

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: **July 31, 2025**

Please mark one: ☒ Bill Request or ☐ Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☐ Yes ☒ No

1. Type of Request:

☐ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment

☐ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change

☒ Other: Amended and Restated Urban Redevelopment Plan

2. Title: Approves the Amended and Restated 27th and Larimer Urban Redevelopment Plan, in Council District 9.

3. Requesting Agency: Department of Finance on behalf of Denver Urban Renewal Authority

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Tracy Huggins, DURA Dennis Wegienek, CPP-DOF	Name: Carolina Flores, DOF
Email: thuggins@renewdenver.org Dennis.wegienek@denvergov.org	Email: Carolina.flores@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

In November 2022 pursuant to Ordinance No. 1373, Series of 2022, City Council approved the 27th and Larimer Urban Redeveloped Plan (the "Plan"), which established the 27th and Larimer Urban Redevelopment Area ("Area"), an approximately 5-acre underutilized and blighted site generally situated in the Five Points neighborhood bounded by Larimer Street, 27th Street, Lawrence Street and 26th Street, and a smaller portion of the Area is located south of 26th Street along the northeast side of the 2500 block of Larimer Street. The general objectives of the Plan are to reduce or eliminate blighted conditions as well as to stimulate growth and development in the Area. The Plan also described the private redevelopment "Project" to be undertaken in the Area to meet the objectives of the Plan. The project, as originally defined in the Plan included a mix of uses, including residential, retail, below-grade parking, and a large outdoor plaza. From 2022 through mid-2024, the Redeveloper attempted to secure a partner to construct the residential portion of the project but was not successful. In early 2025, the Redeveloper proposed a revised project that focused on:

- Adaptive reuse of some buildings on the site to create new retail spaces.
- Build new retail/grocery buildings on the south and northeast portions of the site.
- Replace the below-grade parking originally contemplated with surface parking.
- Keep the open space square footage (with modified design) and office space originally contemplated.
- Postpone the residential development until market conditions were more favorable.

The Amended and Restated Urban Redevelopment Plan ("A&R Plan") modifies the definition of Project from "the development of several multi-story buildings in the Urban Redevelopment Area that will provide a mix of uses contemplated to include retail; residential, including a portion of which will be affordable to low-income households; a publicly accessible outdoor plaza; and below-grade parking" to "the adaptive re-use of several existing buildings and the development of new buildings in the Urban Redevelopment Area that will provide uses contemplated to include retail, commercial, a publicly accessible outdoor plaza, and site improvements". The A&R Plan also amends the *Conformance with Comprehensive Plan* to reflect the amended project's conformance with Denver Comprehensive Plan 2040 and its adopted supplements. The A&R Plan does not change the boundaries of the Area or the previously approved sales tax increment and property tax increment areas.

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

6. City Attorney assigned to this request (if applicable): Brad Neiman

7. City Council District: Council District 9

8. ****For all contracts,** fill out and submit accompanying Key Contract Terms worksheet******: N/A

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Date Entered: _____