

# St. Anthony Urban Redevelopment Plan Amendment Sloans Block 7 East & Sloans Block 7 West Projects



DENVER  
URBAN  
RENEWAL  
AUTHORITY



# St. Anthony Urban Redevelopment Plan Amendment Sloans Block 7 East & Sloans Block 7 West Projects



DENVER  
URBAN  
RENEWAL  
AUTHORITY



# St. Anthony Urban Redevelopment Plan Amendment

## Sloans Block 7 East & Sloans Block 7 West Projects



DENVER  
URBAN  
RENEWAL  
AUTHORITY



# St. Anthony Urban Redevelopment Plan Amendment Sloans Block 7 East Project

---



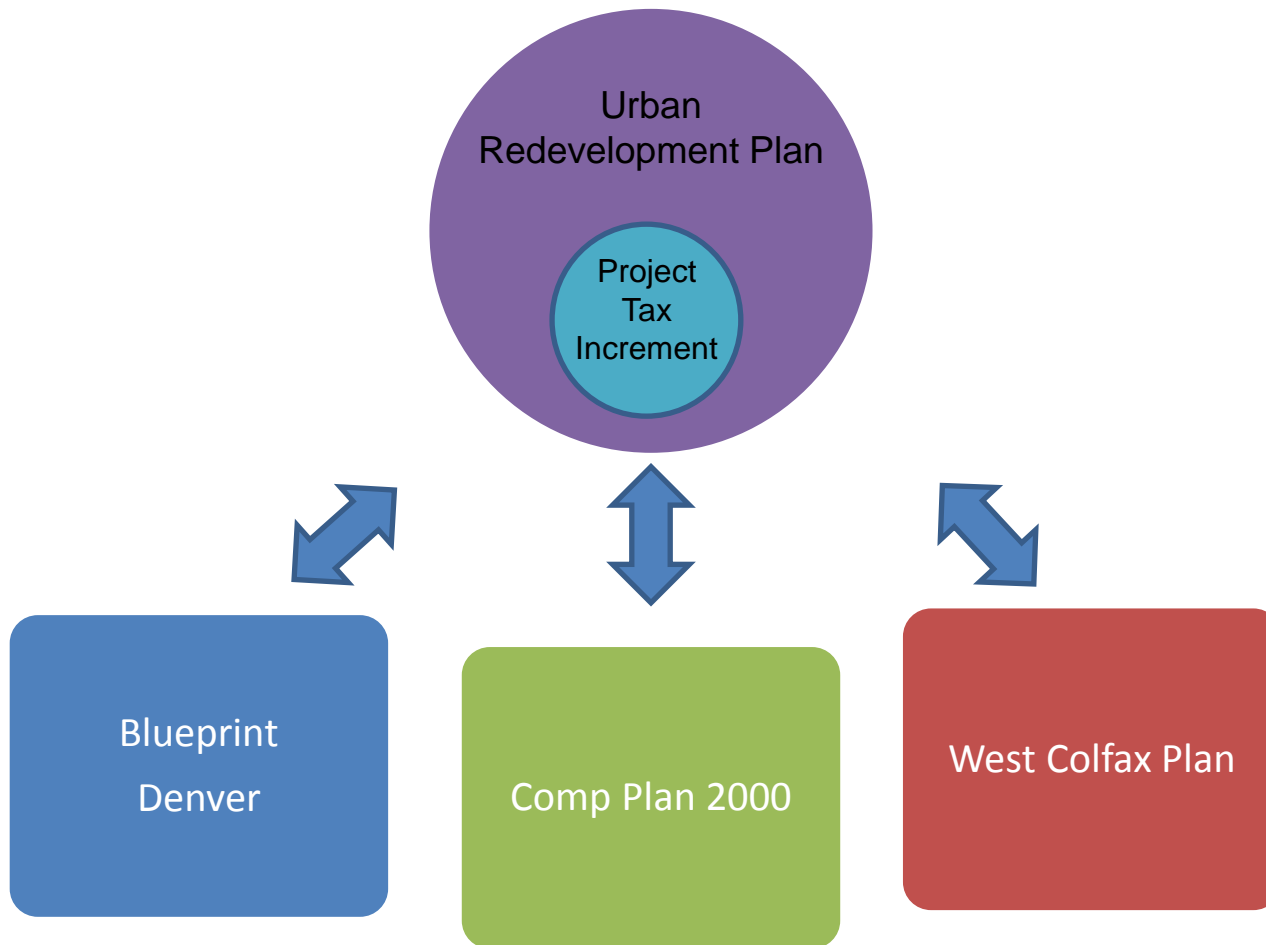
## **Two Ordinance Requests:**

**CB 14-1097 – Amendment to St. Anthony Urban Redevelopment Plan for Sloans Block 7 East Project**

**CB 14-1098 – Sloans Block 