

## REQUEST FOR STATEMENTS OF INTEREST #2

Holly Area Redevelopment Project, Phase VI – December 12, 2014

THE URBAN LAND CONSERVANCY (ULC) IS SOLICITING REQUESTS FOR STATEMENTS OF INTEREST FROM ENTITIES INTERESTED IN PARTICIPATING IN THE REDEVELOPMENT OF 1.2 ACRES OF THE HOLLY SQUARE, LOCATED AT 3347 HOLLY STREET IN DENVER, COLORADO. **INTERESTED FIRMS AND AGENCIES MUST INDICATE INTEREST BY RESPONDING TO THIS REQUEST ON OR BEFORE 5:00 PM MST FRIDAY JANUARY 30, 2015.**

### INTRODUCTION/BACKGROUND

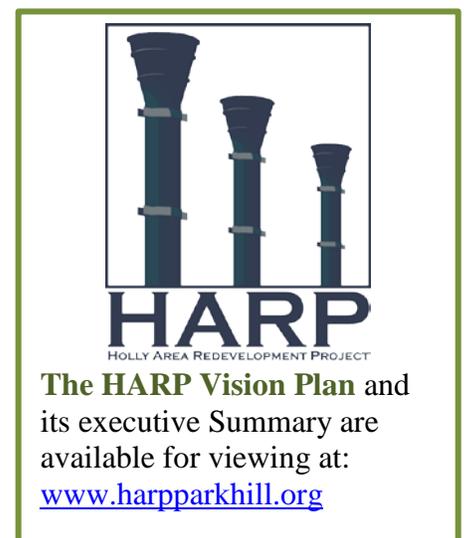
The Holly Square Shopping Center (known as the “Holly”), built in the early 1960s, once served as a community focal point, anchoring Denver’s Northeast Park Hill neighborhood. Since its destruction by arson in 2008, community leaders have completed a process to redevelop a six-block area containing the approximately 2.6 acre site of the Holly and the immediate interfacing blocks. The first phases of this process included purchase of the Holly in April 2009 by the Urban Land Conservancy (ULC) and removal and environmental abatement of the destroyed building. ULC working directly with the Denver Foundation’s Strengthening Neighborhoods Program, supports a volunteer group of committed neighborhood residents and stakeholders who formed the Holly Area Redevelopment Project (HARP) to give the community a voice in Holly Square redevelopment activities. HARP has completed five phases of work to date.

- Phase I: HARP Vision Plan Creation, July 2009 – August 2010
- Phase II: HARP Request for Statements of Interest #1, October 2010 – April 2011
- Phase III: HARP Feasibility Analysis, May 2011 – August 2011
- Phase IV: HARP Implementation for Boys & Girls Club, September 2011 – October 2013
- Phase V: HARP Site Improvements Implementation, October 2013 – May 2014

### **HARP PHASE I**

Once the Holly site was cleared in 2009, during Phase I community leaders and ULC turned their eyes towards the design of concepts for the site’s redevelopment that would be supported by the neighborhood. To help garner such support, the Holly Area Redevelopment Project (HARP) Steering Committee was established. The result of these efforts was the HARP Vision Plan that was completed with extensive local community input and involvement; it was a comprehensive effort to engage residents, community based groups and other stakeholders to address the area’s multiple issues simultaneously - in education, workforce development and public safety. The core participants included the following entities:

- Local Northeast Park Hill residents
- Urban Land Conservancy
- City and County of Denver – Office of Economic Development



- The Denver Foundation and Strengthening Neighborhoods
- HARP Steering Committee (stakeholders from the community)

The general consensus of the community has been support for new development uses aligned with recognizable public benefits, including but not limited to education, training, civic/institutional, heritage, conference and community gathering. Some limited commercial and retail uses also garnered support. Regardless of the final use, the community has strongly voiced its position that any redevelopment comply with the Vision Plan’s “Good Neighbor Principles”. These principles reflect the values and traditions of the neighborhood. ULC has committed to using the “Good Neighbor Principles” and design concepts in selecting future development partners for the site. The principles and design concepts are included in the HARP Vision Plan Executive Summary Plan attached to this invitation.

