

SUN VALLEY



OFFERING MEMORANDUM

ALL PROPOSALS DUE : THURSDAY, MAY 26TH

FOR SALE

On behalf of The Housing Authority, NAI Shames Makovsky is pleased to offer for sale two separate land sites for for sale townhome development in the center of Sun Valley redevelopment. These sites are for sale together as a package, or as separate sales. DHA is seeking for-sale townhouse only and will not consider for rent projects. The townhomes will be amongst district wide improvements of park infrastructure, an activated riverfront, and new mixed income construction development.

Development of the Sites must be in accordance with design guidelines which are currently in draft form. Please contact broker for access to draft design guidelines.

DHA is calling for all offers for the townhome sites of Sol Block 1 and Joli/Flo Block 3. DHA will review all proposals and look in particular at the following detailed offers which should include a narrative that addresses below from any potential Buyer/Developer:

- Buyer's "**APPROACH**" to the development -what approach to this project will the Buyer/Developer take considering the development in the Sun Valley area and what product type do they envision they will build on the site. Any architectural drawings or conceptual design should be included.
- Buyers' "**CAPACITY**" to the development and how to address timing, manpower, and any other deadlines or further consideration in conjunction with the rest of the development going on in the Sun Valley area.
- Buyer's "**EXPERIENCE**" providing DHA examples of previous similar projects/developments Buyer/Developer has been involved with in the past and photos or images of said project.
- Buyers highest and best "**PRICE**"-bringing your best offer to DHA knowing this is a unique and rare opportunity to be in the up-and-coming Sun Valley neighborhood!
- Due date for all proposals is Thursday, May 26th at 4:00 pm.

BEST AND FINAL OFFER

The Authority, as part of the review and evaluation process, may short list Offerors, conduct interviews, and/or request a Best and Final Offer. At that time, additional information may be requested of all short-listed Offerors.

SITES

- Townhome sites on Blocks 1 and 3 for sale together as a package, or as separate sales
- Sites to be delivered "pad ready"
- Sites to be sold for for-sale development only

TIMING

Site work is underway. Timing for delivery of sites for development is below:

- TEP approved Q3 2021
- Plat, Special District & TIF approved Q1 2022
- Civil infrastructure construction beginning Q1 2022
 - Complete Summer 2023
- Block 2 available for development Q2 2023
- Blocks 4 & 5
 - Plat approved Q3 2022
 - Available for development Q3 2023
- Blocks 1 and 3 - Townhome sites - available for development Q3 2023

SPECIAL IMPROVEMENT DISTRICT

The Sun Valley redevelopment will utilize a metropolitan district for maintenance only and will levy between 5 and 10 mils.

DELIVERY

- Block(s) will be platted and addressed in the system with a new parcel number and legal description
- New streets, curb and gutter will be in place
- Trunk storm, sanitary, and water lines will be installed in the ROW

Sun Valley is a formally recognized neighborhood by the City of Denver.

Located adjacent to Auraria Campus and Downtown Denver, Sun Valley is a neighborhood of diversity and history. With multi-modal infrastructure, riverfront adjacency and the opportunity of significant change via Sun Valley Master Plan and the Stadium District Master Plan, Sun Valley represents a significant opportunity for new development.

West Denver is home to some of the metro's fastest-growing and trendiest neighborhoods. Young professionals and families are drawn to the area for its proximity to downtown and relatively cheaper housing costs, but the area is also home to many longtime residents, creating a unique community vibe that celebrates both new development and neighborhood preservation.



▲ The neighborhood is bound by Colfax Ave. and Empower Field on the north, Federal Blvd. on the west, 6th Ave. and the light industrial district on the south, and the South Platte River on the east.

