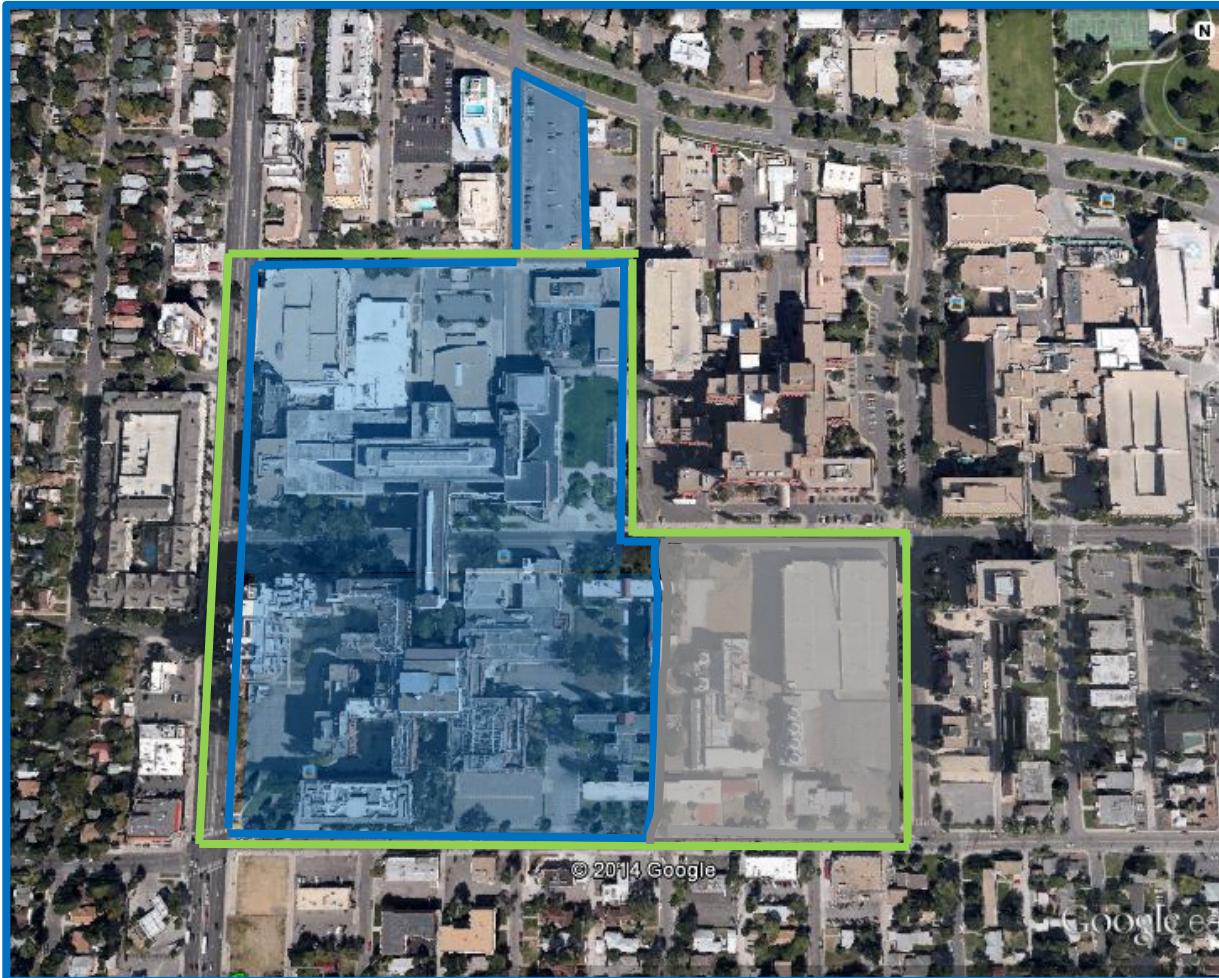


# 9<sup>th</sup> and Colorado Urban Redevelopment Area

## 9<sup>th</sup> Avenue Project (Continuum)



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

# 9<sup>th</sup> Avenue Project

## Timeline: University of Colorado Health Sciences Center



### 1924:

First Campus buildings constructed

### Early 1990's:

Need for space identified

### Late 1990's to 2008:

University buildings constructed; phased move to new campus



### Campus At Peak:

University of Colorado Health Sciences Center consisted of 18 Buildings totaling 2.23 million square feet

