

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2015

COUNCIL BILL NO. CB14-1097  
COMMITTEE OF REFERENCE:  
Finances & Services

**A B I L L**

**For an Ordinance authorizing and approving an amendment to the St. Anthony Urban Redevelopment Plan to add the Sloans Block 7 East Project and to Create the Sloans Block 7 East Sales Tax Increment Area.**

**WHEREAS**, the Council of the City and County of Denver ("Council") approved the St. Anthony Urban Redevelopment Plan ("Plan") by authority of Ordinance No. 363, Series of 2013, having found that the area described in the Plan consists of a blighted area which is appropriate for urban redevelopment projects according to the Urban Renewal Law of the State of Colorado ("Act"); and

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

**WHEREAS**, Section V-C of the Plan provides that, pursuant to Section 31-25-107(9) of the Act, the Council in approving the Plan contemplated that separate property tax increment areas and/or sales tax increment areas may be created within the St. Anthony Urban Redevelopment Area for a Project; and

**WHEREAS**, the Board of Commissioners of the Denver Urban Renewal Authority has approved the redevelopment of Lot 1 and Lot 2 of Block 7 ("Sloans Block 7 East") through the renovation of the current building into mixed-use space consisting of ground floor retail and four floors of office space and construction of a new retail building fronting West Colfax Avenue (the "Project") as one of the projects for tax increment funding; and

**WHEREAS**, a property tax increment area that encompasses Sloans Block 7 East and other portions of the St. Anthony Urban Redevelopment Area has previously been approved by the Council; and

**WHEREAS**, it is the intent of the Denver Urban Renewal Authority to use property tax increment derived from Sloans Block 7 East and from other portions of the property tax increment area to support the Project; and

**WHEREAS**, the Plan may be amended to create the boundaries of a sales tax increment area for each project as set forth in an Appendix which shall become part of the Plan; and

**WHEREAS**, an amendment to the Plan (the "Proposed Amendment") to create the Sloans Block 7 East Sales Tax Increment Area (the "Sales Tax Increment Area") has been approved by the Board of Commissioners of the Denver Urban Renewal Authority; 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

1 recommendations concerning the Proposed Amendment and has certified that the Proposed  
2 Amendment conforms to the Comprehensive Plan for the City and County of Denver as a whole,  
3 and the Council of the City and County of Denver has duly considered the report,  
4 recommendations and certifications of the Planning Board; and

5  
6 **WHEREAS**, there has been prepared and referred to the City Council of the City and  
7 County of Denver for its consideration and approval, a copy of the Proposed Amendment; and

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9 **WHEREAS**, after notice as required by Colorado Revised Statutes, a public hearing has  
10 been held concerning the Proposed Amendment (the “Public Hearing”); and

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12 **WHEREAS**, in accordance with the requirements of Section 31-25-107(9)(d), Colorado  
13 Revised Statutes, School District No. 1 in the City and County of Denver and State of Colorado  
14 has been permitted to participate in an advisory capacity concerning the project financing  
15 described in the Proposed Amendment.

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

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20 **Section 1.** City Council determines that the Project is located within the St. Anthony  
21 Urban Redevelopment Area and will promote the objectives set forth in the Plan. The Project  
22 further promotes the urban renewal objectives described in the Plan, which are hereby  
23 incorporated by reference.

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

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

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33 **Section 4.** Council set a public hearing on the Proposed Amendment for January 20,  
34 2015 (“Public Hearing”) and that it be and is hereby found and determined that reasonable efforts  
35 have been taken to provide written notice of the Public Hearing to all property owners, residents  
36 and owners of business concerns in the St. Anthony Urban Redevelopment Area at least thirty (30)  
37 days prior to the date of the Public Hearing.

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

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

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46 **Section 7.** That it be and is hereby found and determined that the Plan, as amended by  
47 the Proposed Amendment, conforms to the Denver Comprehensive Plan 2000, as a whole, and is  
48 necessary and appropriate to facilitate the proper growth and development of the community in  
49 accordance with sound planning standards and local community objectives.



**APPENDIX A**  
**Schedule of Projects**

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- 2. Sloans Block 7 East Project  
Developer: Littleton Capital Partners  
Description: The renovation of the current building into mixed-use space consisting of ground floor retail and four floors of office space and construction of a new retail building fronting West Colfax Avenue.

**APPENDIX B**

**Property Tax Increment Areas and Sales Tax Increment Areas**

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- 2. Sloans Block 7 East Sales Tax Increment Area  
Legal Description:  
Lots 1 and 2, Block 7,  
South Sloan’s Lake Subdivision Filing No. 1, according to the plat thereof recorded May 15,  
2014 at Reception No. 2014055707,  
City and County of Denver,  
State of Colorado