

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2022

COUNCIL BILL NO. 22-0589  
COMMITTEE OF REFERENCE:  
Finance & Governance

**A BILL**

**For an ordinance approving the 3015 East Colfax Urban Redevelopment Plan, the creation of the 3015 East Colfax Urban Redevelopment Area and the 3015 East Colfax Street 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 the 3015 East Colfax area in Denver and desire to create an urban redevelopment area through the adoption of this 3015 East Colfax Urban Redevelopment Plan, as filed with the Denver City Clerk on the 23<sup>rd</sup> day of May, 2022, under City Clerk Filing No. 20220062, to facilitate redevelopment of the area as more fully set forth in the 3015 East Colfax Urban Redevelopment Plan; and

**WHEREAS**, the Board of Commissioners of the Authority has approved the 3015 East Colfax Urban Redevelopment Plan and redevelopment of the 3015 East Colfax Urban Redevelopment Area as described in the 3015 East Colfax Redevelopment Plan (collectively and as further described in the 3015 East Colfax Urban Redevelopment Plan, the "3015 East Colfax 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 3015 East Colfax 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 3015 East Colfax Urban Redevelopment Plan;

**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 respecting the 3015 East Colfax Urban Redevelopment Plan for the 3015 East Colfax Urban Redevelopment Area. The City Council duly considered the report of the Planning Board; and

1       **WHEREAS**, in accordance with the requirements of § 31-25-107(9.5) of the Act, School  
2 District No. 1 in the City and County of Denver and State of Colorado ("DPS") has entered into that  
3 3015 East Colfax Intergovernmental Agreement with the Authority (the "DPS Agreement") and the  
4 Urban Drainage and Flood Control District, doing business as the Mile High Flood District ("UDFCD")  
5 has entered into that letter agreement with the Authority (the "UDFCD Agreement"); and

6       **WHEREAS**, after notice as required by Colorado Revised Statutes, a public hearing has been  
7 held concerning the 3015 East Colfax Urban Redevelopment Plan ("Public Hearing").

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

10       **Section 1.** That it be and is hereby found and determined, based upon the evidence  
11 presented at the Public Hearing, in the related Conditions Study, and testimony at the Public Hearing,  
12 that the 3015 East Colfax Urban Redevelopment Area consists of a "blighted area," which is  
13 appropriate for one or more urban redevelopment projects according to the Act, and which, by reason  
14 of the following factors, constitutes "blight" (as defined in the Act), constitutes an economic and social  
15 liability, and is a menace to the public health, safety, morals and welfare: (i) slum, deteriorated, or  
16 deteriorating structures, (ii) unsafe or unsanitary conditions, (iii) deterioration of site or other  
17 improvements, and (iv) existence of health, safety or welfare factors requiring high levels of municipal  
18 services or substantial physical underutilization or vacancy of sites, buildings, or other  
19 improvements.

20       **Section 2.** That it be and is hereby found and determined that the 3015 East Colfax Urban  
21 Redevelopment Plan conforms to the Denver Comprehensive Plan 2040, as supplemented, and is  
22 necessary and appropriate to facilitate the proper growth and development of the community in  
23 accordance with sound planning standards and local community objectives.

24       **Section 3.** That it be and is hereby found and determined that the 3015 East Colfax Urban  
25 Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the City  
26 as a whole, for the rehabilitation and redevelopment of the 3015 East Colfax Urban Redevelopment  
27 Area by private enterprise.

28       **Section 4.** That it be and is hereby found and determined that the conditions of blight in the  
29 3015 East Colfax Urban Redevelopment Area constitute an economic and social liability and a  
30 menace to the public health, safety, morals, or welfare.

31       **Section 5.** That if any individuals or families are displaced from dwelling units as a result of  
32 adoption or implementation of the 3015 East Colfax Urban Redevelopment Plan, a feasible method

1 exists for the relocation of those individuals or families in accordance with the Act.

2       **Section 6.** That if business concerns are displaced by the adoption or implementation of  
3 3015 East Colfax Urban Redevelopment Plan, a feasible method exists for the relocation of those  
4 business concerns in accordance with the Act.

5       **Section 7.** That it be and is hereby found and determined that reasonable efforts have been  
6 taken by the Authority and the City to provide written notice of the Public Hearing to all property  
7 owners, residents and owners of business concerns in the 3015 East Colfax Urban Redevelopment  
8 Area at least thirty (30) days prior to the date hereof.

9       **Section 8.** That it be and is hereby found and determined that no more than one hundred  
10 twenty (120) days have passed since the commencement of the Public Hearing for the 3015 East  
11 Colfax Urban Redevelopment Plan.

12       **Section 9.** That it be and is hereby found and determined that the 3015 East Colfax Urban  
13 Redevelopment Plan contains no property that was included in a previously submitted urban renewal  
14 plan that was not approved by the City Council.

15       **Section 10.** That it is hereby found and determined that the 3015 East Colfax Urban  
16 Redevelopment Plan conforms to the Denver Comprehensive Plan 2040, as a whole, 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 11.** That it be and hereby is found that the DPS Agreement and the UDFCD  
20 Agreement satisfy of the requirements of § 31-25-107(9.5) of the Act.

21       **Section 12.** That the City and County of Denver can adequately finance any additional City  
22 and County of Denver infrastructure and services required to serve development within the 3015  
23 East Colfax Urban Redevelopment Area for the period during which City and County of Denver  
24 property taxes are paid to the Authority.

25       **Section 13.** That the 3015 East Colfax Urban Redevelopment Plan, having been duly  
26 reviewed and considered, be and hereby is approved.

27  
28                               **[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**  
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1 COMMITTEE APPROVAL DATE: May 24, 2022  
2 MAYOR-COUNCIL DATE: May 31, 2022 by Consent  
3 PASSED BY THE COUNCIL: \_\_\_\_\_ June 20, 2022  
4 *Stacie Gilmore* - PRESIDENT  
5 APPROVED: \_\_\_\_\_ - MAYOR *Bradley T. Neiman* Jun 23, 2022  
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: June 2, 2022  
11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the  
12 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 Kristin M. Bronson, Denver City Attorney  
17  
18 BY: *Jonathan Griffin*, Assistant City Attorney DATE: Jun 1, 2022