

Public Hearing

Presentation of:

Santa Fe and Columbine Square Urban Renewal Plans

4 November 2014

Presented to:

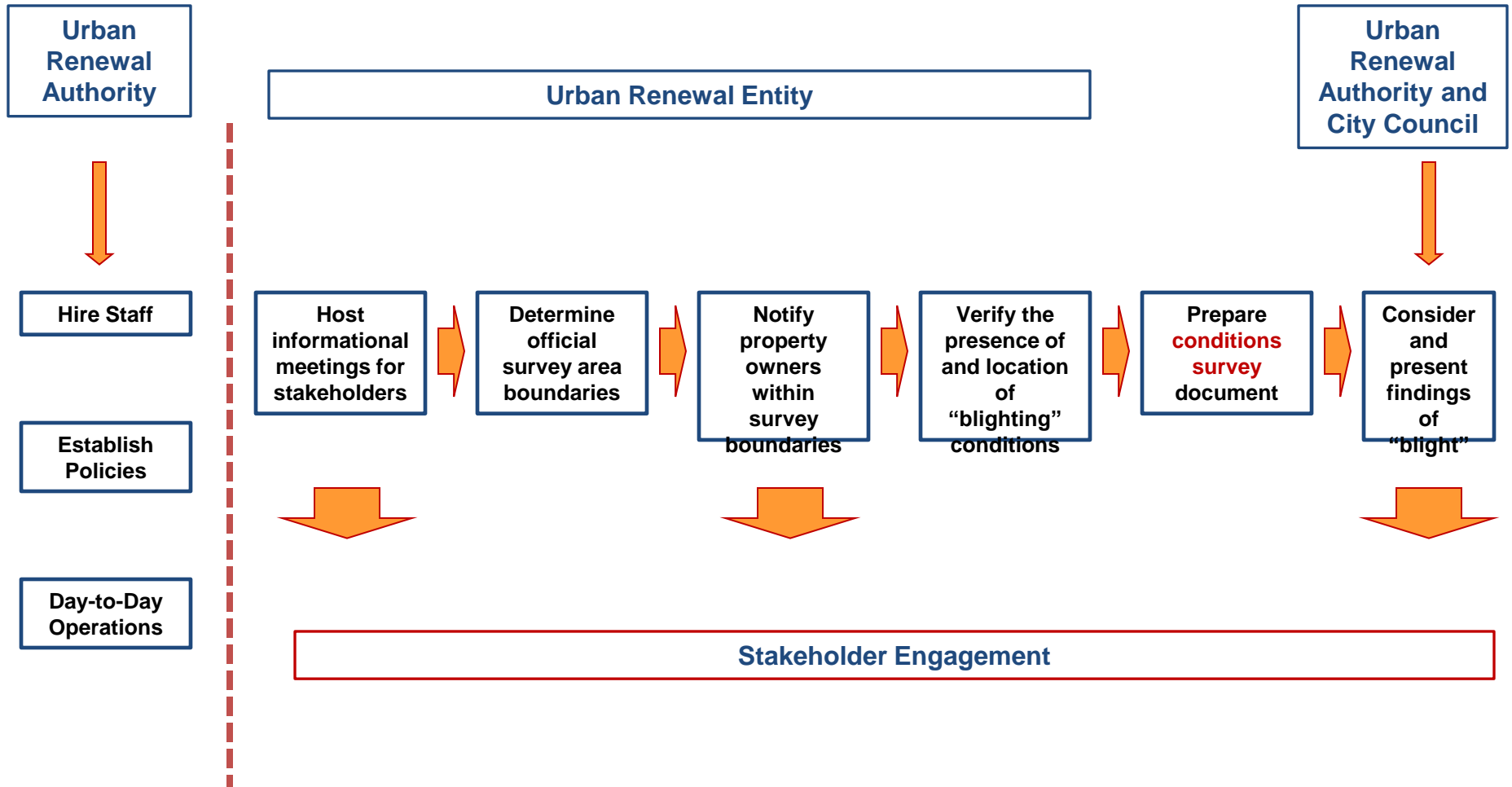
City of Littleton City Council

Prepared by:

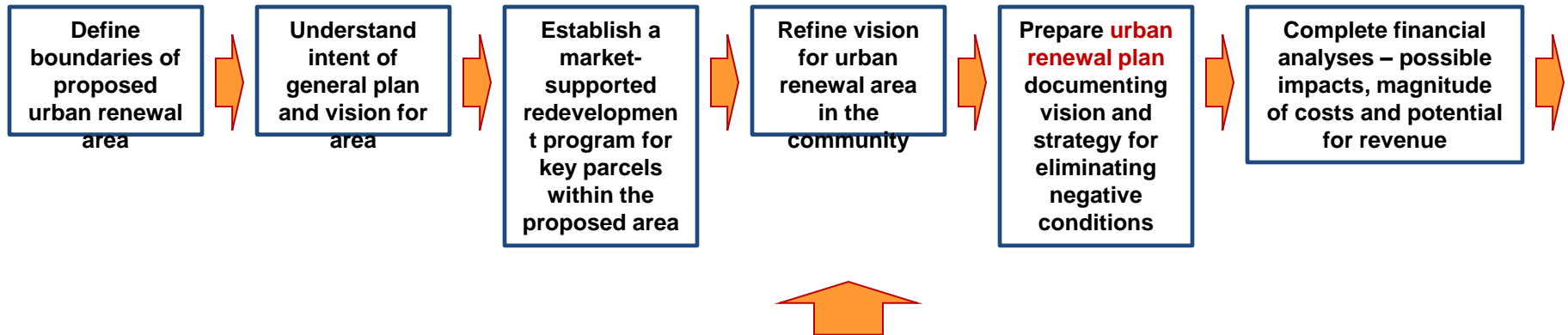


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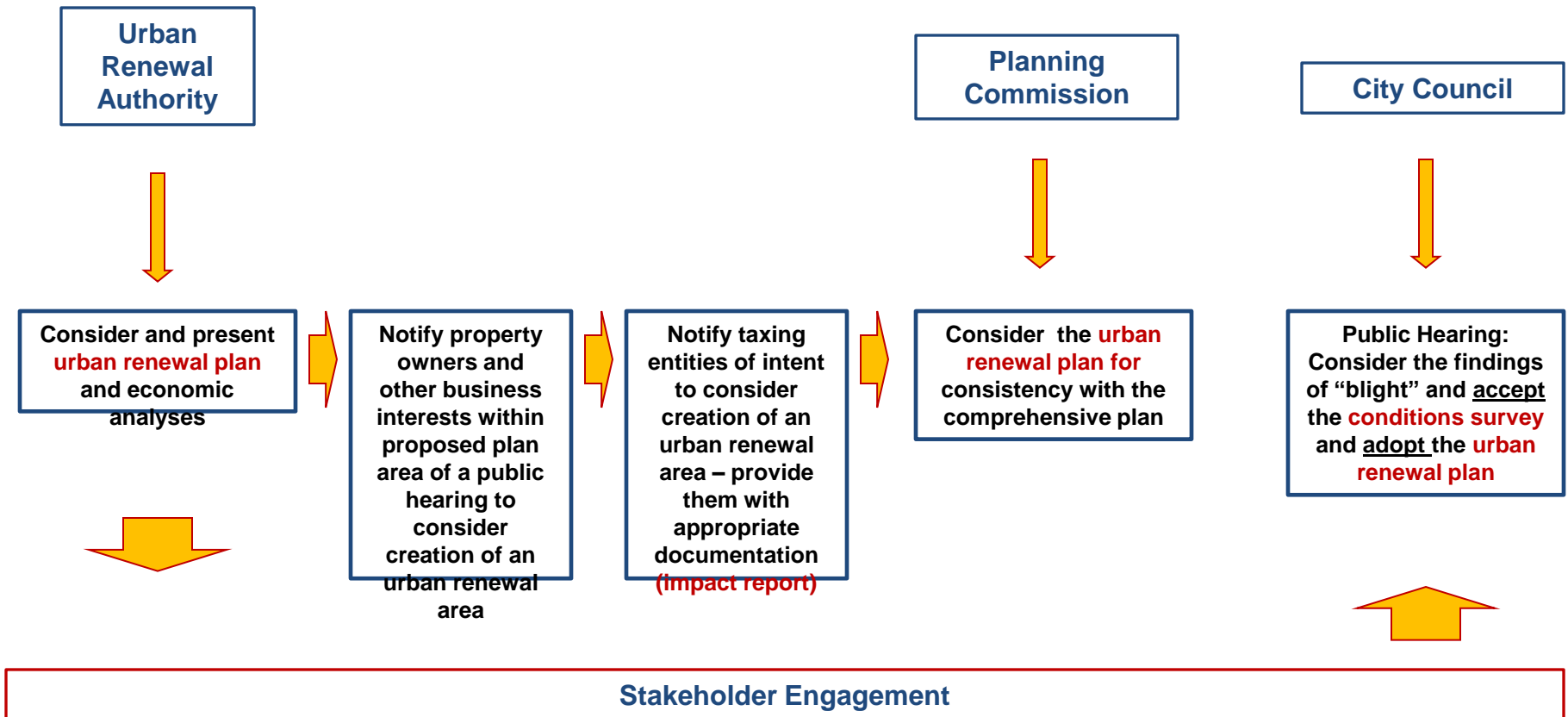




