

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2026

COUNCIL BILL NO. CB 26-0634
COMMITTEE OF REFERENCE:
Finance and Business

A BILL

For an Ordinance approving an amendment to the Welton Corridor Urban Redevelopment Plan to add the Rossonian Project and to Create the Rossonian Project Property and Sales Tax Increment Areas.

WHEREAS, the Council of the City and County of Denver ("Council") approved the Welton Corridor Urban Redevelopment Plan ("Urban Redevelopment Plan") by authority of Ordinance No. 448, Series of 2012, having found that the area described in the Urban Redevelopment Plan consists of a blighted area which is appropriate for urban redevelopment projects according to the Urban Renewal Law of the State of Colorado, C.R.S. §§ 31-25-101, *et seq.* ("Act"); and

WHEREAS, the Council found and determined that it was desirable and in the public interest for the Denver Urban Renewal Authority ("DURA") to undertake and carry out projects identified and described in the Urban Redevelopment Plan; and

WHEREAS, Section V-C of the Urban Redevelopment Plan provides that, pursuant to Section 31-25-107(9) of the Act, the Council in approving the Urban Redevelopment Plan contemplated that separate property tax increment areas and/or sales tax increment areas may be created within the Welton Corridor Urban Redevelopment Area, as that term is defined in the Urban Redevelopment Plan, for a project; and

WHEREAS, the Urban Redevelopment Plan may be amended to reflect the boundaries of a property tax increment area and/or sales tax increment area for each project as set forth in an Appendix which shall become part of the Urban Redevelopment Plan; and

WHEREAS, the Board of Commissioners of DURA has approved the rehabilitation of the existing Rossonian Building into approximately 18 hotel rooms, ground floor commercial space and event space in the basement; the addition of an 8-story building with approximately 72 hotel rooms and event space; and the conversion of three floors of the Hooper Building into approximately 36 hotel rooms and hotel-servicing spaces (the "Project"), as one of the projects for tax increment funding; and

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WHEREAS, an amendment to the Urban Redevelopment Plan (the "Proposed Amendment") to create the Rossonian Project Tax Increment Area (the "Tax Increment Area") and to add the Project has been approved by the Board of Commissioners of DURA; and

WHEREAS, a copy of the Proposed Amendment has been filed in the office of the Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver (the "City Clerk") on April 20, 2026 under City Clerk Filing Number 20120695F; and

WHEREAS, the Denver Planning Board, which is the duly designated and acting official planning body of the City and County of Denver, has submitted to the Council its report and recommendations concerning the Proposed Amendment and has certified that the Proposed Amendment conforms to the Comprehensive Plan for the City and County of Denver as a whole, and the Council of the City and County of Denver has duly considered the report, recommendations and certifications of the Planning Board; and

WHEREAS, there has been prepared and referred to the Council for its consideration and approval, a copy of the Proposed Amendment; and

WHEREAS, after notice as required by the Act, a public hearing has been held concerning the Proposed Amendment (the "Public Hearing"); and

WHEREAS, in accordance with the requirements of Section 31-25-107(9.5), Colorado Revised Statutes, School District No. 1 in the City and County of Denver and State of Colorado entered into an agreement with DURA (the "DPS Agreement") and the Urban Drainage and Flood Control District entered into an agreement with DURA (the "UDFCD Agreement").

NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. Council determines that the Project is located within the Welton Corridor Urban Redevelopment Area and will promote the objectives set forth in the Urban Redevelopment Plan. The Project further promotes the urban renewal objectives described in the Urban Redevelopment Plan, which are hereby incorporated by reference.

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Section 2. There are currently no individuals or families living in the Tax Increment Area, therefore no individuals or families will be displaced from dwelling units as a result of adoption or implementation of the Proposed Amendment to the Urban Redevelopment Plan.

Section 3. There are currently no business concerns in the Tax Increment Area, therefore no business concerns will be displaced as a result of adoption or implementation of the Proposed Amendment to the Urban Redevelopment Plan.

Section 4. Council set a public hearing on the Proposed Amendment for June 1, 2026 (“Public Hearing”) and that it be and is hereby found and determined that reasonable efforts have been taken to provide written notice of the Public Hearing to all property owners, residents and owners of business concerns in the Welton Corridor Urban Redevelopment Area at least thirty (30) days prior to the date of the Public Hearing.

Section 5. That it be and is hereby found and determined that no more than one hundred twenty (120) days have passed since the commencement of the Public Hearing.

Section 6. That it be and is hereby found and determined that the Urban Redevelopment Plan, as amended by the Proposed Amendment, contains no property that was included in a previously submitted urban redevelopment plan that Council failed to approve.

Section 7. That it be and is hereby found and determined that the Urban Redevelopment Plan, as amended by the Proposed Amendment, conforms to the Denver Comprehensive Plan 2040, as a whole, and is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

Section 8. That it be and is hereby found and determined that the Urban Redevelopment Plan, as amended by the Proposed Amendment, will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation and redevelopment of the Welton Corridor Urban Redevelopment Area by private enterprise.

1 COMMITTEE APPROVAL DATE: May 12, 2026

2 MAYOR-COUNCIL DATE: N/A

3 PASSED BY THE COUNCIL: 06/01/2026

4 Signed by:
Amanda P. Sandoval - PRESIDENT
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5 APPROVED: Michael Johnston - MAYOR 6/2/2026
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6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DENVER POST: _____ ; _____

10 PREPARED BY: Bradley T. Neiman, Assistant City Attorney DATE: May 14, 2026

11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
12 City Attorney. We find no irregularity as to form and have no legal objection to the proposed
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §
14 3.2.6 of the Charter.

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16 Miko Ando Brown, Denver City Attorney

17 Signed by:
18 BY: Jonathan Griffin, Assistant City Attorney DATE: 5/13/2026 | 3:54 PM MDT
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