



DENVER URBAN RENEWAL AUTHORITY (DURA)

# Resource Guide



## OVERVIEW

# What DURA Does

The Denver Urban Renewal Authority (DURA) partners with the City and County of Denver, developers and community stakeholders to transform underused or blighted areas into vibrant, thriving neighborhoods. Using tools like:

### Tax Increment Financing (TIF)

Captures increased property and/or sales tax revenues from redevelopment areas.

### Pay-As-You-Go (Reimbursement) Agreements

Developer-funded improvements repaid over time from future TIF revenues.

### Grants and Loans

DURA offers the Community Stabilization Tool Assisting Neighborhood Development (STAND) grant to fund enhancements for small businesses, nonprofits and business improvement districts within or near Urban Renewal Areas (URAs), helping them stabilize and remain in their original communities.

### Bond Financing

Includes special obligation bonds backed by TIF.

### Intergovernmental Agreements (IGAs)

Revenue-sharing or cost-sharing arrangements with taxing entities or the City.

**DURA helps make complex redevelopment projects possible, from affordable housing and historic preservation to brownfield cleanup, infrastructure upgrades and mixed-use revitalization.**

Since its founding in 1958, DURA has helped deliver some of Denver's most recognizable neighborhoods and community assets, including Lowry, 9th & Colorado and Fox Park, while managing hundreds of millions in active investments that support economic growth and community benefit without raising taxes.



## HOW URBAN RENEWAL WORKS

# What Is Urban Renewal?

Urban renewal is a process authorized under the Colorado Urban Renewal Law (C.R.S. 31-25-101) that allows cities to address “blighted” conditions, such as deteriorated buildings, unsafe infrastructure or contamination, by encouraging reinvestment and redevelopment through financial tools to access affordable development funds.

DURA is Denver’s local urban renewal authority. Once City Council designates an area as an Urban Renewal Area (URA), DURA can use specific financing tools to make redevelopment possible.

---

## UNDERSTANDING TIF (TAX INCREMENT FINANCING)

# What Is TIF?

**Tax Increment Financing (TIF)** is a way to pay for public improvements — such as new streets, utilities, environmental cleanup or parks — without raising anyone’s taxes.

When a TIF area is created, the amount of property or sales tax currently collected is set as a base. As redevelopment occurs and property values rise, the increment, the new tax revenue above that base, is used for a limited time to help fund project costs.

### KEY TAKEAWAYS

- » TIF does not raise tax rates.
- » TIF uses only new tax revenue growth generated by the project.
- » Once TIF obligations are repaid, all new revenue flows permanently to schools and local services.

# Why Use TIF?

Some sites are too costly to redevelop without help, due to aging infrastructure, contamination or complex adaptive reuse needs.

**TIF FILLS THAT FINANCING GAP, ENABLING PROJECTS THAT:**

- » Clean up and reinvest in older areas,
- » Create affordable and market-rate housing,
- » Deliver public infrastructure and open space, and
- » Grow Denver's long-term tax base.

# How DURA Gets Involved

## Step 1: Project Proposed

Ideas may originate from developers, the City, or the community.

## Step 2: Urban Renewal Plan Adopted

City Council approves the plan and authorizes TIF use.

## Step 3: DURA Negotiates and Manages Financing

DURA determines which costs qualify, structures repayment, and manages tax increment flow over time.

## Step 4: Project Built and Repayment Occurs

As tax revenue grows, increment funds reimburse costs or repay TIF bonds.

## Step 5: Area Closes Out

When all obligations are repaid, all revenue returns to local taxing entities.

# How Long Does TIF Last?

TIF areas can last up to 25 years, but many end sooner once costs are repaid.

# Oversight and Public Input

- » City Council approves all Urban Renewal Plans and TIF boundaries.
- » Public hearings are required before adoption, ensuring transparency and community voice.
- » DURA's Board approves financing agreements.

## Eminent Domain: Setting the Record Straight

DURA has limited authority to acquire property through eminent domain, but it is used only as a last resort and only in areas officially declared "blighted."

