

# Mile High Greyhound Park

Urban Renewal Plan  
City of Commerce City, Colorado

June 18, 2018

**Prepared for:**

City of Commerce City, Colorado  
Urban Renewal Authority of the City of Commerce City, Colorado

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# Mile High Greyhound Park

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## 1.0 Introduction

### 1.1 Preface

This Mile High Greyhound Park Urban Renewal Plan (the “**Plan**” or the “**Urban Renewal Plan**”) has been prepared by the Urban Renewal Authority of the City of Commerce City, Colorado (the “**Authority**”) for the City of Commerce City, Colorado (“**City**”). It will be carried out by the Authority, pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended (the “**Act**”). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the Authority.

### 1.2 Background

For more than 60 years, the former Mile High Greyhound Park was a vibrant entertainment destination, drawing thousands of people from across Colorado. An economic engine for the City, the park employed hundreds of residents and sales tax revenues were reinvested in community projects. When greyhound racing ended in 2008, visitors and activity in the historic heart of the City slowed.

The Authority purchased the property in August 2011, intent on redeveloping the empty and blighted site as an economic engine for a new generation. Demolition of existing structures was completed in 2013 to prepare the property for development. The Suncor Boys & Girls Club opened in 2015 on 2.5 acres of land donated by the Authority to anchor the southeast corner of the redevelopment.

### 1.3 Blight Findings

Under the Act, an urban renewal area is a blighted area, which has been designated as appropriate for an urban renewal project. In each urban renewal area, conditions of blight, as defined by the Act, must be present, and in order for the Authority to exercise its powers, the City Council must find that the presence of those conditions of blight, "substantially impairs or arrests the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare." C.R.S. § 31-25-103(2).

The Mile High Greyhound Park Current Conditions Survey, prepared by City staff, dated December, 2016, which is attached hereto as **Appendix IV** (the "**Survey**"), demonstrates that the Mile High Greyhound Park Urban Renewal Area (the "**Urban Renewal Area**" or the "**Area**") included in the Survey, is a blighted area under the Act. On December 19, 2016, the City Council of Commerce City approved Resolution #2016-130 declaring the Study Area as a blighted area under the Act.

### 1.4 Other Findings

The Area is appropriate for one or more urban renewal activities and undertakings authorized by the Act to be advanced by the Authority.

It is the intent of the City Council in adopting this Plan that the Authority exercise all powers authorized in the Act which are necessary, convenient or appropriate to accomplish the objectives stated herein. Further, it is the intent of this Plan that the Authority exercise all such powers as may now be possessed or hereafter granted for the elimination of qualifying blight conditions in the Area.

The powers conferred by the Act are for public uses and purposes for which public money may be expended and police powers exercised. This Plan is in the public interest and necessity, which finding is a legislative determination by the City Council.

## 1.5 Plan Review and Public Process

Copies of this Plan have been provided to all public entities having taxing authority within the Area for their review and comment. Adams County received the Impact Report required by C.R.S. § 31-25-107(3.5) of the Act, and all other taxing entities having taxing authority within the Area received a copy of an Impact Report similar to that required by C.R.S. § 31-25-107(3.5) of the Act for counties, which includes information necessary to comply with HB 15-1348 and SB 16-177 and for the taxing entity to analyze the proposed Plan. For each taxing entity the Impact Report indicates the current taxes being generated from the Area, the current proposed development plan, and the proposed capture of tax increment from the Area as it relates to each taxing entity.

As required by the Act, the Authority entered into an Intergovernmental Agreement ("**IGA**" or "**IGAs**") with each taxing entity within the Area to set out the terms and conditions governing the sharing of incremental property tax revenue within the Area. The IGAs are as follows:

- Urban Drainage and Flood Control District Letter Agreement dated June 15, 2017
- Rangeview Library District Letter Agreement dated June 27, 2017
- South Adams County Fire Protection District No. 4 Letter Agreement dated April 18, 2017
- South Adams County Water and Sanitation District letter Agreement dated May 10, 2017
- Adams County Intergovernmental Agreement dated November 14, 2017
- Adams 14 School District Intergovernmental Agreement dated April 16, 2018

The Area encompassed by the Plan has been rezoned through a public review process which included review and approval by the

Commerce City Planning Commission on December 6, 2016 which held that the development plan and proposed zoning were in furtherance of the Comprehensive Plan. The rezoning process also included a public hearing before the Commerce City Council noticed on December 6, 2016 and held on December 19, 2016 at which the zoning and urban renewal financing plan were discussed. At that same meeting a public hearing was held to review the Condition Survey for the Area and the findings of blight. The City Council approved the Condition Survey and blight findings under Resolution # 2016-130. As a part of the zoning review process a public meeting was held on September 1, 2016 at which both the proposed development plan and proposed zoning were discussed. In addition, the creation of an urban renewal plan and the use of tax increment financing were reviewed and discussed at these public meetings.

Notice of the June 18, 2018 City Council public hearing on the Plan was published in the Denver Post on May 17, 2018. All of the land in the Area is owned by the City or the Authority and there are no structures, businesses or occupants within the Area. As such, no additional notice or public review is required for adoption of the Plan.

## **1.6 Urban Renewal Area Boundaries**

The Urban Renewal Area includes properties all located within the City limits as delineated in **Figure No. 1** and described in the legal description presented in the **Appendix II**. The boundaries of the Area include approximately 65 acres of land generally defined to include 5 legal parcels plus public rights-of-way located within the former Mile High Greyhound Park property. Geographically, it is bound by 64<sup>th</sup> Avenue on the north, 62<sup>nd</sup> Avenue to the south, Holly Street to the east and Highway 2 to the west in south central Commerce City.

The boundaries of the Urban Renewal Area were defined as narrowly as feasible to accomplish the objectives identified herein.

As per the Act, the legal description presented in the Appendix controls the boundary description in case of any conflict. No





## 2.0 Definitions

**Act** – means the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended.

**Area or Urban Renewal Area** – means the Mile High Greyhound Park Urban Renewal Area as depicted in **Figure 1** and legally described in **Appendix II**.

**Authority** – means the Urban Renewal Authority of the City of Commerce City, Colorado.

**City Council** – means the City Council of the City of Commerce City, Colorado.

**Comprehensive Plan** – the City of Commerce City Comprehensive Plan (C3 Vision) 2010.

**Cooperation Agreement** – means any agreement between the Authority and City, or any public body (the term “public body” being used in this Plan as defined by the Act) respecting action to be taken pursuant to any of the powers set forth in the Act or in any other provision of Colorado law, for the purpose of facilitating public undertakings deemed necessary or appropriate by the Authority under this Plan.

**C.R.S.** – means the Colorado Revised Statutes, as amended from time to time.

**IGA or Intergovernmental Agreement** - means an agreement between the Authority and each taxing entity within the Area to set out the terms and conditions governing the sharing of incremental property tax revenue within the Area.

**Impact Report** – means the Mile High Greyhound Park Adams County Impact Report prepared by REGen, LLC and provided to Adams County on May 24, 2017.

