





4201 East Arkansas Urban Redevelopment Plan

- Ordinance 19-1245 – Approval of 4201 East Arkansas Urban Redevelopment Plan
- Ordinance 19-1246 – Approval of 4201 East Arkansas Cooperation Agreement

Presentation Overview:

- Recap of Process to Date
 - Proposed Project
- 4201 East Arkansas Urban Redevelopment Plan
 - Finding of Blight
 - Plan Objectives
 - Conformance with City Adopted Plans
- Schedule

4201 East Arkansas Redevelopment Project - Background



- City and County of Denver entered into purchase agreement with CDOT to control the property for redevelopment
- City conducted a selection process for Developers – Selected Kentro Group to effect *“catalytic development of the Property ensuring development consistent with the existing neighborhood, area plans, economic and job development”*
- Site includes six parcels:
 - Five positioned for Redevelopment
 - One retained by CDOT (Tower parcel)
- Site rezoned from primarily CMP-E12 to S-MX-8, S-MX-5, S-MX-3 and S-MU-3 – allow for retail development
- CDOT responsible for demolishing structures, costs paid by Developer
 - Building demolition complete
- Kentro Group purchased property July 2019

4201 East Arkansas Redevelopment Project - City Required Outcomes

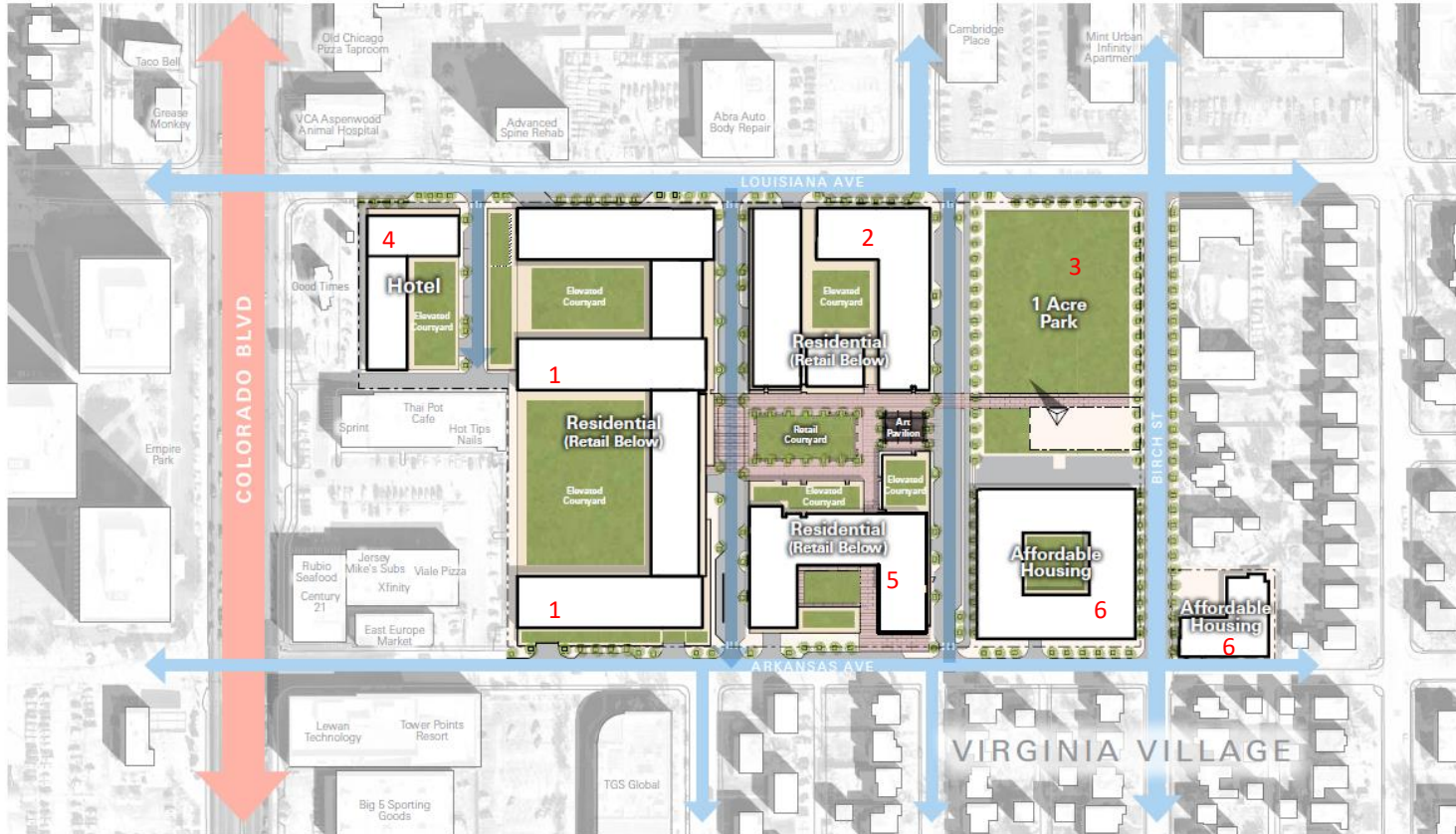


City required certain development outcomes in sale of property to Kentro Group:

