



DENVER
THE MILE HIGH CITY

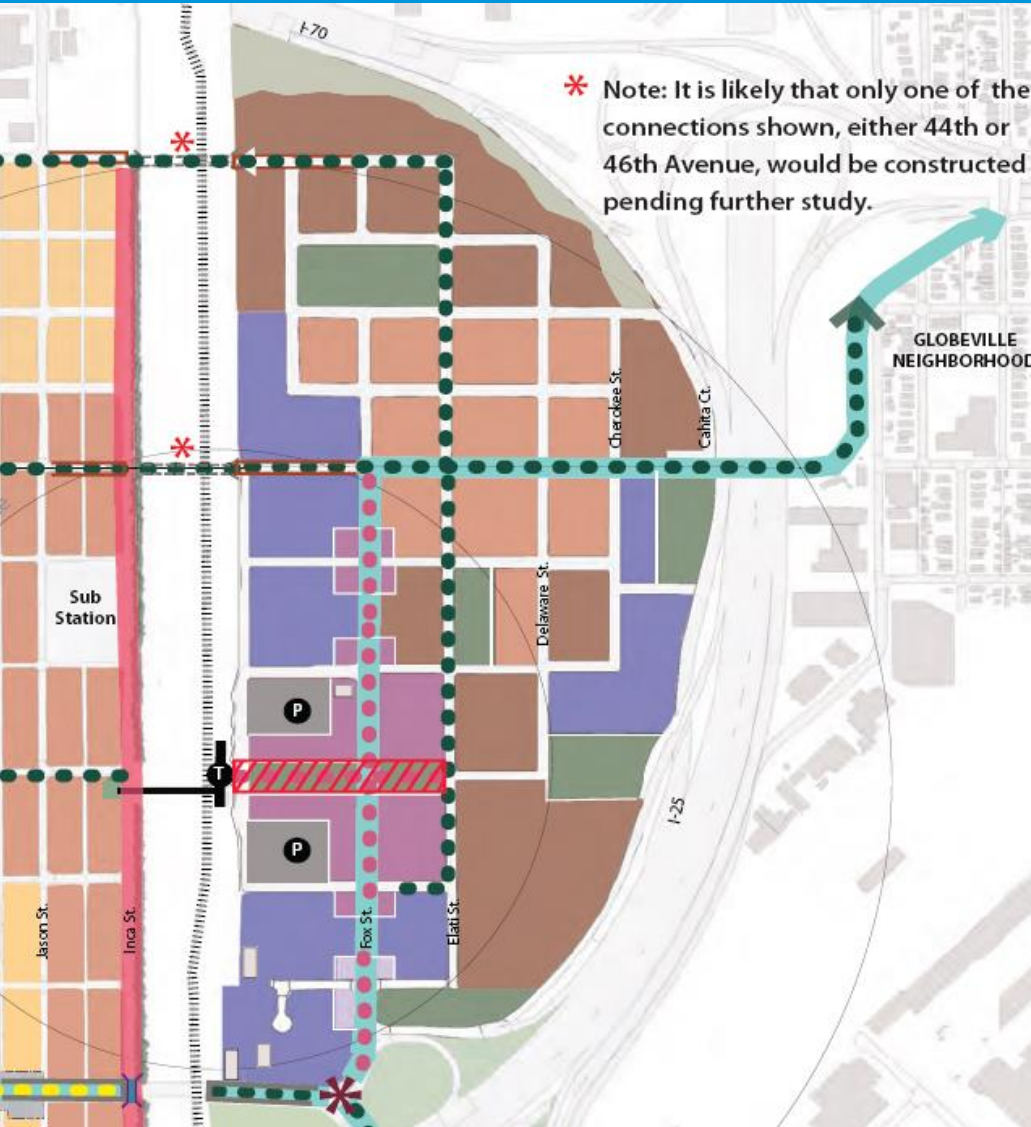
“Fox Island” Challenges & Solution Strategy

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No, Not that Island



Here is: “Fox Island” Adopted Vision / Inherent Challenge



* Note: It is likely that only one of the connections shown, either 44th or 46th Avenue, would be constructed pending further study.

-  Pedestrian Shopping District (2-8 stories)
-  Pedestrian Shopping District (2-5 stories)
-  Mixed-Use Office/Residential (3-20 stories)
-  Urban Residential (2-12 stories)
-  Urban Residential (2-8 stories)
-  Urban Residential (1-3 stories)
-  Single Family / Single Family Duplex
-  Proposed Open Space/ Parks/ Plaza

