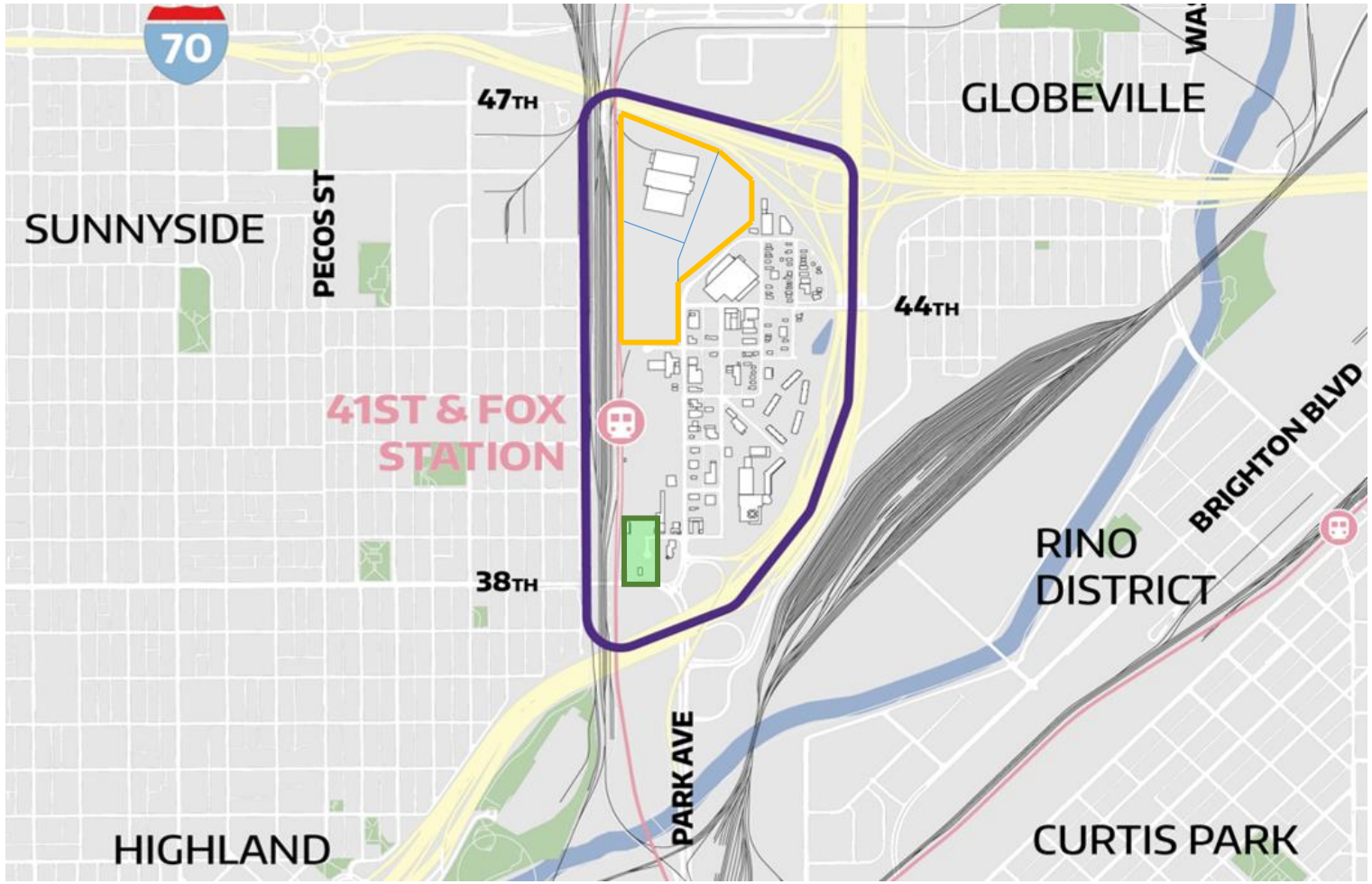
DURA
RENEW DENVER

38th & Huron: Urban Redevelopment Plan & Cooperation Agreement

CB23- 0457 - 38th & Huron Urban Redevelopment Plan

CB23-0458 - 38th & Huron Cooperation Agreement between DURA and the City and County of Denver

