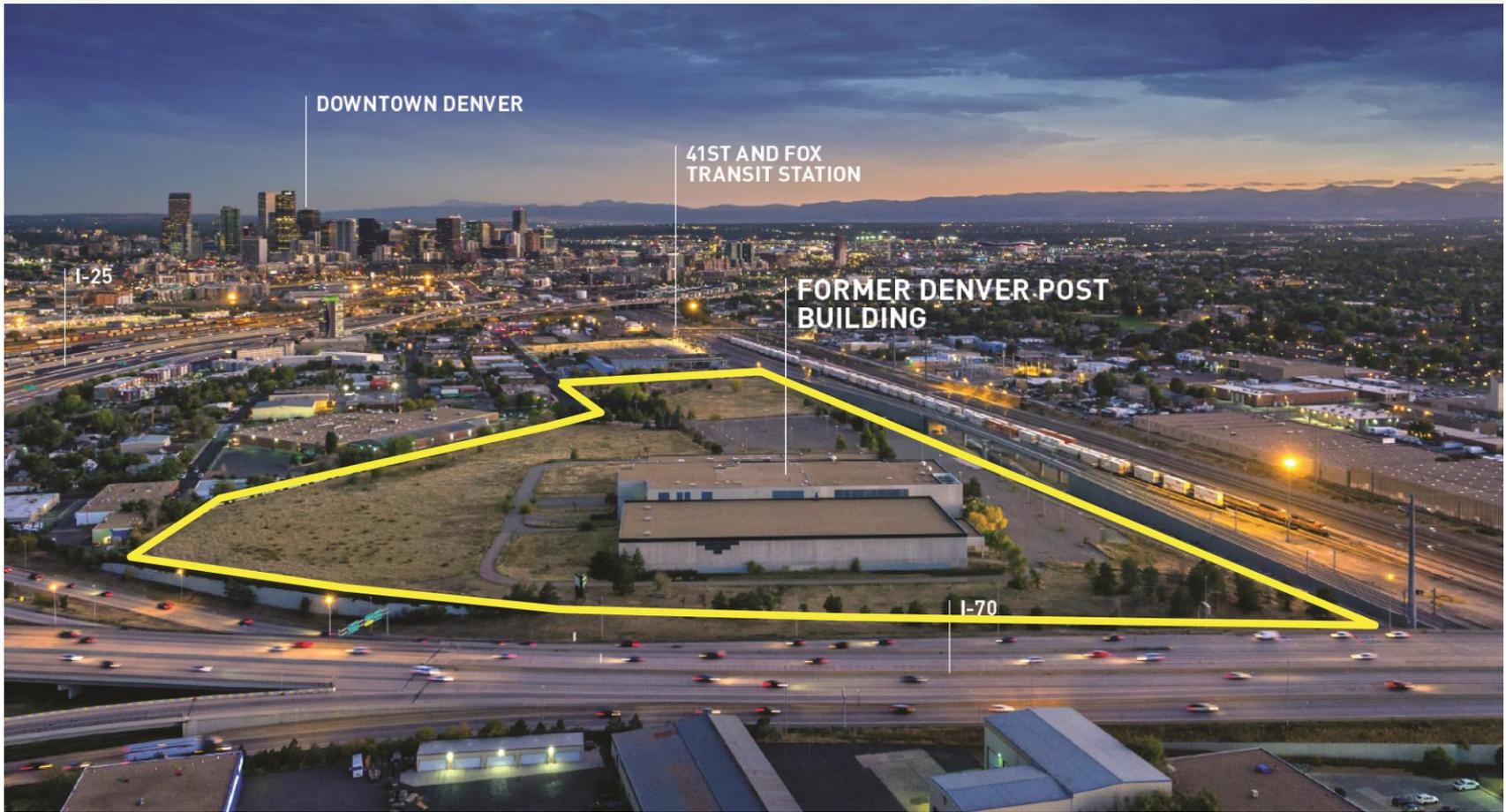




**DENVER**  
THE MILE HIGH CITY

