



Proposed Urban Redevelopment Area Boundaries



LEGEND

 Study Area

Study Area Boundary Map



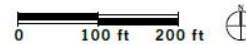
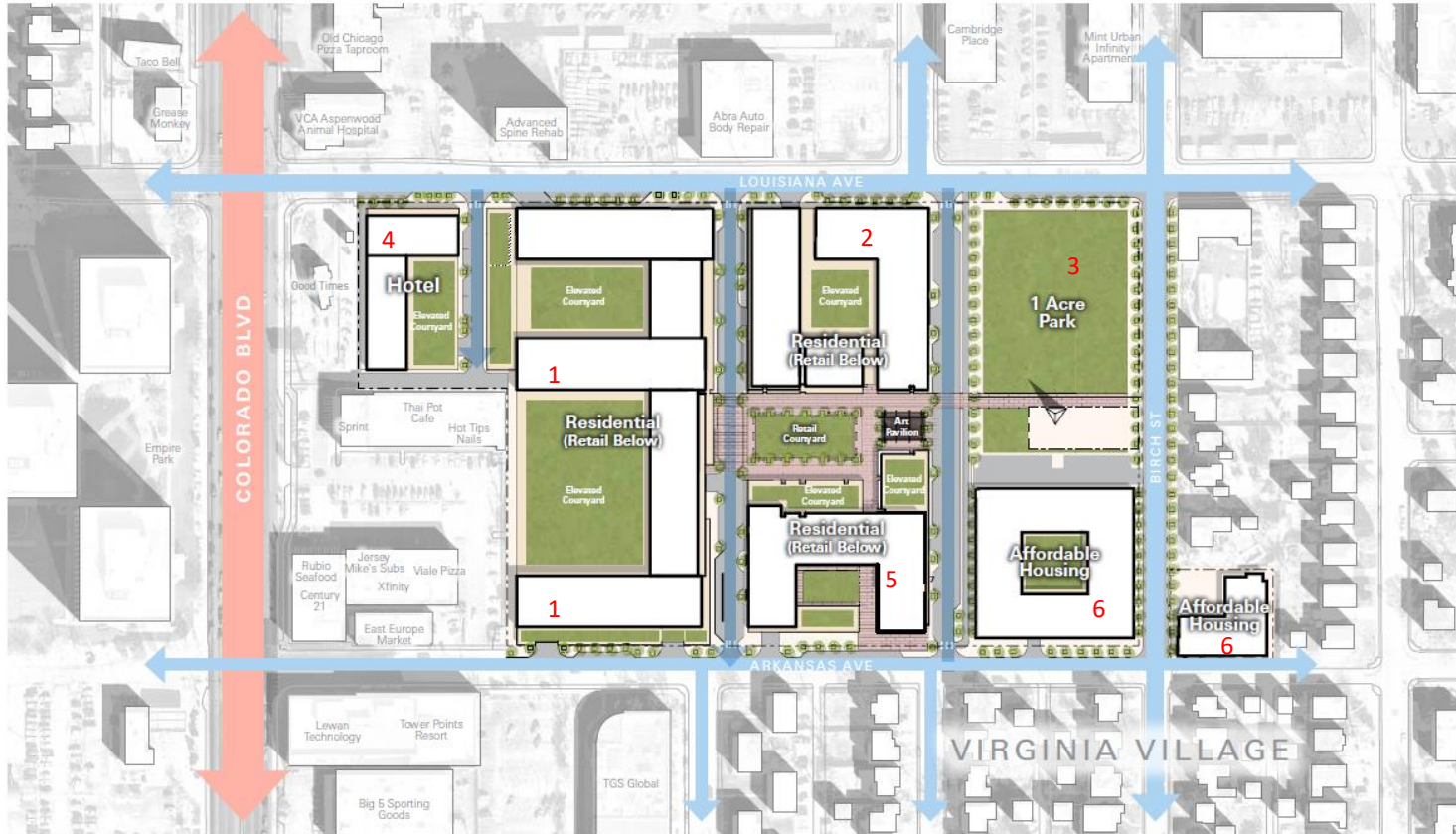
4201 East Arkansas Urban Redevelopment Plan



