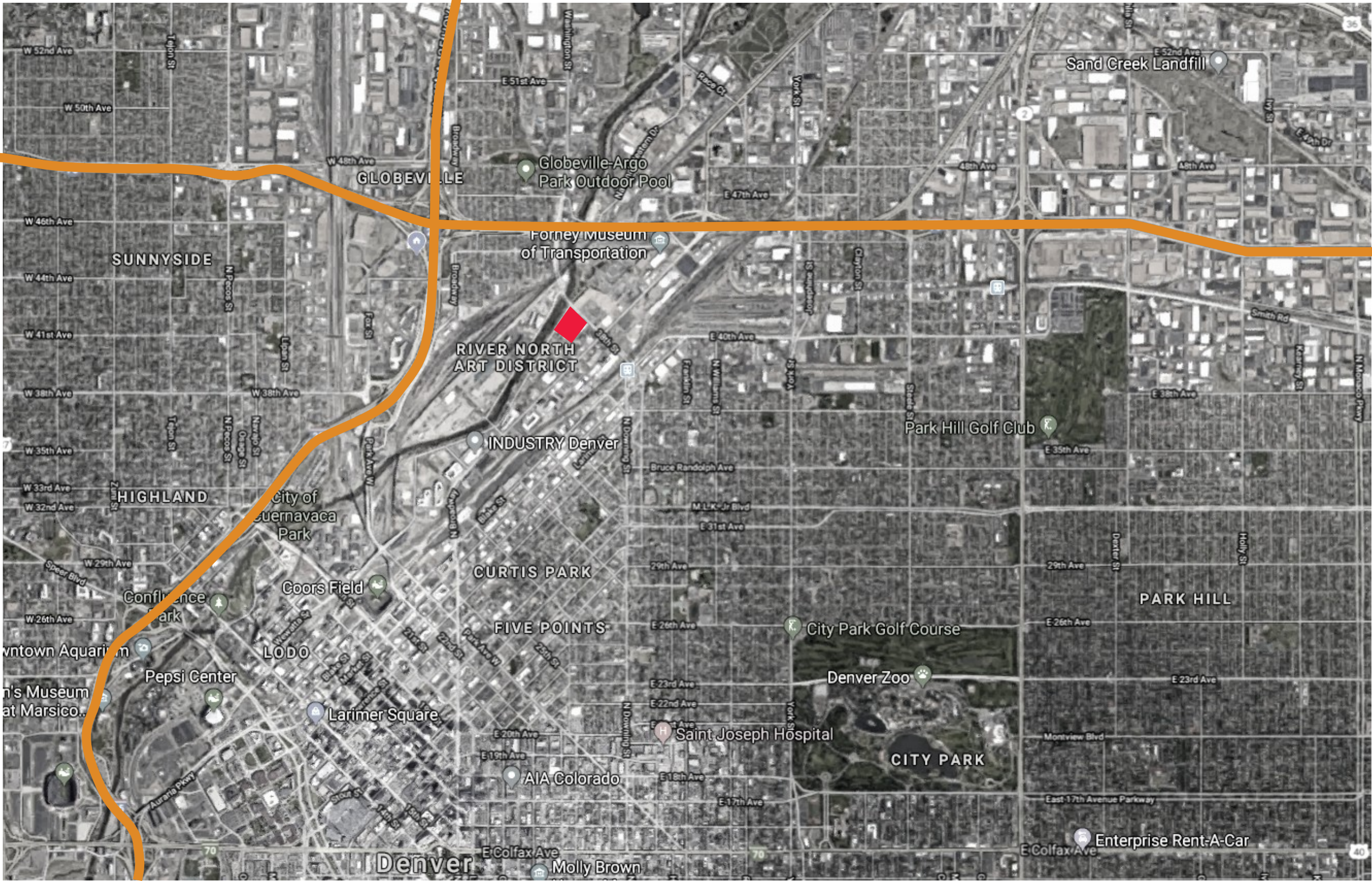


vicinity map



surrounding area

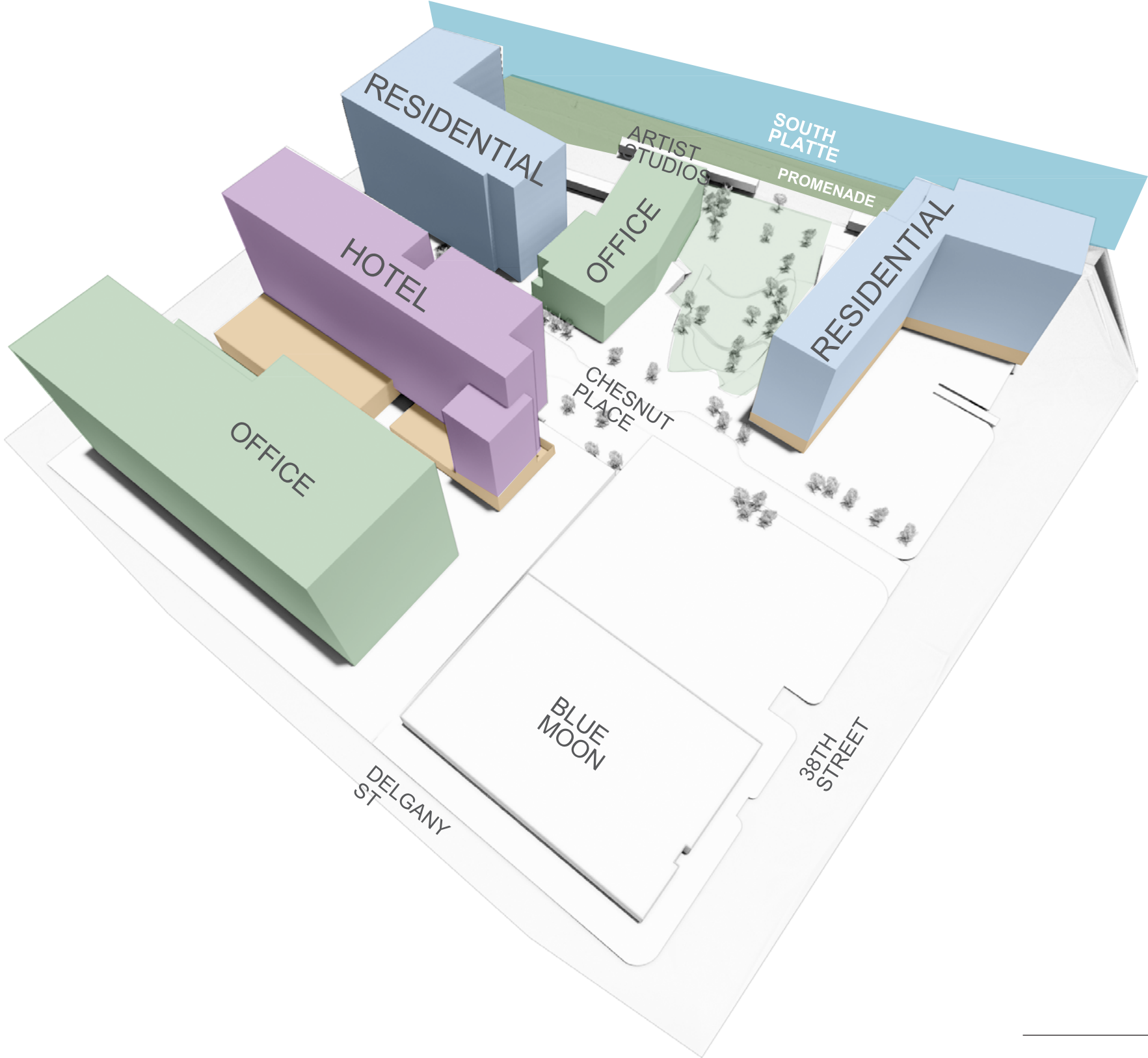


site plan

program

