

Proposed Urban Redevelopment Area

Emily Griffith Opportunity School Urban Redevelopment Plan



Denver City Council Public Hearing
August 14, 2017

Emily Griffith Opportunity School Urban Redevelopment Plan

Urban Redevelopment Area Boundaries



Emily Griffith Opportunity School Urban Redevelopment Plan Blight Findings



- A formal Conditions (blight) study has been completed and the results identified sufficient evidence of more than four blight factors.
 - Slum, deteriorating or deteriorated structures
 - Predominance of Defective or Inadequate Street Layout
 - Unsanitary or unsafe conditions
 - Environmental contamination of buildings or property
 - The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

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Blight Findings



Blight factors identified:

- Slum, Deteriorated or Deteriorating Structures



Deteriorated exterior elements above windows at Emily Griffith property



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Blight Findings



Blight factors identified:

- Predominance of Defective or Inadequate Street Layout



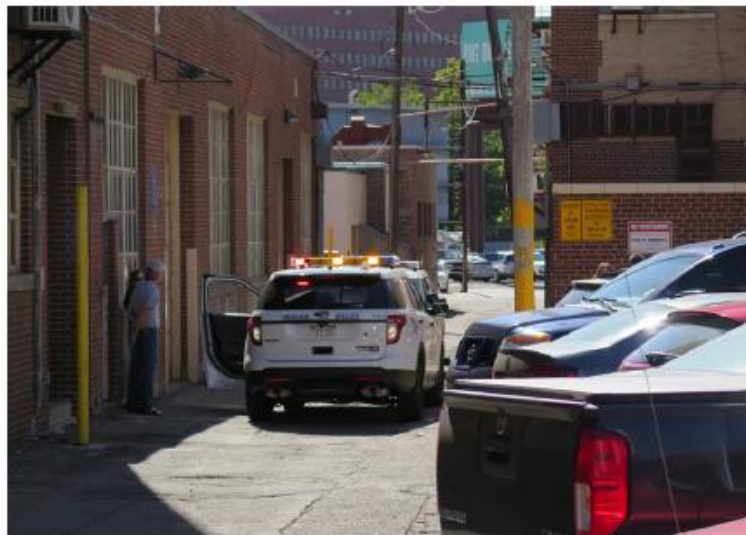
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Blight Findings



Blight factors identified:

- Unsanitary or Unsafe Conditions
- Environmental Contamination of Buildings or Property
- Substantial Physical Underutilization or Vacancy of Sites, Buildings or other



Emergency responses are relatively common in the Study Area



All entrances to any school buildings in the Study Area are marked with notices of closure and signs forbidding trespassing

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Conformance with City Plans



The goals and objectives of the proposed Plan are consistent with a number of objectives from City Plans

- **Denver Comprehensive Plan 2000**
 - Promote quality infill development
 - Promote adaptive reuse of existing buildings
 - Encourage mixed-use, transit oriented development
 - Encourage infill development that is consistent with the character of the surrounding neighborhood; offers opportunities for increased density; broadens variety of compatible uses
 - Ensure Downtown's future through continued support of the reuse of historic buildings
 - Identify areas in which increased density and new uses are desirable and can be accommodated
 - Use Public-private partnerships to facilitate development
 - Leverage City resources to protect Denver's Landmarks and eligible historic buildings and to avoid their demolition

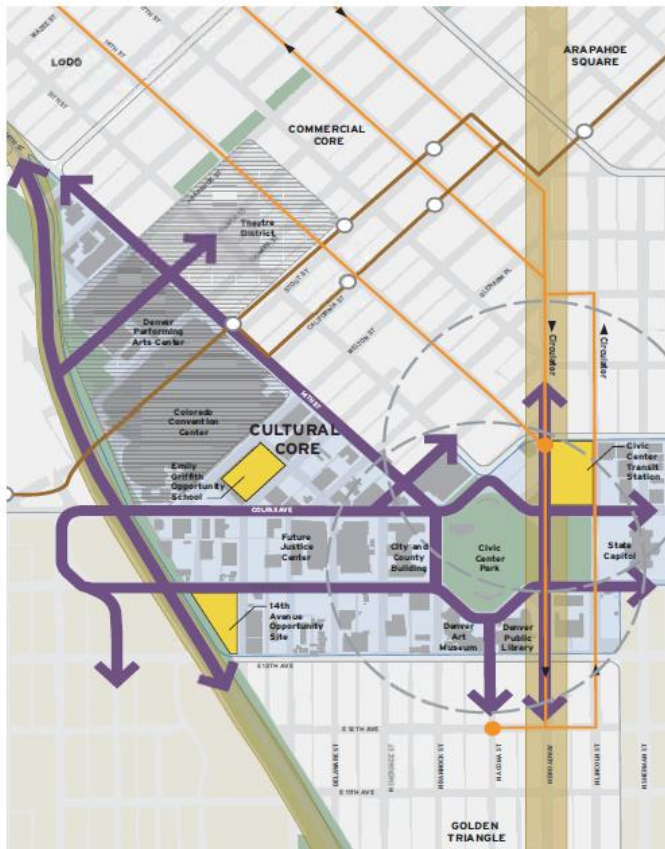
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Blueprint Denver

- Identified as “Area of Change”
- Supports the vision for providing high quality office, hotel, retail, residential and mixed-use development in Downtown
- Anchor the southwest portion of the Central Business District – minimal investment relative to other portions of the Central Business District

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Cultural Core Strategy

Legend

- LRT Stop
- LRT Line
- Proposed FastTracks Rail Line
- Intra-Downtown Transit
- Opportunity Site
- Grand Boulevard
- Special District
- Priority Pedestrian Connection
- 1/4-mile Radius Around Key Node/Transit Hub
- Neighborhood-Serving Retail

- **Downtown Area Plan**
 - Supplement to Comprehensive Plan 2000
 - Located within the Cultural Core
 - Redevelopment of Area part of “Key Recommendation” for the Cultural Core

- Planning Board voted unanimously to find the Urban Redevelopment Plan to be in conformance with Plan 2000

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The main objectives of the Urban Redevelopment Plan are to:

- Eliminate blight
- Renew and improve the character of the Area
- Encourage commercial, residential and retail development
- Encourage and protect existing development
- More effectively use underdeveloped land
- Encourage land use patterns where pedestrians are safe and welcome
- Encourage participation of existing property owners in the redevelopment of their property
- Encourage high and moderate density development where appropriate
- Encourage reuse of existing buildings, including historic preservation and adaptive reuse
- Improve and provide employment centers near transit

Emily Griffith Opportunity School Urban Redevelopment Plan Potential Projects



- Property owned by Stonebridge Companies – Hotel Developer
- Currently engaged in process with various stakeholders to determine best redevelopment opportunity
- Anticipate need for TIF assistance
 - Blighting Conditions
 - Historic Designation
 - View Plane
- Any Project will require future City Council Approval to amend Plan

Emily Griffith Opportunity School Urban Redevelopment Plan Initial Tax Increment Commitment



Approval of:

- Sales Tax Increment Area
- Property Tax Increment Area
- All sources of Tax Increment derived from project site only

Authorization to Use Tax Increment:

- Subject to future City Council Approval to amend Plan to add Project
- If Project uses TIF:
 - terminates at earlier of project reimbursement or 25 years
- If no Project amendment:
 - Terminates in 3 years from date of original approval

Additional Cooperation:

- Agreements in place regarding Property Tax Increment with DPS and UDFC
- Agreements must be amended if a Project is added to Plan

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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

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Questions?



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