



VILLAGES AT CURTIS PARK, DENVER, CO

Villages at Curtis Park (Curtis Park) is a 323-unit mixed income, mixed-finance community located within walking distance of downtown Denver, Colorado. The development occupies nine city blocks and a renovated community center. Financing and funding consists of tax credit equity, Hope VI funds, FHA insured conventional debt, FHA-insured taxable and tax exempt bonds, HUD development funds as 2nd mortgages, and HUD CDBG funds. Additionally, the City financed all public improvements, while HOPE VI funds were used to cover the cost of renovating the community center, resident relocation, remediation, demolition, and site preparation. **INTEGRAL** was the development partner and master planner for the local Public Housing Authority.

INTEGRAL's commitment to the community continues to have positive impact on adjacent real estate and economic development. Most recently, Integral purchased a large portion of a block, just east of **Curtis Park**. The buildings were an eyesore and contained a host of undesirable uses that adversely impacted the community. **INTEGRAL** served as a master developer, identified complementary end-users and ultimately sold parcels of land to facilitate the conversion of a former church into a wedding boutique and the Enterprise Center in a well-functioning office building. The remainder of the block was development into single family homes.

AT-A-GLANCE

TOTAL DEVELOPMENT COST
\$75 Million

SIZE
323 units

ROLE
Co-Master Developer

COMMUNITY INCLUDES

Streetscapes & Infrastructure

Renovated Community Center

Retail and Officer

Villages Curtis Park I, II & III
Mixed Income Multi-Family Units

For-Sale Housing

*For more information, please call us at:
404-224-1860*