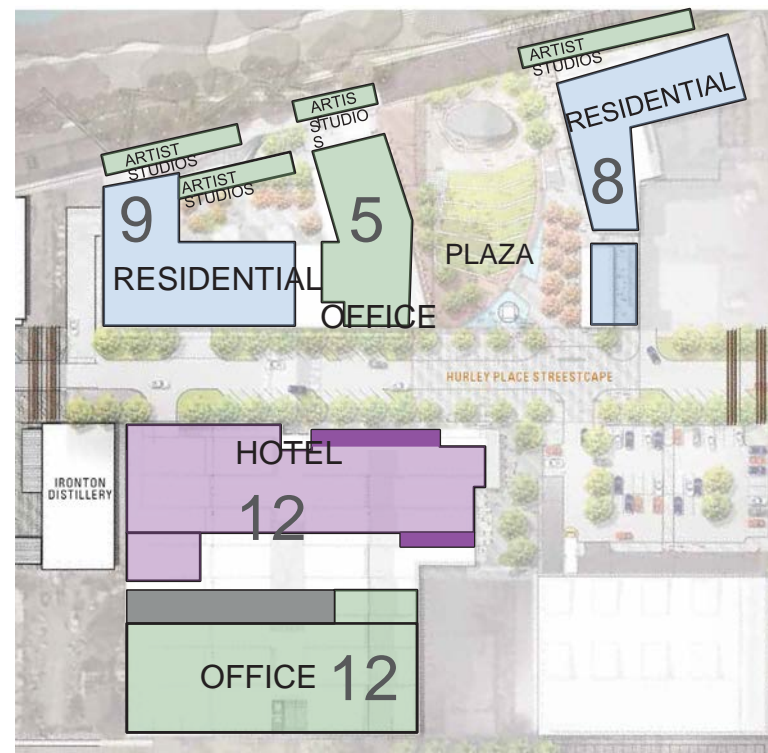


site plan
massing



program areas

retail	66,000 sf
residential	348,000 sf
Office	254,950 sf
Hotel	109,000 sf 181 keys