7 East Sales Tax Increment Area Cooperation Agreement**

# St. Anthony Urban Redevelopment Plan Amendment

## Sloans Block 7 East Project



# St. Anthony Urban Redevelopment Plan Amendment Sloans Block 7 East Project



## Existing Conditions – Block 7 East

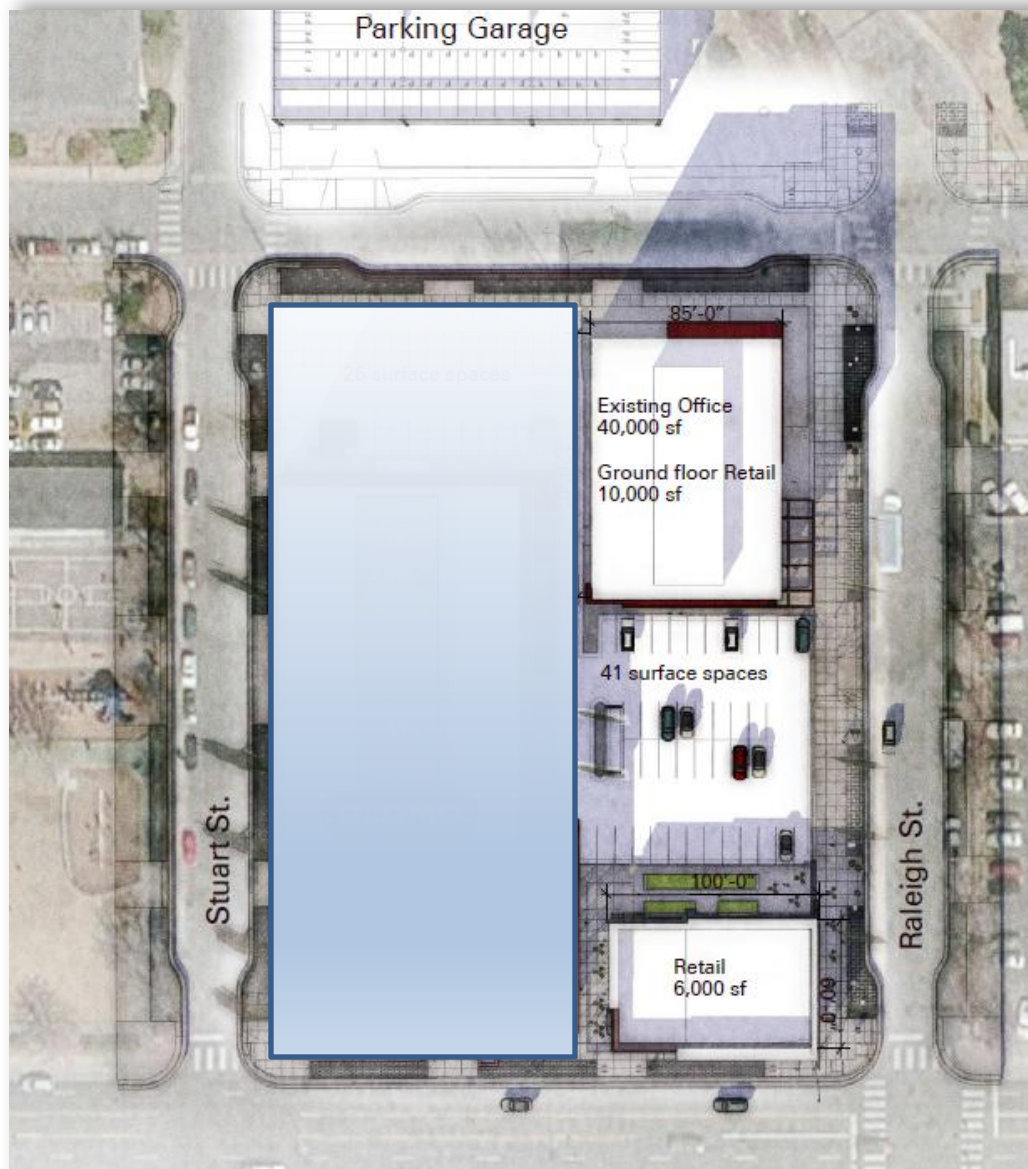


# St. Anthony Urban Redevelopment Plan Amendment

## Sloans Block 7 East Project



DENVER  
URBAN  
RENEWAL  
AUTHORITY



### Proposed Redevelopment Project:

- Reactivation of existing office building
  - 50,000 rentable sf
  - First floor retail
- 6,000 sf new retail pad building
- Approximately 40 surface parking spaces
- Use of 79 stalls of structured parking through permanent access easement agreement