Fox North Location



Fox North Area

41st & Fox – Fox Park

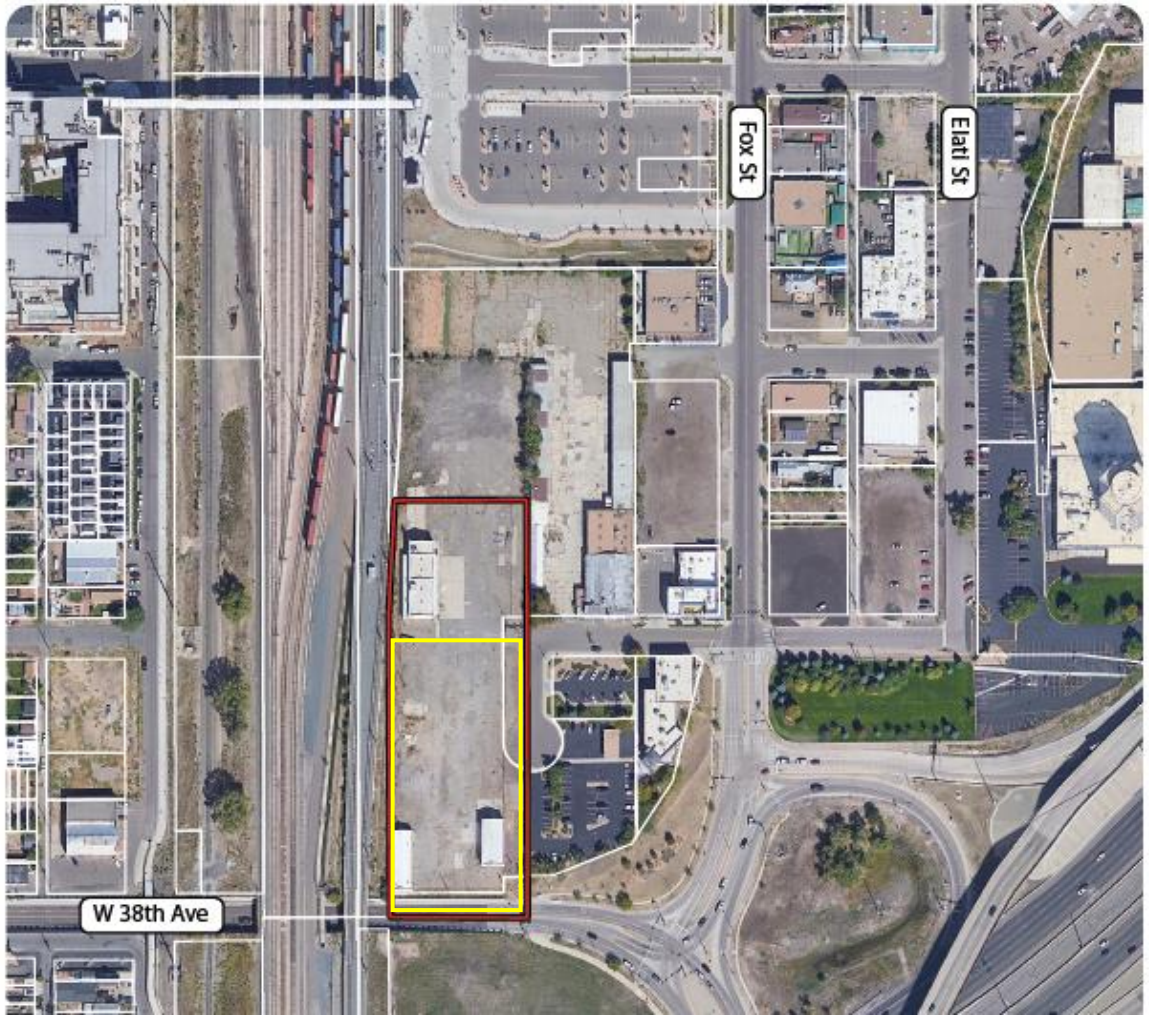
38th & Huron

38th & Huron: Urban Redevelopment Area ("URA") Context

- **Location:** Globeville, Council District 9
- **URA Size**: Approximately 3.3-acres
- **Property**: Single parcel owned by Continental Development Group
- **Zoning**: C-MX-20
- **Existing Land Uses**:
  - Vacant lot

