

# 3015 East Colfax Urban Redevelopment Plan & Cooperation Agreement



## City Council Finance and Governance Committee:

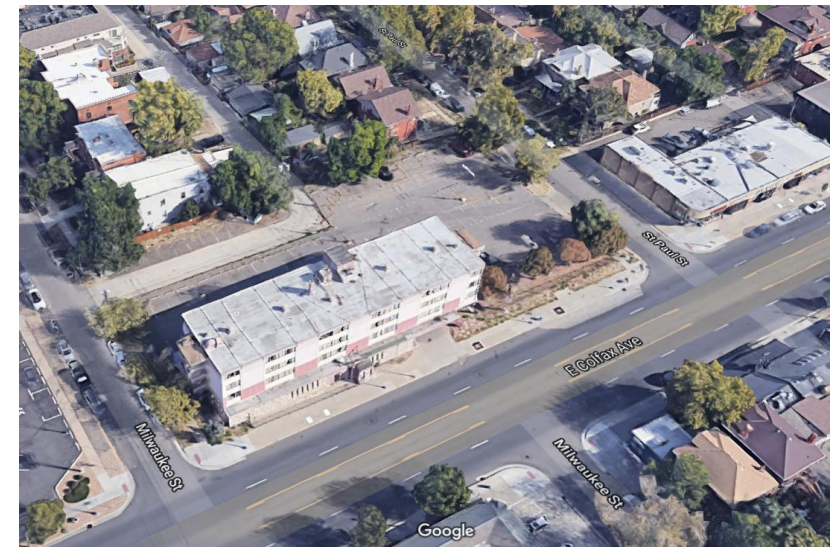
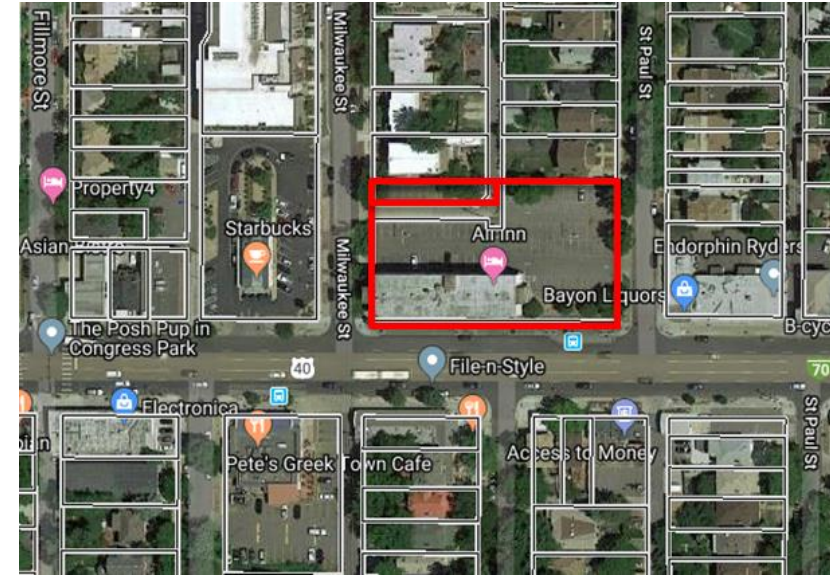
Ordinance #22- 0589    3015 East Colfax Urban Redevelopment Plan

Ordinance #22- 0590    3015 East Colfax Cooperation Agreement

## 3015 East Colfax Urban Redevelopment Plan: Area Context



- Size: Three Parcels (~0.85 acres)
- Neighborhood: City Park
- Council District 9
- Owner/Redeveloper: INSPIRE COLFAX , LLC
  - Purchased property in 2016
  - Applied to DURA in April 2019
- July 2020: All-In Motel listed on National & State Register of Historic Places
- Current Use: All Inn Motel and Parking Lot
  - Closed to new patrons in March 2022





