

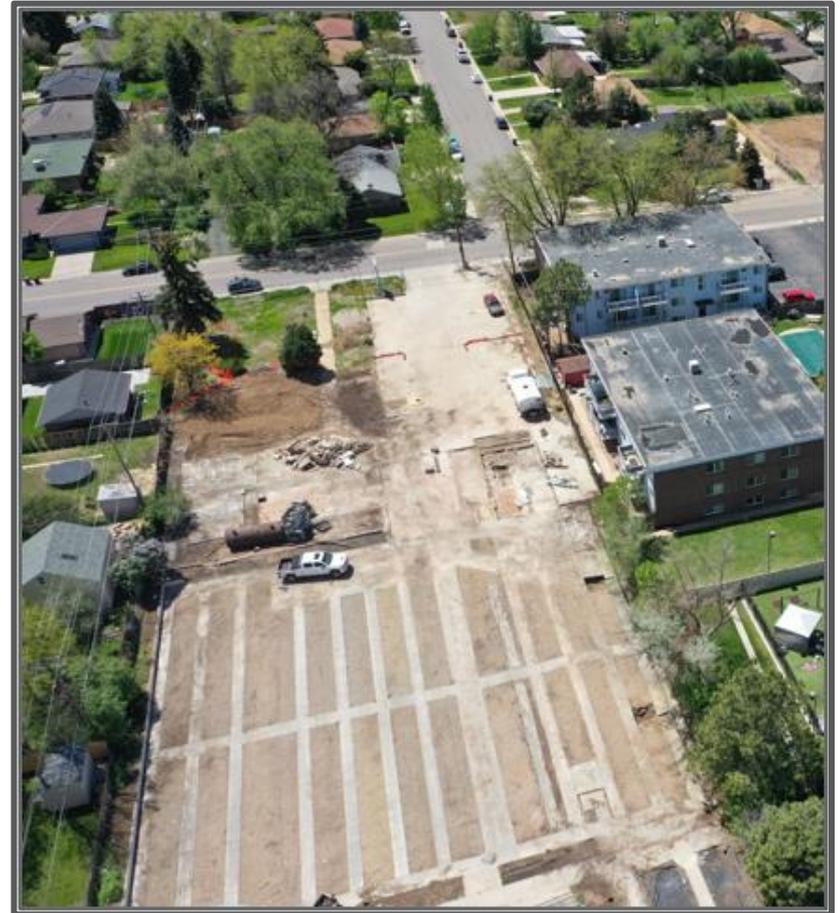
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# DPR Acquisitions: 2369 South Quebec Street and 4458 North Pearl Street & 4441 North Washington Street

Finance & Governance Committee  
November 14, 2023

# Agenda

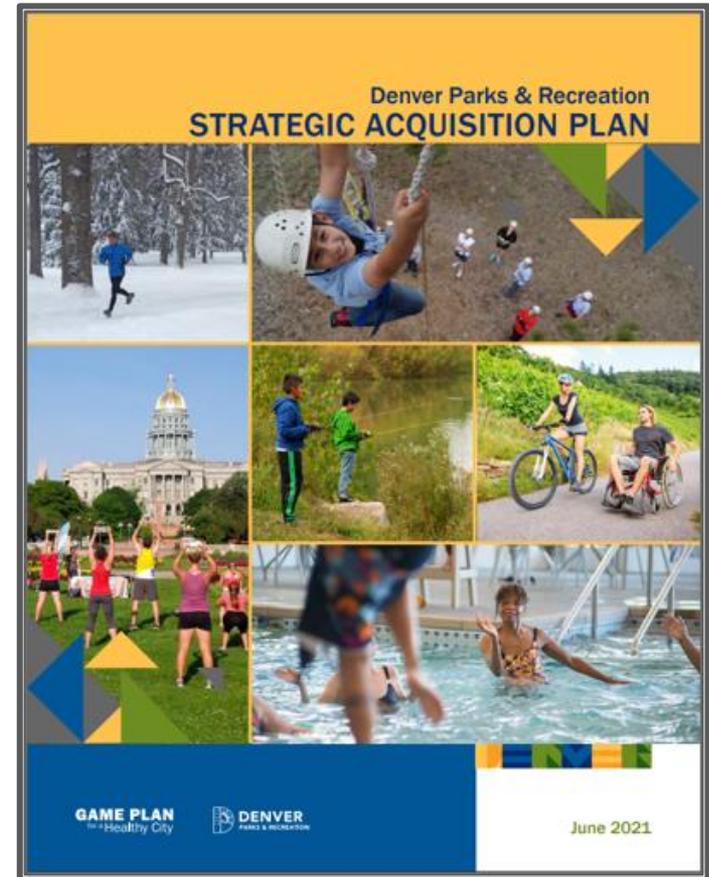
- DPR Strategic Acquisition Plan & Acquisition Program Overview
- 2369 South Quebec Street Acquisition
- 4458 North Pearl Street & 4441 North Washington Street Acquisition