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- S Platte River Adjacency coupled with riverfront park improvements
- New grid creating a more connected neighborhood between Federal and the amenity of the S. Platte River
- Weir Gulch green space amenity
- Light Rail Connected – Federal Decatur Light Rail Station
- Rude Park Rec Center
- Easily accessible to Metro Denver – leveraging the accessibility that has served Empower Field for decades, the neighborhood is accessible from east/west/north and south via Colfax, 6th Ave, Federal and I-25
- Located in an Opportunity Zone

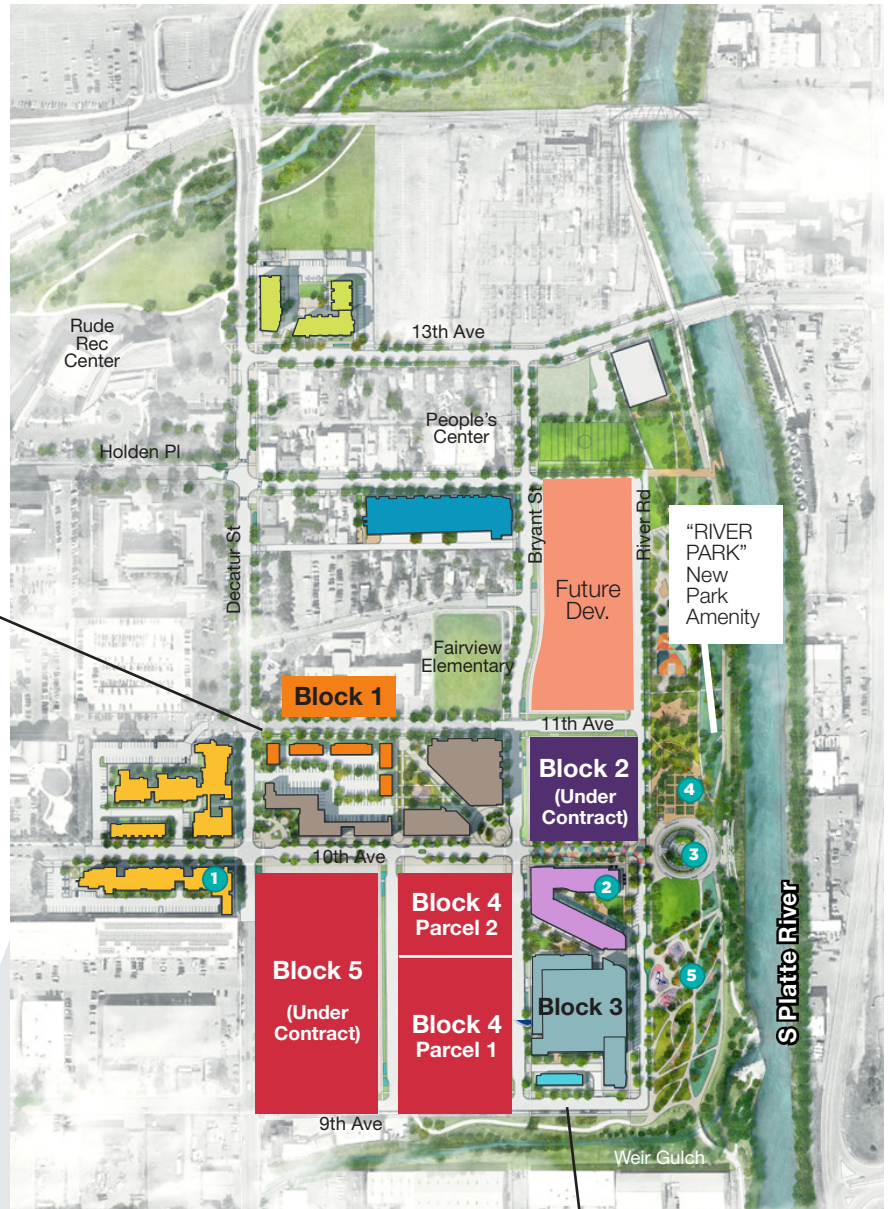
THE PLAN



SUN VALLEY

NEW DEVELOPMENT

BLOCK 1 TOWNHOMES



BLOCK 3 TOWNHOMES

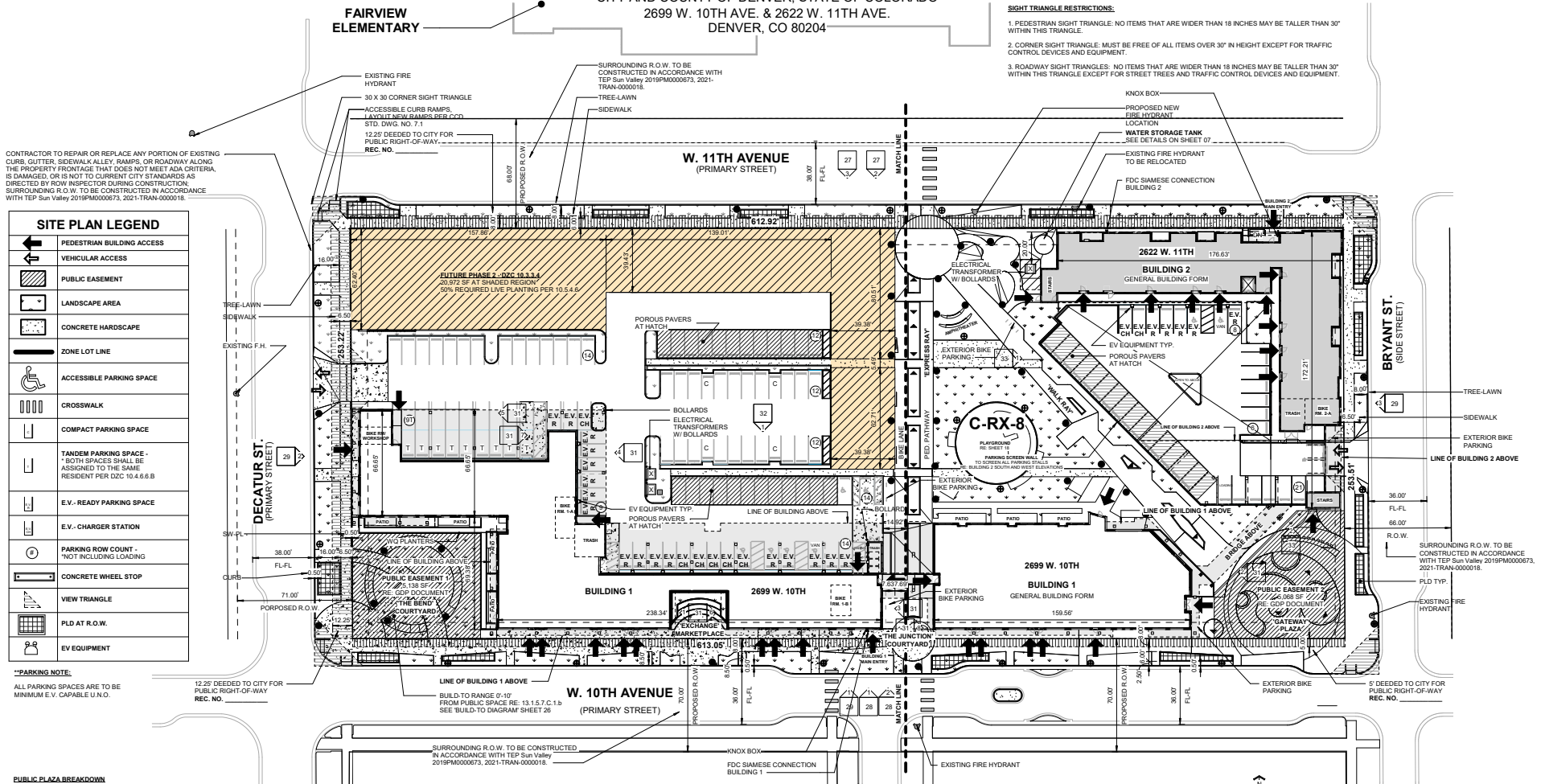


BLOCK 1



BLOCK 1

SITE DEVELOPMENT PLAN A RESUBDIVISION OF PORTIONS OF SUN VALLEY HOUSING PROJECT COLO. (1-8) AND SUN VALLEY HOMES SECOND FILING HOUSING PROJECT (1-12) SITUATED IN THE EAST 1/2 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO 2699 W. 10TH AVE. & 2622 W. 11TH AVE. DENVER, CO 80204



