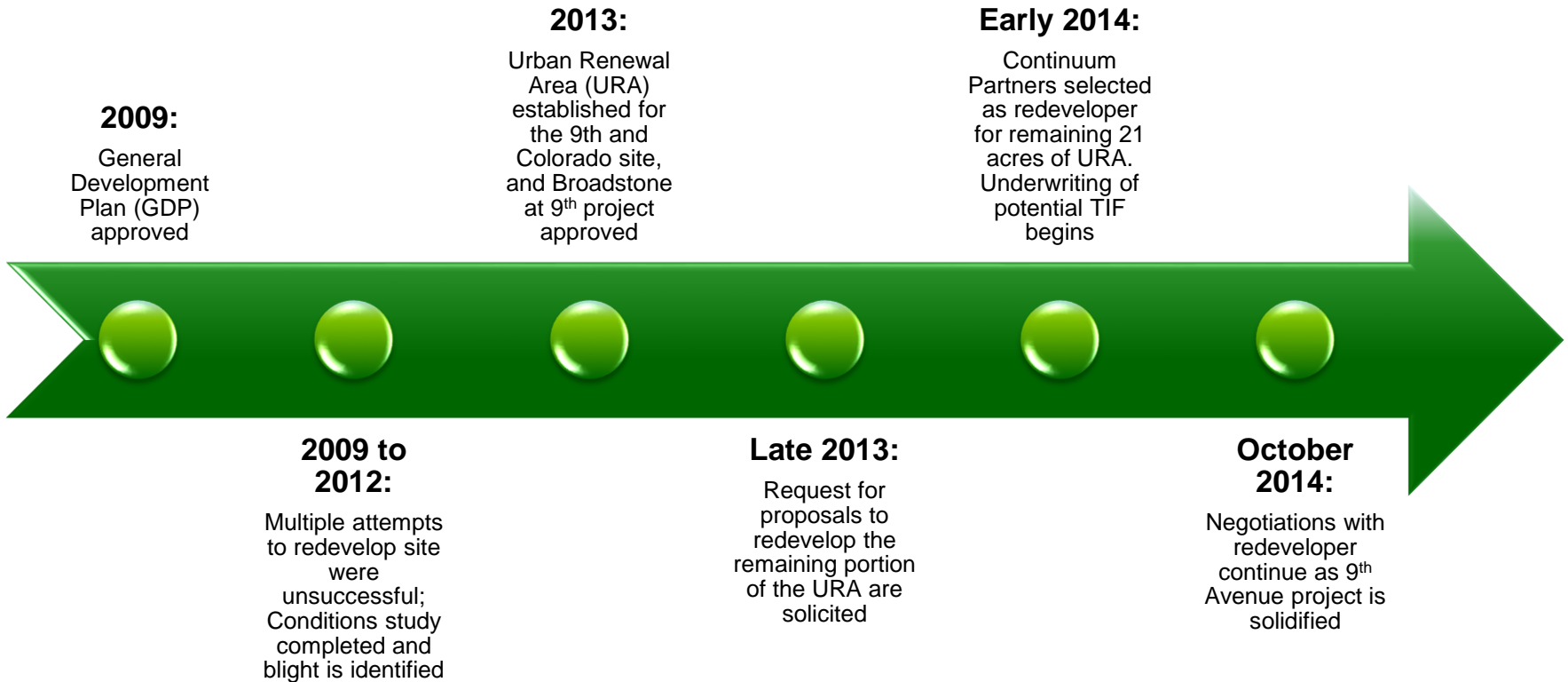
Timeline: University of Colorado Health Sciences Center