Future park at Iliff & Bellaire in University Hills

# DPR Strategic Acquisition Plan

- Adopted in June 2021
- Provides criteria DPR can use to evaluate acquisitions while prioritizing and balancing growth opportunities across the six focus areas
- Creates a framework for how new opportunities provide value and benefit to the parks and recreation system and users
- Identifies specific goals to be used as measures for success associated with each focus area
- Includes a “toolbox” DPR can utilize to expand the parks and recreation system
- American Planning Association, Colorado: Honor Award 2022



# DPR Strategic Acquisition Plan

## Six Acquisition Focus Areas:

- Equity
- Closing the 10-Minute Walk or Roll Gap
- Resilience, Habitat Restoration and Waterways
- Downtown, High-Density and Growth Areas
- DPR Facilities
- Mountain Parks

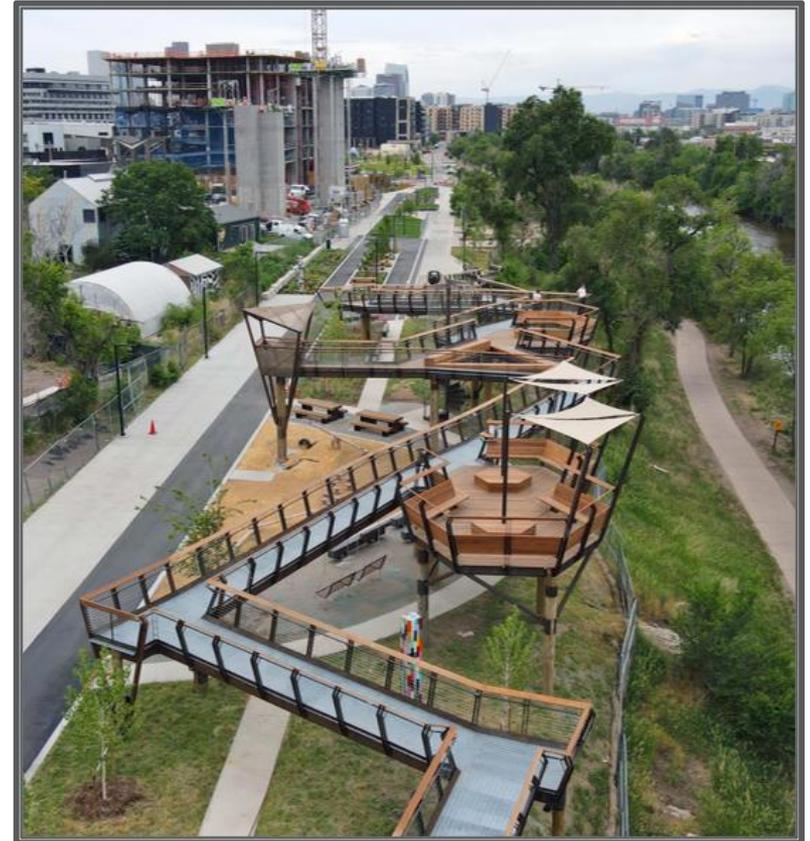


Platte Farm Open Space in Globeville

# DPR Strategic Acquisition Plan

## Six Acquisition Focus Areas: Initial Priorities

- **Equity and Closing the 10-Minute Walk or Roll Gap:** High equity neighborhoods that overlap with 10-Minute Walk or Roll gaps in predominantly residential areas
