

# Finance & Governance Committee November 9, 2021

## Fox Park Urban Redevelopment Plan & Cooperation Agreement

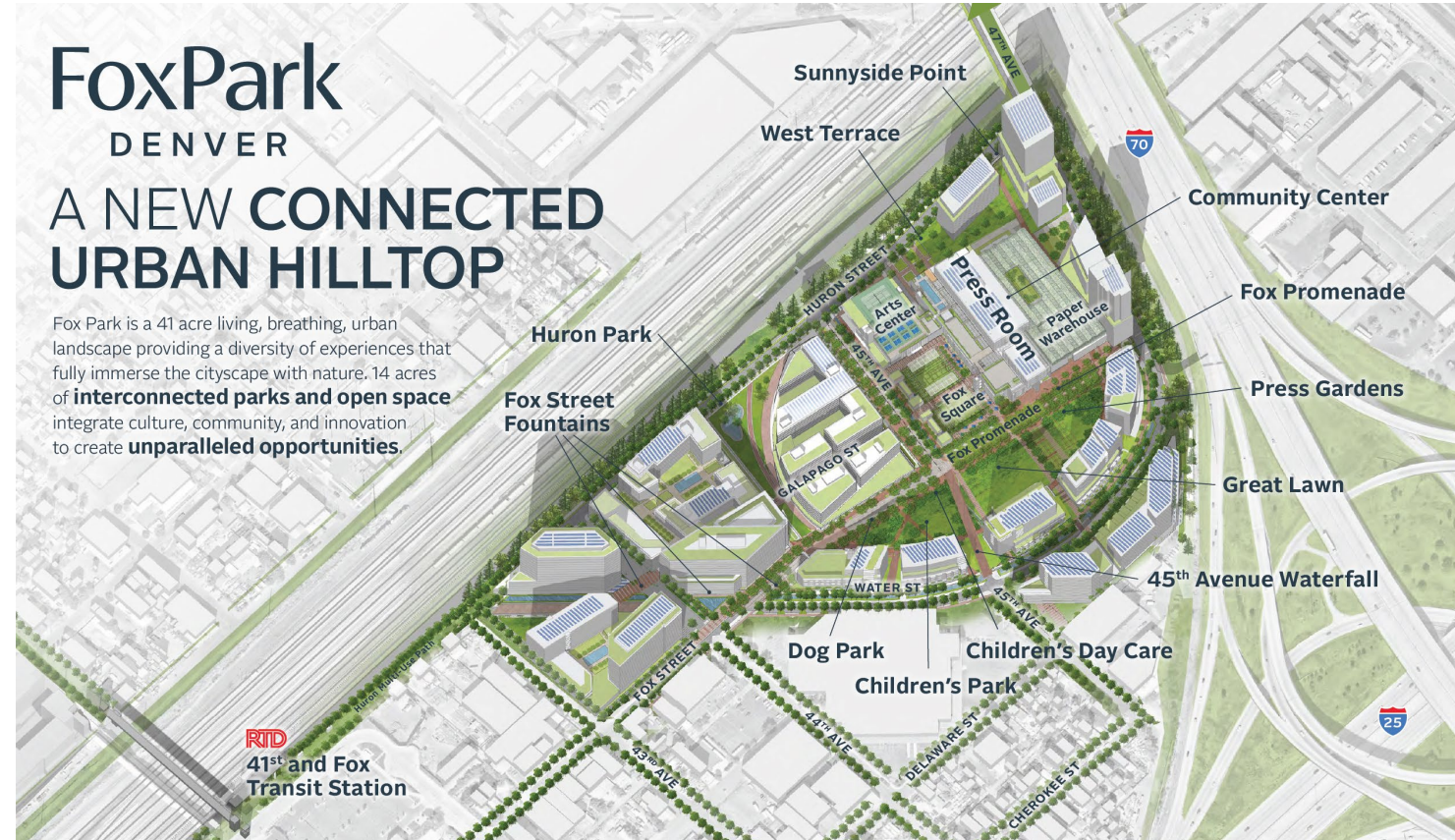


# FoxPark

## DENVER

### A NEW CONNECTED URBAN HILLTOP

Fox Park is a 41 acre living, breathing, urban landscape providing a diversity of experiences that fully immerse the cityscape with nature. 14 acres of **interconnected parks and open space** integrate culture, community, and innovation to create **unparalleled opportunities**.