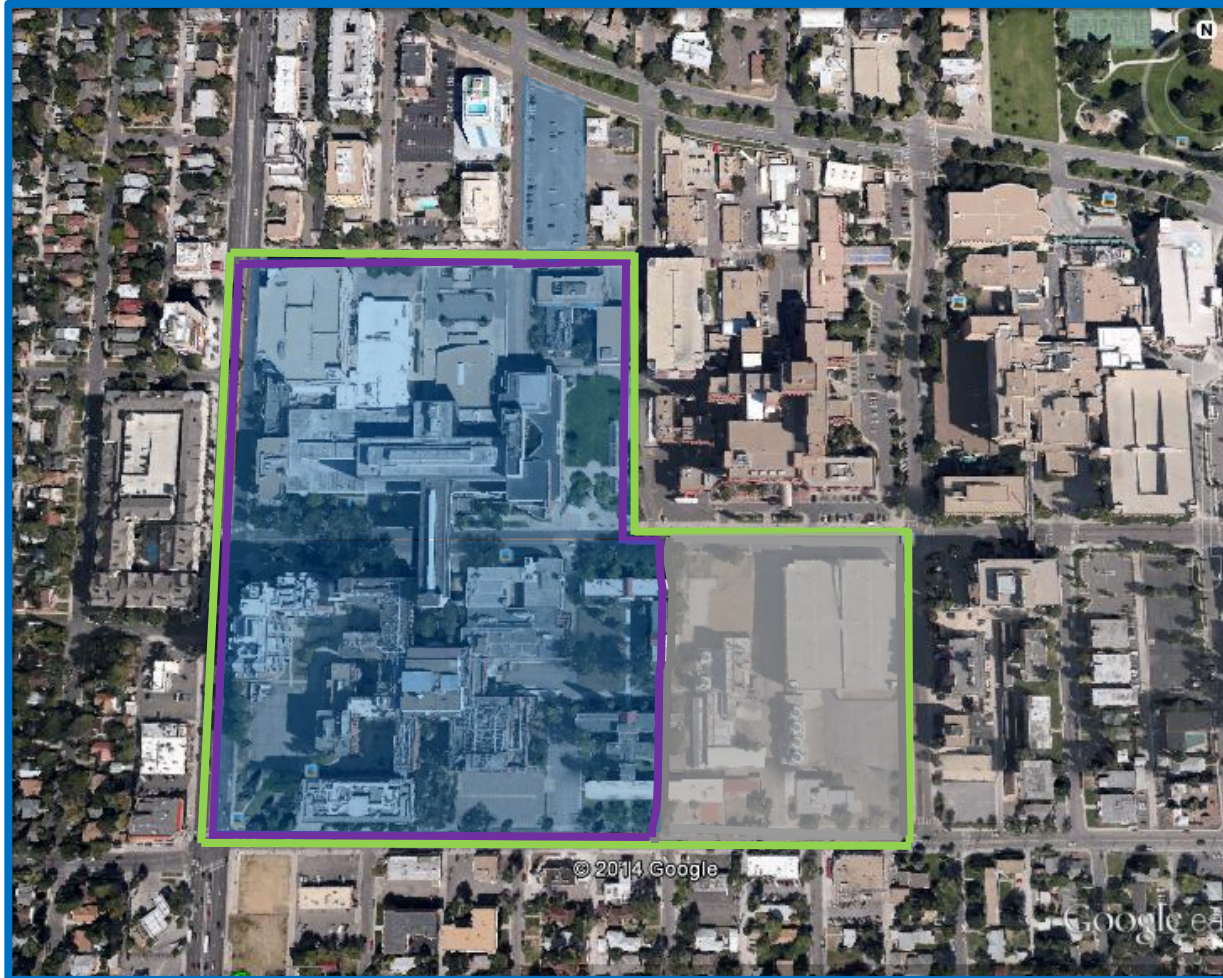



9th Avenue Project


Timeline: Health Sciences Center Redevelopment





9th Avenue Project – Site Overview



 Urban Redevelopment Area

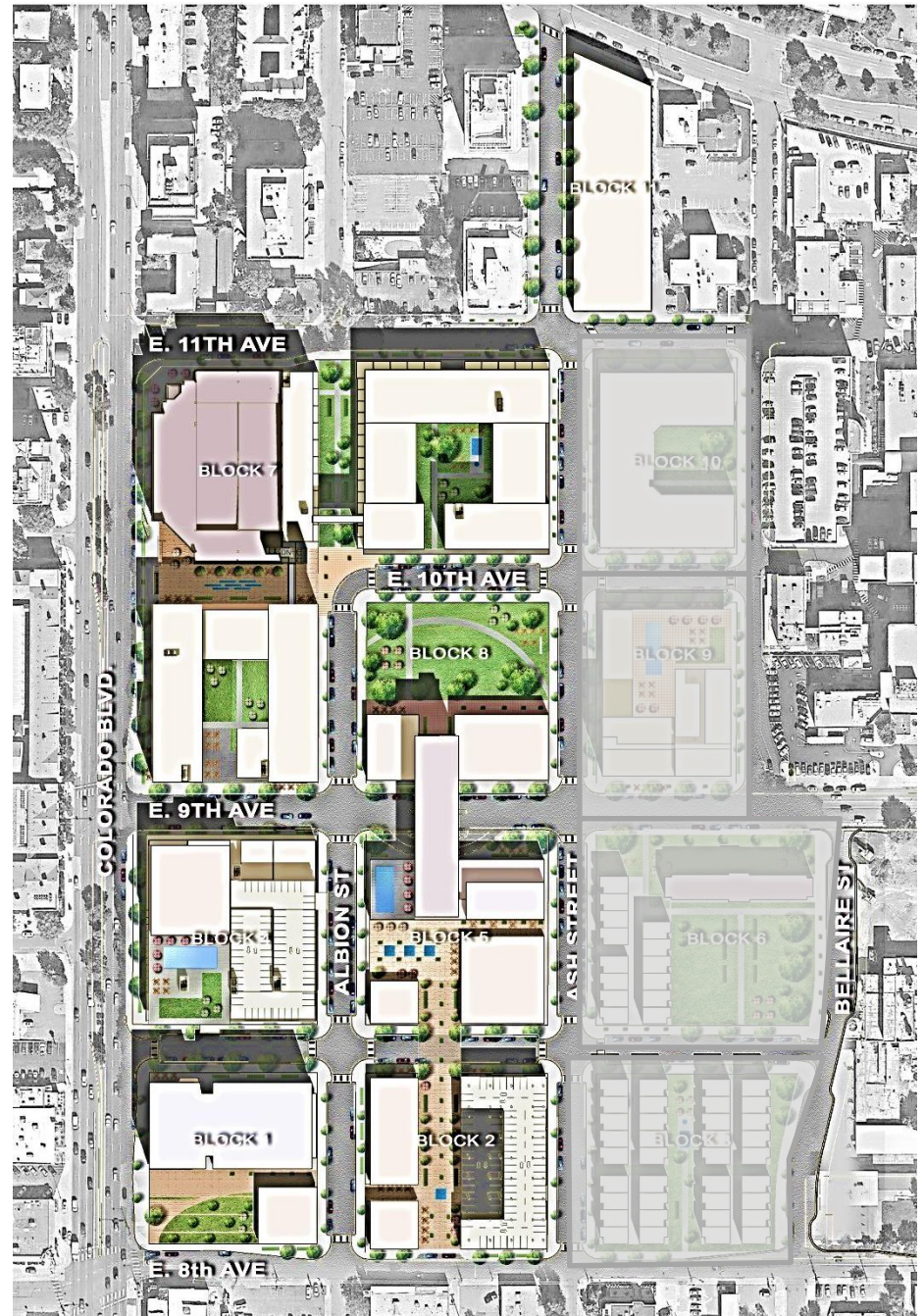
 9th Avenue Project Area

 Proposed Sales & Property Tax Increment Area

 Existing Property Tax Increment Area – Broadstone at 9th

9th Avenue Project - Phasing

- **Continuum Phase I:**
Approximately 2015 to 2017
 - Demolition and abatement
 - Adaptive reuse of existing parking structure and research bridge
 - Construction of residential, commercial, office and hotel buildings to be located on the eight blocks west of Ash Street, between 8th Avenue and 11th Avenue, construction of 100 affordable apartments units