Urban Renewal Authority



Stakeholder Engagement



Urban Renewal Authority



Establish priorities for projects (e.g., public investments, affordable housing, etc.)



Work with owners and developers to determine possibilities for redevelopment



Advance plan – issue developer RFP, issue bonds, establish/update policies and procedures

Source: Ricker|Cunningham www.rickercunningham.com

Public Outreach

Date	Activity	Invitations Sent	Attendees	Notes
FEBRUARY				
2/10/14	LIFT Board Meeting			No audience - 7 LIFT Board Members/Staff
2/25/14	Joint study session with Littleton City Council re: successful URA metro projects		20	
MARCH				
3/3/14	<i>Littleton Independent</i> : Urban Renewal Authority Ramps Up			
3/5/14	LBlvd Public Information Meeting Invite	109		
3/5/14	Broadway Public Information Meeting Invite	59		
3/5/14	Santa Fe Public Information Meeting Invite	43		
3/5/14	CoSq Public Information Meeting Invite	43		
3/18/14	LBlvd Public Information Meeting		13	
3/20/14	Broadway Public Information Meeting		22	
3/24/14	Santa Fe Public Information Meeting		23	
3/24/14	Conditions Survey Notice	228		
3/25/14	CoSq Public Information Meeting		20	
3/31/14	LIFT Board Meeting		6	Six in audience, 11 LIFT Board/Staff

Public Outreach

APRIL				
4/1/14	<i>Littleton Report</i> Article			
4/2/14	LIFT report to Historic Downtown Littleton Merchants		35	
4/21/14	LIFT Board Meeting		2	Two in audience, 12 LIFT Board/Staff
MAY				
5/9/14	Postcard Mailing - 5/19 Open House Invitation	228		
5/13/14	Meet, Greet & Eat Booth Presence		60	
5/15/14	Coffee with Council - Solid Grounds		15	
5/19/14	Open House - Conditions Survey Findings		22	
5/22/14	LIFT Board Meeting		34	34 in audience, 12 LIFT Board/Staff
5/23/14	<i>Littleton Independent</i> : LIFT Is Raising Some Eyebrows			
JUNE				
6/1/14	<i>Littleton Report</i> Article			
6/4/14	LIFT report to Historic Downtown Littleton Merchants		35	
6/12/14	Presentation to Littleton Business Coalition		50	
6/16/14	LIFT June Board Meeting		11	11 speakers, 12 LIFT Board/Staff
6/24/14	Meet, Greet & Eat Booth Presence - Steeplechase III		35	
6/26/14	Coffee w/ Council - Spur		21	
JULY				

Public Outreach

7/2/14	LIFT report to Historic Downtown Littleton Merchants		35	
7/17/14	Coffee w/ Council - Delizio's		17	
7/21/14	LIFT July Board Meeting		21	21 audience, 12 LIFT Board/Staff
7/22/14	Meet, Greet & Eat Booth Presence - Harlow Park		45	
7/29/14	Postcard Mailing - 8/11 Open House Invitation	91		
7/30/14	<i>Columbine Courier</i> : Urban Renewal Authority Still Taking Flak			
AUGUST				
8/1/14	<i>Littleton Report</i> Article			
8/6/14	LIFT report to Historic Downtown Littleton Merchants		35	
8/11/14	Open House - Col Sq / Santa Fe		25	
8/12/14	Joint study session with Littleton City Council - Speaker Tracy Huggins (DURA)		17	
8/13/14	<i>Columbine Courier</i> : LIFT Eyes Prohibition on Condemnation, Eminent Domain			

