



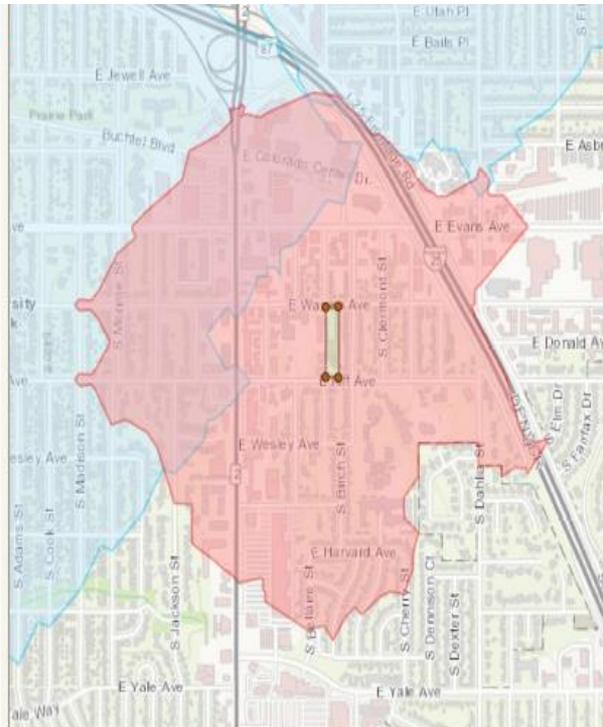
DENVER
THE MILE HIGH CITY

**Proposed
Acquisition of
4301 E. Iliff Avenue
and
4307 E. Iliff Avenue**

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

Legend

- Access Points
- Project Areas
- Service Areas
- Existing Service Areas



FOR CITY SERVICES VISIT **CALL**
DenverGov.org | **311**

ParkScore® ParkEvaluator™

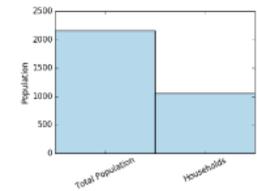
The Trust for Public Land

March 8, 2019

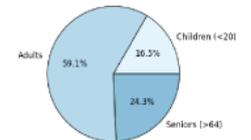
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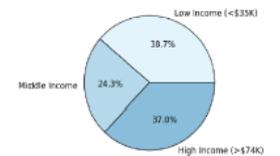
Population	Served	New
Total Population	2,162	1,573
Households	1,058	771



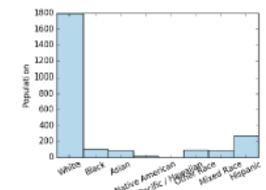
Age	Served	New
Children (less than age 20)	358	249
Adults (age 20 to age 64)	1,280	924
Seniors (age 65 and up)	526	399



Income	Served	New
Low (less than \$35,000)	410	345
Middle (from \$35,000 to \$75,000)	257	202
High (\$75,000 and up)	392	225



Race/Ethnicity	Served	New
White	1,793	1,280
Black	100	80
Asian	83	62
Native American	16	14
Pacific / Hawaiian	0	0
Other Race	91	78
Mixed Race	81	61
Hispanic*	266	216



* U.S. Census captures Hispanic Origin separate from race

- In 2017, Trust for Public Land, National Recreation and Park Association, and Urban Land Institute joined with 130 mayors nationally to launch a 10 minute walk to park campaign.
- The University Hills area does not meet the 10 minute walk to park criteria as identified in the Trust for Public Land ParkScore.