**Phase I Tax Increment Area** - means the Phase I Tax Increment Area as defined in Section 6.7 of this Plan and depicted and legally described in **Appendix III**.

**Plan or Urban Renewal Plan** – means this Mile High Greyhound Park Urban Renewal Plan.

**Property Tax Increment Revenue** – means the property tax increment revenue allocated to the Authority as defined in Section 7.3.3 of this Plan.

**Redevelopment / Development Agreement** – means one or more agreements between and among the Authority and developer(s) and / or property owners or such other individuals or entities as may be determined by the Authority to be necessary or desirable to carry out the purposes of this Plan.

**Sales Tax Increment Revenue** - means the sales and use tax increment revenue allocated to the Authority as defined in Section 7.3.3 of this Plan.

**Study Area** – means the geographic territory defined for the Survey, the boundaries of which are coterminous with the Area boundaries.

**Survey** – means the Mile High Greyhound Park Current Conditions Survey, prepared by City staff, dated December, 2016, attached hereto as **Appendix IV** and incorporated herein by this reference.

**Tax Increment Area** - means the Phase I Tax Increment Area as defined in Section 6.7 of this Plan and depicted and legally described in **Appendix III**, and any subsequent Tax Increment Area designated by an amendment to this Plan by the City Council.

**Urban Renewal Project (or Project)** – means, for purposes of this Plan, any and all undertakings and activities within the Area necessary or desirable to remedy or prevent blight.

**Land Development Code** – means the City of Commerce City Land Development Code in effect as of the date of any zoning actions which apply to property within the Study Area at the time of the approval by the City Council of such action.

### **3.0 Purpose of the Plan**

The purpose of this Plan is to reduce, eliminate and prevent the spread of blight within the Area and to stimulate growth and investment within the Area boundaries. To accomplish this purpose, the Plan promotes local

objectives expressed in adopted community plans with respect to appropriate land uses, private investment and public improvements, provided that the delineation of such objectives shall not be construed to require that any particular aspect of the Project necessarily promote all such objectives. Specifically, the Mile High Greyhound Park Urban Renewal Plan seeks to advance the vision and priorities of the Comprehensive Plan.

While the principal goal of the urban renewal effort, as required by the Act, is to afford maximum opportunity, consistent with the sound needs of the City as a whole; to remediate blighted conditions; and to develop and rehabilitate the Area by private, public and not-for-profit enterprises; it is not intended to replace the efforts of area business development or marketing organizations. The development of properties within the Area will be accomplished through the improvement of existing and construction of new, structures and infrastructure, attraction of new investment and reinvestment in the Area through the involvement of the Authority and City with participation and cooperation by the private sector.

### **3.1 Development and Design Objectives**

All development in the Area shall conform to the Land Development Code and any site-specific zoning regulations or policies which might impact properties, all as in effect and as may be modified from time to time. While the Act authorizes the Authority to undertake zoning and planning activities to regulate land use, maximum densities, and building requirements in the Area, the City will regulate land use and building requirements through existing municipal codes and ordinances.

General development objectives for the Urban Renewal Area include redevelopment of the Area for the purpose of generating revenue sufficient to fund improvements that address conditions of blight that are serving as obstacles to private investment within this former regional destination. Correspondingly, to provide funding for a range of improvements and enhancements that will serve to stabilize adjacent residential neighborhoods and established commercial centers.

Specific objectives include the following:

1. Eliminate and prevent blight
2. Implement elements of the Comprehensive Plan
3. Support and advance actions identified in existing and any future plans prepared by the City of Commerce City related to redevelopment in the vicinity of the Area that are consistent with the vision of this Plan
4. Take a vacant infill parcel and put it into productive use
5. Promote greater stability in surrounding neighborhoods through the introduction of a mix of uses
6. Catalyze reinvestment over an extended period of time through a fiscally-sound phased development program
7. Complete improvements that benefit properties beyond the Area including infrastructure that supports business development and City infrastructure improvements including streetscape amenities and storm water management.
8. Provide a range of financing mechanisms to incent private and not-for-profit investment

#### **4.0 Blight Conditions**

Before an urban renewal plan can be adopted by the City, the Area must be determined to be a “blighted area” as defined in Section 31-25-103(2) of the Act, which provides that, in its present condition and use, the presence of at least four of the following factors (see below) in the Area, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;

- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title rendering the title nonmarketable;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- (j) Environmental contamination of buildings or property;
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or
- (l) If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of Section 31-25-103(2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

The general methodology for conducting the Survey is to: (i) define the Study Area; (ii) gather information about properties, infrastructure and other improvements within the Study Area; (iii) evaluate evidence of blight through field reconnaissance, review of aerial photography, discussions

with representatives of various City departments, etc.; and, (iv) record observed and documented conditions as per the Act.

Among the 11 qualifying factors identified in the Act, the Survey identified the presence of the following 8 blight factors in the Study Area:

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

At the time this Plan was prepared, all the property contained within the Area is owned by the City or the Authority. Neither of the City or the URA object to the creation of this Urban Renewal Area, nor adoption of this Urban Renewal Plan. With this condition, there only needs to be one condition found as per provision (l) of the Act, "(l) If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of Section 31-25-103(2)."

## **5.0 Plan's Relationship to Local Objectives and Appropriate Land Uses**

### **5.1 General Description**

Implementation of this Urban Renewal Plan supports the objectives and requirements of the Comprehensive Plan with respect to development and redevelopment. As development occurs in the Area, it shall conform to the Comprehensive Plan and any subsequent updates, the City Building and Land Development Code and any rules, regulations, and policies promulgated pursuant thereto, any site-specific planning documents that might impact properties in the Area including, but not limited to, City-approved site, drainage, and public improvement plans, and any applicable City design standards, all as in effect and as may be modified from time to time.

All development within the Area will comply with the current zoning and Comprehensive Plan. Planned Unit Development (PUD) zoning unique to the Mile High Greyhound Park site was approved on January 9, 2017 to guide development on the site. It allows for Residential, Mixed Use, Commercial, Institutional, Drainage, Park and Public uses on the property in compliance with the Comprehensive Plan's mixed use designation.

