

# Proposed Urban Redevelopment Area

## Emily Griffith Opportunity School Urban Redevelopment Plan



Finance and Governance Council Committee  
July 25, 2017



## Background

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- Proposed Urban Redevelopment Area is approximately is comprised of a single 106,400 square foot city block bounded by 13<sup>th</sup> Street, Glenarm Place, 12<sup>th</sup> Street, and Welton Street at the southern end of Downtown Denver.
- Area occupied by the Emily Griffith Opportunity School from 1926-2013.
- DPS purchased 1860 Lincoln – facility changes
- DPS convened an Historic Evaluation Committee – recommended site is significant for architecture, historical association
- 2016 site designated historic at local level – Design Standards and Guidelines
- 2017 DPS sold land pursuant to an RFP process
- Current site conditions and development vision suggest need for public investment to facilitate vertical redevelopment

# Urban Redevelopment Area Boundaries





## Blight Findings

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- A formal Conditions (blight) study has been completed and the results identified sufficient evidence of more than four blight factors.
  - Slum, deteriorating or deteriorated structures
  - Deterioration of site or other improvements
  - Unsanitary or unsafe conditions
  - Environmental contamination of buildings or property
  - The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

# Blight Findings

## Conditions Study Findings

Blight factors identified:

- Slum/Deteriorated Structures
- Deterioration of site or other improvements



*Deteriorated exterior elements above windows at Emily Griffith property*



*Chunks of concrete from the adjacent school building in an alley*

# Blight Findings

## Conditions Study Findings

Blight factors identified:

- Unsafe or Unsanitary Conditions
- Environmental Contamination of Buildings or Property
- Substantial Physical Underutilization or Vacancy of Sites, Buildings or other Improvements



*Emergency responses are relatively common in the Study Area*



*All entrances to any school buildings in the Study Area are marked with notices of closure and signs forbidding trespassing*



## Conformance with City Plans / Community Vision

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

- Eliminate blight
- Renew and improve the character of the Area
- Encourage commercial, residential and retail development
- Encourage and protect existing development
- More effectively use underdeveloped land
- Encourage land use patterns where pedestrians are safe and welcome
- Encourage participation of existing property owners in the redevelopment of their property
- Encourage high and moderate density development where appropriate
- Encourage reuse of existing buildings, including historic preservation and adaptive reuse
- Improve and provide employment centers near transit

# Conformance with City Plans / Community Vision

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The goals and objectives of the proposed Plan are consistent with a number of objectives from City Plans

- **Denver Comprehensive Plan 2000**
  - Promote quality infill development
  - Promote adaptive reuse of existing buildings
  - Encourage mixed-use, transit oriented development
  - Encourage infill development that is consistent with the character of the surrounding neighborhood; offers opportunities for increased density; broadens variety of compatible uses
  - Ensure Downtown's future through continued support of the reuse of historic buildings
  - Identify areas in which increased density and new uses are desirable and can be accommodated
  - Use Public-private partnerships to facilitate development
  - Leverage City resources to protect Denver's Landmarks and eligible historic buildings and to avoid their demolition



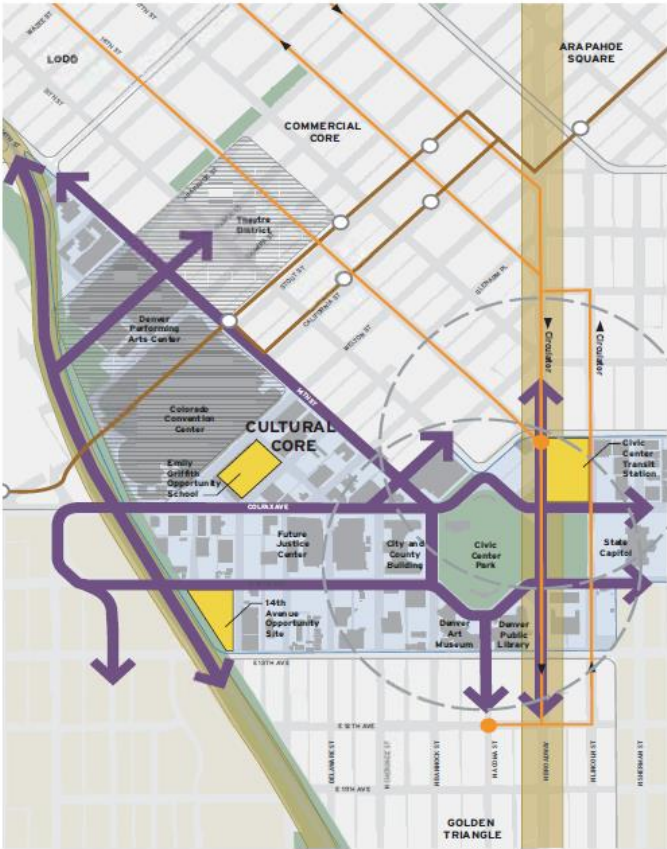


## Conformance with City Plans / Community Vision

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- **Blueprint Denver**
  - Identified as “Area of Change”
  - Supports the vision for providing high quality office, hotel, retail, residential and mixed-use development in Downtown
  - Anchor the southwest portion of the Central Business District
    - minimal investment relative to other portions of the Central Business District