9th Avenue Project - Phasing

- **Phase II: 2017 to 2019 +**

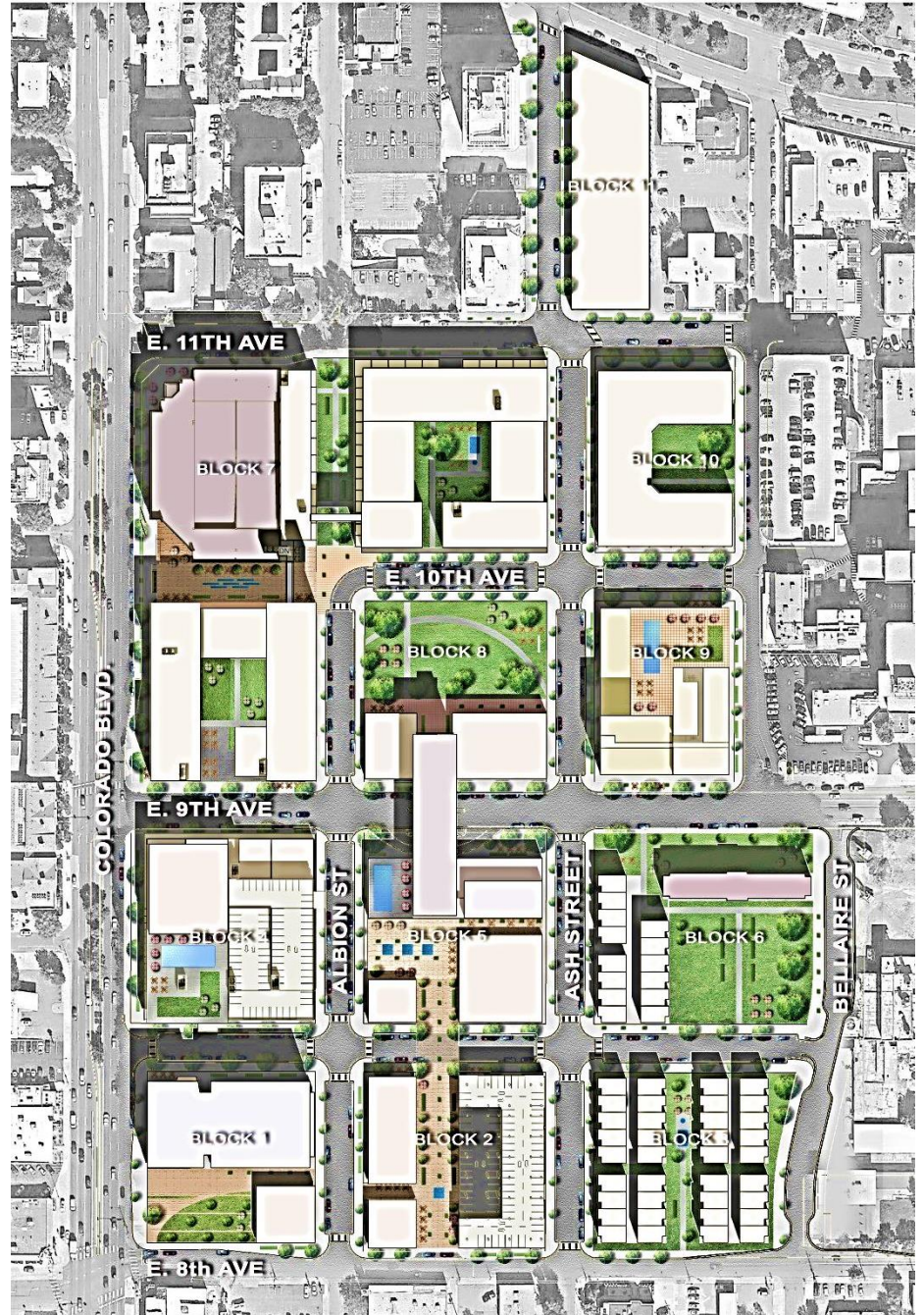
Not as well defined

- Allows later development to evolve based on market conditions
- Still in conformance with GDP
- Phase currently anticipated to include:
 - Completion of hotel and retail west of Ash Street
 - Construction of residential units on three blocks east of Ash Street, between 8th Avenue and 11th Avenue
 - Adaptive reuse of historic Nurses Dormitory into residential, commercial or office uses