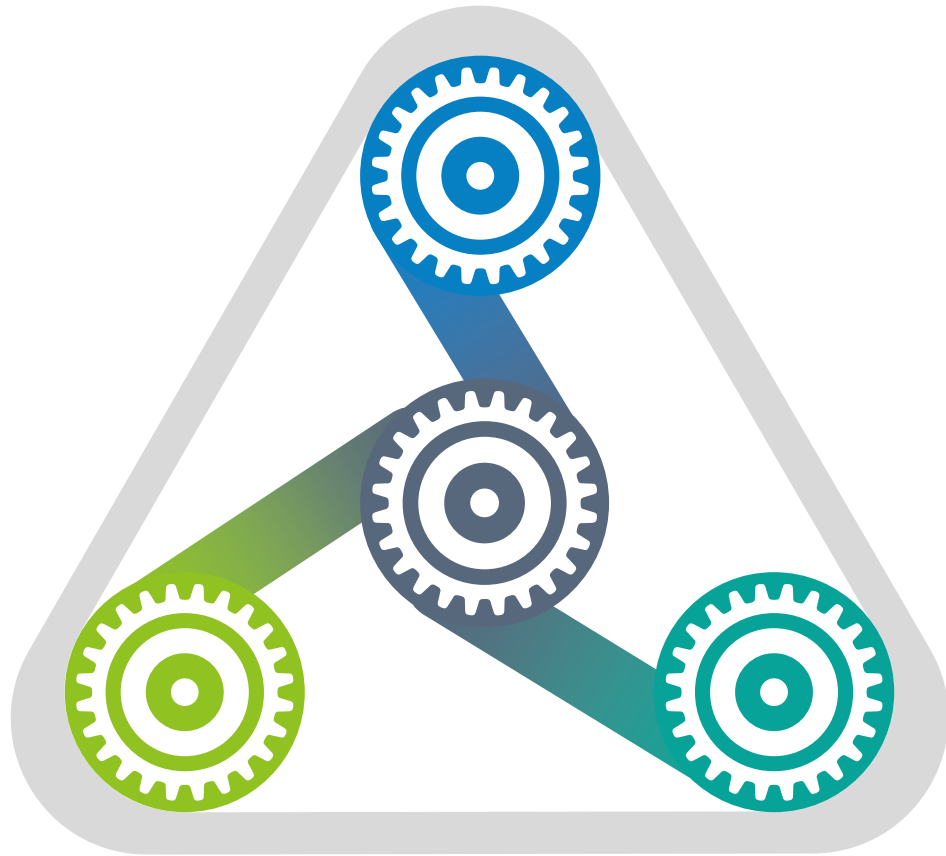
# 3015 East Colfax Urban Redevelopment Plan: The Project



- The Project:
  - Rehabilitate historic motel building & construct new building on southeastern portion of site
  - 81-key hotel
  - Ground-level commercial uses:
    - Restaurant
    - Coffee Shop
    - Pool & Lounge (available for use by public via guest passes)
    - Affordable space for community-serving uses or businesses vulnerable to displacement
  - New Waterloo – Hotel operator based out of Austin, TX



# 3015 East Colfax Urban Redevelopment Plan - Objectives



Blight Elimination

Historic Preservation

Economic Revitalization

Housing Stability

# 3015 East Colfax Urban Redevelopment Plan: Factors of Blight



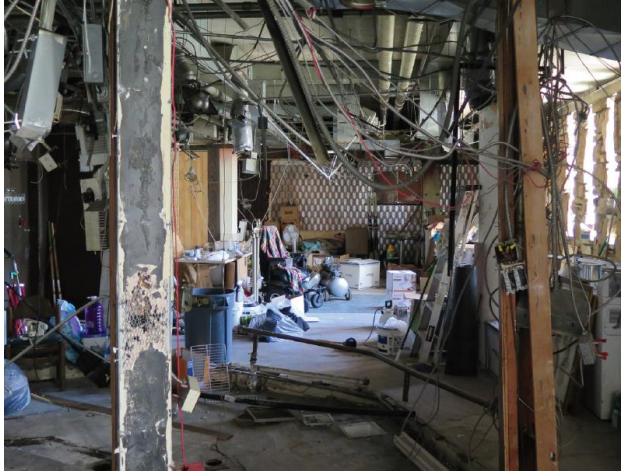
**Blighted Area definition:** *an area that, in its present condition and use and, by reason of the presence of **at least four** of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:*