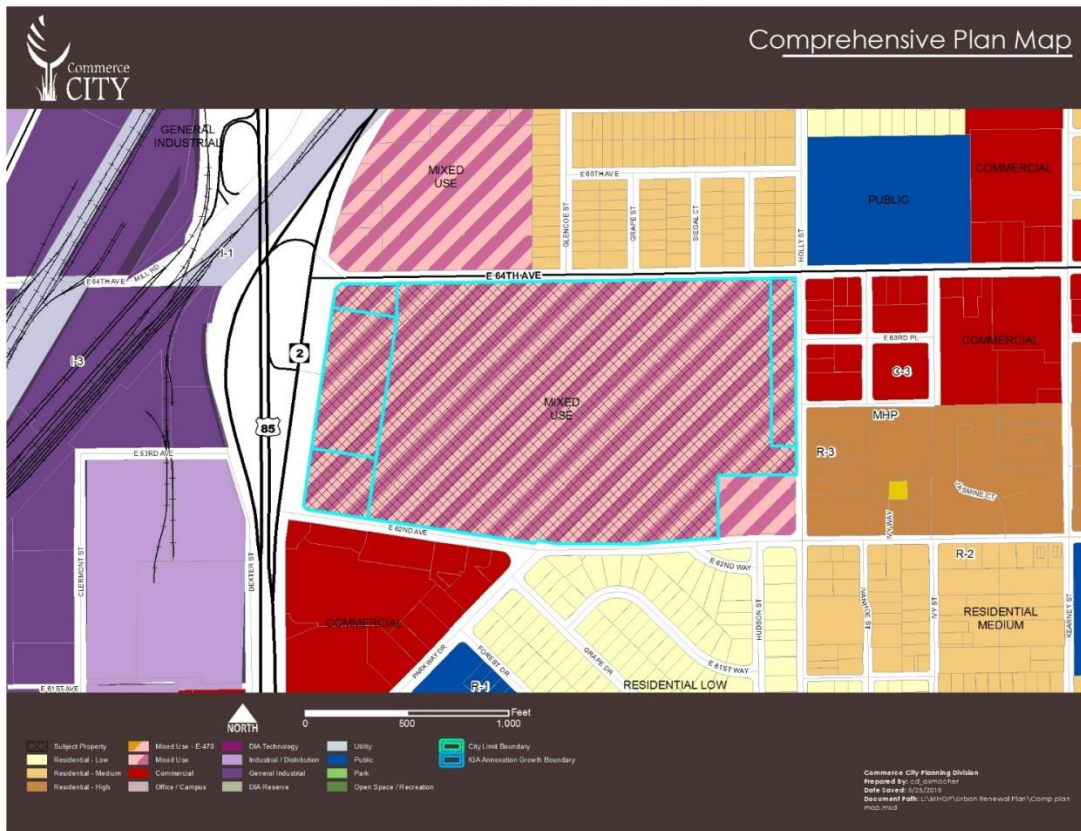
### **Development Plan Description**

The following development plan **Figure No. 2** reflects the current plan for developing the site, but may be modified from time to time as necessary to accommodate future market and financing conditions.



The Comprehensive Plan designates the former racetrack property as a mixed-use zone with aspirations of becoming a regional center, serving the local area as well as a broader reach, as detailed below in **Figure No. 3**.





This Plan allows for a mixture of vertical and horizontal mixed use development that can allow a diverse mix of commercial enterprises. The residential components of the property allow for a mix of housing types to appeal to a broad range of incomes, ages, and housing needs. A site in the northwestern portion of the property is anticipated to house an institutional or academic use that will serve the needs of the community.

These uses are arranged around a system of connective streets and open spaces that provide the area with an urban structure.

### Layout and Circulation

Currently, the site, which is approximately 65 acres, creates a barrier within the area and allows for no public access across it. The development plan will fix this connectivity issue by continuing Parkway Drive through the site, linking with Glencoe Street to the north. Other internal streets will complete an internal street grid and provide appropriate connections to the existing street grid in the surrounding neighborhoods, where possible and appropriate.

Certain connections may also be green connectors that allow for pedestrian access but not vehicular access. The site will also benefit from its adjacency to the recently constructed Suncor Boys and Girls Club facility which is an important amenity to the City and surrounding community.

### **Land Uses**

The Project envisions a mix of uses that are integrated both vertically in mixed-use buildings as well as horizontally across the Project's blocks.

The Project will include commercial uses – which can include restaurants, shops, hotels, and other uses – as well as mix of residential products and an institutional use that can provide community amenity.

The residential products will largely fit within a spectrum of denser to less dense as the Project progresses from south to north to interact with the existing neighborhood there.

In accordance with the terms of the IGA with Adams County, the Project will include a minimum of 150 income-qualified residential units (residential units with income restrictions of no more than 60% of area median income and including Low Income Housing Tax Credit projects qualifying for 4% federal tax credits financing). Of those 150 units, no less than 10 will have income restrictions of less than 50% of area median income. In addition, the Project will include an additional 25 income-qualified residential units (defined as residential units with income restriction of no more than 80% of area median income).

Within the mixed-use core of the site, small shops, offices, and restaurants are allowed and encouraged to occupy the ground floor of mixed-use buildings, especially fronting the open space areas of the site.

The anticipated institutional uses could include a school, training facility, or cultural use or a mixture of these. No large-scale manufacturing or heavy industrial uses will be allowed within the Project.

### **Open Space**

One of the most prominent open space features on the site will be the expansion of the existing regional detention pond on the

northeastern edge of the site. The current pond is considered too small for the needs of the area it serves. In order to serve the 100 year flood event, the pond will be expanded and joined with usable park open space. This will work to turn a pond that would otherwise be a liability or detractor from the quality of the site into an amenity. This undertaking will be done in partnership with the City.

The central park will similarly be a mixture of storm water management and usable, active open space. This park will serve a large portion of the storm water needs of the site itself. The park is also seen as the heart of the community and will provide opportunities for large gatherings, programmed events, passive recreation, and family use.

There are no existing wildlife habitat areas, areas of extensive vegetation, or existing oil and gas facilities on site.

### **Project Phasing**

Due to the scale of this Project (approximately 65 acres), the Project will be phased over several years based on the speed of the market in developing the site. It is very likely that the Project will be developed vertically by multiple entities and the speed of development will vary based on use and strength of the demand for the products.

### **Project Integration**

Integration with the surrounding community is an important objective of this Plan. As mentioned previously, the street network within the site is aimed to tie existing fabric together and break down the barrier that the site currently acts as. Parkway Drive will connect through to Glencoe Street providing strong connectivity across the site. 63rd avenue will connect to Highway 2 and allow users to access the commercial areas of the site.

In order to provide amenity to the surrounding community, all sidewalk areas along the perimeter of the Project will be improved to provide a safer and more convenient connections for the areas that surround the community such as children travelling from Central Elementary School to the Suncor Boys and Girls club along Holly Street. In accordance with the terms of the IGA with the Adams 14 School District, the developer of the Project will provide funds to allow the Central Elementary School to build additional

classrooms that will serve area residents and new residents of the Project.

## **5.2 Relationship to Commerce City Comprehensive Plan**

A general plan for the City, known as the City of Commerce City Comprehensive Plan (C3 Vision), was adopted in 2010. Specific elements of the Comprehensive Plan which this Plan advances, include the following.