- **Resilience, Habitat Restoration and Waterways:** Waterway corridors where multiple benefits can be achieved
- **Downtown, High-Density and Growth Areas:** Downtown areas where DPR's 5-Minute Walk or Roll gaps intersect with existing or planned residential development
- **DPR Facilities:** Northeast Maintenance District Facility (a RISE Denver GO Bond project)
- **Mountain Parks:** Improve access for both staff and the public and to build connectivity between mountain parks



Arkins Promenade in Five Points

# Acquisition Program Overview 2019-2023

## Current Parks Legacy Acquisition Fund

- ~\$17.5 million
- ~\$14.7 million after proposed acquisitions of 2369 S. Quebec St. and 4458 N. Pearl St. & 4441 N. Washington St.

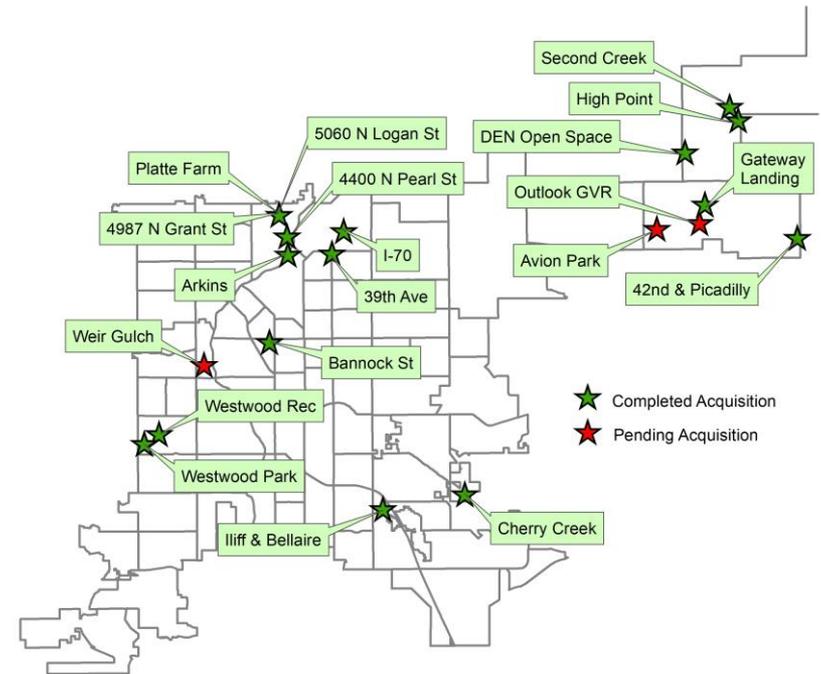
## Total Acreage

- Urban Parks: 38 acres
- Urban Open Space: 444 acres
- Mountain Parks: 448 acres

## Tools Used

- Purchases
- Donations
- Developer Dedications
- Interagency and Partner Agreements
- ROW Development

DPR Acquisition StoryMap: <https://arcg.is/1L5mT80>



# 2369 S. Quebec St. Property & Acquisition Overview

Location: 2369 S. Quebec St. adjacent to the High Line Canal and on the border with Arapahoe County

