



# East Colfax Corridor Urban Redevelopment Plan

---



## Presentation Overview

- Recap of Process to Date
- Conditions Study
- East Colfax Corridor Urban Redevelopment Plan
- Schedule



# East Colfax Corridor Urban Redevelopment Plan

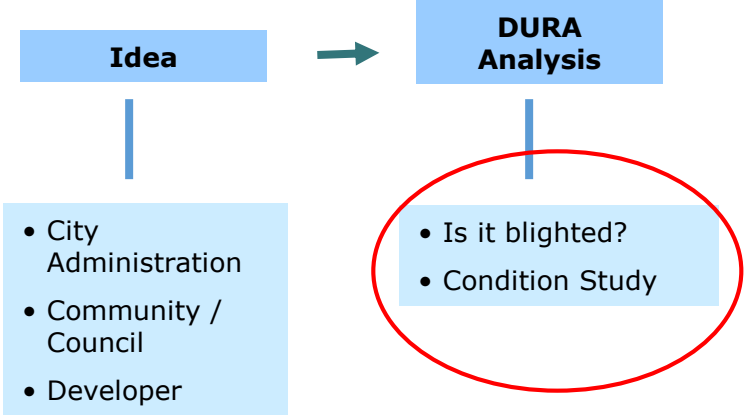
---

## What's Happened To Date:

- **Early 2018** – City and Fax Partnership approached DURA regarding potential Urban Redevelopment Area
- **May 2018** – Meeting with Property Owners regarding the commissioning of the Conditions Study by Matrix Design Group
- **October 2018** – Final *Draft* of Conditions Study Received
- **January 2019** – Final Boundaries of Conditions Study/Urban Redevelopment Area Determined
- **February 2019** – Presentation of Conditions Study – Property Owners
- **February 2019** – Presentation of Conditions Study and Urban Redevelopment Plan Process to E. Colfax Neighborhood Assn.
- **April 2019** - Comprehensive Plan 2040 and Blueprint Denver Adopted by City Council
- **May 2019 –June 2019** – Presentation of E. Colfax Urban Redevelopment Plan and DURA process – E Colfax Neighborhood Assn.
- **July 2019** – Planning Board finds Urban Redevelopment Plan to be in conformance with Plan 2040 and adopted supplements
- **July 2019** – DURA Board of Commissioners approved Urban Redevelopment Plan
- **August 2019** – Public Hearing requesting City Council approval of Urban Redevelopment Plan
- **On Going** - East Area Planning Process Underway (**complete early 2020**)

# East Colfax Corridor Urban Redevelopment Plan

## The Process...





# East Colfax Corridor Urban Redevelopment Plan

---

## Purpose of the Conditions Study

- An initial step in the process to create an *Urban Redevelopment Area* (URA)
- The Conditions Study documents whether sufficient *blight factors* exist to allow the approval of an Urban Redevelopment Plan
- The Conditions Study is not used for any other purpose

