
DPR Acquisitions: 2369 South Quebec Street and 4458 North Pearl Street & 4441 North Washington Street

Finance & Governance Committee
November 14, 2023

Agenda

- DPR Strategic Acquisition Plan & Acquisition Program Overview
- 2369 South Quebec Street Acquisition
- 4458 North Pearl Street & 4441 North Washington Street Acquisition



Future park at Iliff & Bellaire in University Hills

DPR Strategic Acquisition Plan

- Adopted in June 2021
- Provides criteria DPR can use to evaluate acquisitions while prioritizing and balancing growth opportunities across the six focus areas
- Creates a framework for how new opportunities provide value and benefit to the parks and recreation system and users
- Identifies specific goals to be used as measures for success associated with each focus area
- Includes a “toolbox” DPR can utilize to expand the parks and recreation system
- American Planning Association, Colorado: Honor Award 2022



DPR Strategic Acquisition Plan

Six Acquisition Focus Areas:

- Equity
- Closing the 10-Minute Walk or Roll Gap
- Resilience, Habitat Restoration and Waterways
- Downtown, High-Density and Growth Areas
- DPR Facilities
- Mountain Parks

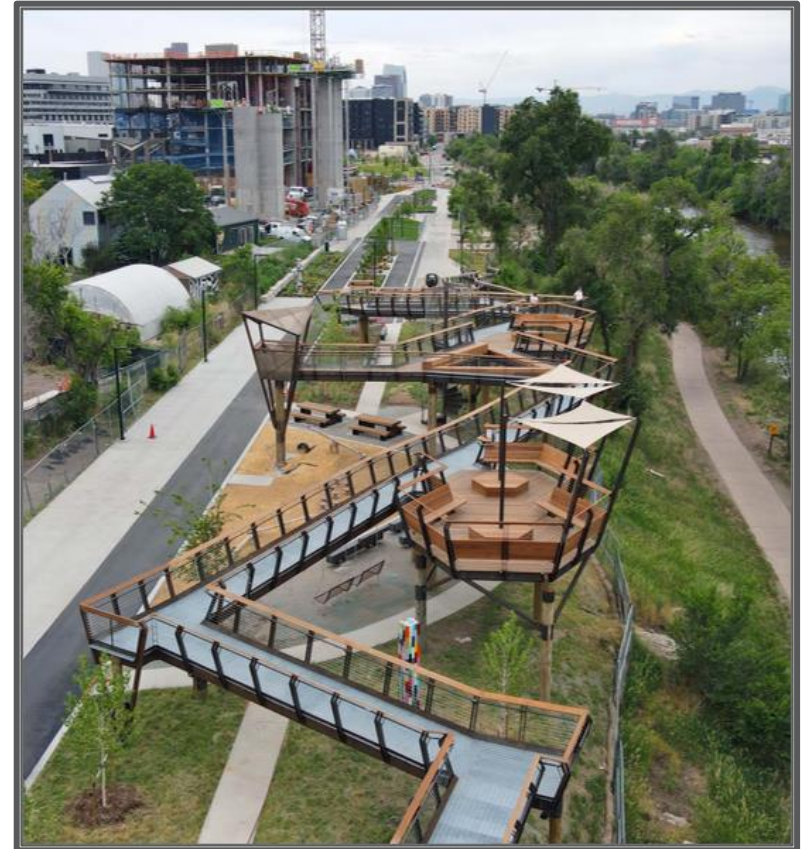


Platte Farm Open Space in Globeville

DPR Strategic Acquisition Plan

Six Acquisition Focus Areas: Initial Priorities

- **Equity and Closing the 10-Minute Walk or Roll Gap:** High equity neighborhoods that overlap with 10-Minute Walk or Roll gaps in predominantly residential areas
- **Resilience, Habitat Restoration and Waterways:** Waterway corridors where multiple benefits can be achieved
- **Downtown, High-Density and Growth Areas:** Downtown areas where DPR's 5-Minute Walk or Roll gaps intersect with existing or planned residential development
- **DPR Facilities:** Northeast Maintenance District Facility (a RISE Denver GO Bond project)
- **Mountain Parks:** Improve access for both staff and the public and to build connectivity between mountain parks



Arkins Promenade in Five Points

Acquisition Program Overview 2019-2023

Current Parks Legacy Acquisition Fund

- ~\$17.5 million
- ~\$14.7 million after proposed acquisitions of 2369 S. Quebec St. and 4458 N. Pearl St. & 4441 N. Washington St.