Size: ~1.2 acres

Council District: 4

Zoning: R-2-A

Seller: BSD High Line LLC

Purchase Price: \$1,250,000

Funding Source: Parks Legacy Fund



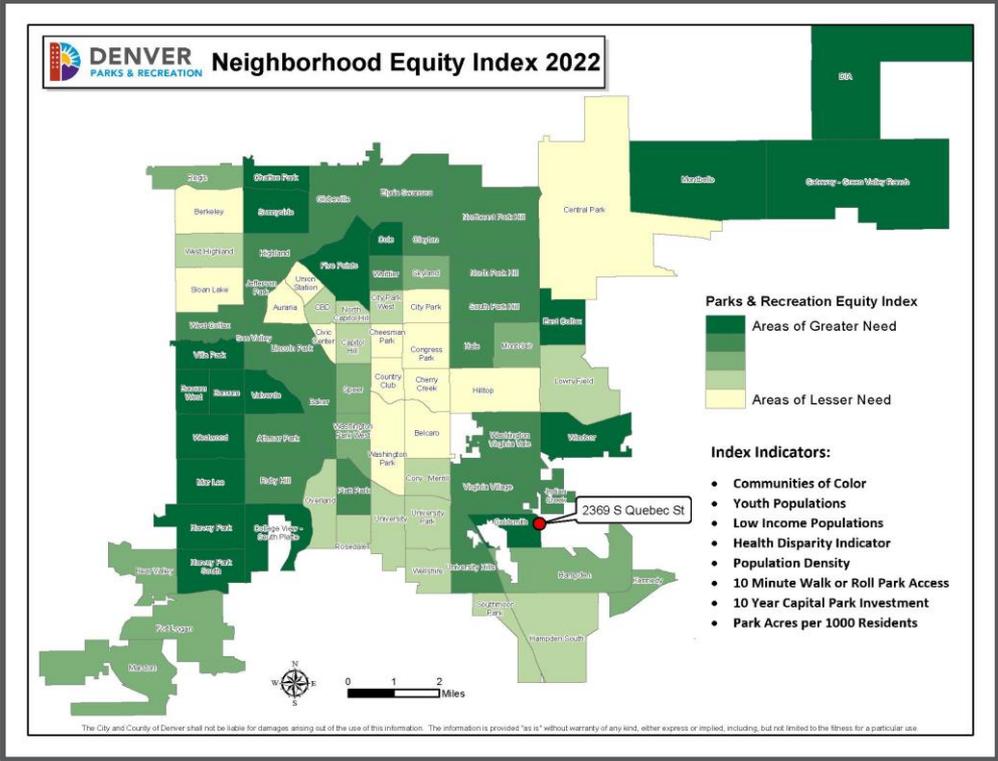
# Business Case

- Meets and helps advance the goals and criteria of three DPR acquisition focus areas: Equity; 10-Minute Walk or Roll; and Resilience, Habitat Restoration and Waterways, as identified in the *Parks Legacy Fund (2A) Five Year Plan* and *DPR's Strategic Acquisition Plan*
- A portion of the property is conceptually planned for a potential project with Arapahoe County to develop an underpass for the High Line Canal across Quebec Street
- Remainder of the property would be developed by DPR into park space for trail users and nearby residents