Public Outreach

8/15/14	<i>Littleton Independent</i> : Urban Renewal Spurs Appeal to Citizens			
8/18/14	LIFT August Board Meeting		36	36 audience, 12 LIFT Board/Staff
8/21/14	<i>Littleton Independent</i> : Urban Renewal Plans Advance			
8/21/14	<i>Littleton Independent</i> : Condemnation Issue Off Table			
8/21/14	Coffee w/ Council - Jake's		20	
8/25/14	Littleton Planning Board Meeting		23	
8/29/14	<i>Littleton Independent</i> : Panel Delays Vote on LIFT Plans			
SEPTEMBER				
9/3/14	LIFT report to Historic Downtown Littleton Merchants		35	
9/6/14	Meeting with citizens at block party to discuss Columbine Square		10	
9/9/14	<i>Columbine Courier</i> : New Member Joins Board of Urban Renewal Authority			
9/11/14	Planning Board Meeting		19	
9/15/14	Meeting with Paul Hindman, UDFCD			4 - no public
9/15/14	LIFT Sept Board Meeting		10	10 audience, 12 LIFT Board/Staff
9/16/14	Meeting with Nancy Doty, Chair, Arapahoe County Board of County Commissioners			2 - no public
9/23/14	Meeting with South Suburban			5 - no public
9/26/14	Futurist David Houle on Economic Development at ACC		55	
9/29/14	Meeting with Littleton Public Schools			3 - no public
9/30/14	Meet, Greet & Eat Booth Presence			

Public Outreach

OCTOBER				
10/1/14	LIFT report to Historic Downtown Littleton Merchants		35	
10/2/14	11/4/14 Public Hearing Ads Run in <i>Littleton Independent</i>			
10/9/14	LPS Board Worksession			Presentation by Jim R and Jim T, Corey H and Councilman Brinkman – request inclusion of ag land and agree to do an IGA on increments other than from general assessment
10/13/14	Open House - Bway & LBlvd		16	
10/13/14	Meeting with S Metro Housing Options (housing authority)			4 - no public
10/16/14	Urban Drainage Board			Ag land inclusion Attended by Rees, Bruce Beckman represents Littleton on the Board
10/16/14	Presentation: Lion's Club		18	Taylor, Rees gave overview of LIFT and 4 URA's
10/20/14	LIFT October Board Meeting		10	10 audience, 12 LIFT Board/Staff
10/22/14	South Suburban Board		19	Inclusion of Ag land and IGA on increment other than general assessment. Attended by Brinkman, Stahlman, Mayor Cernanec, Rees, Hoffman
10/23/14	Meeting with Littleton Public Schools			3 - no public
10/28/14	City Council			Presentation by City and LIFT on economic development and urban renewal use in Littleton. Rees, Penny, Brinkman – presented
10/28/14	Public meeting on urban renewal at ACC		195	
10/29/14	South Suburban Board		19	Inclusion of Ag land and IGA on increment other than general assessment. Attended by Brinkman, Stahlman, Mayor Cernanec, Rees, Hoffman
10/30/14	Presentation: Littleton Business Coalition			Rees, Stahlman. Penny presented 4 plans and discussed TIF use
10/30/14	12/2/14 Public Hearing Ads Run in <i>Littleton Independent</i>			
NOVEMBER				
11/4/14	Presentation: Littleton Rotary Club		50	Rees, Taylor – LIFT overview and 4 plans and status.
	TOTAL	801	1,189	

After forming the Authority ...

Creating an **Urban Renewal** Area

- Determine official survey area boundaries
- Notify property owners within those boundaries that a survey is being conducted
- Verify the presence and location of “blighting” conditions (field survey)
- Prepare conditions survey

