



South Broadway URA Storm Drainage Facility

Agreement between City and
DURA to fund feasibility study and
design





History

- Urban Renewal Area created in 1991 to facilitate redevelopment of the 42-acre site into the existing 420,000 square foot Broadway Marketplace shopping center.
- Current uses include grocery, retail and local restaurants.
- The Broadway Marketplace, local businesses along Broadway and the West Wash Park neighborhood are subject to periodic flooding.
- 2009 Master Storm Water Study proposed a solution for the area.



Benefits

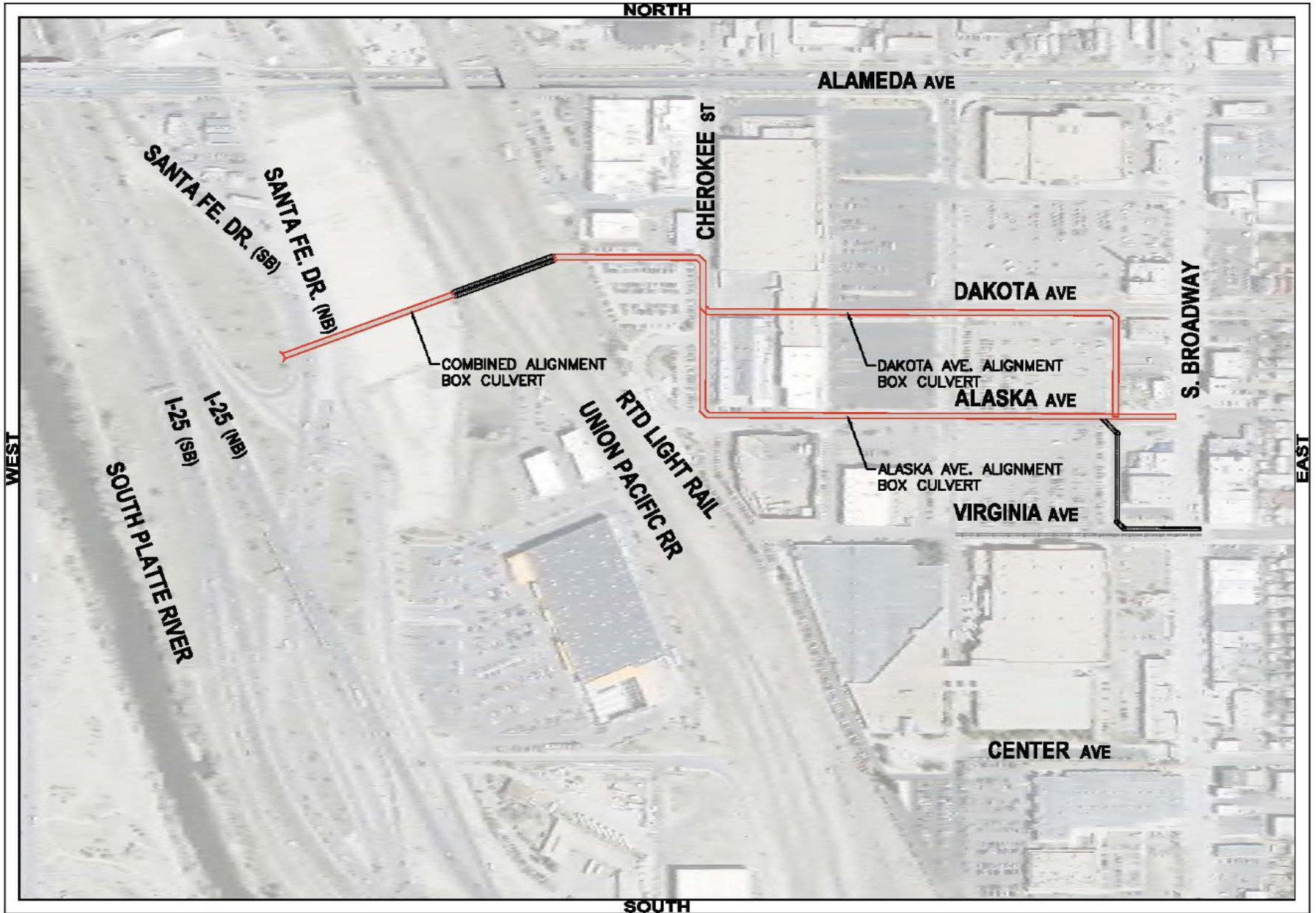
- Capitalizing on CDOT's investment in the facility underneath I-25
- Addressing localized flooding issues in the area
- Reducing on-site detention requirements for private property owners
- Building underground storm drainage facilities to replace the surface drainage system



IGA Facts

- Reimbursement agreement between City and DURA.
- Agreement is funded after DURA bonds are paid off in summer 2011.
- Not to exceed \$1 million to pay for feasibility and design analysis.
- Two Phases of Work
 - Phase 1 (\$250,000): 30% design and establish cost estimates enabling feasibility analysis and alignment determination.
 - Phase 2 (remainder of contract): If full project funding can be determined from public and private sources, then proceed with full design of facility on selected alignment.

PHASE 1 DESIGN: DAKOTA FEASIBILITY STUDY AND 30% DESIGN





Storm Water Facility Estimate

<u>Segment</u>	<u>Cost Estimate</u>	<u>Funding</u>
Design & Feasibility	\$1 million	TIF per IGA
Under I-25 to Platte River	\$8 million	CDOT
Santa Fe, Bus Barn & UPRR	\$7 to 8 million	TBD
Alaska or Dakota Alignment	\$3 to 4 million	TBD

Before proceeding with Phase 2, potential funding sources for facility construction will be analyzed. Sources may include additional tax-increment revenues, private property owner contributions and funding from existing special districts.