

FIRE CLAY LOFTS



RESIDENTIAL LOFT CONDOMINIUMS

Location: 32nd & Blake Street, Denver, Colorado

Renovated Use: Phase I construction includes 53 attached ownership units in a renovated industrial warehouse building (originally constructed 1885) plus three new buildings. Phase II will include 54 ownership units in six new buildings. Individual units range in size from 870 square feet to 1,520 square feet, with 20% of the total units set aside as "affordable" units for households earning 80 percent of the area median income. The project takes its name from the former Fire Clay brick company that had originally been located on the site.

Former Use: 3.0 acres of the total 4.1 acre site are situated on the former brick company site which went out of business more than 25 years prior. The buildings were built around 1885 and since closing the site had been alternating between being vacant and a variety of short term tenants. The condition of the property prior to renovation was said to be "falling down."

Site Size: Phase I is 1.7 acres; Phase II is 2.4 acres

Construction: The brick company site was originally built with two buildings, a manufacturing plant and a storage-distribution warehouse. The Fire Clay Lofts will combine renovation of the existing warehouse building with new construction in Phase I and entail complete demolition and new construction in Phase II. When complete, both phases together will house 107 units. The project will include "work-live" units, designed for people who run a business from their home. For example, one of the Phase I units is being purchased by a resident who will run a coffee shop on the main floor and live upstairs.

Environmental Issues Addressed: The original brick plant operation left a variety of potential environmental concerns including lead contaminated soil, a gasoline dispenser, debris piles, asbestos pipe insulation, drums of waste oils, abandoned vehicles, abandoned equipment and machinery, and cadmium contaminated groundwater.

Lead contaminated soils and asbestos insulation were removed. Investigation found potential soil contaminants to not be significant enough to require further cleanup. Cadmium in groundwater was found to be from an off-site source not requiring any cleanup by the site owners. The Colorado Voluntary Cleanup Program issued a No Action Determination declaring the site environmentally safe for residential use, enabling the loft development to proceed.

Primary Community Benefit: New housing, including work force priced housing and lower-income affordable housing. This pioneer project is “opening up” revitalization of an older industrial district in north Denver.

Primary Economic Benefit: Increased tax revenues to city/county and school district.

Economic and Fiscal Impacts from Redevelopment*			
53 Unit Phase I			
<u>Indicator</u>	<u>Annual Impact from Former Use</u>	<u>Annual Impact from New Use²</u>	<u>Difference Between Former and New Uses</u>
1. Property Value	\$612,400 ¹	\$10,600,000	\$9,988,000
3. Total Denver Property Tax Revenues ³	\$1,800	\$10,300	\$8,500
4. School Distr. Property Tax Revenue ³	\$6,400	\$37,100	\$30,700
5. Housing Units	0	53	53
6. Construction Investment ⁴	\$3,000,000	---	---

* Estimates

1. 1999 assessor's actual value

2. Based on an estimated \$200,000 average unit value

3. Based on 2000 mill levies for both before & after scenarios

Based on building permit data

Prepared by:



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