Other assumptions and understandings of the HARP Vision Plan are:

- Redevelopment will require a phased approach
- Redevelopment will most likely require multiple uses and redevelopment partners
- Physical linkages between the ULC parcel, Hope Center, the Library, Hiawatha Davis Recreation Center and the new Vickers Boys and Girls Club are encouraged

## **HARP P H A S E II**

As acknowledged in the HARP Vision Plan, the redevelopment of the six-block area requires a phased approach. The Second Phase focused on the Holly Square parcel owned by the ULC. A Request for Statements of Interest (RFSI) was issued in December 2010, representing ULC’s willingness, as owner of the site, to consider any viable financing and funding approach for the redevelopment of the ULC owned site. Ten entities responded to the RFSI by the January 28, 2011 deadline. The responding organizations represented a mix of partners and cohorts that might invest directly in redeveloping the site or provide community services. In February 2011 a HARP Working Committee, a subgroup of the HARP Steering Committee, was convened to review the responses to the RFSI. Besides assisting ULC with review and evaluation of RFSI responses, the Working Committee was responsible for maintaining the integrity of the process and serving as ambassadors for the HARP. The Working Committee elected to interview eight of the RFSI respondents and the following organizations were interviewed in March 2011:

- The Bike Depot
- Boys and Girls Club of Metro Denver
- Denver Food Lab Initiative
- Denver Language School
- Mi Casa/iCastbohemian
- Northeast Denver Housing
- US Bank
- Venture Prep Charter School

At the conclusion of the interview process, the Working Committee determined that all eight respondents presented ideas that were in alignment with the HARP Vision Plan’s Good Neighbor Principles. On March 21, 2011, the Working Committee presented a summary of the eight proposals to the full HARP Steering Committee. The HARP Steering Committee accepted the Working Committee report and agreed to hold a reception to introduce the potential partners and cohorts to the Northeast Park Hill community on April 30, 2011. Attendance approached 100 at the public “Meet & Greet” event.

## **HARP P H A S E III**

Building on the interest and compatibility of the eight potential partners identified by the initial RFSI, HARP

next focused on creating vertical development master plan options for the entire ULC owned site. The resulting planning and design work included potential new facilities for three “anchor partners” the Boys and Girls Club, Venture Prep Charter School and the Denver Language School. The City of Denver was engaged to review regulatory, zoning and utility constraints and opportunities. Space planning and program needs were established for each anchor partner. In addition, Work Session #1 was held on June 24, 2011 to discuss capital improvement funding strategies, integrating Denver Shared Space Program opportunities, ULC’s real estate financial expectations and long term ground lease preference all with the participation of HARP and the three anchor partners. The feasibility study and master plan exploration also included preliminary understandings as to the form of partnership agreements required to implement the planned redevelopment.

Phase III concluded with ULC and the Boys and Girls Club of Metro Denver entering negotiations to execute a ground lease, secure financing and the required regulatory approvals to build a new Boys and Girls Club facility on a portion of the ULC site.

## **HARP PHASE IV**

ULC, HARP and the Boys and Girls Club of Metro Denver agreed to build an approximately 30,000 sq.ft. new facility on a portion of the ULC site using a long term 99 year ground lease. The Boys and Girls Club secured a \$5M grant from the Anschutz Foundation, executed a letter of intent with ULC, initiated final design as well as the entitlement and the permitting process for construction of the new facility. The new Nancy P. Anschutz Center, home of the Jack A. Vickers Boys & Girls Club, not only helps heal the loss of an important neighborhood landmark, but it also supports underserved young people in the area, providing a place for them to learn, grow and succeed in life. The Nancy P. Anschutz Center also houses the office of Impact Empowerment Group (fka Prodigal Son Initiative), the Mi Casa Resource Center and a community meeting space which can be reserved for use by local neighborhood groups. The Vickers Boys and Girls Club opened late summer 2013, and serves approximately 250 youth each day requiring only a \$2 annual membership fee.