## 11 Factors of Blight:

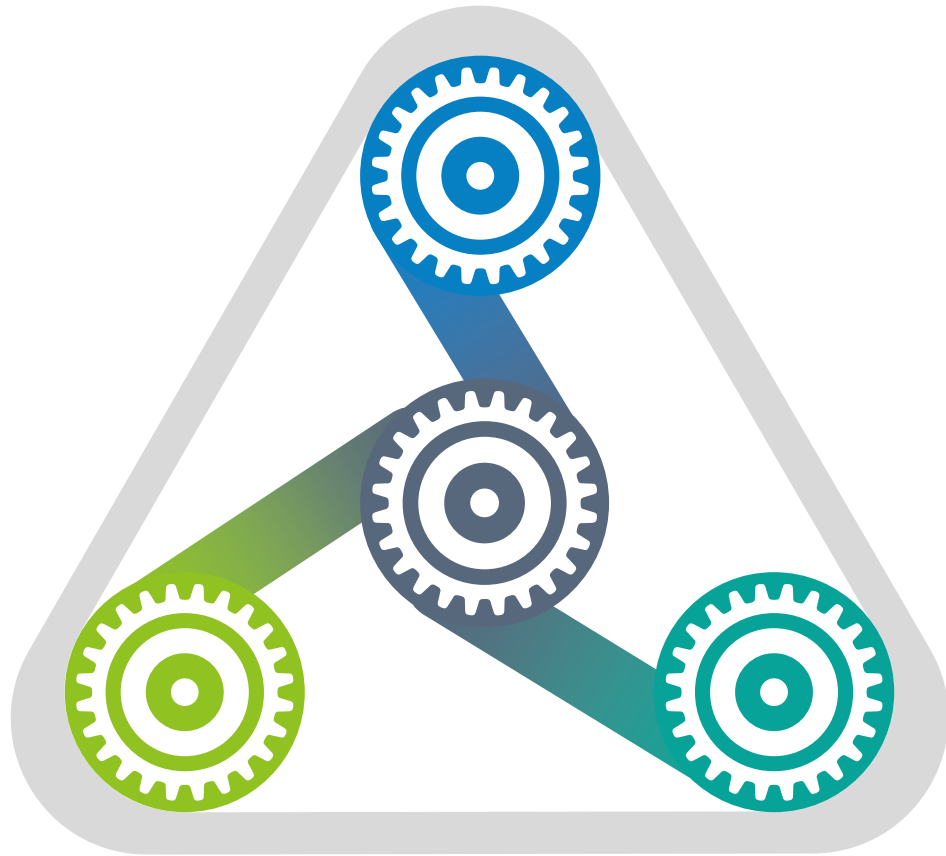
1. **Deteriorated or deteriorating structures**
2. Defective or inadequate street layout
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
4. **Unsanitary or unsafe conditions**
5. **Deterioration of site or other improvements**
6. Unusual topography or inadequate public 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**



# Conditions Study: Exhibits of Existing Conditions



# 3015 East Colfax Urban Redevelopment Plan - Objectives



Blight Elimination

Historic Preservation

Economic Revitalization

Housing Stability

# 3015 East Colfax Urban Redevelopment Plan: City Plan Compliance



## Goals related to historic preservation

“Prioritize the reuse of existing buildings”

“Continue the City’s commitment to existing historic districts and landmarks...”

