

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2013

COUNCIL BILL NO. CB13-0400
COMMITTEE OF REFERENCE:
Land Use, Transportation and Infrastructure

A BILL

For an ordinance approving the St. Anthony Urban Redevelopment Plan.

WHEREAS, the City and County of Denver ("City") is a consolidated city and county government pursuant to Article XX, Section 1 of the Constitution of the State of Colorado; and

WHEREAS, the Denver Urban Renewal Authority ("Authority") is a body corporate organized by the Colorado Urban Renewal Law, § 31-25-101, *et seq.*, Colorado Revised Statutes ("Act"); and

WHEREAS, the City and the Authority are cooperating on the redevelopment of the St. Anthony Central Hospital campus and adjacent parcels in Denver and desire to create an urban redevelopment area through the adoption of this St. Anthony Urban Redevelopment Plan ("St. Anthony Urban Redevelopment Plan") to facilitate redevelopment of the area as more fully set forth in the St. Anthony Urban Redevelopment Plan; and

WHEREAS, there has been prepared and referred to the Council of the City and County of Denver ("City Council") for its consideration and approval a copy of the St. Anthony Urban Redevelopment Plan filed with the Denver City Clerk on the 25th day of July, 2013, in City Clerk File No. 2013-0665-A together with an explanation of the conditions of blight that exist within the St. Anthony Urban Redevelopment Area as set forth in the St. Anthony Conditions Study dated June, 2013, prepared by Matrix Design Group, Inc., as filed on the 25th day of July, 2013, in Denver City Clerk File No. 2013-0665-B ("Conditions Study"); and

WHEREAS, the St. Anthony Urban Redevelopment Plan has been approved by the Board of Commissioners of the Authority; and

WHEREAS, the Denver Planning Board, which is the duly designated and acting official planning body of the City, has submitted to the City Council its report and recommendations respecting the St. Anthony Urban Redevelopment Plan for the St. Anthony Urban Redevelopment Area and certifies that the St. Anthony Urban Redevelopment Plan conforms to the general plan for the City as a whole and applicable supplements thereto, and the City Council duly considered the report, recommendations and certifications of the Planning Board; and

WHEREAS, pursuant to § 31-25-107(9)(d) of the Act, School District No. 1 in the City and County of Denver has been permitted to participate in an advisory capacity concerning the tax

1 increment financing described in the St. Anthony Urban Redevelopment Plan; and

2 **WHEREAS**, after notice as required by Colorado Revised Statutes, a public hearing has
3 been held concerning the St. Anthony Urban Redevelopment Plan ("Public Hearing").

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

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7 **Section 1.** That it be and is hereby found and determined, based upon the evidence
8 presented at the Public Hearing, in the Conditions Study, and testimony at the Public Hearing, that
9 the St. Anthony Urban Redevelopment Area consists of a "blighted area," which is appropriate for
10 one or more urban redevelopment projects according to the urban renewal law of the State of
11 Colorado, C.R.S. § 31-25-101, *et seq.* ("Act"), and which, by reason of the following factors,
12 constitutes "blight" (as defined in the Act), constitutes an economic and social liability, and is a
13 menace to the public health, safety, morals and welfare: (i) slum, deteriorated, or deteriorating
14 structures, (ii) predominance of defective or inadequate street layout, (iii) deterioration of site or
15 other improvements, (iv) unusual topography or inadequate public improvements or utilities, (v)
16 environmental contamination of buildings or property, and (vi) the existence of factors requiring
17 high levels of municipal services or substantial physical underutilization or vacancy of sites,
18 buildings or other improvements.

19 **Section 2.** That it be and is hereby found and determined that the St. Anthony Urban
20 Redevelopment Plan conforms to the Denver Comprehensive Plan 2000, as supplemented, and is
21 necessary and appropriate to facilitate the proper growth and development of the community in
22 accordance with sound planning standards and local community objectives.

23 **Section 3.** That it be and is hereby found and determined that the St. Anthony Urban
24 Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the City
25 as a whole, for the rehabilitation and redevelopment of the St. Anthony Urban Redevelopment
26 Area by private enterprise.

27 **Section 4.** That it be and is hereby found and determined that the conditions of blight in the
28 St. Anthony Urban Redevelopment Area constitute an economic and social liability and a menace
29 to the public health, safety, morals, or welfare.

30 **Section 5.** That if any individuals or families are displaced from dwelling units as a result of
31 adoption or implementation of the St. Anthony Urban Redevelopment Plan, a feasible method
32 exists for the relocation of those individuals or families in accordance with the Act.

33 **Section 6.** That if business concerns are displaced by the adoption or implementation of St.
34 Anthony Urban Redevelopment Plan, a feasible method exists for the relocation of those business
35 concerns in accordance with the Act.