## **HARP PHASE V**

ULC, HARP and the City of Denver Office of Economic Development agreed to utilize \$70,000 in Community Development Block Grant funding to implement the HARP community vision for a new 100 foot long public walkway along a storm water detention pond area located on-site adjacent to the Boys and Girls Club, as well as minor cosmetic upgrades to signage and landscaping at the adjacent off-site existing retail center across 33<sup>rd</sup> Street. The new walkway was completed in June 2014 and provides the primary physical linkage of the new Boys and Girls Club and the adjacent Holly Peace Courts with the existing Hope Center at 3475 Holly Street. ULC and HARP partnered with the non-profit Colorado Construction Institute to construct the walkway as a workforce training opportunity for area at risk youth, leading to long term construction industry jobs for class participants.

## **CURRENT ACTIVITY**

### **REQUEST FOR STATEMENTS OF INTEREST (RFSI) #2**

#### **HARP PHASE VI – December 12, 2014**

**Invitation:** To address the goals and “Good Neighbor” principles of the HARP Vision Plan, ULC is soliciting statements of interest from qualified partners and/or program cohort that have the technical ability and financial capacity to develop new facilities and/or programs that are consistent with the HARP Vision Plan. All RFSI responses will become the property of the Urban Land Conservancy.

**Special Requirements:** Respondents should have demonstrated experience delivering programs, products and/or services in under-served communities.

## DENVER SHARED SPACES

The HARP Vision Plan recognizes that successful reinvestment strategies must involve coherent, collaborative efforts to deliver community-building services to address the area's multiple issues simultaneously – specifically including education, public safety and community development. This approach may require several non-profit agencies with overlapping programs to serve the neighborhood with capacities that make a substantial difference in the community. ULC is a founding partner of the Denver Shared Spaces (DSS). This public-private collaborative is on the leading edge of the national trend toward intentional, shared workspace. Effective shared spaces create a sense of place, extend the reach of organizations housed within them, and achieve greater impact on local communities. DSS is dedicated to providing creating an ecosystem where effective, mission-driven shared spaces can thrive. DSS provides technical assistance and targeted support to nonprofits and mission-driven businesses, connects organizations with shared space resources, and advocates for a resource and policy environment that supports and utilizes shared spaces. As a partner in **Denver Shared Spaces** (DSS) and the organization responsible for preserving critical community development opportunities in Denver's urban core, ULC supports sustained investment in rebuilding the physical and social fabric of the Holly. A potential strategy to achieve this goal may involve locating a new program "cohort" at the Holly. As defined by the Denver Shared Spaces, a "cohort" is comprised of at least five non-profits that share a similar mission and are committed to creating intentional collaboration.

The HARP Vision Plan recognizes that successful reinvestment strategies must involve coherent, collaborative efforts to deliver community-building services and amenities to address the area's multiple issues simultaneously - in education, public safety and community development. This approach requires organizations, large and small, to think creatively about how we can maximize this redevelopment opportunity through collaborative use of space. A potential strategy to achieve this goal may involve locating a group of nonprofits, social enterprise, or mission-driven businesses whose missions or service focus align, and building out the space in a way that encourages a high level of collaboration among the tenant partners. DSS is available to provide resources, information and technical assistance to nonprofits or mission-driven businesses interested in utilizing this approach to use of space at the Holly. As the landowner and master developer, ULC is committed to identifying partners dedicated to considering creative, collaborative end uses for the redevelopment. The RFSI process will collaborate with DSS to explore opportunities for development of a cohort at the Holly. Non-profits interested in sharing workspaces and delivering services to the Northeast Park Hill community are encouraged to respond to this RFSI. In the evaluation process, ULC

## DENVER SHARED SPACES

DSS is collaboration between the Denver Office of Strategic Partnerships, Urban Land Conservancy and Piton Foundation - and fosters affordability through shared rent expenses and common resources, energy efficiency of space and intentional collaboration. *An Investment Worth Making* is a report describing long term space needs, interest in shared space and current market realities. The report is available on the DSS website: [www.denversharedspaces.org/](http://www.denversharedspaces.org/)