- **Goal ED 2 – Retain and increase a strong employment base:** the City will retain and expand its existing industrial base, and attract and recruit new businesses that contribute positively to City revenues. (C3 Vision, p. 99)
- **ED 2.2 – Educated Workforce:** Retain and continue to develop a highly-educated workforce. Establish partnerships with K-12 and higher educational organizations to develop facilities and programs within the city that could provide industry-specific training for students, residents, and existing businesses. (C3 Vision, p. 99)
- **Infill Investment and Redevelopment:** The C3 Vision recognizes the benefits of infill and redevelopment for the City's sustainable future. Infill and redevelopment are efficient kinds of development, but need to be sensitive to the neighborhood context. This Plan identifies targeted redevelopment locations and includes best practices to guide appropriate infill.
- **Established Neighborhoods:** The C3 Vision identified neighborhoods that could benefit from infrastructure improvements and nearby redevelopment. The redevelopment of this property helps achieve this objective.
- **Redevelopment and Reinvestment goals address:**
  1. Increasing focus on infill and redevelopment; (C3 Vision, p. 122)

2. Strengthening viability of targeted areas through redevelopment; (C3 Vision, p. 122) and
3. Strengthening existing neighborhoods with renewal efforts. (C3 Vision, p. 124)

Detailed references to specific objectives, policies and strategies are presented in **Appendix I** of this Plan.

### **5.3 Relationship to Other Community Plans**

Implementation of this Urban Renewal Plan will be consistent with development objectives expressed in all community adopted and accepted plans.

## **6.0 Authorized Urban Renewal Undertakings and Activities**

The Act allows for a wide range of activities to be used in the implementation of an urban renewal plan. This Plan authorizes the authority to undertake any and all activities authorized under the Colorado Urban Renewal Law. Specifically in this case, it is the Authority's intent to provide incentives to stimulate private investment in cooperation with property owners and other affected parties in order to accomplish its objectives. Public-private partnerships and other forms of cooperative development will be key to the Authority's strategy for preventing the spread of blight and eliminating existing blight conditions. While not intended to limit the Project, representative undertakings of the Authority in furtherance of this Plan are described in this Section 6.

### **6.1 Public Improvements and Facilities**

The Authority has already undertaken and may undertake additional actions to make the Area more attractive for private investment. To this end the Authority has already removed hazardous materials and demolished structures previously located on the site. The Authority may, or may cooperate with others to, install, construct, and reconstruct any public improvements for the purpose of promoting the objectives of the Plan and the Act.

Public projects are intended to stimulate (directly and indirectly) investment in and around the Area. It is the intent of this Plan that

the combination of public and private investment that may be necessary to advance the objectives stated herein will assist in the investment and reinvestment of the Area and thereby contribute to the overall economic well-being of the community.

As described in **Section 4.0** of this Plan, 8 qualifying conditions of blight, as defined in Section 31-25-103(2) of the Act, are evident in the Area. This Plan proposes addressing each of these conditions through potential completion of the following public improvements and facilities:

- (a) Slum, deteriorated, or deteriorating structures: demolition and removal of any dilapidated structures within the Area;
- (b) Predominance of defective or inadequate street layout: construction of roadways, sidewalks, curbs and gutters, trail connections, parking facilities and / or gateway improvements;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness: improvements to vehicular and non-vehicular (pedestrian, bicycle and transit) access to and through the Area, connections to adjacent neighborhoods, commercial properties and regional transit centers;
- (d) Unsanitary or unsafe conditions: enhancements to lighting on public rights-of-way; assistance with drainage mitigation measures; and any necessary life safety protection measures;
- (e) Deterioration of site or other improvements: reuse / recycle of parking surface materials; improving the onsite regional drainage area; enhanced landscaping and on-site improvements that provide a public benefit;
- (f) Unusual topography or inadequate public improvements or utilities: completion of on-site and off-site utilities, roadways and trail connections;

- (h) The existence of conditions that endanger life or property by fire or other causes: (see (d) above)
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements: attraction of private, public and not-for-profit developer partners.

## **6.2 Other Improvements and Facilities**

Both public and non-public improvements in the Area may be required to accommodate development and redevelopment and still benefit the public. The Authority may assist in the financing or construction of these improvements to the extent authorized by the Act.

## **6.3 Development Opportunities—Catalyst Projects**

A key concept associated with implementation of the Plan is targeted investment that will serve to catalyze development and fund future public improvements. The aggregate impact of potential investment within the Area is reflected in the Impact Report.

## **6.4 Development Standards**

All development in the Area shall conform to applicable rules, regulations, policies and other requirements and standards of the City and any other governmental entity which has jurisdiction over all or any portion of the Area. In addition, all developers in the Area will be required to comply with the applicable site zoning. The Mile High Greyhound Park PUD Zone Document includes design standards for buildings, facades, landscaping and any public art elements as well as additional development standards.

In conformance with the Act and the Plan, the Authority will rely upon the design standards and other requirements applicable to

the Project as contained in the zoning for the Area and as enforced by the City staff and City Council.

Design Guidelines for the Area may be approved by the Authority and, if approved, development in the Area shall comply with the Design Guidelines. Any public art installed as a part of the Project will comply with the City's Cultural Council's Public Art Plan.

## **6.5 Variations in the Plan**

The Authority may propose, and the City Council may make, such modifications to this Plan as may be necessary provided they are consistent with the Comprehensive Plan and any subsequent updates, as well as the Act.

The Authority may, in specific cases, allow non-substantive variations from the provisions of this Plan if it determines that a literal enforcement of the provision would constitute an unreasonable limitation beyond the intent and purpose stated herein. Any such allowance will be in conformance with the Colorado Urban Renewal Law.

## **6.6 Urban Renewal Plan Review Process**

The review process for the Plan is intended to provide a mechanism to allow those parties responsible for implementing the Project to periodically evaluate its effectiveness and make adjustments to ensure efficiency in implementing the recommended activities.

The following steps are intended to serve as a guide for future Plan review:

- (a) The Authority may propose modifications, and the City Council may make such modifications as may be necessary provided they are consistent with the Comprehensive Plan and any subsequent updates, as well as the Act and the IGAs.
- (b) Modifications may be developed from suggestions by the Authority, property and business owners, and City staff



operating in support of the Authority and advancement of this Plan.

- (c) A series of joint workshops may be held by and between the Authority and property and business owners to direct and review Plan modifications.

## **6.7 Project Financing and Creation of Tax Increment Areas**

While development within the Area is planned to be primarily privately financed, it is the intent of the City Council in approving this Plan to authorize the use of tax increment financing by the Authority to assist with the development of the Project. Pursuant to the provisions of C.R.S. 31-25-107(9) of the Act, in approving this Plan, the City Council hereby creates the Phase 1 Tax Increment Area within the Area, as depicted and legally described in **Appendix III**. Additionally, pursuant to the provisions of C.R.S. 31-25-107(9) of the Act, in approving this Plan, the City Council specifically authorizes the use of incremental municipal sales tax revenues, use tax revenues and lodgers tax revenues attributable to the Phase 1 Tax Increment Area.

Urban renewal authorities in Colorado are authorized by the Act (C.R.S. 31-25-105) to borrow money and accept advances, loans, grants and contributions from public or private sources, and to issue bonds to finance their activities or operations. In practice, an accepted method for financing urban renewal projects is to utilize incremental property tax and / or municipal sales and use tax revenues attributable to redevelopment in the Area to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by the Authority. The Authority is specifically authorized to expend Property Tax Increment Revenue, Sales Tax Increment Revenue and Lodgers Tax Increment Revenue (each as defined herein), to the extent authorized by the Act, the IGAs, and this Plan.

