

TOD Marketplace:

# South Lincoln Redevelopment      Denver, CO

November 17, 2011

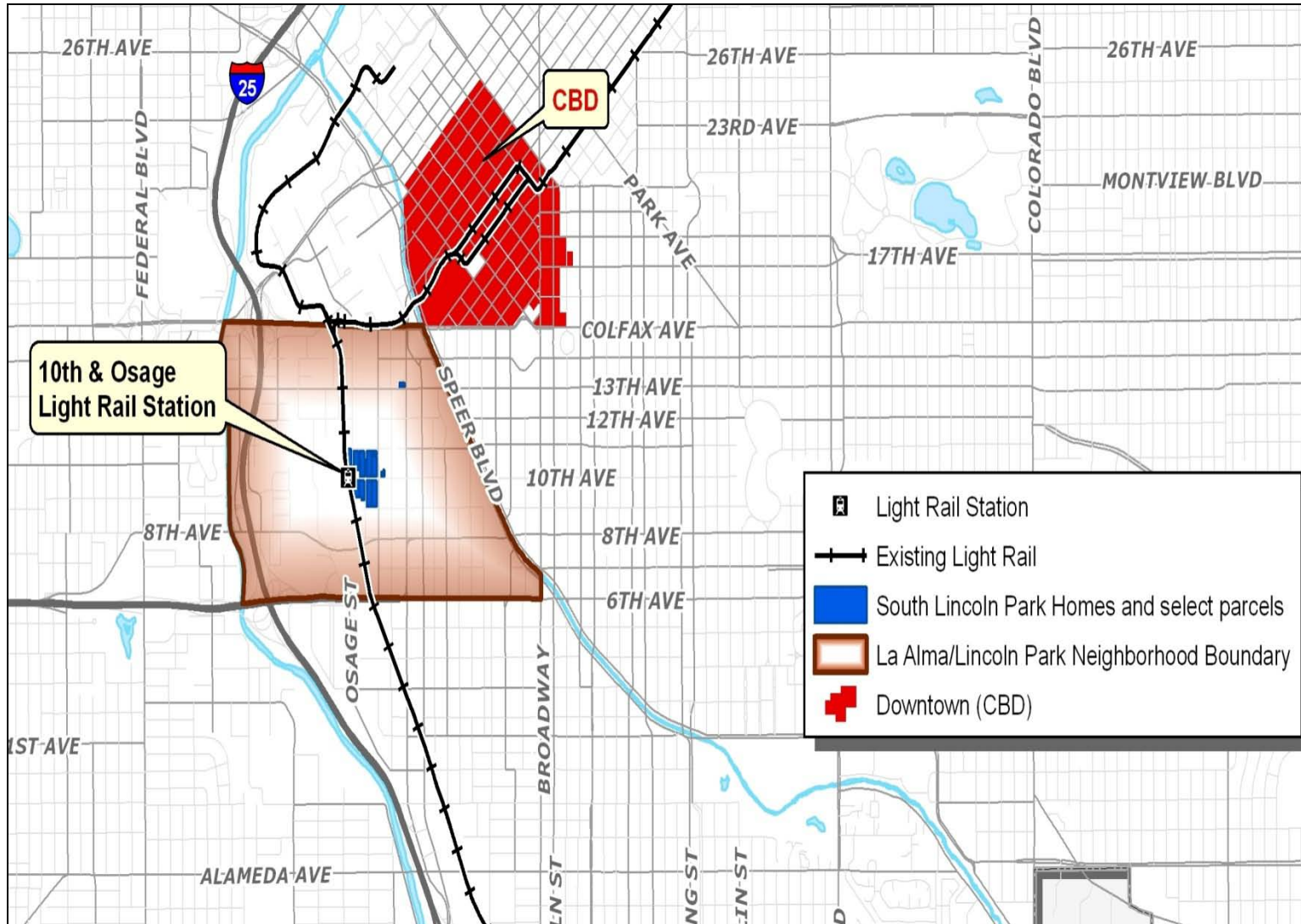
Kimball Crangle

Senior Developer, Denver Housing Authority



# South Lincoln Redevelopment

La Alma/Lincoln Park Neighborhood, Denver, CO



# South Lincoln Redevelopment

Physical Distress: concentrated poverty and physical distress



# South Lincoln Redevelopment

Physical Distress: not displaying attributes of a livable community



**Clearly a potential TOD, but how do we approach redevelopment?**

# Extensive Community Outreach



# Community Outreach

in 2009 - 2010

**140 + community meetings or group interviews** to review goals, concerns, concept options and site amenities for the South Lincoln Redevelopment Master Plan.