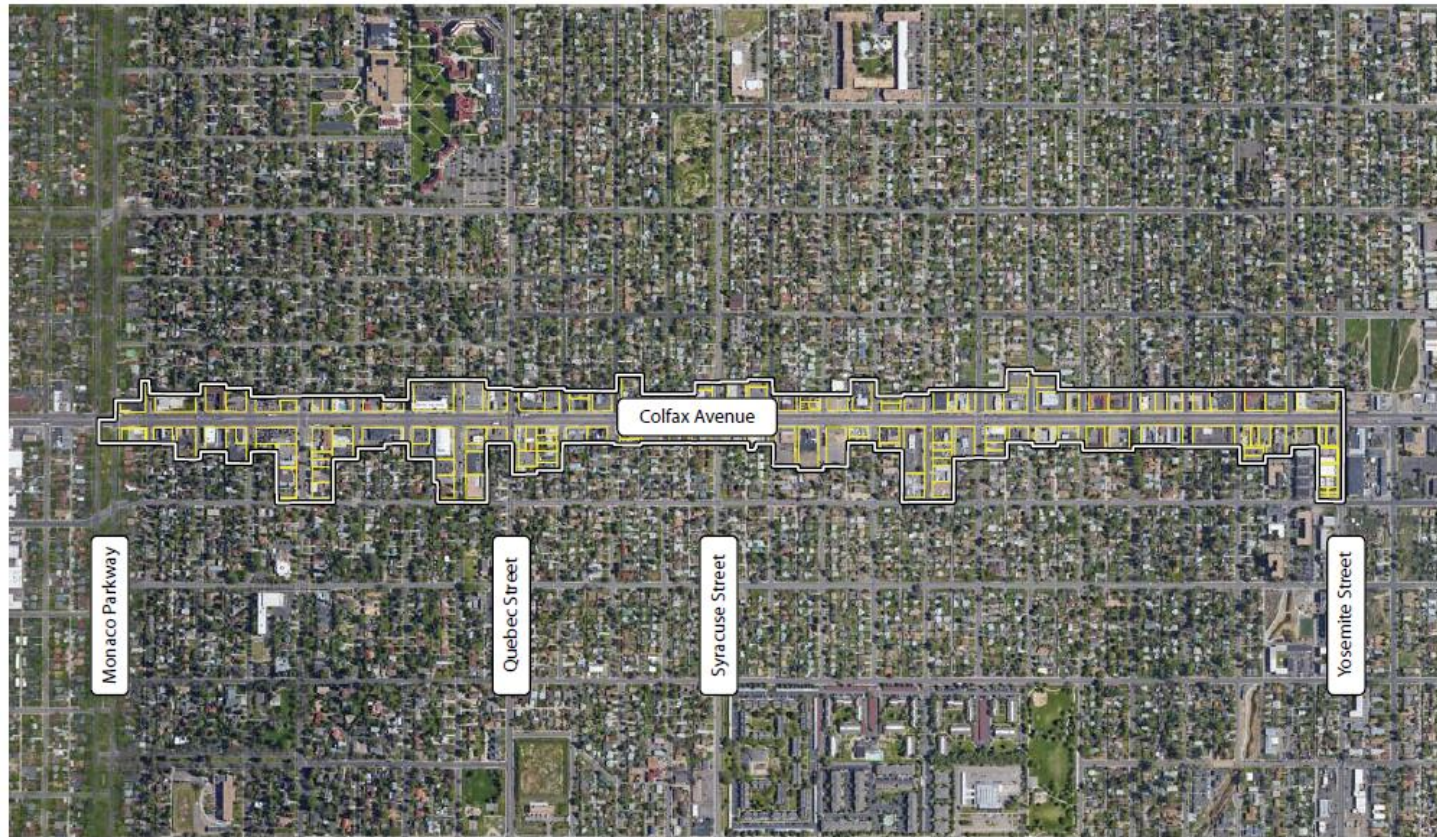
# East Colfax Corridor Urban Redevelopment Plan





East Colfax (Monaco to Yosemite) Conditions Study

Exhibit 2: Study Area Map

## Conditions Study Boundary Area



-  Study Area Boundary
-  Parcel Boundary



0 500 1,000 feet



### What are *Blight Factors*?

- 11 factors defined in Colorado State Statute
- By law, at least 4 must be present in the Study Area to support creation of an Urban Redevelopment Area



# What are the 11 factors of Blight?

1. Deteriorated or deteriorating structures
2. Defective or inadequate street layout
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
4. Unsanitary or unsafe conditions
5. Deterioration of site or other improvements
6. Unusual topography or inadequate public improvements or utilities
7. Defective or unusual conditions of title rendering the title non-marketable
8. Conditions that endanger life or property by fire or other causes
9. Buildings that are unsafe or unhealthy for people to live or work in
10. Environmental contamination of buildings or property
11. Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial underutilization or vacancy of buildings, sites, or improvements