# St. Anthony Urban Redevelopment Plan Amendment

## Sloans Block 7 East Project



### Financial Analysis – Sources and Uses

#### Sources

|                 |           |
|-----------------|-----------|
| Equity          | 2,559,107 |
| Debt            | 6,923,913 |
| TIF Backed Loan | 1,650,000 |

---

|                      |                   |
|----------------------|-------------------|
| <b>Total Sources</b> | <b>11,133,020</b> |
|----------------------|-------------------|

---

#### Uses

|             |           |
|-------------|-----------|
| Acquisition | 1,829,179 |
| Hard Costs  | 6,709,452 |
| Soft Costs  | 2,594,389 |

---

|                   |                   |
|-------------------|-------------------|
| <b>Total Uses</b> | <b>11,133,020</b> |
|-------------------|-------------------|

---

**TIF Reimbursement of \$1,650,000 approximately 14.8% of Total Project Budget**



# St. Anthony Urban Redevelopment Plan Amendment

## Sloans Block 7 East Project

---



### TIF Capacity

- \$1,650,000 TIF request
- Developer advance to be reimbursed by TIF
- Property and sales tax increment from eastern half of Block 7
- A portion of property tax increment from existing Property Tax Increment Area (primarily Block 5 and Block 6, currently being developed by Trammell Crow Residential)
- Expected increment available at stabilization (approximate)
  - \$120,000 annually in property tax increment
  - \$21,000 annually in sales tax increment
  - \$175,000 annually in property tax increment from existing Property Tax Increment Area (primarily Blocks 5 and 6)
  - Additional property tax increment will not be made available to redeveloper if project is not completed or does not adhere to the terms of the Redevelopment Agreement with DURA
- TIF obligation projected to be repaid within 25 year statutory limit.

# St. Anthony Urban Redevelopment Plan Amendment

## Sloans Block 7 East Project

---



### **Conformance with Urban Redevelopment Plan Objectives:**

- **Eliminate the present and growing factors which contribute to the blight in the Urban Redevelopment Area.**
- Renew and improve the character and environment of the Urban Redevelopment Area and its surroundings by preventing or ameliorating economic, physical, and environmental deterioration
- **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**
- 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
- **More effectively use underdeveloped land within the Urban Redevelopment Area**
- Encourage land use patterns within the Urban Redevelopment Area where pedestrians are safe and welcome
- **Encourage reuse of existing buildings where appropriate, including historic preservation and adaptive reuse**
- **Promote a diverse, sustainable neighborhood economy, including mixed use and commercial development opportunities within the Urban Redevelopment Area**

# St. Anthony Urban Redevelopment Plan Amendment

## Sloans Block 7 East Project

---



DENVER  
URBAN  
RENEWAL  
AUTHORITY

### Cooperation Agreement

- **Land Use Matters:** Cooperate with DURA / Project
- **Special Program Requirements:** Project Art, SBE, First Source, Enhanced Training
- **Project:** Redevelopment of a portion of Block 7 of the Redevelopment Area through the renovation of a currently vacant 61,000 square foot office building into mixed-use space consisting of ground floor retail and four floors of office space, construction of approximately 6,000 square feet of new retail space fronting West Colfax Avenue and the acquisition of rights to adjacent parking
- **Sales Tax Increment:** Mechanics (base, increment defined, etc)
- **Term of TIF:** Authorizes sales tax increment for 25 years or repayment of Obligation related to project, whichever is earlier

# St. Anthony Urban Redevelopment Plan Amendment

## Sloans Block 7 East Project

---



DENVER  
URBAN  
RENEWAL  
AUTHORITY

### Approval Process

- Planning Board – December 3, 2014 – Found Plan Amendment to be in conformance with Comp Plan 2000
- Finance & Services Council Committee – December 16, 2014
- DURA Board – December 18, 2014
- Public Hearing – City Council – January 19, 2015