**12 Steering Committee meetings** to review comments by the community, troubleshoot design ideas and offer guidance to the Master Plan.

**Over 550 comments received.** Comments received at each of these meetings were used by the Steering Committee and design team to shape the GOALS, DESIGN of the plan, community amenities, location of community spaces and ideal phasing concepts.

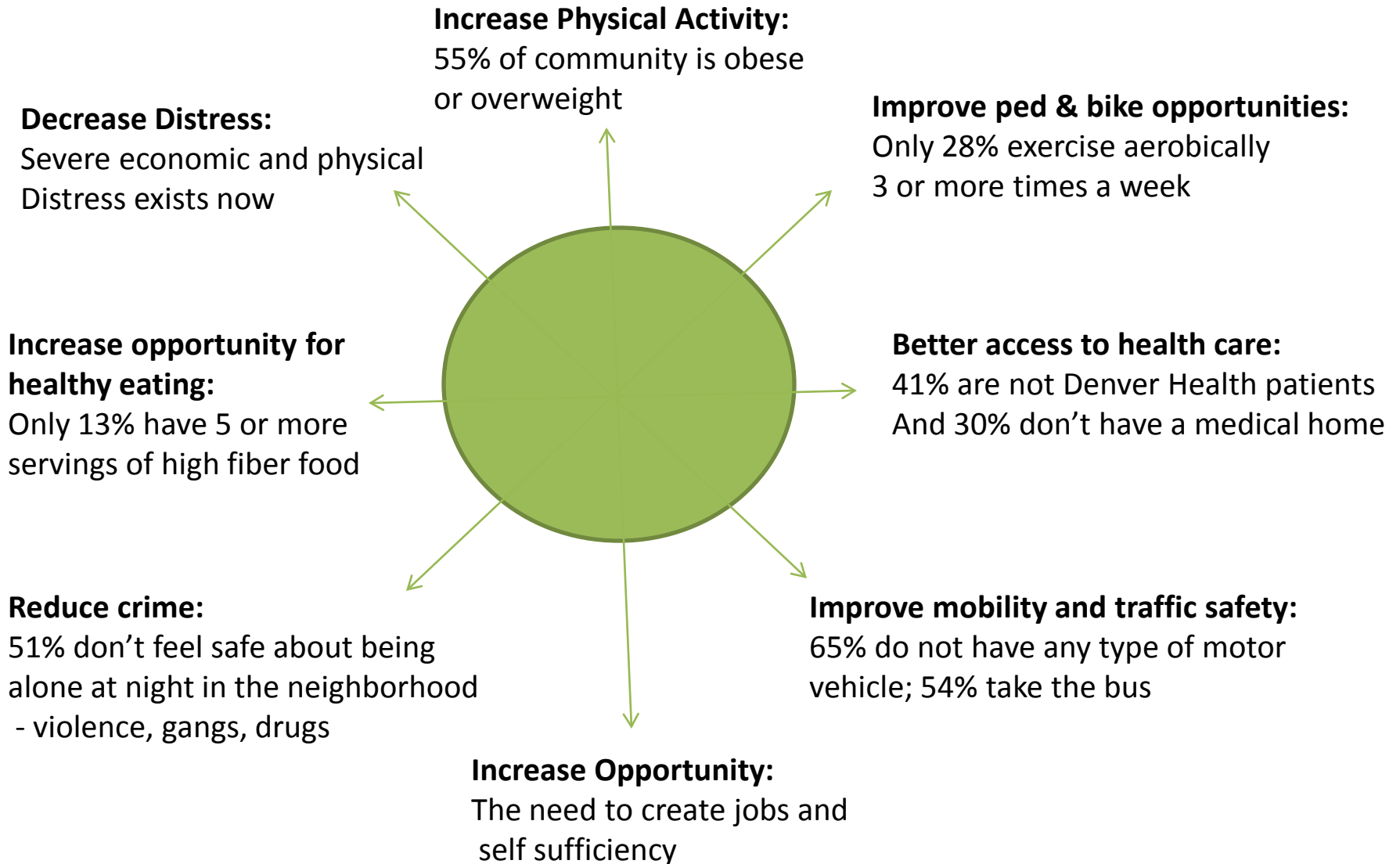


# “Holistic Sustainability” for a Livable Community

- How to incorporate:
  - transportation,