# East Colfax Corridor Urban Redevelopment Plan



## Deteriorated Structures



*Retail building with peeling paint*



*Splintering door*



*Boarded windows and doors*



*Deteriorated exterior surfaces*

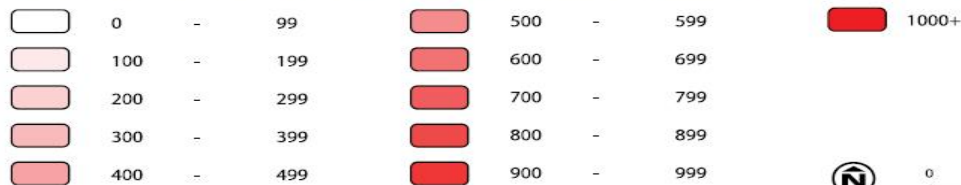
# East Colfax Corridor Urban Redevelopment Plan



## Unsanitary or Unsafe Conditions



Number of Crimes Reported by Subarea Over Past 5 Calendar Years



0 500 1,000

# East Colfax Corridor Urban Redevelopment Plan



## Deterioration of Site & Other Improvements



*A dilapidated sign on with deteriorating asphalt serving as the public sidewalk*



*Crumbling pavement*

## Inadequate Public Infrastructure



*Sections of damaged asphalt in public sidewalk right-of-way along Colfax*

# East Colfax Corridor Urban Redevelopment Plan



## ...Substantial Physical Underutilization or Vacancy of Buildings or Sites



*Numerous blank signs were noted*

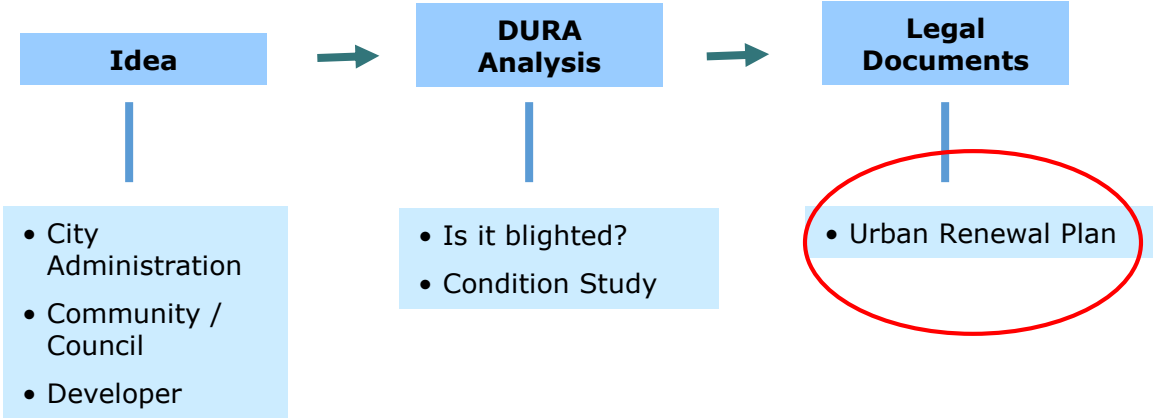


*Large vacant commercial property on Colfax*



# East Colfax Corridor Urban Redevelopment Plan

## The Process...





# East Colfax Corridor Urban Redevelopment Plan

---