# Fox Park Urban Redevelopment Area ("URA") and 41<sup>st</sup> & Fox Station Area



## URA

- Approx. 41 acres in size
- Globeville neighborhood
- Old Denver Post printing facility
- Vacant for over 12 years
- URA infrastructure needs complete redesign/reconstruction to support other land uses

## Redeveloper: Vita Fox North LLP

- Purchased URA in 2019

## 41<sup>st</sup> & Fox Station Area

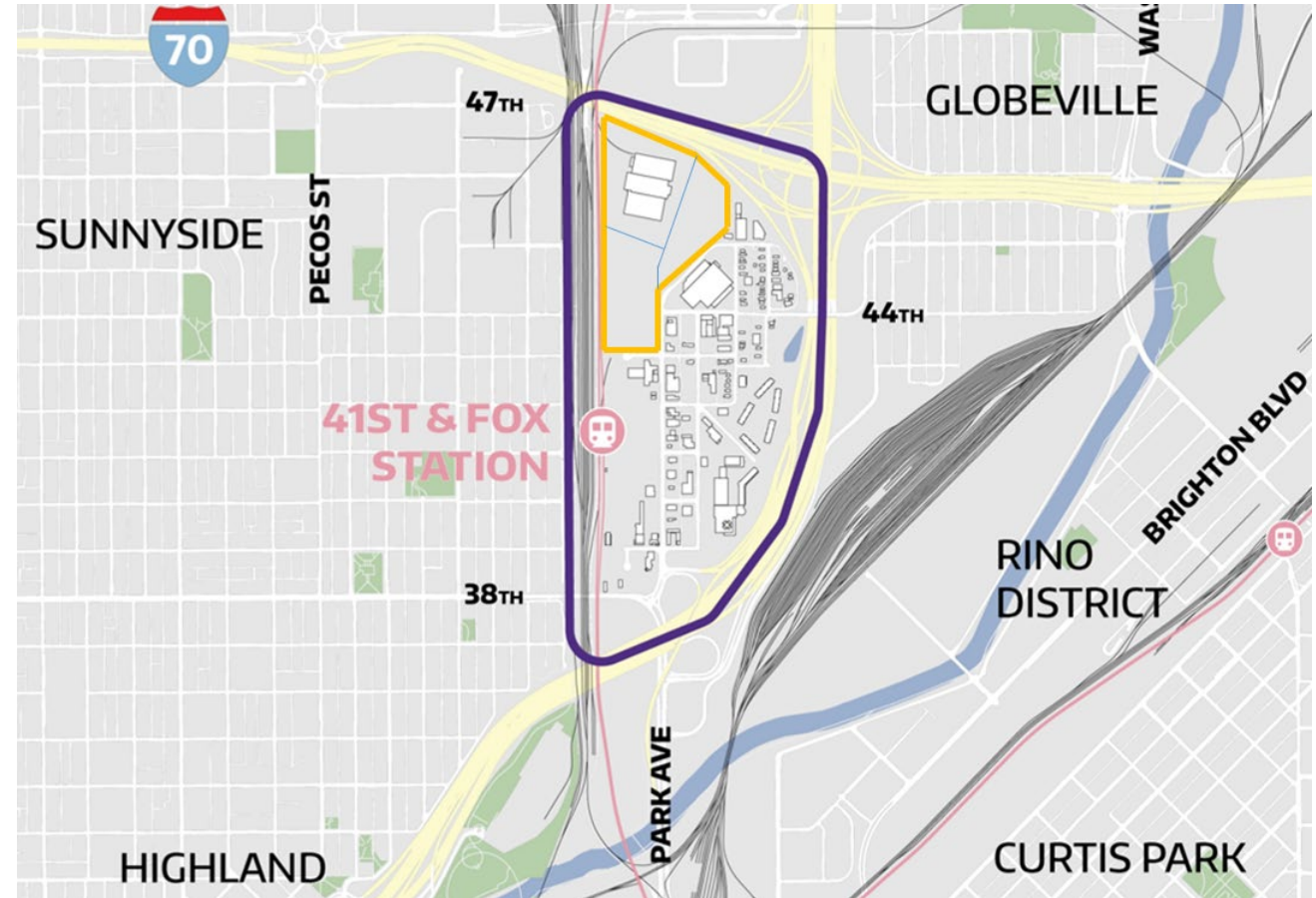
- Approx. 200-acre portion of Globeville
- 2009: 41<sup>st</sup> & Fox Station Area Plan adopted
- Area requires significant transportation improvements to support planned growth