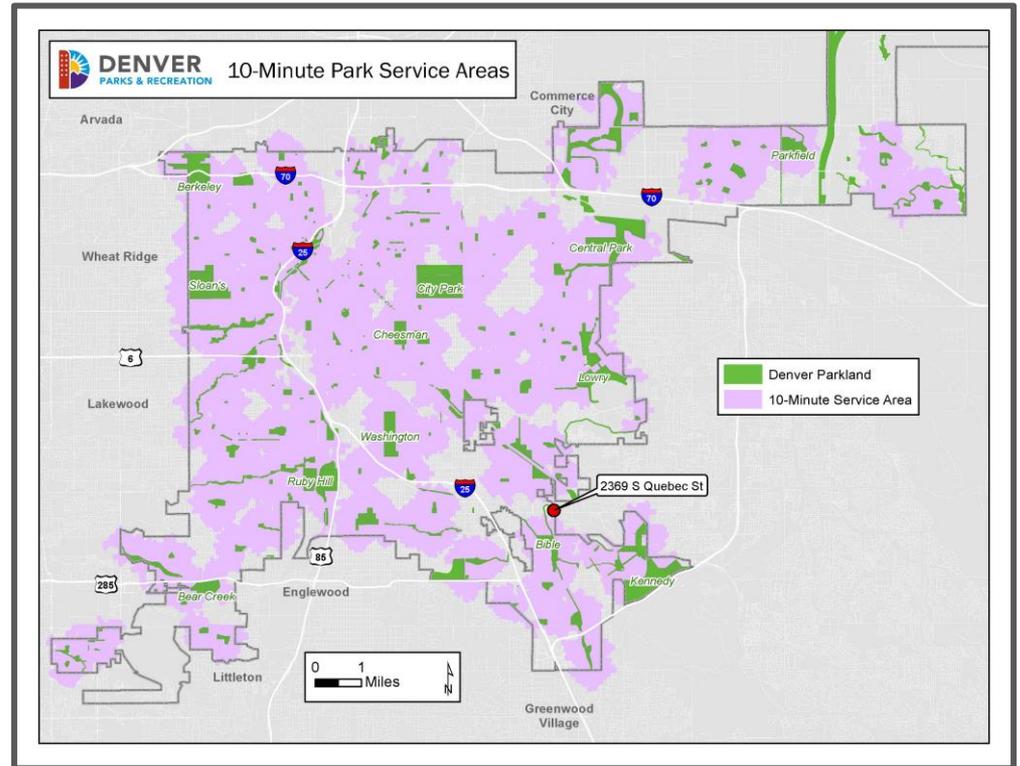
# Business Case

- Located in one of DPR’s high equity neighborhoods based on DPR’s Neighborhood Equity Index, this part of Goldsmith has been identified by DPR as a priority for acquisition considering its location within a 10-Minute Walk or Roll gap in a predominantly residential area



# Business Case

- Will help close the 10-Minute Walk or Roll gap in a neighborhood that has few viable acquisition opportunities
- Estimated to serve ~1,600 residents in Goldsmith in addition to the over 500,000 people who annually use the High Line Canal as a recreational asset



# 4458 N. Pearl St. & 4441 N. Washington St. Property & Acquisition Overview

Location: 4458 N. Pearl St. and 4441 N. Washington St. adjacent to the 0.45-acre designated park at 4400 N. Pearl St.

Size: ~0.54 acres

Council District: 9

Zoning: U-MX-3

Seller: TRI-B Associates LLP

Purchase Price: \$1,205,000

Funding Source: Parks Legacy Fund and \$25,000 from Denver Park Trust.

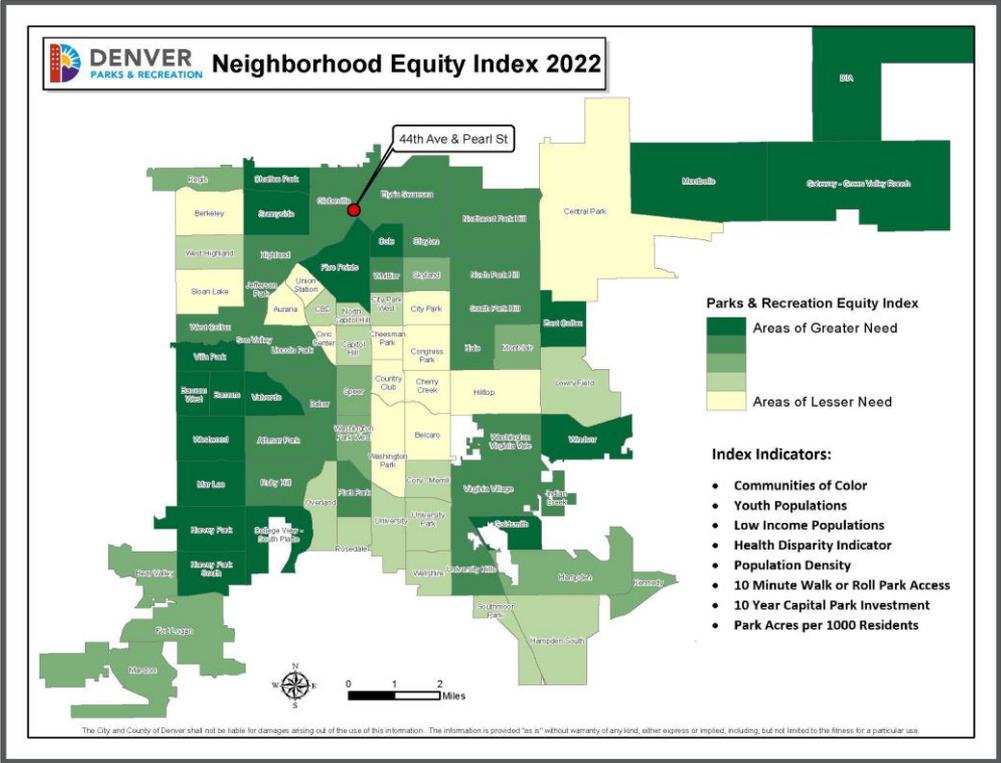
\*Denver Park Trust has also pledged an additional \$25,000 for design and construction of the future park.