### **PARTNER and COHORT:**

A **Partner** is defined as an entity that will take part in the redevelopment of the site with the ULC and share at some level with the financing of the project. This could include an individual, a business, a corporation, an agency, a non-governmental organization, a foundation, or cohort. A **Program Cohort** is defined as an organization that shares common goals and/or interests. For the Holly Square Redevelopment, a Cohort will not necessarily be part of the financing of the project

### **PROGRAM:**

For the purposes of the RFSI, a **Program** use is defined as a primary set of services. Within the HARP Vision Plan, it has been noted that there are several key programs/services already in place within the area including the Pauline Robinson Library, Hiawatha Davis Jr. Recreation Center and HOPE Center. Consistent with the goals and objectives of the Vision Plan, preferred programs include **Education and Training, Health and Wellness, Civic -Community, Sustainable Energy and Heritage.**

may recommend nonprofit participation on a team or provide referral to DSS for technical assistance.

## **RFSI SUBMITTAL REQUIRED INFORMATION**

All statements shall be organized in the following manner:

- (a) **Introduction:** provide a letter of introduction on the entity's letterhead transmitting all RFSI information, including name, address, telephone number and email address of the agency or firm. Also provide the name and title of the individual authorized to negotiate written agreement terms and make binding commitments.
- (b) **Professional Qualifications:** provide the names of all personnel who will be assigned to work with the Urban Land Conservancy, including education, and previous experience.
- (c) **Experience:** provide a profile of organizational experience within the metro Denver area, including particular experience in Northeast Park Hill and/or within other similar communities.
- (d) **Statement of Desired Outcome and capacity for involvement**
- (e) **Capacity, including:**
  - Financial capacity - Partner - Ability to obtain financing as well as sufficient capitalization for financing of day to day operations. Evidence of sufficient operating capital or liquid assets to meet project demands. A certified financial audit (most recent available) and current Business Plan must be provided.
  - Financial capacity- Program Cohort - Evidence of sufficient operating capital or liquid assets to meet project demands.
  - Technical capacity - the ability of the organization to work with one or more funders to redevelop the property while meeting the Vision Plan's Good Neighbor Principles.
  - Service Delivery Model - Description of the organization's ability to deliver programs, products and/or services including management of all day to day activities, assets (including facilities), etc.
- (f) A minimum of three (3) business references, including name, address, and phone number, and type of services provided whom ULC may contact to verify information provided.

### **Selection Criteria:**

Statements of Interest will be evaluated utilizing the following Selection Criteria:

#### Alignment

Consistency of the response to the goals, objectives and "Good Neighbor Principles" of the HARP Vision Plan will be key.

#### Capacity

The ability of the respondent to access/secure financing and/or leverage resources required for the project.

#### Collaboration and Partnership

Experience and/or willingness to collaborate with other users and to build partnerships.

#### Demonstrated Experience

Proven experience in delivery of program, product and/or services.

#### Creativity

Experience with or representation of potential innovative approaches to meeting the challenges of this project

### **Selection Process:**

Upon review of the responses, the ULC, HARP and consultants will contact all respondents. Those who best meet HARP's goals for partnering in reinvestment on the site will be asked to move to the next tier of cooperative efforts. At this time, the mechanisms to be incorporated will largely be the result of the capacity of

### **GOOD NEIGHBOR PRINCIPLES:**

The HARP Vision Plan includes a series of "good neighbor" principles that establish common expectations between any redevelopment entity and the interests of the neighborhood.

### **PRIMARY and SECONDARY Users:**

Consistent with the Vision Plan, the RFSI will seek out opportunities to blend the uses on the site. It is anticipated that a primary user (or "anchor") may be required to make the project economically viable. However, it is the intent of the ULC to place a preference upon partners who can demonstrate the ability to collaborate with secondary users as well. Both for profit and not-for profit entities/service providers will be considered.

respondents, their required time frames and other unknown specifics.

### **Next Steps:**

#### Strategic Planning

It is anticipated that the initial due diligence, planning and design phase with selected redevelopment partner(s) will begin in **June 2015**. During this Phase, HARP the ULC and its consultants will be prepared to work with the selected partner(s) on identification of viable (i.e., economical, regulatory, supportable) outcomes.