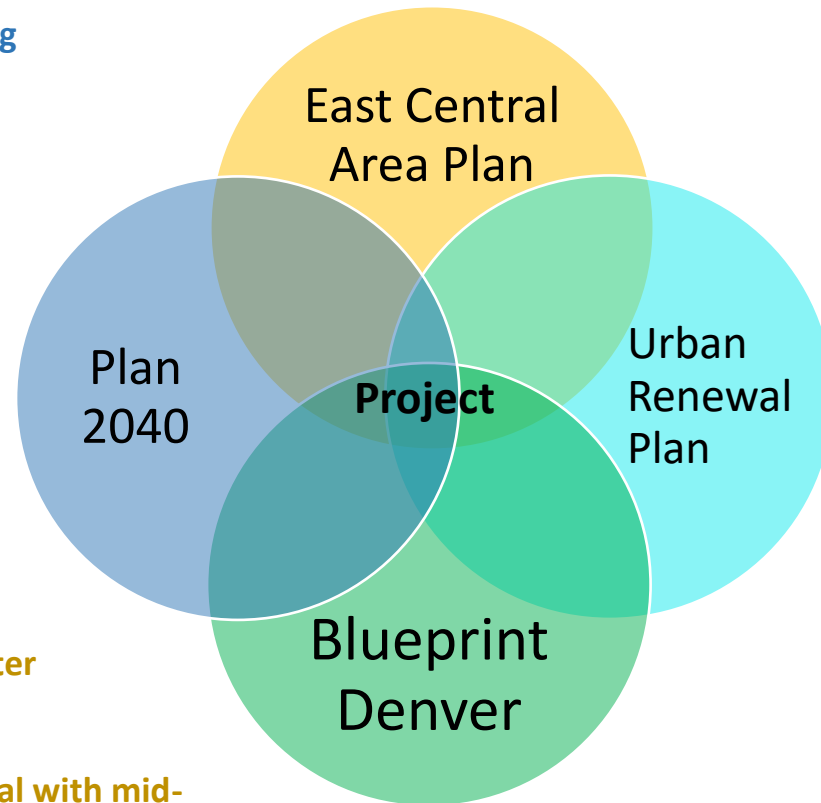
“Embrace existing communities and their cultural assets”

“Incentivize the preservation of structures and features that contribute to the established character of an area”

“In historic areas, balance efficiency with preservation through strategies that encourages the reuse of structures”

“Encourage high-quality design and character preservation in Centers and Corridors.”

“Historic buildings, including several with mid-20th century designs, are well-preserved, with some renovations facilitated by adaptive reuse as popular shops, cafés and co-working offices.”





# 3015 East Colfax Urban Redevelopment Plan

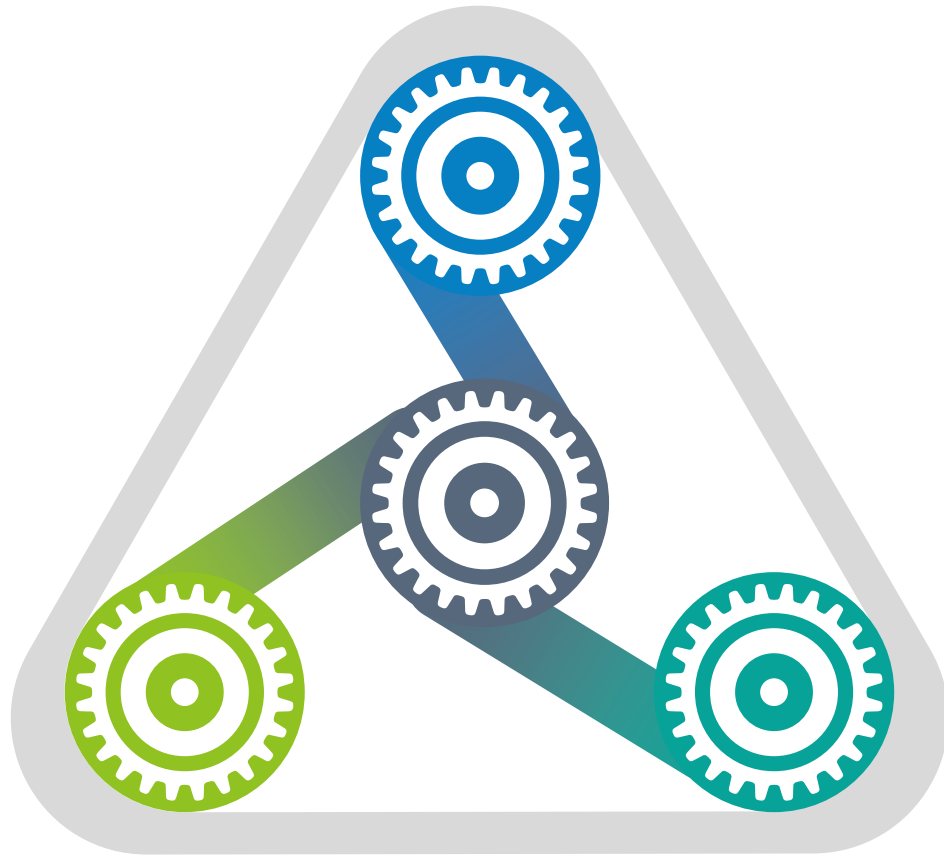
## Historic Preservation



Original design of the Fountain Inn. SOURCE: *Denver Post*, 3 December 1958.



