Denver Housing Authority and City of Denver

November 2, 2007

Decatur Station and Sun Valley Homes Redevelopment
Summary

Subject Area/Property
- Over 100 Acres
- South Platte River Frontage
- Denver Broncos Stadium
- Denver Health and Human Services
- Public Recreation Center/Park
- Access to Transit System
- Auraria Campus

Current Use:
- Low-Income Housing
- Industrial
- Parking Lots
- Low Density Single Family
Summary

1 Subject Area/Property

2 Catalyst for Change
   - Decatur Maintenance Shop
   - Sun Valley Homes Public Housing Site
Public Open House
Summary

1. Subject Area/Property
   (Summary)

2. Catalyst for Change
   Decatur Station Stop
   Sun Valley Homes

3. Who?
   City Planning Department
   Denver Housing Authority
   Resident Advisory Committee
Publicly Owned Properties

City & County of Denver

City & County of Denver

Denver Housing Authority
Public Open House
Summary

1 Subject Area/Property (Summary)

2 Catalyst for Change
   Decatur Station Stop
   Sun Valley Homes

3 Who?
   City Planning Department
   Denver Housing Authority

4 Who Else?
   Public Service Company
   Stadium District
   Other City Departments
Publicly Owned Properties

- Metropolitan Football Stadium Property
- City & County of Denver
- City & County of Denver
- Public Service Company
- Public Service Company
- Denver Housing Authority
Summary

1. Subject Area/Property (Summary)

2. Catalyst for Change
   - Decatur Station Stop
   - Sun Valley Homes

3. Who?
   - City Planning Department
   - Denver Housing Authority

4. Who Else?
   - Public Service Company
   - Stadium District
   - Other City Departments

5. Objectives
Objectives

- Create Place where there currently is no Place
- Replace 333 low-income units one for one
- Include a mix of public housing, affordable and market-rate housing and a mix of housing types (strive for correct balance)
- Provide opportunities for retail and commercial uses
Action to Date

1. Resident Advisory Committee established to receive input of public housing residents and community stakeholders

2. Develop Mixed-Use Housing Concepts for Sun Valley Homes and South Lincoln Park - Include a mix of public, affordable and market-rate housing

3. Develop Build-Out Analysis - Include a tabulation of development potential

4. Hold Community Workshop with DHA Residents and Other Stakeholders to Present Possibilities as a result of input
DEVELOPMENT SUMMARY
Retail - 135,000 SF
Office - 1,430,000 SF
Commercial - 223,505 SF
Residential - 5,610 Units
Parking - 4,730 spaces
Open Space - 15 Acres
Building Height Framework
Decatur Station Area - Phasing

Phase 1A
Decatur Station Area - Phasing

Phase 1A

Phase 1B
Sun Valley Homes Development Framework Option
Potential Density Summary

- New: 1970 units
- Relocated: 330 units
- Net Gain: 1640 units

Sun Valley Homes
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