### 1997:

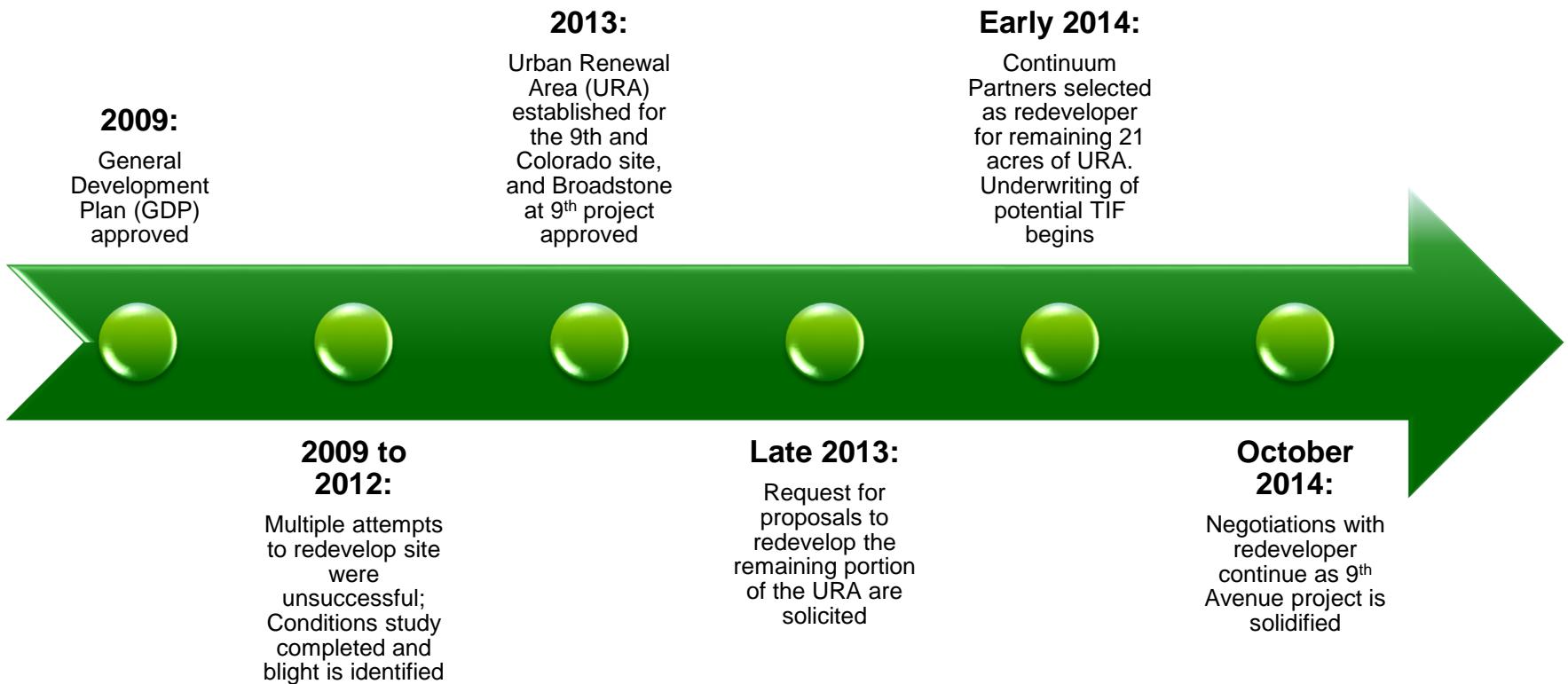
Fitzsimmons Army Garrison closed; site conveyed to the University