- Fox Park URA
- Fox Park Project Area
- Fox Park Property & Sales Tax Increment Areas



- 41<sup>st</sup> & Fox Station Area



# Fox Park Project - Development Assumptions



- **Project:** Redeveloper will construct infrastructure improvements and parks and open spaces as well as perform required environmental remediation to support the revitalization of the URA consistent with City guidance and benefit the remaining portion of the 41<sup>st</sup> & Fox Station Area
- Redeveloper intends to complete horizontal infrastructure needed to support vertical development plan and sell improved pad sites to 3<sup>rd</sup> party vertical developers

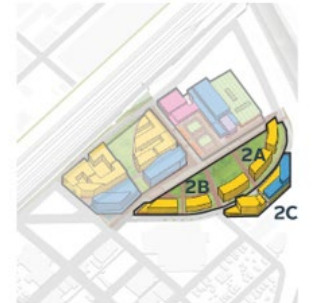
| Vertical Development Assumptions |                          | Phase 1 | Phase 2 | Phase 3   | Phase 4 | Total     |
|----------------------------------|--------------------------|---------|---------|-----------|---------|-----------|
| Completion Years                 |                          | 2023-26 | 2025-26 | 2028-2029 | 2030    | 2023-2030 |
| Market Rate Residential          | Units                    | 1,113   | 1,060   | 335       | 618     | 3,126     |
| Affordable Residential           | Units                    | 84      | 80      | 25        | 46      | 235       |
|                                  | Affordable as % of total | 7%      | 7%      | 7%        | 7%      | 7%        |
| Office                           | GSF                      | 935,922 | -       | 641,080   | 387,700 | 1,964,702 |
| Retail                           | GSF                      | 101,057 | 71,208  | 96,524    | 29,325  | 298,114   |
| Hotel                            | Rooms                    | 220     | -       | -         | 280     | 500       |
| Cultural/Educational             | GSF                      | 109,002 | -       | -         | -       | 109,002   |
| Open Space                       | GSF                      | 217,800 | -       | -         | -       | 217,800   |
| Parking                          | Stalls                   | 2,409   | 1,320   | 812       | 1,015   | 5,556     |

## PHASING & PROGRAM

Phase 1 The Core



Phase 2 Park Expansion



Phase 3 Core Expansion



Phase 4 The Capstone





## Fox Park Urban Redevelopment Plan: Objectives

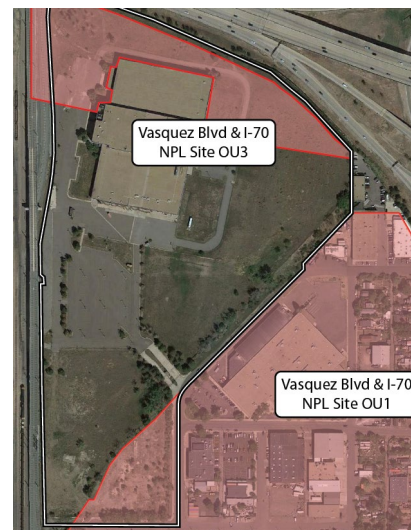
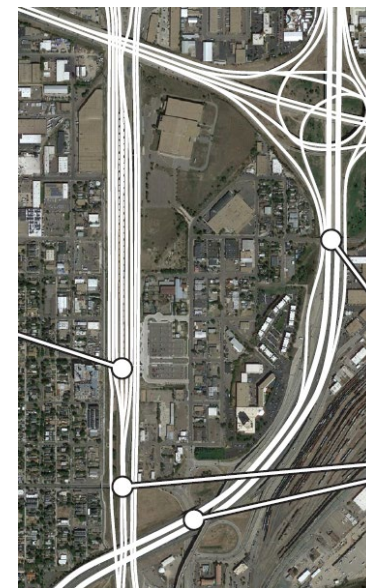
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### The main objectives of the Urban Redevelopment Plan are to:

