

URA District Supplemental Information

January 26, 2026





Strategic Framework Derby District (expires Feb. 2034)

Vision: A vibrant neighborhood shopping district with a small-town feel and local business focus

Objectives:

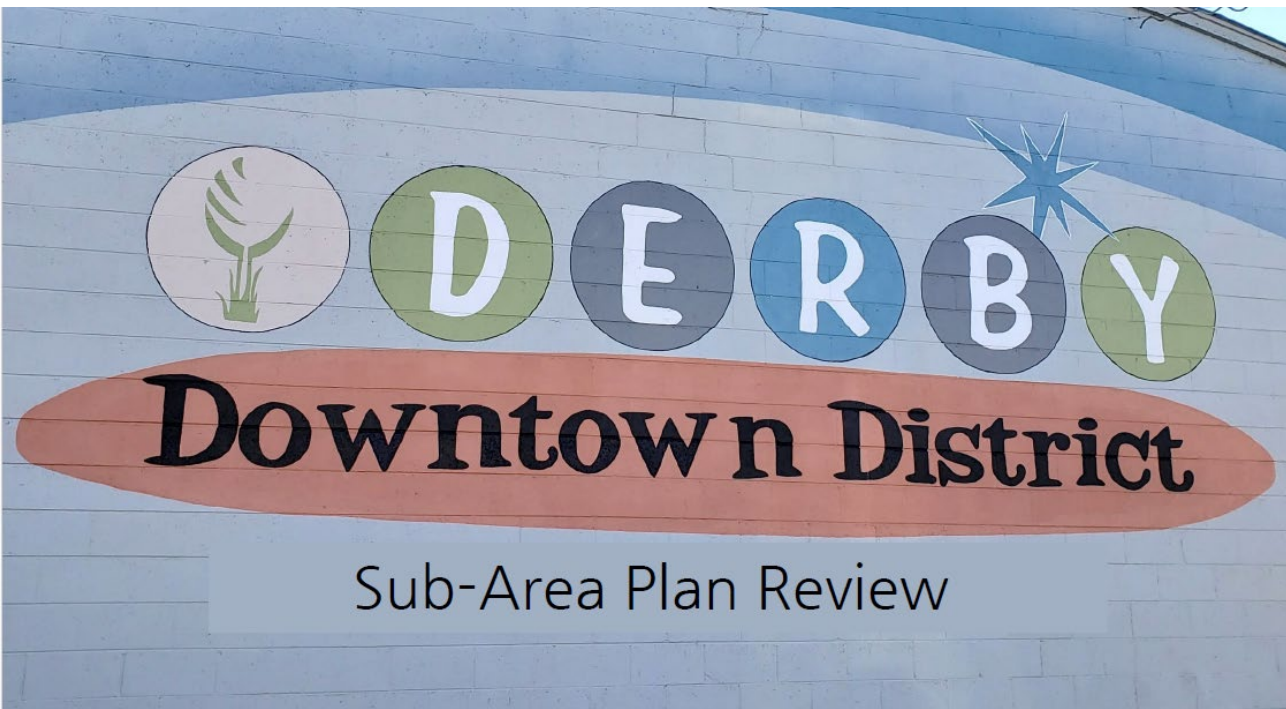
- Improve safety & cleanliness, pedestrian connectivity
- Support small business development
- Attract a variety of neighborhood-serving business & amenities

Resources:

- Facade improvement grants (Catalyst Fund/Façade Improvement Program) [\$83K/yr General revenue]
- Business retention and expansion (BRE)
- Community Development Block Grant (CDBG) funding
- TIF Funds [~\$275K/yr]

Action Items:

- Create an identity & place via investments in public improvements
- Leverage public/private collaboration



DERBY BUSINESS DISTRICT

OPPORTUNITIES

PHYSICAL:

Redevelopment opportunities at key locations within the district

MARKET:

Concentration of ethnic restaurants and businesses create strong identity

POLITICAL:

Support for redevelopment activities and public investment

FINANCIAL:

TIF and general revenue funds available for public investment

CHALLENGES

PHYSICAL:

Majority of buildings older and smaller limiting redevelopment and adaptive reuse; Limited traffic and visibility on adjacent streets

MARKET:

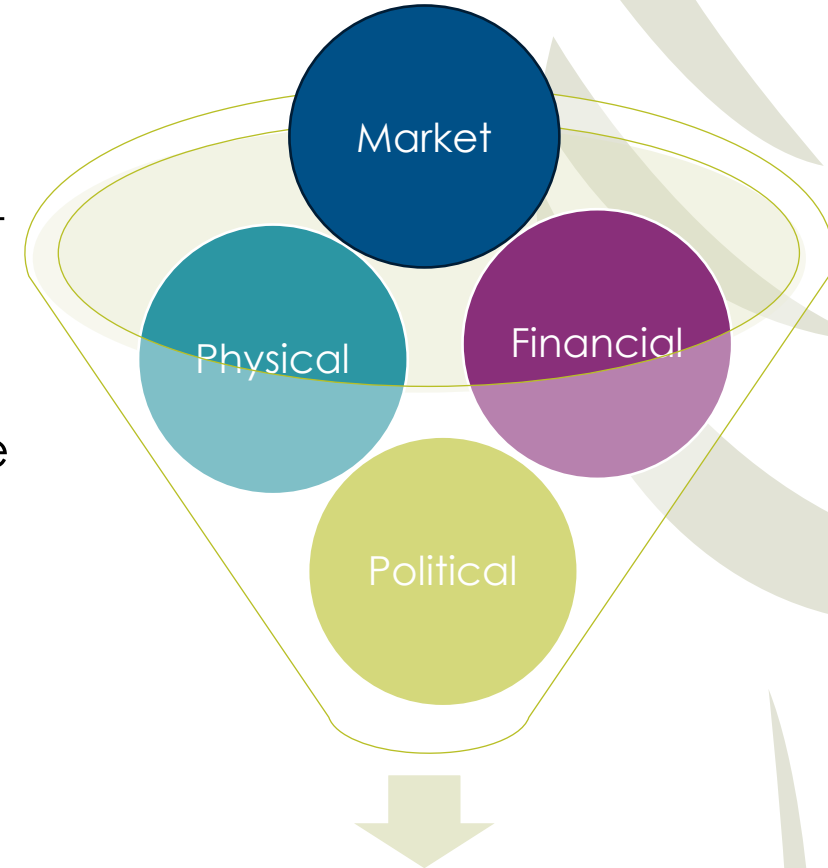
Surrounding neighborhood primarily low-moderate income

POLITICAL:

Lack of local champions/leadership

FINANCIAL:

Lack of private investment due to perceived risk



Plan Implementation

Strategic Framework

Victory Crossing (Expires February 2030)

Vision: A regional destination for civic, cultural, and recreational engagement.

Objectives:

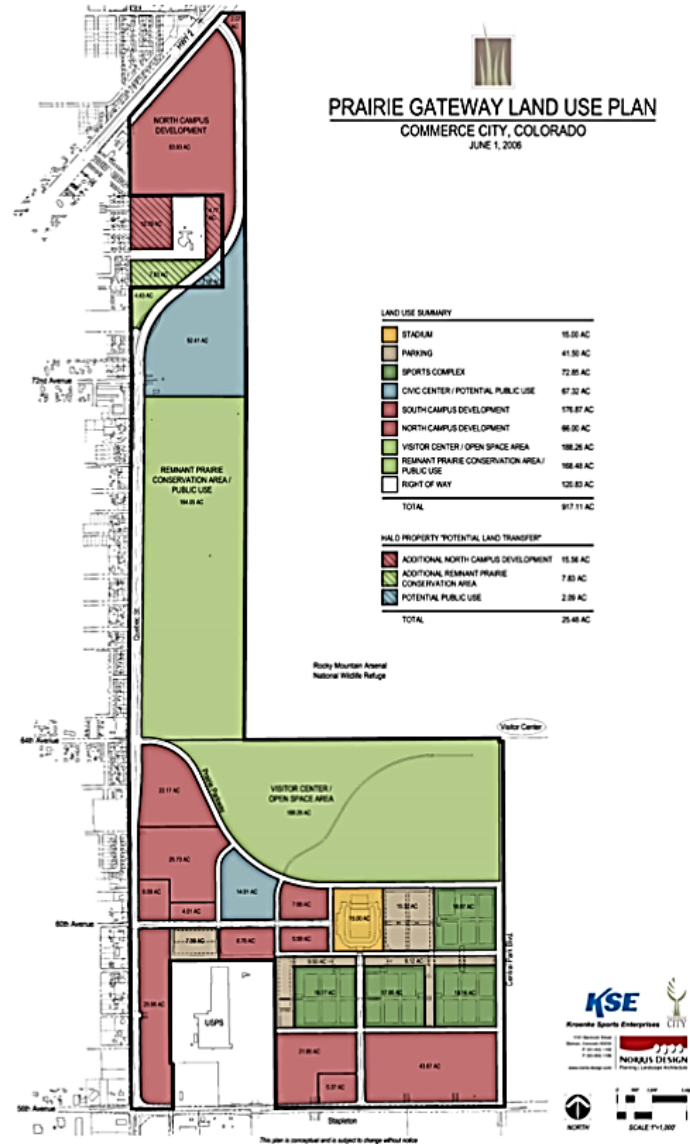
- Complete development of the Civic Center campus
- Attract hospitality, retail, housing and mixed-use developers
- Leverage adjacency to Rocky Mountain Wildlife Preserve

Resources:

- TIF (tax increment financing)
- City-owned land parcels
- Public-private partnership with KSC and others

Action Items:

- Complete environmental evaluation
- Identify market opportunities and interest
- Complete negotiations on land swap/sales



VICTORY CROSSING

OPPORTUNITIES

PHYSICAL:

- Redevelopment opportunities at key locations within the district
- Singular ownership

MARKET:

- Concentration of ethnic restaurants and business create strong identity

POLITICAL:

- Support for redevelopment activities

FINANCIAL:

- Funds available for public investment

CHALLENGES

PHYSICAL:

- Majority of buildings older and smaller limiting redevelopment and adaptive reuse; Limited traffic and visibility on adjacent streets

MARKET:

- Surrounding neighborhood primarily low-moderate income

POLITICAL:

- Apparent lack of interest of property owners

FINANCIAL:

- Lack of investment due to other investment options



Strategic Framework Mile High Greyhound Park (Expires June 2043)

Vision: A walkable, mixed-use neighborhood rooted in Commerce City's history

Objectives:

- Build residential, retail and community facilities
- Maintain affordable housing elements

Resources:

- Master Development Agreement
- TIF Revenue

Action Items:

- Market remaining URA owned property for development
- Acquire water rights (per contract) to complete build-out of residential uses



MILE HIGH GREYHOUND PARK

OPPORTUNITIES

PHYSICAL:

Redevelopment opportunities at key locations within the project area

MARKET:

Strong demand for affordable housing ownership

POLITICAL:

Support for continued commercial development

FINANCIAL:

Funds available for public investment

CHALLENGES

PHYSICAL:

Remaining commercial zoned land has poor visibility

MARKET:

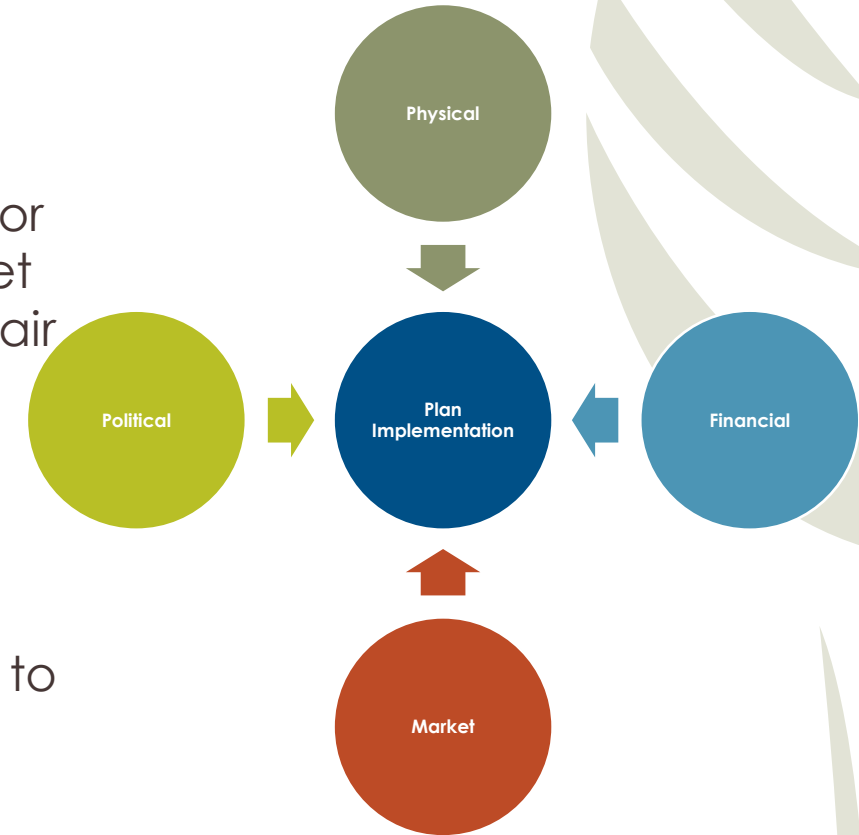
While moderate support exists for residential development, market for retail is considered poor-to-fair

POLITICAL:

Mixed support for additional affordable housing

FINANCIAL:

Lack of private investment due to perceived risk for additional commercial uses



Strategic Framework Sand Creek (Expires April 2047)

Vision: An eco-industrial corridor that integrates green infrastructure and employment

Objectives:

- Redevelop an underutilized industrial site
- Implement brownfield remediation and improve vehicular access
- Attract clean-tech and logistics businesses

Resources:

- EPA Brownfield grants
- Environmental remediation funds
- State infrastructure support

Action Items:

- Assist property owner in marketing or selling site



SAND CREEK

OPPORTUNITIES

PHYSICAL:

Relatively large parcel zoned for Industrial use

MARKET:

Adjacent industrial uses creates synergy

POLITICAL:

Political support for redevelopment

FINANCIAL:

Funds available for public investment

CHALLENGES

PHYSICAL:

Former superfund site, soil instability, infrastructure and topography present challenges

MARKET:

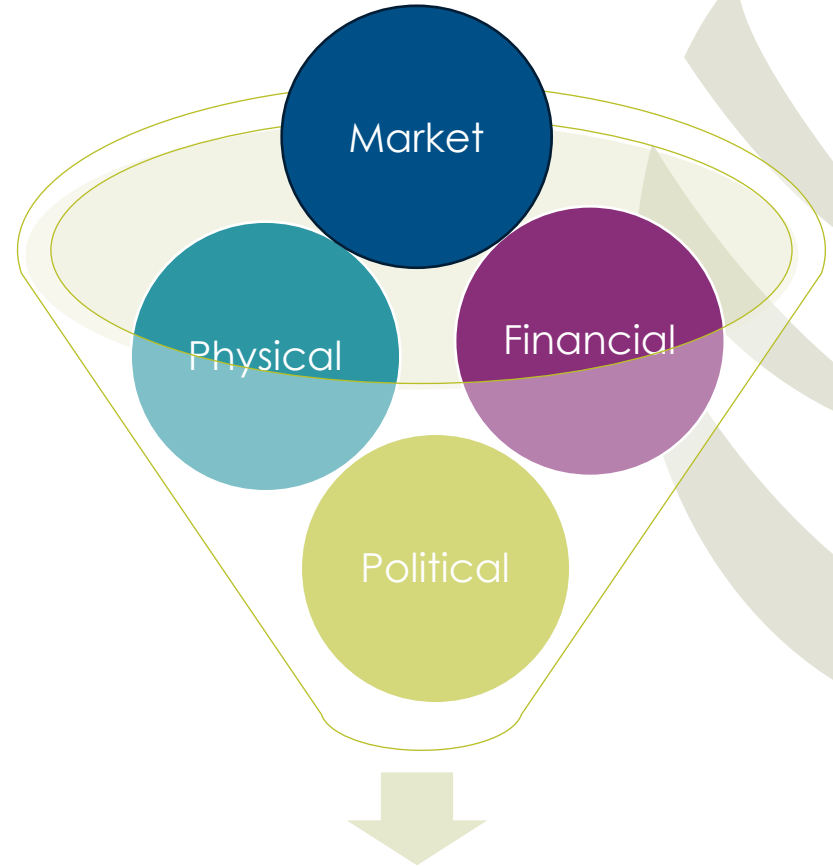
Limited market interest, and high land cost

POLITICAL:

Lack of local champions/leadership

FINANCIAL:

Lack of private investment due to perceived risk



Plan Implementation

District Overview

District	Expiration	Vision	Opportunities	Challenges
Derby	2034	Neighborhood Retail Hub	Strong cultural identity	Aging infrastructure, low private investment
MHGP	2043 (varies)	Mixed-use Neighborhood	Strong demand for affordable housing	Weak retail market demand
Victory Crossing	2030	Mixed-use civic/residential/entertainment district	Public-Private partnership in place –City/KSC	Developer interest, mixed market demand
Sand Creek	2047	Eco-industrial district	Possible grants for environmental remediation	Site constraints, market risk

Proposed Targets 2026-2030

METRIC	VICTORY CROSSING	SAND CREEK	MILE HIGH GREYHOUND PARK	DERBY
New Private Investment	\$150M	\$80	\$120	\$20M
Affordable Housing Units	50	0	240	30
Jobs Created	800	400	500	100
Infrastructure Projects	5	4	6	3
New Businesses	10	5	15	20

2026 Budget



2026 Preliminary Budget					
Urban Renewal Authority	Prairie Gateway	Derby	MHGP	Sand Creek	Administrative
Beginning Fund Balance	\$ 262,153	\$ 2,082,973	\$ 1,779,333	\$ (73,011)	\$ 618,610
Revenues					
Property Tax	\$ 613,651	\$ -	\$ 334,597	\$ 8,671	\$ -
Sales Tax TIF	-	390,000	85,000	-	-
Agreement Revenue	406,500	-	-	-	-
Fund Balance Transfer	-	-	-	-	100,000
Total Revenues	\$ 1,020,151	\$ 390,000	\$ 419,597	\$ 8,671	\$ 100,000
Expenditures					
Outside Services	\$ 81,060	\$ 100,000	\$ 181,232	\$ 8,454	\$ 100,000
Property Tax Collection Fees	15,341	-	8,365	217	-
Agreement Expense	406,500	-	-	-	-
Project Expense	-	290,000	230,000	-	-
Transfer Out	517,250	-	-	-	-
Total Expenditures	\$ 1,020,151	\$ 390,000	\$ 419,597	\$ 8,671	\$ 100,000
Projected Ending Fund Balance	\$ 262,153	\$ 2,082,973	\$ 1,779,333	\$ (73,011)	\$ 618,610

Questions?



Commerce
CITY

ERCE CITY