



History

For more than 60 years, the Mile High Greyhound Park served as a major landmark in Commerce City and an entertainment mecca for generations of metro Denver residents. A former dog track and racing club, the Mile High Greyhound Park was built in 1946, and was originally known as the Mile High Kennel Club. Popularity of this track soon grew as it hosted summer dog races to overflow crowds. During the height of popularity in the late 1960's and 1970's, as many as 10,000 people would arrive daily to watch and take part in the live greyhound racing, and to dine in one of the facility's three restaurants and two bars. During the 1970's, it was identified as the nation's most beautiful greyhound racing facility. By the 1980's, greyhound racing began to lose its popularity, and in an attempt to remain competitive, significant structural renovations took place. With the advent of legalized gambling in the nearby mountain towns of Central City and Black Hawk, the Mile High Greyhound Park began to focus on off-track betting. Live greyhound racing finally came to an end in June 2008 and off-track betting closed shortly thereafter.

On August 2, 2011, the Commerce City Urban Renewal Authority purchased the 64-acre park for \$3,350,000, with the intent of redeveloping the site in a way that is beneficial for the neighborhood and community as a whole. Since then, the City and URA have undertaken a variety of efforts to help move the redevelopment project forward.

Project Goals for the Vision Plan

As a result of the public outreach, the feasibility study, and other internal efforts, the City produced Mile High Greyhound Park Vision Book to better define the desired outcomes for potential developers and the public. Within the Book, the Vision for the project is stated as:

"The former Mile High Greyhound Park will continue its history as a place that draws people of many backgrounds and ages in a common purpose. Anchored by uses which advance municipal goals and aspirations and supplemented by uses which support its anchors, the property and spaces within it will be a destination for residents of the community and metro area and a complement to the city's economic development infrastructure. Each use will be accessible from the others through vehicular and non-vehicular improvements and collectively the property will be accessible to the region.

Product offerings will complement those currently available within the city and larger market, and the design and development quality will be superior."

DEVELOPMENT GOALS FOR THE SITE INCLUDE:

1. Create a flexible master framework plan
2. Create a mixed-use and multi-use neighborhood
3. Provide a variety of retail and commercial development options
4. Create a community destination and sense of place
5. Provide space for the Boys and Girls Club and other service organizations
6. Hold a portion of the property for an institutional anchor (education / training) while pursuing development on the remainder of the property

Master Developer Selection

In February of 2016, the URA Board and REGen LLC approved a Master Development Agreement (MDA) that outlined the terms and conditions that will allow for the future development of the site. A

key aspect of the agreement contemplates the use of Tax Increment Financing (TIF) after the adoption of an Urban Renewal Plan.

Zoning of the MHGP

The City Council approved new Planned Unit Development (PUD) zoning for the property in January 2017. The PUD Zoning shows a mix of uses, including a range of residential densities, as well as commercial uses such as retail, office, and hotel. Further, the PUD also allows for the development of a technical education campus on the northwest corner of the property.