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Saint Anthony Urban Redevelopment Plan

Proposed Urban Redevelopment Area



Land Use, Transportation and Infrastructure Council Committee
June 18, 2013



Background

- Proposed Urban Redevelopment Area is approximately 32 acres bounded by West Colfax Ave, Stuart St., Perry St., and West 17th Ave
 - Area occupied by the Saint Anthony Central Hospital campus for over 100 years
 - In the early 2000's hospital leaders determined need for a newer and larger facility that could better accommodate future growth – deciding to relocate to the Denver Federal Center site in Lakewood
 - The campus was completely vacated by mid 2011
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- The City, local neighborhood organizations and general community have all worked to create a new vision for the site
 - The West Colfax Plan, adopted by City Council in 2006 , describes redevelopment of the site as a “catalyst redevelopment opportunity” for the entire West Colfax area and built upon recommendations from the St. Anthony Central Redevelopment Task Force completed in 2005
 - Current site conditions and development vision suggest need for public investment to facilitate vertical redevelopment



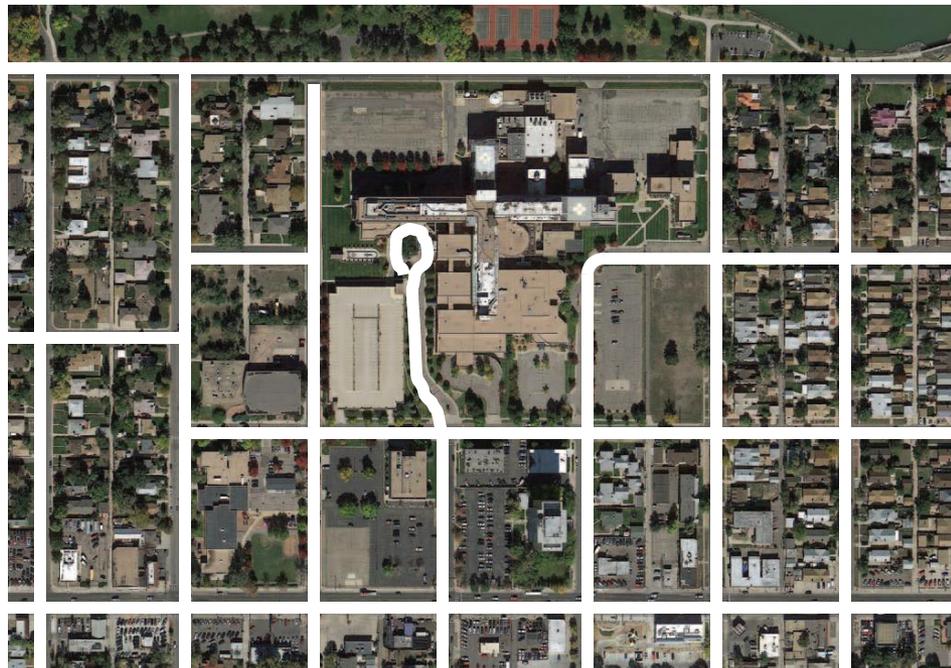
Blight Findings

- 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
 - Note: The hospital campus was vacant at the time of the field survey, and a portion of it was undergoing demolition. For the purposes of the Study, only structures that will not be demolished were presented in the results.
 - Predominance of defective or inadequate street layout
 - Deterioration of site or other improvements
 - Unusual topography or inadequate public improvements or utilities
 - 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
 - Defective and inadequate street layout
 - Deterioration of site or other improvements





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Blight Findings

Conditions Study Findings

- Blight factors identified:
 - Inadequate Public Improvements
 - Environmental Contamination of Buildings or Property
 - Substantial Physical Underutilization or Vacancy of Sites, Buildings or other Improvements





Conformance with City Plans / Community Vision

The main objectives of the Urban Redevelopment Plan are to:

- Eliminate blight
- Renew and improve the character of the Area
- Encourage residential, retail and commercial development
- Encourage and protect existing development
- More effectively use underdeveloped land
- Encourage land use patterns that result in a more environmentally sustainable city
- 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
- Promote a diverse mix of dense housing options
- Promote a diverse, sustainable neighborhood economy, including mixed use and commercial development opportunities
- Improve access to healthy transportation options and existing parks



Conformance with City Plans / Community Vision

The goals and objectives of the proposed Plan are consistent with a number of objectives from City Plans – Planning Board will be asked to find the Plan to be in conformance with Plan 2000

- **Denver Comprehensive Plan 2000**
 - Promote quality infill development
 - Promote development of sustainable communities and centers of activity
 - Encourage mixed-use, transit oriented development
 - Encourage development of housing that meets diverse needs of Denver's present and future residents
 - Encourage infill development that is consistent with the character of the surrounding neighborhood; offers opportunities for increased density; broadens variety of compatible uses
 - Use Public-private partnerships to facilitate development; focus incentives on private development fronting major new, existing and historic roadway corridors
 - Continue to strengthen and revitalize Denver's commercial corridors, such as West Colfax



Conformance with City Plans / Community Vision

- **Blueprint Denver**

- Identified as “Area of Change”
- Supports the goal of increasing activity along major road and transit corridors
- Redevelopment will increase availability of infill housing and create new commercial uses

- **West Colfax Plan**

- Supplement to Blueprint Denver
- Identified as “catalyst redevelopment opportunity”
- Identifies area as a “Town Center District”
- Establish a unique identity for the site and ensure new development anchors the community and functions as the social and cultural heart of the neighborhood



Potential Projects

- Total Urban Redevelopment Area is approximately 32 acres
- Redevelopment will occur in phases – primarily supported by Metropolitan District
- Currently anticipate two sites/projects that may need additional assistance
- Block 3 – Kuhlman Parcel –
 - Historic Preservation/Adaptive Reuse
 - Boutique Hotel and Residential Development
- Block 7 – Colfax Parcel
 - Anchor Retail and Office



Initial Property Tax Increment Area



Initial Property Tax Increment Area



Initial Tax Increment Commitment

Authorization of:

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

Approval of:

- Property Tax Increment Area only for former hospital assemblage
- If Project uses TIF:
 - terminates at earlier of project reimbursement or 25 years
- If no Projects need TIF:
 - Terminates in 10 years from date of original approval
- DURA may seek approval of future property and/or sales tax increment areas

Additional Cooperation:

- City agrees to separately report and remit all property tax increment
 - DURA portion
 - Metropolitan District Portion
- DURA agrees to remit Metropolitan District Portion to South Sloan's Lake District



Approval Process

- Planning Board – June 19, 2013 (Informational Briefing)
- Resolution Setting Public Hearing – June 24, 2013
- Planning Board – July 17, 2013 (Action)
- DURA Board – July 18, 2013
- LUTI Council Committee – July 23, 2013
- Public Hearing – City Council – August 5, 2013



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Questions?



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