- » State law defines 11 factors of blight; at least five must be present for DURA to use this authority.
- » City Council must authorize the use of eminent domain.
- » The eminent domain tool is a provision of the urban renewal plan, and frequently it is not included in a specific plan. When used, DURA must pay fair market value and offer relocation assistance to qualifying property owners, business owners and residents.
- » In most cases, DURA negotiates directly with property owners to reach a voluntary agreement.

## Blight

Blight is the legal term given to a piece of property when four of the 11 criteria outlined in the Colorado statute are met. These criteria range from dilapidated buildings to land title problems, and collectively the property conditions limit the ability to redevelop the area.



DURA PROGRAMS

# Community Stabilization Tool – STAND Program

The **STAND Program** (Small Business, Nonprofit & BID Grants) is a new DURA initiative to support organizations rooted in historically underserved communities.

- » Provides grant funding for physical improvements, façade upgrades and stability measures.
- » Aims to prevent displacement by helping small businesses and nonprofits stay in place and reinvest locally.
- » Available to organizations located within or near existing Urban Renewal Areas.

DURA PROJECTS

## Current Projects (as of 2025)

### Downtown

DURA continues to help maintain downtown’s momentum through key redevelopment partnerships and infrastructure investments.

#### 16th Street

A major reconstruction and modernization of one of Denver’s most iconic public spaces. The project enhances pedestrian experience, improves transit flow, and supports local businesses.

- **ESTIMATED INVESTMENT:** \$73.3M
- **CURRENT STATUS:** Officially reopened October 4, 2025, with nearly 30,000 attendees. DURA’s role in the reconstruction was recognized by Mayor Hancock during his remarks.

#### 414 14th St Project

Renovation of a designated landmark building that once hosted Denver Public Schools and the Denver Art Museum’s administration offices. The building now contains approximately 37,500 square feet of leasable office space and the property includes approximately 50 parking spaces.

- **ESTIMATED INVESTMENT:** \$1.9M
- **CURRENT STATUS:** Construction complete

#### Emily Griffith Opportunity School

Redevelopment of downtown’s former Emily Griffith Opportunity School block, which includes private mixed-use construction and hotel developer partners.

- **ESTIMATED INVESTMENT:** \$21.8M



# Neighborhoods

DURA works with neighborhoods to improve livability by supporting priority projects, from housing to mixed-use spaces, that strengthen community fabric.

## Sun Valley

Completion of FLO Apartments, affordable housing for adults 55+ and individuals with disabilities, marks a major milestone in neighborhood revitalization.

- **ESTIMATED INVESTMENT:** \$10.5M
- **CURRENT STATUS:** DHA has completed the full affordable apartment development planned for the site.

## Globeville – 38th & Huron

Site preparation and horizontal construction to support future mixed-use development.

- **ESTIMATED INVESTMENT:** \$12.1M
- **CURRENT STATUS:** Stormwater drainpipe installation along Galapago Street is underway; street extension to 38th Avenue forthcoming.

## Cole

### Rock Drill

Adaptive reuse of historic industrial buildings into housing, office, retail and hotel space. Includes 10% income-restricted units and significant environmental remediation.

- **ESTIMATED INVESTMENT:** \$39.1M
- **CURRENT STATUS:** Urban Redevelopment Plan approved; Redevelopment Agreement negotiations expected later this year.

## Five Points - Welton Corridor

### 29th & Welton

Ongoing redevelopment bringing new commercial and mixed-use activity to the Five Points neighborhood.

- **ESTIMATED INVESTMENT:** \$2.21M
- **CURRENT STATUS:** Windows installed and masonry work underway; City permitting in progress for Project Art installation.

### 2460 Welton

Vacant lot developed into a mixed-use project with homes and retail. Adds 18 income-restricted apartments to the market

- **ESTIMATED INVESTMENT:** \$1.35M
- **CURRENT STATUS:** Construction complete

### 2560 Welton

Vacant lot developed into a mixed-use project with housing and retail. Adds 22 income restricted apartments to the market.

