

# DPR Acquisition: 1028 N. Acoma Street

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# Agenda

- Requested City Council Action
- Park Acquisitions 2019-2026
- Property and Acquisition Overview
- Business Case
- Timeline
- Discussion



# Requested City Council Action

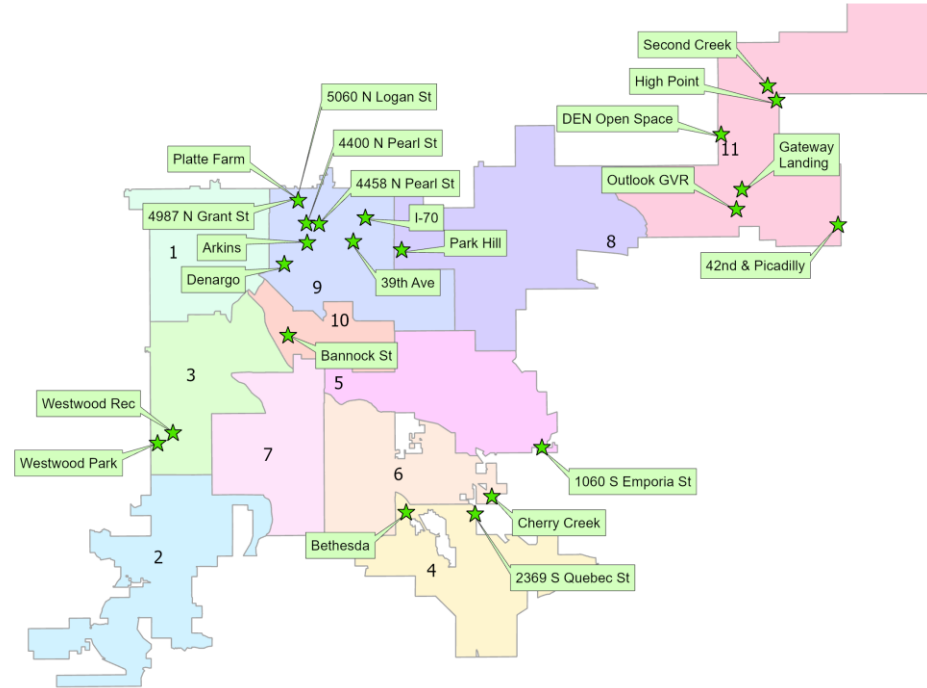
- Resolution to approve a Purchase and Sale Agreement for \$2,999,340 between the City and County of Denver and 1028 Acoma Partners LLC to acquire 1028 N. Acoma Street in Council District 10
- Ordinance to approve a rescission and appropriation of \$3,195,280\* from the Parks Legacy Special Revenue Fund (15828) to make a transfer and appropriation to the Parks Legacy Improvement Projects Fund (36050) to be utilized for the acquisition of 1028 N. Acoma Street

\* The total appropriation includes allocations for a Vision Plan, due diligence, and transactional costs



# Park Acquisitions 2019-2026

- Since 2019, DPR has grown the urban park system by 645 acres (DEN Open Space 387 acres) and the mountain park system by 615 acres (Axton Ranch 448 acres; Elk-Bergen 167 acres)
- The addition of new urban parks has provided approximately 9,600 households 10-minute walk or roll access and the estimated total number of housing units with access to parks has increased by ~10,000 since 2019



# Property and Acquisition Overview

- Location: 1028 N. Acoma Street
- Size: ~0.4 acres
- Building Size: 1,661 square feet
- Council District: 10
- Neighborhood: Civic Center
- Zoning: D-GT
- Seller: 1028 Acoma Partners LLC
- Purchase Price: \$2,999,340
- Funding Source: Parks Legacy Fund



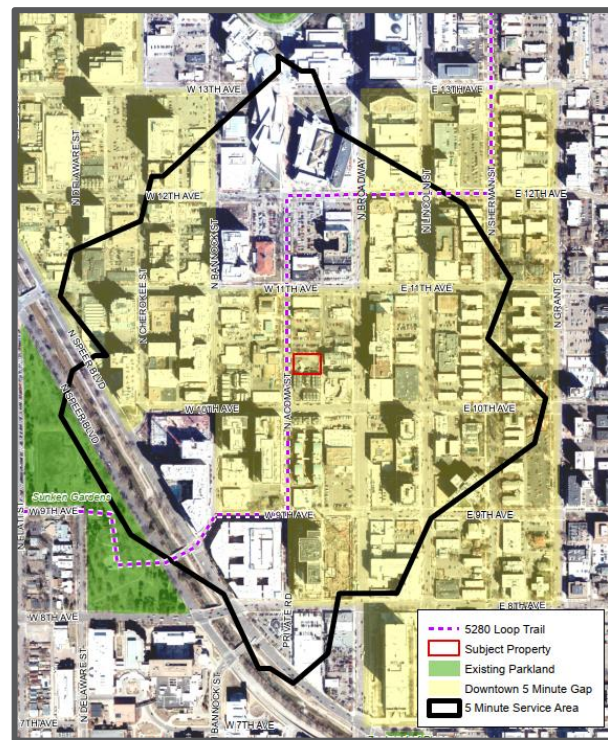
# Business Case

- Advances two DPR acquisition focus areas: *5-Minute Walk or Roll* and *Downtown, High Density & Growth Areas* as identified in the **Parks Legacy Fund Five Year Plan**, **DPR's Strategic Acquisition Plan** and **The Outdoor Downtown Plan**
- Acquisition will help close the 5-Minute Walk or Roll gap in a high-density neighborhood that has few viable acquisition opportunities for future park expansion



# Business Case

- Future Neighborhood Park for Civic Center residents which only has one other park (Civic Center Park)
- Future park is estimated to serve ~3,800 households in a 5-minute service area and ~10,106 households within a 10-minute service area in a high growth area according to Blueprint Denver
- In the interim, the 1,661 square foot building could be utilized by DPR Operations and/or Forestry



# Timeline

Committee  
Date

- July 14

Mayor  
Council

- July 21

City Council

- July 27

Closing Date

- September 30

Community  
Engagement

- Q1 2028

# Discussion

# Appendix

