

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: June 30, 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: Set Public Hearing Date for Urban Redevelopment Plan Amendment

2. **Title:** Approves a resolution to set a public hearing relating to the Amended and Restated 27th & Larimer Plan and directing the Denver Urban Renewal Authority to take certain actions in connection with the hearing, 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 Laura Wachter - Department of Finance	Name: Carolina Flores, Department of Finance
Email: thuggins@renewdenver.org Laura.Wachter@denvergov.org	Email: Carolina.flores@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 the Amended and Restated 27th & Larimer Urban Redevelopment Plan to modify the definition of Project and make other conforming changes. 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 the Amended and Restated 27th & Larimer Urban Redevelopment Plan is anticipated to be September 8, 2025. The amendment 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 amendment also amends the *Conformance with Comprehensive Plan* to reflect the amended project's conformance with Denver Comprehensive Plan 2040 and its adopted supplements.

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****

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

The Denver City Council approved the 27th & Larimer Urban Redevelopment Plan (“Plan”) in November 2022. The general objectives of the Plan are to reduce or eliminate blighted conditions as well as to stimulate growth and development in the 27th & Larimer 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 Project as described in the Plan *means 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.* 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 retail, commercial, publicly accessible outdoor plaza and site improvements without the construction of housing or below-grade parking at this time. The amended Project *means 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, publicly accessible outdoor plaza, and site improvements.* The amendment also amends the *Conformance with Comprehensive Plan* to reflect the amended project’s conformance with Denver Comprehensive Plan 2040 and its adopted supplements.

The Denver Urban Renewal Authority is seeking to amend and restate the Plan to modify the Project description and make other conforming changes. 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 8, 2025,

DURA will be asking Council Committee to approve the resolution setting the public hearing on consent at the July 8, 2025 meeting. A presentation to the Finance & Business Committee for the approval of the Amended and Restated Urban Redevelopment Plan will be scheduled for August 12, 2025 ahead of the anticipated September 8, 2025 public hearing at City Council.

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