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## Land Use, Transportation & Infrastructure Committee Summary Minutes

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**Tuesday, November 12, 2013 10:30 AM City & County Building, Room 391**

**Committee Members:** Robb, Chair; Montero, Vice-Chair; Brown; Lehmann; López; Shepherd

**Committee Staff:** Gretchen Williams

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**Council Members Present:** Brown, Lehmann, Robb, Shepherd

**Members Absent:** Lopez, Montero

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### Bill Requests

**BR13-0729 Approves a Cooperation Agreement between the City and County of Denver and the Denver Urban Renewal Authority for the 414 14th Street Urban Redevelopment Area to establish, among other matters, the parameters for tax increment financing with property tax increment.**

*Tracy Huggins, Denver Urban Renewal Authority*

Tracy Huggins, Executive Director of Denver Urban Renewal Authority, presented the request for \$1.9 tax increment financing for rehabilitation of 414 14th Street, the original administration office for Denver Public Schools. It is currently owned by and houses the administrative offices of the Denver Art Museum (DAM), but those offices will move to a new building next to the museum. The building is under contract to be sold by the end of the year.

The proposed rehabilitation project will fill in the "horseshoe" space on the back; upgrade the office space to Class B; rehabilitate the exterior of the building; and complete the 14th Street Streetscape Improvement project.

The building was designated as a Denver landmark structure in June 1994, and the Landmark Preservation Commission has reviewed and approved the proposed rehabilitation.

Council is asked to approve a Cooperation Agreement between the City and DURA creating the tax increment financing mechanisms (BR13-0729) and to approve creation of an Urban Redevelopment Area (BR13-0731).

On Nov. 6, the Planning Board voted to approve the redevelopment plan, finding that the rehabilitation and reuse is in conformance with the Comprehensive Plan and other adopted plans.

The proposed 25-year TIF period is the longest possible, but it may be paid off earlier. Dunkel Limited Liability Company was established by the Hyder Construction Company. The Dunkel is already marketing the space and has had some interest, although having to wait a year for rehabilitation is an issue for some potential tenants.

This project will put the property back on the tax roles for approximately \$160K per year in property tax. No sales tax is involved because the building will not house retail uses.

The building has 48 parking spaces that will be kept for now; however, nothing in DURA agreement would preclude them from developing the parking spaces.

The DURA Board will take action on Nov. 21, and City Council's public hearing is scheduled for Dec 2. Construction will begin in March because the DAM offices must stay until its new building is completed.

Class B office space is limited in Downtown, and this rehabilitation project will help fill that gap.

A motion offered by Councilmember Brown, duly seconded by Councilmember Shepherd, to file the bill carried by the following vote:

- AYES: Brown, Lehmann, Robb, Shepherd(4)
- NAYS: (None)
- ABSENT: Lopez, Montero(2)
- ABSTAIN: (None)

**BR13-0731 Approves the 414 14th Street Urban Redevelopment Plan authorizing the creation of an Urban Redevelopment Area and the use of property tax increment.**

*Tracy Huggins, Denver Urban Renewal Authority*

See discussion above.

A motion offered by Councilmember Brown, duly seconded by Councilmember Shepherd, to file the bill carried by the following vote:

- AYES: Brown, Lehmann, Robb, Shepherd(4)
- NAYS: (None)
- ABSENT: Lopez, Montero(2)
- ABSTAIN: (None)

## Presentations

**1                    61st Avenue & Pena Boulevard Station Area Plan.**  
*David Gaspers and Caryn Champine, Community Planning & Development*

David Gaspers, Community Planning & Development (CPD), presented an overview of the station area plan, noting that the General Development Plan is following closely behind. The PowerPoint presentation is attached.

The 382-acre area (similar to Downtown) is bounded by Peña, 64th, 54th and Tower Road. The property within the boundaries is owned by DIA, Fulenwider (north of 60th), Smith Family Trust (south of 60th), and one smaller additional property owner.

In 2016, the FasTracks East Corridor commuter rail line to DIA will open. The line did not originally include a Gateway Station, but this stop at 61<sup>st</sup> and Peña was added following a long public process. This will be the first station out of DIA, and the developers intend to have some of this development open on day one.

The Planning Board was updated on the planning process last week. The Transit-Oriented Development (TOD) Vision for 61st and Peña is for a transit community; a connected community (streets, rail, trails, etc.); a vibrant community (pedestrian scale, transparency, design standards/guidelines); catalyze economic vitality potential (in conjunction with DIA and Aerotropolis) balancing housing and employment. Ten percent of net land area (total land area less public right-of-way) is to be open space. There will be greenways and parks within the development.

Councilwoman Shepherd raised concerns about green field development and loss of farmland. Food sustainability is an important issue. She asked the number of units expected. Deirdre Oss, CPD, said there are no hard numbers at this stage, but for the GDP, the number is somewhere around 3,000 units.

Councilwoman Shepherd raised concerns about the bike lanes illustrated, and she said that even at this conceptual phase, the drawings in the document should show and encourage newer concepts and techniques, such as physically separating the bike lanes from the moving traffic. Ms. Oss said she would take that back to discussions on the GDP.

Councilwoman Lehmann questioned putting the tallest office structures on the west side

and blocking a spectacular mountain view from other buildings and residences to the east. Mr. Gaspers said that issue has been discussed at length with the stakeholders. The scope, the block structure and the building design features, such as step-backs, will help preserve those view corridors.

Councilwoman Robb said with the size and scope of this, it looks like Aerotropolis. The development opportunity here is almost overwhelming. She said she needs to see a larger area and how the parts fit together. Mr. Gaspers replied that all of this is long-range -- multiple decades -- planning, and the plan will have to be adjusted over time. We will need some flexibility.

CPD will host another public meeting on Nov. 14. If all goes well, the schedule is to bring this back to Committee in early December for action. If possible, the public hearing at Council will be on Dec. 23.

Councilwoman Robb asked that CPD focus in on the points raised today when they come back to Committee.

Councilwoman Lehmann suggested a briefing on Aerotropolis and see how this development area fits into that.

Deirdre Oss, CPD, said that in order to complete work on the GDP, the station area plan needs to be finalized so we have something to build on. Steve Gordon, CPD, added that the zoning for this land will be coming through Committee during the next year.