- Eliminate blight in the Urban Redevelopment Area; renew and improve the character of the Area
- Improve access to transportation options, parks and open space
- Enhance multimodal transportation network serving the URA
- Promote a diverse, sustainable neighborhood economy
- More effectively use underdeveloped land within the URA
- Encourage land use patterns that result in a more environmentally sustainable city
- To assist the City in cultivating complete and inclusive neighborhoods
- Encourage land use patterns where pedestrians are safe and welcome
- Improve the economy of the City by stabilizing and upgrading property values
- Encourage high and moderate density development where appropriate
- Achieve goals as outlined in adopted City Plans

# Fox Park Urban Redevelopment Plan – Conditions Study

1. Deteriorated or deteriorating structures
- 2. Predominance of defective or inadequate street layout**
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- 4. Unsanitary or unsafe conditions**
- 5. Deterioration of site or other improvements**
- 6. Unusual topography or inadequate public improvements or utilities**
7. Defective or unusual conditions of title rendering the title non-marketable
8. Conditions that endanger life or property by fire or other causes
9. Buildings that are unsafe or unhealthy for people to live or work in
- 10. Environmental contamination of buildings or property**
- 11. Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial underutilization or vacancy of buildings, sites, or improvements**



## Fox Park Project – Offsite Infrastructure

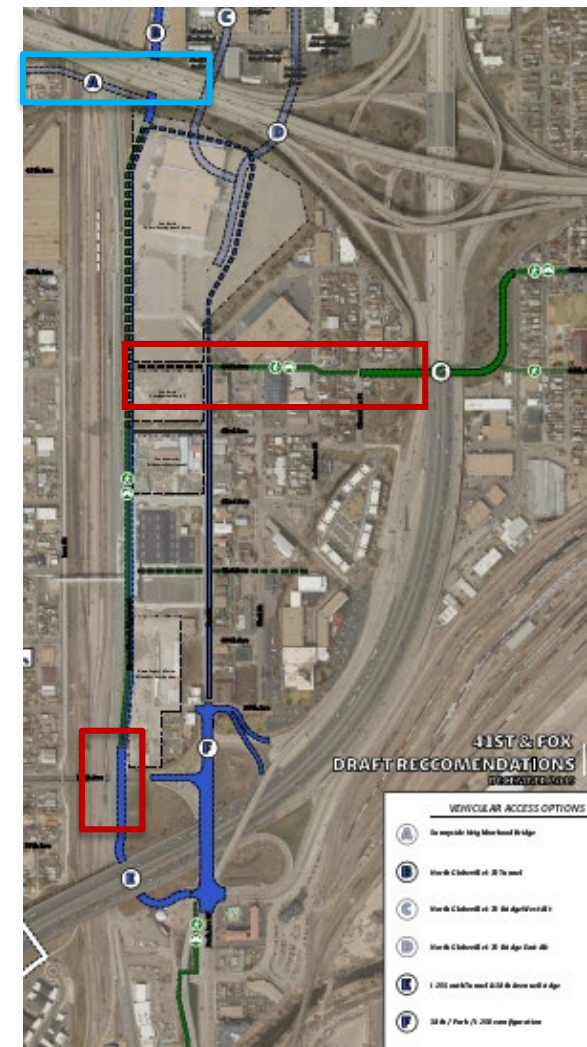
The Redeveloper has agreed to **design** the following transportation improvements:

- Southern access solution for 38<sup>th</sup> Avenue, I-25, Park Avenue and Fox Street cluster
- Bicycle & pedestrian improvements for 44<sup>th</sup> Avenue between Fox Street and 44<sup>th</sup> Avenue bridge
- A full-modal connection of either (i) a northern access point and (ii) Huron Street Bridge over 38<sup>th</sup> Avenue

The Redeveloper intends to **construct**:

- Southern access solution for 38<sup>th</sup> Avenue, I-25, Park Avenue and Fox Street cluster
- A full-modal connection of either (i) a northern access point or (ii) Huron Street Bridge over 38<sup>th</sup> Avenue

All full-modal connection options require further feasibility analysis and community input



# Fox Park Urban Redevelopment Plan: Complete Neighborhoods



URA Existing Conditions



URA Blueprint Denver Vision

## Future Place Type



Community Corridor: mix of office commercial and residential land use with highly dense urbanized landscape



High and High-Medium Residential: mix of land uses including large-scale multi-unit residential buildings



## Adopted City Plans – Goals related to infrastructure improvements & connectivity

“Prioritize infrastructure improvements that allow for residents of all abilities to access and live in any neighborhood...” (Comp Plan 2040: Equitable, Affordable, and Inclusive– G7.B)

“Build a network of well-connected, vibrant, mixed-use centers and corridors...” (Comp Plan 2040: Strong and Authentic Neighborhoods – G1.A)

“Prioritize transportation projects that will advance Denver’s mode share goals” (Comp Plan 2040: Connected, Safe and Accessible Places– G1.A)

“Strengthen multimodal connections in mixed-use centers and focus growth near transit” (Comp Plan 2040: Connected, Safe and Accessible Places– G8)

“Integrate infrastructure needed to support the community into more areas of the city.” (Blueprint Denver: Land Use and Built Form – General – P7)

“Encourage mode-shift – more trips by walking and rolling, biking and transit – through efficient land use and infrastructure improvements.” (Blueprint Denver: Mobility – P1)

“Align the impact of private development with infrastructure and promote development that creates walkable, transit-friendly communities.” (Blueprint Denver: Mobility – P2)

“Connect centers and corridors across the city through a variety of modal choices.” (Blueprint Denver: Mobility – P8)

“Explore new pedestrian and bicycle connections” (Globeville Neighborhood Plan, pg. 58)

“Improve street infrastructure” (Globeville Neighborhood Plan, pg. 76)

“Improve street connectivity” (Globeville Neighborhood Plan, pg. 76)

“Improve pedestrian connections to the station, between neighborhoods, and along major corridors” (41st & Fox Station Area Plan, pg. vii)



## Adopted City Plans – Goals related to transit-oriented development

“Build a network of well-connected, vibrant, mixed-use centers and corridors...” (Comp Plan 2040: Strong and Authentic Neighborhoods – G1.A)

“Create and preserve parks and public spaces that reflect the identity of Denver’s neighborhoods”(Comp Plan 2040: Strong and Authentic Neighborhoods – G5)

“Encourage mixed-use communities where residents can live, work and play in their own neighborhoods ”(Comp Plan 2040: Environmentally Resilient– G8.B)

“Focus growth my transit stations...” (Comp Plan 2040: Environmentally Resilient – G8.C)

“Promote and anticipate planned growth in major centers and corridors connected by rail service.” (Blueprint Denver: Land Use and Built Form – General – P1)

“Incentivize or require efficient development of land, especially in transit-rich areas” (Blueprint Denver: Land Use and Built Form – General – P2)

“Capture 90 percent of job growth in regional centers, community centers and corridors...” (Blueprint Denver: Land Use and Built Form - Economics – P1)

“Capture 80 percent of new housing in regional centers, community centers and corridors...” (Blueprint Denver: Land Use and Built Form - Housing – P8)

“Create new parks, open spaces...” (Globeville Neighborhood Plan, pg.428)

