



Legislation Text

File #: 22-0937, Version: 1

**Other/Miscellaneous Request Template (Appointments; ROW; Code Changes; Zoning Action, etc.)**

**Date Submitted: 8-8-2022**

**Requesting Agency: Department of Finance (Community Planning and Development and Denver Urban Renewal Authority)**  
**Division:**

**Subject Matter Expert Name: Michael Kerrigan, DOF; Deirdre Oss, Community Planning and Development; Tracy Huggins, DURA**

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**Phone Number:**

**Item Title & Description:**

*(Do not delete the following instructions)*

*These appear on the Council meeting agenda. Initially, the requesting agency will enter a 2-3 sentence description. Upon bill filling, the City Attorney's Office should enter the title above the description (the title should be in **bold** font).*

*Both the title and description must be entered between the red "title" and "body" below. Do **not** at any time delete the red "title" or "body" markers from this template.*

**A bill for an ordinance approving the Sun Valley Homes Urban Redevelopment Plan, the creation of the Sun Valley Homes Urban Redevelopment Area and the Sun Valley Homes Property Tax Increment Area and Sales Tax Increment Area.**

Approves the Sun Valley Homes Urban Redevelopment Plan authorizing the creation of an Urban Redevelopment Area and property tax increment area. The Committee approved filing this item at its meeting on 8-9-2022.

**Affected Council District(s) or citywide? 3**

**Executive Summary with Rationale and Impact:**

*Detailed description of the item and why we are doing it. This can be a separate attachment.*

Establishing the Sun Valley Homes Urban Redevelopment Area ("Area") will assist in the process of redevelopment of an approximately 35 acre underutilized and blighted site generally situated in the Sun Valley neighborhood bounded by 13<sup>th</sup> Ave. to the north, 9<sup>th</sup> Ave. to the south, the South Platte River to the east, and Decatur St. to the west in portions and Bryant St. to the west in portions.

The proposed Area is located in Denver's lowest income neighborhood and is comprised of two land uses: a portion of the Denver Housing Authority ("DHA") owned Sun Valley Homes public housing site and industrial property containing an unutilized storage tank farm and several other vacant industrial parcels. The general objectives of the Sun Valley Homes Urban Redevelopment Plan are to reduce or eliminate blighted conditions as well as to stimulate the growth and development of the Area by: improving the access to transportation, parks, and open spaces; by enhancing the multimodal transportation network; and by promoting a diverse mix of housing options within the Area.

The Denver Urban Renewal Authority ("DURA"), in coordination with the City's Department of Finance and Department of Community Planning and Development, is seeking to establish an Urban Redevelopment Area to support the proposed redevelopment of the Area through the approval of an Urban Redevelopment Plan and the authorization of tax increment financing.

**Address/Location (if applicable):**

**Legal Description (if applicable):**

**Denver Revised Municipal Code (D.R.M.C.) Citation (if applicable):**

**Draft Bill Attached?**