Urban Redevelopment Area

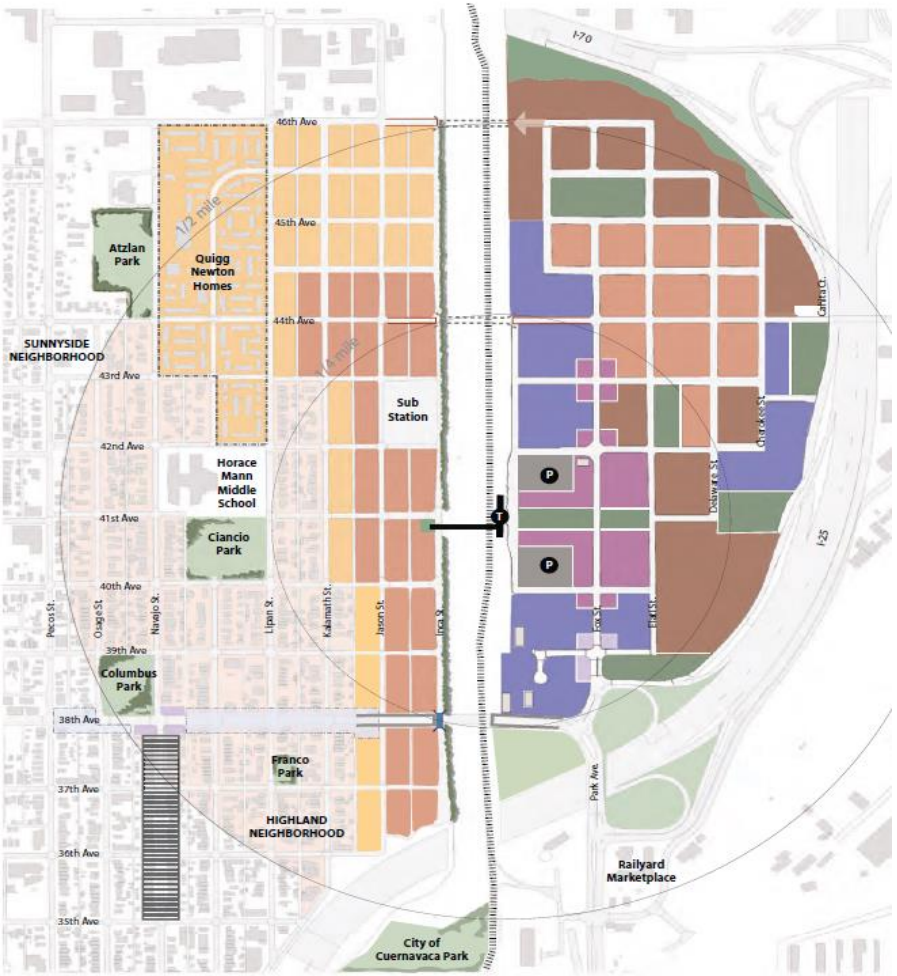
Property & Sales Tax Increment Area

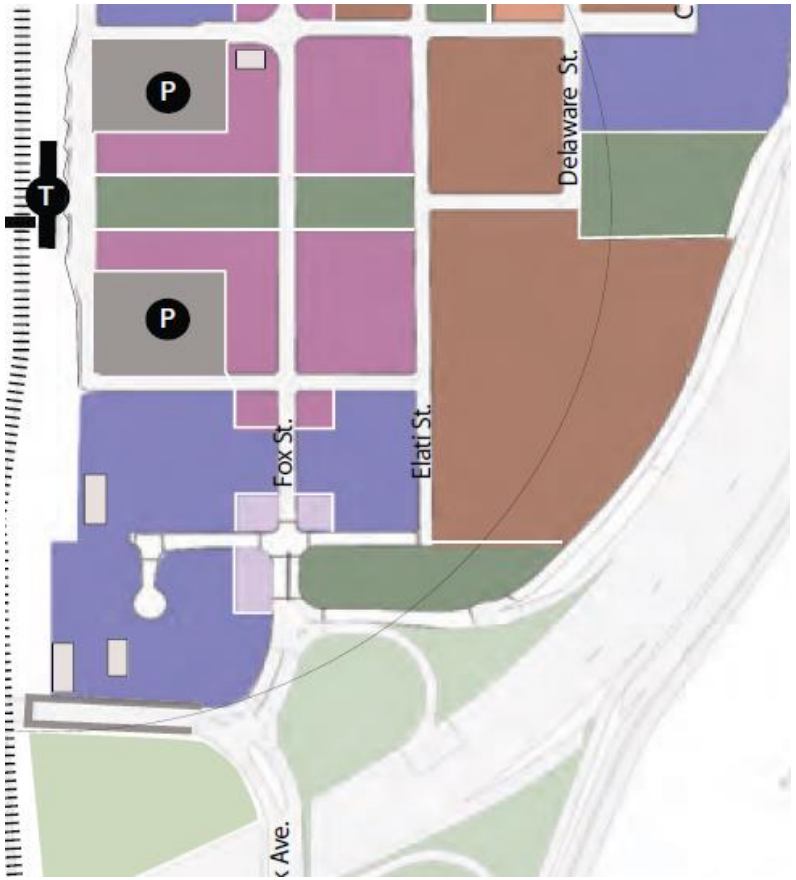


41st and Fox Station Area Plan – Plan Concept

41st and Fox Station Area Plan – Plan Concept

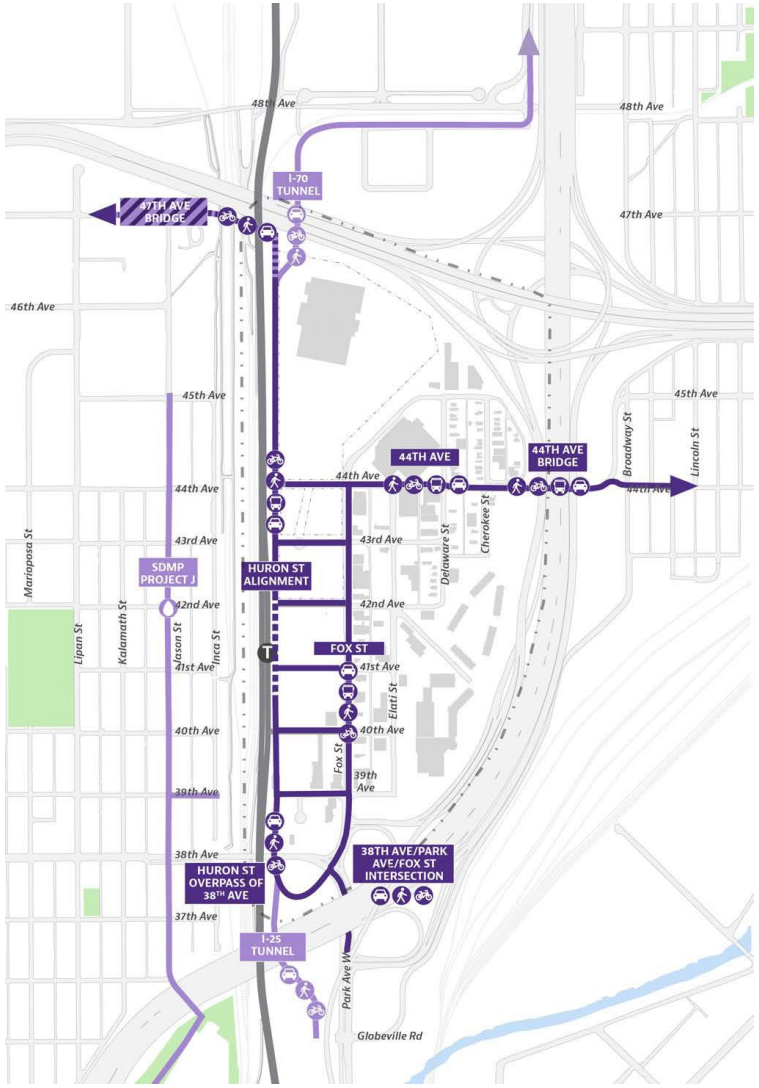
Land Use Plan





- Pedestrian Shopping District (2-8 stories)
- Pedestrian Shopping District (2-5 stories)
- Mixed-Use Office/Residential (3-20 stories)
- Urban Residential (2-12 stories)
- Urban Residential (2-8 stories)
- Urban Residential (1-3 stories)
- Single Family / Single Family Duplex
- Proposed Open Space/ Parks/ Plaza