#### Negotiation

The ULC is prepared to move forward with negotiations for redevelopment as soon as possible. It is the ULC's intent to begin this process with selected partners by **June 2015**. As stated, the ULC intends to retain ownership of the land in order to guarantee the long term community benefit of the property. The final form of agreement between the ULC and selected partners will depend upon the specifics of the selected redevelopment option negotiated.

### **INQUIRIES and CLARIFICATIONS**

Prior to the submission deadline, the ULC and its consultants will make every attempt to quickly provide responses to all inquiries and requests for clarifications. All inquiries and requests for additional information and clarifications should be directed to:

#### **Tony Pickett**

Vice President – Master Site Development

Urban Land Conservancy

Office: 303-377-4477 x22

Fax: 720-287-5063

Email: [tpickett@urbanlandc.org](mailto:tpickett@urbanlandc.org)

Prior to submission, respondents are advised to check for any clarifications and/or addendum. IF it is determined that clarifications and/or addendum are to be issued, they will be posted on the ULC's website under publications.

### **SUBMISSION DEADLINE**

To be considered, **respondents must submit a complete response to this Request for Statements of Interest before 5pm Mountain Standard Time on Friday January 30, 2015**. Each submittal must include one (1) original and three (3) copies. RFSI's must be addressed and submitted to the following:

Urban Land Conservancy  
305 Park Avenue West, Unit B  
Denver, CO 80205  
Attention: Tony Pickett

**NOTE:** Prior to final submission respondents **are advised** to check any addendums and/or clarifications which will be posted on ULC's website; [www.urbanlandc.org](http://www.urbanlandc.org)

**NOTE:** This is **NOT** a request for **professional services** (i.e., planning, civil/structural engineering, architecture, etc.). If it is determined that such services are required during later stages of this process, a request for proposals will be issued at that time.



# VISION PLAN

Final Draft

Aug. 23, 2010



## EXECUTIVE SUMMARY

## Background

The former Holly Square Shopping Center, located between Holly and Hudson streets north of East 33<sup>rd</sup> Ave., in the Northeast Park Hill neighborhood of Denver, CO, was destroyed by arson in May 2008. The property was purchased in April 2009 by the Urban Land Conservancy (ULC), a nonprofit organization dedicated to preserving community assets in urban areas, with assistance from the City of Denver's Office of Economic Development. The ULC oversaw demolition of the burned structures on the 2.6 acre site, resolved environmental issues, and launched a community visioning process with the help of The Denver Foundation's Strengthening Neighborhoods Program (SN) to re-imagine the entire six-block area including and surrounding the former shopping center in June 2009. The Holly Area Redevelopment Project (HARP) Visioning Process was a year-and-a-half long open public process that led to creation of a set of "Good Neighbor Principles" as well as a set of broad design concepts that the ULC has committed to using in selecting a developer or developers for the site, and which will provide overall guidance to reinvestment in the surrounding community.

## Public Process

The ULC invited Strengthening Neighborhoods to facilitate the community visioning process, due to the group's 12 year history of building relationships and leadership development with residents in Northeast Park Hill (NEPH). The visioning was a comprehensive effort that engaged residents, community based groups, and other stakeholders to address multiple issues simultaneously, including educational facilities, workforce development, public safety, and community development. Resident leaders and representatives of community-based groups came together to form a steering committee, which in turn interviewed and hired a community planning consultant (consisting of a professional urban planner and architect with backgrounds in community development and process). The steering committee and the consultants, community by design cbd (who authored the full Vision Plan from which this summary is derived), worked with SN to craft a range of public input opportunities, from large town hall-style gatherings to design workshops and surveys, and concluding with a day-long community fair in April 2010. These generated a wealth of information on what community partners thought were the best qualities of the NEPH neighborhood and on how these qualities might be incorporated into the redevelopment of the Holly Square and the surrounding area. All of this information was compiled and analyzed by the cbd, who produced the 61-page Holly Area Redevelopment Project Vision Plan summarizing the process and outcomes.