C.R.S. Factors of Blight

1. Deteriorated or deteriorating structures
2. Defective or inadequate street layout
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
4. **Unsanitary or unsafe conditions**
5. **Deterioration of site or other improvements**
6. **Unusual topography or inadequate public improvements or utilities**
7. Defective or unusual conditions of title rendering the title non-marketable
8. Conditions that endanger life or property by fire or other causes
9. Buildings that are unsafe or unhealthy for people to live or work in
10. **Environmental contamination of buildings or property**
11. **Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial underutilization or vacancy of buildings, sites, or improvements**

4201 East Arkansas - Proposed Redevelopment Project Conceptual Site Plan



ARKANSAS & COLORADO



Peter J. Park, LLC

TRYBA ARCHITECTS

October 2019



4201 East Arkansas Urban Redevelopment Plan

The main objectives of the Urban Redevelopment Plan are to:

- Eliminate blight; renew and improve character of the Area
- Encourage the creation of complete and inclusive neighborhood
- Encourage mixed-use development and redevelopment that is socially and economically inclusive
- Promote a diverse, sustainable neighborhood economy, including mixed use and commercial development opportunities
- More effectively use underdeveloped land within the Area
- Encourage land use patterns that result in a more environmentally sustainable city
- Encourage high and moderate density where appropriate
- Encourage land use patterns where pedestrians are safe and welcome
- Improve access to healthy transportation options, healthy foods, and open space
- Achieve the goals as outlined in adopted City Plans