- Master Drainage Study
- Traffic Study
- Open Space
- Road Infrastructure
- Transportation Demand Management Study
- Affordable Housing – at least 150 Units @ 60% AMI
- Minimum of 150,000 Square Feet of Commercial Space
- Minimum of 200 new permanent jobs

4201 East Arkansas - Proposed Redevelopment Project

Conceptual Site Plan



ARKANSAS&COLORADO



Peter J. Park, LLC

TRYBA ARCHITECTS | October 2019

4201 East Arkansas - Redevelopment Outcomes



Neighborhood Park



10% Open Space



20% Open Space with
Neighborhood Park

4201 East Arkansas - Redevelopment Outcomes



Traffic Improvements



Typical
Intersection



Enhancements to Surrounding
Right of Way

4201 East Arkansas - Redevelopment Outcomes



Streetscape



Standard
Streetscape



Enhanced, Vibrant
Streetscapes

4201 East Arkansas - Redevelopment Outcomes



Tower Beautification



Current Tower



Iconic Tower

4201 East Arkansas - Redevelopment Outcomes



Other Amenities



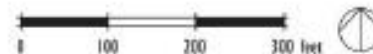
Proposed Urban Redevelopment Area Boundaries



LEGEND



Study Area Boundary Map



4201 East Arkansas Urban Redevelopment Plan



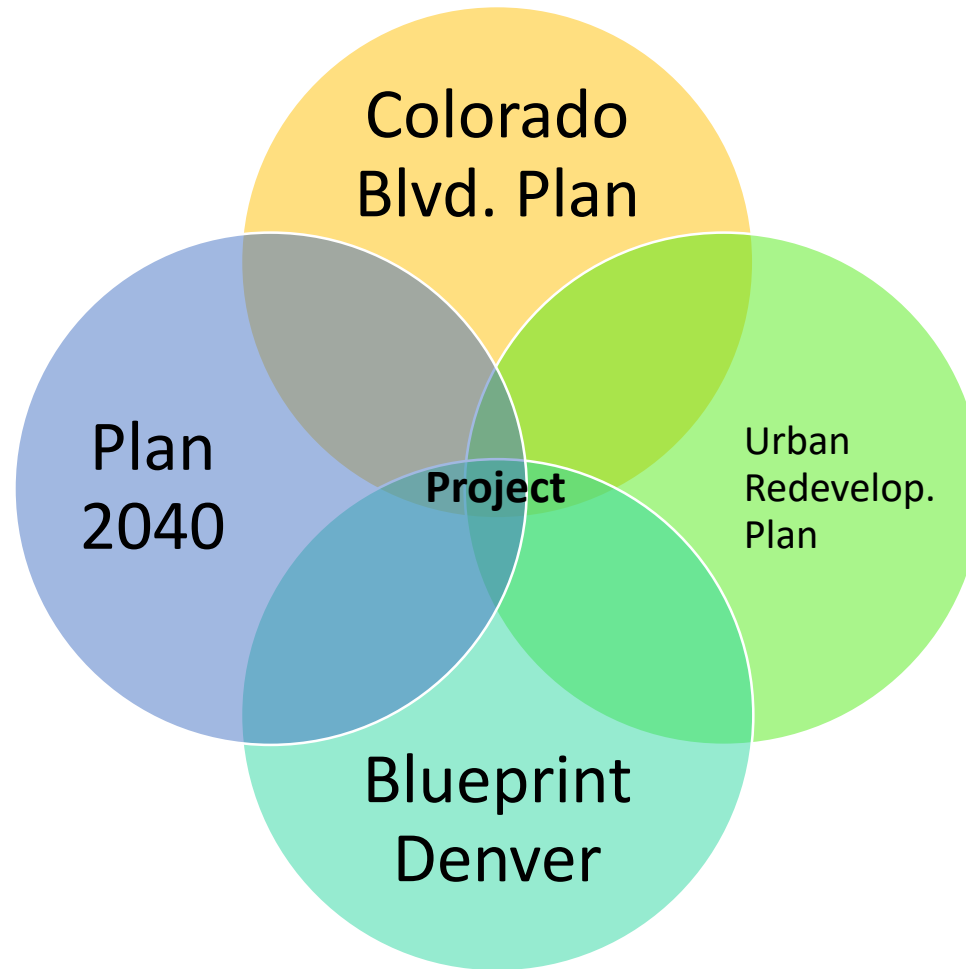
C.R.S. Factors of Blight

1. Deteriorated or deteriorating structures
2. 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

4201 East Arkansas Urban Redevelopment Plan



Plan Compliance



4201 East Arkansas Urban Redevelopment Plan



COMPREHENSIVE PLAN 2040 DENVER'S PLAN FOR THE FUTURE



4201 East Arkansas Urban Redevelopment Plan



Vision: In 2040...Denver is an equitable, inclusive community with a high quality of life for all residents, regardless of income level, race, ethnicity, gender, ability or age.

What *equitable, affordable & inclusive* means to Denver:

- Diverse, Friendly and Open
 - Affordable Housing and Transportation Choices
 - Access to Amenities and Services
 - Equity
-
- Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.
 - Build housing as a continuum to serve residents across a range of incomes, ages and needs.
 - Develop housing that is affordable to residents of all income levels.
 - Reduce the involuntary displacement of residents and businesses.
 - Make neighborhoods accessible to people of all ages and abilities.

4201 East Arkansas Urban Redevelopment Plan



Vision: In 2040... Denver's neighborhoods are complete, unique and reflective of our city's diverse history.

What *strong and authentic neighborhoods* means to Denver:

- Diverse, Friendly and Open
 - Affordable Housing and Transportation Choices