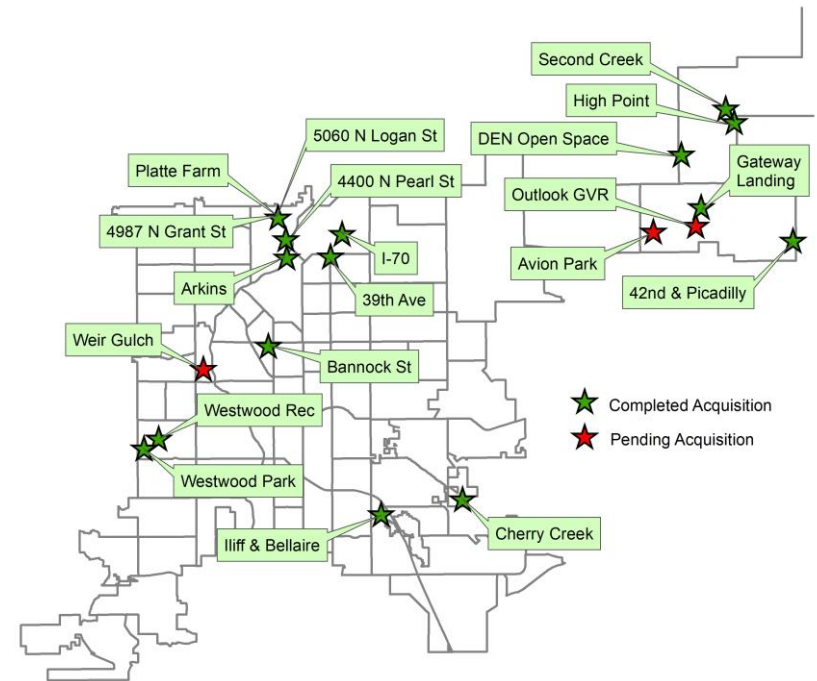
Total Acreage

- Urban Parks: 38 acres
- Urban Open Space: 444 acres
- Mountain Parks: 448 acres

Tools Used

- Purchases
- Donations
- Developer Dedications
- Interagency and Partner Agreements
- ROW Development

DPR Acquisition StoryMap: <https://arcg.is/1L5mT80>



2369 S. Quebec St. Property & Acquisition Overview

Location: 2369 S. Quebec St. adjacent to the High Line Canal and on the border with Arapahoe County