### End of 2009:

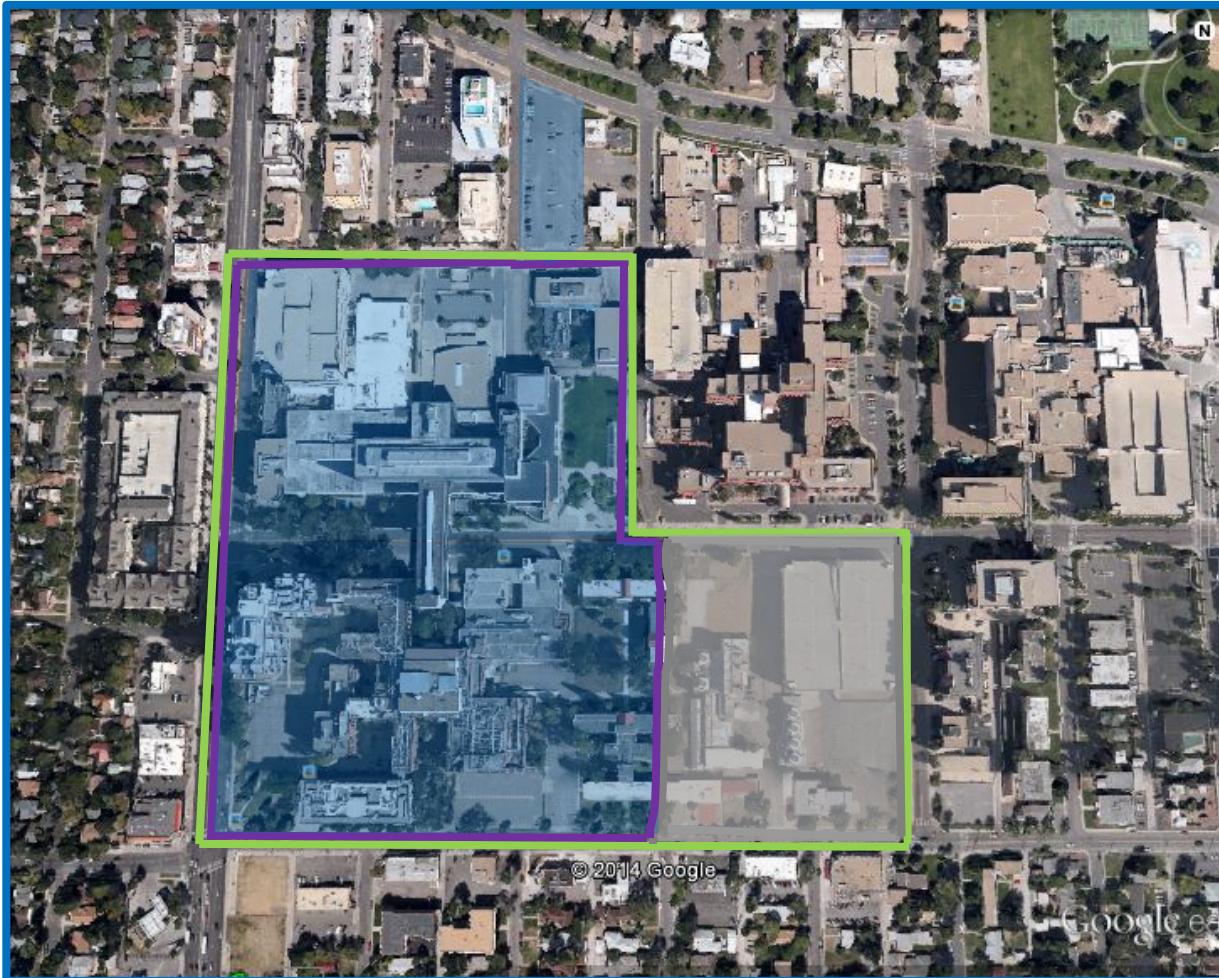
University of Colorado Health Sciences Center completely vacant