- **ESTIMATED INVESTMENT:** \$4.2M
- **CURRENT STATUS:** Construction complete

### 2801 Welton

Rehabilitation of a vacant and uninhabitable historic building constructed in 1895. Modernization of the building with restoration of original brick façade and windows.

- **ESTIMATED INVESTMENT:** \$350,000
- **CURRENT STATUS:** Construction complete



# Brownfields

DURA partners with developers to revitalize underutilized and environmentally challenged sites across Denver.

## I-25 and Broadway Urban Redevelopment Area

Redevelopment of the former Gates Rubber Factory into a transit-oriented, mixed-use district and proposed home of Denver's future women's soccer stadium.

- **ESTIMATED INVESTMENT:** \$80.2M
- **CURRENT STATUS:** Approved \$43.6M in reimbursement of eligible costs to Broadway Station Metropolitan District.

## Globeville Commercial Urban Redevelopment Area

Infrastructure improvements to support reinvestment in north Denver's commercial corridor.

- **ESTIMATED INVESTMENT:** \$10M
- **CURRENT STATUS:** City Council approved an amendment to the Project Funding Agreement; anticipated improvements include sidewalk enhancements along 51st Avenue.

# Retail & Mixed-Use

DURA assists in transforming outmoded or underutilized retail sites into vibrant mixed-use spaces that drive local economic vitality.

## 3015 E. Colfax (All-In Motel)

Conversion of an aging motel into modern lodging and retail uses, improving one of Denver's busiest corridors.

- **ESTIMATED INVESTMENT:** \$4.2M in TIF, \$1.35M bridge loan of tax credits.
- **CURRENT STATUS:** Project under construction.

## 27th & Larimer

Redevelopment introducing new mixed-use density and local retail in RiNo.

- **ESTIMATED INVESTMENT:** \$9.3M
- **CURRENT STATUS:** Amended Urban Redevelopment Plan approved by City Council; Redevelopment Agreement negotiations underway.

## Evans School

Adaptive reuse of a historic school into retail, dining and creative spaces with outdoor community amenities.

- **ESTIMATED INVESTMENT:** \$3.3M
- **CURRENT STATUS:** Roof repairs delayed until fall 2026 to align with full site activation; DURA coordinating to ensure compliance with Redevelopment Agreement.



# Major Redevelopment Opportunities on Large Parcels

DURA collaborates with the City and private developers to reimagine large infill sites as vibrant districts where people can live, work and play.

## Burnham Yard / Broncos Stadium

DURA is involved in early conversations for the proposed 60,000-seat NFL stadium with surrounding mixed-use development.

- **ESTIMATED INVESTMENT:** TBD
- **CURRENT STATUS:** Privately financed framework; TIF incentives under discussion; community benefits agreement anticipated.

## Santa Fe Yards / NWSL

14,000-seat soccer-specific stadium and surrounding catalytic redevelopment on South Broadway.

- **ESTIMATED INVESTMENT:** N/A
- **CURRENT STATUS:** Stadium-led redevelopment planning underway pending City Council approvals.

## Fox Park

41-acre multi-phase redevelopment anchored by World Trade Center Denver and Virgin Hotel; includes 450+ housing units and 14 acres of parks.

- **ESTIMATED INVESTMENT:** \$158M
- **CURRENT STATUS:** Utility installation and tunnel work underway; vertical construction expected in 2026.

## Stapleton (Central Park)

Transition of former TIF Area; final roadway and park improvements to complete 25-year redevelopment.

- **ESTIMATED INVESTMENT:** \$462M
- **CURRENT STATUS:** Tax increment area terminated July 2025.

## 9th & Colorado

Transformation of former CU Health Sciences Center into mixed-use district with housing, retail, office and green spaces.

- **ESTIMATED INVESTMENT:** \$50.55M
- **CURRENT STATUS:** Artist proposals for public art due November; final selections anticipated by Board in December.

