

Mile High Greyhound Park Status Update

November 4, 2019



Purpose



- Provide an overview of Delwest's MHGP design standards
- Obtain CCURA Board's direction on Delwest's design standards:
 - Approve the Design Standards (recommended)
 - Disapprove design standards and put Delwest into default
 - Terminate the agreement and reimburse Delwest for current design work

Design Standards Timeline



- The prior developer prepared design standards that were supportable with minor revisions, but Delwest wanted to start fresh with their designs
- Staff shared example design standards from Nexus North and DIA Tech Center
- Delwest submitted their first draft on 7/24
 - Did not include exhibits
- Staff sent a comment letter on 8/9, meeting the five week turnaround for a priority case
 - Staff offered to meet with Delwest to discuss comments, but Delwest declined
- Delwest re-submitted standards to include exhibits on 8/12
 - Resubmittal did not address staff's comments from 8/9 letter

Timeline Continued



- Delwest submitted a revised draft on 9/6 that addressed staff comments
- Staff sent a new comment letter on 10/1
 - Staff offered to meet with Delwest to discuss comments
- Delwest and Staff met on 10/8
- Delwest submitted revised design standards on 10/14.
- Staff sent a comment letter to Delwest on 10/21
- Staff and Delwest met on 10/23
- Delwest submitted the final draft for design standards on 10/25
- Staff believes that the latest draft is ready to be approved by the CCURA Board

Overview of Design Standards



- Examples of what the design standards and guidelines address:
 - Street cross-sections
 - Plans for local, collector, and private streets
 - Street tree master plan with planting and species requirements
 - Parking standards
 - Pedestrian network that connects to adjacent neighborhoods
 - Different standards for single-family, multi-family, and commercial buildings
 - Building placement
 - Sustainability
 - Public art selection and funding
 - Wayfinding criteria

Board Action



- CCURA must make a decision on the design standards:
 - Approve the Design Standards (recommended)
 - Disapprove design standards and put Delwest into default
 - Terminate the agreement and reimburse Delwest for current design work

Next Steps



- CCURA and City must amend loan agreement IGA
- Delwest must submit the plat to City
- Delwest must submit PUD permit applications to City
- Delwest must obtain public improvement agreement
- Delwest can then submit building permit applications
- Delwest may request CCURA approval to create separate LLC's for each residential development

Discussion

