

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at MileHighOrdinance@DenverGov.org by **3:00pm on Monday**.

**All fields must be completed.*
Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: August 6, 2018

Please mark one: Bill Request or Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes No

If yes, please explain:

2. **Title:** A Resolution to set a public hearing before City Council relating to approval of an amendment to the Emily Griffith Opportunity School Urban Redevelopment Plan for the Emily Griffith Project on October 1, 2018.

3. **Requesting Agency:** Denver Urban Renewal Authority/Department of Finance

4. **Contact Person:**

- **Name:** Tracy Huggins, Executive Director, Denver Urban Renewal Authority
- **Phone:** (303) 534-3872
- **Email:** thuggins@renewdenver.org
- **Name:** Andrew Johnston, Manager of Financial Development, Department of Finance
- **Phone:** (720) 913-9372
- **Email:** Andrew.Johnston@denvergov.org

5. **Contact Person:**

- **Name:** Tracy Huggins, Executive Director, Denver Urban Renewal Authority
- **Phone:** (303) 534-3872
- **Email:** thuggins@renewdenver.org

6. **General description of proposed ordinance including contract scope of work if applicable: N/A**

***Please complete the following fields: (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field.)*

a. **Contract Control Number:** N/A

b. **Duration:** N/A

c. **Location:** The Emily Griffith Opportunity School Urban Redevelopment Area ("Area") is comprised of approximately 5 acres and is located in the immediate vicinity of both the Colorado Convention Center and the Denver Civic Center. The Area is generally bounded by Welton Street on the northwest, 13th Street on the Northeast, and Glenarm Place on the southeast.

d. **Affected Council District:** Council District #9 – Albus Brooks

e. **Benefits:** State law requires a public hearing be conducted prior to City Council approving a material modification to an Urban Renewal Plan with 30 days' notice prior to the hearing. The amendment to the existing Emily Griffith Opportunity School Urban Redevelopment Plan will add the Emily Griffith Project contemplated to include the renovation of the Historic Emily Griffith Opportunity School into an approximately 250 room hotel and adaptive reuse of additional buildings within the Area to provide office and retail space.

f. **Costs:** N/A

7. **Is there any controversy surrounding this ordinance? (Groups or individuals who may have concerns about it?)**

Please explain. No Controversy.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

The purpose of the resolution is to set a public hearing to approve an amendment to the Emily Griffith Opportunity School Urban Redevelopment Plan to add the Emily Griffith Project.

The Denver City Council approved the Emily Griffith Opportunity School Urban Redevelopment Plan ("Plan") in August, 2017. The general objectives of the Plan are to reduce or eliminate blighted conditions as well as to stimulate growth and development in the Emily Griffith Opportunity School Urban Redevelopment Area ("Area"). The Plan also established the framework for future City Council approval of private redevelopment projects with the Area.

The Emily Griffith Project ("Project") includes the rehabilitation of the 140,000 square foot historic Emily Griffith Opportunity School Building, into a 250-room hotel with 6,000 square feet of meeting space. The hotel project would also include activation of the portion of the block between Welton Street and Glenarm Place by creating alley access to the hotel entrance, as well as pedestrian circulation between the convention center, hotel and Glenarm Place-facing retail and parking areas.

The Project also includes the conversion of an existing building into a 120-stall parking structure to serve the entire Project, adaptive reuse of buildings on the Glenarm side of the block to support approximately 37,500 square feet of retail and office space and the demolition of a portion of a mid-block building to create access to micro retailer space and complete the pedestrian access from Glenarm Place through the hotel to the convention center.

The Denver Urban Renewal Authority is seeking to amend the Plan to identify the Emily Griffith Project as an approved project under the Plan and to allow the sales and property tax increment generated by the Project to support the redevelopment activities. State law requires a public hearing be held to amend an Urban Renewal Plan with 30-day notice. It is anticipated that this public hearing would be conducted on October 1, 2018.

DURA is asking Council Committee to approve the resolution on consent at the August 14, 2018 meeting. A presentation to the Finance & Governance Committee is expected to be scheduled for September 18, 2018 ahead of the October 1st public hearing at City Council.

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