Urban Renewal Authority Activities, Programs, and Projects

City Council

Commerce CITY

Purpose of This Discussion

- **Issue:** Derby revitalization requires aligned policy direction

- **Context:** URA, PUD, and governance structures are outdated/fragmented

- **Objective:** Confirm three Council decisions + two CCURA directions

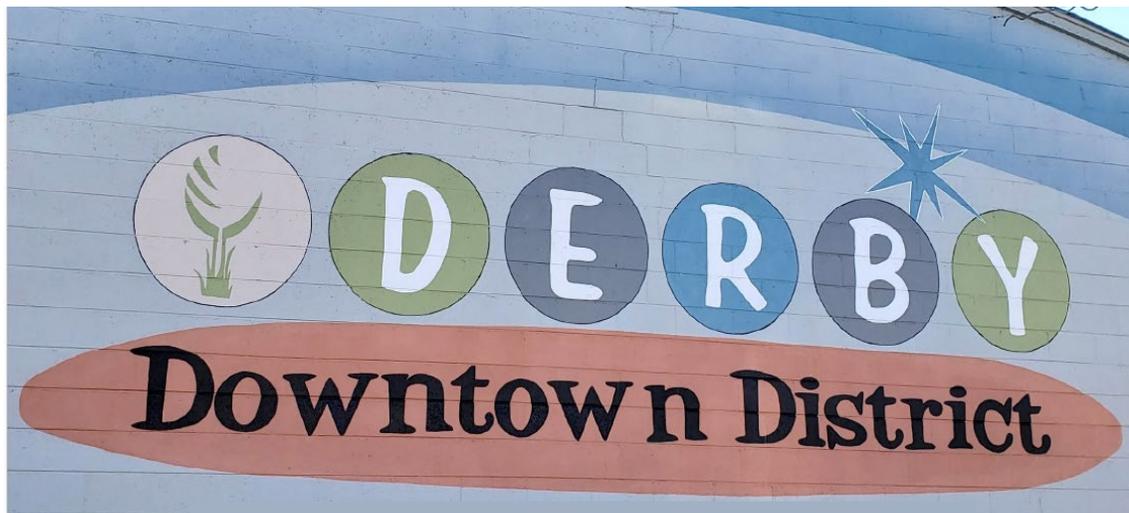# Context update from June 2025 presentation

- **Safety**
  - Lighting safety study
  - Crime Prevention Unit
  - Additional Flock cameras
- **Business Support**
  - Derby business needs assessment
  - Small Business Development Center
  - Business assistance programs
- **Identity/Activation**
  - 72nd Pl. & Monaco St.
  - Cultural & heritage programming
  - Art & Farmers Market

Observation: Despite multiple activities underway, tools and governance remain misaligned.

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Why This Matters for Derby

- **Issue:** Derby lacks coordinated tools
  - PUD, URA, DRB, Design Guidelines, Committees

- **Impact:** Inefficient revitalization, inconsistent decision-making

- **Need:** Unified direction from Council & CCURA Board

Policy Question #1: Establishment of a New URA Boundary (Blight Study Question)

- **Issue:** Current URA boundary may limit redevelopment
- **Context:** Boundary established 2009, expires 2034
- **Observations:** Include one-line SWOT (combine opportunities + challenges)
- **Resolution Options:**
  - Direct the City Manager to initiate a blight study
  - Maintain current boundary
- **Action Needed:**
  - "Does Council want staff to initiate the blight study process to form a new URA boundary?"
- Impact:
  - Aligns reinvestment tools with redevelopment needs
  - Enables additional TIF activation

Background Information

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:
Older and smaller buildings, limited traffic and visibility from adjacent streets