  - housing,
  - community development,
  - economic development,
  - jobs,
  - energy, and
  - environmental needs and goals.
- Started with a Health Impact Assessment (HIA)
  - Interviews, survey data, Denver Health, PEQI, food audit
- Health issues were identified and recommendations were made to enhance:
  - social and mental wellbeing,
  - natural environment,
  - built environment,
  - transportation,
  - access, and
  - safety.



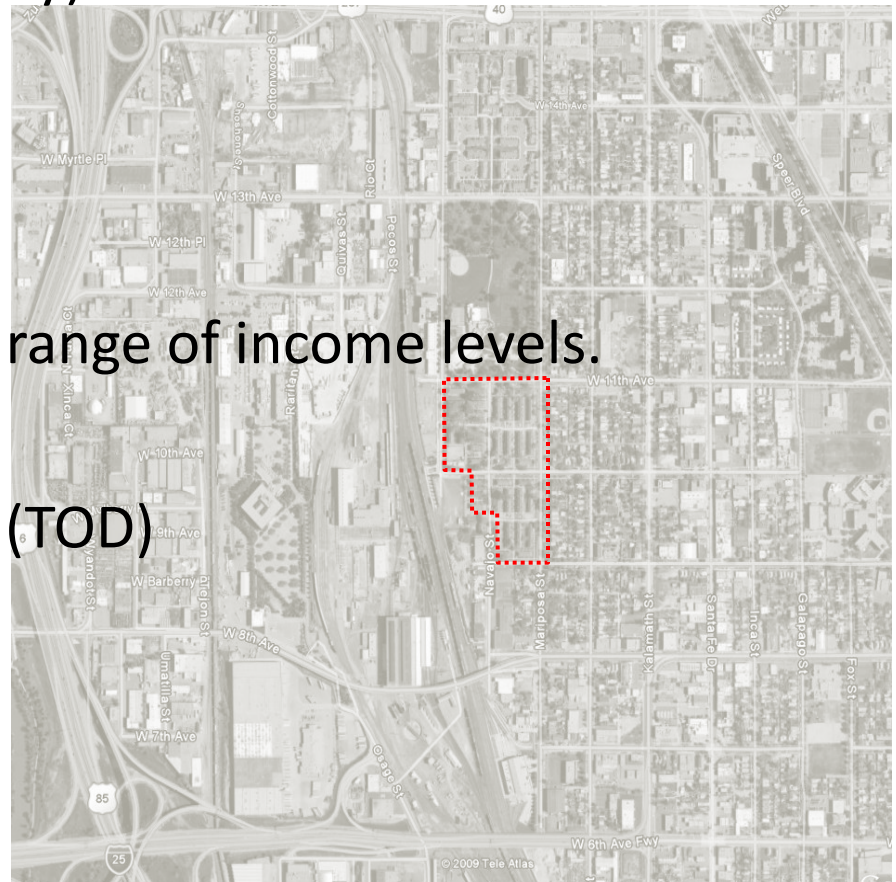
# Health Assessment findings:



# South Lincoln Redevelopment

## Master Plan

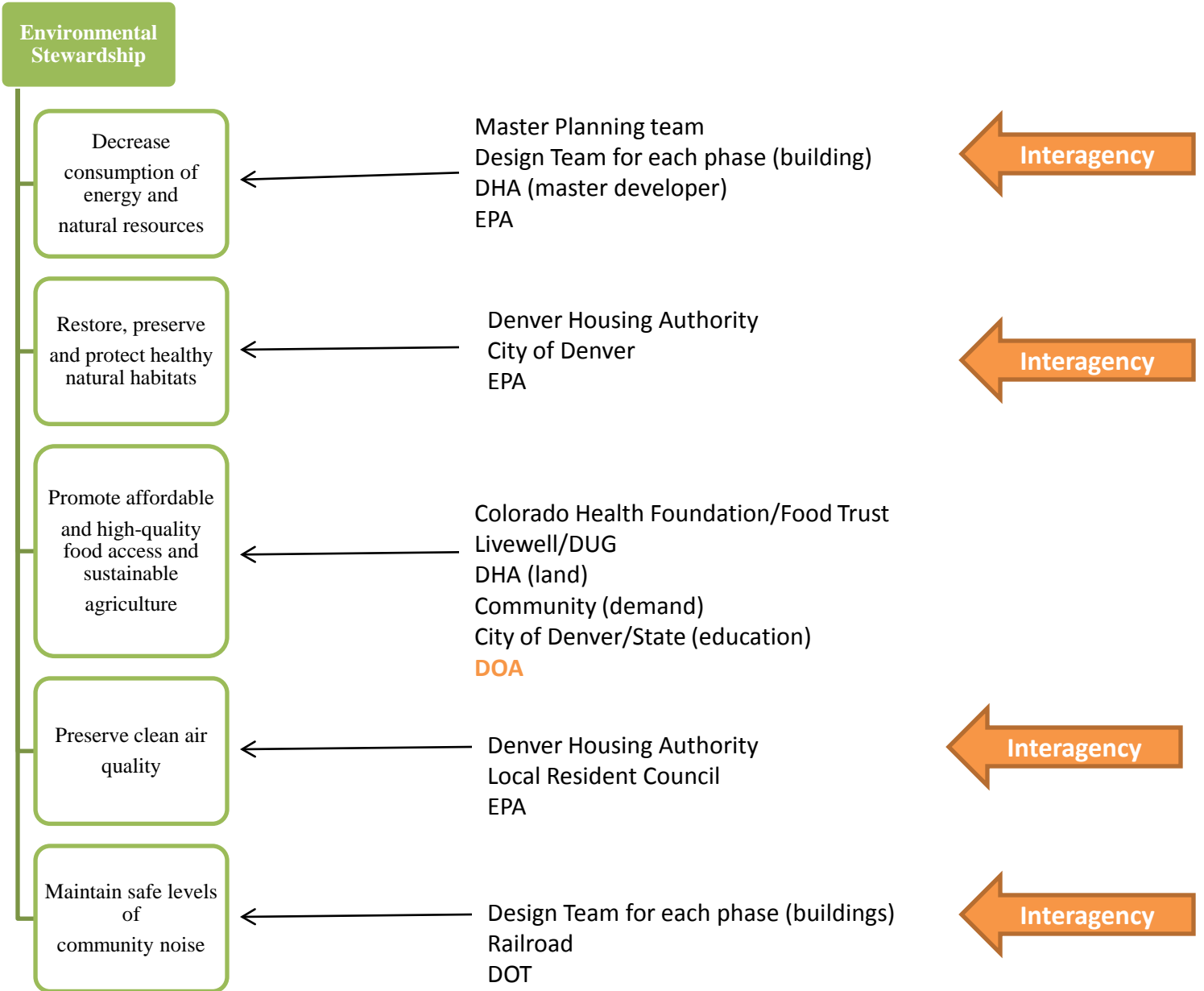
- 15.1 acres (DHA) + 2.4 acres (City)
- 800-900 units
- Mix of housing products and a range of income levels.
- Transit Oriented Development (TOD)
- Holistically Sustainable