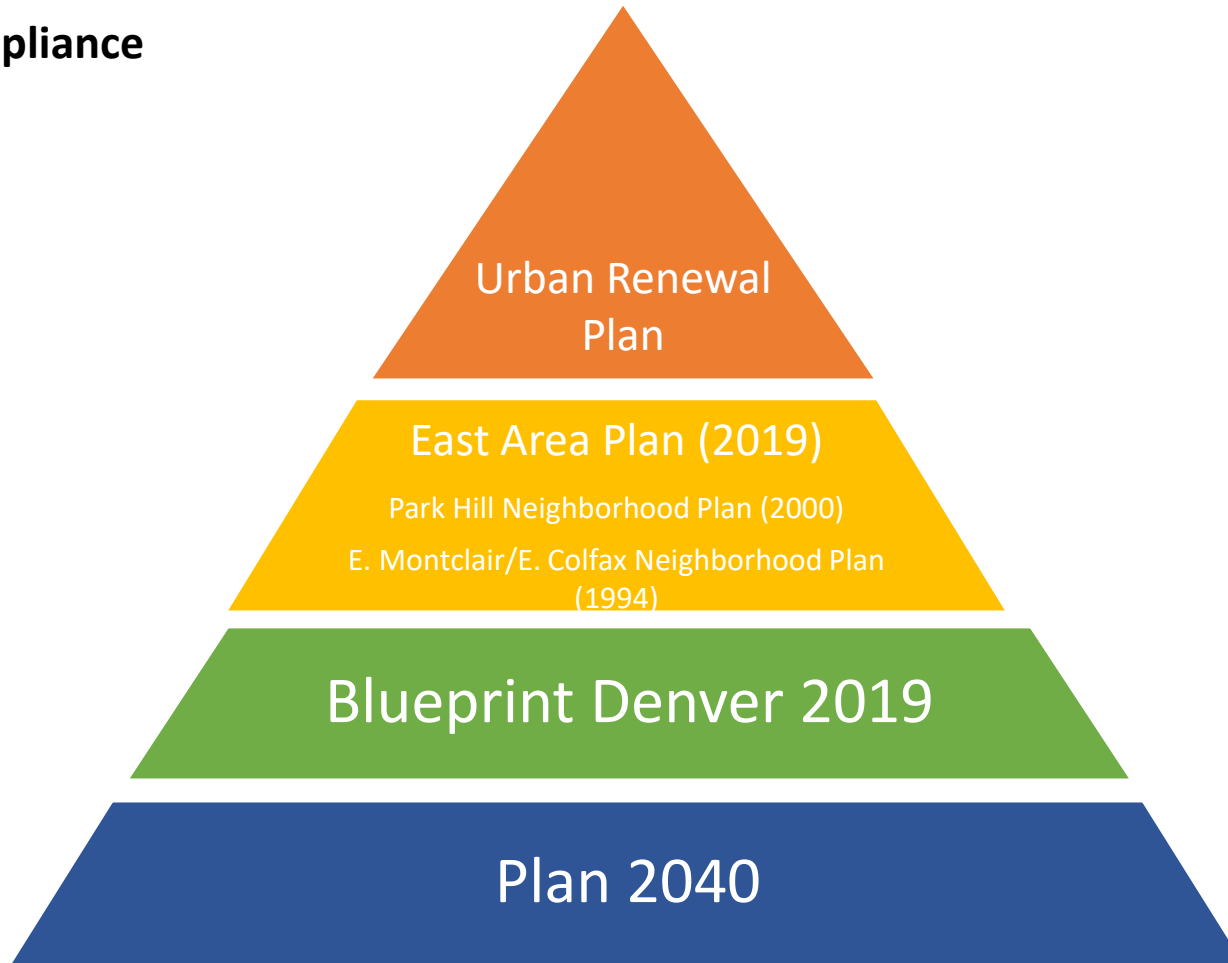
## Urban Redevelopment Plan Components

- Makes required legislative findings
- Describes the Urban Redevelopment Area and Plan Objectives
- Describes Project Activities
- Authorizes Tax Increment Financing
- Requires land use within the Urban Redevelopment Area to conform with Comprehensive Plan 2040, its supplements, and applicable ordinances and regulations, including zoning
- Focused on Equitable Development
- Requires application of various DURA programs
  - Project Art
  - First Source Hiring
  - Small Business Enterprise Utilization
  - Enhanced Training Opportunities
  - Prevailing Wage (when applicable)

# East Colfax Corridor Urban Redevelopment Plan



## Plan Compliance





# East Colfax Corridor Urban Redevelopment Plan



## COMPREHENSIVE PLAN 2040 DENVER'S PLAN FOR THE FUTURE



Plan 2040

# East Colfax Corridor Urban Redevelopment Plan



Vision: In 2040...Denver is an equitable, inclusive community with a high quality of life for all residents, regardless of income level, race, ethnicity, gender, ability or age.

