



Legislation Text

File #: 22-0589, Version: 1

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

**Date Submitted: 5-16-2022**

**Requesting Agency: Department of Finance/ Denver Urban Renewal Authority**  
**Division:**

**Subject Matter Expert Name:** 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 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.**

Approves the 3015 East Colfax Urban Redevelopment Plan and authorizes the creation of an Urban Redevelopment Area and sales and property tax increment areas in Council District 9. The Committee approved filing this item at its meeting on 5-24-22.

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

**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 3015 East Colfax Urban Redevelopment Area ("Area") will assist in the process of redevelopment of an approximately 1-acre underutilized and blighted site generally situated along East Colfax Avenue between Milwaukee Street and St. Paul Street.

The proposed Area is the site of the All Inn Motel ("Motel"). The Motel closed to new patrons in March 2022 after years of operating at well below its capacity due primarily to its significant signs of physical deterioration. The Motel's deteriorating conditions erode the integrity of the historical property and contributes to an inhospitable pedestrian and business environment, inconsistent with the

vision and for Colfax Avenue. The general objectives of the 3015 East Colfax Urban Redevelopment Plan are to reduce or eliminate blighted conditions as well as to stimulate the growth and development of the Area by supporting the rehabilitation of a historically significant and underutilized building and the creation of street-level commercial uses that will enhance the pedestrian and business environment along Colfax Avenue.

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?**