



Legislation Text

File #: 22-1241, Version: 1

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

**Date Submitted: 10-3-2022**

**Requesting Agency: Finance  
Division:**

**Subject Matter Expert Name: Michael Kerrigan  
Email Address: Michael.Kerrigan@denvergov.org  
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 resolution to set a public hearing relating to the adoption of the 27<sup>th</sup> & Larimer Urban Redevelopment Plan and directing the Denver Urban Renewal Authority to take certain actions in connection with the hearing.**

Sets a public hearing before City Council on 11-21-22 on the 27th & Larimer Urban Redevelopment Plan in Council District 9. The Committee approved filing this item at its meeting on 10-4-2022.

**Affected Council District(s) or citywide? 9**

**Executive Summary with Rationale and Impact:**

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

The purpose of the resolution is to set a public hearing to approve the 27<sup>th</sup> & Larimer Urban Redevelopment Plan. State law requires a public hearing be conducted prior to City Council approving an Urban Redevelopment Plan, with 30 days' public notice provided prior to the hearing. The hearing for the 27<sup>th</sup> & Larimer Urban Redevelopment Plan is anticipated to be November 21, 2022. The general objectives of the 27<sup>th</sup> & Larimer Urban Redevelopment Plan are to reduce or eliminate blighted conditions as well as assisting in the revitalization of the Urban Redevelopment Area into a compatible and viable mixed-use redevelopment consistent with the vision, goals, and strategies in the City's Comprehensive Plan 2040 and its supplements.

**EXECUTIVE SUMMARY**

The purpose of the resolution is to set a public hearing to approve the 27<sup>th</sup> & Larimer Urban Redevelopment Plan (“Urban Redevelopment Plan”).

Approving the Urban Redevelopment Plan will establish the 27<sup>th</sup> & Larimer Urban Redevelopment Area (“Area”) and create the 27<sup>th</sup> & Larimer Sales and Property Tax Increment Areas to assist in the process of redevelopment of a blighted site. The urban redevelopment project will support the revitalization of the Area through the development of several multi-story buildings that will create a mix of uses contemplated to include: retail; residential, a portion of which will be affordable to low-income households; a publicly accessible outdoor plaza; and below-grade parking. Additionally, the redeveloper is undertaking the rehabilitation of the Volunteers of America headquarters building within the Area that will maintain the non-profit’s presence in the neighborhood. 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 the Area to support the proposed redevelopment through the approval of an Urban Redevelopment Plan.

Staff with the City and DURA are drafting the Urban Redevelopment Plan and associated Cooperation Agreement authorizing the creation of the Area and the use of Tax Increment Financing by DURA. State law requires a public hearing be held prior to City Council’s consideration of establishing an Urban Redevelopment Plan, with 30 days’ prior notice. It is anticipated that the public hearing on the Urban Redevelopment Plan would be conducted on November 21, 2022.

DURA will be asking Council Committee to approve the resolution setting the public hearing on consent at the October 4, 2022 meeting. A presentation to the Finance & Governance Committee for the approval of the Urban Redevelopment Plan will be scheduled for November 1, 2022 ahead of the anticipated November 21, 2022 public hearing at City Council.

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

**Legal Description (if applicable):**

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

**Draft Bill Attached?**