



DENVER
THE MILE HIGH CITY

Denver Planning Board
Julie Underdahl, Chair

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TO: Denver City Council
FROM: Julie Underdahl, Chair, Denver Planning Board
DATE: December 11, 2014
RE: Bill Request No. 14-1099 and 1100, Amendment to the St Anthony Urban Redevelopment Plan for the Sloan's Block 7 West Project and Sales Tax Increment Area

Planning Board Finding

The Denver Planning Board is pleased to forward its finding to City Council that the proposed amendment to the St. Anthony Urban Redevelopment Plan for the Sloan's Block 7 West Project and Sales Tax Increment Area conforms to the Denver Comprehensive Plan 2000 and all related supplements. This finding is required by the Colorado Revised Statutes, Sec. 31-25-107(2). Planning Board made its finding by unanimous vote at its regular meeting on December 3, 2014.

The Sloan's Block 7 West Project

The proposed amendment would add Sloan's Block 7 East as an urban renewal project and Sales Tax Increment (TIF) Area within the existing St. Anthony Urban Redevelopment Area (URA).



Location of the proposed project within the St. Anthony Urban Redevelopment Area

The subject property consists of the western half of the block bounded by Conejos Place, Raleigh & Stuart Streets, and an alley to the west of Raleigh Street. The property is currently owned by EnviroFinance Group – South Sloan's Lake I, LLC.

The Project consists of a new 32,600 square feet Alamo Drafthouse Theater and approximately 26 surface parking spaces. The theater building will consist of eight screens, averaging approximately 100 seats per screen. The operator expects the theater to attract approximately 295,000 patrons annually. The site will benefit from the use of 145 stalls of structured parking, through a permanent access easement agreement granted by the owner of the parking structure immediately north of the site across Conejos Place. The development plan would help to activate a heavily trafficked section along West Colfax Avenue, bringing entertainment, service and dining options to a diverse Denver community and acting as the 'gateway' to the fully redeveloped South Sloan's Lake area.

The site is zoned C-MS-8, (Urban Center, Main Street, eight stories maximum). The new theater and retail pad site will be one story in height.

St. Anthony Urban Redevelopment Plan and Area

The proposed redevelopment project is located within the existing St. Anthony URA, established in 2013. The St. Anthony URP authorizes the use of Tax Increment Financing, and set a property tax increment area, but did not identify projects to be financed with TIF. In order to do that, the URP must be amended on a case-by-case basis for individual projects. If approved, the Sloan's Block 7 West project would become an urban renewal project and sales tax increment area within the St. Anthony URA.

CPD staff recommended to the Planning Board that the proposed amendment for the Sloan's Block 7 East project meets the following objectives of the St. Anthony Urban Redevelopment Plan:

- 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.
- 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.
- 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.
- 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.
- To more effectively use underdeveloped land within the Urban Redevelopment Area.
- To encourage land use patterns within the Urban Redevelopment Area and its environs that result in a more environmentally sustainable city.
- To encourage land use patterns within the Urban Redevelopment Area and its environs where pedestrians are safe and welcome.
- To encourage the participation of existing property owners within the Urban Redevelopment Area in the redevelopment of their property.

- Encourage high and moderate density development where appropriate, including structured parking.
- To encourage reuse of existing buildings where appropriate, including historic preservation and adaptive reuse.
- To promote a diverse mix of dense housing options.
- To promote a diverse, sustainable neighborhood economy, including mixed use and commercial development opportunities within the Urban Redevelopment Area.
- To improve access to healthy transportation options and existing parks.

Analysis of Comprehensive Plan Conformity

CPD staff recommended that the proposed amendment conforms to the Denver Comprehensive Plan and its applicable supplements by virtue of the following logic:

- In 2013, the Denver Planning Board found the St. Anthony Urban Redevelopment Plan to be consistent with Comprehensive Plan 2000 and its applicable supplements. City Council subsequently created the St. Anthony Urban Redevelopment Area.
- The proposed amendment for the Sloan's Block 7 West project and Sales Tax Increment (TIF) Area is consistent with the objectives of the St. Anthony URP as detailed in the previous section of this report.
- Because the St. Anthony URP is consistent with the Comprehensive Plan, and the proposed amendment is consistent with the St. Anthony URP, the proposed amendment is therefore consistent with the Comprehensive Plan.

The Final Denver Planning Board Finding

Based on the CPD staff report and board deliberations at its December 3, 2014 meeting, the Denver Planning Board finds that the proposed amendment to the Sloan's Block 7 West Project and Sales Tax Increment Area conforms to the Denver Comprehensive Plan and its applicable supplements.

Attachment

1. Conceptual Sloan's Block 7 West Project Site Plan



Conceptual Sloan's Block 7 West Project Site Plan (not for construction)