# All Projects – Compliance Monitoring

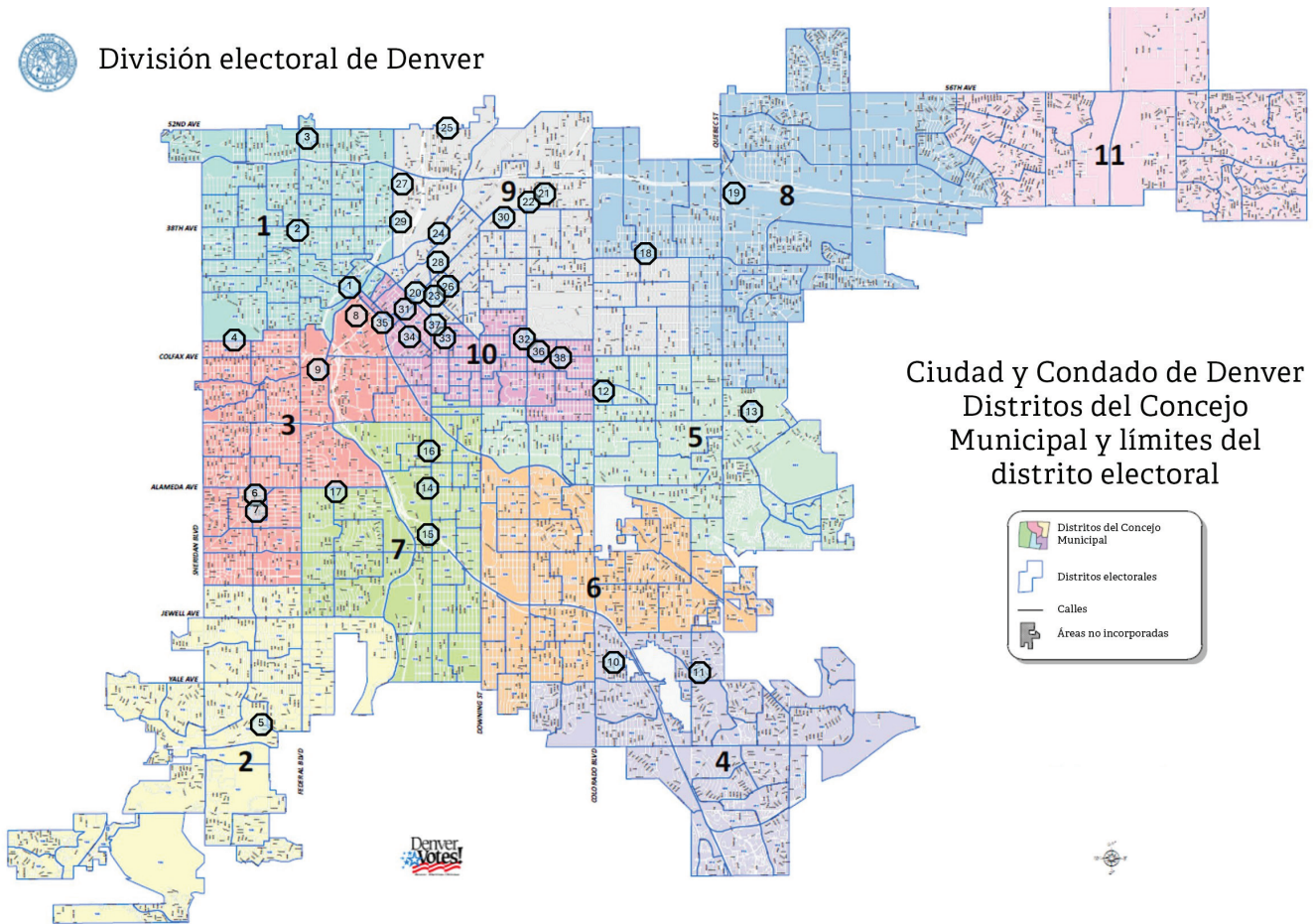
All DURA-assisted redevelopment projects are required to participate in several agency programs designed to advance community benefits and equitable development. These include contributions to Project Art (1% of DURA's TIF commitment), participation in the Construction Employment Opportunities (CEO) program (1% of DURA's TIF commitment), compliance with the Small Business Enterprise (SBE) contracting requirements, and adherence to DURA's First Source Hiring Policy. DURA monitors each project's progress toward these commitments throughout the redevelopment process.