**Promote the “mixed-use redevelopment of the former Denver Post site” (41<sup>st</sup> & Fox Station Area Plan, pg. viii)**

“Create opportunities to add more housing, jobs and services to the station area” (41<sup>st</sup> & Fox Station Area Plan, pg. vii)

“Incorporate plazas, parks and open space into redevelopment areas” (41<sup>st</sup> & Fox Station Area Plan, pg. vii)

# Fox Park Urban Redevelopment Plan: Equitable Development



## An Equitable City

Planning for social equity and guiding change to benefit everyone

Analysis from Blueprint Denver indicated that the URA lies within an area that has:

- **Low** Access to Opportunity
- **High** Vulnerability to Displacement
- **Low** Housing and Job Diversity

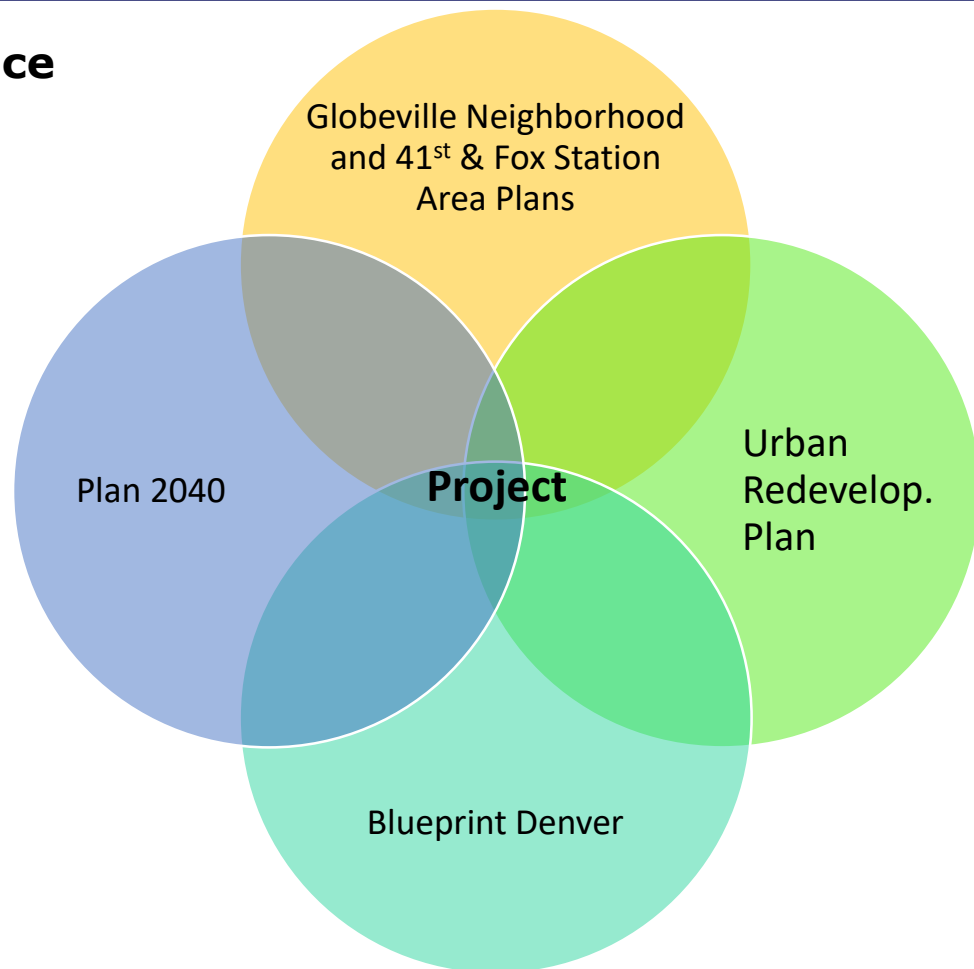
### Key Strategies:

- Provide infrastructure that will enable the transformation of the vacant industrial site into a transit-oriented development that can create opportunities for new housing, amenities and employment opportunities.
- Development Agreement requires Redeveloper to include affordable housing within the URA.
- Development Agreement requires Redeveloper to supply funds to help address potential involuntary displacement pressure felt outside the URA.