*Community residents attend the Holly Fair*



*Expert panel offers its advice on design concepts*

**\* Copies of the full plan can be obtained by contacting Strengthening Neighborhoods at 303-996-7356, or [phorvath@denverfoundation.org](mailto:phorvath@denverfoundation.org).**

## Good Neighbor Principles

A key outcome from the community visioning process was agreement among the participants that any reinvestment must reflect and build on the **Pride** and **Passion** that the NEPH community feels for this area. This pride and passion have been reduced to a set of “Good Neighbor” Principles - a community-authored guide that instructs potential investors on the characteristics and attributes that the community wants to see embodied and preserved in the area’s redevelopment. The ULC has pledged to the community that community members will play a central role in interviewing potential partners to ensure that they understand and are able to incorporate these principles in their plans.

Partnership and Collaboration: Reinvestment in the Holly Square area should encourage and build partnerships through collaborative planning during all stages of reinvestment; should share and leverage joint assets by encouraging public use of indoor and outdoor spaces for events, meetings, and exhibits; should provide opportunities for mutual benefit such as shared spaces for programming and shared responsibility for maintenance and improvements; and should respect and reflect the heritage of the neighborhood by incorporating its history and traditions in the area’s open spaces, building, and programming.

Quality of Life: Reinvestment in the Holly Square area should enhance the fundamental quality of life for all the area’s residents. This includes promoting a socially cohesive neighborhood free of crime and violence through physical features as well as programming. Reinvestment should promote quality of life by establishing a sense of natural surveillance; by providing imagery that imparts a sense of security and community; by promoting social interaction; by providing physical and programmatic linkages to adjacent uses such as the library, rec center, HOPE Center, and post office; by establishing an environment that is welcoming to children, youth, adult, elderly and differently abled members of the community; and by providing safe automobile, pedestrian, bike, and transit environments.

Public Realm: Reinvestment in the Holly Square area should protect the neighborhood’s access to the site by extending the “public realm” throughout the site, including in its buildings and programs. All public spaces should project a sense of comfort and safety to users; accommodate multiple activities and uses; reflect NEPH’s character and traditions; foster social interaction and create a sense of community and neighborliness; enhance the area’s physical and natural features; promote neighborhood involvement; accommodate all modes of movement; enhance, reflect, and complement the mass, scale, and architectural features of buildings on the site; create interesting visual experiences; reflect the character of adjacent structures and neighboring facilities; and provide for joint maintenance, programming, and operations.

Compatibility: Reinvestment in the Holly Square area should consider how new uses can be compatible with both the physical as well as the social and cultural characteristics of the NEPH neighborhood. Such considerations should include the following: organizing new areas as extensions of the surrounding neighborhood; placing new structures so as to provide a strong street presence; developing uses for indoor and outdoor spaces that extend past the normal business day (structures should not be cold and dark at 5 pm); locating parking and other services in ways that minimize impact on community use of the area; physically linking new development to adjoining properties; providing amenities in public spaces such as landscape furnishings, lighting, and multi-lingual signage; providing visibility/transparency through the site; developing structures that reflect the mass, scale, and height of other structures in the neighborhood, provide

a rhythm of façade features with adjoining structures, and locate taller structures on the interior of sites or include step backs for upper levels located on the edges of sites; avoiding exotic architectural forms, styles, and materials; designing structures that reflect the simple vernacular image of the neighborhood.

**Sustainable Design:** Reinvestment in the Holly Square area should incorporate the basic principles of sustainable design, which implies minimal impacts from development and its on-going operations. This includes use of eco-friendly technologies and natural systems wherever possible, efficient use of energy with minimal use of finite fuels, use of materials, resources, and merchandise that are locally produced and recyclable and/or the products of recycling, and promoting efficient transit and movement that rely less on driving. In addition, reinvestment should recognize, embrace, support, and further the very tangible cultural framework of the neighborhood. Key concepts embedded in the idea of sustainable design include the following: “compatible with and reflective of the neighborhood”; “user friendly”; “inclusive and participatory”; “efficient”; “locally resourced”; and “promoting health and wellness.”