This Plan anticipates the City Council taking future action to amend this Plan to include additional phases of Tax Increment Areas and to specifically authorize the use of tax increment financing to assist with the development of the Project within the applicable phase of

Tax Increment Area. Each such amendment shall depict and legally describe the applicable Tax Increment Area phase. The City Council acknowledges that such a future amendment is a substantial modification to the Plan under C.R.S. § 31-25-107(7) of the Act, and requires public notice, public hearing and action by the City Council. However, as required by C.R.S. § 31-25-107(9.5)(a) of the Act, the Authority has previously negotiated waivers or intergovernmental agreements with all taxing bodies levying a mill levy within the boundaries of the Area other than the City, regarding the sharing of incremental property tax revenue. In these waivers or intergovernmental agreements, said taxing bodies have expressly waived any requirement for the Authority to meet and negotiate (or renegotiate) an agreement governing the sharing of incremental property tax revenue pursuant to the Act upon City Council amending the Plan to add future phases of Tax Increment Areas to the Plan. The City shall provide each of the taxing bodies with courtesy thirty (30) day written notice of the public hearing on the amendment of the Plan.

The boundaries of the Urban Renewal Area shall be as set forth in **Appendix II.**

The boundaries of the Phase 1 Tax Increment Area shall be as set forth in **Appendix III.**

#### **6.8 Property Acquisition and Land Assemblage**

The Authority may acquire property by negotiation or any other method authorized by the Act as approved by the Authority Board. The Authority may temporarily operate, manage and maintain property acquired in the Area which is owned by entities other than the Authority if deemed in the best interest of the Project and the Plan. Such property shall be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

#### **6.9 Relocation Assistance**

It is not anticipated that acquisition of real property by the Authority will result in the relocation of any individuals, families, or business concerns. However, if such relocation becomes necessary, the Authority will adopt a relocation plan in conformance with the Act.

#### **6.10 Demolition, Clearance, Environmental Remediation, and Site Prep**

In carrying out this Plan, it is anticipated that the Authority may, on a case-by-case basis, elect to demolish or to cooperate with others to clear buildings, structures and other improvements. Additionally, development activities consistent with this Plan, including but not limited to Development or Cooperation Agreements, may require such demolition and clearance to eliminate unhealthy, unsanitary, and unsafe conditions, eliminate obsolete and other uses detrimental to the public welfare, and otherwise remove and prevent the spread of deterioration.

With respect to property acquired by the Authority, it may demolish and clear, or contract to demolish and clear, those buildings, structures and other improvements pursuant to this Plan, if in the judgment of the Authority, such buildings, structures and other improvements are not to be rehabilitated in accordance with this Plan. The Authority may also undertake such additional site preparation activities as it deems necessary to facilitate the disposition and development of such property.

#### **6.11 Property Disposition**

In accordance with the Act, the Authority may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements, as it deems necessary to develop such property. All property and interest in real estate acquired by the Authority in the Area that is not dedicated or transferred to public entities, shall be sold or otherwise disposed of for redevelopment in accordance with the provision of this Plan and the Act.

#### **6.12 Redevelopment and Rehabilitation Actions**

Development and redevelopment actions within the Area may include such undertakings and activities as are in accordance with this Plan and the Act, including without limitation: demolition and removal of buildings and improvements; installation, construction and reconstruction of public improvements; elimination of unhealthful, unsanitary or unsafe conditions; elimination of obsolete or other uses detrimental to the public welfare; prevention of the spread of deterioration; and, provision of land for needed public facilities and not-for-profit users.

#### **6.13 Redevelopment / Development Agreements**

The Authority is authorized to enter into Redevelopment / Development Agreements or other contracts with developer(s) or property owners or such other individuals or entities as are determined by the Authority to be necessary or desirable to carry out the purposes of this Plan. Such Redevelopment / Development Agreements, or other contracts, may contain such terms and provisions as shall be deemed necessary or appropriate by the Authority for the purpose of undertaking the activities contemplated by this Plan and the Act, and may further provide for such undertakings by the Authority, including financial assistance, as may be necessary for the achievement of the objectives of this Plan or as may otherwise be authorized by the Act.

Agreements between the Authority and/or the City and private parties that are consistent with this Plan are intended to remain in full force and effect, unless all parties to such agreements agree otherwise.

#### **6.14 Cooperation Agreements**

For the purpose of this Plan, the Authority may enter into one or more Cooperation Agreements pursuant to the Act. The City and the Authority recognize the need to cooperate in the implementation of this Plan and, as such, Cooperation Agreements may include, without limitation, agreements regarding the planning or implementation of this Plan and its Project, as well as programs, public works operations, or activities which the Authority, the City or

such other public body is otherwise empowered to undertake and including without limitation, agreements respecting the financing, installation, construction and reconstruction of public improvements, utility line relocation, storm water detention, environmental remediation, landscaping and/or other eligible improvements. The Authority is authorized to cooperate/coordinate with other governmental entities – including metropolitan districts, business improvement districts, or other such entities which may exist now or be formed in the future within the urban renewal plan area – to accomplish the goals of the urban renewal plan. This paragraph shall not be construed to require any particular form of cooperation.

The City and the Authority specifically contemplate entering into a Cooperation Agreement regarding the collection and allocation of Sales Tax Increment Revenue and Lodgers Tax Increment Revenue.

## **7.0 Project Financing**

### **7.1 Public Investment Objective**

It is the intent of the Plan that the public sector plays a significant role in urban renewal efforts as a strategic partner. However, experience has proven that a critical component to the success of any urban renewal strategy is participation by both the public and private sectors. Leveraging of resources will be key as no one entity, either public or private, has sufficient resources alone to sustain a long-term improvement effort. Typical public infrastructure investments may include, but are not limited to: unifying streetscape elements; improving access and circulation; pedestrian improvements including sidewalks, lighting, trails and trail connections, environmental remediation; completing streets and utilities; providing for infrastructure improvements; and, leveraging various financing mechanisms. The Authority may also provide financial assistance for select private expenditures considered eligible under the Act.

### **7.2 Authorization**

The Authority may finance undertakings pursuant to this Plan by any method authorized under the Act or any other applicable law, including without limitation: issuance of notes, bonds and other obligations as defined in the Act in an amount sufficient to finance all or part of this Plan; borrowing of funds and creation of indebtedness; reimbursement agreements; and / or utilization of the following: federal or state loans or grants; interest income; annual appropriation agreements; agreements with public or private entities; and, loans, advances and grants from any other available sources. The principal, interest, costs and fees on any indebtedness are to be paid for with any lawfully available funds of the Authority.

Authority debt may include bonds, refunding bonds, notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, or any other obligation lawfully created.