## Fox Park Urban Redevelopment Plan: City Plan Compliance

### Plan Compliance



- Urban Redevelopment Plan presented to Denver Planning Board October 20, 2021
- Planning Board voted unanimously to find the Fox Park Urban Redevelopment Plan to be in conformance with Plan 2040, Blueprint Denver and other adopted supplements.



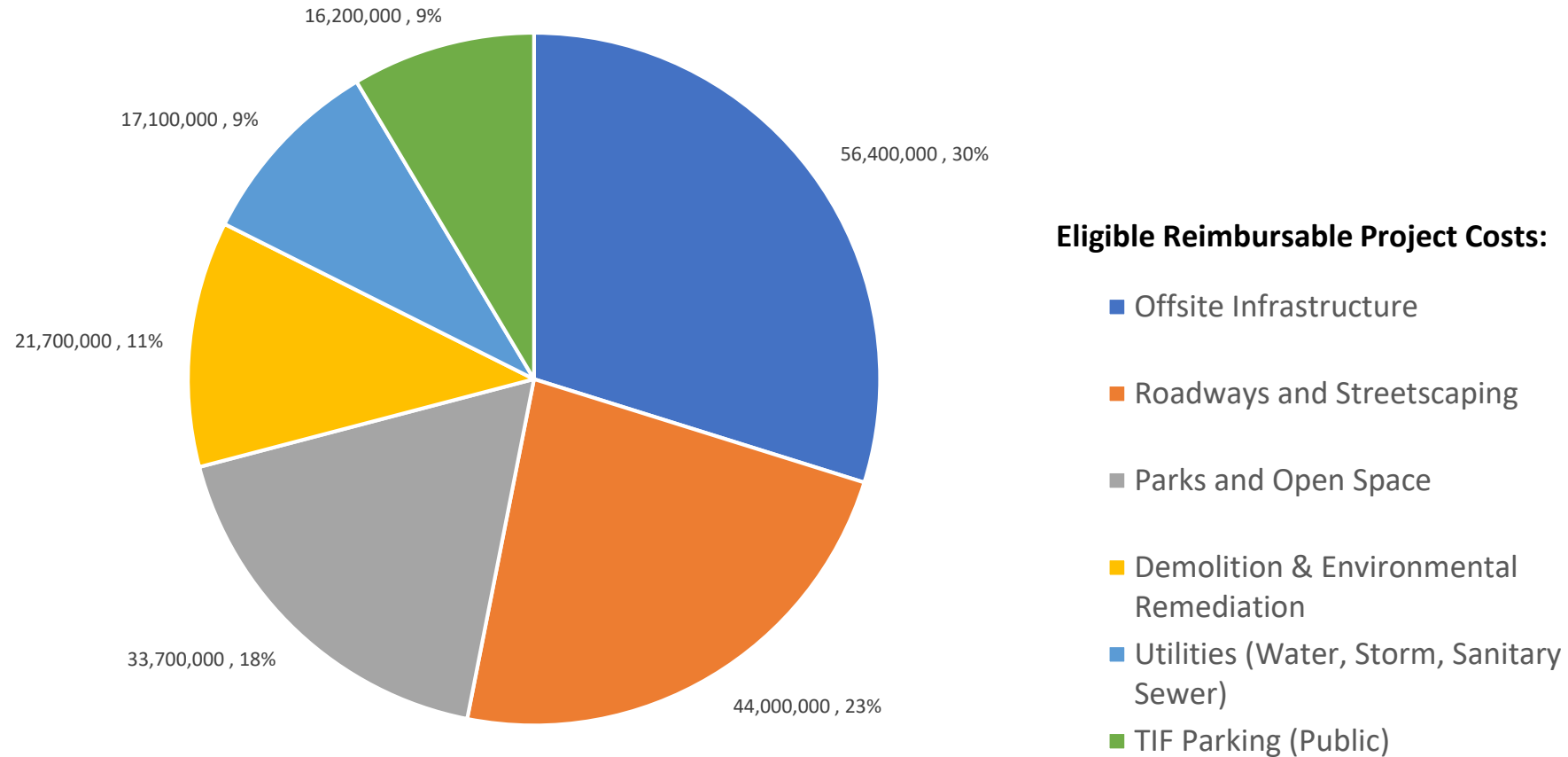
## Fox Park Project – Sources and Uses of Funds – Horizontal Development