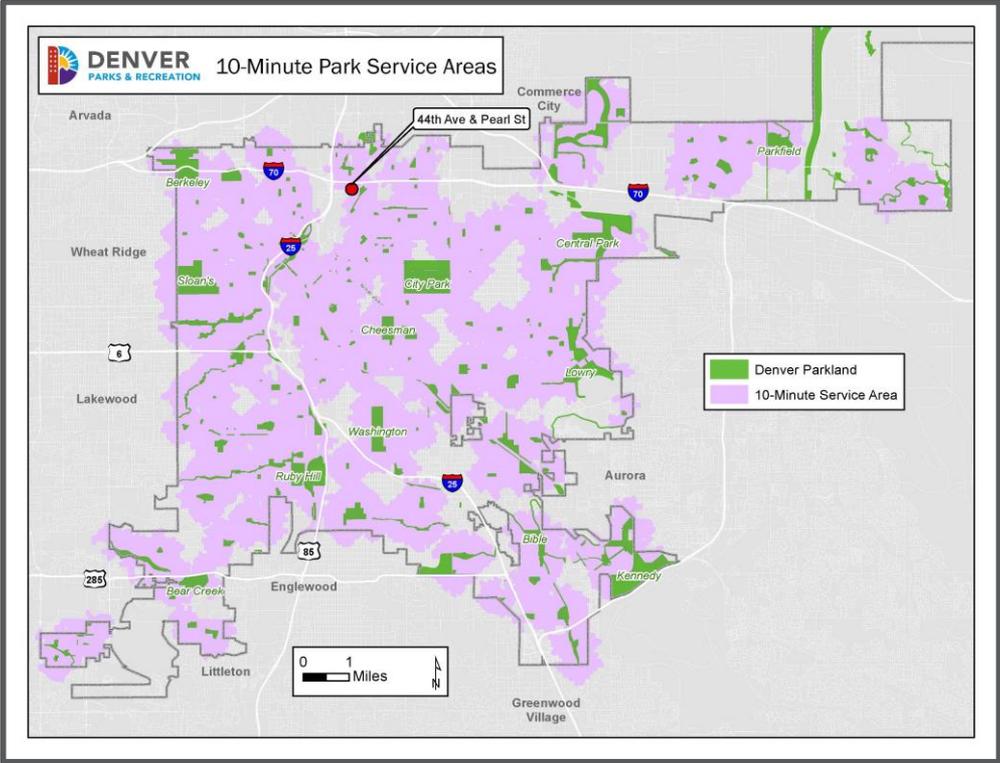
# Business Case

- Located in one of DPR’s high equity neighborhoods based on DPR’s Neighborhood Equity Index, this part of Globeville has been identified by DPR as a priority for acquisition considering its location within a 10-Minute Walk or Roll gap in a predominantly residential area



# Business Case

- DPR estimates that a new park at this location will serve ~1,700 residents, including ~500 youths, who are not currently within a 10-Miunte Walk or Roll to a park



# City Council Action

- **2369 S. Quebec St.:** Purchase and Sale Agreement between the City and County of Denver and BSD High Line LLC for \$1,250,000 (FINAN-202370022) and Companion Ordinance to transfer and appropriate \$1,300,000 from the Parks Legacy Fund.
- **4458 N. Pearl St. & 4441 N. Washington St.:** Purchase and Sale Agreement between the City and County of Denver and TRI-B Associates LLP for \$1,205,000 (FINAN-202370264) and Companion Ordinance to transfer and appropriate \$1,500,000 from the Parks Legacy Fund.