

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2025

COUNCIL BILL NO. CB 25-1222  
COMMITTEE OF REFERENCE:  
Finance and Business

**A BILL**

**For an ordinance approving the Rock Drill Urban Redevelopment Plan, the creation of the Rock Drill Urban Redevelopment Area and the Rock Drill Property Tax Increment Area and Sales Tax Increment Area.**

**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 an approximately 8.4 acre site generally bounded by East 40<sup>th</sup> Avenue to the north, Franklin Street to the west, East 39<sup>th</sup> Avenue to the south and Williams Street to the east, and desire to create an urban redevelopment area through the adoption of this Rock Drill Urban Redevelopment Plan, as filed with the Denver City Clerk on the 21<sup>st</sup> day of August, 2025 under City Clerk Filing No. 20250128, to facilitate redevelopment of the area as more fully set forth in the Rock Drill Urban Redevelopment Plan; and

**WHEREAS**, the Board of Commissioners of the Authority has approved the Rock Drill Urban Redevelopment Plan and redevelopment of the Rock Drill Urban Redevelopment Area as described in the Rock Drill Redevelopment Plan (collectively and as further described in the Rock Drill Urban Redevelopment Plan, the "Rock Drill Urban Redevelopment Area"); and

**WHEREAS**, the Board of Commissioners of the Authority has approved the creation of the Property Tax Increment Area and the Sales Tax Increment Area, as each term is defined in the Rock Drill 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 Rock Drill Urban Redevelopment Plan;

**WHEREAS**, in conformance with the requirements of § 31-25-107(2) of the Act the Denver Planning Board, which is the duly designated and acting official planning body of the City, has either: 1) submitted to the City Council its written recommendations with respect to the Rock Drill

1 Urban Redevelopment Plan for the Rock Drill Urban Redevelopment Area and certifies that the  
2 Rock Drill Urban Redevelopment Plan conforms to the general plan for the City as a whole, and  
3 the City Council duly considered the report, recommendations and certifications of the Planning  
4 Board, or 2) more than thirty (30) days have passed since the submittal to Denver Planning Board  
5 of the Rock Drill Urban Redevelopment Plan for the Rock Drill Urban Redevelopment Area without  
6 a recommendation being provided by the Denver Planning Board; and

7 **WHEREAS**, in accordance with the requirements of § 31-25-107(9.5) of the Act, School  
8 District No. 1 in the City and County of Denver and State of Colorado ("DPS") has negotiated or  
9 entered into that Rock Drill School Funding Agreement with the Authority (the "DPS Agreement"),  
10 the RiNo Business Improvement District has negotiated or entered into an agreement with the  
11 Authority (the "RiNo Agreement") and the Urban Drainage and Flood Control District, doing  
12 business as the Mile High Flood District ("UDFCD") has negotiated or entered into that letter  
13 agreement with the Authority (the "UDFCD Agreement"); and

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

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

18 **Section 1.** That it be and is hereby found and determined, based upon the evidence  
19 presented at the Public Hearing, in the related Conditions Study, and testimony at the Public  
20 Hearing, that the Rock Drill Urban Redevelopment Area consists of a "blighted area," which is  
21 appropriate for one or more urban redevelopment projects according to the Act, and which, by  
22 reason of the following factors, constitutes "blight" (as defined in the Act), constitutes an economic  
23 and social liability, and is a menace to the public health, safety, morals and welfare: (i) slum,  
24 deteriorated, or deteriorating structures; (ii) deterioration of site or other improvements; (iii)  
25 buildings that are unsafe or unhealthy for persons to live or work in because of building code  
26 violations, dilapidation, deterioration, defective design, physical construction, or faulty or  
27 inadequate facilities; (iv) environmental contamination of buildings or property; and (v) existence of  
28 health, safety or welfare factors requiring high levels of municipal services or substantial physical  
29 underutilization or vacancy of sites, buildings, or other improvements.

30 **Section 2.** That it be and is hereby found and determined that the Rock Drill Urban  
31 Redevelopment Plan conforms to the Denver Comprehensive Plan 2040, as supplemented, and is  
32 necessary and appropriate to facilitate the proper growth and development of the community in  
33 accordance with sound planning standards and local community objectives.

1       **Section 3.** That it be and is hereby found and determined that the Rock Drill Urban  
2 Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the City  
3 as a whole, for the rehabilitation and redevelopment of the Rock Drill Urban Redevelopment Area  
4 by private enterprise.

5       **Section 4.** That it be and is hereby found and determined that the conditions of blight in the  
6 Rock Drill Urban Redevelopment Area constitute an economic and social liability and a menace to  
7 the public health, safety, morals, or welfare.

8       **Section 5.** That if any individuals or families are displaced from dwelling units as a result of  
9 adoption or implementation of the Rock Drill Urban Redevelopment Plan, a feasible method exists  
10 for the relocation of those individuals or families in accordance with the Act.

11       **Section 6.** That if business concerns are displaced by the adoption or implementation of  
12 Rock Drill Urban Redevelopment Plan, a feasible method exists for the relocation of those  
13 business concerns in accordance with the Act.

14       **Section 7.** That it be and is hereby found and determined that reasonable efforts have  
15 been taken by the Authority and the City to provide written notice of the Public Hearing to all  
16 property owners, residents and owners of business concerns in the Rock Drill Urban  
17 Redevelopment Area at least thirty (30) days prior to the date hereof.

18       **Section 8.** That it be and is hereby found and determined that no more than one hundred  
19 twenty (120) days have passed since the commencement of the Public Hearing for the Rock Drill  
20 Urban Redevelopment Plan.

21       **Section 9.** That it be and is hereby found and determined that the Rock Drill Urban  
22 Redevelopment Plan contains no property that was included in a previously submitted urban  
23 renewal plan that was not approved by the City Council.

24       **Section 10.** That it be and hereby is found that the DPS Agreement, the RiNo Agreement  
25 and the UDFCD Agreement have been negotiated or entered into in satisfaction of the  
26 requirements of § 31-25-107(9.5) of the Act.

27       **Section 11.** That the City and County of Denver can adequately finance any additional City  
28 and County of Denver infrastructure and services required to serve development within the Rock  
29 Drill Urban Redevelopment Area for the period during which City and County of Denver property  
30 taxes are paid to the Authority.

31       **Section 12.** That the Rock Drill Urban Redevelopment Plan, having been duly reviewed  
32 and considered, be and hereby is approved.  
33

1 COMMITTEE APPROVAL DATE: August 26, 2025  
2 MAYOR-COUNCIL DATE: September 2, 2025  
3 PASSED BY THE COUNCIL: 09/15/2025  
4 *Diana Romero Campbell* - PRESIDENT  
Diana Romero Campbell (Sep 16, 2025 11:06:46 MDT)  
5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_  
6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER  
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_  
10 PREPARED BY: Bradley T. Neiman, Assistant City Attorney DATE: September 4, 2025  
11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
12 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
14 3.2.6 of the Charter.  
15  
16 Katie J. McLoughlin, Interim City Attorney  
17  
18 BY: *Jonathan Griffin*, Assistant City Attorney DATE: 09/04/2025  
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