# St. Anthony Urban Redevelopment Plan Amendment Sloans Block 7 East Project



**Questions?**





# St. Anthony Urban Redevelopment Plan Amendment

## Sloans Block 7 East & Sloans Block 7 West Projects



DENVER  
URBAN  
RENEWAL  
AUTHORITY



# St. Anthony Urban Redevelopment Plan Amendment Sloans Block 7 West Project

---



## **Two Ordinance Requests:**

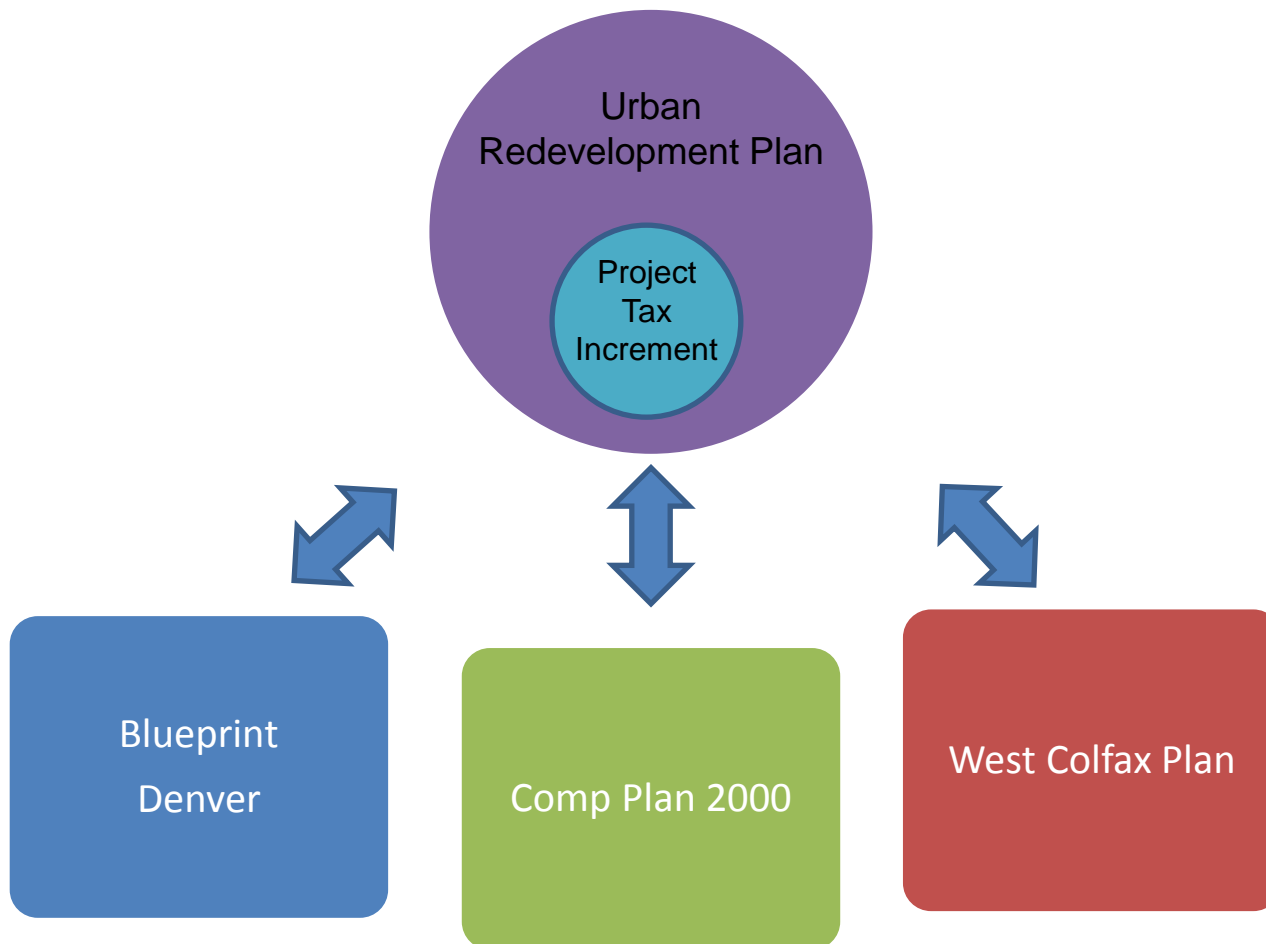
**CB 14-1099 – Amendment to St. Anthony Urban Redevelopment Plan for Sloans Block 7 West Project**