 - Access to Amenities and Services
 - Equity
 - Access to Opportunity
 - Sense of History and Cultural Heritage
 - Walkable, Bikeable, Accessible and Transit-friendly
-
- Create a city of complete neighborhoods.
 - Enhance Denver's neighborhoods through high-quality urban design.
 - Ensure every neighborhood is economically strong and dynamic.
 - Create and preserve parks and public spaces that reflect the identity of Denver's neighborhoods.
 - Ensure all neighborhoods are safe.

4201 East Arkansas Urban Redevelopment Plan



Vision: In 2040....Denver is connected by safe, high-quality, multimodal transportation options.

What *connected, safe and accessible* means to Denver:

- Walkable, Bikeable, Accessible and Transit-Friendly
 - Access to Quality Education, Training and Lifelong Learning
 - Access to Opportunity
 - Safe and Inviting
 - Mobility Choices
-
- Maximize the public right-of-way to create great places.

4201 East Arkansas Urban Redevelopment Plan



Vision: In 2040... Denver is a global city with a robust economy that reflects the diversity of our community.

What *economically diverse and vibrant* means to Denver:

- Access to Opportunity
 - Access to Quality Education, Training and Lifelong Learning
 - Business-Friendly and Entrepreneurial
 - Diverse Employment Options
 - Equity
 - Strong Arts and Culture
-
- Grow a strong, diversified economy.
 - Ensure Denver has a productive, educated, competitive and knowledgeable workforce.

4201 East Arkansas Urban Redevelopment Plan



Vision: In 2040... Denver is a thriving, sustainable city connected to nature and resilient to climate change.

What *environmentally resilient* means to Denver:

- Environmental Stewardship
 - Protecting our Air, Water and Climate
 - Great Parks and Open Spaces
 - Outdoor Lifestyle with Connection to the Mountains
 - Sustainability
-
- Protect and expand Denver's green infrastructure network.
 - Clean our soils, conserve land and grow responsibly.

4201 East Arkansas Urban Redevelopment Plan



Vision: In 2040... Denver is a city of safe, accessible and healthy communities.

What *healthy and active* means to Denver:

- Safe and Inviting
 - Outdoor Lifestyle with Connection to the Mountains
 - Walkable, Bikeable, Accessible and Transit-Friendly
 - Great Parks and Open Spaces
 - Active and Vibrant
-
- Create and enhance environments that support physical activity and healthy living.
 - Provide high-quality parks, recreation facilities and programs that serve all Denver residents.