### **7.3 Tax Increment Financing**

Activities may be financed by the Authority under the tax increment financing provisions of the Act. Such tax incremental revenues may be collected for a period not to exceed the statutory requirement, which is presently 25 years after the effective date of adoption of this Plan containing the authorizing tax increment financing provision for the Phase I Tax Increment Area and, for any future amendments to the Plan authorizing one or more additional phases of Tax Increment Areas, 25 years after the effective date of adoption of the applicable future amendment to this Plan containing the new authorizing tax increment financing provision for the future phase of Tax Increment Area.

#### **7.3.1 Special Fund**

The Authority shall establish a tax increment revenue account for the deposit of all funds generated pursuant to the division of ad valorem property, sales, use and lodgers tax revenue described in this section.

#### **7.3.2 Base Amount**

That portion of the taxes which are produced by the levy at the rate fixed each year by or for each public body upon the valuation for assessment of taxable property in the Phase 1 Tax Increment Area last certified prior to the effective date of approval of this Plan containing the authorizing tax increment financing provision for the Phase 1 Tax Increment Area, plus all municipal sales, use and lodgers taxes in the Phase 1 Tax Increment Area in the 12-month period ending on the last day of the month prior to the effective date of adoption of this Plan, as paid into the funds of each such public body as are all other taxes collected by or for said public body.

### **7.3.3 Increment Amount**

That portion of said property taxes in excess of such base amount in the Phase 1 Tax Increment Area, except for that portion of property taxes which are collected on behalf of South Adams County Fire Protection District No. 4 pursuant to the terms of the IGA with the Authority, is defined for purposes of this Agreement as the “**Property Tax Increment Revenue**”. That portion of municipal sales and use taxes, currently set at 4.5%, as may be changed by the City from time to time, in excess of such base amount, is defined for purposes of this Agreement as the “**Sales Tax Increment Revenue**”. That portion of municipal lodgers taxes, currently set at 4% percent, as may be changed by the City from time to time, in excess of such base amount, is defined for purposes of this Agreement as the “**Lodgers Tax Increment Revenue**”. The Property Tax Increment Revenue, Sales Tax Increment Revenue, and the Lodgers Tax Increment Revenue for the Phase 1 Tax Increment Area collected by Adams County and the City, shall be allocated to and, when collected paid into the Authority's tax increment revenue fund to pay the principal of, the interest on, and any other premiums due in connection with the bonds of, loans or advances to or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, the Urban Renewal Project, or to make payments authorized by the Act. Unless and until the total valuation for assessment of the taxable property in the Phase 1 Tax Increment Area exceeds the base valuation for assessment of the taxable property in the

Phase 1 Tax Increment Area, all of the taxes levied upon taxable property in the Phase 1 Tax Increment Area shall be paid into the funds of the respective public bodies. When such bonds, loans, advances and indebtedness, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property in the Phase 1 Tax Increment Area shall be paid into the funds of the respective public bodies.

The increment portion of the taxes, as described in this subsection 7.3.3, may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances and indebtedness incurred by the Authority or by a third party contracted to act on behalf of the Authority to finance the Urban Renewal Project (as defined in the Act); excepting therefrom, however, any offsets collected by the County Treasurer for return of overpayments or any reserve funds reserved by the Authority for such purposes in accordance with Section 31-25-107(9)(a)(III) and (b), C.R.S. The Authority shall set aside and reserve a reasonable amount as determined by the Authority of all incremental taxes paid to the Authority for payment of expenses associated with administering the Plan.

If this Plan is amended to add and authorize via a new tax increment financing provision one or more future phases of Tax Increment Areas, the base amount will be defined in said amendment.

If there is any conflict between the Act and this Plan, the provisions of the Act shall control, and the language in the Plan will be automatically deemed to conform to the Act.

#### **7.4 Other Financing Mechanisms / Structures**

The Plan is designed to provide for the use of tax increment financing as one tool to facilitate investment and reinvestment within the Area. However, in addition to tax increment financing, the Authority shall be authorized to finance implementation of the Plan by any method authorized by the Act. The Authority is committed to making a variety of strategies and mechanisms



available which are financial, physical, market and organizational in nature. It is the intent of this Plan to use the tools either independently or in various combinations. Given the obstacles associated with redevelopment, the Authority recognizes that it is imperative that solutions and resources be put in place which are comprehensive, flexible and creative.

## **8.0 Severability**

If any portion of this Plan is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the Plan.

# Mile High Greyhound Park

Urban Renewal Plan  
City of Commerce City, Colorado

## **Appendix I:**

Excerpts from City of Commerce City Comprehensive Plan (C3 Vision) 2010

## **Appendix I: Excerpts from City of Commerce City Comprehensive Plan (C3 Vision) 2010**

### **Chapter 4: Land Use and Growth**

#### **Goal LU 2—Phase growth in an orderly, compact manner**

The city will phase future growth in tiers so it is contiguous with existing urban areas or infill locations that can be efficiently served; avoids leapfrog development; and is generally beneficial to the city overall.

##### **LU 2.1—Infill Development Promoted**

Promote infill development and redevelopment to use utilities and services efficiency, to support multi-modal transportation, to revitalize neighborhoods, and to maintain prosperous businesses. Infill means development on vacant unplatted parcels scattered throughout the city, or in county enclave areas.

##### **LU 2.3—Development Paced with Utilities**

Within Tier 1 and Tier 2, ensure that the timing and rate of new development occurs in locations that are efficient for providing services and are coordinated with utilities. Development will not outpace the city or other districts' ability to provide services.

#### **Goal LU 3—Strengthen city neighborhoods as attractive, livable places**

Commerce City's neighborhoods will continue to be its residential building blocks where people are proud to live. The city will ensure that all neighborhoods are attractive, livable places, with a mix of housing types and convenient services and transportation. The city will provide assistance to existing neighborhoods for revitalization, improvements, and to reduce industrial conflicts.

##### **LU 3.3—Compatible Uses in all Neighborhoods**

Protect neighborhoods from incompatible development. Infill development must consider and be sensitive to the character of stable neighborhoods. Developments should be planned so that building scale, placement, size, height

transitions, mature landscaping, and other design measures ensure compatibility. For established neighborhoods in the Historic City and Irondale, continue programs to reduce conflicts with industrial neighbors.

### **LU 3.5—Historic City Neighborhoods Preserved/Revitalized**

Identify neighborhoods in need of preservation, revitalization, and/or buffering from industrial activities. Particular residential areas that should be strengthened through code enforcement, infill, and redevelopment are:

- Adams Heights
- Fairfax/North Monaco
- Southern Core/Rose Hill, and
- Northern Core/Derby/Tichy

### **Goal LU 5—Establish mixed-use centers as a primary location for jobs, retail, civic activity, and high-density housing**

Commerce City will have a hierarchy of mixed-use centers for jobs, retail, and civic activities that serve the community and region, and that will be pedestrian-friendly and linked to transit, as well as being convenient for vehicles. The Future Land Use Plan designates a variety of commercial and activity centers. In addition, neighborhood or embedded commercial may occur in specific neighborhoods, if they fit criteria in the Future Land Use Plan.