# 3015 East Colfax Urban Redevelopment Plan - Objectives



Blight Elimination

Historic Preservation

Economic Revitalization

Housing Stability

# 3015 East Colfax Urban Redevelopment Plan: City Plan Compliance



## Goals related to historic preservation

“Prioritize the reuse of existing buildings”

“Continue the City’s commitment to existing historic districts and landmarks...”

“Embrace existing communities and their cultural assets”

“Incentivize the preservation of structures and features that contribute to the established character of an area”

“In historic areas, balance efficiency with preservation through strategies that encourages the reuse of structures”

“Encourage high-quality design and character preservation in Centers and Corridors.”

“Historic buildings, including several with mid-20th century designs, are well-preserved, with some renovations facilitated by adaptive reuse as popular shops, cafés and co-working offices.”

## Goals related to quality infill development

“Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.”

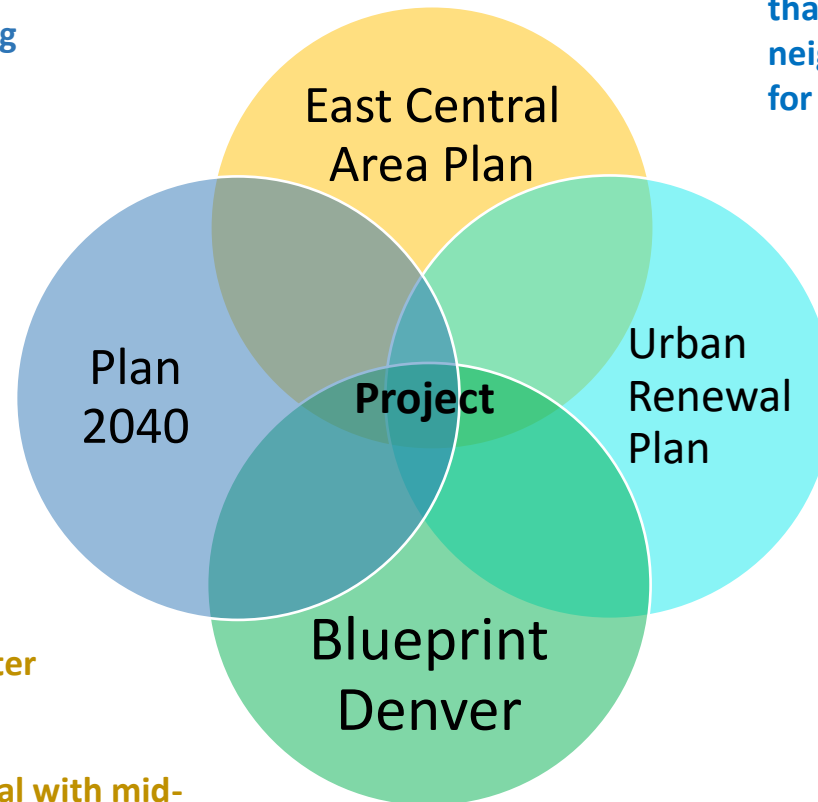
“Encourage mixed-use communities where residents can live, work and play in their own neighborhoods.”

“Ensure an active and pedestrian-friendly environment that provides a true mixed-use character in centers and corridors.”

“Support locally-owned businesses – new and old – to expand and evolve to meet the changing needs of residents and visitors.”

“Provide additional support to community-serving retail businesses and improve the development environment along Colfax.”

“Colfax Avenue has a bustling main street feel with eclectic, engaging buildings and benches, lighting, and public art that create a welcoming and exciting environment.”