# Conformance with City Plans / Community Vision

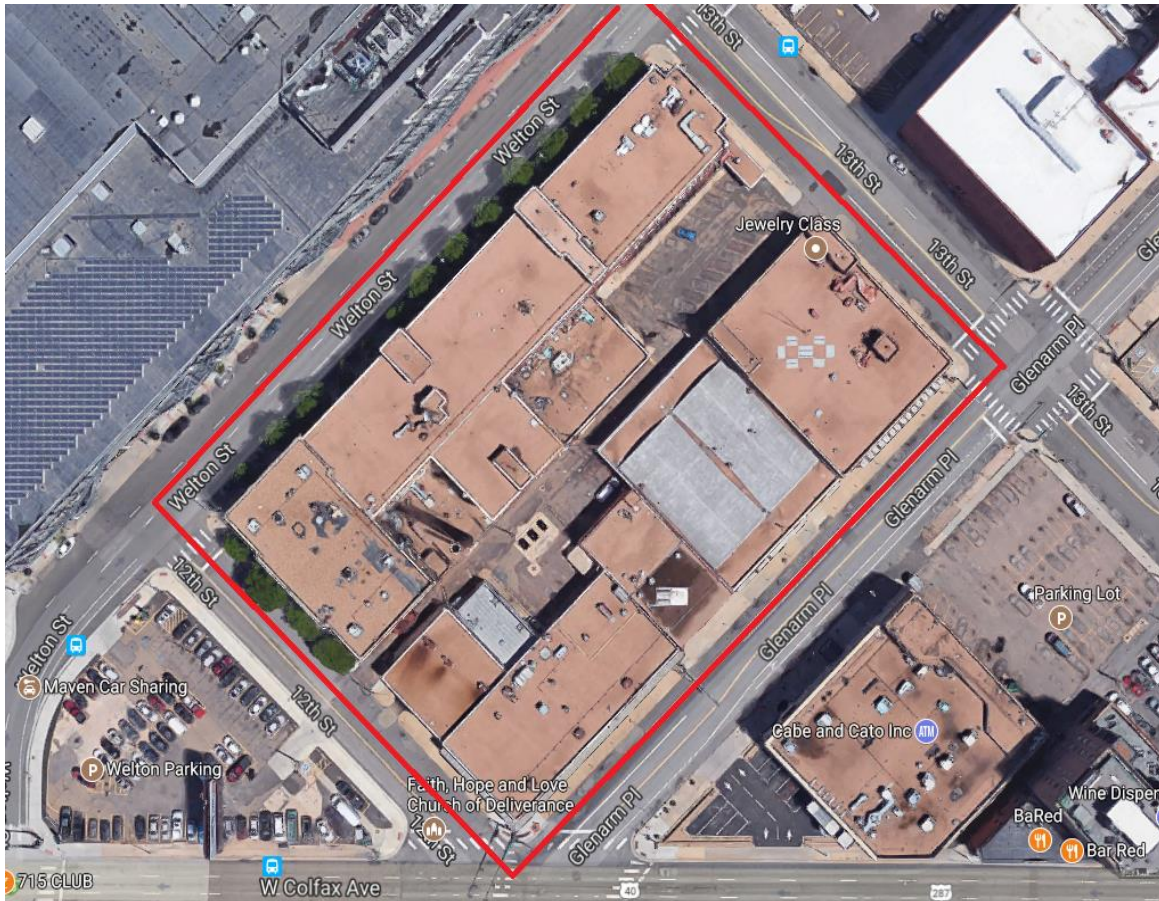


Cultural Core Strategy

- Legend
- LRT Stop
  - ➔ LRT Line
  - - - Proposed FasTracks Rail Line
  - Intra-Downtown Transit
  - Opportunity Site
  - Grand Boulevard
  - ▨ Special District
  - ➔ Priority Pedestrian Connection
  - 1/4-mile Radius Around Key Node/Transit Hub
  - Neighborhood-Serving Retail

- **Downtown Area Plan**
  - Supplement to Comprehensive Plan 2000
  - Located within the Cultural Core
  - Redevelopment of Area part of “Key Recommendation” for the Cultural Core
  
- Planning Board voted unanimously to find the Urban Redevelopment Plan to be in conformance with Plan 2000

# Initial Property Tax Increment Area



Property and  
Sales Tax  
Increment Area  
– Coterminous  
with Urban  
Redevelopment  
Area



## Initial Tax Increment Commitment

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### **Approval of:**

- Sales Tax Increment Area
- Property Tax Increment Area
- All sources of Tax Increment derived from project site only

### **Authorization to Use Tax Increment:**

- Subject to future City Council Approval to amend Plan to add Project
- If Project uses TIF:
  - terminates at earlier of project reimbursement or 25 years
- If no Project amendment:
  - Terminates in 3 years from date of original approval

### **Additional Cooperation:**

- Agreements in place regarding Property Tax Increment with DPS and UDFC
- Agreements must be amended if a Project is added to Plan

## Potential Projects

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- Property owned by Stonebridge Companies – Hotel Developer
- Currently engaged in process with various stakeholders to determine best redevelopment opportunity
- Anticipate need for TIF assistance
  - Historic Designation
  - Blighting Conditions
  - View Plane
- Any Project will require future City Council Approval to amend Plan



## Approval Timeline

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- Resolution Setting Public Hearing – July 10, 2017
- Planning Board – July 19, 2017
- DURA Board – July 20, 2017
- Council Committee – July 25, 2017
- Public Hearing – City Council – August 14, 2017

# Emily Griffith Opportunity School Urban Redevelopment Plan

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## Questions?



DURA Board of Commissioners  
July 20, 2017