1	BY AUTHORITY
2	ORDINANCE NO COUNCIL BILL NO. CB13-0400
3	SERIES OF 2013 COMMITTEE OF REFERENCE:
4	Land Use, Transportation and Infrastructure
5	<u>A BILL</u>
6	For an ordinance approving the St. Anthony Urban Redevelopment Plan.
7	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

11 ("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

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

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

NOW THEREFORE,

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

- **Section 1**. That it be and is hereby found and determined, based upon the evidence presented at the Public Hearing, in the Conditions Study, and testimony at the Public Hearing, that the St. Anthony Urban Redevelopment Area consists of a "blighted area," which is appropriate for one or more urban redevelopment projects according to the urban renewal law of the State of Colorado, C.R.S. § 31-25-101, *et seq.* ("Act"), and which, by reason of the following factors, constitutes "blight" (as defined in the Act), constitutes an economic and social liability, and is a menace to the public health, safety, morals and welfare: (i) slum, deteriorated, or deteriorating structures, (ii) predominance of defective or inadequate street layout, (iii) deterioration of site or other improvements, (iv) unusual topography or inadequate public improvements or utilities, (v) environmental contamination of buildings or property, and (vi) the existence of factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings or other improvements.
- **Section 2**. That it be and is hereby found and determined that the St. Anthony Urban Redevelopment Plan conforms to the Denver Comprehensive Plan 2000, as supplemented, 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 3**. That it be and is hereby found and determined that the St. Anthony Urban Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation and redevelopment of the St. Anthony Urban Redevelopment Area by private enterprise.
- **Section 4**. That it be and is hereby found and determined that the conditions of blight in the St. Anthony Urban Redevelopment Area constitute an economic and social liability and a menace to the public health, safety, morals, or welfare.
- **Section 5**. That if any individuals or families are displaced from dwelling units as a result of adoption or implementation of the St. Anthony Urban Redevelopment Plan, a feasible method exists for the relocation of those individuals or families in accordance with the Act.
- **Section 6**. That if business concerns are displaced by the adoption or implementation of St. Anthony Urban Redevelopment Plan, a feasible method exists for the relocation of those business concerns in accordance with the Act.

1	Section 7. That it be and is hereby found and determined that reasonable efforts have
2	been taken by the Authority and the City to provide written notice of the Public Hearing to a
3	property owners, residents and owners of business concerns in the St. Anthony Urbar
4	Redevelopment Area at least thirty (30) days prior to the date hereof.
5	Section 8. That it be and is hereby found and determined that no more than one hundred
6	twenty (120) days have passed since the commencement of the Public Hearing for the St. Anthony
7	Urban Redevelopment Plan.
8	Section 9. That it be and is hereby found and determined that the St. Anthony Urbar
9	Redevelopment Plan contains no property that was included in a previously submitted urbar
10	renewal plan that was not approved by the City Council.
11	Section 10. That the City and County of Denver can adequately finance any additional City
12	and County of Denver infrastructure and services required to serve development within the St
13	Anthony Urban Redevelopment Area for the period during which City and County of Denve
14	property taxes are paid to the Authority.
15	Section 11. That the St. Anthony Urban Redevelopment Plan, having been duly reviewed
16	and considered, be and hereby is approved.
17	COMMITTEE APPROVAL DATE: July 23, 2013
18	MAYOR-COUNCIL DATE: July 30, 2013
19	PASSED BY THE COUNCIL:, 2013
20	PRESIDENT
21	APPROVED:
22	ATTEST: CLERK AND RECORDER,
23 24	EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER
25	NOTICE PUBLISHED IN THE DAILY JOURNAL:, 2013;, 2013
26	PREPARED BY: Lori Strand, Assistant City Attorney - DATE: July 25, 2013
27 28 29 30	Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.
31 32 33	Douglas J. Friednash, Denver City Attorney
34	BY:, Assistant City Attorney DATE:, 2013