## 3015 E Colfax Project: Blueprint Denver Equity Indicators

### An Equitable City

Planning for social equity and  
guiding change to benefit everyone

The Project area and surroundings have:

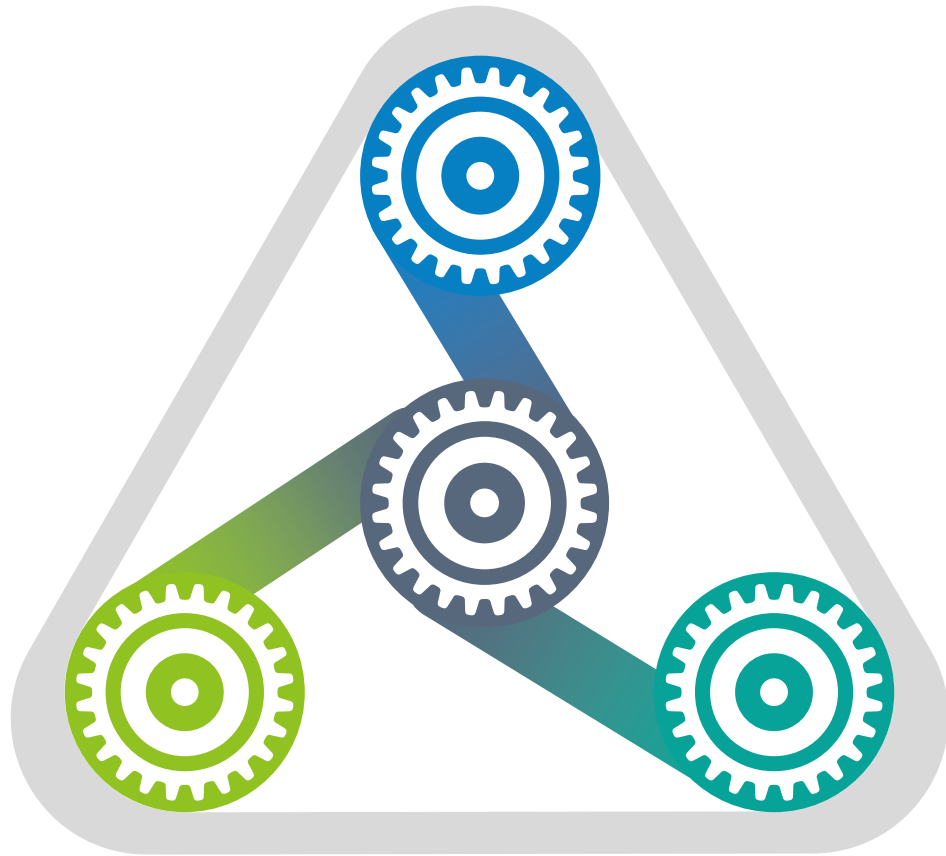
- **High** access to Opportunity
- **Moderate** Vulnerability to Displacement
- **Moderate** Housing and **Low** Job Diversity



Staff considerations:

- Limited unintentional impact to the community due to equity measurement and small Project scope
- Project will rehabilitate dilapidated historic structure and create ≈ 120 employment opportunities
- Project addresses potential business displacement along Colfax by providing affordable commercial space for businesses vulnerable to displacement or other community-serving uses
- DURA involvement presented opportunity to provide relocation assistance to existing motel tenants

# 3015 East Colfax Urban Redevelopment Plan - Objectives



Blight Elimination

Historic Preservation

Economic Revitalization

Housing Stability

## 3015 E Colfax Project: Housing Stability

---



All Inn Motel closed to new patrons in March, 2022

At time of closure, there were 37 individuals staying at the motel

DURA has committed to providing relocation assistance and stable housing opportunities to existing motel occupants

### Housing Team

- LaChelle Coffey, LLC – Relocation Coordinator
- B-Konnected, LLC – Housing Navigator
- Mental Health Center of Denver – Occupant Support Team

### Process

- Housing Team met with occupants to identify housing needs, barriers to housing and employment status
- Housing Team identifies decent, safe and sanitary housing opportunities for occupants to consider
- Transportation and in-person support is provided as occupants explore housing opportunities
- Application and lease support is provided for each occupant
- Follow-up support provided after lease signing to assure housing plan is meeting occupant needs