| Uses of Funds                            | Amount                |             |
|--|-----------------------|-------------|
| Land Acquisition and Carry Costs         | \$ 69,297,000         | 12%         |
| Affordable Housing Contribution          | \$ 6,250,000          | 1%          |
| Private Parking                          | \$ 150,600,000        | 27%         |
| Temporary Roads/Parking                  | \$ 1,800,000          | 0%          |
| Metro District Parking (Public)          | \$ 150,900,000        | 27%         |
| TIF Parking (Public)                     | \$ 16,200,000         | 3%          |
| Roadways and Streetscaping               | \$ 44,000,000         | 8%          |
| Parks and Open Space                     | \$ 33,700,000         | 6%          |
| Demolition & Environmental Remediation   | \$ 21,700,000         | 4%          |
| Utilities (Water, Storm, Sanitary Sewer) | \$ 17,100,000         | 3%          |
| Offsite Infrastructure                   | \$ 56,400,000         | 10%         |
| <b>Total Uses of Funds</b>               | <b>\$ 567,947,000</b> | <b>100%</b> |

| Sources of Funds                    | Amount                |             |
|-------------------------------------|-----------------------|-------------|
| Tax Increment Reimbursement         | \$ 189,100,000        | 33%         |
| Metropolitan District Bond Proceeds | 150,900,000           | 27%         |
| Developer Equity                    | 227,947,000           | 40%         |
| <b>Total Sources of Funds</b>       | <b>\$ 567,947,000</b> | <b>100%</b> |

## Fox Park Project – TIF Eligible Reimbursable Project Costs



## Fox Park Project – Need for Public Investment

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Anticipated TIF Eligible Project Costs:

- Offsite Infrastructure
  - Roadways & Streetscaping
  - Demolition & Environmental Remediation
  - Utilities
- } **Remedy Blight**
- Public Parking
  - Parks & Open Space
- } **Support Development Plan**
- DPS Impact
- **Partner Impact**

Expected amount of TIF assistance is approximately \$191 million (in 2021 dollars)



## Fox Park Urban Redevelopment Plan: Additional Agreements

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- DURA/City Cooperation Agreement
  - Addresses collection and remittance of both property and sales tax increment to support redevelopment
  - Term of Agreement – earlier of repayment of DURA obligation or 25 years
- DURA Urban Drainage and Flood Control District Letter Agreement
  - Ability to collect and utilize full amount of incremental property taxes from UDFCD mill levy
- DURA/DPS Intergovernmental Agreement
  - DURA to provide \$1.84 million from available Tax Increment to address service delivery impact to DPS as a result of projected development
- DURA/West Globeville Metropolitan District Intergovernmental Agreement
  - DURA to pay to Districts all amounts collected from Metropolitan District mill levies.
  - Districts to use amounts to also support Fox Park project.

## Fox Park Urban Redevelopment Plan – Timing and Next Steps

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- Denver Planning Board – October 20, 2021
- DURA Board Meeting – October 21<sup>st</sup> – Approval of:
  - Urban Redevelopment Plan
  - DURA & City Cooperation Agreement
  - DURA Urban Drainage and Flood Control District Letter Agreement
- **Finance and Governance Council Committee – November 9<sup>th</sup>**
- Redevelopment Committee – November 10<sup>th</sup>
- DURA Board Meeting – Nov 18<sup>th</sup> – Approval of:
  - DPS & Metropolitan District Intergovernmental Agreements
- City Council First Reading – November 22<sup>nd</sup>
- Public Hearing – November 29<sup>th</sup>



# Fox Park Urban Redevelopment Plan

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Questions?