Size: ~1.2 acres

Council District: 4

Zoning: R-2-A

Seller: BSD High Line LLC

Purchase Price: \$1,250,000

Funding Source: Parks Legacy Fund



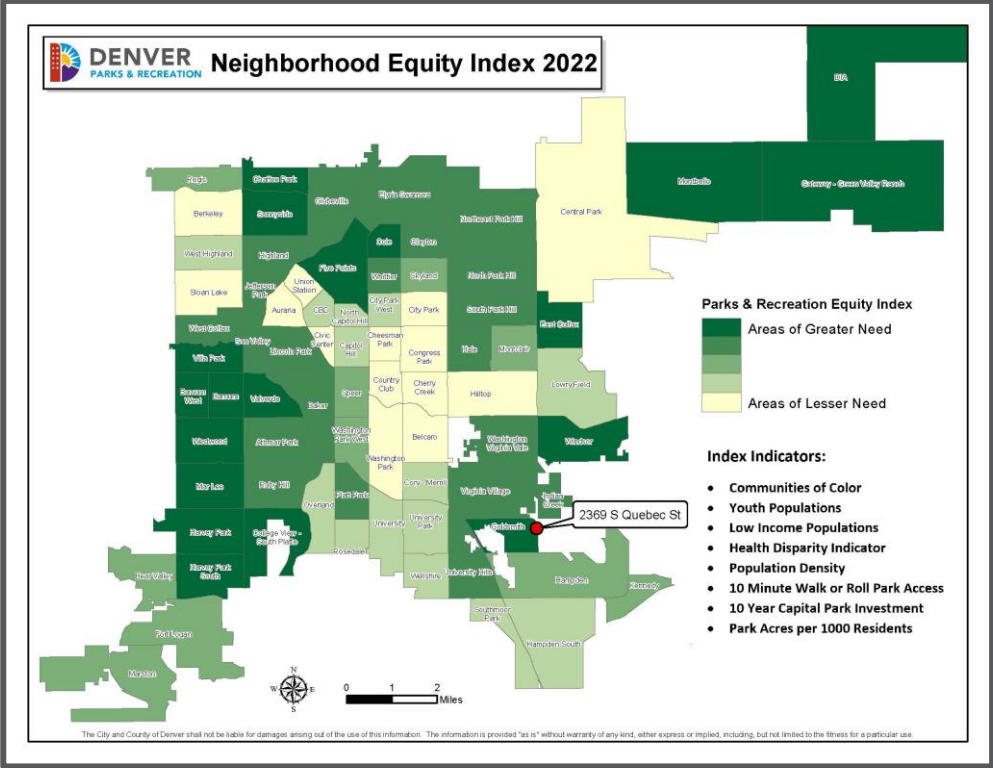
Business Case

- Meets and helps advance the goals and criteria of three DPR acquisition focus areas: Equity; 10-Minute Walk or Roll; and Resilience, Habitat Restoration and Waterways, as identified in the *Parks Legacy Fund (2A) Five Year Plan* and *DPR's Strategic Acquisition Plan*
- A portion of the property is conceptually planned for a potential project with Arapahoe County to develop an underpass for the High Line Canal across Quebec Street
- Remainder of the property would be developed by DPR into park space for trail users and nearby residents