What *equitable, affordable & inclusive* means to Denver:

- Diverse, Friendly and Open
  - Affordable Housing and Transportation Choices
  - Access to Amenities and Services
  - Equity
- 
- Safe, convenient and affordable access to basic services and a variety of amenities – development of housing close to transit
  - Building housing to serve residents across a range of incomes
  - Reduce involuntary displacement of residents and businesses

# East Colfax Corridor Urban Redevelopment Plan



Vision: In 2040... Denver's neighborhoods are complete, unique and reflective of our city's diverse history.

What *strong and authentic neighborhoods* means to Denver:

- Diverse, Friendly and Open
  - Affordable Housing and Transportation Choices
  - Access to Amenities and Services
  - Equity
  - Access to Opportunity
  - Sense of History and Cultural Heritage
  - Walkable, Bikeable, Accessible and Transit-friendly
- 
- Create a city of complete neighborhoods: well-connected, vibrant, mixed-use centers and corridors
  - Mix of housing types and services for a diverse population
  - Grow and support neighborhood-serving businesses
  - Embrace existing communities and their cultural assets

# East Colfax Corridor Urban Redevelopment Plan



Vision: In 2040....Denver is connected by safe, high-quality, multimodal transportation options.

What *connected, safe and accessible* means to Denver:

- Walkable, Bikeable, Accessible and Transit-Friendly
  - Access to Quality Education, Training and Lifelong Learning
  - Access to Opportunity
  - Safe and Inviting
  - Mobility Choices
- 
- Strengthen multimodal connections in mixed-use centers and focus growth near transit
  - Promote transit-oriented development
    - Encourage higher density development, including affordable housing

# East Colfax Corridor Urban Redevelopment Plan



Vision: In 2040... Denver is a global city with a robust economy that reflects the diversity of our community.

What *economically diverse and vibrant* means to Denver:

- Access to Opportunity
  - Access to Quality Education, Training and Lifelong Learning
  - Business-Friendly and Entrepreneurial
  - Diverse Employment Options
  - Equity
  - Strong Arts and Culture
- 
- Grow a strong, diversified economy
  - Sustain and grow Denver's local neighborhood businesses
  - Target investments and small business support to the most underserved or distressed neighborhoods
  - Address the needs of culturally-relevant businesses that are most vulnerable to involuntary displacement

# East Colfax Corridor Urban Redevelopment Plan



Vision: In 2040... Denver is a thriving, sustainable city connected to nature and resilient to climate change.

What *environmentally resilient* means to Denver:

- Environmental Stewardship
  - Protecting our Air, Water and Climate
  - Great Parks and Open Spaces
  - Outdoor Lifestyle with Connection to the Mountains
  - Sustainability
- Prioritize reuse of existing buildings and explore incentives to salvage or reuse materials from demolished structures
  - Promote infill development where infrastructure and services are already in place
  - Encourage mixed-use communities where residents can live, work, and play in their own neighborhood
  - Focus growth by transit stations and along high- and medium-capacity transit corridors

# East Colfax Corridor Urban Redevelopment Plan



Vision: In 2040... Denver is a city of safe, accessible and healthy communities.

What *healthy and active* means to Denver:

- Safe and Inviting
  - Outdoor Lifestyle with Connection to the Mountains
  - Walkable, Bikeable, Accessible and Transit-Friendly
  - Great Parks and Open Spaces
  - Active and Vibrant
- 
- Ensure access to affordable nutritious and culturally-diverse foods in all neighborhoods
  - Expand efforts to recruit and retain fresh-food retailers in low-income and underserved areas

# East Colfax Corridor Urban Redevelopment Plan



Blueprint Denver 2019

Plan 2040



# East Colfax Corridor Urban Redevelopment Plan



## A City of Complete Neighborhoods & Networks

Connecting Denverites to all of their daily needs

- Neighborhood Context: **Urban Edge**
  - Buffer between suburban and more intense urban contexts
  - Lower-scale, mixed-use development, oriented along key corridors
- Future Place: **Community Corridor**
  - Mix of uses that draw visitors from surrounding neighborhoods
  - Pedestrian-oriented environment
- Street Type: **Main Street Arterial**
  - Mix of uses and active street-level use that prioritize people walking or rolling

# East Colfax Corridor Urban Redevelopment Plan

---



## An Evolving City

A measured, common-sense approach to where growth should go and how it should fit in.