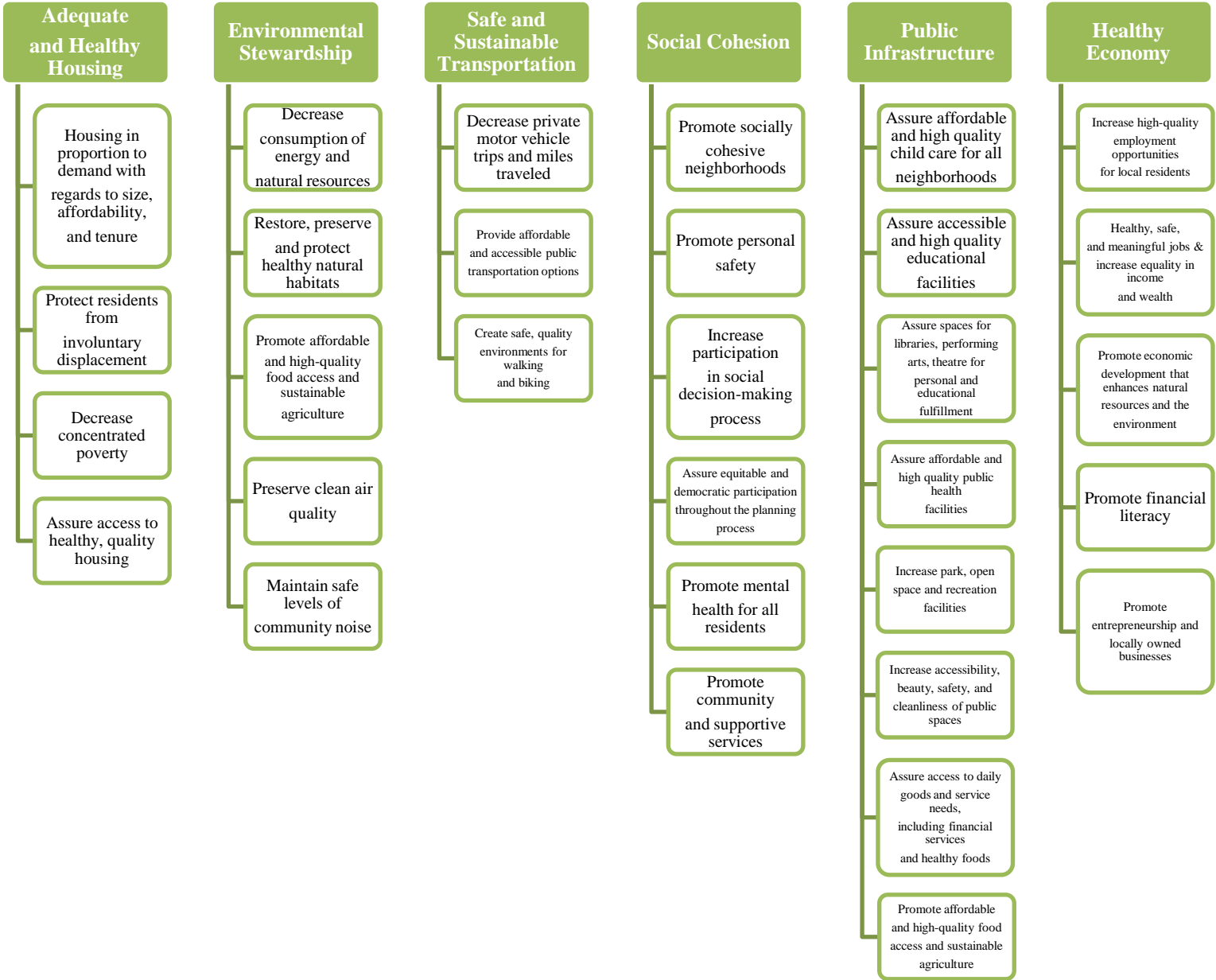
# Denver **Healthy Development Measurement Tool** application for South Lincoln:

- Provides structure and objectives, as well as indicators
  - Environmental Stewardship,
  - Sustainable and Safe Transportation,
  - Social Cohesion,
  - Public Infrastructure,
  - Adequate and Healthy Housing, and
  - Healthy Economy