# 9<sup>th</sup> Avenue Project

## Timeline: Health Sciences Center Redevelopment



# 9<sup>th</sup> Avenue Project – Site Overview



Urban  
Redevelopment  
Area

9<sup>th</sup> Avenue  
Project Area

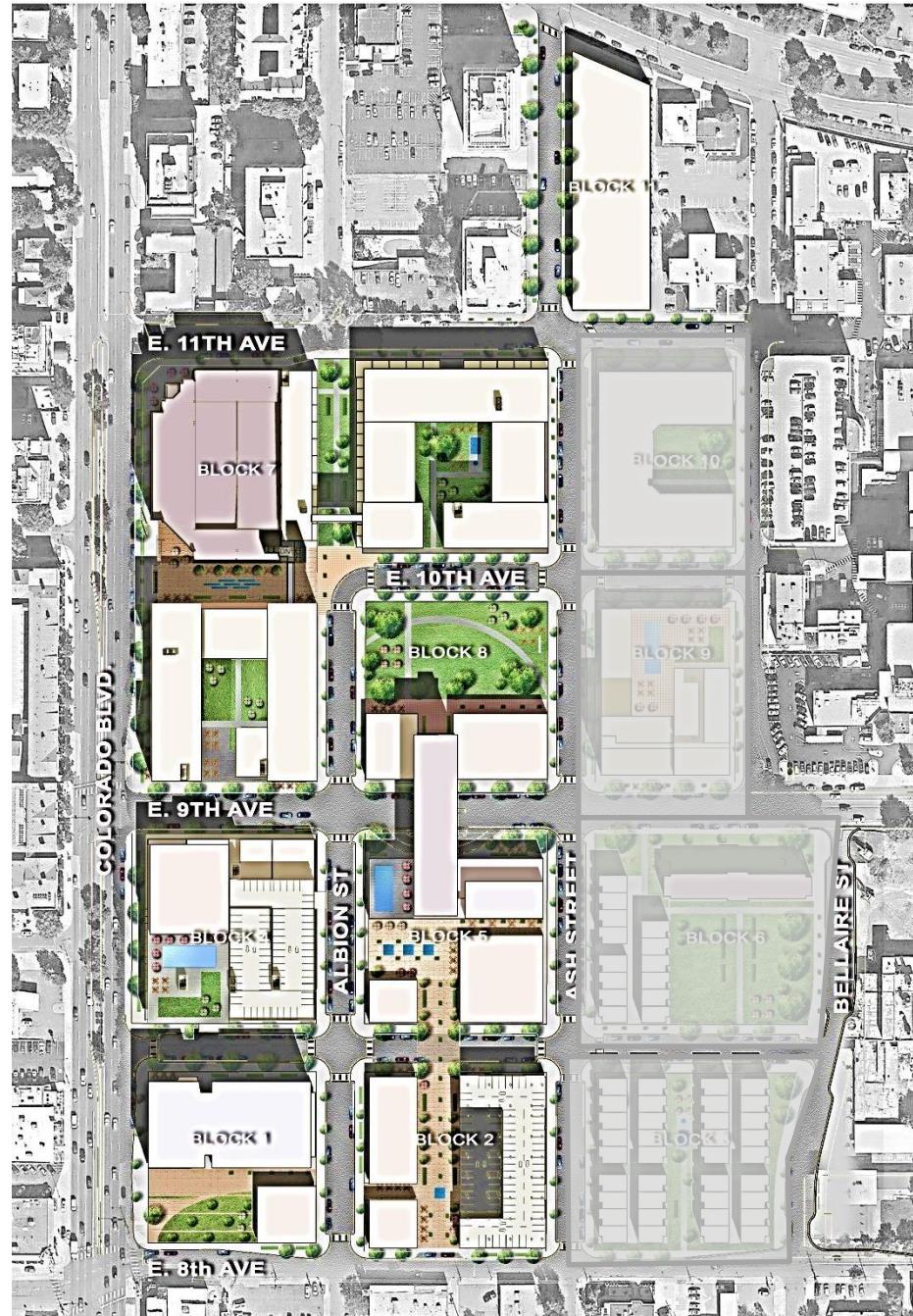
Proposed Sales  
& Property Tax  
Increment Area

Existing Property Tax  
Increment Area –  
Broadstone at 9th

# 9<sup>th</sup> Avenue Project - Phasing

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- **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 8<sup>th</sup> Avenue and 11<sup>th</sup> Avenue, construction of 100 affordable apartments units



# 9<sup>th</sup> 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 8<sup>th</sup> Avenue and 11<sup>th</sup> Avenue
  - Adaptive reuse of historic Nurses Dormitory into residential, commercial or office uses



# 9<sup>th</sup> Avenue Project

## Completed Development



# 9<sup>th</sup> Avenue Project



## Project Description

- Proposed Program – Continuum Campus – 9<sup>th</sup> & 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	
<b>Total Within URA</b>	<b>257,180 sf</b>	<b>44 units</b>	<b>854 units</b>		<b>112,000 sf</b>	<b>2,614 stalls</b>	<b>109,200 sf</b>
Ash Street Lot Development				100 units			
<b>Grand Total</b>	<b>257,180 sf</b>	<b>44 units</b>	<b>854 units</b>	<b>100 units</b>	<b>112,000 sf</b>	<b>2,614 stalls</b>	<b>109,200 sf</b>