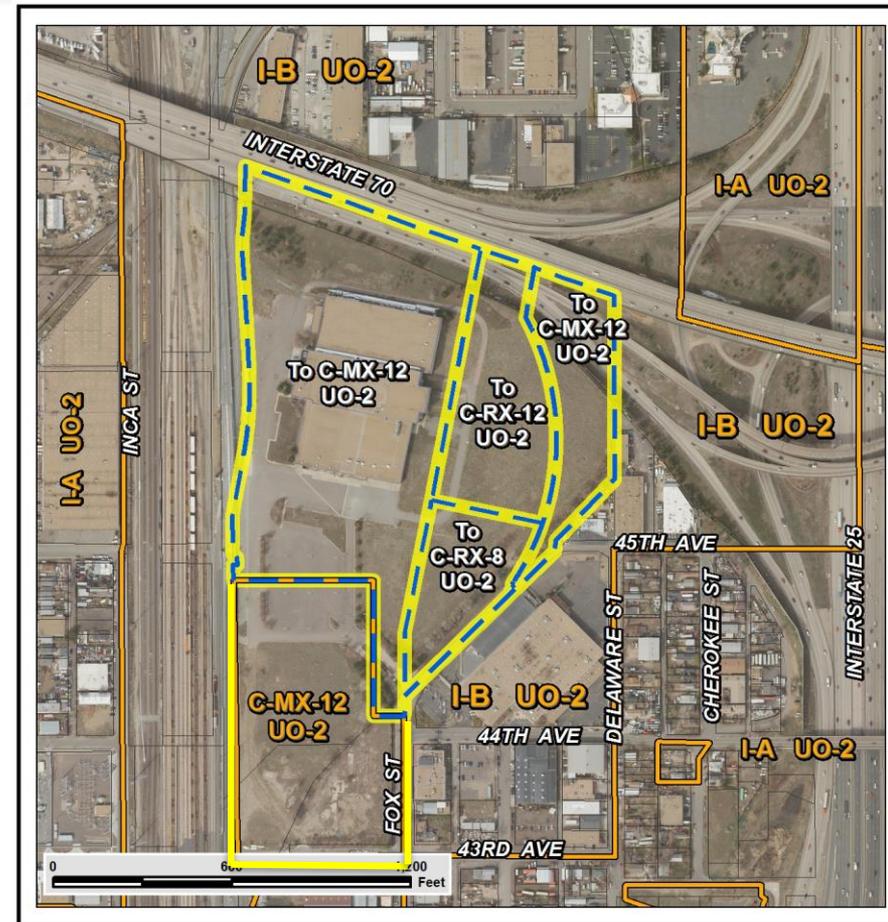
# **Development Agreement for the Property Addressed as 4400 N. Fox St**