## **Chapter 5: Economic Development**

### **Goal ED 2—Retain and increase a strong employment base**

The city will retain and expand its existing industrial base, and attract and recruit new businesses that contribute positively to city revenues.

#### **ED 2.2—Educated Workforce**

Retain and continue to develop a highly-educated workforce. Establish partnerships with K-12 and higher educational organizations to develop facilities and programs within the city that could provide industry-specific training for students, residents, and existing businesses.

### **Goal ED 3—Recruit new employment and commercial development**

Attract and promote new commercial and employment uses to the Historic City that will provide jobs and services for residents and revenues for city operations. The city will reserve undeveloped lands for future commercial and employment activities, as designated on the Future Land Use Plan.

### **Economic Development Strategies**

#### **Goal ED 2 Retain and increase strong employment base**

##### **ED 2b Educational Partnerships and Workforce Training**

Expand existing programs and implement workforce training.

## **Chapter 6: Fiscal Stability**

### **Goal FS 1—Efficiently invest in infrastructure and services over the long-term**

#### **FS 1.3—Effective Finance Tools**

Periodically review development finance tools and practices (i.e., impact fees, exactions, tax increment financing, and other development cost-recovery means) and update them as necessary to ensure that development continues to pay its own way. Fees should be tied to the cost of providing services and efficiency of the development.

#### **FS 1.4—Leverage State and Federal Grants**

Increasingly, federal dollars are being tied not only to sustainability, but to integrated sustainability approaches. Local governments that do multi-sectoral planning will likely be better positioned to attract funds. Commerce City should position itself for grant awards to leverage its ability to accomplish a spectrum of goals.

#### **FS 1.5—Prioritized Services and Capital improvements**

Focus resources where concentrations of people are (i.e., where the greatest need and public support exists). Determine if satellite operations are necessary for some services, such as police, to make service provision as efficient and effective as possible.

### **Goal FS 3—Consider fiscal costs and benefits of development**

The city will evaluate fiscal sustainability of new developments to ensure that all new development will have either neutral or beneficial impacts.

#### **Fiscal Stability Strategies**

##### **FS 1a Infill Development Incentives (Land Development Code)**

Provide incentives for infill development, which is the most efficient type of development. Incentives might include rebates, reduced fees, expedited review times, or contemporary standards (e.g., for parking).

##### **FS 2c Criteria/Incentives**

Develop criteria for new business incentives (i.e., to achieve the kinds of businesses desired), as defined through the Economic Development Strategic Plan.

## **Chapter 7: Housing and Neighborhoods**

### **Goal HN 1—Reinvest in and rehabilitate aging housing stock**

#### **HN 1.2—Neighborhood Infrastructure Investment**

To support private investment in housing and neighborhoods, the city will focus on reducing blight factors in neighborhoods (such as deteriorating infrastructure), preserving and building upon the character of tree-lined streets, and identifying priority reinvestment areas. As funds are available, the city will invest in infrastructure, spurring private investment in housing stock and neighborhoods. In addition, the city can provide incentives for, and provide standards to ensure appropriate types of infill through its development code.

### **Goal HN 2—Increase housing types to meet current and future needs**

Commerce City will expand the variety of housing types throughout quality neighborhoods for life-long living. Housing should accommodate students, families, singles, aging seniors, and people with disabilities, all at multiple-income levels.

#### **HN 2.1—Variety of Housing Types and Mixed-Uses within Neighborhoods**

Encourage new neighborhoods that contain a mix of housing types, ranging from single-family detached, attached, townhomes, apartments, lofts, and housing for special needs (e.g., seniors). Site plans should include a mix of lot sizes, development densities, as well as housing types and styles, with high-density and multi-family housing near collector and arterial streets, transit, and services.

### **HN 2.3—Housing with Transportation Options**

New housing should offer residents a variety of transportation options that are energy-efficient and affordable, including transit. It should also be located near jobs and services. Neighborhoods should be walkable to support a healthier lifestyle.

### **Goal HN 3—Increase the range of housing prices**

Commerce City will continue to focus on expanding housing price ranges, so that people of all incomes are able to live in the community.

#### **HN 3.1—Neighborhoods for Mixed Incomes**

New neighborhoods should contain a range of housing priced at different points for mixed incomes, including high-end homes, to achieve overall diversity.

#### **HN 3.3—Affordable Housing Options Maintained**

Continue to support existing affordable housing options, partnerships, and programs to address the continued maintenance of the city's affordable stock, including existing maintained mobile home parks in the Historic City; multi-family housing; and affordable, small, single family homes. Future affordable housing will be located throughout the community near jobs and services, so that pockets of low-income housing do not occur.

### **Goal HN 4—Ensure neighborhood accessibility to all modes of travel**

Commerce City will encourage development of convenient access to transit routes, sidewalks, trails and bicycle facilities from neighborhoods and employment centers.

## **Chapter 8: Redevelopment and Reinvestment**

**Redevelopment and Reinvestment goals address:**

1. Increasing focus on infill and redevelopment;
2. Strengthening viability of targeted areas through redevelopment; and
3. Strengthening existing neighborhoods with renewal efforts.

**Goal RR 1 Increase Infill Development****RR 1a Infill Incentives and Standards**

Examine policy that would provide incentives for beneficial city infill projects, because they are typically more expensive than greenfield projects. (See Fiscal Stability strategies and RR 3b, below.)

**Goal RR 2—Focus on redevelopment to strengthen viability and mixed-use in targeted areas****RR 2.4—Wembley Site and East 64th Avenue**

Establish Wembley as a future redevelopment site. Future development should include a mix of commercial and residential uses that are well-integrated and that mesh with the areas surrounding the site. A sub-area plan may be necessary to explore feasibility of future activities (e.g., senior housing, commercial uses), as well as partners and funding strategies for the area.

**Goal RR 2 Targeted Redevelopment to Strengthen Viability, Mixed-Use****RR 2a Urban Renewal Area (URA) Tools**

Expand application of Urban Renewal Areas (URAs) to achieve redevelopment goals, including existing URAs (Prairie Gateway, Derby, and US 85), and potential new URAs (e.g., FasTracks area). Explore creative funding applications for redevelopment, such as Tax Increment Financing, expanding on funding tools permitted through URAs. Consider establishing a separate URA board to oversee/develop additional policies, guidelines, and plans for each area.

**RR 2f Monitor Redevelopment Sites**



Monitor economic strength of redevelopment sites. Develop plans for public improvements needed to support each area. Prioritize investment (streets, sidewalks, lighting, signage, and infrastructure) for priority redevelopment sites.

### **Goal RR 3 Strengthen Existing Neighborhoods**

#### **RR 3a Funding and Grants for Redevelopment/Brownfields**

Explore grants, low-interest loans, and redevelopment corporations to address redevelopment goals and to reduce industrial/residential conflicts.