## 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

- 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

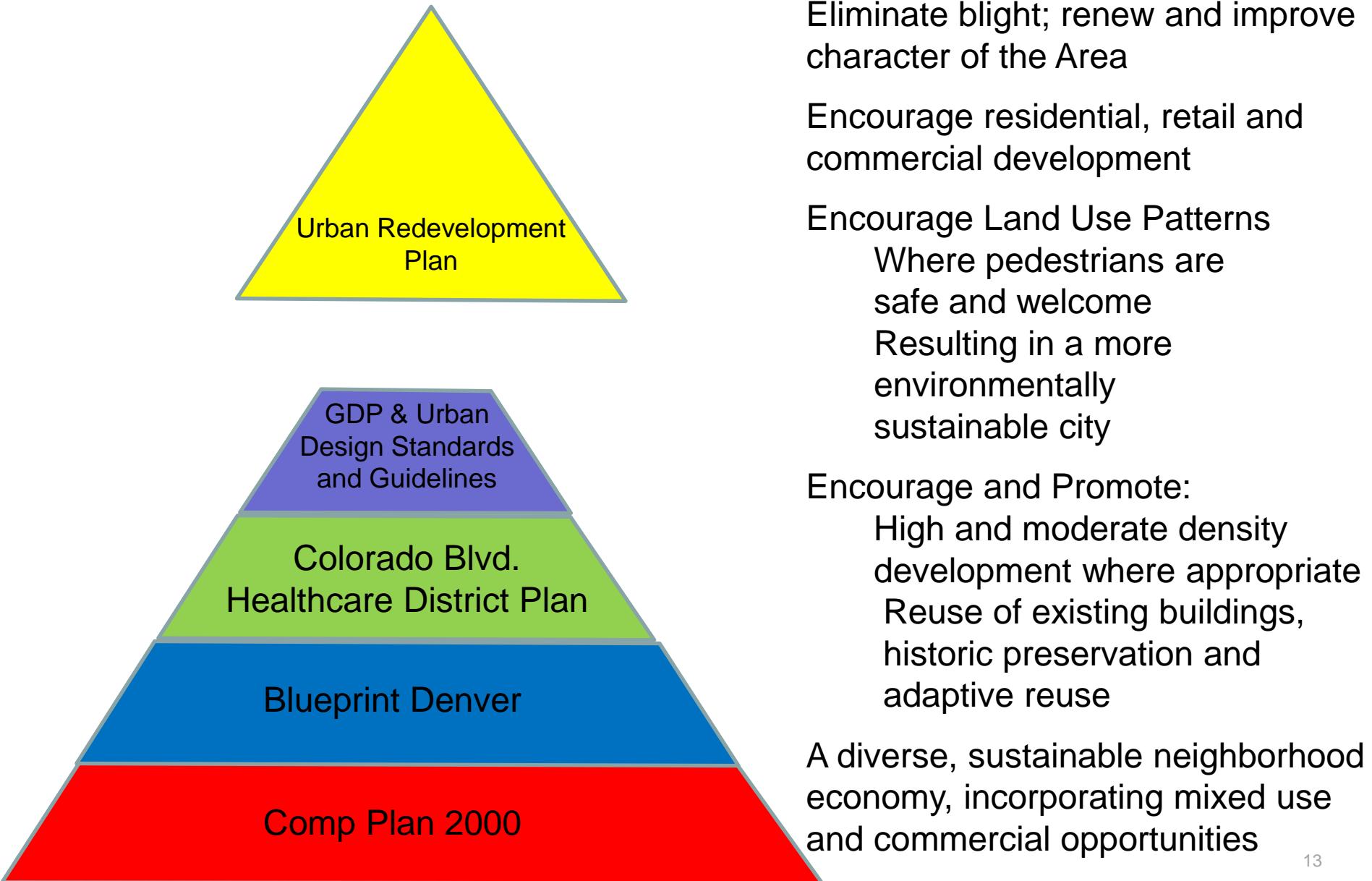
## 9<sup>th</sup> Avenue Project - Conformance with City Plans and Community Vision

