

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2013

COUNCIL BILL NO. CB13-0731
COMMITTEE OF REFERENCE:
Land Use, Transportation and Infrastructure

A BILL

For an ordinance approving the 414 14th Street 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 414 14th Street area of Denver and desire to create an urban redevelopment area through the adoption of this 414 14th Street Urban Redevelopment Plan ("414 14th Street Urban Redevelopment Plan") to facilitate redevelopment of the area as more fully set forth in the 414 14th Street 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 414 14th Street Urban Redevelopment Plan filed with the Denver City Clerk on the 23rd day of October, 2013, in City Clerk File No. 2013-1059; and

WHEREAS, the 414 14th Street 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 414 14th Street Urban Redevelopment Plan for the 414 14th Street Urban Redevelopment Area and certifies that the 414 14th Street Urban Redevelopment Plan conforms to the general plan for the City as a whole, 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 Plan; and

WHEREAS, after notice as required by Colorado Revised Statutes, a public hearing has been held concerning the 414 14th Street Urban Redevelopment Plan ("Public Hearing").

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

3 **Section 1.** That it be and is hereby found and determined, based upon the evidence
4 presented at the Public Hearing, in the Conditions Study, and testimony at the Public Hearing, that
5 the 414 14th Street Urban Redevelopment Area consists of a "blighted area," which is appropriate
6 for one or more urban redevelopment projects according to the urban renewal law of the State of
7 Colorado, C.R.S. § 31-25-101, *et seq.* ("Act"), and which, by reason of the following factors,
8 constitutes "blight" (as defined in the Act), constitutes an economic and social liability, and is a
9 menace to the public health, safety, morals and welfare: (i) slum, deteriorated, or deteriorating
10 structures, (ii) predominance of defective or inadequate street layout, (iii) deterioration of site or
11 other improvements, (iv) unusual topography or inadequate public improvements or utilities, (v)
12 environmental contamination of buildings or property, and (vi) the existence of factors requiring
13 high levels of municipal services or substantial physical underutilization or vacancy of sites,
14 buildings or other improvements.

15 **Section 2.** That it be and is hereby found and determined that the 414 14th Street Urban
16 Redevelopment Plan conforms to the Denver Comprehensive Plan 2000, as supplemented, and is
17 necessary and appropriate to facilitate the proper growth and development of the community in
18 accordance with sound planning standards and local community objectives.

19 **Section 3.** That it be and is hereby found and determined that the 414 14th Street Urban
20 Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the City
21 as a whole, for the rehabilitation and redevelopment of the 414 14th Street Urban Redevelopment
22 Area by private enterprise.

23 **Section 4.** That it be and is hereby found and determined that the conditions of blight in the
24 414 14th Street Urban Redevelopment Area constitute an economic and social liability and a
25 menace to the public health, safety, morals, or welfare.

26 **Section 5.** That if any individuals or families are displaced from dwelling units as a result of
27 adoption or implementation of the 414 14th Street Urban Redevelopment Plan, a feasible method
28 exists for the relocation of those individuals or families in accordance with the Act.

29 **Section 6.** That if business concerns are displaced by the adoption or implementation of
30 414 14th Street Urban Redevelopment Plan, a feasible method exists for the relocation of those
31 business concerns in accordance with the Act.

32 **Section 7.** That it be and is hereby found and determined that reasonable efforts have
33 been taken by the Authority and the City to provide written notice of the Public Hearing to all

1 property owners, residents and owners of business concerns in the 414 14th Street Urban
2 Redevelopment Area at least thirty (30) days prior to the date hereof.

3 **Section 8.** That it be and is hereby found and determined that no more than one hundred
4 twenty (120) days have passed since the commencement of the Public Hearing for the 414 14th
5 Street Urban Redevelopment Plan.

6 **Section 9.** That it be and is hereby found and determined that the 414 14th Street Urban
7 Redevelopment Plan contains no property that was included in a previously submitted urban
8 renewal plan that was not approved by the City Council.

9 **Section 10.** That the City and County of Denver can adequately finance any additional City
10 and County of Denver infrastructure and services required to serve development within the 414
11 14th Street Urban Redevelopment Area for the period during which City and County of Denver
12 property taxes are paid to the Authority.

13 **Section 11.** That the 414 14th Street Urban Redevelopment Plan, having been duly
14 reviewed and considered, be and hereby is approved.

15 COMMITTEE APPROVAL DATE: November 12, 2013

16 MAYOR-COUNCIL DATE: November 19, 2013

17 PASSED BY THE COUNCIL: _____, 2013

18 _____ - PRESIDENT

19 APPROVED: _____ - MAYOR _____, 2013

20 ATTEST: _____ - CLERK AND RECORDER,
21 EX-OFFICIO CLERK OF THE
22 CITY AND COUNTY OF DENVER

23 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2013; _____, 2013

24 PREPARED BY: Jennifer Welborn, Assistant City Attorney DATE: November 21, 2013

25 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
26 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
27 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §
28 3.2.6 of the Charter.

29 Douglas J. Friednash, Denver City Attorney

30 BY: _____, City Attorney DATE: _____, 2013