

OFFICE OF ECONOMIC DEVELOPMENT: 48Race LLC.

Business Development
January 6, 2015



DENVER
THE MILE HIGH CITY

OED Ordinance Request

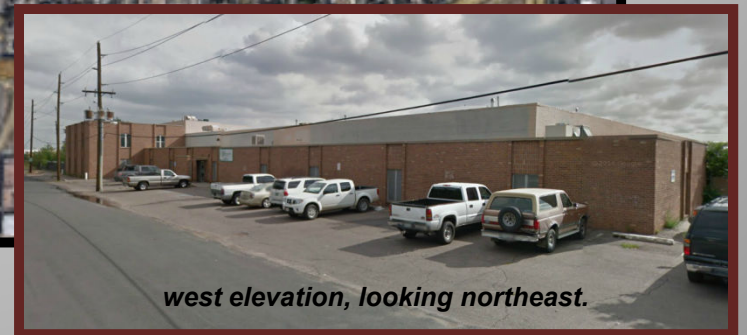
Approve \$1.5 million land acquisition loan to 48Race LLC. (Urban Land Conservancy) for future commercial and residential development.

- 4800 Race St. & 4800 Vine St.

4800 Race & 4800 Vine



east and north elevations, looking southwest.

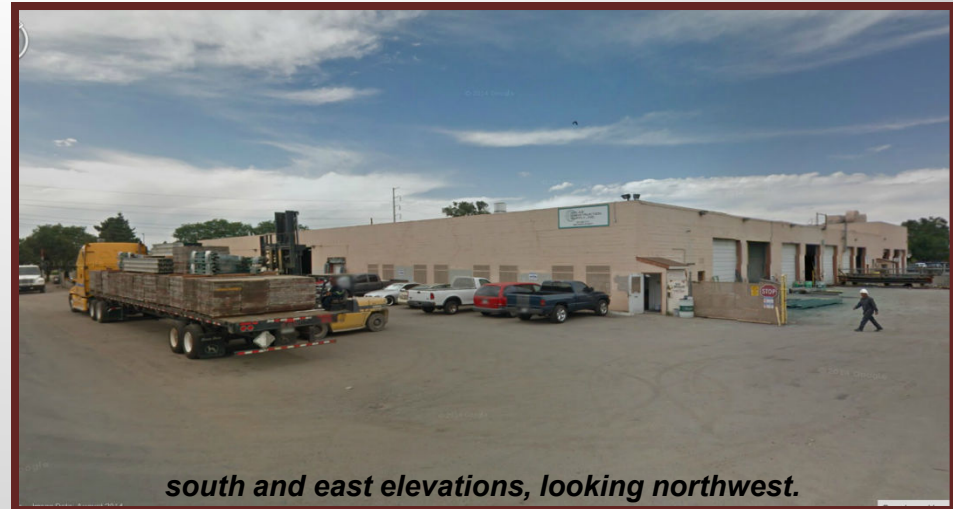


west elevation, looking northeast.

4800 Race & 4800 Vine

Site Features

- \$6M acquisition cost
- 6.07 acres
- Zoned I-B, UO-2
- 62,648 sq. ft. industrial office building
 - Two current commercial tenants
- Storage yard, truck access
- 94 parking stalls
- Environmental assessment currently being performed



4800 Race & 4800 Vine

ULC to initiate a site development planning process to determine specific development scale and timing. OED and other stakeholders will be part of this process. Likely 3-4 phases of development.

Proposed Use

- Commercial /Flex/Office space
- Affordable/market rate for-sale housing
- Affordable/market rate rental housing

Phase 1 (TBD – current vision estimates)

- Approximately 100 housing units
- 70 units income restricted at 80% area median income and below (AMI)
 - \$42,950 for 1 person household; \$55,250 for 3 person household

Elyria Swansea/Globeville Neighborhoods specifically called as priority areas for housing investment in OED's JumpStart 2015 Strategy

OED Loan Proposal

Loan Terms

- \$1.5M for land acquisition of 4800 Race and 4800 Vine
 - \$1.3M from OED Skyline Fund
 - \$200,000 from Special Revenue Fund (Transfer to Housing Invest 2015 Investment)
- Maturity March 1, 2025
- 0% interest rate
- Repayment: 25% net sales from sales of parcels to vertical developers

Collateral

- Second deed of trust on land and buildings at 4800 Race & 4800 Vine

Community Benefit

OED Loan Considerations

- Current and future development pressures on the neighborhood
 - Brighton Corridor and potential major civic and infrastructure projects
- Market demand for commercial and vacant land in Denver
- Location Advantages
 - North Metro Rail Line (2018) two blocks west of the site
 - Bus access one block south of the site
 - Across the street from Elyria City Park
 - Proximity to National Western Center
- Satisfies multiple Housing and Urban Development national objectives
 - At least 25 new FTEs created
 - Decent, safe and sanitary affordable housing for low/mod income populations