4201 East Arkansas Redevelopment Project - Addressing Plan Objectives

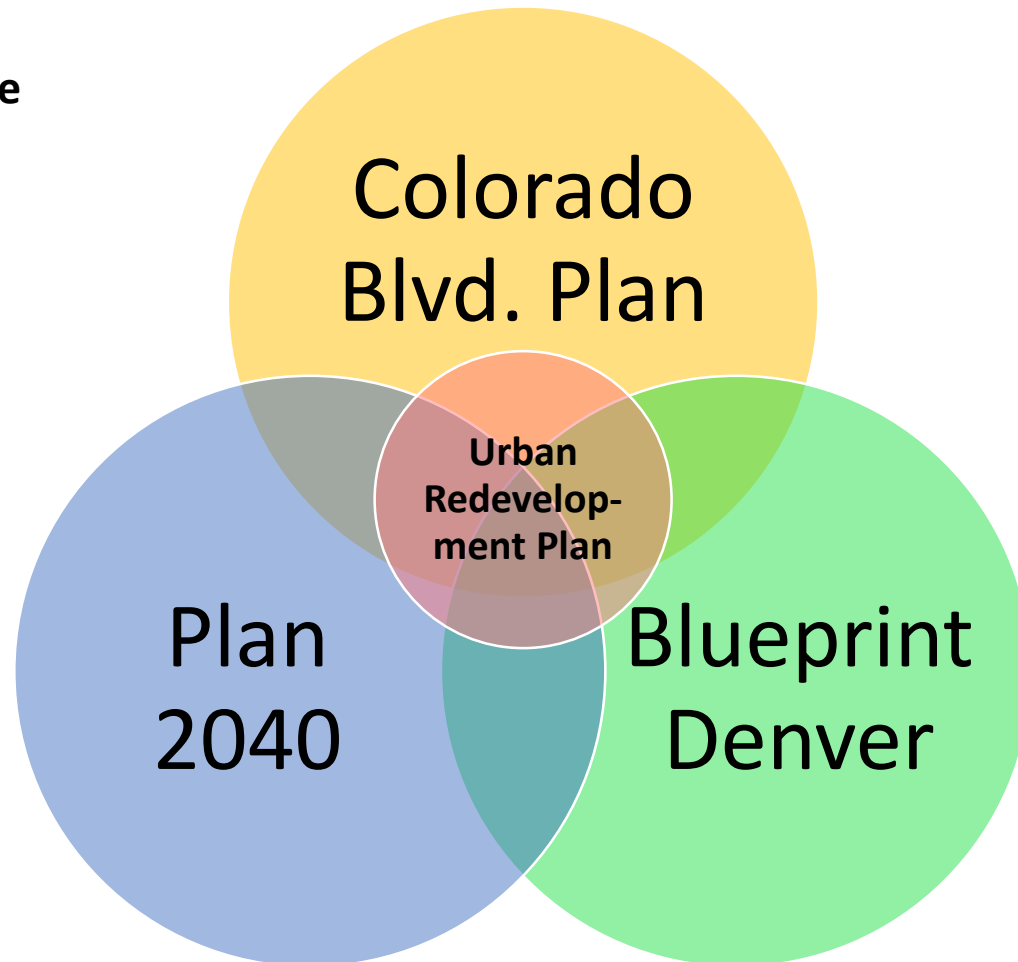


UR Plan Objectives	Plan 2040 Goals	Blueprint Denver Goals
Eliminate Blight	Ensure Denver residents have safe, convenient and affordable access to basic services and a variety of amenities	Integrate mitigation of involuntary displacement of residents and/or businesses into major city projects
Renew & Improve Character of Area	Build housing as a continuum to serve residents across a range of incomes, ages and needs	Promote coordinated development on large infill sites to ensure new development integrates with its surroundings and provides appropriate community benefits
Improve access to transportation, healthy foods and parks	Make neighborhoods accessible to people of all ages and abilities	Increase the development of affordable housing and mixed-income housing, particularly near transit, services and amenities
Promote diverse neighborhood economy – mixed use and commercial development	Ensure every neighborhood is economically strong and dynamic	Improve equitable access to employment areas throughout the city to ensure all residents can connect to employment opportunities
Encourage commercial, residential and retail development that is socially and economically inclusive	Create and preserve parks and public spaces that reflect the identity of Denver’s neighborhoods	Ensure Denver and its neighborhoods have a vibrant and authentic retail and hospitality marketplace
Effectively use underdeveloped land	Maximize the public right-of-way to create great places	Ensure an active and pedestrian-friendly environment that provides a true mixed-use character in centers and corridors
Promote a mix of attainable housing option	Grow a strong, diversified economy	Align the impacts of private development with transportation infrastructure and promote development that creates walkable, transit-friendly communities
Encourage high and moderate density where appropriate	Clean our soils, conserve land and grow responsibly	Expand tools and regulations to ensure high-quality parks and outdoor public spaces
Assist in cultivating complete and inclusive neighborhoods	Provide high-quality parks, recreation facilities and programs that serve all Denver Residents	Work with public and private partners to improve access to shops, restaurants, entertainment, civic used, services and a variety of daily need for all Denver residents

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Plan Compliance



- Planning Board Voted 8-1 to find Plan to be in conformance with Plan 2040 and Adopted Supplements November 6, 2019



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Urban Redevelopment Plan – Need for Public Investment

Anticipated TIF Eligible Project Costs:

- Infrastructure (Street Layout, Utilities)
- Environmental Remediation
- Site Work



Remedy Blight

- Affordable Housing
- Public Realm & Open Space
- Tower Improvements



Support Development Plan

Expected amount of TIF assistance approximately \$23.6 million



4201 East Arkansas Cooperative Agreement

- **DURA Urban Drainage and Flood Control District Letter Agreement**
 - Ability to collect and utilize full amount of incremental property taxes from UDFCD mill levy

- **DURA/DPS Intergovernmental Agreement**
 - Ability to collect and utilize full amount of incremental property taxes from DPS mill levy
 - DURA to pay \$1,228,800 from incremental taxes to DPS to support school needs in Southeast planning region
 - Southeast planning region includes:
 - Ellis Elementary
 - Merrill Middle School
 - South High School

- **DURA/Metropolitan District Cooperation Agreement**

- **DURA/City Cooperation Agreement**
 - Addresses collection and remittance of both property and sales tax increment to support redevelopment
 - Term of Agreement – earlier of DURA obligation or 25 years

4201 East Arkansas Urban Redevelopment Plan

Legislative Findings



- Constitutes a Blighted Area
- Boundaries drawn as narrowly as feasible to accomplish objectives of Plan
- Feasible Method exists for Relocation of Displaced Individuals and Families and/or Business Concerns
- Written Notice of Public Hearing Provided to All Property Owners, Residents and Owners of Business Concerns in the Urban Redevelopment Area
- No more than 120 Days Since First Public Hearing – First Public Hearing
- No previous failure to approve Plan
- Conformance with Comprehensive Plan
- Maximum Opportunity for Redevelopment by Private Enterprise
- No Open Land included in Urban Redevelopment Area
- No Agricultural Land included in Urban Redevelopment Area
- Agreements with other property taxing entities
- Ability to Finance additional City Infrastructure
- Eminent Domain is not authorized by Plan

4201 East Arkansas Redevelopment Plan