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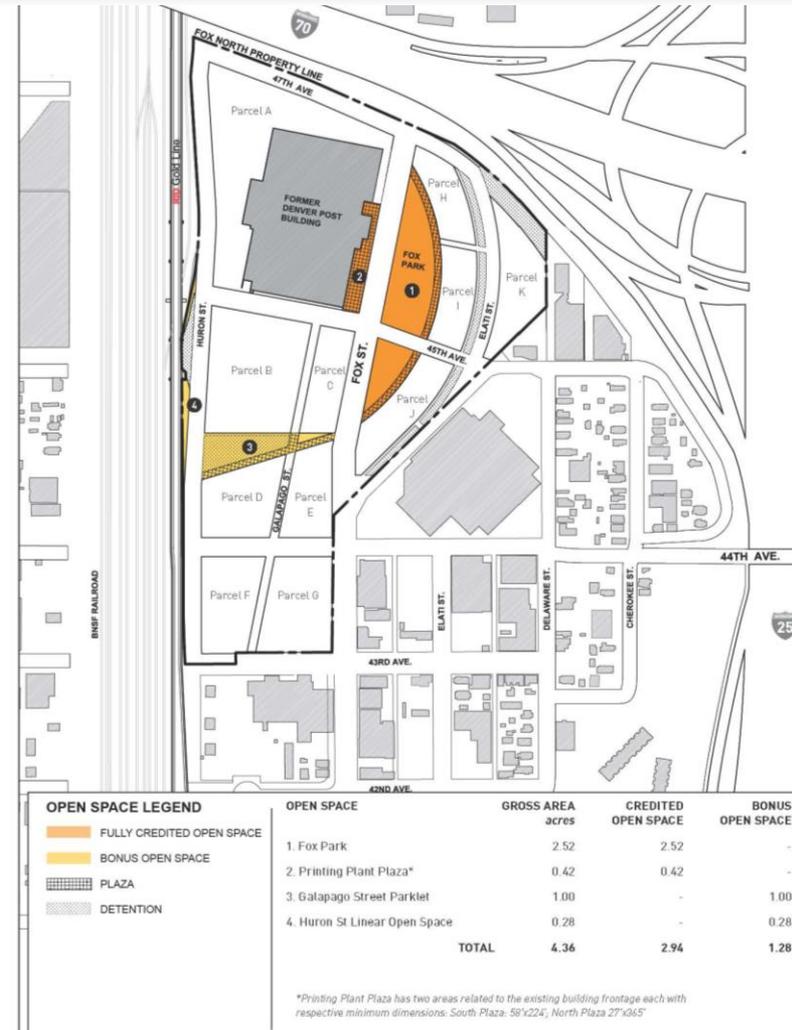
- Implement provisions of the Infrastructure Master Plan
- Require 10% open space
- Obligate the developer to other requirements

- Provides for 10 year vesting of certain zoning entitlements:
  - Allowed uses
  - Building heights
  - No application of floor area ratio (FAR)



# Open Space Requirements

- Obligates developer to provide 10% open space of the net developable area
  - Credited open space = 2.94 acres
  - Additional open space = 1.28 acres
- Sets requirements for when the open spaces must be constructed
- Allows the largest open space, Fox Park at 2.52 acres, to be designed as a city park and eventually transferred so that it can become a designated park



 Only 2 existing points of access

 Additional bike/ped access at rail station

 Proposed 3<sup>rd</sup> point of access



## City will conduct a transportation and financing study:

- Recommend TDM program to drive down vehicle trip demand and traffic growth.
- Identify key multi-modal and capacity-increasing projects, assess their feasibility, establish pricing, and quantify community benefits.
- Recommend a plan and timeline of finance to construct needed infrastructure.
- Identify other strategies to address community benefits and impacts.

# Develop a Comprehensive Mobility Solution

A Comprehensive Mobility Solution or “CMS” would determine and implement:

- Effective strategies to reduce SOV trips.
- Essential multi-modal infrastructure and major capacity-increasing projects.
- Broad private sector participation in both finance and implementation

- The City has determined that the area has capacity for approximately 25,000 trips and there are 12,800 trips left to allocate
- This agreement outlines a methodology for allocating vehicle trips to private development during the site development plan phase
- Requires projects located within the property to submit a transportation demand management plan with the formal site development plan
- Requires continued movement on a site development plan and building of a project to retain the allocated trips

- The City will develop rules and regulations (Rules) to cover the entire east side of the 41<sup>st</sup> and Fox Station Area to apply this trip allocation methodology
- This will be a public process in conjunction with the effort to create parking maximums. The creation of Rules to allocate vehicular trips, and development of parking maximums are both intended to limit the amount of trips development creates.
- Fox North will have the ability opt into the Rules instead of the provisions in this agreement following approval of the rules

- The agreement allows for the developer or the Met Districts to construct off-site minor mitigation projects that will add capacity to the east side of the 41<sup>st</sup> and Fox Station Area, and then have access to that additional trip capacity that a project creates.
  - Southbound I-25 ramp and Fox Street
  - 38<sup>th</sup> Avenue and Fox Street
  - 39<sup>th</sup> Avenue and Fox Street
  - 45<sup>th</sup> Avenue and Washington Street
  - 45<sup>th</sup> Avenue and Lincoln Street