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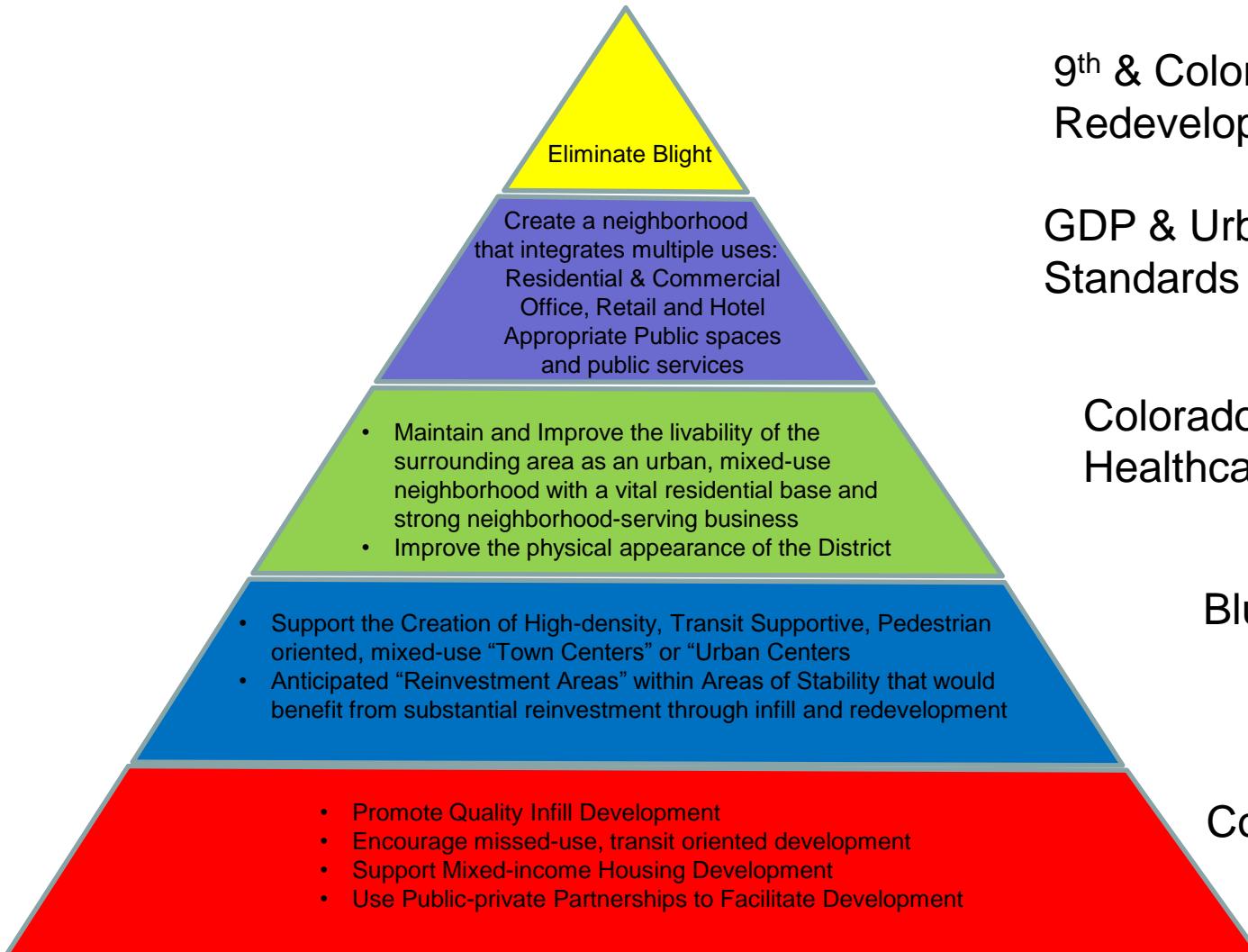


## 9<sup>th</sup> Avenue Project - Conformance with City Plans and Community Vision

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## Conformance with City Plans and Community Vision



9<sup>th</sup> & Colorado Urban  
Redevelopment Plan

GDP & Urban Design  
Standards and Guidelines

Colorado Blvd.  
Healthcare District Plan

Blueprint Denver

Comp Plan 2000

# 9<sup>th</sup> Avenue Project

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## 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

# 9<sup>th</sup> 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



# 9<sup>th</sup> 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

# 9<sup>th</sup> 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%

# 9<sup>th</sup> Avenue Project



## Timeline: Expected Development

2014	2015	2016	2017	2018
\$19,310,000	\$99,535,000	\$186,205,000	\$62,590,000	\$3,865,000
Partial Land Purchase	Demolition & Remediation	Complete Demolition & Remediation	Initial Residential and Significant Commercial Complete	Project Substantially Complete End of 2018
	Streets & Infrastructure Begins	Complete Streets & Infrastructure	<b>\$47,850,000 Net TIF Proceeds</b>	



	2014	2015	2016	2017	2018
Private	\$19,310,000	\$118,845,000	\$305,050,000	\$367,640,000	\$371,505,000
TIF	\$0	\$0	\$0	\$47,850,000 Net	\$47,850,000 \$419,355,000 Cumulative Investment

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

# 9<sup>th</sup> Avenue Project

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## 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



# 9<sup>th</sup> Avenue Project

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## 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

# 9<sup>th</sup> Avenue Project

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## Questions?