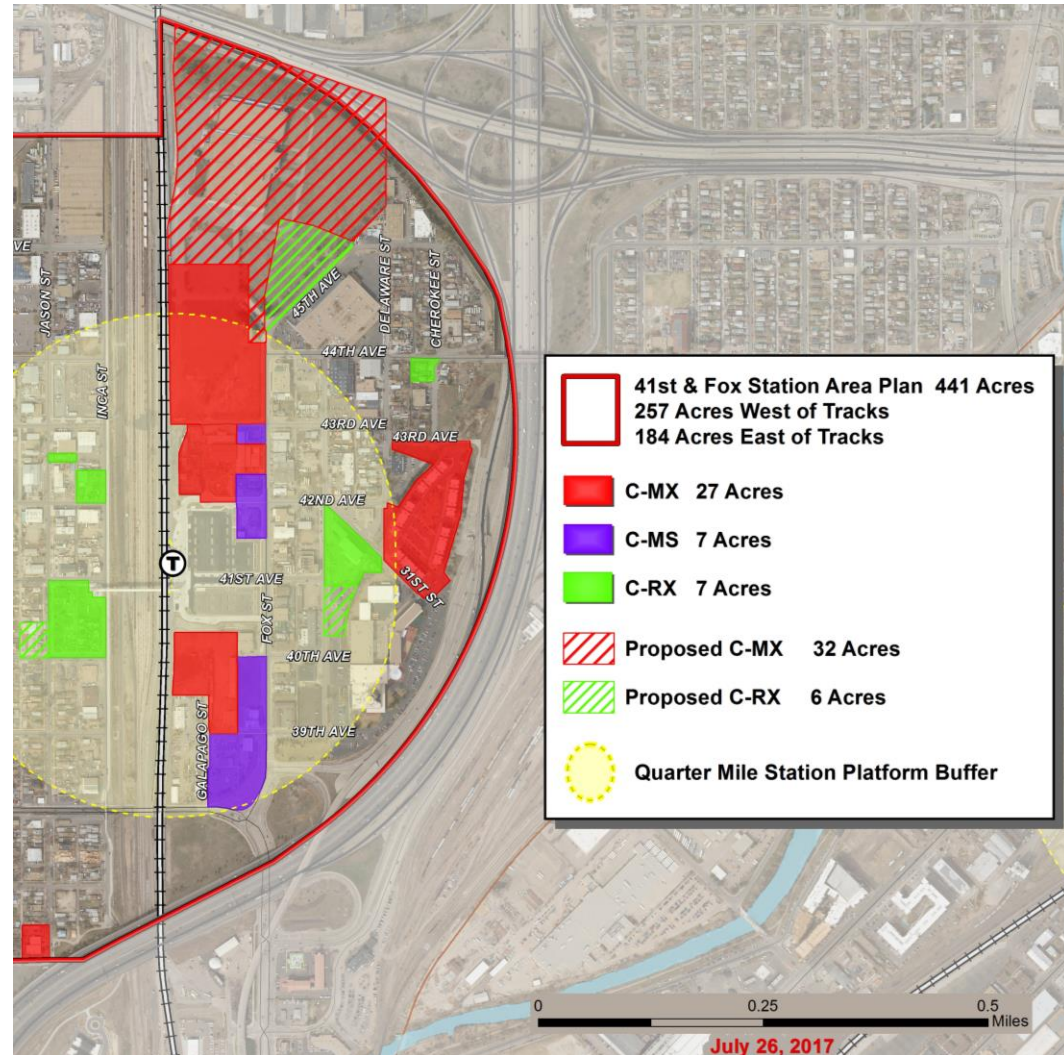


Plan Implementation Requires Long-Term Holistic Solutions

Plan Strategy	Solutions in Progress
High-Density Mixed-Use TOD Vision	Support ongoing re-zoning and development but manage pace to align with infrastructure improvements.
Improved Access to Station-Area for All Modes	Conduct Next Steps Study to identify key multi-modal infrastructure projects and quantify costs. Develop multi-pronged finance program.
Mitigate Traffic Impacts	<ul style="list-style-type: none">• Explore parking maximums• Explore new practices for trip mitigation (TDM)
Assess Other Infrastructure Needs	Analysis of storm-water and sanitary sewer show trunk facilities sufficient to support future growth
Create new, publicly accessible parks and open space	Denver Post site developer contributing substantial acres, most of which will become City-owned dedicated park land.

Realizing Land-Use Vision While Mitigating Traffic Impact

- Incremental rezoning to mixed use districts
- Align pace with infrastructure investments
- Introduce parking maximums



- Work from station-area plan and neighborhood plan.
- Take identified needs and concepts, and turn them into specific projects.
 - Test feasibility.
 - Develop to 10% design.
 - Determine priorities and phasing.
 - Estimate cost.

- 2 major projects:
 - 3rd Access for Fox Island.
 - 38th/Fox/Park/I-25 Intersection.
- Additional “island-wide” mobility improvements.
- “Programmatic Infrastructure”: TDM
 - Anticipated in 2009 plan.
 - Now a city-wide priority thru MAP 2030.

Long-Term, Equitably Shared, Multi-Pronged Plan of Finance

All options under consideration:

- Metropolitan District
- General Improvement District
- Impact Fee
- Urban Renewal Area / Tax Increment
- Federal and State Grants
- Capital Improvement Program

Denver Post Redevelopment Site

- New zoning and new IMP + Development Agreement.
- Negotiated phasing to avoid overwhelming roadways and to pace with infrastructure improvements.
- Developer commitment to “island-wide” funding financing program for infrastructure.
- Developer commitment to participate in TDM program.
- Developer contribution to dedicated parks and open space.



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