

LITTLETON INVESTS FOR TOMORROW URBAN RENEWAL AUTHORITY  
RESOLUTION NO. 11-2014

**TITLE:        A RESOLUTION OF THE LITTLETON INVESTS FOR TOMORROW  
URBAN RENEWAL AUTHORITY RECOMMENDING APPROVAL OF  
THE SANTA FE URBAN RENEWAL AREA AND URBAN RENEWAL  
PLAN**

WHEREAS, a blight study has previously been commissioned pursuant to C.R.S. § 31-25-107(1) for an area within the City of Littleton generally described as the potential Santa Fe Urban Renewal Plan Area; and

WHEREAS, consistent with its authority pursuant to C.R.S. § 31-25-105(1)(i), the Littleton Invests For Tomorrow Urban Renewal Authority ("LIFT") desires to make recommendations to the City Council regarding a determination that the Santa Fe Urban Renewal Area is a blighted area within the meaning of C.R.S. § 31-25-103(2), and that an urban renewal plan should be adopted for the Santa Fe Urban Renewal Area.

NOW THEREFORE, BE IT RESOLVED by the Littleton Invests For Tomorrow Urban Renewal Authority as follows:

**Section 1.**     LIFT hereby recommends that the City Council find that the area described in the attached Santa Fe Urban Renewal Plan Area as more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference is a "blighted area" within the meaning of C.R.S. § 31-25-105(1)(i).

**Section 2.**     LIFT further recommends that the City Council makes the following findings regarding the proposed adoption of the Santa Fe Urban Renewal Plan to the extent the City Council is satisfied competent evidence has been presented at a public hearing regarding the proposed adoption of the Santa Fe Urban Renewal Plan:

- (a)     The Santa Fe Urban Renewal Plan does not contain property that was included in a previously submitted urban renewal plan that the City Council failed to approve.
- (b)     The Santa Fe Urban Renewal Plan conforms to the general plan of the City of Littleton as a whole.
- (c)     The Santa Fe Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.
- (d)     LIFT or the City of Littleton will adequately finance any additional county infrastructure and services required to serve development in the urban renewal area during the applicable tax increment financing periods as set forth in C.R.S. § 31-25-107(9)(a)(II).

- (e) The principal purpose for the Santa Fe Urban Renewal Plan is to facilitate redevelopment in order to eliminate or prevent the spread of physically blighted areas.
- (f) The boundaries of the Santa Fe Urban Renewal Plan have been drawn as narrowly as feasible to accomplish the planning and development objectives the Santa Fe Urban Renewal Plan.
- (g) The Santa Fe Urban Renewal Plan does not consist in its entirety of open land.
- (h) The acquisition, clearance, rehabilitation, conservation, development or redevelopment or a combination thereof of property subject to the Santa Fe Urban Renewal Plan, is necessary and in the best interests of the public health, safety, morals, and welfare of the citizens of the City of Littleton.
- (i) It is recommended, and shall be included in the recommended Plan, that any tax increment financing be focused upon improvements which will enhance the financial viability of existing business or redevelopment of businesses; but not to focus on the use of eminent domain to assemble parcels for redevelopment.
- (j) The impact report will be performed for the School District, Park and Recreation District, Water and Sanitation District, and any other taxing entities which will be affected.

**ADOPTED** the 18<sup>th</sup> day of August, 2014.

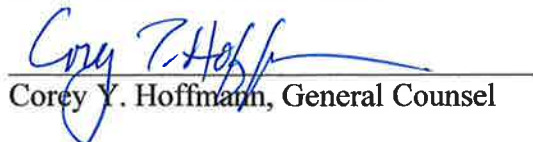
LITTLETON INVESTS FOR TOMORROW  
URBAN RENEWAL AUTHORITY

  
James Taylor, Chairperson

ATTEST:

  
LaDonna Jurgensen, Secretary

APPROVED AS TO FORM:

  
Corey Y. Hoffmann, General Counsel

# Santa Fe

## Survey Area

Established state highway which bisects the city from north to south

Western edge of the city including parcels east and west of Highway 85, between South Prince Street on the north and nearly Douglas County line on the south

**530.04 total acres, all within 129 legal parcels plus rights-of-way, with parcels ranging in size from 0.007 to 80.995 ac**

**Proposed urban renewal area 265.85 total acres, all within 83 legal parcels plus rights-of-way**



Ricker Cunningham