City and County of Denver Next Steps Study

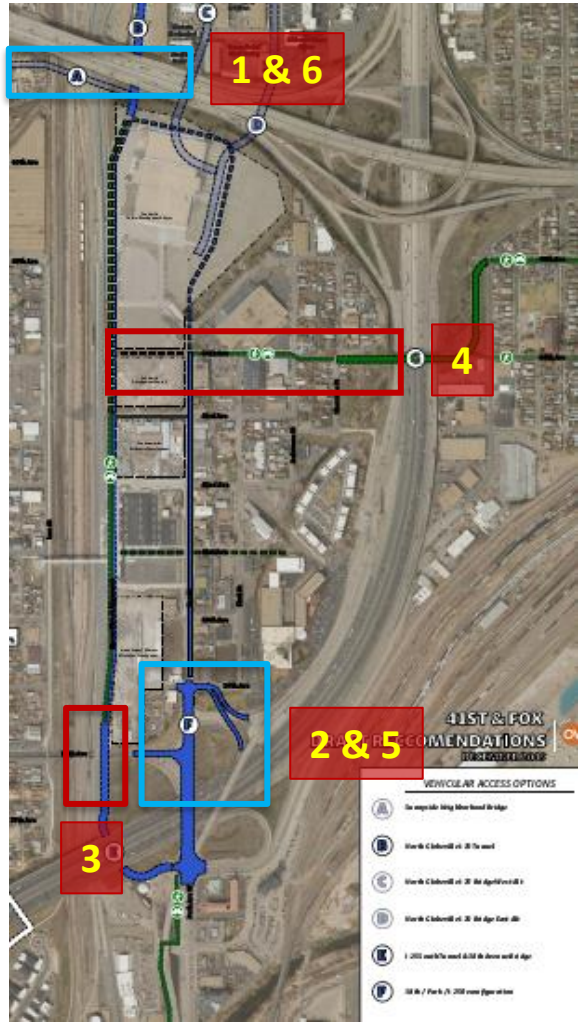


- The Next Steps Study investigated the feasibility, cost, and concept design of potential infrastructure solutions that address access, mobility, and drainage challenges.

- The future transportation strategy for the Fox Station area should be grounded in the development of a complete and cohesive network of multi-modal connections that strengthen community connectivity and access as well as provide effective future Transportation Demand Management (TDM) strategies.

- These improvements would strengthen the connectivity of this area to the rest of the Globeville neighborhood with equitable access to the 41st & Fox station and future retail, services, and employment in the area, while also addressing the trip generation concerns of stakeholders and property owners.

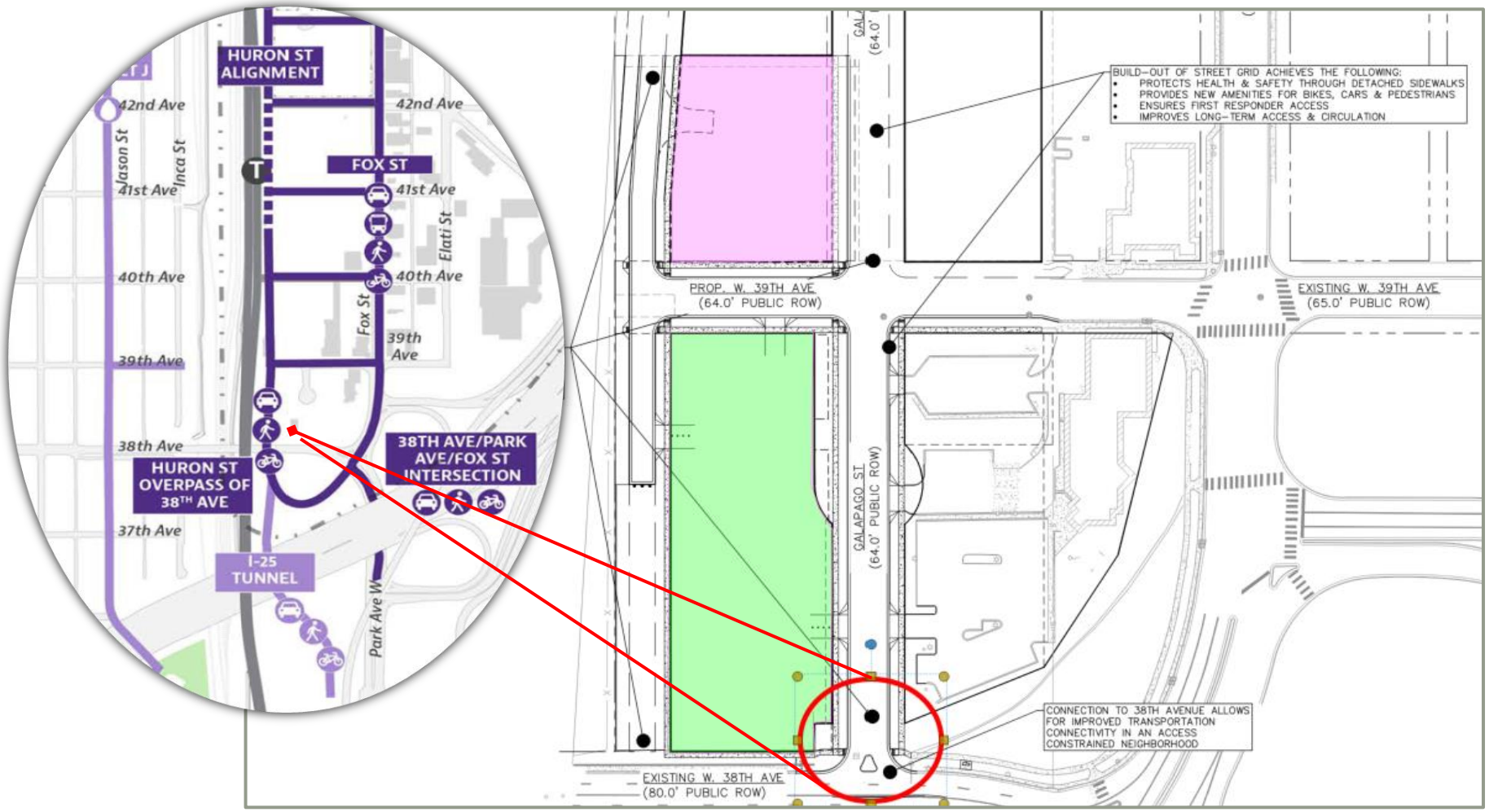
City and County of Denver Next Steps Study
Fox Park Project – Offsite Infrastructure