4301 & 4307 E. Iliff Avenue

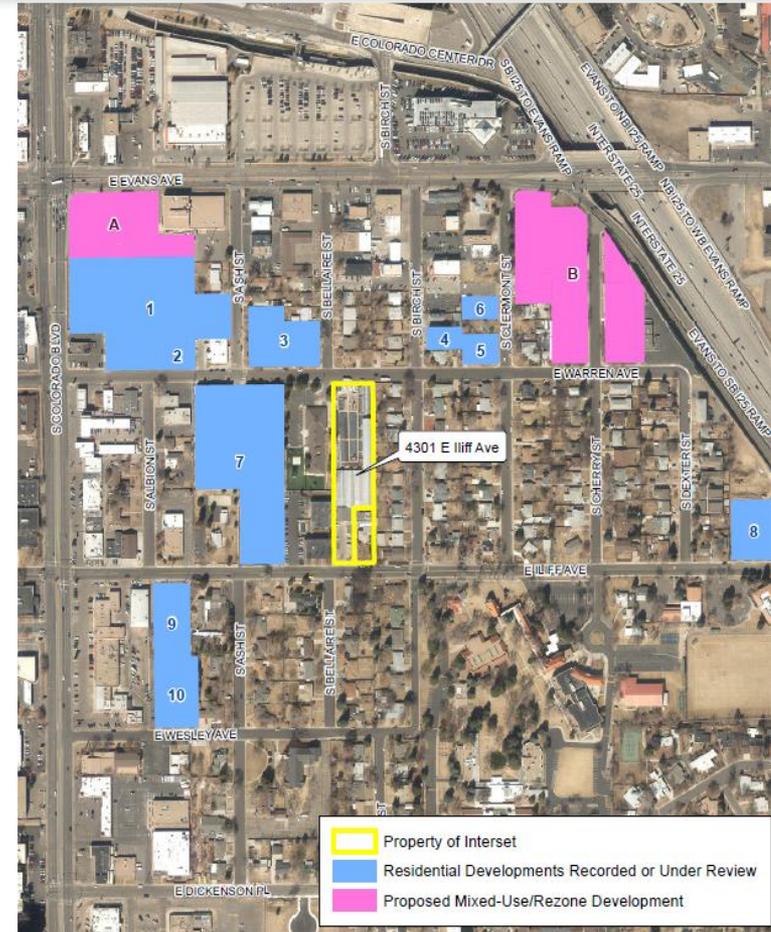
- Parcel Size:
82,985 square feet
- Purchase Price:
\$5,100,000
- Funding Source:
2019 2A funds
- Zoning: E-MX-3
- Existing Use: Garden center / nursery;
Seller plans to retire



University Hills Redevelopment

from 2016 - 2019

Map ID	Development Name	Residential Units	Acres
1	2180 S Colorado Blvd	350	3.5
2	Warren Avenue Apartments	52	0.3
3	Ash & Warren Townhomes	24	1.0
4	SOBI Heights	8	0.2
5	Clermont Ten Towns	10	0.3
6	University Heights	8	0.2
7	4200 E Warren Townhomes	79	3.3
8	Iliff Row House	23	0.7
9	4100 Iliff Avenue	20	0.8
10	The Wesley	43	0.8
A	Zimmerman	TBD	1.8
B	Flywheel	TBD	3.6



Property of Interest
 Residential Developments Recorded or Under Review
 Proposed Mixed-Use/Rezone Development

2A Planning and Process

- In November, voters approved Ballot Measure 2A which will generate new revenue to acquire and maintain parks.
- DPR will be presenting to City Council an acquisition strategy plan to address how the revenue will be allocated for acquisition and maintenance of park land.
- Acquisitions will address existing areas' walk to park criteria, as well as, equity principles, resiliency and habitat restoration, flood mitigation, areas of residential growth, mountain parks and best practice guidelines.



MAINTAINING THE LEGACY



**Parks Deferred
Maintenance & Enhancements**



**Facilities Deferred
Maintenance & Enhancements**

EXTENDING THE LEGACY



Land Acquisition



Planning



Outdoor/Indoor Rec



Signature Projects



Resiliency

2019 EXPENDITURE STRATEGY



MAINTAINING THE LEGACY

EXTENDING THE LEGACY



TO GET STARTED WITH 2019 FUNDS, PROJECTS WILL FOCUS ON:

- ACQUISITION (\$19.5M)
- CURRENT PROJECTS THAT CAN EXPAND SCOPE (\$7-10M)
- STAFFING/CONTRACTED SERVICES/EQUIPMENT AND MATERIALS (\$6.4M)





- Upon acquisition, DPR will work on a rezoning application to change the zoning from E-MX-3 to OS-A.
- DPR will begin community outreach to seek input from the neighborhood regarding the design and uses of the park.
- After construction of the park, DPR will seek Park designation.

Due to scarcity of land and numerous redevelopment projects in this neighborhood, the Division of Real Estate recommends the City acquire 4301 and 4307 E. Iliff Avenue for its strategic location in the University Hills neighborhood. This acquisition helps fulfill DPR's 10 minute walk to park criteria in this densifying neighborhood utilizing 2019 2A funds.