SITE PLAN LEGEND	
	PEDESTRIAN BUILDING ACCESS
	VEHICULAR ACCESS
	PUBLIC EASEMENT
	LANDSCAPE AREA
	CONCRETE HARDSCAPE
	ZONE LOT LINE
	ACCESSIBLE PARKING SPACE
	CROSSWALK
	COMPACT PARKING SPACE
	TANDEM PARKING SPACE - BOTH SPACES SHALL BE ASSIGNED TO THE SAME RESIDENT PER DZC 10.4.6.6.B
	E.V. - READY PARKING SPACE
	E.V. - CHARGER STATION
	PARKING ROW COUNT - NOT INCLUDING LOADING
	CONCRETE WHEEL STOP
	VIEW TRIANGLE
	PLD AT R.O.W.
	EV EQUIPMENT

****PARKING NOTE:**
ALL PARKING SPACES ARE TO BE MINIMUM E.V. CAPABLE U.N.O.

PUBLIC PLAZA BREAKDOWN		
PLAZA 1	-	5,138 SF
PLAZA 2	-	5,068 SF
TOTAL	-	10,206 SF (23 ACRES)
**MN. REQ'D - 10,206 SF (23 ACRES)		

studio 646 ARCHITECTURE, LLC	15940 S. GOLDEN ROAD GOLDEN, COLORADO 303.284.1276	
	SUBMITTAL TYPE	DATE
	SDP FORMAL SUBMITTAL	06.11.2021
	SDP FORMAL SUBMITTAL 2	11.12.2021
	SDP FORMAL SUBMITTAL 3	02.15.2022

1 SITE PLAN - SDP OVERALL 1" = 30'-0"

TRANSPORTATION NOTES:

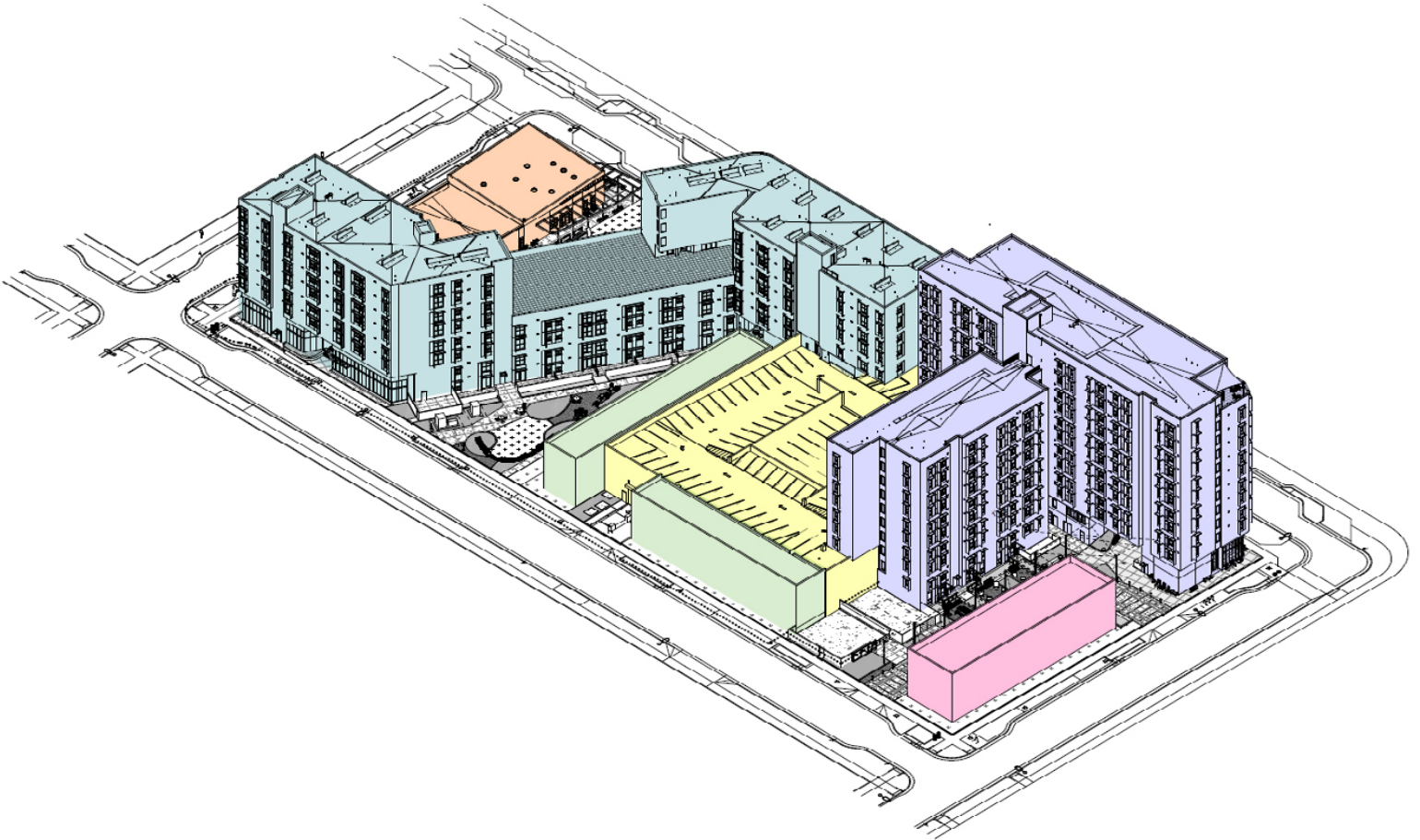
- SITE DEVELOPMENT PLAN APPROVAL IS NOT A NOTICE TO PROCEED (NTP) FOR PUBLIC ROW WORK. THE CONTRACTOR MUST OBTAIN ALL PROJECT ROW PERMITS ASSOCIATED WITH CONSTRUCTION IN THE ROW. IMPROVEMENTS MADE WITHIN THE PUBLIC ROW TOTALING MORE THAN \$20,000 NEED A PERFORMANCE BOND. CONTACT ROW CONSTRUCTION INSPECTION AT 303-468-3489 OR PWERMITS@DENVERGOV.ORG AT LEAST 2 WEEKS BEFORE ANY ROW PERMIT NEEDS.
- ALL WORK IN THE ROW SHALL CONFORM TO CURRENT CITY AND COUNTY OF DENVER SPECIFICATIONS, SHALL BE PERFORMED BY A LICENSED AND BONDED ROW CONTRACTOR, AND REQUIRE INSPECTION BY THE CITY PRIOR TO A TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) BEING ISSUED.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. A TRAFFIC CONTROL PLAN (TCP) IS SUBJECT TO CITY AND COUNTY OF DENVER AND/OR CDDOT APPROVAL. PRIOR TO COMMENCING WORK ON ROADWAY ROW, A COPY OF APPROVED TCP'S MUST BE AVAILABLE ON SITE DURING WORK. TRAFFIC CONTROL TO BE IN ACCORDANCE WITH MUT.C.D. SECTION VI.
- PER SECTION 46-651.1 OF THE DENVER MUNICIPAL CODE, THE PROPERTY OWNER OR LESSEE OF ANY REAL PROPERTY IS RESPONSIBLE FOR THE CONTINUING CARE, MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL IMPROVEMENTS INSTALLED IN THE PUBLIC ROW BETWEEN THE PROPERTY LINE AND THE CURB LINE ADJOINING THEIR PROPERTY. ANY EXISTING CURB, GUTTER, CURB RAMP, DRIVEWAY, AND/OR SIDEWALK ON THE PROJECT'S ROW FRONTAGE THAT DOES NOT MEET ADA CRITERIA OR THAT IS DAMAGED MUST BE REPAIRED OR REPLACED AT THE DIRECTION OF RIGHT OF WAY CONSTRUCTION INSPECTION.

