

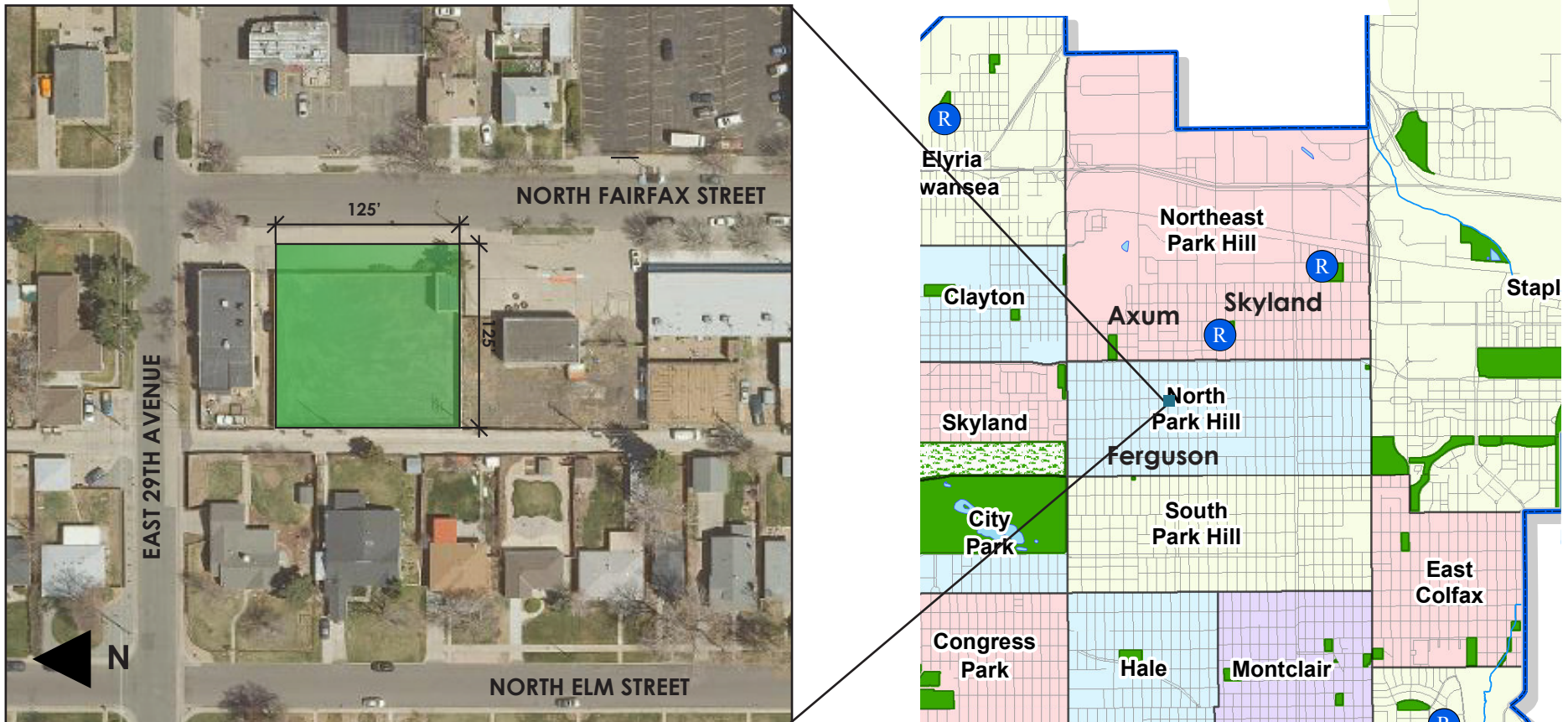
29TH AND FAIRFAX PARK

**Land Use, Transportation &
Infrastructure Committee
Presentation**

8.7.18

29TH AND FAIRFAX PARK

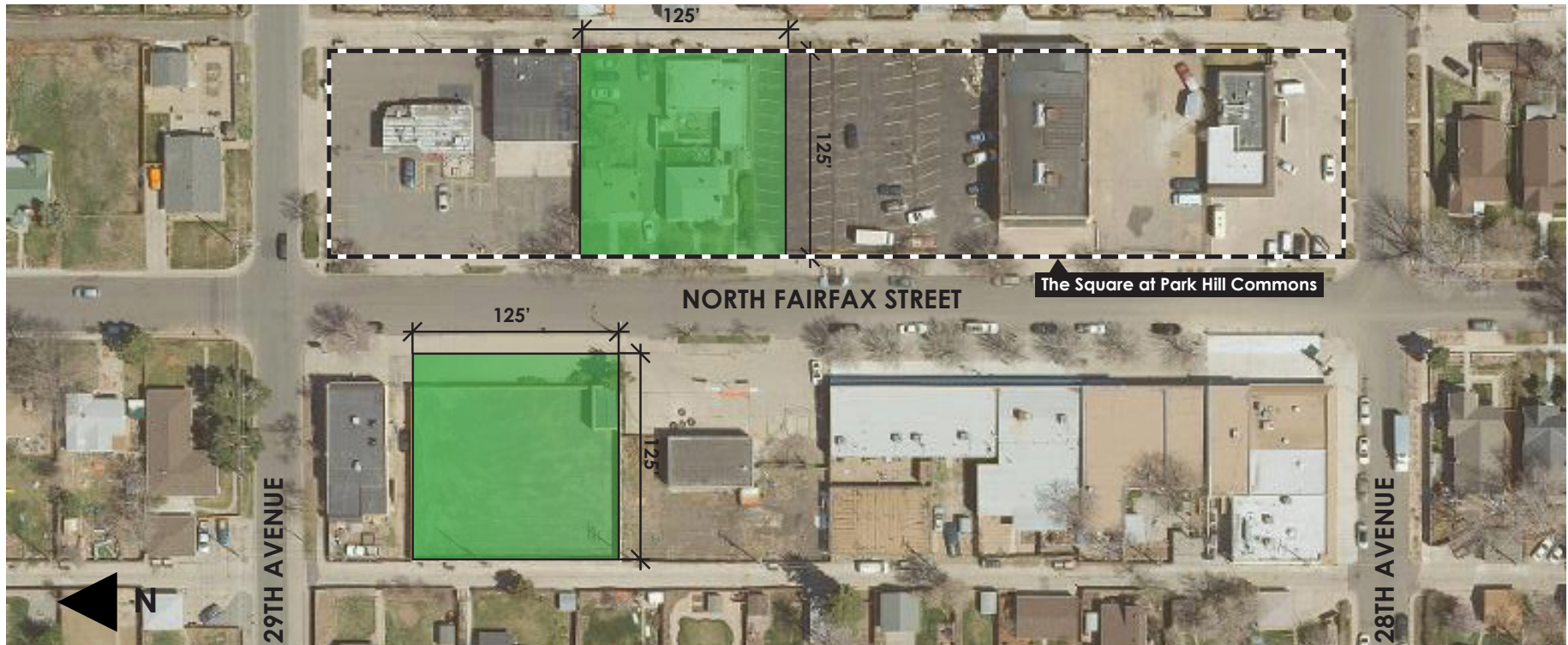
PROJECT BACKGROUND



- Park Hill is underserved in parkland
- Purchased two substations from Xcel in 2015 for \$50,000
- Funding to design and construct not immediately identified

29TH AND FAIRFAX PARK

PROJECT BACKGROUND



- PHC Mixed Use, LLC approached DPR with offer to swap property and develop neighborhood park in 2016
- Both sites are .36 acres
- Benefits of adjacencies (eyes on the park, complementary uses) and offer of immediate funding to start project

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TERMS OF CONTRACT

- DPR receives cash donation (\$650,000)
 - \$100K in escrow account for immediate use (design)
 - \$550K in escrow account for future use (construction)
- DPR will be responsible for design, construction, operation, and maintenance of park
- DPR will begin construction in Fall 2019
- PHC Mixed Use, LLC will utilize site for construction staging through Sept. 2019 (temporary lease)
- When the park is established (fully constructed and warranty periods have concluded), it will be designated as a park through a formal City Council vote.

29TH AND FAIRFAX PARK

COMMUNITY/DESIGN PROCESS

- Completed to date:
 - Held 4 public meetings
 - Conducted online survey
- Next steps:
 - Begin process to rezone property to OS-A (4-6 months)
 - DPR to work with community to hire design firm and collaborate throughout the design process (Fall 2018-Summer 2019)
 - Design Kick-Off: Community charette

PROJECT CONSTRUCTION

- Approximate cost for construction is typically in the range of \$40-\$50 per square foot for this type of park
- If costs exceed available funding, DPR will be responsible for additional costs and/or phased implementation
- Project procurement: Fall 2018-Spring 2019
- Construction: Spring 2019-Spring 2021

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**DPR looks forward to working with
the community to develop a great
neighborhood park!**