- Focus growth in centers and corridors to provide
  - Variety of housing, jobs and entertainment options
- “Community Corridors” anticipated to see 25% of new housing growth and 20% of new employment growth by 2040

# East Colfax Corridor Urban Redevelopment Plan



## An Equitable City

Planning for social equity and guiding change to benefit everyone

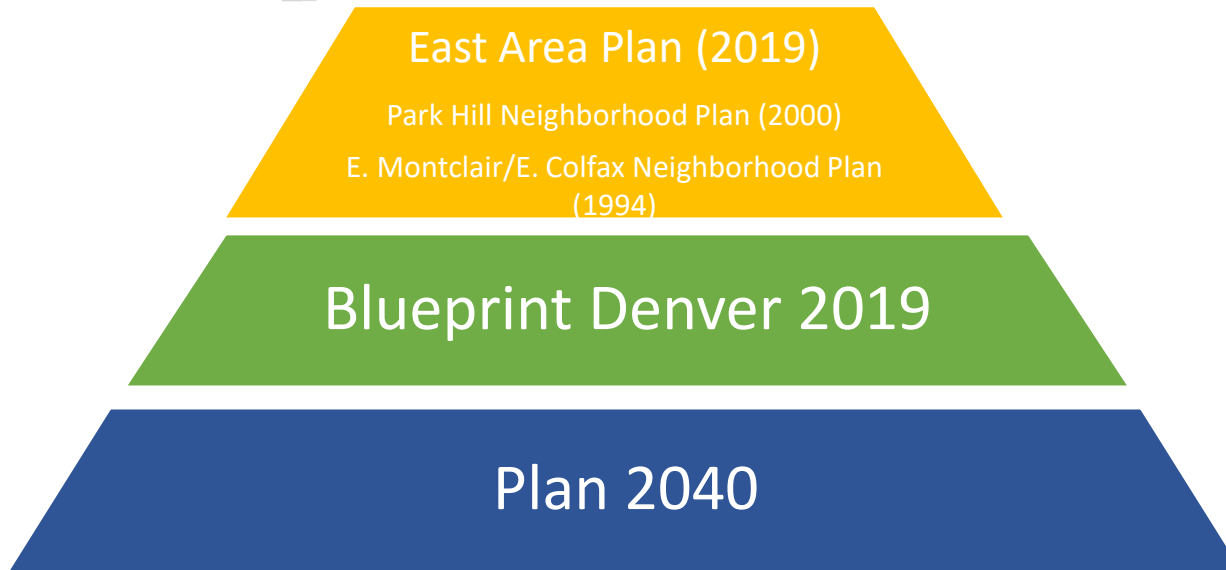
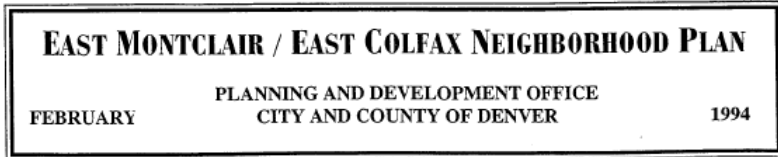


Area has:

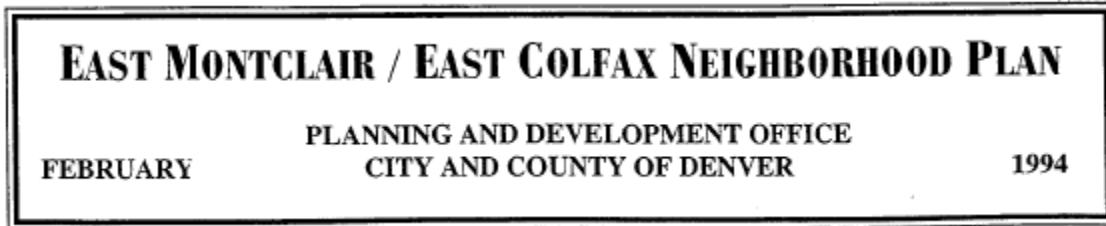
- **Low** access to Opportunity
- **High** Vulnerability to Displacement
- **Low** Job Density and Diversity

Address through coordinated effort with City, including development of affordable housing, community-serving amenities and new employment opportunities

# East Colfax Corridor Urban Redevelopment Plan



# East Colfax Corridor Urban Redevelopment Plan



- Encourage the redevelopment of properties at Colfax intersections
- Continue neighborhood commercial area revitalization efforts
- Consider alternative retail development of underutilized motel properties
- Create employment opportunities – encourage neighborhood businesses to hire neighborhood residents
- Encourage pedestrian and bicycle travel between residences and destinations within and near the neighborhood