## **Reinvestment Concepts**

As part of the HARP vision planning process, multiple opportunities were provided for community members to identify the best qualities of the NEPH neighborhood. Building upon these attributes, community by design (the planning consultants) generated four reinvestment scenarios. Each scenario depicts potential building placement based upon a theme for the overall site organization. They are not, however, intended to represent specific recommendations for development or particular use. The scenarios intensify in terms of potential use according to Floor Area Ratios, with Concept A having the lowest ratio and Concept D the highest. All of the scenarios incorporate the following assumptions:

- Redevelopment will require a phased approach, and will most likely require multiple uses and redevelopment partners.
- Physical linkages between the ULC parcel, the HOPE Center (next door, to the north) , the Robinson Branch Library (next door to the south), and that Hiawatha Davis Rec Center (across Holly St.) are encouraged.
- The HOPE Center may be redeveloped, in time, with dedicated space for existing HOPE programming.
- The existing structure on the ULC parcel now housing the taqueria will be demolished.
- The Post Office, (across Hudson St.) will remain operational, at least for the near term.
- Reinvestment at the ULC site will, in time, stimulate reinvestment in surrounding blocks.

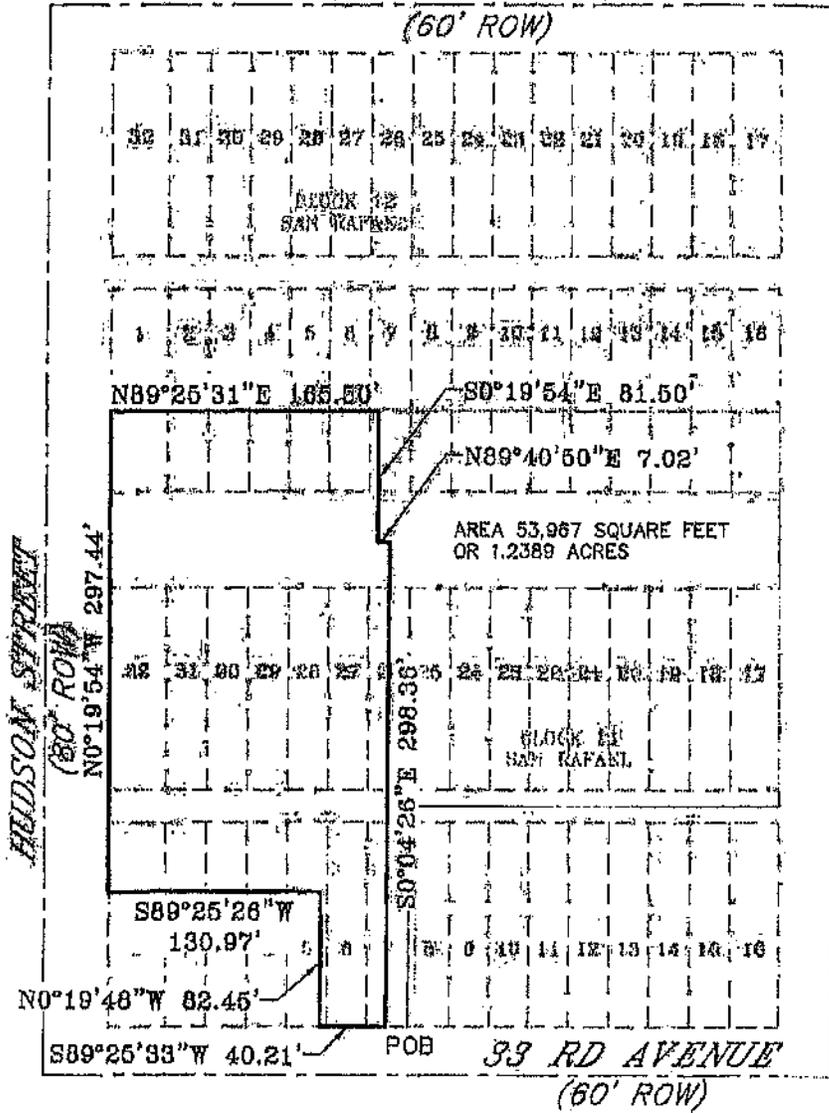
At a community design workshop held in December 2009, as well as at the Holly Fair held in April 2010, community members were asked to respond to and rate the concepts according to how well they represented the neighborhood qualities identified in the initial surveying. Overall the respondents favored Concept D, which envisions uses of the ULC property, the adjoining HOPE Center property, Skyland Park and Hiawatha Davis Recreation Center, as well as additional adjoining parcels to create a holistic six-block redevelopment. The four scenarios are included as an insert to this Executive Summary.