9th Avenue Project

Completed Development



9th Avenue Project



Project Description

- Proposed Program – Continuum Campus – 9th & Colorado

Block	Retail SF	Residential (Townhomes)	Residential (Multi-family)	Residential (Affordable)	Office SF	Parking Stalls	Hotel SF (140 Keys)
Block 7	78,180		550 units			1,064	
Block 4 (Above Grade)	80,000					300	
Block 4 (Below Grade)						175	
Block 1	29,000				112,000	67	
Block 8	15,000						
Hotel							109,200
Block 5 (Above Grade)	20,000					360	
Block 2 (Below Grade)	35,000					180	
Block 9			152 units			190	
Block 10			152 units			190	
Block 6		16 units				32	
Block 3		28 units				56	
Total Within URA	257,180 sf	44 units	854 units		112,000 sf	2,614 stalls	109,200 sf
Ash Street Lot Development				100 units			
Grand Total	257,180 sf	44 units	854 units	100 units	112,000 sf	2,614 stalls	109,200 sf



Comp Plan 2000

- Promote quality infill development
- Encourage mixed-use, transit oriented development
- Support mixed-income housing development
- Use public-private partnerships to facilitate development



Blueprint Denver

- Support the Creation of High-density, Transit Supportive, Pedestrian oriented, mixed-use “Town Centers” or “Urban Centers”
- Anticipated “Reinvestment Areas” within Areas of Stability that would benefit from substantial reinvestment through infill and redevelopment

- Promote Quality Infill Development
- Encourage mixed-use, transit oriented development
- Support Mixed-income Housing Development
- Use Public-private Partnerships to Facilitate Development

Comp Plan 2000



Colorado Blvd. Healthcare District Plan

- Maintain and improve the livability of the surrounding area as an urban, mixed-use neighborhood with a vital residential base and strong neighborhood-serving business
- Improve the physical appearance of the District
- The scale and buffering of new development should respect the character of buildings across the street.

- Support the Creation of High-density, Transit Supportive, Pedestrian oriented, mixed-use “Town Centers” or “Urban Centers
- Anticipated “Reinvestment Areas” within Areas of Stability that would benefit from substantial reinvestment through infill and redevelopment

Blueprint Denver

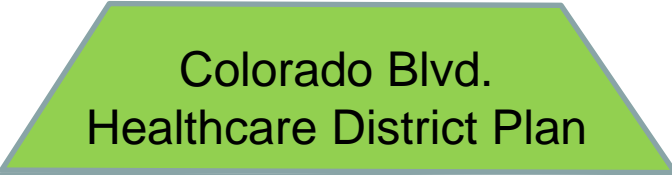
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Comp Plan 2000

9th Avenue Project - Conformance with City Plans and Community Vision



**GDP & Urban Design
Standards and Guidelines**



Colorado Blvd.
Healthcare District Plan



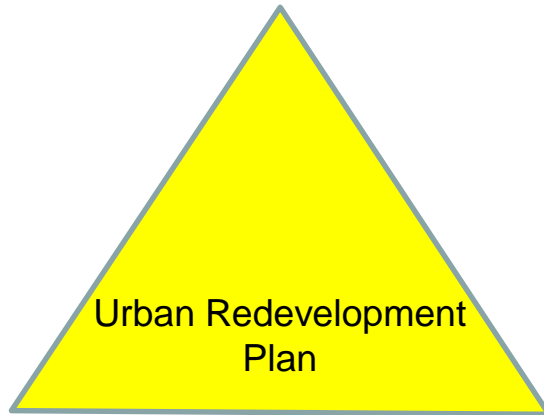
Blueprint Denver



Comp Plan 2000

- Create a neighborhood that integrates multiple uses:
 - Residential & Commercial
 - Office, Retail and Hotel
 - Appropriate Public spaces and public services
- Create a unique, distinctive, and identifiable development that promotes connectivity and access across neighborhoods for pedestrians, bicycle and automobile traffic
- Coordinate the overall plan with design elements to create a desirable, unique environment and encourages a variety of activities