PHOTOMETRIC NOTES:

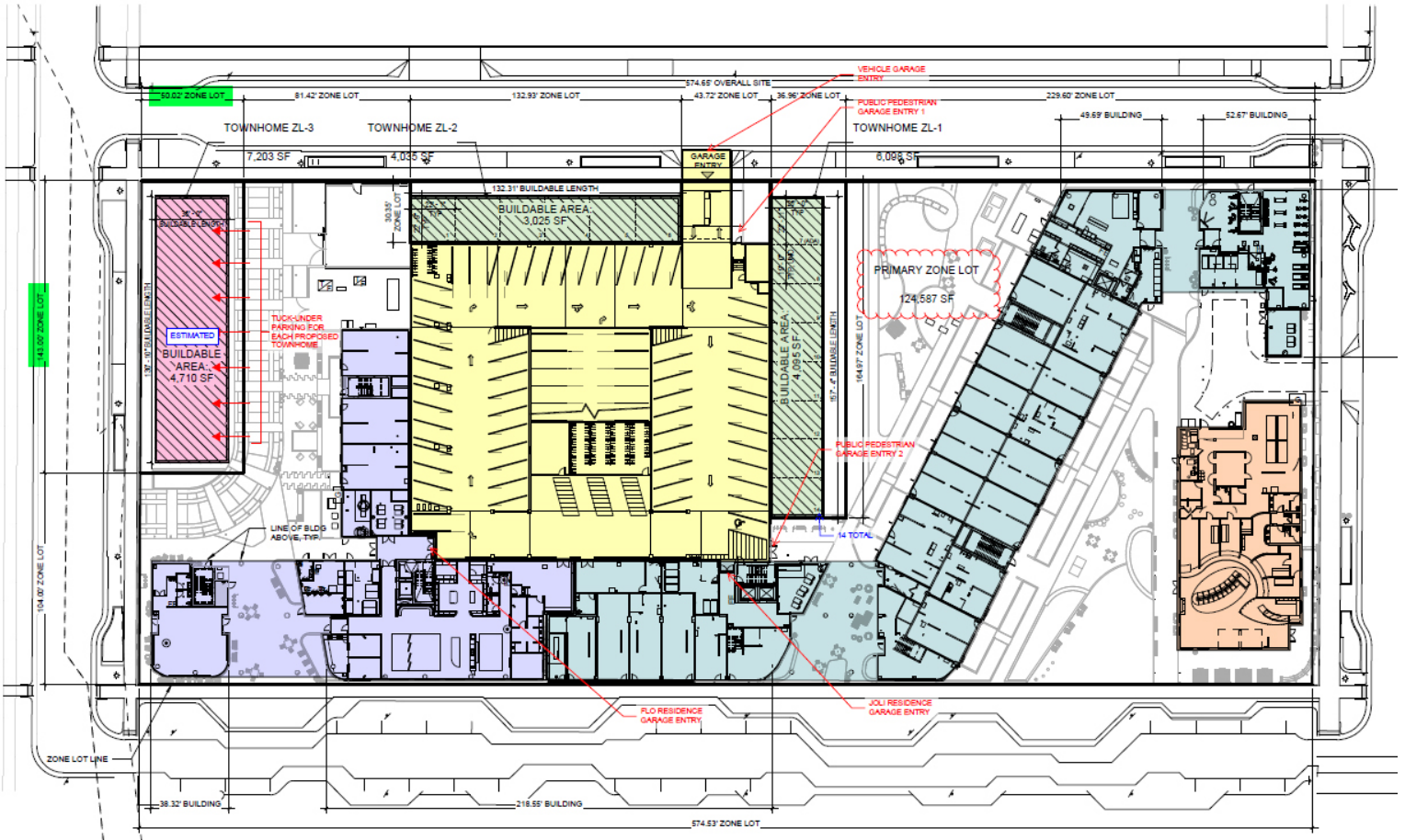
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.