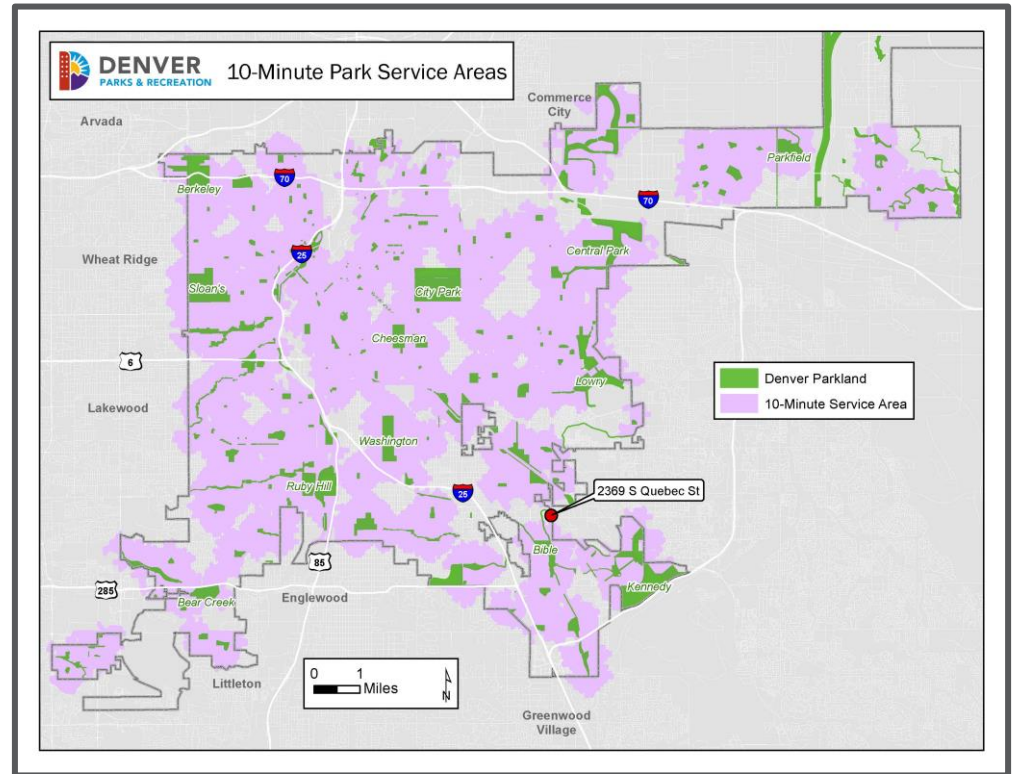
Business Case

- Located in one of DPR’s high equity neighborhoods based on DPR’s Neighborhood Equity Index, this part of Goldsmith has been identified by DPR as a priority for acquisition considering its location within a 10-Minute Walk or Roll gap in a predominantly residential area



Business Case

- Will help close the 10-Minute Walk or Roll gap in a neighborhood that has few viable acquisition opportunities
- Estimated to serve ~1,600 residents in Goldsmith in addition to the over 500,000 people who annually use the High Line Canal as a recreational asset



4458 N. Pearl St. & 4441 N. Washington St. Property & Acquisition Overview

Location: 4458 N. Pearl St. and 4441 N. Washington St. adjacent to the 0.45-acre designated park at 4400 N. Pearl St.

Size: ~0.54 acres

Council District: 9

Zoning: U-MX-3

Seller: TRI-B Associates LLP

Purchase Price: \$1,205,000

Funding Source: Parks Legacy Fund and \$25,000 from Denver Park Trust.

*Denver Park Trust has also pledged an additional \$25,000 for design and construction of the future park.



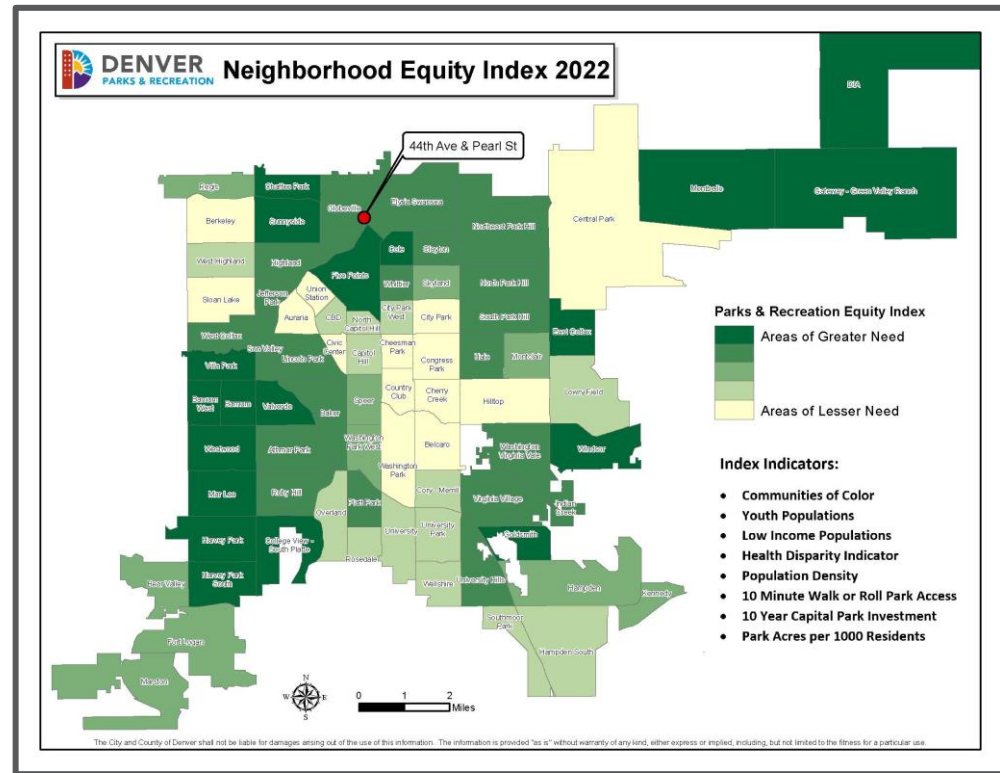
Business Case

- Meets and helps advance the goals and criteria of two DPR acquisition focus areas: Equity and 10-Minute Walk or Roll as identified in the *Parks Legacy Fund (2A) Five Year Plan* and *DPR's Strategic Acquisition Plan*
- Acquisition will enable DPR to design and construct a larger and more viable and accessible park to this community
- Residents who live in the immediate vicinity of this area have limited access to park space due to the barriers created by the South Platte River, the BNSF rail yard and tracks, I-25 and I-70