**CB 14-1100 – Sloans Block 7 West Sales Tax Increment Area Cooperation Agreement**



# St. Anthony Urban Redevelopment Plan Amendment

## Sloans Block 7 West Project



# St. Anthony Urban Redevelopment Plan Amendment

## Sloans Block 7 West Project



DENVER  
URBAN  
RENEWAL  
AUTHORITY

### Existing Conditions



# St. Anthony Urban Redevelopment Plan Amendment

## Sloans Block 7 West Project



DENVER  
URBAN  
RENEWAL  
AUTHORITY



### Proposed Redevelopment Project:

- Construction of a 32,000 sf Alamo Drafthouse Theater
  - Brings Cinema/Dining Concept to West Denver
  - Eight screens
  - Approximately 100 seats per screen
- Approximately 26 surface parking spaces
- Use of 145 stalls of structured parking through permanent access easement agreement

# St. Anthony Urban Redevelopment Plan Amendment

## Sloans Block 7 West Project



### Financial Analysis – Sources and Uses

---

#### Sources

---

|                       |                     |
|-----------------------|---------------------|
| Mortgage              | \$6,566,965         |
| Net Equity Investment | 3,901,033           |
| Equipment Loan        | 1,196,134           |
| TIF Reimbursement     | 3,400,000           |
| <b>Total Sources</b>  | <b>\$15,064,132</b> |

---

#### Uses

---

|                    |                     |
|--------------------|---------------------|
| Acquisition        | \$2,944,000         |
| Hard Costs         | 6,245,960           |
| Soft Costs         | 2,390,903           |
| Theatre Equipment  | 2,392,269           |
| Organization Costs | 120,000             |
| Pre-Open Expenses  | 971,000             |
| <b>Total Uses</b>  | <b>\$15,064,132</b> |

---

**TIF Reimbursement of \$3,400,000 approximately 22.5% of Total Project Budget**

# St. Anthony Urban Redevelopment Plan Amendment

## Sloans Block 7 West Project

---



### TIF Capacity

- Developer advance to be reimbursed by TIF
- \$3,400,000 TIF request
- Property and sales tax increment from western half of Block 7
- A portion of property tax increment from existing Property Tax Increment Area (primarily Block 5 and Block 6, currently being developed by Trammell Crow Residential)
- Expected increment available at stabilization (approximate)
  - \$110,000 annually in property tax increment
  - \$130,000 annually in sales tax increment
  - \$355,000 annually in property tax increment from existing Property Tax Increment Area (primarily Blocks 5 and 6)
  - Additional property tax increment will not be made available to redeveloper if project is not completed or does not adhere to the terms of the Redevelopment Agreement with DURA
- TIF obligation projected to be repaid within 25 year statutory limit.

# St. Anthony Urban Redevelopment Plan Amendment

## Sloans Block 7 West Project

---



### **Conformance with Urban Redevelopment Plan Objectives:**

- **Eliminate the present and growing factors which contribute to the blight in the Urban Redevelopment Area.**
- Renew and improve the character and environment of the Urban Redevelopment Area and its surroundings by preventing or ameliorating economic, physical, and environmental deterioration
- **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**
- **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**
- **More effectively use underdeveloped land within the Urban Redevelopment Area**
- Encourage land use patterns within the Urban Redevelopment Area where pedestrians are safe and welcome
- **Promote a diverse, sustainable neighborhood economy, including mixed use and commercial development opportunities within the Urban Redevelopment Area**

# St. Anthony Urban Redevelopment Plan Amendment

## Sloans Block 7 West Project

---



DENVER  
URBAN  
RENEWAL  
AUTHORITY

### Cooperation Agreement

- **Land Use Matters:** Cooperate with DURA / Project
- **Special Program Requirements:** Project Art, SBE, First Source, Enhanced Training
- **Project:** Redevelopment of a portion of Block 7 of the Redevelopment Area through the construction of a building containing a theater and the acquisition of rights to adjacent parking
- **Sales Tax Increment:** Mechanics (base, increment defined, etc)
- **Term of TIF:** Authorizes sales tax increment for 25 years or repayment of Obligation related to project, whichever is earlier

# St. Anthony Urban Redevelopment Plan Amendment

## Sloans Block 7 West Project

---



DENVER  
URBAN  
RENEWAL  
AUTHORITY

### Approval Process

- Planning Board – December 3, 2014 – Found Plan Amendment to be in conformance with Comp Plan 2000
- Finance & Services Council Committee – December 16, 2014
- DURA Board – December 18, 2014
- Public Hearing – City Council – January 19, 2015



# St. Anthony Urban Redevelopment Plan Amendment Sloans Block 7 West Project



## Questions?