4201 East Arkansas Urban Redevelopment Plan



A City of Complete Neighborhoods & Networks

Connecting Denverites to
all of their daily needs

- Neighborhood Context: **Suburban**
 - Primarily single-unit residential, but multi-unit also occurs
 - Commercial development focused along main corridor and centers bordering residential area
- Future Place: **Community Corridor**
 - Mix of uses that draw visitors from surrounding neighborhoods
 - Activity levels vary depending on the type and mix of uses
- Street Type: **Mixed-Use and Residential Collector**
 - Mix of uses and active street-level use that prioritize people walking or rolling
 - Primarily residential uses but may also include and facilitate access to schools, civic uses, parks and small retail nodes



4201 East Arkansas Urban Redevelopment Plan



An Evolving City

A measured, common-sense approach to where growth should go and how it should fit in.

- “Community Corridors” anticipated to see 25% of new housing growth and 20% of new employment growth by 2040
- Focus growth in centers and corridors to provide
 - Variety of housing, jobs and entertainment options
 - Key to building complete neighborhoods



4201 East Arkansas Urban Redevelopment Plan



An Equitable City

Planning for social equity and guiding change to benefit everyone



Area has:

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

Address through coordinated effort with City, including development of affordable housing, community-serving amenities and new employment opportunities

Equity measurement data from 2017 Shift Research Lab – A program of the PITON Foundation



4201 East Arkansas Urban Redevelopment Plan



An Equitable City

Planning for social equity and guiding change to benefit everyone

DDPHE Equity Index

- High School Graduates more than Denver
- % Families in Poverty more than Denver
- Low % within ¼ mile of full-service grocery
- High % within ¼ mile of quality park



Access to Transit

- Does not meet City criteria
- Is within ¼ mile of RTD bus service

Access to corridors and centers

- Low Access to Corridors and Centers

Key Strategies:

- Redevelopment Project creates Community Corridor and Center
- Retail tenant expected to include full-service grocery
- Redevelopment include 1+ Acre park



4201 East Arkansas Urban Redevelopment Plan



An Equitable City

Planning for social equity and guiding change to benefit everyone

Bachelor's Degree Attainment Ratio

- **Census Tract: 45.95%**
- **Virginia Village 56.33%**
- **Denver 51.84%**

Rental Occupancy Ratio

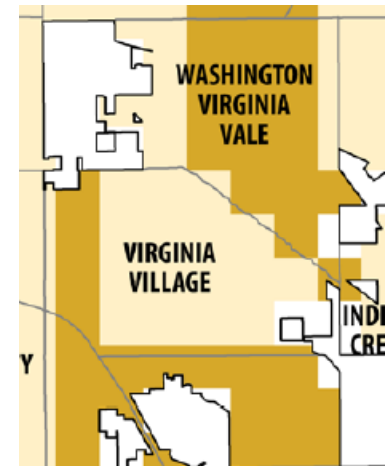
- **Census Tract: 86.54%**
- **Virginia Village: 47.68%**
- **Denver: 49.92%**

Median Household Income Ratio (Less than Median)

- **Census Tract: 62.19%** (87.56% 2010)
- **Virginia Village: 54.38%**
- **Denver: 49.93%**

Key Strategies:

- **Deliver Affordable Housing Units – 150 ~18% total units**
- **Minimum 200 permanent jobs created**



4201 East Arkansas Urban Redevelopment Plan



An Equitable City

Planning for social equity and guiding change to benefit everyone

Housing and Jobs Diversity

Census Tract currently identified as Moderate Housing and Jobs Diversity



Key Strategies:

Housing

- Maximum of 840 Residential Units
- 150 Affordable Units $\leq$ 60% AMI

Jobs

- 150,000 SF Commercial Development
- Minimum of 200 permanent jobs
 - Required participation in DURA First Source Hiring



Proposed Urban Redevelopment Area Boundaries



Within Colorado
Blvd Plan (1991)

Blvd Plan Objectives:

- **Continue appropriate mix of land uses along the Boulevard-** Anticipated residential and retail uses on the site
- **New development should be compatible with existing development** – Mix of uses results in more manageable traffic pattern

4201 East Arkansas Urban Redevelopment Plan

The main objectives of the Urban Redevelopment Plan are to:

- Eliminate blight; renew and improve character of the Area
- Encourage the creation of complete and equitable neighborhood
- Encourage mixed-use development and redevelopment that is socially and economically inclusive
- Encourage the growth of existing uses that are suitable to the Area
- More effectively use underdevelopment land within the Area
- Encourage land use patterns that result in a more environmentally sustainable city
- Encourage participation of existing property owners in the redevelopment of their property
- Promote a diverse mix of attainable housing options
- To encourage affordable business space for small, independent businesses
- Improve access to healthy transportation options, healthy foods, and open space
- To minimize displacement of community-serving business or residents
- Achieve the goals as outlined in adopted City Plans