MARKET:
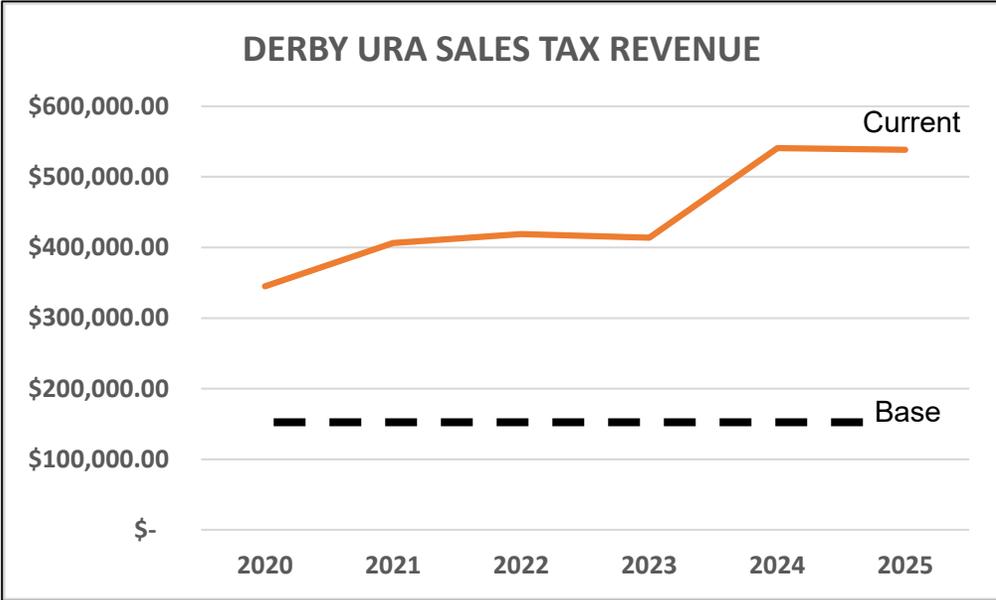Surrounding neighborhood primarily low-moderate income

POLITICAL:
Lack of local champions/leadership

FINANCIAL:
Lack of private investment due to perceived risk

Derby URA
- Established 2009
- Base value $150,000
- Current Expiration 2034

DERBY URA SALES TAX REVENUE

Policy Question #2: Update the Derby PUD

- **Issue:** PUD and design standards (2007) do not align with current vision
- **Context:** Allowed/prohibited uses
  - Based on 1950's walkable downtown vision
- **Observations:** outdated design, unclear expectations, use limitations
- **Resolution:**
  - Direct initiation of PUD amendment
  - Maintain existing PUD
- **Action Needed:**
  - Should Council direct the City Manager to initiate a PUD amendment?
- **Impact:**
  - Modernize design standards
  - Increased developer certanty
  - Greater diversity of uses

Policy Question #3: Governance Structure for Derby

- **Issue:** DRB's authority is outdated and inconsistent with revitalization needs
- **Options:**
  - Sunset DRB
  - Move Catalyst Fund under URA operations
  - Create a business/property-owner advisory committee
  - Broaden DRB authority to include land use recommendations
- **Action Needed:**
  Which governance structure best supports Derby's future?
- **Impact:**
  - Clarity for developers
  - Stronger alignment with URA tools
  - Modernized governance

Requested City Council Direction

- Policy Question 1: Initiate Blight Study?

- Policy Question 2: Initiate PUD Amendment?

- Policy Question 3: Select Governance Direction?