# South Lincoln Redevelopment HDMT Healthy Development Measurement Tool



# South Lincoln Redevelopment HDMT Healthy Development Measurement Tool



# 1099 Osage Apartments:



## Project Team:

BYG Architects  
Milender White Construction  
YR&G Sustainability  
Perspective 3

Wenk & Associates  
Vision Land Consulting  
Urban Ventures  
AMI/LEI (MEPs)

## Project Specifics:

- 109 dwelling units/acre
- Rezoned property to RMU 30 (pre zoning code update)
- Surface parking

# 1099 Osage Apartments:



- 100 senior/disabled units
- 8 story, PT construction
- Ground Source Heat Pump for heating/cooling
- 50kW photo voltaics on roof
- Tracking LEED Platinum
- Broke ground 9/2010
- Opens 1/2012
- First floor commercial spaces
  - Management Office
  - Training Facility
  - Culinary Academy
  - Non profit office

## Pilot Programs:

- Interior grey water re-use system
- Porous Landscape Detention in the Right of Way

# Why we were able to build in this market:

- The project was ready to go
  - The project was already planned and complied with the Neighborhood Plan and Station Area Plan prepared by the City
  - Extensive community outreach had been completed
  - Pre-development environmental work had been completed
- Solid partners
  - We were in very good standing with HUD,
  - We had the support of the City and CHFA
  - The community supported the redevelopment
- Flexible
  - Willing to modify plans to allow for new \$\$ sources
- Our approach to prioritize “health” along with “green”
  - Captured interest with HUD and our investors



# The Master Planning was complete...



1099 Osage

10<sup>th</sup> & Osage LTR

# Existing Buildings and Proposed Buildings

- \* 254 occupied currently
- \* ~800 units at completion (7+ years)



# Pre-development Activity

pre-2009

City and EPA recognized the redevelopment opportunity of the site due to neighborhood organizing and avocation of investment into the area

Brownfield identified and cleaned up with EPA grant to remove soil contamination that occurred while the site was used as a storage yard for adjacent rail users

- \* \$200,000 EPA brownfields assessment grant
- \* \$ 40,000 City of Denver (OED) economic incentive fund-grant match
- \* \$227,551 CDBG

Following clean up the City of Denver sold the land to Denver Housing Authority, an adjacent land owner, to ensure DHA's South Lincoln Homes revitalization activity was feasible (build first, demolish second).

The clean site and DHA's pre-development planning work rendered the site **“shovel ready”** which lead to a \$10m Stimulus Award in 2009.

# 1099 Osage Apartments S/U

## Sources:

\$9,500,000	Stimulus Grant
\$9,030,000	LIHTC + ETCs*
\$2,000,000	City of Denver
\$1,000,000	AHP Grant
\$ 100,000	GEO Grant
\$ 533,000	DHA Funded

## Uses:

Permits, fees and studies	\$ 883,000
Direct Construction	\$17,560,000
Indirects & Financing	\$ 3,070,000
Reserves	\$ 650,000

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\$22,163,000      *Total Sources*

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*Total Uses*                      \$22,163,000

*\*construction loan of \$6,750,000 repaid by equity*

For more information:

# South Lincoln Redevelopment Denver, CO

<http://www.denverhousing.org/development/SouthLincoln/>

South Lincoln Redevelopment

Page 1 of 2

The screenshot shows the Denver Housing Authority website. At the top is a banner with the logo and the text "Building Sustainable Communities Denver Housing Authority The Business of Housing". Below the banner is a navigation menu with links: Home, About Us, Affordable Housing, Section 8, Development, Employment, and Business Opportunities. The main content area is titled "South Lincoln Redevelopment" and includes a "Description" section with text about the project's goal to create an integrated mixed community. There is a "Comments" section with a list of links to various documents and reports, such as "Denver 2008-2010 NEIR to Public Hearing" and "2008 Open House Meeting 8/17/08". At the bottom, there is a "Map" section with a small map of the area and contact information for the office.

<http://www.denverhousing.org/development/SouthLincoln/Pages/default.aspx>

10/20/2010



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