9th Avenue Project - Conformance with City Plans and Community Vision



Eliminate blight; renew and improve character of the Area

Encourage residential, retail and commercial development

Encourage Land Use Patterns

Where pedestrians are safe and welcome

Resulting in a more environmentally sustainable city

Encourage and Promote:

High and moderate density development where appropriate

Reuse of existing buildings, historic preservation and adaptive reuse

A diverse, sustainable neighborhood economy, incorporating mixed use and commercial opportunities

GDP & Urban Design Standards and Guidelines

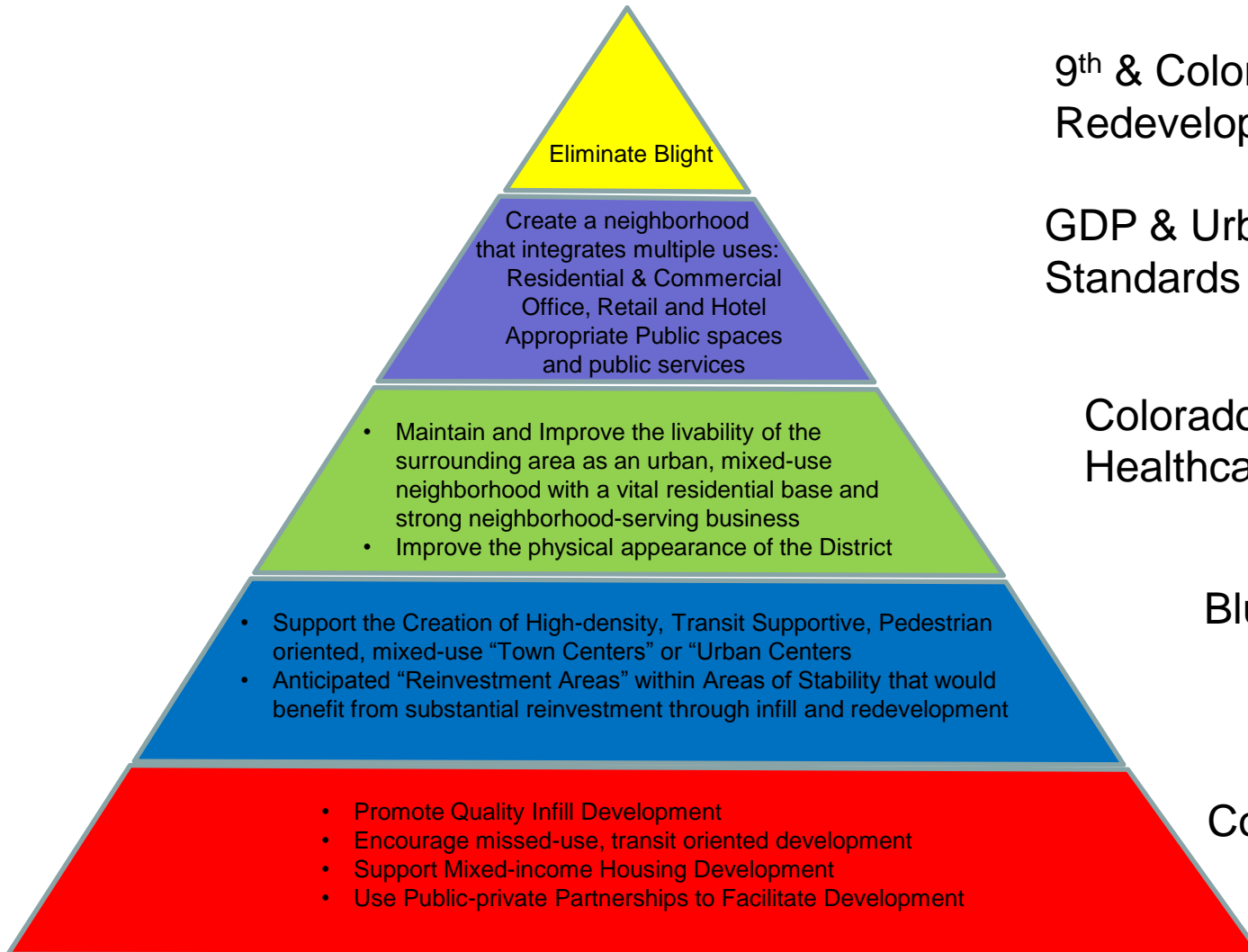
Colorado Blvd. Healthcare District Plan

Blueprint Denver

Comp Plan 2000



Conformance with City Plans and Community Vision



9th & Colorado Urban
Redevelopment Plan

GDP & Urban Design
Standards and Guidelines

Colorado Blvd.
Healthcare District Plan

Blueprint Denver

Comp Plan 2000

9th Avenue Project

Need for Public Investment



Tax Increment Financing (TIF) is used when the project costs are greater than the amount of traditional financing (debt and developer equity) a project can support.

Capture Incremental Sales and Property taxes generated as a result of the redevelopment project

Investment indicative of costs necessary to eliminate blight and support City and Community development vision

9th Avenue Project

Conditions Study Findings

- Slum/Deteriorated Structures
- Predominance of Defective or inadequate street layout
- Deterioration of site or other improvements
- Inadequate Public Improvements
- Environmental contamination of buildings or property
- Substantial physical underutilization or vacancy of sites, buildings or other improvements





9th Avenue Project

Urban Redevelopment Plan – Need for Public Investment

Anticipated TIF Eligible Project Costs:

- Demolition
- Infrastructure (Street Layout)
- Environmental Remediation
- Site Work



Remedy Blight

- Public Parking
- Public Realm



Support Development Plan

Expected amount of TIF assistance between \$47 and \$50 million

9th Avenue Project



Project Description

- Sources and Uses of Funds (As of 11/15/14)