DURA continues to collaborate with consultants supporting the 9th Avenue Project Art Committee, review art proposals for the 29th & Welton and Evans School projects, and meet with partners in the construction and nonprofit sectors to advance the goals of the Construction Employment Opportunities Policy.

# Current Projects Map



División electoral de Denver



Ciudad y Condado de Denver  
 Districtos del Concejo Municipal y límites del distrito electoral



## DURA - URBAN REDEVELOPMENT PROJECTS 1992 TO PRESENT

# All Projects

### District 1

- 1) REI
- 2) Highlands' Garden Village
- 3) Aria/Marycrest
- 4) St. Anthony's URA
  - Sloans Block 7 West
  - Sloans Block 7 East
  - Sloans Block 3
  - Sloans Block 9

### District 2

- 5) Bear Valley Shopping Center

### District 3

- 6) Westwood Commercial Redevelopment Program
- 7) Westwood URA
  - Terazza del Sol
  - Westwood Crossing
  - 3057 Kentucky
  - FMRC
- 8) Elitch Gardens Pepsi Center
- 9) Sun Valley

### District 4

- 10) University Hills Shopping Center
- 11) Target at Tamarac Square

### District 5

- 12) 9th and Colorado
- 13) Lowry

### District 6

— No Redevelopment Projects

### District 7

- 14) Broadway Market Place Dakota Outfalls
- 15) I-25 and Broadway
- 16) 101 Broadway
- 17) Alameda Square

### District 8

- 18) Northeast Park Hill URA
  - Dahlia Senior Housing
  - Mental Health Center of Denver
- 19) Central Park (Stapleton)

### District 9

- 20) Arapahoe Square
- 21) 38th and York
- 22) Clyburn Village
- 23) The Point
- 24) The Source The Source Hotel
- 25) Globeville/ASARCO
- 26) Welton Corridor URA
  - 2300 Welton
  - 2460 Welton
  - 2560 Welton
  - 2801 Welton
  - 29th & Welton

### District 10

- 27) Downtown Projects
  - California Street Parking Garage
  - Denver Dry Building
  - Adam's Mark Hotel
  - Denver Pavilions
  - Rio Grande Building
  - Boston Lofts
  - The Magnolia Hotel
  - The Bank Lofts
  - Colorado Business Bank
  - Mercantile Square
  - Denver Newspaper Agency
  - Larimer Square
  - Colorado National Bank
  - Executive Tower Inn
  - 20th and Chestnut
  - 1860 Lincoln
  - Denver Union Station Parking Garage
  - Lawrence Street Community Center
  - 16th Street Paver Mall Reconstruction
  - 18th Street 2-Way Conversion
  - 16th and Market Streets Reconstruction
  - 16th Street Mall Intersection Improvements
- 28) City Park South
- 29) St. Luke's
- 30) 414 14th Street
- 31) Emily Griffith
- 32) Lowenstein Theatre

### District 11

— No Redevelopment Projects



#### DURA HIGHLIGHTS

- » **DURA drives reinvestment without raising taxes.**  
All projects are funded through the new tax revenue growth they generate.
- » **Urban renewal is about community benefit.**  
DURA's work focuses on infrastructure, housing, and public spaces that improve quality of life.
- » **Every project is publicly approved and locally accountable.**  
City Council, the DURA Board, and public hearings ensure transparency and oversight.
- » **Partnership is the foundation.**  
DURA collaborates with developers, neighborhoods, and city agencies to deliver balanced, sustainable outcomes.

MEDIA CONTACT

**Sarah Cullen**  
sarah@sidecarpr.com