### Benefits

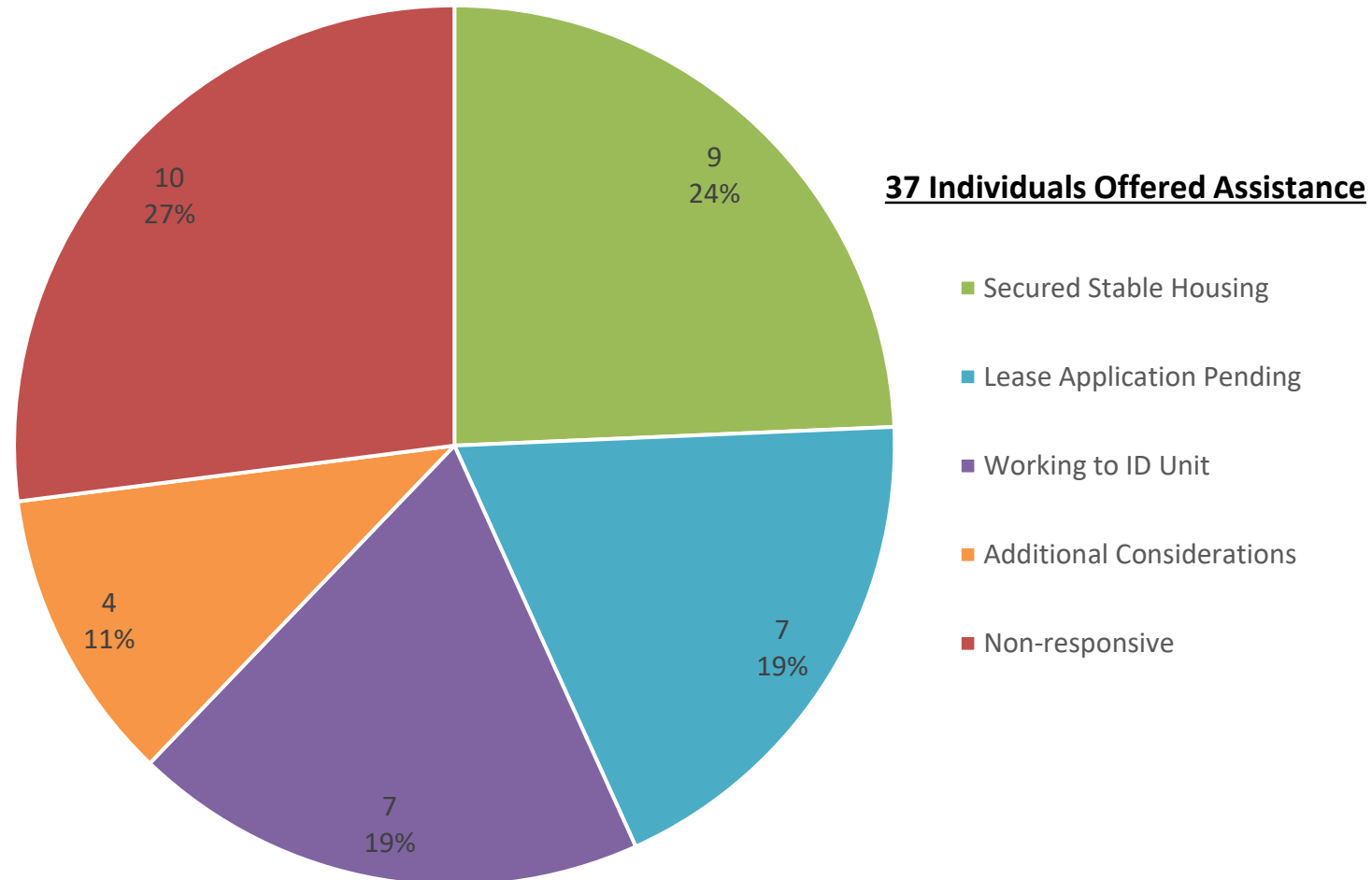
- 42-months of rental assistance provided consistent with DURA Relocation Policy
  - Low Income Occupants to spend no more than 30% of income on replacement housing
- Moving expenses covered
- Rental assistance and moving benefits offered regardless of tenure at motel