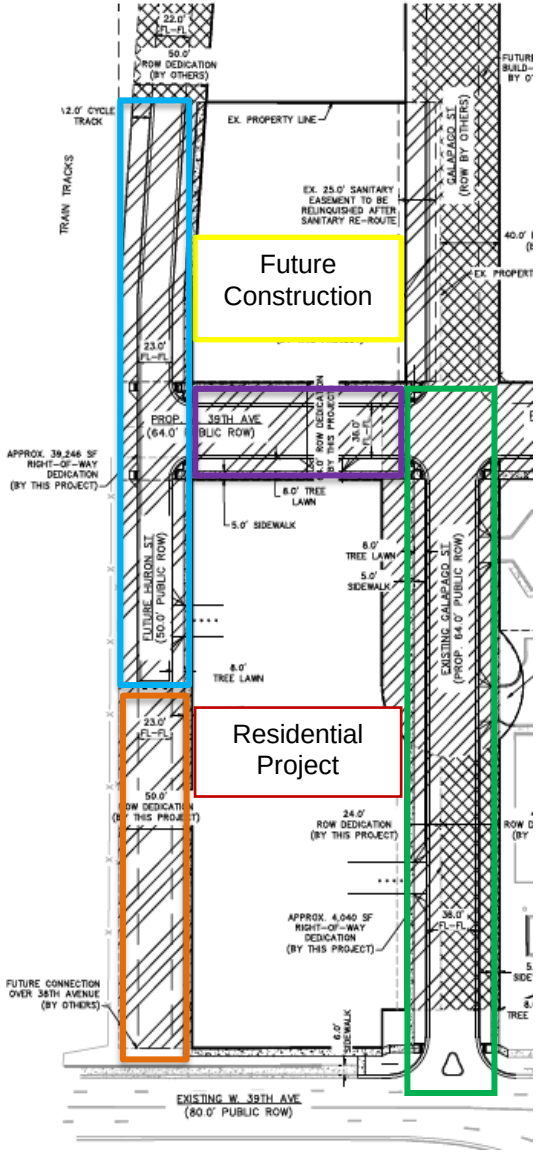
- City is requiring Fox Park project to construct offsite infrastructure that would increase trip capacity to 41st and Fox area
- Fox Park project Offsite Infrastructure:
  1) Design 47th Avenue bridge over rail tracks (vehicular/bike/ped)
  2) Design southern access solution for 38th Avenue, I-25, Park Avenue, Fox Street cluster
  3) Design 38th & Huron bike/ped/EVA bridge and 43rd Avenue intersection
  4) Design improvements to 44th Avenue improvements from Fox Street to 44th Avenue bridge
  5) Construct southern access solution for 38th Avenue, I-25, Park Avenue, Fox Street cluster
  6) Construct 47th Avenue bridge over rail tracks (vehicular/bike/ped)

Additional Connectivity Added

Galapago connection to 38th Ave was not previously contemplated on the Next Steps study. This connection is adding nearly 2,000 trips to the Fox Station East trip capacity



38th & Huron Urban Redevelopment Plan: The Project



Redesign Galapago Street
and extend south to 38th Avenue.