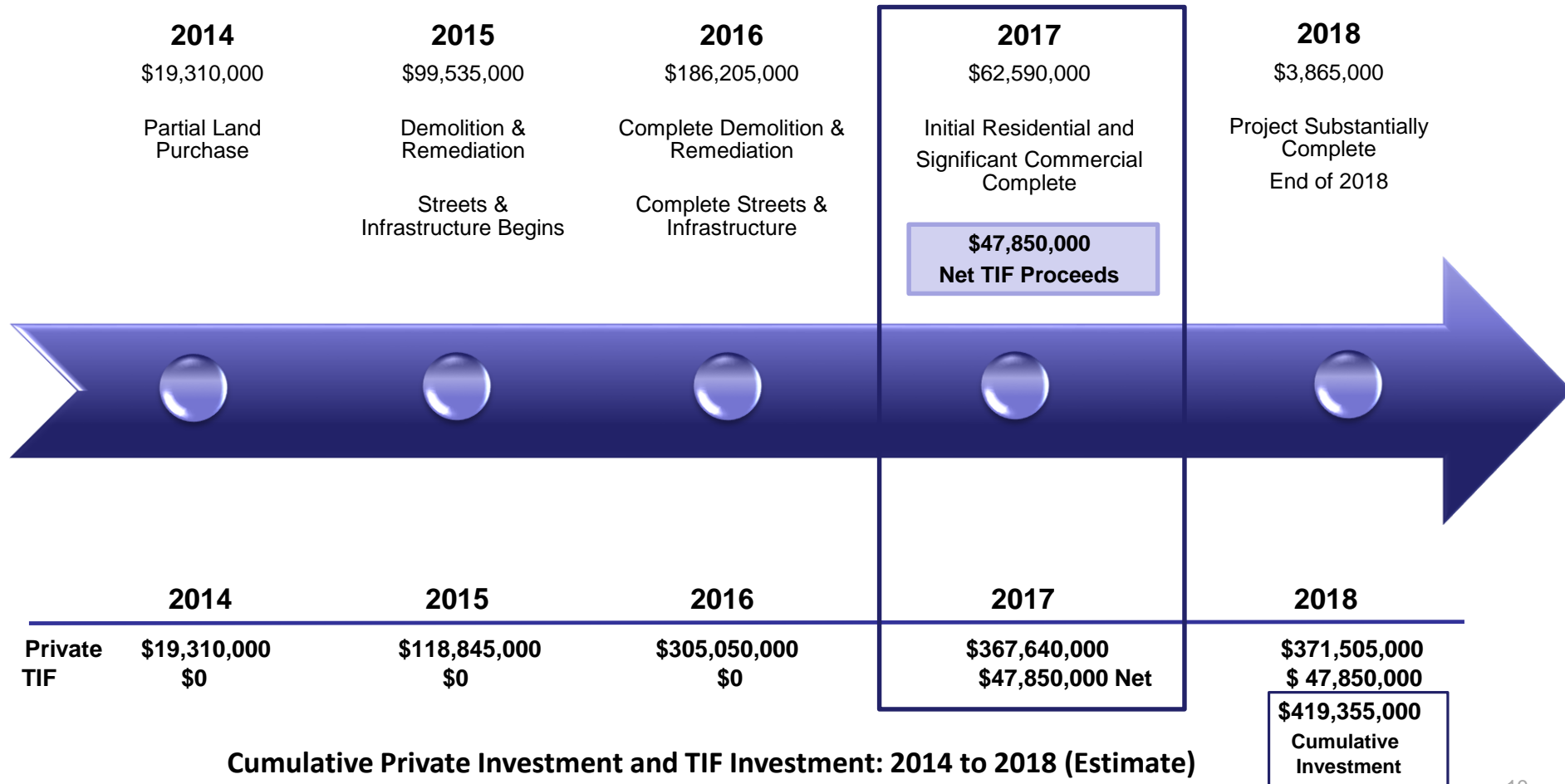
Sources		
Equity	173,697,409	41.42%
Debt	197,807,957	47.17%
Tax Increment Bond Proceeds	47,850,000	11.41%
Total Sources	419,355,366	100.00%

Uses		
Hard Costs	300,413,402	71.64%
Soft Costs	53,551,818	12.77%
Development Fees (3% + 1%)	15,783,546	3.76%
Acquisition Costs	31,360,000	7.48%
Tenant Improvements	18,246,600	4.35%
Total Uses	419,355,366	100.00%



9th Avenue Project

Timeline: Expected Development



Cumulative Private Investment and TIF Investment: 2014 to 2018 (Estimate)

9th Avenue Project



Coordination With Other Taxing Entities

Anticipated Uses of Tax Increment Revenues:

- TIF Bond Debt Service
- Denver Public Schools - \$1 million
- City and County of Denver (City Services)
 - \$300,000 Annually
 - Excess split between DURA and/or Developer

9th Avenue Project



Approval Process

- Planning Board: October 15, 2014 - Informational Briefing
- Resolution setting Public Hearing: November 3, 2014
- Planning Board: November 5, 2014 – Approval of Plan Amendment (Action)
- Finance & Services Council Committee: November 18, 2014
 - Plan Amendment and Cooperation Agreement
- DURA Board: November 20, 2014
 - Approval of Plan Amendment and Cooperation Agreement
- City Council: December 1, 2014
 - First Reading – Plan Amendment and Cooperation Agreement
- City Council: December 8, 2014
 - Second Reading and Public Hearing – Plan Amendment and Cooperation Agreement

9th Avenue Project



Questions?

**City Council Finance and Services Committee
November 18, 2014**