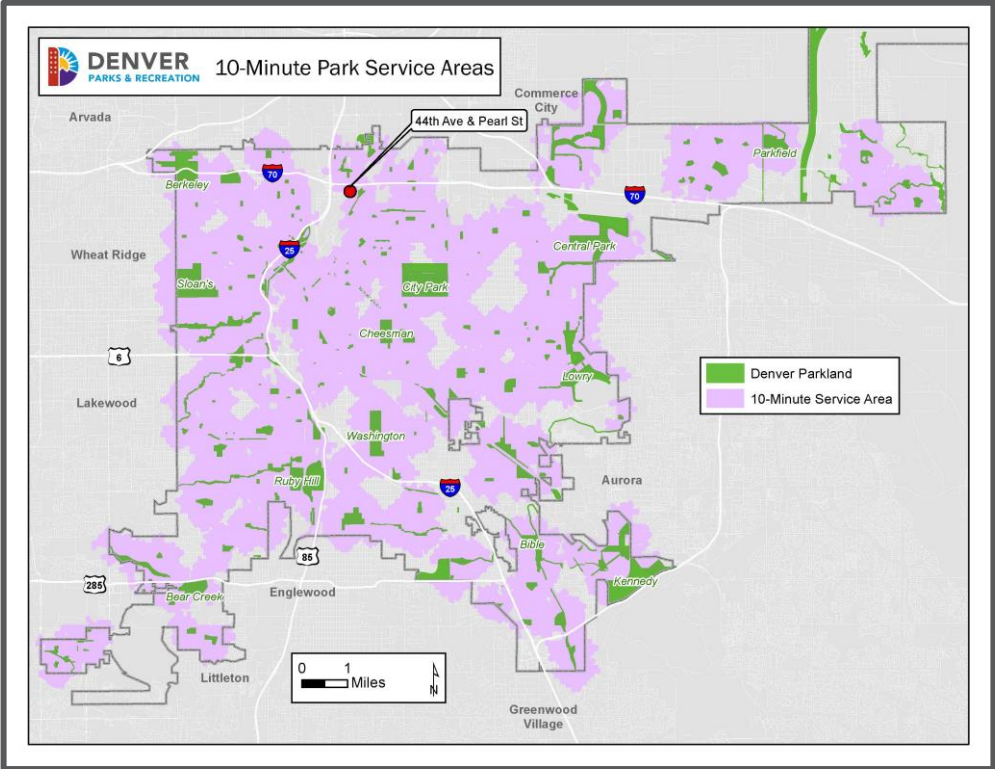
Business Case

- Located in one of DPR's high equity neighborhoods based on DPR's Neighborhood Equity Index, this part of Globeville has been identified by DPR as a priority for acquisition considering its location within a 10-Minute Walk or Roll gap in a predominantly residential area



Business Case

- DPR estimates that a new park at this location will serve ~1,700 residents, including ~500 youths, who are not currently within a 10-Miunte Walk or Roll to a park



City Council Action

- **2369 S. Quebec St.:** Purchase and Sale Agreement between the City and County of Denver and BSD High Line LLC for \$1,250,000 (FINAN-202370022) and Companion Ordinance to transfer and appropriate \$1,300,000 from the Parks Legacy Fund.
- **4458 N. Pearl St. & 4441 N. Washington St.:** Purchase and Sale Agreement between the City and County of Denver and TRI-B Associates LLP for \$1,205,000 (FINAN-202370264) and Companion Ordinance to transfer and appropriate \$1,500,000 from the Parks Legacy Fund.