an enclave for artists

artist studios



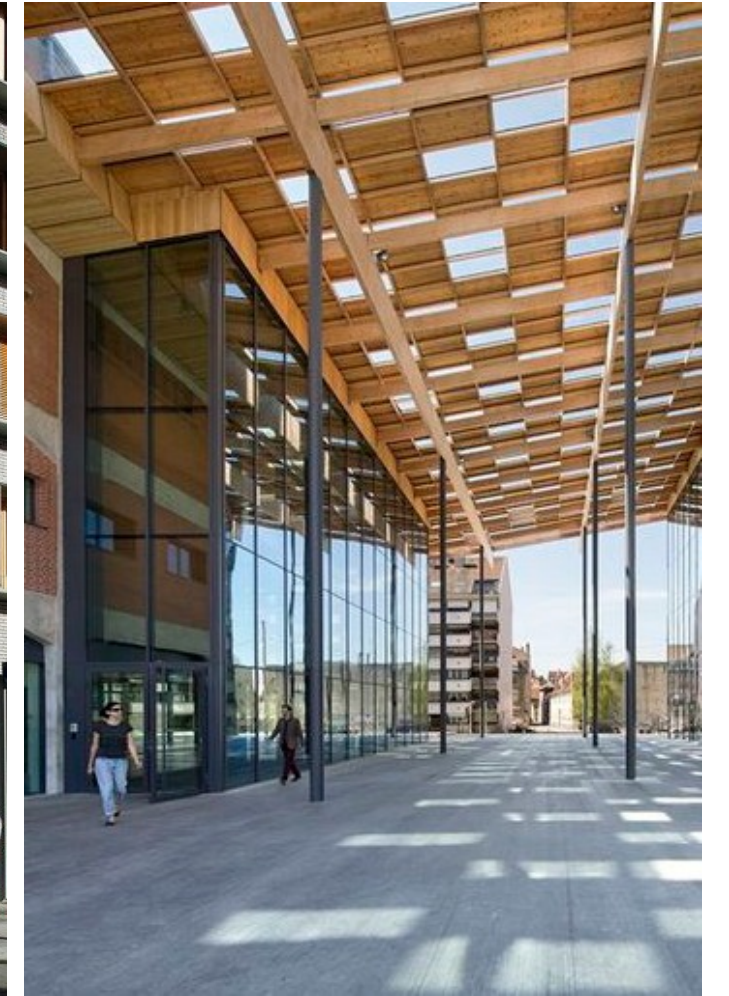
connection to the river + promenade

weaving nature + outdoor rooms throughout the site



architecture

simple, bold, + honest



architecture

creating scale, texture, + sense of history



architecture

promoting community +
connections



The project implements the intent of the 38th and Blake Overlays

Overlay Requirements:

- Residential: If a residential project includes incentive heights, the project must provide alternative build units or pay a 4X linkage fee
- Commercial: If a commercial project includes incentive heights, then the project must either (1) provide 4X linkage fee / alternative build units, or (2) execute a Community Benefits Agreement with OED to provide community-serving uses

Residential: Affordable Housing Plan

- The Developer intends to build the affordable housing units required by the overlays as well as to find ways to incorporate additional affordable housing units as economically feasible; the Developer does not intend to pay the linkage fee

Commercial: Proposed Community Benefits Agreement

- The Developer intends to enter into a Community Benefits Agreement with OED to satisfy the incentive height requirements for the project's commercial property
- The Community Benefits Agreement will be developed in conjunction with Parks to activate and support the Promenade, including Art/Merchant Spaces, and to allow members of the community to participate in the growth of RiNo by stimulating economic opportunities and support for artists in the Promenade

metropolitan districts

- Hurley Place **Commercial** Metropolitan District: will include all **commercial** property within the Hurley Place development
- Hurley Place **Residential** Metropolitan District: will include all **residential** property within the Hurley Place development

proposed district inclusion area boundaries



HURLEY
PLACE

metropolitan districts: key characteristics

- **Service Plans:** Based on Denver Model Service Plan (2018)
- **Purpose:** to provide initial capital contributions toward the project's essential public infrastructure as well as its operation and maintenance over time
- **Proposed Mill Levies:**
 - Debt Service – 40 mills
 - O&M – 10 mills
 - Regional Mill Levy – 5 mills
- **Aggregate Mill Levy Cap: 50 mills** (excl. Regional Mill Levy)

Total Projected Cost of Proposed Public Improvements: \$28,149,183

- Streets and Rights-of-Way
- Utilities
- Riverfront, Street and Pedestrian Enhancements
- Pedestrian and Entertainment Spaces and Appurtenances
- Public Art

City Council Schedule

- | | |
|------------------------------|---------------------------------------------------|
| Tuesday, August 28: | Presentation at Finance & Governance Committee |
| Monday, September 10: | First Reading at City Council |
| Monday, September 17: | Public Hearing and Second Reading at City Council |