4201 East Arkansas Redevelopment Project - Addressing Plan Objectives



UR Plan Objectives	Plan 2040 Goals	Blueprint Denver Goals
Eliminate Blight	Ensure Denver residents have safe, convenient and affordable access to basic services and a variety of amenities	Integrate mitigation of involuntary displacement of residents and/or businesses into major city projects
Renew & Improve Character of Area	Build housing as a continuum to serve residents across a range of incomes, ages and needs	Promote coordinated development on large infill sites to ensure new development integrates with its surroundings and provides appropriate community benefits
Improve access to transportation, healthy foods and parks	Make neighborhoods accessible to people of all ages and abilities	Increase the development of affordable housing and mixed-income housing, particularly near transit, services and amenities
Promote diverse neighborhood economy – mixed use and commercial development	Ensure every neighborhood is economically strong and dynamic	Improve equitable access to employment areas throughout the city to ensure all residents can connect to employment opportunities
Encourage commercial, residential and retail development that is socially and economically inclusive	Create and preserve parks and public spaces that reflect the identity of Denver's neighborhoods	Ensure Denver and its neighborhoods have a vibrant and authentic retail and hospitality marketplace
Effectively use underdeveloped land	Maximize the public right-of-way to create great places	Ensure an active and pedestrian-friendly environment that provides a true mixed-use character in centers and corridors
Promote a mix of attainable housing option	Grow a strong, diversified economy	Align the impacts of private development with transportation infrastructure and promote development that creates walkable, transit-friendly communities
Encourage high and moderate density where appropriate	Clean our soils, conserve land and grow responsibly	Expand tools and regulations to ensure high-quality parks and outdoor public spaces
Assist in cultivating complete and inclusive neighborhoods	Provide high-quality parks, recreation facilities and programs that serve all Denver Residents	Work with public and private partners to improve access to shops, restaurants, entertainment, civic used, services and a variety of daily need for all Denver residents

4201 East Arkansas Urban Redevelopment Plan

Urban Redevelopment Plan – Need for Public Investment

Anticipated TIF Eligible Project Costs:

- Infrastructure (Street Layout, Utilities)
- Environmental Remediation
- Site Work



Remedy Blight

- Affordable Housing
- Public Realm & Open Space
- Tower Improvements



Support Development Plan

Expected amount of TIF assistance approximately \$23.6 million

Tax Increment Assumptions



Sources of Funds	Amount	%	Horizontal Construction Uses	Amount	%
Equity	\$9,357,078	14%	Land Purchase	\$15,150,000	23%
Debt	\$30,749,303	47%	Site Demo & Abatement	\$2,000,000	3%
TIF Request	\$25,900,000	39%	Site Improvements	\$17,607,308	27%
			Tower Work	\$4,800,000	7%
			Affordable Housing Gap	\$2,100,000	3%
			Public Garage Parking	\$9,600,000	15%
			Soft Costs & Contingency	\$14,749,073	22%
Total Sources of Funds	\$66,006,381	100%	Total Uses of Funds	\$66,006,381	100%

Developer Original
Request

Current TIF Proposal

Horizontal Development Only

Site Improvements	\$ 11.0 million
Demo & Abatement	2.0
Affordable Housing	<u>2.0</u>
	\$ 15.0
Tower Work	5.0
Soft Costs	3.1
DURA Program Costs	<u>.5</u>

Current TIF Proposal \$ 23.6 million



4201 East Arkansas Urban Redevelopment Plan

- DURA/City Cooperation Agreement
 - Addresses collection and remittance of both property and sales tax increment to support redevelopment
 - Term of Agreement – earlier 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
 - Ability to collect and utilize full amount of incremental property taxes from DPS mill levy
 - DURA to pay \$1,228,800 from incremental taxes to DPS to support school needs in Southeast planning region
 - Southeast planning region includes:
 - Ellis Elementary
 - Merrill Middle School
 - South High School

4201 East Arkansas Urban Redevelopment Plan



- Planning Board Voted 8-1 to find Plan to be in conformance with Plan 2040 and Adopted Supplements
- DURA Board Meeting November 21, 2019
 - Urban Redevelopment Plan
 - DURA City Cooperation Agreement
 - DURA Urban Drainage and Flood Control District Letter Agreement
 - DURA/DPS Intergovernmental Agreement
- City Council Consideration of Urban Redevelopment Plan and Cooperation Agreement:
 - First Reading – November 25, 2019
 - Public Hearing – December 2, 2019

4201 East Arkansas Redevelopment Plan



Questions?