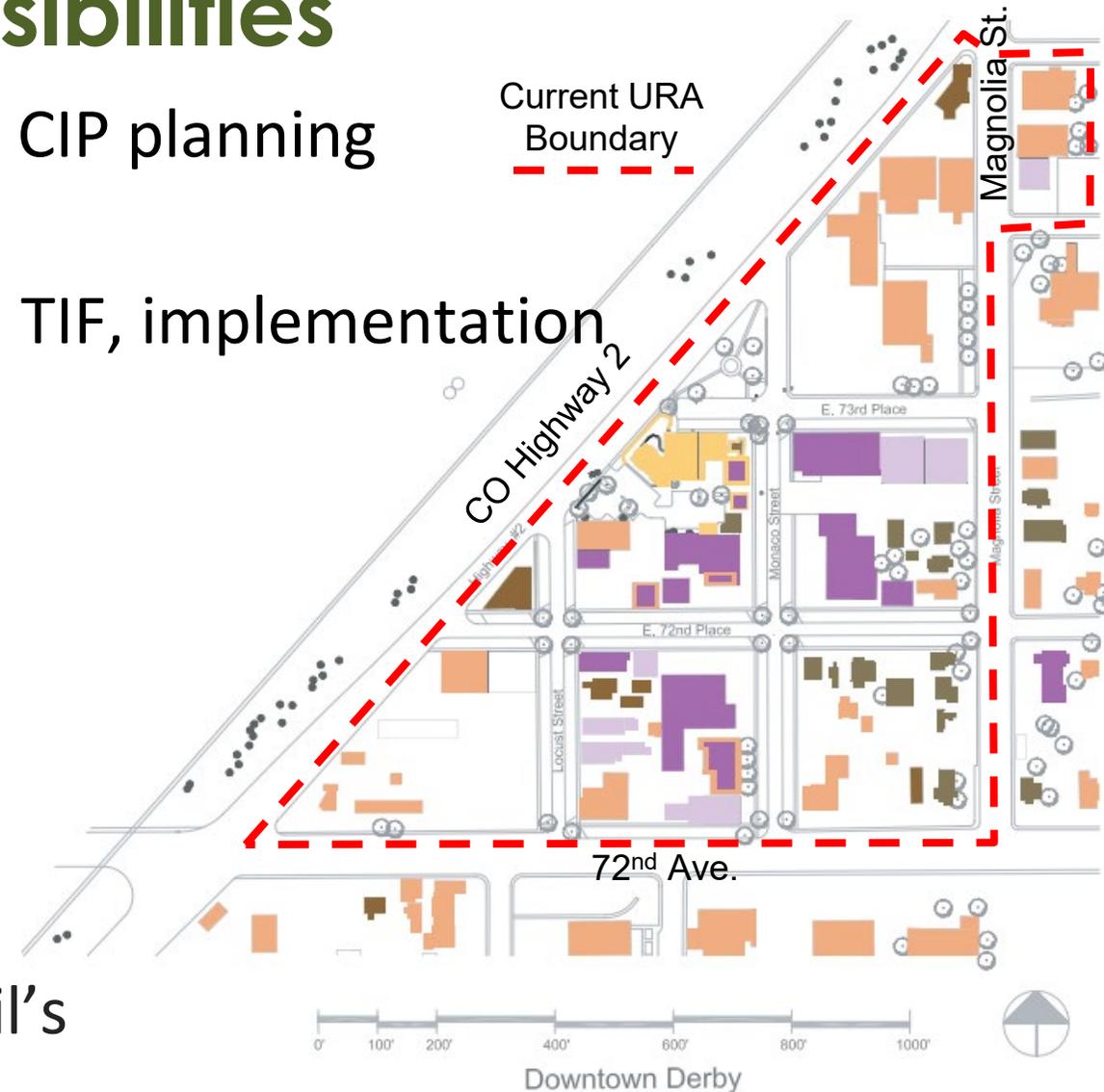# Urban Renewal Authority Activities, Programs, and Projects

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City vs. URA: Roles & Responsibilities

- **City Responsibilities** = Zoning, land use, CIP planning

- **URA Responsibilities** = Redevelopment, TIF, implementation
  ? Infrastructure & investment planning

- **Shared Responsibilities**
  - Engagement, strategic alignment

Observation: Tools must align with Council's direction to support implementation.

Current URA Boundary

Magnolia St.

CO Highway 2

E. 73rd Place

Monaco Street

E. 72nd Place

Locust Street

72nd Ave.

0' 100' 200' 400' 600' 800' 1000'

Downtown Derby

Closing

- Next Steps
- Based on Council and CCURA Board direction, Staff can return with:
  - Scopes
  - Timelines
  - Public processes requirements
  - Return date to Council & CCURA