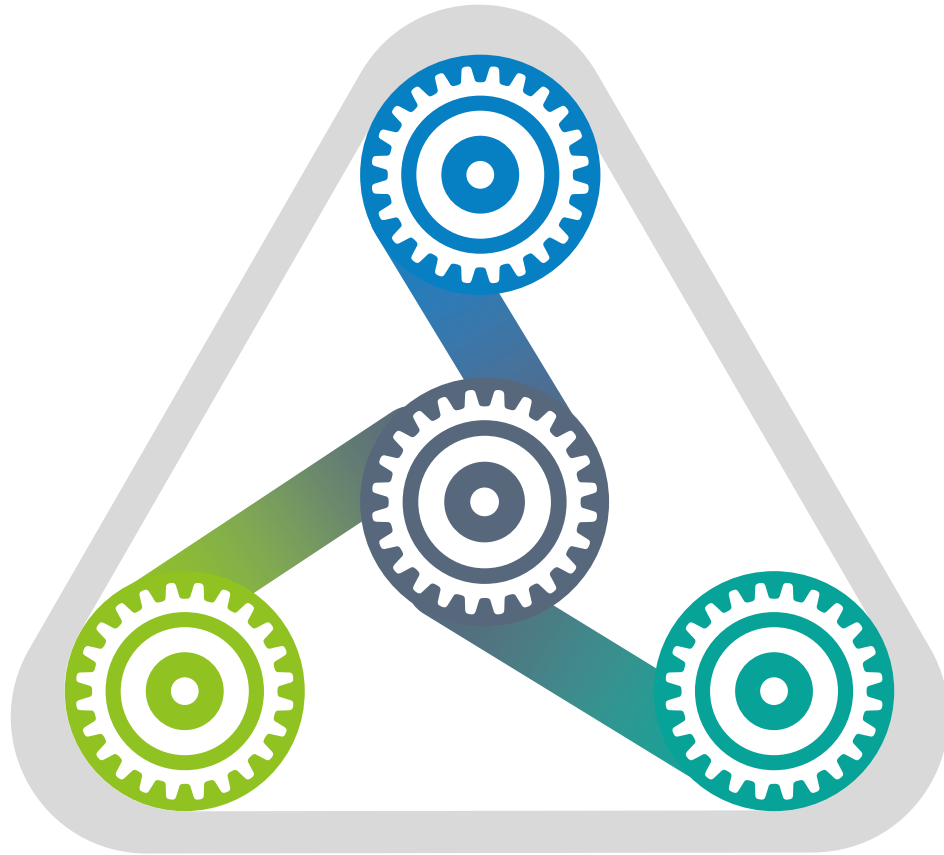
## 3015 E Colfax Project: Housing Stability



### 3015 East Colfax Housing Stability Efforts to Date



# 3015 East Colfax Urban Redevelopment Plan - Outcomes



Blight Elimination

Historic Preservation

Economic Revitalization

Housing Stability

## 3015 East Colfax Urban Redevelopment Plan: Additional Agreements

---

- 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
  - Approved by UDFCD at April Board Meeting
- DURA/DPS Intergovernmental Agreement
  - Ability to collect and utilize full amount of incremental property taxes from DPS mill levy
  - Approved by DPS at April Board Meeting



## 3015 East Colfax Urban Redevelopment Plan: Next Steps

---



- Denver Planning Board – May 4, 2022
  - Voted 4-1 to recommend conformance with Plan 2040 and its supplements
  - Full Report will be submitted to City Council
- DURA Board Meeting – May 19, 2022
  - Urban Redevelopment Plan
  - DURA City Cooperation Agreement
  - DURA Urban Drainage and Flood Control District Letter Agreement
  - DURA/DPS Intergovernmental Agreement
- City Council Finance and Governance Committee – May 24, 2022
- City Council Consideration of Urban Redevelopment Plan, Cooperation Agreement:
  - First Reading – June 6, 2022
  - Public Hearing – June 20, 2022

## 3015 East Colfax Urban Redevelopment Plan: Questions

---