# East Colfax Corridor Urban Redevelopment Plan

---

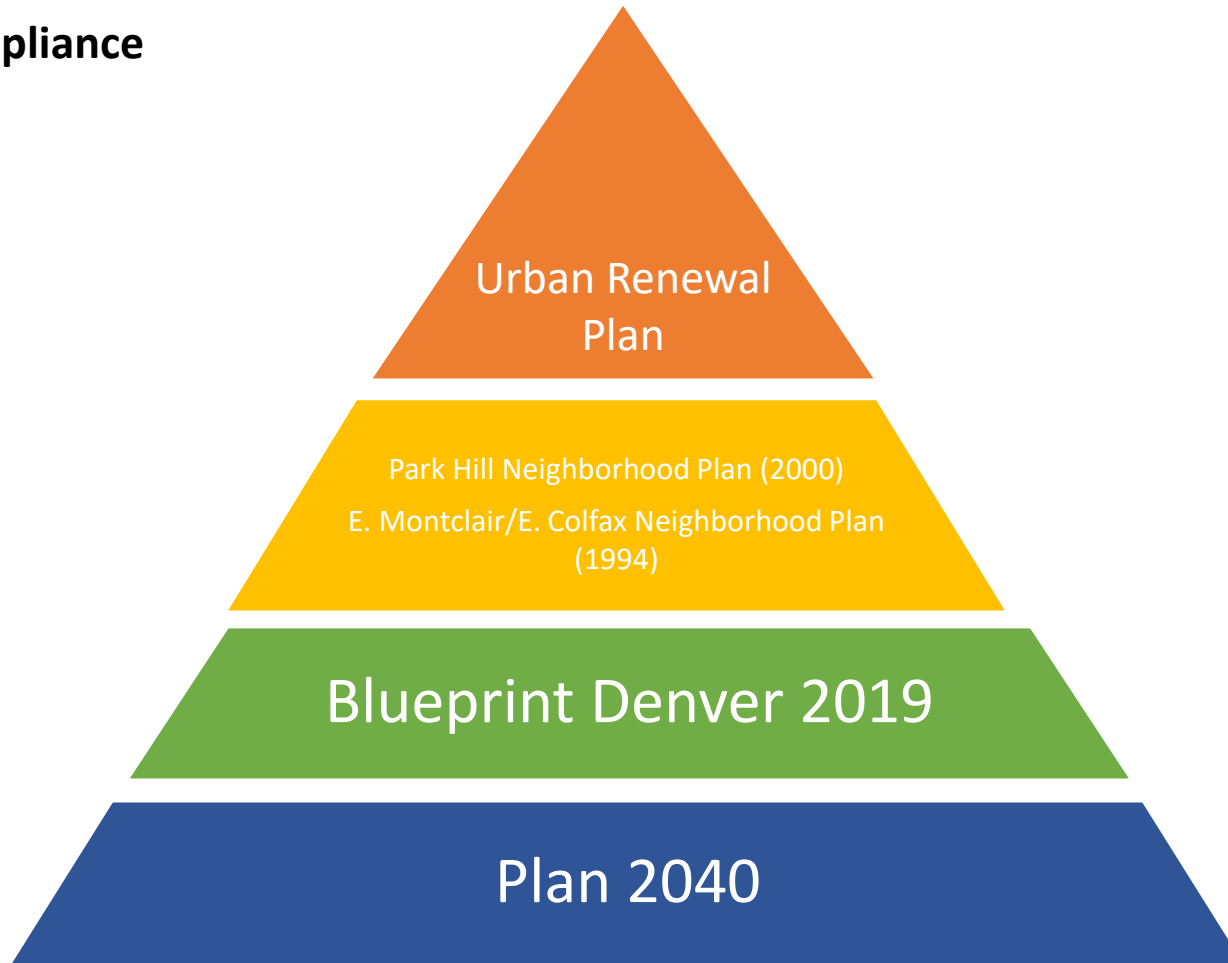


- Create and maintain a mix of housing types that are attractive and affordable to a diversity of ages, incomes, household types, sizes and cultural backgrounds
- Develop vacant land in a way that is compatible with the character and density of the surrounding businesses and neighborhoods
- Support pedestrian-oriented sidewalks, streetscapes, lighting, human scale façade improvements, trees, flowers, human scale development and other aesthetic enhancements that are appropriate for business sub-areas

# East Colfax Corridor Urban Redevelopment Plan



## Plan Compliance





## East Colfax Corridor Urban Redevelopment Plan

---

### **The main objectives of the Urban Redevelopment Plan are to:**

- Eliminate blight; renew and improve character of the Area
- Encourage the creation of complete and equitable neighborhood
- Encourage mixed-use development and redevelopment that is socially and economically inclusive
- Encourage the growth of existing uses that are suitable to the Area
- More effectively use underdevelopment land within the Area
- Encourage land use patterns that result in a more environmentally sustainable city
- Encourage participation of existing property owners in the redevelopment of their property
- Promote a diverse mix of attainable housing options
- To encourage affordable business space for small, independent businesses
- Improve access to healthy transportation options, healthy foods, and open space
- To minimize displacement of community-serving business or residents
- Achieve the goals as outlined in adopted City Plans



# East Colfax Corridor Urban Redevelopment Plan

---



## Urban Redevelopment Plan – Legislative Findings

- Constitutes a Blighted Area
- Boundaries drawn as narrowly as feasible to accomplish objectives of Plan
- The Urban Redevelopment Area is appropriate for one or more Urban Redevelopment Projects
- Feasible method exists for relocation of displaced individuals and families and/or business concerns
- Written Notice of Public Hearing provided to all property owners, residents and owners of business concerns in the Urban Redevelopment Area
- No previous failure to approve Plan
- Conformance with Comprehensive Plan 2040
- Maximum opportunity for redevelopment by private enterprise
- No Open Land included in Urban Redevelopment Area
- No Agricultural Land included in Urban Redevelopment Area
- Requirement to execute agreements with other property taxing entities
- Ability to finance additional City infrastructure

# East Colfax Corridor Urban Redevelopment Plan

---



- Planning Board Voted Unanimously to Find Plan to be in conformance with Plan 2040 and Adopted Supplements
- Approval of Plan DOES NOT:
  - Approve an Urban Redevelopment Project
  - Approve the use of Tax Increment Financing
  - Authorize the use of Eminent Domain
- DURA Supported Projects will need to repeat Approval Process



# East Colfax Corridor Urban Redevelopment Plan

---

## Approval Timeline

- Resolution Setting Public Hearing – July 15, 2019
- Planning Board – July 17, 2019
- DURA Board – July 18, 2019
- Council Committee – July 30, 2019
- Public Hearing – City Council – August 26, 2019