



Legislation Text

File #: 18-0884, Version: 1

**Other/Miscellaneous Request Template (Appointments; ROW; Code Changes; Zoning Action, etc.)**

**Date Submitted:** 8-7-18

**Requesting Agency:** Department of Finance on Behalf of Denver Urban Renewal Authority

**Subject Matter Experts:**

- **Name:** Andrew Johnston, Department of Finance
- **Phone:** (720) 913-9372
- **Email:** Andrew.Johnston@denvergov.org
- **Name:** Tracy Huggins, Denver Urban Renewal Authority
- **Phone:** (303) 534-3872
- **Email:** thuggins@renewdenver.org

**Item Title & Description:**

*(Do not delete the following instructions)*

*These appear on the Council meeting agenda. Initially, the requesting agency will enter a 2-3 sentence description. Upon bill filling, the City Attorney's Office should enter the title above the description (the title should be in **bold** font).*

*Both the title and description must be entered between the red "title" and "body" below. Do **not** at any time delete the red "title" or "body" markers from this template.*

**A resolution to set a public hearing before City Council on 10-1-18 to amend the Emily Griffith Opportunity School Urban Redevelopment Plan to add the Emily Griffith Project and the renovation of the Historic Emily Griffith Opportunity School into an approximately 250 room hotel and adaptive reuse of additional buildings to provide office and retail space, in Council District 9.**

Sets a public hearing before City Council on 10-1-18 to amend the Emily Griffith Opportunity School Urban Redevelopment Plan to add the Emily Griffith Project and the renovation of the Historic Emily Griffith Opportunity School into an approximately 250 room hotel and adaptive reuse of additional buildings to provide office and retail space in Council District 9. The Committee approved filing this item at its meeting on 8-14-18.

**Affected Council District(s) or citywide?** Council District 9

**Executive Summary with Rationale and Impact:**

*Detailed description of the item and why we are doing it. This can be a separate attachment.*

The purpose of the resolution is to set a public hearing to approve an amendment to the Emily Griffith Opportunity School Urban Redevelopment Plan to add the Emily Griffith Project.

The Denver City Council approved the Emily Griffith Opportunity School Urban Redevelopment Plan ("Plan") in August, 2017. The general objectives of the Plan are to reduce or eliminate blighted conditions as well as to stimulate growth and development in the Emily Griffith Opportunity School Urban Redevelopment Area ("Area"). The Plan also established the framework for future City Council approval of private redevelopment projects with the Area.

The Emily Griffith Project ("Project") includes the rehabilitation of the 140,000 square foot historic Emily Griffith Opportunity School Building, into a 250-room hotel with 6,000 square feet of meeting space. The hotel project would also include activation of the portion of the block between Welton Street and Glenarm Place by creating alley access to the hotel entrance, as well as pedestrian circulation between the convention center, hotel and Glenarm Place-facing retail and parking areas.

The Project also includes the conversion of an existing building into a 120-stall parking structure to serve the entire Project, adaptive reuse of buildings on the Glenarm side of the block to support approximately 37,500 square feet of retail and office space and the demolition of a portion of a mid-block building to create access to micro retailer space and complete the pedestrian access from Glenarm Place through the hotel to the convention center.

The Denver Urban Renewal Authority is seeking to amend the Plan to identify the Emily Griffith Project as an approved project under the Plan and to allow the sales and property tax increment generated by the Project to support the redevelopment activities. State law requires a public hearing be held to amend an Urban Renewal Plan with 30-day notice. It is anticipated that this public hearing would be conducted on October 1, 2018.

DURA is asking Council Committee to approve the resolution on consent at the August 14, 2018 meeting. A presentation to the Finance & Governance Committee is expected to be scheduled for September 18, 2018 ahead of the October 8<sup>th</sup> public hearing at City Council.

**Address/Location (if applicable):**

The Emily Griffith Opportunity School Urban Redevelopment Area ("Area") is comprised of approximately 5 acres and is located in the immediate vicinity of both the Colorado Convention Center and the Denver Civic Center. The Area is generally bounded by Welton Street on the northwest, 13<sup>th</sup> Street on the Northeast, and Glenarm Place on the southeast.

**Legal Description (if applicable):**

**Denver Revised Municipal Code (D.R.M.C.) Citation (if applicable):**

**Draft Bill Attached?**