

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2025

COUNCIL BILL NO. 25-1137
COMMITTEE OF REFERENCE:
Finance and Business

A BILL

**For an ordinance approving the Amended and Restated 27th and Larimer 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 Council of the City and County of Denver ("City Council") previously approved the 27th and Larimer Urban Redevelopment Plan, as filed on the 24th day of October, 2022 under City Clerk Filing No. 20220103 pursuant to Ordinance No. 1373, series of 2022 (the "27th and Larimer Redevelopment Plan"); and

WHEREAS, in connection with the approval of the 27th and Larimer Redevelopment Plan, the City Council has previously approved the creation of the 27th and Larimer Urban Redevelopment Area and the Property Tax Increment Area and the Sales Tax Increment Area, as each term is defined in the 27th & Larimer Redevelopment Plan; and

WHEREAS, the City and the Authority desire to amend and restate the 27th and Larimer Redevelopment Plan pursuant to the Amended and Restated 27th and Larimer Urban Redevelopment Plan as filed with the City Clerk on the 14th day of August, 2025 under City Clerk Filing No. 20250126 (the "A&R Plan"); and

WHEREAS, because the A&R Plan will substantially change provisions of the 27th and Larimer Redevelopment Plan regarding land use within the 27th and Larimer Urban Redevelopment Area and the scope or nature of the proposed urban renewal project contemplated under the 27th and Larimer Urban Redevelopment Plan, the A&R Plan is considered to be a substantial modification of the 27th and Larimer Redevelopment Plan in accordance with § 31-25-107(7), Colorado Revised Statutes; and

WHEREAS, the Board of Commissioners of the Authority has approved the A&R Plan; and

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

1 submitted to the City Council its written recommendations with respect to the A&R Plan for the 27th
2 and Larimer Urban Redevelopment Area and certifies that the A&R Plan conforms to the general
3 plan for the City as a whole, and the City Council duly considered the report, recommendations and
4 certifications of the Planning Board; and

5 **WHEREAS**, in accordance with the requirements of § 31-25-107(9.5) of the Act, the Authority
6 has previously entered into agreements with School District No. 1 in the City and County of Denver
7 and State of Colorado ("DPS"), the RiNo Business Improvement District ("BID"), and Urban Drainage
8 and Flood Control District d/b/a Mile High Flood District ("MHFD") (collectively the "Taxing Entities");
9 and

10 **WHEREAS**, the terms of the respective agreements between the Authority and the Taxing
11 Entities will not change as a result of approval of the A&R Plan; and

12 **WHEREAS**, in accordance with the requirements of § 31-25-107(7) of the Act, the Authority
13 has provided to the Taxing Entities a detailed written description of the A&R Plan, and a notice of
14 the date and time that the A&R Plan is being considered by the City Council; and

15 **WHEREAS**, as of this date, none of the Taxing Entities have expressed any objection to City
16 Council's consideration of the A&R Plan or any action of the Authority related thereto; and

17 **WHEREAS**, after notice as required by Act, a public hearing has been held concerning the
18 A&R Plan ("Public Hearing"); and

19 **WHEREAS**, upon the effective date of this Ordinance, the A&R Plan shall amend and restate
20 the 27th and Larimer Redevelopment Plan in its entirety.

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

23 **Section 1.** That it be and is hereby found and determined, based upon the evidence
24 presented at the Public Hearing, in the related Conditions Study, and testimony at the Public Hearing,
25 that the 27th and Larimer Urban Redevelopment Area consists of a "blighted area," which is
26 appropriate for one or more urban redevelopment projects according to the Act, and which, by reason
27 of the following factors, constitutes "blight" (as defined in the Act), constitutes an economic and social
28 liability, and is a menace to the public health, safety, morals and welfare: (i) slum, deteriorated, or
29 deteriorating structures; (ii) deterioration of site or other improvements; (iii) environmental
30 contamination of buildings or property; and (iv) the existence of health, safety or welfare factors
31 requiring high levels of municipal services or substantial physical underutilization or vacancy of sites,
32 buildings, or other improvements.

1 **Section 2.** That it be and is hereby found and determined that the A&R Plan conforms to the
2 Denver Comprehensive Plan 2040, as supplemented, and is necessary and appropriate to facilitate
3 the proper growth and development of the community in accordance with sound planning standards
4 and local community objectives.

5 **Section 3.** That it be and is hereby found and determined that the A&R Plan will afford
6 maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation
7 and redevelopment of the 27th and Larimer Urban Redevelopment Area by private enterprise.

8 **Section 4.** That it be and is hereby found and determined that the conditions of blight in the
9 27th and Larimer Urban Redevelopment Area constitute an economic and social liability and a
10 menace to the public health, safety, morals, or welfare.

11 **Section 5.** That if any individuals or families are displaced from dwelling units as a result of
12 adoption or implementation of the A&R Plan, a feasible method exists for the relocation of those
13 individuals or families in accordance with the Act.

14 **Section 6.** That if business concerns are displaced by the adoption or implementation of the
15 A&R Plan, a feasible method exists for the relocation of those business concerns in accordance with
16 the Act.

17 **Section 7.** That it be and is hereby found and determined that reasonable efforts have been
18 taken by the Authority and the City to provide written notice of the Public Hearing to all property
19 owners, residents and owners of business concerns in the 27th and Larimer Urban Redevelopment
20 Area at least thirty (30) days prior to the date hereof.

21 **Section 8.** That it be and is hereby found and determined that no more than one hundred
22 twenty (120) days have passed since the commencement of the Public Hearing for the A&R Plan.

23 **Section 9.** That it be and is hereby found and determined that the A&R Plan contains no
24 property that was included in a previously submitted urban renewal plan that was not approved by
25 the City Council.

26 **Section 10.** That it be and hereby is found that the requirements of § 31-25-107(7) of the Act
27 have been satisfied concerning the provision of notice to DPS, the BID and MFHD of the A&R Plan
28 and the Public Hearing.

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

1 **Section 12.** That the A&R Plan, having been duly reviewed and considered, be and hereby
2 is approved. Upon the effective date of this Ordinance, the A&R Plan shall be considered to amend
3 and restate the 27th and Larimer Redevelopment Plan in its entirety.

4
5 COMMITTEE APPROVAL DATE: August 12, 2025

6 MAYOR-COUNCIL DATE: August 19, 2025

7 PASSED BY THE COUNCIL: _____

8 _____ - PRESIDENT

9 APPROVED: _____ - MAYOR _____

10 ATTEST: _____ - CLERK AND RECORDER,
11 EX-OFFICIO CLERK OF THE
12 CITY AND COUNTY OF DENVER

13 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

14 PREPARED BY: Bradley T. Neiman, Assistant City Attorney DATE: August 21, 2025

15 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
16 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
17 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
18 § 3.2.6 of the Charter.

19
20 Katie J. McLoughlin, Interim Denver City Attorney

21
22 BY: *Jonathan Griffin* _____, Assistant City Attorney DATE: 08/21/2025 _____