Replace storm drainage system under Galapago with 66" storm sewer pipe.

Includes vehicle lanes, sidewalks on both sides, and tree lawn.

Construct new Huron Street
from north end of site south to midway of residential building.

Includes bike lanes, vehicle lanes, sidewalks, and tree lawn.

Construct new 39th Avenue
from Galapago Street to new Huron Street.

Includes vehicle lanes, sidewalks, and tree lawn.

Dedicate this portion of orange parcel, along with land in blue, purple, and west site of green areas for Huron, Galapago, and 38th Avenue.

38th & Huron Urban Redevelopment Plan: The Project

- **Project**: The Redeveloper will construct certain civil infrastructure and develop approximately 425 units of housing, approximately 5,650 square feet of ground floor retail, and above-grade structured parking to serve the residential tenants.
- **Current Project Affordable Housing Commitment:**
  - 12% of residential units set aside for households making an average of 70% AMI (26 units at 60% AMI, 26 at 80% AMI)
  - 99-year covenant restriction.
  - Redeveloper has committed to participate in HOST's new Prioritization Policy to provide priority access to affordable units to nearby households at risk of, or who have been displaced.
- **$12,100,000 TIF Commitment (5.9% of Total Project Costs)**

Unit Mix	Units	Mix %	SF
STUDIO	111	26.1%	546
STUDIO (Inc. Rest)	18	4.2%	545
1BD/1BA	134	31.5%	766
1BD (Inc. Rest)	20	4.7%	765
2BD/1BA (1BD+OFFICE)	46	10.8%	928
2BD/2BA	72	16.9%	1,115
2BD (Inc. Rest)	14	3.3%	1,041
Townhouse (2BD/2BA)	7	1.6%	1,463
Penthouse (2BD/2BA)	3	0.7%	1,372
Sub-Total - Residential	**425**	**100.0%**	**801**
Retail			**Total RSF**
Restaurant/Bar			**4,287**
Small Retail/Coffee Shop			**1,369**
Sub-Total - Retail			**5,656**

Indicates number of affordable units by type (52 Total)

38th & Huron Urban Redevelopment Plan: Conditions Study

Conditions Study was conducted in February 2023

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**

38th & Huron Urban Redevelopment Plan: Objectives

The main objectives of the Urban Redevelopment Plan are to:

- To eliminate the present factors which contribute to the blight in the Area. Such blighting factors are detrimental to the community and limit the development potential of the surrounding area.
- To renew and improve the character and environment of the Area and its surroundings by preventing or ameliorating economic, physical and environmental deterioration.
- To enhance the multimodal transportation network serving the Urban Redevelopment Area.
- To encourage land use patterns within the Area and its environs that result in a more environmentally sustainable city.
- To assist the City in cultivating complete and inclusive neighborhoods.
- To more effectively use underdeveloped land within the Urban Redevelopment Area.
- To encourage land use patterns within the Area and its environs where pedestrians are safe and welcome.
- To improve the economy of the City by stabilizing and upgrading property values.
- Encourage high and moderate density development where appropriate.
- To achieve goals as outlined in adopted City Plans.

38th & Huron Urban Redevelopment Plan: City Plan Compliance

Goals related to creating mixed-income housing communities

"Create a greater mix of housing options in every neighborhood…"

"Build housing as a continuum to serve residents across a range of incomes, ages and needs"

"Increase the development of affordable housing and mixed-income housing particularly in areas near transit, services and amenities."