For more information, please contact: Urban Land Conservancy – 303-377-4477 (Josh Burdick); Strengthening Neighborhoods Program – 303-996-7356; community by design – Ray Kramer [raycbd@comcast.net](mailto:raycbd@comcast.net) or Jann Oldham [jannocbd@comcast.net](mailto:jannocbd@comcast.net).



# ZONE LOT 2

*35 TH AVENUE*  
 (60' ROW)



1601 Blake Street, Suite 200  
 Denver, CO 80202  
 Phone 303-572-0200  
 Fax 303-572-0202

ZONE LOT 2  
 BOYS AND GIRLS CLUB  
 ULC LOT BOUNDARY

R:\12.524.003 (Boys and Girls Club)\DWG\ULC Lot bndy.dwg

SHEET 2 OF 2

08-01-2012



1601 Blake Street, Suite 200  
Denver, Colorado 80202  
Phone: 303-572-0200  
[www.matrixdesigngroup.com](http://www.matrixdesigngroup.com)

**EXHIBIT A  
ZONE LOT 2  
PARCEL DESCRIPTION**

A PARCEL OF LAND BEING A PART OF BLOCKS 11 AND 12, AS SHOWN ON THE PLAT OF SAN RAFAEL SUBDIVISION, RECORDED JULY 10, 1877, (ORIGINALLY RECORDED IN ARAPAHOE COUNTY, COLORADO, IN PLAT BOOK 2, AT PAGE 78), AND THE ALLEY THEREIN, AND THAT PORTION OF 34TH AVENUE LYING BETWEEN BLOCKS 11 AND 12 VACATED BY ORDINANCE #246, SERIES OF 1953 AND RECORDED DECEMBER 9, 1953, IN BOOK 0-6 PAGE 174, EXCEPTING THE EAST 5 FEET FOR STREET RIGHT-OF-WAY AS RECORDED IN DEED 6112 (ORD. #28 OF 1954), LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 33<sup>RD</sup> AVENUE LYING 13.78 FEET WEST OF THE SOUTHEAST CORNER OF LOT 7, BLOCK 11, SAN RAFAEL, THENCE SOUTH 89°25'33" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 40.21 FEET; THENCE NORTH 00°19'48" WEST, ALONG A LINE 4.00 FEET WEST OF AND PARALLEL TO THE WEST LINE OF LOT 6, BLOCK 11 SAN RAFAEL, A DISTANCE OF 82.45 FEET; THENCE SOUTH 89°25'20" WEST, A DISTANCE OF 130.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF HUDSON STREET; THENCE NORTH 00°19'54" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 297.44 FEET; THENCE NORTH 89°25'31" EAST, A DISTANCE OF 165.50 FEET; THENCE SOUTH 00°19'54" EAST, A DISTANCE OF 81.50 FEET; THENCE NORTH 89°40'50" EAST, A DISTANCE OF 7.02 FEET; THENCE SOUTH 00°04'26" EAST, A DISTANCE OF 298.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS A CALCULATED AREA OF 53,967 SQUARE FEET OR 1.2389 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE EAST LINE OF BLOCKS 11 & 12, SAN RAFAEL, IS ASSUMED TO BEAR NORTH 00°19'10" WEST AS MONUMENTED BY OFFSET CROSSES, WITH ALL BEARINGS RELATIVE THERETO.

CHRISTOPHER A. BROOKS, PLS NO. 38063  
PREPARED FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC

