

ST. ANTHONY
URBAN REDEVELOPMENT PLAN

An Urban Renewal Plan

for the

St. Anthony Urban Redevelopment Area

DENVER URBAN RENEWAL AUTHORITY

Dated as of August 9, 2013

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I. PREFACE AND DEFINITIONS

A. Preface

This urban renewal plan, referenced herein as the Urban Redevelopment Plan, has been prepared by the Denver Urban Renewal Authority (the “Authority”) pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended (the “Act”). This Urban Redevelopment Plan describes the framework for certain public undertakings constituting urban renewal projects and other authorized undertakings under the Act in the St. Anthony Urban Redevelopment Area described in Exhibit A hereto and depicted on the map attached as Exhibit B hereto (the “Urban Redevelopment Area”).

Except as otherwise provided herein or as may be provided in any Cooperation Agreement (defined below), the administration of the Projects (defined below) and the implementation and enforcement of this Urban Redevelopment Plan, including, without limitation, the preparation and execution of any implementing documents, shall be performed by the Authority in accordance with the Act and this Urban Redevelopment Plan.

B. Background of the Urban Redevelopment Area

The Urban Redevelopment Area is comprised of approximately 32 acres and is located 2.5 miles west of Downtown Denver’s Central Business District primarily on the former campus of the St. Anthony Central Hospital in the West Colfax neighborhood. The Urban Redevelopment Area is generally bounded by Stuart Street on the west, West Colfax Avenue on the south, Perry Street on the east, and West 17th Avenue on the north.

The majority of the Urban Redevelopment Area was occupied by the St. Anthony Central Hospital campus for over 100 years prior to its closure. The first medical facility of the St. Anthony Central Hospital opened in May 1892 after a successful fundraising by seventeen

Sisters of St. Francis of Perpetual Adoration. The original facility was a four-story brick building trimmed with granite and had wards with 120 beds and private rooms with 60 beds. Almost 70 years later, hospital leaders saw the importance of establishing a new, more modern facility to better serve Denver's north metro area. The new St. Anthony North Hospital building opened in 1971 and enjoyed a successful 40-year partnership with its communities, offering state-of-the-art health care services and countless community education and support programs.

In the early 2000's, hospital leaders again saw the need for a newer facility but in a location that could more easily serve their large patient network and accommodate future growth. These leaders identified a site at West 2nd Place and Routt Street near the Denver Federal Center in the City of Lakewood. In June 2011, St. Anthony Central Hospital officially closed and moved to the new St. Anthony Medical Campus approximately six miles southwest of the original St. Anthony Central Hospital site.

The remaining portion of the Urban Redevelopment Area located between Raleigh Street on the west, West Colfax Avenue on the south, Perry Street on the east, and West Conejos Place on the north is occupied by market-rate rental apartments, an affordable rental high-rise building for seniors, condominiums, and commercial buildings fronting West Colfax Avenue. The surrounding community of the Urban Redevelopment Area to the south, east, and west is primarily comprised of single family home residences. To the north is Sloan's Lake Park, a 177 acre lake and city park.

The Urban Redevelopment Area is located within the larger West Colfax area as defined in the City and County of Denver's ("City") West Colfax Plan. The West Colfax area is generally bounded by Sheridan Boulevard on the west, 10th Avenue on the south, Federal Boulevard on the east, and 18th Avenue on the north. The City has identified the West Colfax

area as a location where strategic increases in residential densities may reinforce the City’s goal of integrating land use with transportation, while having a more localized impact that supports placemaking and builds a more vibrant, active and attractive community for residents. The City desires Transit Oriented Development (“TOD”) in the West Colfax area that will take advantage of the transit rich corridor of West Colfax Avenue, address the vacant, underutilized and deteriorated parcels along the corridor, and occur in close proximity to the West Corridor light rail line. The Urban Redevelopment Area is located 3 blocks from the Perry Station along the West Corridor light rail line and less than a mile from the Sheridan Station.

C. Definitions

In addition to terms previously defined in the text, the following terms are used in this Urban Redevelopment Plan:

1. The term “City” means the City and County of Denver.
2. The term “Conditions Study” means the blight study dated June, 2013 conducted by Matrix Design Group, Inc. filed in City Clerk File No. _____.
3. The term “Cooperation Agreement” means any agreement between the Authority and the City or any public body (the term “public body” being used in this Urban Redevelopment Plan as defined in the Act) respecting action to be taken pursuant to any of the powers set forth in the Act or in any other provision of Colorado law, for the purpose of facilitating undertakings deemed necessary or appropriate by the Authority under this Urban Redevelopment Plan. Any such Cooperation Agreement may include, without limitation, agreements respecting the planning or undertaking of this Urban Redevelopment Plan and one or more Projects, as well as programs, works, operations or activities which the Authority, the City or such other public body is otherwise empowered to undertake and including, without

limitation, agreements respecting the financing, installation, construction and reconstruction of public and private improvements within the Urban Redevelopment Area.

4. The term “Fiscal Year” means the fiscal year of the City, which commences on January 1 of each calendar year and ends on December 31 of the same calendar year, or any applicable portion of a fiscal year.

5. The term “Project” or “Projects” means any public and/or private undertaking for the purposes of redevelopment and rehabilitation in keeping with the objectives of this Urban Redevelopment Plan and pursuant to a Redevelopment Agreement. Each Project shall be approved by City Council and if approved, such Project will be attached hereto as a part of Appendix A and incorporated herein.

6. The term “Property Tax” means the real and personal property taxes produced by the levy at the rate fixed each year by the governing bodies of the various taxing jurisdictions within or overlapping the applicable Property Tax Increment Area.

7. The term “Property Tax Base Amount” means the total valuation for assessment last certified by the County Assessor for the City of all taxable property within a Property Tax Increment Area prior to the effective date of the Property Tax Increment Area, as the same may be adjusted from time to time in accordance with the Act.

8. The term “Property Tax Increment” means for each Fiscal Year subsequent to the creation of the applicable Property Tax Increment Area, all Property Tax Revenues in excess of the Property Tax Revenues produced by the levy of Property Tax on the Property Tax Base Amount and paid to the Authority by the City; provided that such amount shall be reduced by any lawful collection fee charged by the City.

9. The term “Property Tax Increment Area” means the area more particularly described in Appendix B, attached hereto and incorporated herein. The term Property Tax Increment Area shall also include the additional portion or portions of the Urban Redevelopment Area from which Property Tax Increment will be derived for a Project or Projects as shall be created by approval of City Council and, if approved, such Property Tax Increment Area will be attached hereto as part of Appendix B and incorporated herein.

10. The term “Property Tax Revenues” means the amount derived by the City and all taxing jurisdictions from the levy of Property Tax within a Property Tax Increment Area less any amount derived from a specially earmarked voter-approved levy by which the City has heretofore committed by contract to pay to a private contractor in order to provide services to residents of the City, including any residents in the Urban Redevelopment Area.

11. The term “Redevelopment Agreement” means any agreement between the Authority and property owners, private developers or any public body, as applicable, regarding a Project in furtherance of this Urban Redevelopment Plan.

12. The term “Sales Tax” means the sales tax levied by the City from time to time on the retail sales of taxable goods and services, excluding (a) that portion of the Sales Tax levied by Section 53-27 of the City Code, as amended by Ordinance No. 557, Series of 1987, on food and beverages not exempted from taxation under Section 53-26(8) of the City Code, at the rate of one-half percent (0.5%) of the purchase price, (b) that portion of the Sales Tax levied by Section 53-27 of the City Code, as amended by Ordinance No. 557, Series of 1987, and by Ordinance No. 973, Series of 1999, on the short-term rental of automotive vehicles, at the rate of three and three-quarters percent (3.75%) of the rentals paid or purchase price, (c) that portion of the Sales Tax levied by Section 53-27 of the City Code, as amended by Ordinance No. 556,

Series of 2006 for the Denver pre-school program at the rate of twelve one-hundredths percent (0.12%), and (d) that portion of any increase to the percentage rate of the Sales Tax, if any, levied by the City following the date of approval of a Sales Tax Increment Area to pay for specifically designated purposes other than the general operations of the City.

13. The term “Sales Tax Base Amount” means, with respect to a Sales Tax Increment Area, the actual collection of Sales Tax Revenues during the twelve (12) month period ending on the last day of the month prior to the effective date of the Sales Tax Increment Area.

14. The term “Sales Tax Increment” means, for each Fiscal Year subsequent to the creation of the Sales Tax Increment Area, all Sales Tax Revenues in excess of the Sales Tax Base Amount subsequent to the creation of the applicable Sales Tax Increment Area and paid to the Authority by the City, provided that such amount shall be reduced by the costs and expenses of the City for such Fiscal Year of enforcing the Sales Tax in a Sales Tax Increment Area and collecting the Sales Tax Revenues as allowed by state statute, including the pro-rata share of uncollectible Sales Tax Revenues to be absorbed by the Authority for such Fiscal Year as set forth in a Cooperation Agreement.

15. The term “Sales Tax Increment Area” means the portion or portions of the Urban Redevelopment Area from which Sales Tax Increment will be derived for a Project or Projects. Each Sales Tax Increment Area shall be created by approval of City Council and, if approved, such Sales Tax Increment Area will be attached hereto as part of Appendix B and incorporated herein.

16. The term “Sales Tax Revenues” means the amount to be derived by the City in each Fiscal Year from the levy of the Sales Tax within the applicable Sales Tax Increment Area.

17. The term “Tax Increment” means the amount by which Sales Tax Revenues exceed the Sales Tax Base Amount and Property Tax Revenues exceed the Property Tax Base Amount, respectively.

18. The term “Tax Increment Area” means that portion or portions of the Urban Redevelopment Area from which Tax Increment will be derived for the financing described in Section V. The Authority and the City may designate, subject to the approval of City Council, one or more separate Property Tax Increment Areas and/or Sales Tax Increment Areas. Upon approval by the City of an applicable Tax Increment Area, the legal descriptions of such Tax Increment Area will be attached hereto as a part of Appendix B and incorporated herein by reference.

II. LEGISLATIVE FINDINGS

The City Council has found by approving this Plan that:

A. Blight

Based on the Conditions Study of which the Authority provided notice, in accordance with Section 31-25-107(1)(b), C.R.S., to owners of private property within the proposed Urban Redevelopment Area, and evidence presented at a public hearing before City Council, City Council determined that there exists a “blighted area” (as defined in the Act) in the Urban Redevelopment Area by reason of (i) slum, deteriorated, or deteriorating structures, (ii) predominance of defective or inadequate street layout, (iii) deterioration of site or other improvements, (iv) unusual topography or inadequate public improvements or utilities, (v) environmental contamination of buildings or property, and (vi) the existence of factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings or other improvements. Such blight substantially impairs or arrests the sound growth of the municipality. As there is a predominance of blight factors across a majority of the area

within the blight study boundary, the Urban Redevelopment Area constitutes a “blighted area” because the property in its present condition and use substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare.

B. Urban Redevelopment Projects

The Urban Redevelopment Area is appropriate for one or more Projects and other authorized undertakings of the Authority pursuant to the Act and as provided for in any Cooperation Agreements between the City and the Authority.

Projects are intended to stimulate private sector investment in and around the Urban Redevelopment Area. The combination of public and private investment will assist the redevelopment and conversion of the Urban Redevelopment Area into a compatible and viable neighborhood containing residential, commercial or mixed uses.

C. Planning Approval

A general plan for the City, known as the Denver Comprehensive Plan 2000 and all other relevant plans adopted as supplements to the Comprehensive Plan (“Plan 2000”) has been prepared and adopted by City Council. This Urban Redevelopment Plan was submitted to the Planning Board of the City for review and recommendations as to its conformity with Plan 2000 and the Planning Board submitted its written recommendations with respect to this Urban Redevelopment Plan to the City Council.

D. Conformance with Comprehensive Plan: Objectives Relating to Appropriate Land Uses

The Plan 2000 contains numerous objectives and policies relevant to the redevelopment of the Urban Redevelopment Area. The City’s Planning Board and the City Council has

reviewed this Urban Redevelopment Plan and determined that it is in compliance with the Plan 2000 and that it furthers several city-wide objectives, policies and actions in the Plan 2000, including (with reference to Plan 2000 sections):

1. Conserve land by promoting infill development within Denver at sites where service and infrastructure are already in place, by designing mixed-use communities and reducing sprawl, and by creating more density at transit nodes (Environmental Sustainability Strategy 2-F, Page 39)
2. Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work. (Environmental Sustainability Strategy 4-A, Page 41)
3. Encourage development of housing that meets the increasingly diverse needs of Denver's present and future residents in the Citywide Land Use and Transportation Plan. (Land Use Strategy 1-H, Page 58)
4. Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses. (Land Use Strategy 3-B, Page 60)
5. Identify and enhance existing focal points in neighborhoods, and encourage the development of such focal points where none exist. (Land Use Strategy 3-D, Page 60)
6. Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods. (Land Use Strategy 4-A, Page 60)

7. Ensure that land-use policies and decisions support a variety of mobility choices, including light rail, buses, paratransit, walking and bicycling, as well as convenient access for people with disabilities. (Land Use Strategy 4-B, Page 60)

8. Promote transit-oriented development (TOD) as an urban design framework for urban centers and development areas. Development at transit stations should provide both higher ridership to the transit system and viability and walkability in the area. (Mobility Strategy 3-B, Page 77)

9. Continue to promote mixed-use development, which enables people to live near work, retail and services. (Mobility Strategy 4-E, Page 78)

10. Determine the potential for transit-oriented development at public transit stations, and encourage such opportunities whenever possible. (Mobility Strategy 5-D, Page 79)

11. Identify community design and development issues, and target specific concerns with appropriate controls and incentives. (Legacies Strategy 2-C, Page 98)

12. Invest in public infrastructure and amenities strategically to promote community identity and attract development. (Design Excellence Strategy 1-E, Page 98)

13. Identify areas in which increased density and new uses are desirable and can be accommodated. (Legacies Strategy 3-A, Page 99)

14. Create regulations and incentives that encourage high-quality, mixed-use development at densities that will support Denver's diverse housing needs and public transportation alternatives. (Legacies Strategy 3-B, Page 99)

15. Preserve, enhance and extend the pattern and character of the primary street system, including the prevailing grid, interconnected parkways, detached sidewalks and tree lawns. (Compact Urban Development Strategy 4-A, Page 99)

16. Focus incentives and design controls on private development fronting major new, existing and historic roadway corridors, including parkways, boulevards and avenues citywide. Specifically recognize and address significant intersections and gateways to the city. (Legacies Strategy 4-B, Page 99)

17. Support mixed-use development consistent with the goals of the Comprehensive Plan's land-use and mobility strategies. (Housing Strategy 6-A, Page 117)

18. Continue to support mixed-income housing development that includes affordable rental and for-purchase housing for lower-income, entry-level and service employees, especially in Downtown and along transit lines. (Housing Strategy 6-B, Page 117)

19. Identify and capitalize on opportunities to develop housing along transit lines. (Housing Strategy 6-E, Page 118)

20. Continue to strengthen and, where necessary, revitalize Denver's commercial corridors, such as East and West Colfax, Broadway, Colorado Boulevard, East Evans and South Federal. (Develop Denver's Business Centers Strategy 4-B, Page 135)

21. Use public-private partnerships to facilitate development and redevelopment projects that advance the City's goals and objectives. When appropriate, take advantage of the Denver Urban Renewal Authority's powers and experience. (Economic Activity Strategy 4-C, Page 136)

22. Establish priorities for small-area planning of neighborhoods characterized by evidence of disinvestment, a great amount of change is anticipated, needs for physical improvements, opportunities for infill or redevelopment, and opportunities for development in conjunction with a transit station. (Neighborhood Strategy 1-B, Page 149)

23. Ensure high-quality urban design in neighborhoods by enhancing their distinctive natural, historic and cultural characteristics; strengthen neighborhood connections to urban centers; and reinforce Denver’s unifying design features such as street trees in the tree lawns, parkways and the grid street system. (Neighborhood Strategy 1-D, Page 150).

24. Ensure that development provides for mixed uses, allowing people of all income levels the opportunity to find housing near their jobs or find jobs near their homes. (Metropolitan Cooperation Strategy 2-D, Page 216)

25. Incorporate relevant recommendations from neighborhood, corridor and area plans that are supplements to Plan 2000 (Land Use Strategy 1-C, Page 57):

a. Blueprint Denver, Denver’s integrated land use and transportation plan adopted by the City Council in 2002, identifies the Urban Redevelopment Area as being located within an “Area of Change,” where growth is to be channeled to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Change are parts of the City where the City believes that development or redevelopment is beneficial. The overarching guiding principles for Areas of Change in Blueprint Denver (p. 142) help guide new projects adjacent to stable neighborhoods:

- Contribute to Urban Design Vision
- Contribute to Economic Vision
- Respect valued attributes of the area
- Expand Transportation Choice
- Improve Environmental Quality

b. Situated along West Colfax Avenue, development of the Urban Redevelopment Area is consistent with the City’s goal of increasing activity along major road

and transit corridors. Redevelopment of this site will increase the availability of infill housing and will create new commercial uses as well as any necessary public and private infrastructure. In addition, redevelopment will serve, support, and catalyze existing and new retail establishments and businesses in the area.

Redevelopment of this site is also consistent with the conceptual land uses for this area in Blueprint Denver which identifies the site as a mixed use area. Intensity is higher in mixed use areas than in residential areas. Land uses are not necessarily mixed in each building or development or even within a block. But within the neighborhood, residential and non-residential uses are within walking distance of one another. The proportion of residential to commercial uses varies considerably from one mixed use district to another. Mixed use areas are generally located in existing urban areas, are proximate to downtown Denver, and include multiple transportation options. The Perry Station West Corridor light rail stop is 3 blocks away from the Urban Redevelopment Area, and the area is adjacent to RTD bus route 20 on West 17th Avenue and bus route 16 on West Colfax Avenue.

c. The West Colfax Plan, adopted by City Council in 2006 as a supplement to Comprehensive Plan 2000, identifies specific locations in the West Colfax area where strategic increases in residential densities and redevelopment of vacant, underutilized parcels may be beneficial. Redevelopment of the Saint Anthony Central Hospital site is described as a “catalyst redevelopment opportunity” for the entire West Colfax area. The West Colfax Plan envisions a scale and quality of development at the location that will bring an influx of new residents and a mix of commercial activities that promote West Colfax and its environs as a destination.

The following general goals and recommendations for development in the West Colfax area are provided in the West Colfax Plan.

- i. Focus intense development to strategic growth areas at the edges of neighborhoods along Main Street corridors or in neighborhood centers such as transit station areas and town centers. (Land Use Goals, p. 93)
- ii. Promote development that includes formal, useable public gathering spaces such as plazas, pocket parks, amphitheaters and gardens. Encourage development that increases opportunities for informal public gathering with stoops, terraces, courtyards, balconies and other places where natural, unexpected community interaction may occur. (Land Use Recommendation 4, p. 95)
- iii. Introduce a greater share of market rate housing units. Diversify housing options and encourage a healthy urban mix of incomes. Promote a range of housing types and costs at higher densities in strategic locations (town centers, station areas, main streets). (Land Use Recommendation 6, p. 95)
- iv. Support infill development. Mixed-use projects that include housing (combining low-income, affordable and market rate units) or offices over active ground floor uses (shops, restaurants and services) are especially appropriate in town centers, along main streets and in close proximity to transit stops. Consider the complementary nature of a project in the context of surrounding or nearby uses. Encourage both horizontal and vertical mixed-use development. Minimize new development with extremely low site coverage ratios and discourage low density, single use development with excessive parking. (Land Use Recommendation 7, p. 96)

- v. Per the plan’s vision, if population and housing densities increase both strategically and dramatically, it will be important to maintain a high level of community amenities and services for residents, such as adequate libraries, recreation centers, health care facilities and schools. (Land Use Recommendation 12, p. 98)
- vi. With redevelopment around station areas, along main streets and in town centers integrate pocket parks, plazas, courtyards and other urban open spaces that provide “breathing room” for residents and visitors. (Land Use Recommendation 13, p. 98)
- vii. The plan establishes an urban design framework for a hierarchy of streets to serve a variety of mobility functions and promote safe and pleasant multi-modal connections throughout the neighborhood and to key destinations such as transit stations, town centers, schools and parks. For this hierarchy of streets establish ideal street cross sections that enhance the character and identified function of the streets. (Mobility Recommendation 4, p. 109)
- viii. As property redevelops, study the possibility of reconnecting the street grid within the study area. (Mobility Recommendation 7, p. 111)
- ix. Target deteriorated, vacant and underutilized properties or reinvestment. (Economic Development Recommendation 2, p. 116)

The West Colfax Plan also defines districts within the West Colfax area to help provide guidance regarding the appropriate character and scale of an area. The Urban Redevelopment Area is identified in the West Colfax Plan as a “Town Center District”

whose function is to serve as the heart of the surrounding community. The West Colfax Plan includes the following specific recommendations for Town Center Districts (pages 129-130):

- i. Focus the most intense structures and uses to a dense core surrounding a community gathering place. Ring this dense core with medium intensity structures that taper in height, mass and scale to a fringe area where the town center blends with surrounding neighborhoods.
- ii. Ensure a dynamic mix of uses to serve the daily needs of nearby residents and destination itineraries of regional visitors. Shops, restaurants, entertainment, civic amenities (satellite libraries, recreation centers, postal facilities) and services (dry cleaners, day care) are especially appropriate uses to serve nearby offices and residents.
- iii. Offer a broad mix of housing types, occupancy status, densities and costs.
- iv. Create a form-based Town Center zone district.
- v. Require that a General Development Plan accompany the application of Town Center zoning to ensure the rational and strategic growth of these places. Include standards for the development of streets, water quality management and infrastructure upgrades.
- vi. Require Planning Board adoption of a Town Center General Development Plan to ensure adequate opportunity for property owner participation, community involvement and public comment.
- vii. Work with OED, the Authority, CHAFA, DHA, DPS, Piton, the Enterprise Foundation and other entities to establish partnership tools to aid in Town Center redevelopment.

- viii. Work with OED and the Authority to craft financing strategies to stimulate investment in the area.

Additionally, the following specific recommendations for a Town Center District development within the Urban Redevelopment Area are provided in the West Colfax Plan (Page 130):

- i. Redevelop St. Anthony's Hospital [site] in such a manner that it catalyzes reinvestment in the larger study area while respecting, complementing and enhancing the stability of the surrounding residential neighborhoods.
- ii. Establish a unique identity for the site and ensure that the new development anchors the community and functions as the social and cultural heart of the neighborhood.
- iii. Identify an optimal density range that assures economic viability of the site and incorporates a vigorous mix of uses. Consider the appropriate use mix to encourage active, urban living on the site.
- iv. Promote a diverse range of housing options (especially a combination of affordable and market rate).
- v. Maintain a health care presence on site and incorporate civic uses like a library.
- vi. If cost retention and reuse is appropriate, explore opportunities for the adaptive reuse of the pool and exercise rooms, the chapels, the Kuhlman Building and the parking garage (if it can serve adjacent uses).
- vii. Promote safe and attractive pedestrian linkages throughout the site, as well as between the site and nearby destinations such as the park and transit stations areas.

- viii. Provide wide sidewalks, pleasant streetscape amenities, ample shade trees and well-designed lighting schemes.
- ix. Plan the site to be particularly accommodating to children, seniors and people with disabilities.
- x. Seriously consider the extension of the street grid through the site to reduce dangerous concentrations of traffic on edge streets, enhance neighborhood connectivity and connect bicyclists and pedestrian routes through the site.
- xi. Encourage sustainability in future development of the site through promotion of quality construction that includes green building techniques that are energy efficient, non-polluting and use sustainable building materials.
- xii. Ensure harmonious integration of the site with the surrounding natural and built environments with particular attention to solar access, as well as air and water quality.
- xiii. Incorporate life cycle cost-benefit analysis in future development planning to ensure that new growth is economically sustainable, responsive to relevant community economics and lasting for generations.
- xiv. Promote health and wellness in future development of the site in reference to the human health mission of St. Anthony's Hospital mission and to respond to future health needs of the community.
- xv. Ensure that new development enhances the urban design of the site by capitalizing on the views of mountains, lake and city lights, create an urban edge along 17th Avenue to define the park, incorporate focal points, public gathering spaces and strong pedestrian linkages (such as plazas, paseos, and/or a pedestrian promenade)

to connect the town center to the neighborhood, train stations and the park, and provide focal points for development.

- xvi. Use high quality design materials. Transition height and density of the site edges to respect the scale of adjacent neighborhoods.

E. Public Hearing

The City Council has held a public hearing on this Urban Redevelopment Plan after public notice thereof in compliance with law by publication in a newspaper having a general circulation in the City, describing the time, date, place and purpose of the hearing, generally identifying the Urban Redevelopment Area covered by this Urban Redevelopment Plan, and outlining the general scope of the urban renewal project to be considered for implementation by the Authority pursuant to this Urban Redevelopment Plan.

Additionally, reasonable efforts have been undertaken by the Authority to provide written notice of the public hearing to all property owners, residents and owners of business concerns in the Urban Redevelopment Area at their last known address of record at least thirty days prior to such hearing. The written notice contained the same information as the published notice.

F. Other Findings

1. The Urban Redevelopment Area may be conserved or rehabilitated through appropriate public action, as authorized or contemplated by the Act, and through the cooperation and voluntary action of the owners located in the Urban Redevelopment Area.

2. In order to eliminate or reduce the blighted conditions currently existing within the Urban Redevelopment Area, as well as those blighted conditions which may be reasonably anticipated to develop within the Urban Redevelopment Area in the absence of public action, it is the intent of the City Council in adopting this Urban Redevelopment Plan that the

Authority exercise all powers authorized to be exercised by the Authority under the Act and which are necessary, convenient or appropriate to accomplish the objectives of the Urban Redevelopment Plan. It is the intent of this Urban Redevelopment Plan that, except as otherwise provided herein, the Authority shall exercise all such powers (except condemnation) as may now be possessed or hereafter granted to the Authority for the elimination of blight within the Urban Redevelopment Area.

3. The powers conferred by the Act are for public uses and purposes for which public money may be expended and the police power exercised, and this Urban Redevelopment Plan is in the public interest and necessity, such finding being a matter of legislative determination by the City Council.

4. The Authority may, in its discretion, issue bonds or other obligations, including revenue bonds, to the extent permitted by law, this Urban Redevelopment Plan, and any Cooperation Agreement.

5. If any individuals, families or business concerns are displaced by any Projects in the Urban Redevelopment Area, a feasible method exists for relocation of those individuals, families or business concerns in accordance with the Act.

III. DESCRIPTION OF THE ST. ANTHONY URBAN REDEVELOPMENT AREA GOALS AND OBJECTIVES

A. Boundaries of the St. Anthony Urban Redevelopment Area

The boundaries of the Urban Redevelopment Area shall be as set forth in the legal description on Exhibit A and as depicted on Exhibit B hereto and are drawn as narrowly as feasible to accomplish the planning and development objectives of the Urban Redevelopment Plan. The Urban Redevelopment Area does not contain any agricultural land as defined in Section 31-25-103(1), C.R.S.

B. Urban Redevelopment Plan Objectives

The general objectives of this Urban Redevelopment Plan are to reduce or eliminate blighted conditions and to stimulate the growth and development of the Urban Redevelopment Area and its surroundings. In particular, this Urban Redevelopment Plan is intended to promote the following (or any combination of the following) local objectives respecting appropriate land uses provided that the delineation of such objectives shall not be construed to require that any particular Project shall necessarily promote all such objectives:

1. To eliminate the present and growing factors which contribute to the blight in the Urban Redevelopment Area. Such blighting factors are detrimental to the community and represent an economic liability to the City.
2. To renew and improve the character and environment of the Urban Redevelopment Area and its surroundings by preventing or ameliorating economic, physical and environmental deterioration.
3. To encourage residential, retail, and commercial development and redevelopment that is socially and economically inclusive and from which the Urban Redevelopment Area and its environs can draw economic strength.
4. To encourage and protect existing development within and immediately adjoining the Urban Renewal Area by creating conditions from which these areas can draw new economic strength.
5. To more effectively use underdeveloped land within the Urban Redevelopment Area.
6. To encourage land use patterns within the Urban Redevelopment Area and its environs that result in a more environmentally sustainable city.

7. To encourage land use patterns within the Urban Redevelopment Area and its environs where pedestrians are safe and welcome.

8. To encourage the participation of existing property owners within the Urban Redevelopment Area in the redevelopment of their property.

9. Encourage high and moderate density development where appropriate, including structured parking.

10. To encourage reuse of existing buildings where appropriate, including historic preservation and adaptive reuse.

11. To promote a diverse mix of dense housing options.

12. To promote a diverse, sustainable neighborhood economy, including mixed use and commercial development opportunities within the Urban Redevelopment Area.

13. To improve access to healthy transportation options and existing parks.

IV. PROJECT ACTIVITIES

In undertaking the Projects pursuant to this Urban Redevelopment Plan, the Authority shall comply, and shall require any developer of Projects under any Redevelopment Agreement to comply with the Charter and all applicable building and zoning regulations and other applicable ordinances of the City. All Redevelopment Agreements entered into in connection with this Urban Redevelopment Plan shall be subject to all applicable building and zoning regulations, any general development plan for all or a portion of the Urban Redevelopment Area, including any urban design standards and guidelines related to such general development plan (the general development plan and the urban design standards and guidelines, as both may be amended from time to time, are collectively referred to hereinafter as the “GDP”), and other applicable ordinances of the City.

A. Public Participation

The Authority has met with the appropriate registered neighborhood organizations and invited public comments relating to this Urban Redevelopment Plan. The Authority is committed to continue the process of public participation in pursuit of the objectives of this Urban Redevelopment Plan through discussion with the appropriate registered neighborhood organizations and will invite public comment on the Projects. Pursuant to policies adopted by the Authority and to the extent provided in Colorado Open Records Act, Colo. Rev. Stat. Title 24, Article 72, Part 2, as the same may be amended from time to time, the Projects' plans and proposals will be made available to the public.

B. Redevelopment Agreement.

Subject to the provisions of Section V.B. herein, the Authority is authorized to enter into one or more Redevelopment Agreements with developers, land owners and such other entities as are determined by the Authority to be necessary or desirable to carry out the purposes of this Urban Redevelopment Plan. Such Redevelopment Agreements may contain such terms and provisions as shall be deemed necessary or appropriate by the Authority for the purpose of undertaking the activities contemplated by this Urban Redevelopment Plan or the Act, and may further provide for such undertakings by the Authority, including financial assistance (subject to the limitations contained herein), as may be necessary for the achievement of the objectives of this Urban Redevelopment Plan or as may otherwise be authorized by the Act.

C. Public and Other Improvements and Facilities

The Authority may undertake certain actions that would eliminate blight and make the Urban Redevelopment Area and its environs more attractive for private investment. The Authority may or may cause to be installed, constructed and reconstructed public improvements in furtherance of the Urban Redevelopment Plan, which may include, without limitation, streets,

sidewalks, alleys, utilities, utility service facilities, parks, streetscapes, pedestrian corridors, bicycle facilities, and parking facilities. The Authority also may or may cause to be installed, constructed and reconstructed any other authorized improvements in furtherance of the Urban Redevelopment Plan, which may include, without limitation, façade improvements, public access ways, public gathering areas and other undertakings or improvements, all for the purpose of promoting the objectives of this Urban Redevelopment Plan and the Act. Any such construction of improvements shall be performed in accordance with Plan 2000 and City specifications, including any GDP, as applicable, and upon obtaining required City permits and comply with all applicable laws.

D. Redevelopment and Rehabilitation Actions

Redevelopment and rehabilitation actions in furtherance of the Urban Redevelopment Plan may include such undertakings and activities as are in accordance with this Urban Redevelopment Plan and the Act, including without limitation: (i) the demolition and removal of buildings and improvements; (ii) the installation, construction, relocation and reconstruction of public and private improvements; (iii) the carrying out of plans for a program through voluntary action for the repair, alteration, and rehabilitation of buildings or other improvements in accordance with this Urban Redevelopment Plan; and (iv) the taking of such other actions as determined by the Authority as necessary or desirable to eliminate unhealthy, unsanitary or unsafe conditions, eliminate obsolete or other uses detrimental to the public welfare, or otherwise remove or prevent the spread of blight or deterioration.

It is anticipated that the redevelopment and rehabilitation of property will be for the purpose of promoting a mix of uses within the Urban Redevelopment Area and its environs and other undertakings authorized or allowed by this Urban Redevelopment Plan or the Act, and

shall, if required in the judgment of the Authority, be undertaken pursuant to the terms of a Redevelopment Agreement, provided that in the absence of any such Redevelopment Agreement, development, redevelopment, and rehabilitation in furtherance of the Urban Redevelopment Plan may be undertaken in accordance with the GDP, as applicable, the building and zoning regulations and other applicable ordinances of the City.

E. Demolition, Clearance and Site Preparation

The Authority may or may cause others to demolish and clear those buildings, structures and other improvements from property it owns or as part of an approved Project pursuant to this Urban Redevelopment Plan if such buildings, structures and other improvements are not to be rehabilitated in accordance with this Urban Redevelopment Plan.

V. PROJECT FINANCING

A. Financing Methods

The Authority is authorized to finance the Projects and other activities by several methods, including, but not limited to, the following: appropriations from the City; Sales Tax Increment and/or Property Tax Increment paid pursuant to a Cooperation Agreement; interest income; federal loans or grants; or any other available source of revenue allowable under the provisions of the Act or other applicable laws. In addition, the Authority is authorized to issue bonds or other obligations, incur indebtedness, loans or advances as contemplated by the Act in an amount sufficient to carry out all or any part of the Projects and other activities. The principal of, interest on, and any premiums due in connection with such bonds, indebtedness, loans or advances may be paid from sales tax and property tax increment or any other funds, revenues, assets or properties legally available to the Authority.

B. Cooperation Agreements between the City and the Authority

Before the Authority enters into a Redevelopment Agreement, the City and the Authority

shall enter into a Cooperation Agreement.

C. Tax Increment Financing

This Urban Redevelopment Plan contemplates that the primary method of financing the Projects and other activities shall be the use of Sales Tax Increment financing and/or Property Tax Increment financing, or any combination thereof, under the tax increment financing provisions of Colo. Rev. Stat. § 31-25-107(9), as amended from time to time, which is by this reference incorporated herein as if set forth in its entirety, subject to City Council approval as set forth herein. For each Project for which Property Tax Increment and/or Sales Tax Increment is to be used, a separate Property Tax Increment Area and/or Sales Tax Increment Area may be designated by the Authority and the City, and shall be approved by the City Council. In accordance with the Act, School District No. 1 in the City and County of Denver shall be permitted to participate in an advisory capacity with respect to the inclusion of tax increment financing in this Urban Renewal Plan and with respect to any use of Property Tax Increment. If there is any conflict between the Act, any Cooperation Agreements between the City and the Authority and this Urban Redevelopment Plan, the provisions of the Act shall control.

For each Property Tax Increment Area and/or Sales Tax Increment Area, all Property Taxes levied after the effective date of the approval of the Property Tax Increment Area upon the taxable property in each Property Tax Increment Area each year and all Sales Tax Revenues, or a portion thereof, collected within each Sales Tax Increment Area by or for the benefit of the City, shall be divided as follows:

1. (a) In the case of a Property Tax Increment Area, that portion of the Property Tax Revenues that are produced by the levy at the rate fixed each year by or for each public body upon the valuation for assessment of taxable property in the Property Tax Increment

Area last certified prior to the effective date of approval of such Property Tax Increment Area in respect of this Urban Redevelopment Plan or, as to an area later added to the Property Tax Increment Area, the effective date of the modification of this Urban Redevelopment Plan specifying such Property Tax Increment Area shall be paid into the funds of each such public body as are all other taxes collected by or for such public body.

(b) In the case of a Sales Tax Increment Area, that portion of Sales Tax Revenues equal to the amount collected within the boundaries of the Sales Tax Increment Area in the twelve-month period ending on the last day of the month prior to effective date of approval of such Sales Tax Increment Area in respect to this Urban Redevelopment Plan or as to an area later added to the Urban Redevelopment Area, the effective date of modification of this Urban Redevelopment Plan shall be paid into the funds of each such public body as are all other taxes collected by or for such public body.

2. Except as the Authority may legally provide otherwise under the Act, that portion of the Property Tax Revenues in excess of the amounts described in paragraph C(1)(a) above, and/or all or any portion of Sales Tax Revenues in excess of those described in paragraph C(1)(b) above, shall be allocated to, and when collected, paid into a special fund of the Authority, and may be irrevocably pledged by the Authority for the payment of the principal of, premium, if any, and interest on any bonds of, loans or advances to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Authority to finance or refinance, in whole or in part, the Projects. Unless and until the Property Tax Revenue in any Property Tax Increment Area exceeds the amount as provided in paragraph C(1)(a), above, all of the Property Tax Revenues for the Property Tax Increment Area shall be paid into the funds of the respective public bodies. Unless and until the total Sales Tax Revenues in any Sales Tax Increment Area

exceed the Sales Tax Base Amount in such Sales Tax increment Area, as provided in paragraph C(1)(b), above, all such Sales Tax Revenue shall be paid into the funds of the City.

3. When such bonds, loans, advances, and indebtedness, if any, including interest thereon and any premiums due in connection therewith, have been paid, with respect to a Tax Increment Area but in no event later than twenty-five (25) years following the effective date such Tax increment Area is included in and amends this Urban Redevelopment Plan by an amendment approved by City Council, the total Sales Tax Revenues and Property Tax Revenues in such Tax Increment Area shall be paid into the funds of the City and the applicable public bodies, respectively.

4. In the event there is a general reassessment of taxable property valuations in the City including all or part of any Property Tax increment Area, or a change in the sales tax percentage levied in the City including all or part of any Sales Tax Increment Area, the portions of valuations for assessment or sales tax revenues attributable thereto under this Part V shall be proportionately adjusted in accordance with such reassessment or change.

5. The Authority and the City may, by Cooperation Agreement or other agreement, provide for the method by which Property Tax Increment and Sales Tax Increment shall be allocated and paid to the Authority pursuant to the provisions of this Urban Redevelopment Plan and the Act. Such agreements, and similar agreements between the Authority and other public bodies, may provide for additional assistance by the City and cooperation between the Authority and the City in support of the Projects as may be more fully set forth in the provisions of such Cooperation Agreement or other agreement.

VI. LAND USE PLAN

A. Land Use Designation

Land use within the Urban Redevelopment Area shall conform to those uses permitted

by the GDP, as applicable, and applicable City ordinances and regulations, including the City's zoning ordinances and regulations.

B. Land Use Objectives

Land use objectives of this Urban Redevelopment Plan are to encourage the development of uses, building densities, open space, pedestrian and vehicular accommodations and other related facilities in order to create a high-quality mixed-use environment commensurate with high-quality urban design.

VII. MODIFICATIONS TO THE APPROVED URBAN REDEVELOPMENT PLAN

This Urban Redevelopment Plan may be modified pursuant to the provisions of the Act governing such modification, including Section 31-25-107 thereof, as the same may be amended from time to time.

VIII. PROJECT ART

The Authority requires that project art be installed in accordance with the Authority's Project Art Program. This program provides for at least 1% of the gross bond proceeds issued by the Authority in connection with the Projects or 1% of the Projects' maximum reimbursable expenses as of the effective date of any Redevelopment Agreement to be utilized for project art in a location accessible to the general public.

IX. DESIGN REVIEW

In connection with its undertaking of Projects, the Authority may require participation in a design review process in collaboration with applicable City staff, in addition to any design review required by the City.

X. SEVERABILITY

If any provision of this Urban Redevelopment Plan is held by a court to be illegal, invalid, or unenforceable, the other provisions herein that are severable shall be unaffected.

Furthermore, such illegal, invalid or unenforceable provision shall be automatically replaced with a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and still be legal, valid and enforceable, and this Urban Redevelopment Plan shall be deemed reformed accordingly.

XI. MINOR VARIATIONS

In specific cases, where a literal enforcement of the provisions contained in this Urban Redevelopment Plan constitutes an unreasonable limitation beyond the intent and purpose of these provisions, the Authority may allow minor variances from these provisions. In such cases, the Authority shall notify the City prior to allowing any such minor variance.

XII. FIRST SOURCE HIRING PROGRAM

With respect to any Redevelopment Agreement and for any other agreement Authority implements in connection with the Projects, the Authority and the owners, developers or redevelopers, as applicable, shall carry out the First Source Hiring Program designed to provide employment opportunities to Denver residents, and which includes, among other things, recruitment, training, and similar activities, for permanent employees of the owners and tenants at the Projects.

XIII. SMALL BUSINESS ENTERPRISE UTILIZATION PROGRAM

The Authority has adopted and will require owners, developers or redevelopers to adopt a small business enterprise utilization plan regarding small business enterprise participation for each Redevelopment Agreement and for any other agreement the Authority implements in connection with the Projects. The Authority agrees to implement and enforce, or cause owners, developers and redevelopers to implement and enforce, such small business enterprise utilization plans and to review and, if necessary, update such plans from time to time.

XIV. ENHANCED TRAINING OPPORTUNITIES

The Authority has adopted and will require owners, developers and redevelopers to adopt an enhanced training opportunities plan for each Redevelopment Agreement and for any other agreement Authority implements in connection with the Projects. Authority agrees to implement and enforce, or cause owners, developers or redevelopers to implement and enforce, such plans and to review and, if necessary, update such plans from time to time.

XV. AUTHORITY PREVAILING WAGE POLICY

The Authority has adopted a Prevailing Wage Policy which is applicable in certain circumstances. In the event any improvements funded in whole or in part with tax increment financing provided by the Authority are deemed to be “City Projects” pursuant to the Authority’s Prevailing Wage Policy, the Authority will require any owner, developer or redeveloper constructing the “City Projects” to comply with the City’s prevailing wage requirements for the construction of such “City Projects.”

EXHIBIT A

Legal Description & Surveyor Map for the St. Anthony Urban Redevelopment Area

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF THE PIERSON'S ADDITION TO DENVER SUBDIVISION RECORDED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE ON DECEMBER 21, 1910 UNDER BOOK OF MAPS 17, PAGE 10 AND IS ASSUMED TO BEAR SOUTH 00°00'00" EAST.

BEGIN AT THE NORTHWEST CORNER OF SAID PIERSON'S ADDITION TO DENVER SUBDIVISION, SAID CORNER ALSO BEING THE EASTERLY RIGHT-OF-WAY OF PERRY STREET EXTENSION;

THENCE SOUTH 00°00'00" EAST, ALONG SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 1236.00 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 00°53'43" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY EXTENSION, A DISTANCE OF 80.01 FEET TO THE NORTHWEST CORNER OF COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDERS OFFICE ON FEBRUARY 25, 1887 BOOK 4, ALSO HAVING BEEN RESURVEYED UNDER BOOK 8, PAGE 71, SAID NORTHWEST CORNER ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF WEST COLFAX AVENUE;

THENCE NORTH 90°00'00" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF W. COLFAX AVE., A DISTANCE OF 62.50 FEET TO THE NORTHEAST CORNER OF BLOCK 1, WEST COLFAX SUBDIVISION RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE ON SEPTEMBER 29, 1887 BOOK 4, PAGE 45;

THENCE CONTINUE NORTH 90°00'00" WEST, ALONG THE NORTH LINE OF SAID WEST COLFAX SUBDIVISION AND SAID SOUTHERLY RIGHT-OF-WAY OF W. COLFAX AVE., A DISTANCE OF 990.00 FEET TO THE NORTHEAST CORNER OF BLOCK 4 OF SAID WEST COLFAX SUBDIVISION, SAID CORNER ALSO BEING THE WESTERLY RIGHT-OF-WAY OF STUART ST.;

THENCE NORTH 02°57'45" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE EXTENSION, A DISTANCE OF 80.11 FEET TO THE SOUTHEAST CORNER OF GLEN PARK SUBDIVISION RECORDED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE ON AUGUST 21, 1888 BOOK 6, PAGE 6;

THENCE NORTH 00°00'00" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1234.00 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY AND SOUTHERLY RIGHT-OF-WAY OF W. 17TH AVE.;

THENCE NORTH 00°00'00" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE EXTENSION, A DISTANCE OF 46.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT PORTION OF LAND DEEDED TO THE CITY AND COUNTY OF DENVER UNDER 1899-279 AND ALSO KNOWN AS SLOAN LAKE PARK, SAID POINT ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF WEST 17TH AVENUE;

CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING THREE COURSES:

THENCE SOUTH 89°58'19" EAST, A DISTANCE OF 660.00 FEET;

THENCE SOUTH 88°35'28" EAST, A DISTANCE OF 61.23 FEET;

THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 328.40 FEET TO A POINT ON THE EXTENSION OF THE WESTERLY LINE SAID PIERSON'S ADDITION TO DENVER SUBDIVISION;

Exhibit A-1

THENCE SOUTH 00°00'00" EAST, ALONG SAID EXTENSION, A DISTANCE OF 42.17 FEET TO THE NORTHWEST CORNER OF SAID PIERSON'S ADDITION TO DENVER SUBDIVISION AND THE **POINT OF BEGINNING**;

THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 1,426,811 SQUARE FEET OR 32.75507 ACRES, MORE OR LESS.



Handwritten signature of Robert L. Meadows Jr.

ROBERT L. MEADOWS JR., PLS 34977
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

Exhibit A-1

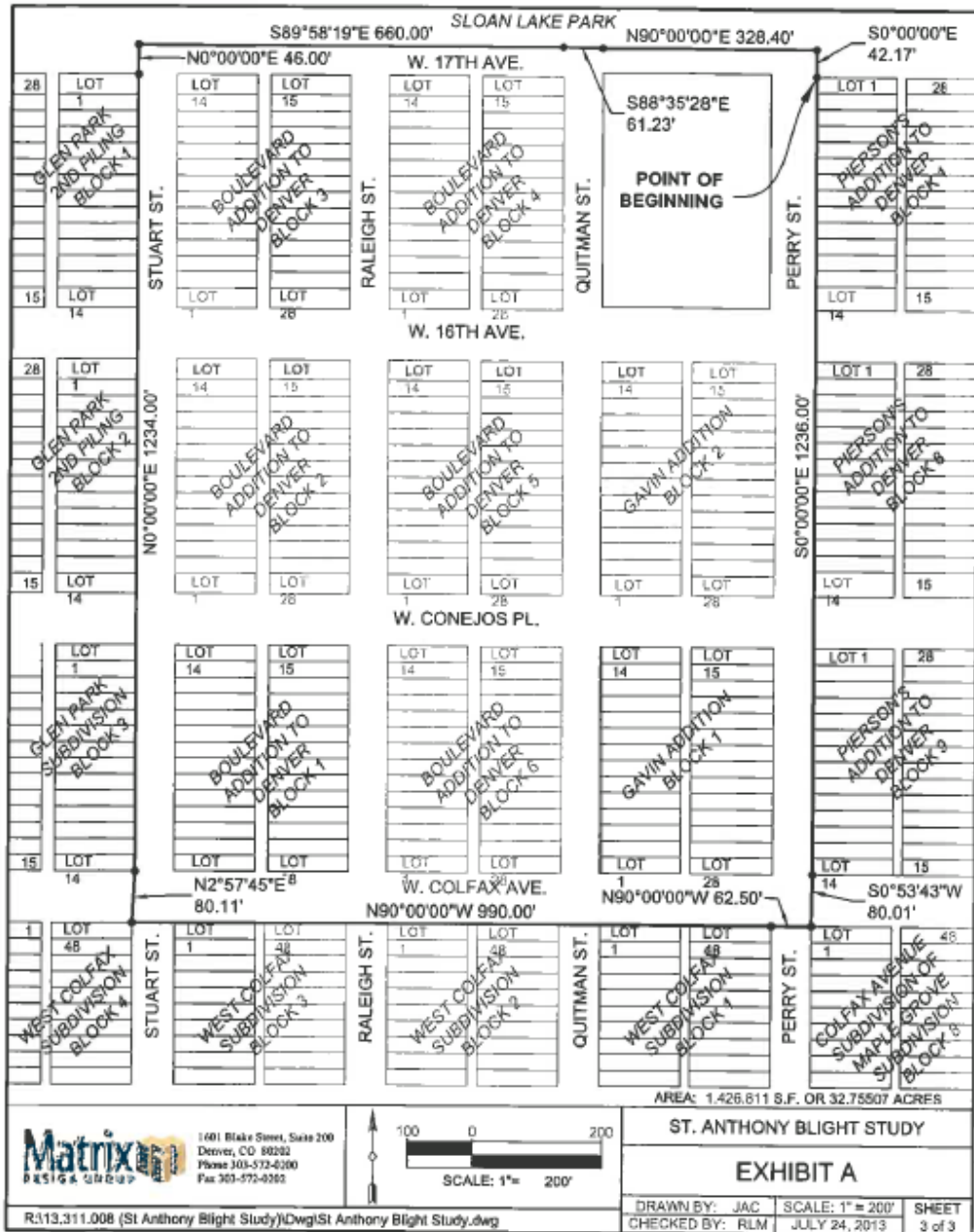


Exhibit A-1

EXHIBIT B

Map of St. Anthony Urban Redevelopment Area

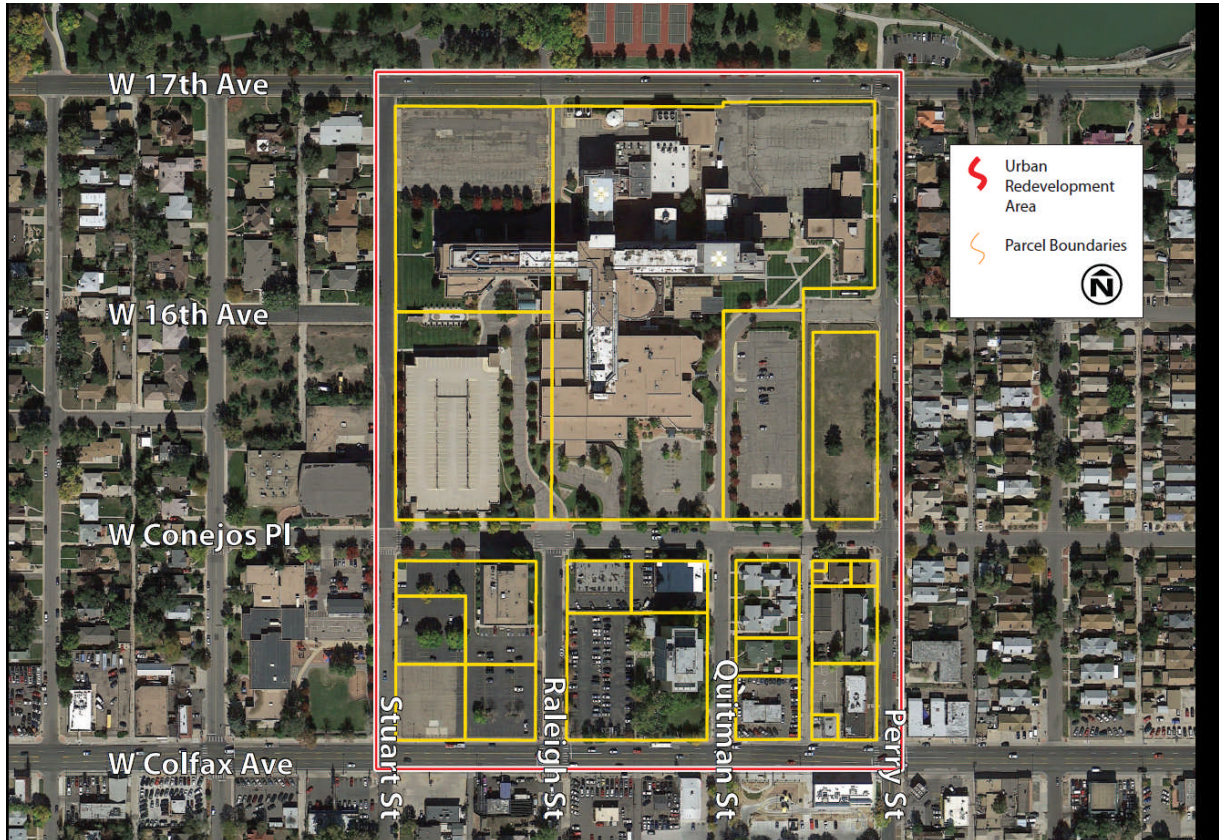


Exhibit B-1

APPENDIX A

Schedule of Projects

[to be amended when City Council approves a Project]

Appendix A-1

APPENDIX B

Property Tax Increment Areas

And

Sales Tax Increment Areas

[to be amended when City Council approves Property Tax Increment Areas and/or Sales Tax Increment Areas.]

1. Property Tax Increment Area

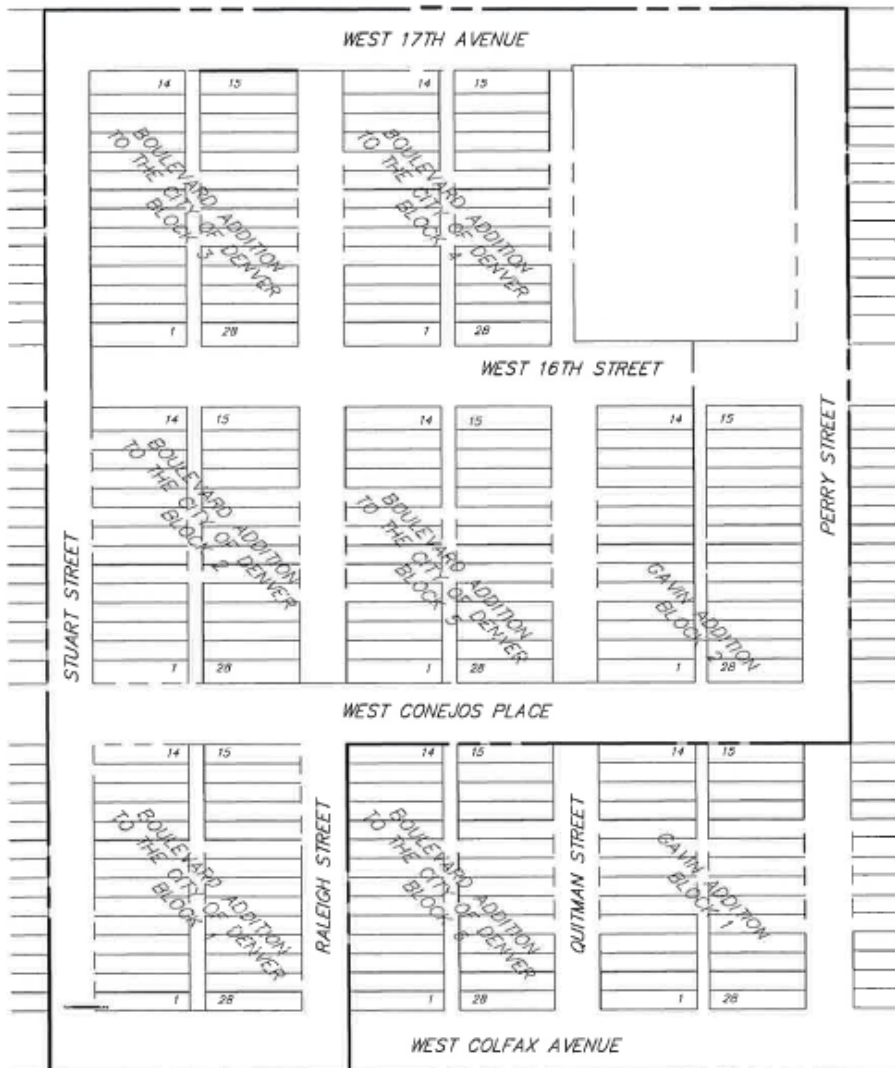
A PARCEL OF LAND BEING BLOCK 2, GAVIN'S ADDITION, TOGETHER WITH BLOCKS 1, 2, 3, 4, AND 5 OF THE BOULEVARD ADDITION TO THE CITY OF DENVER TOGETHER WITH THE VACATED ALLEYS WITHIN SAID BLOCKS 1, 2, 3, 4 AND 5, TOGETHER WITH VACATED RALEIGH STREET AND QUITMAN STREET ADJACENT TO SAID BLOCK 2, 3, 4 AND 5 AND VACATED 16TH STREET BETWEEN STUART STREET AND THE WESTERLY LINE OF THE ALLEY WITHIN BLOCK 2, GAVIN'S ADDITION AND A PORTION OF UNPLATTED LAND TOGETHER WITH THE ADJACENT RIGHT-OF-WAYS OF STUART STREET, WEST COLFAX AVENUE, WEST 17TH STREET AND PERRY STREET LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, AND THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE LANDS CONTAINED WITHIN THE FOLLOWING DESCRIBED LINES: COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STUART STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST COLFAX AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STUART STREET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE WEST 17TH AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WEST 17TH AVENUE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PERRY STREET; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PERRY STREET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST CONEJOS PLACE; THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST CONEJOS PLACE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RALEIGH STREET; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF RALEIGH STREET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST COLFAX AVENUE; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST COLFAX TO THE POINT OF BEGINNING.

PREPARED BY RICHARD A. NOBBE PLS
FOR AND ON BEHALF OF:
MARTIN/MARTIN INC.
12499 W. COLFAX AVE.
LAKEWOOD, CO 80215
(303) 431-6100
(303) 431-4028 FAX



Appendix B-1



0 100 200
 SCALE: 1"=200'
 ALL DIMENSIONS ARE
 U.S. SURVEY FEET

THIS EXHIBIT DOES NOT REPRESENT
 A MONUMENTED LAND SURVEY. IT IS
 ONLY TO DEPICT THE ATTACHED
 DESCRIPTION.



MAY 1, 2013



MARTIN / MARTIN
 CONSULTING ENGINEERS

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Appendix B-1