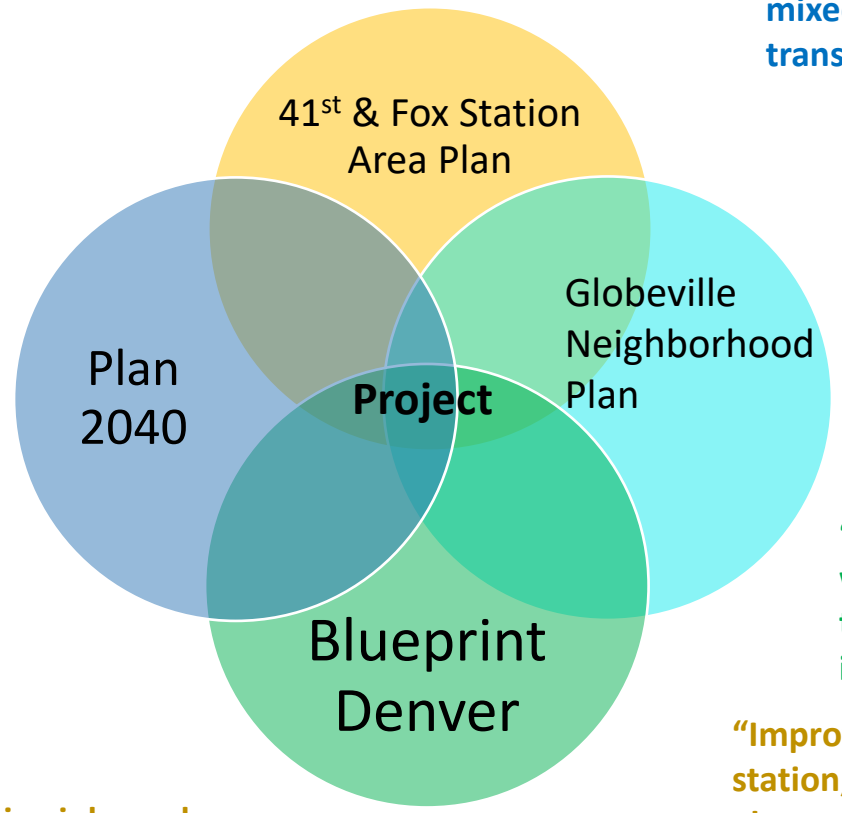
"Capture 80% of new housing growth in regional centers, community centers and corridors…"

"Promote and incentivize the development of affordable and family-friendly housing…in and near regional centers, community centers and community corridors."

"Create opportunities to add more housing jobs and services to the station area"

"Improve access to housing"

"Create unique neighborhood destination areas"



Goals related to multimodal connectivity

"Strengthen multimodal connections in mixed-use centers and focus growth near transit."

"Create an equitable and connected multimodal network that improves access to opportunity and services."

"Align the impacts of private development with transportation infrastructure and promote development that creates walkable, transit-friendly communities."

"Encourage mode-shift – more trips by walking and rolling biking and transit – through efficient land use and infrastructure improvements."

"Improve pedestrian connections to the station, between neighborhoods, and along major corridors."

"Design streets to accommodate pedestrians and bicycles"

"Improve street infrastructure"

"Improve street connectivity"

38th & Huron Urban Redevelopment Plan: Blueprint Denver Equity Indicators

An Equitable City

Planning for social equity and guiding change to benefit everyone

The Project area and surroundings have:

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

Staff considerations:

- Project will support the infrastructure needed to create a dense and diverse supply of housing including significant portion of affordable housing
- Project will participate in City's Prioritization Policy – Aimed to address impacts of potential displacement
- Project will increase density of housing in close proximity to public transit and other services

Planning Board Recommendation:

- Unanimous finding of Urban Redevelopment Plan conformity with Plan 2040 and Adopted Supplements

38th & Huron Urban Redevelopment Plan: Additional Agreements

- DURA/City Cooperation Agreement
  - Addresses collection and remittance of property and sales tax increment to support redevelopment
  - Requires Project to follow First Source, SBE, CEO, Prevailing Wage, Project Art policies
  - Term of Agreement – earlier of DURA obligations 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
  - UDFCD has determined Project will not impact their ability to provide services

- DURA/DPS Intergovernmental Agreement
  - Ability to collect and utilize full amount of incremental property taxes from DPS mill levy
  - DPS has requested an impact fee of $922,000
    - Payable from tax increment generated in Tax Increment Area
    - Will be paid over 25-year period

38th & Huron Urban Redevelopment Plan: Proposed Schedule

- Denver Public Schools Finance Committee: April 10, 2023
- DURA Redevelopment Committee: April 12, 2023
- Denver Planning Board: April 19, 2023
- DURA Board Meeting: April 20, 2023
  - Urban Redevelopment Plan
  - DURA City Cooperation Agreement
  - DURA Urban Drainage and Flood Control District Letter Agreement
  - DURA/DPS Intergovernmental Agreement
- Council Finance & Governance Committee Meeting: April 25, 2023
- City Council First Reading: May 8, 2023
- City Council Public Hearing: May 15, 2023

38th & Huron Urban Redevelopment Plan – Questions?