

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor’s Legislative Team

at MileHighOrdinance@DenverGov.org by **3:00pm on Monday**. Contact the Mayor’s Legislative team with questions

Date of Request: July 24, 2023

Please mark one: Bill Request or Resolution Request

1. Type of Request:

- Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment
- Dedication/Vacation Appropriation/Supplemental DRMC Change
- Other: Set Public Hearing Date for Urban Redevelopment Plan Amendment

2. Title: A Resolution to set a public hearing before City Council relating to approval of an amendment to the 3015 East Colfax Urban Redevelopment Plan for the 3015 East Colfax Project on September 18, 2023.

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

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Tracy Huggins - DURA Michael Kerrigan - Department of Finance	Name: Tracy Huggins – DURA Josh Rosenblum- Department of Finance
Email: thuggins@renewdenver.org Michael.kerrigan@denvergov.org	Email: thuggins@renewdenver.org joshua.rosenblum@denvergov.org

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

The purpose of the resolution is to set a public hearing to approve an amendment to the 3015 East Colfax Urban Redevelopment Plan (the “Plan”) to modify the definition of Project as described in the Plan. State law requires a public hearing be conducted prior to City Council approving a substantial modification of an approved urban redevelopment plan, with 30 days’ public notice provided prior to the hearing. The hearing for an amendment to the Plan is anticipated to take place on September 18, 2023. Among other minor clean-up items, the amendment to the Plan modifies the definition of Project from “...the rehabilitation of the All Inn Motel and construction of a new building in the Urban Redevelopment Area east of the existing All Inn Motel. The Project will be used as a hotel with ground-floor commercial uses including affordable commercial space designated for use by local businesses, artists, non-profits, or other community-serving uses” to “...the redevelopment of the Urban Redevelopment Area consisting of the rehabilitation of the All Inn Motel building into a hotel with ground floor commercial uses and other possible additional improvements in furtherance of the objectives of the Urban Redevelopment Plan with such additional improvements to be approved by City Council.”

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

7. City Council District: Council District #10 – Councilman Chris Hinds

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

To be completed by Mayor’s Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

The purpose of the resolution is to set a public hearing to approve an amendment to the Plan to amend the definition of “Project” as described in the Plan.

The Denver City Council (“Council”) approved the Plan in June 2022. The general objectives of the Plan are to reduce or eliminate blighted conditions as well as to stimulate growth and development in the 3015 East Colfax Urban Redevelopment Area (“Area”). The Plan also described the private redevelopment “Project” to be undertaken in the Area to meet the objectives of the Plan. The proposed amendment to the Plan does not change the boundaries of the Area.

The “Project,” as described in the Plan means *the rehabilitation of the All Inn Motel and construction of a new building in the Urban Redevelopment Area east of the existing All Inn Motel. The Project will be used as a hotel with ground-floor commercial uses including affordable commercial space designated for use by local businesses, artists, non-profits, or other community-serving uses.* Following Council approval of the Plan, the redeveloper has actively pursued financing for the Project as originally contemplated. Due to general and financial market conditions, financing of the Project has not been feasible, and the Area continues to deteriorate. The redeveloper has been able to secure financing for the newly-defined project which will focus on the rehabilitation of the existing All Inn Motel without the construction of an additional new building. The amended “Project” as described in the amendment to the Plan now means *the redevelopment of the Urban Redevelopment Area consisting of the rehabilitation of the All Inn Motel building into a hotel with ground floor commercial uses and other possible additional improvements in furtherance of the objectives of the Urban Redevelopment Plan with such additional improvements to be approved by City Council.*”

The Denver Urban Renewal Authority is seeking to amend the Plan to modify the Project description to instead refer to the Project described within the proposed amendment. State law requires a public hearing be held to amend an urban renewal plan with 30-day notice. It is anticipated that this public hearing would be conducted on September 18, 2023.

DURA will be asking the Finance & Governance Committee to approve the resolution setting the public hearing on consent at its August 1, 2023, meeting. A presentation to the Finance & Governance Committee for the approval of the amendment to the Plan will be scheduled for August 15, 2023, ahead of the anticipated September 18, 2023 public hearing at City Council.

Schedule of Legislative Actions

Date	Activity
Monday, July 24	Finance to submit resolution request to set public hearing
Tuesday, August 1	Resolution at Finance & Governance Committee proposed consent
Tuesday, August 8	Resolution at Mayor/Council
Thursday, August 10	Resolution filing deadline for CAO
Monday, August 14	Resolution at City Council (sets public hearing on September 18, 2023 (CRS Req 30 days)
Monday, August 7	Finance to submit ordinance request to approve Plan Amendment
Tuesday, August 15	Ordinance presentation in Finance and Governance Committee
Tuesday, August 22	Ordinance at Mayor Council
Week of August 28	Hold a week to align to public hearing date
Week of September 4	Labor Day holiday, no Council meetings this week
Thursday, September 7	Ordinance filing deadline for CAO
Monday, September 11	Ordinance at City Council for introduction
Monday, September 18	Ordinance at City Council for public hearing and final consideration
Friday, September 22	Ordinance effective

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