BLOCK 3

- PHASE 1A - JOLI MULTI-FAMILY (133 UNITS, MIXED MARKET RATE AND AFFORDABLE)
 - PHASE 1A - PARKING GARAGE FOR DHA SUN VALLEY BLOCK 3
 - PHASE 1B - FOOD INCUBATOR
 - PHASE 2 - FLO AGRE-RESTRICTED HOUSING (212 UNITS, ALL AFFORDABLE)
 - PHASE 3 - TOWNHOMES - 14 UNITS PROPOSED
 - PHASE X - W 9TH AVE TOWNHOMES
- PARKING PROVIDED IN GARAGE
- TUCK-UNDER PARKING PROVIDED AT TOWNHOUSE



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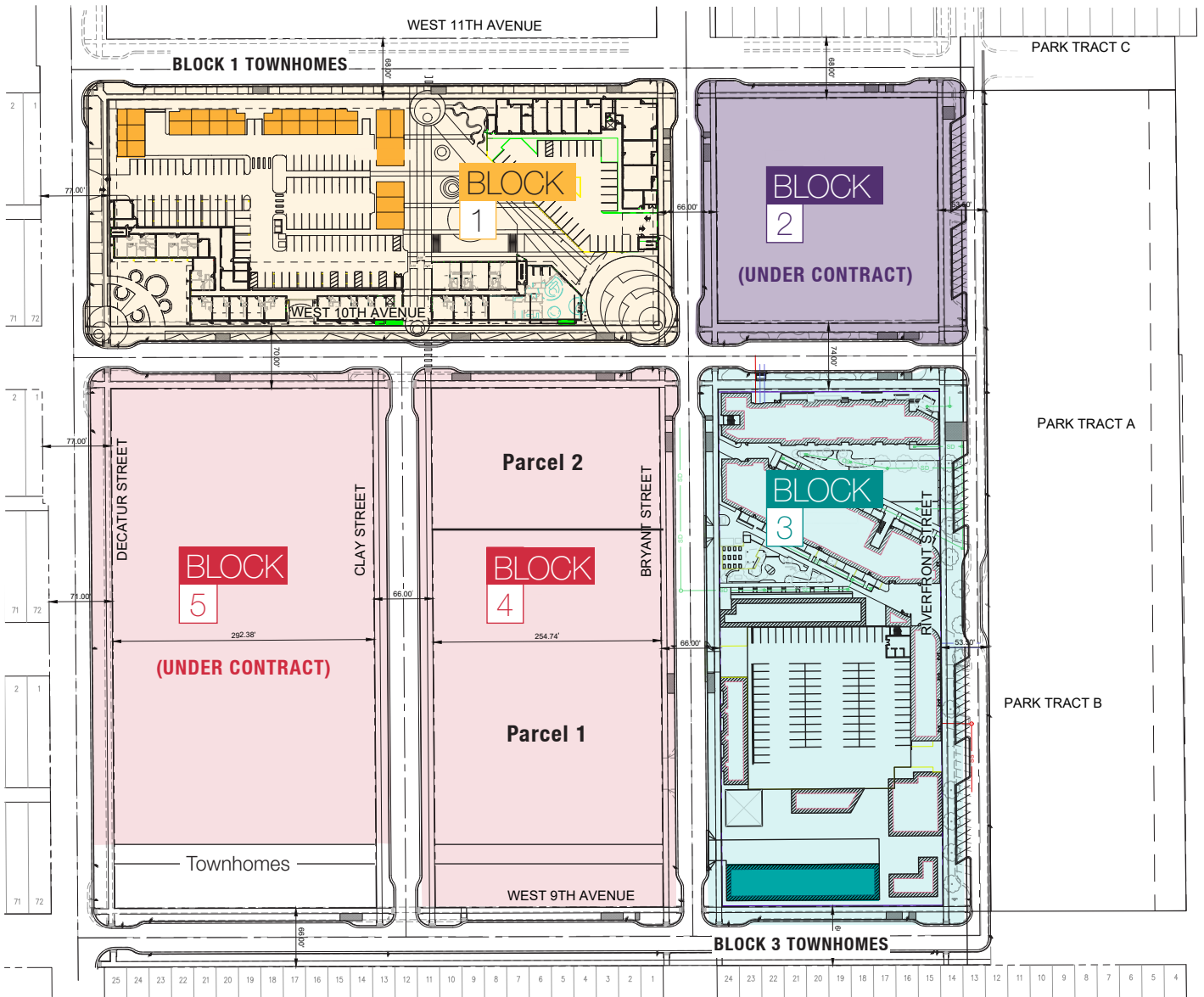
RIVER PARK





SUN VALLEY

NEW DEVELOPMENT OVERVIEW



OPPORTUNITY ZONE

Sun Valley is located in an Opportunity Zone.