## **Chapter 9: Transportation**

### **Goal T 1—Improve the balanced, comprehensive transportation system to maximize mobility**

#### **T 1.2—Coordinated Land Use/Transportation Planning**

Future land use patterns will consist of a balance mix of uses with higher density in centers and along corridors, which also will increase potential for transit use, bicycling, and walkability. Such a pattern will lower vehicle miles traveled, reduce congestion on the road network, and lower greenhouse gas emissions.

#### **T 1.3—Interconnected Transportation Modes**

Streets, pedestrian paths, and bike paths will contribute to a system of connected routes between origins and destinations that facilitate transfer from one transportation mode to another (e.g., park-n-Ride, and bicycle facilities near transit).

### **Goal T 2—Connect origins/destinations, relieve traffic congestion, and improve safety on streets**

Additional streets, sidewalks, and trails to serve as an effective grid network will connect origins and destinations in all directions, provide safe and accessible access for multiple modes, clearly identify truck routes, and focus on reducing traffic congestion.

### **Goal T 4—Improve transit service**

Commerce City will work with partners to develop a long-term transit strategy to address the future FasTracks rail, identify better transit service and park-n-Ride locations, and ensure that future development is coordinated with transit.

## **Chapter 12: Public Facilities and Infrastructure**

### **Public Facilities and Infrastructure goals address:**

1. Utilities and growth coordination;
2. Life-long learning and education; and
3. Access to local government.

### **Goal PF 1—Coordinate utilities and infrastructure with future growth**

The city will coordinate with developers, providers of infrastructure and services, and districts to deliver and maintain water, sewer, stormwater, energy, refuse collection and recycling, schools, streets, and technology services in an efficient manner that balances the pace of growth with the ability to provide quality services and improvements.

### **Goal PF 2—Increase educational options for lifelong learning**

The city will work with regional partners (e.g., school districts, the business community, and other organizations) to identify and provide resources for education, to assist lower-income households to increase educational levels, and to provide life-long learning prospects for all residents.

#### **PF 2.1—Coordinated K-12 Schools and Growth**

Coordinate and plan with Adams County School District 14 and School District 27J for location of new schools, or expansion of existing facilities. Coordinate their timing within future

#### **PF 2.2—Life-long Learning**

Support existing and new school growth and campus development to encourage life-long learning opportunities (including colleges and universities, community colleges, trade and vocational schools, joint programs with high

schools, Internet-based accredited programs, training and retraining programs, and other related facilities and programs).

### **Public Facilities and Infrastructure Strategies**

#### **Goal PF 1 Coordinated utilities and infrastructure/future growth**

##### **PF 1a Annual Capital Improvements Plan (CIP)**

Annually update the Capital Improvements Plan, considering priorities set forth in this plan and the annual Action Plan. Coordinate with South Adams County Water and Sanitation District's CIP.

##### **PF 1d Coordinate with Other Districts**

Coordinate with other districts to ensure that adequate schools, power, and other infrastructure can be provided at the time of new development.

##### **PF 1g Public/Private Partnerships**

Develop public/private partnerships to address facilities and services.

#### **Goal PF 2 Increased educational options**

##### **PF 2a School District Coordination**

Continue to coordinate with school districts to plan for future facilities to serve growth, location within neighborhoods, and co-location with parks.

## **Chapter 13: Appearance and Design**

#### **Goal AD 1—Improve the image of gateways and corridors**

The city will continually improve the appearance of gateways and corridors, and improve way-finding into and throughout the community as funding permits.

##### **AD 1.1—Gateways**

Gateways should provide a sense of arrival when coming into Commerce City and offer a consistent thematic image for the city. Enhance landscaping and signage at key gateways, as identified through Entryway Sign Plans (approved by the city).

### **AD 1.2—Corridor Enhancement Plans**

Develop plans to address cost-effective streetscaping enhancements (including tree-planting and xeriscape), support clean-up and adopt-a-highway programs in public right-of-way, and encourage beautification outside of the right-of-way. The community has identified the following priority corridors, which would require joint efforts with the Colorado Department of Transportation (CDOT):

- Highway 2,
- US-85,
- I-270, and
- I-76.

Develop design elements that will allow a consistent theme for signage, landscaping, lighting, and streetscape within the total community.

### **Goal AD 3—Improve development quality for neighborhoods, commercial centers, and industrial uses**

#### **AD 3.2—Innovative Design**

Encourage flexibility and innovation in design, through the use of contemporary zone districts and mixed-use. Encourage cutting-edge and alternative designs that emphasize energy efficiencies and sustainability trends in architecture and design.

### **Goal AD 5—Increase public gathering spaces**

#### **AD 5.1—People-Friendly Gathering Places**

Encourage design of outdoor spaces in commercial, mixed-use, and civic areas to encourage people-gathering and interaction to build a stronger community; instill civic pride and provide a sense of place for residents, workers, and visitors to the city.

### **Appearance and Design Strategies**

#### **Goal AD 1 Image of gateways and corridors improved**

##### **AD 1a Prioritize Gateways and Corridors**

Identify gateway and corridor areas to prioritize for Historic City and Northern Range enhancements.

**AD 1b Overlay Districts – Gateways and Corridors**

Develop overlay districts for gateways and corridors (e.g., E-470, Highway 2) to address corridor improvements and future development.

**Goal AD 2 Appearance of established neighborhoods and districts**

**AD 2b Consolidate Properties**

Acquire and consolidate properties in redevelopment areas.

**Appendix II:**

Urban Renewal Area Legal Description

## LEGAL DESCRIPTION

A PORTION OF, RESUBDIVISION OF TOWN AND COUNTRY SUBDIVISION ADAMS COUNTY FILE 9 MAP 43 RECEPTION NO. 342483 RECORDED MARCH 30, 1949. LOCATED IN THE NORTHEAST 1/4 OF SECTION 7 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

A PORTION OF PARCEL D, EXCLUDING BOYS AND GIRLS CLUBS OF METRO DENVER SUBDIVISION FILING NO. 1 REPLAT RECEPTION NO. 2016000008888 AND RIGHT OF WAY BOOK 3953 PAGE 404-405.

TOWN AND COUNTRY SUBDIVISION RESUBD TRACT D, DESCRIBED AS THE NORTH 825 FEET OF EAST 121 FT OF BLOCK D  
TOWN AND COUNTRY SUBDIVISION RESUBDIVISION BLOCK: 1, LOTS 14 EXCLUDING RIGHT OF WAY RECEPTION NO 2011000050034 AND 15 THRU 24. TOGETHER WITH THE DAHLIA STREET PLATED AS EUDORA STREET RIGHT OF WAY ADJACENT TO BLOCK 1 ON THE WEST  
CONTAINING 2836218.28 SQUARE FEET OR 65.111 ACRES MORE OR LESS.

# Mile High Greyhound Park

Urban Renewal Plan

City of Commerce City, Colorado

## **Appendix III:**

Phase 1 Tax Increment Area Depiction and Legal Description



**Appendix IV:**

Mile High Greyhound Park Current Conditions Survey