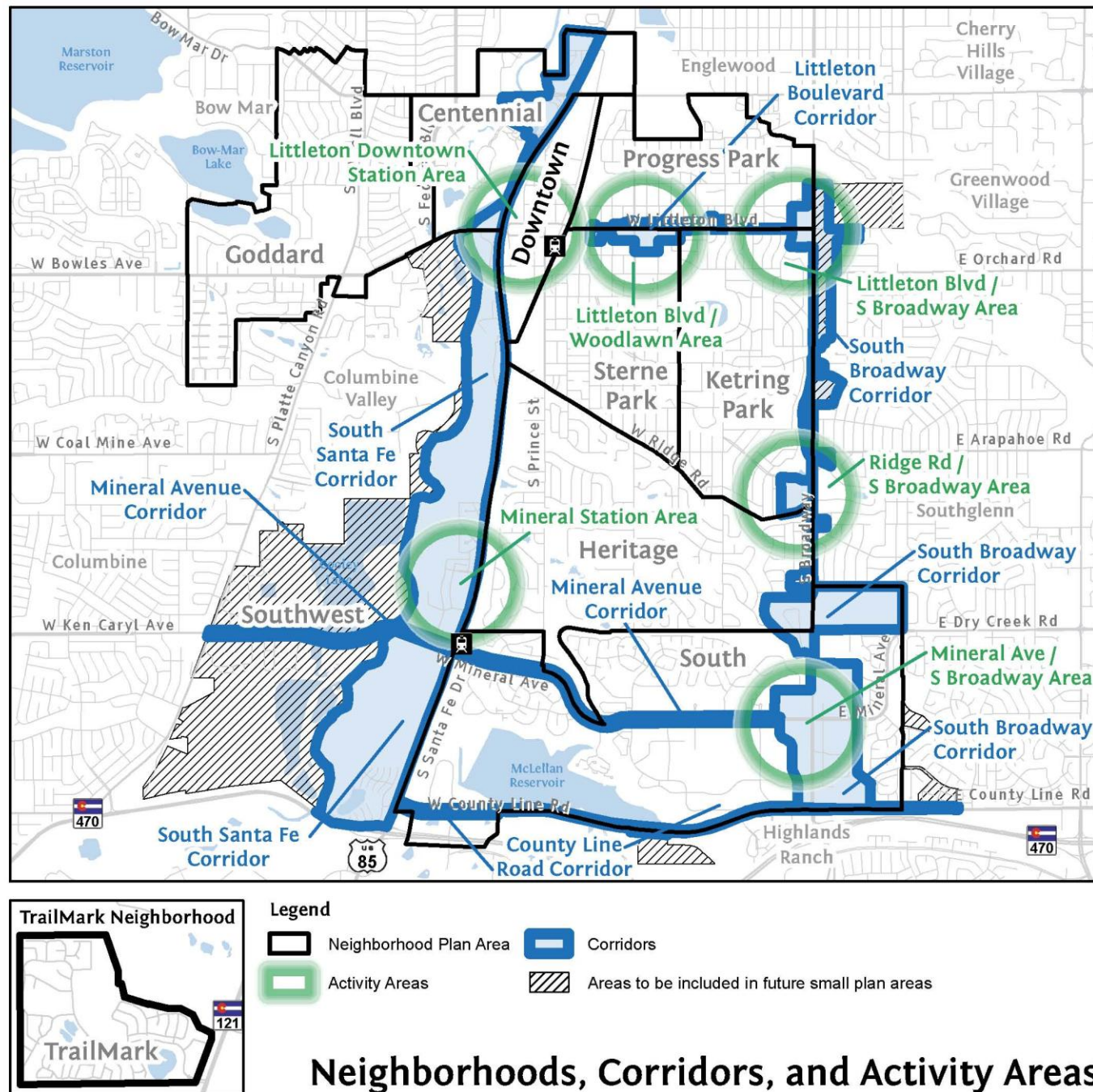
- Define boundaries for urban renewal area (may be the same as survey area boundary or less)
- Complete market analysis or forecast of market growth for early TIF districts
- Define future role of urban renewal area in the community
- Prepare urban renewal plan (s)

Creating an Urban Renewal Area (cont'd)

- Complete financial analysis (tax increment finance – TIF)
- Complete impact analysis (es) for impacted taxing bodies
- Notify property owners and tenants within the plan boundaries of the date of a public hearing to consider adoption of the plan (s)
- Present findings and plan to Planning Commission (for consideration of its consistency with the community plan)
- Present survey findings to urban renewal entity and council for acceptance and urban renewal plan to urban renewal entity and council for adoption

- Work with owners and developers to determine possibilities for redevelopment
- Implement plan

Citywide Plan 2014 (exhibit)



Colorado Urban Renewal Statute

11 Qualifying Factors

- a. Deteriorated or deteriorating structures
- b. 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 non-marketable
- h. Conditions that endanger life or property by fire or other causes
- i. Buildings that are unsafe or unhealthy for people to live or work in
- j. Environmental contamination of buildings or property
- k5. Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial underutilization or vacancy of buildings, sites, or improvements

Boundary Refinement Criteria

Exclude:

- Single family structures being used as a primary residence
- Parcels owned by the Littleton Housing Authority (note – later requested to be put back in)
- Churches and other facilities owned by religious organizations