Opportunity Zones are low-income census tracts nominated by governors and certified by the U.S. Department of the Treasury into which investors can put capital to work financing new projects and enterprises in exchange for certain federal capital gains tax advantages.

Opportunity Zones offer investors the following incentives for putting their capital to work in low-income communities:

- > A temporary tax deferral for capital gains reinvested in an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is sold or December 31, 2026.
- > A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis of the original investment is increased by 10% if the investment in the qualified opportunity zone fund is held by the taxpayer for at least 5 years, and by an additional 5% if held for at least 7 years, excluding up to 15% of the original gain from taxation.
- > A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in a qualified opportunity zone fund, if the investment is held for at least 10 years. (Note: this exclusion applies to the gains accrued from an investment in an Opportunity Fund, not the original gains).





CONNECTED TO THE CITY

- > DECATUR-FEDERAL LIGHT RAIL STATION
- >> EASY ACCESS TO DOWNTOWN VIA COLFAX, FEDERAL, 6TH AVENUE AND I-25



DECATUR-FEDERAL LIGHT RAIL STATION





HISTORY OF SUN VALLEY

THE CAP

GRAY-
MAN



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When Jewish immigrants settled in Sun Valley in the late 1880s, Colfax Avenue — which was also known as the Golden Road — delineated the border of the then-booming community. The area to the south was filled with small homes and businesses, including both factories and farms. Sun Valley had a school, a synagogue, markets, a smokehouse, a bakery, a recreation center and a fishmonger, as well as a brick factory, a pickle factory, a rag shop and a power plant.

In 1917, a viaduct for cars and streetcars was constructed above Colfax, connecting downtown Denver and the westside neighborhoods. In the 1920s, when the City of Denver passed its first zoning code, it designated Sun Valley, particularly the area around the South Platte River, as an industrial zone.

The area's first public-housing project, Las Casitas, opened in 1942; it included 184 units that rented for \$2.44 a room per month. Six years later, the Denver Bears Stadium was built just north of Colfax; it was replaced with the new, taxpayer-funded Mile High Stadium in 2001.

In the 1950s, the construction of Interstate 25, then known as the Valley Highway, and the Colfax/Federal interchange resulted in the demolition of dozens of small, single-family homes. That same decade, Sun Valley Homes, a 330-unit, barracks-style affordable-housing complex, was added to the area.

DENVER



#2 BEST PLACES TO LIVE IN THE U.S.

(U.S. NEWS & WORLD REPORT 2019)

#1 IN ECONOMIC RANKING

(USNEWS.COM, 2019)

3RD HOTTEST JOB MARKET

(THE WALL STREET JOURNAL, 2019)

3RD FASTEST GROWING METRO AREA IN THE U.S. THIS DECADE

(COSTAR, 2020)

#1 MOST SEARCHED LOCATION FOR OUT-OF-STATE MOVERS

(APARTMENT LIST, 2020)

4TH BEST PLACE IN AMERICA FOR BUSINESS & CAREERS

(FORBES, 2019)

3RD BEST CITY FOR COLLEGE GRADS

(RENT.COM, 2015)

3RD HEALTHIEST CITY IN THE NATION

(FORBES, 2016)

24.82% GROWTH RATE SINCE 2010
(WORLD POPULATION REVIEW, 2021)

\$99,151 AVG HOUSEHOLD INCOME
(WORLD POPULATION REVIEW, 2021)

34.5 MEDIAN AGE
(WORLD POPULATION REVIEW, 2021)



SUN VALLEY

More Info:

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