Santa Fe Study Area

- “Open space” parcels owned by either the City of Littleton, Colorado Water Conservancy or South Suburban Recreation District located in the vicinity of the South Platte River

Columbine Square Study Area

- Remove Home Depot parcels

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

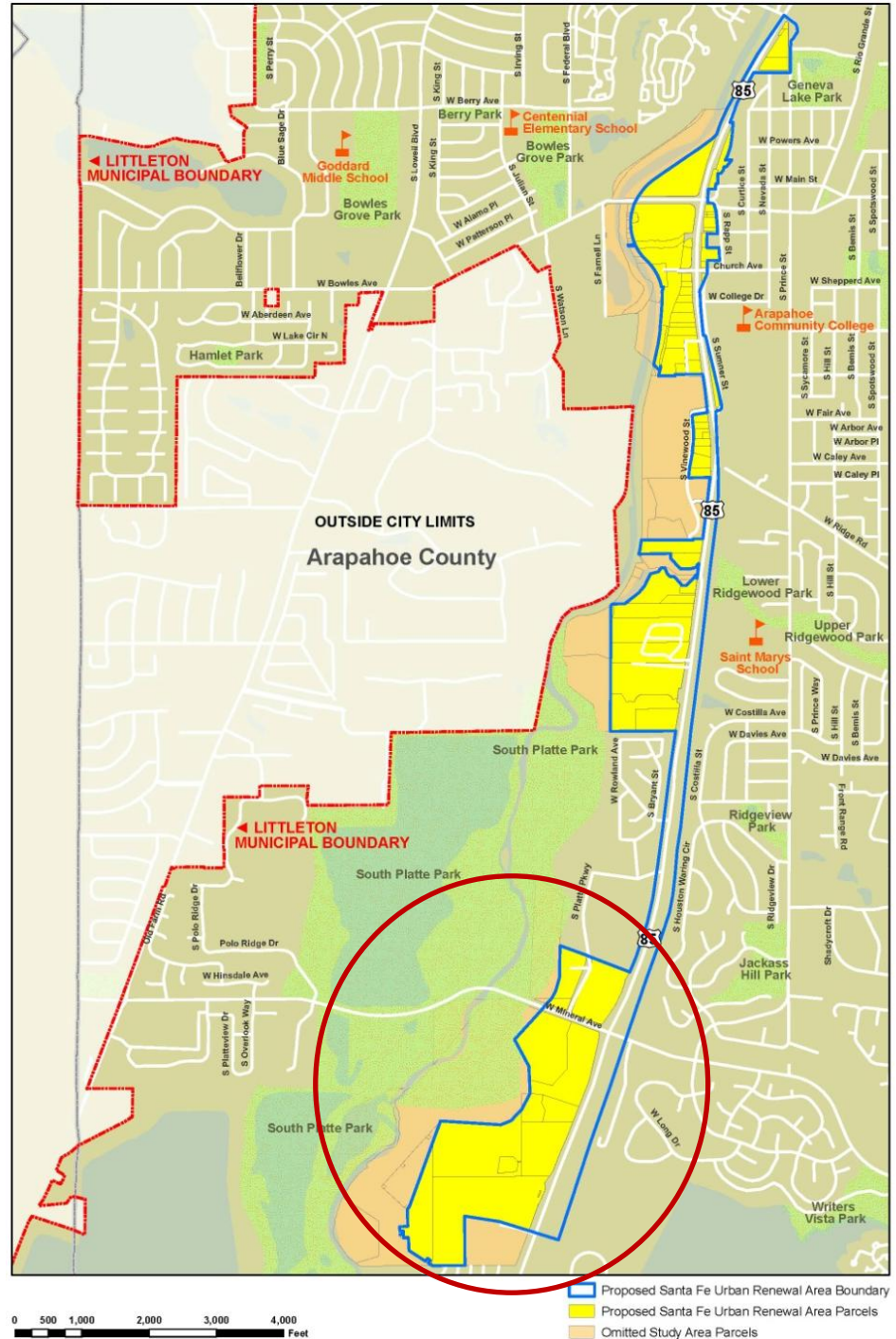
Proposed urban renewal area **253.02 total acres**, all within **82 legal parcels plus rights-of-way**



**Denotes proposed
TIF District No. 1**



Ricker Cunningham



Santa Fe

Survey Summary

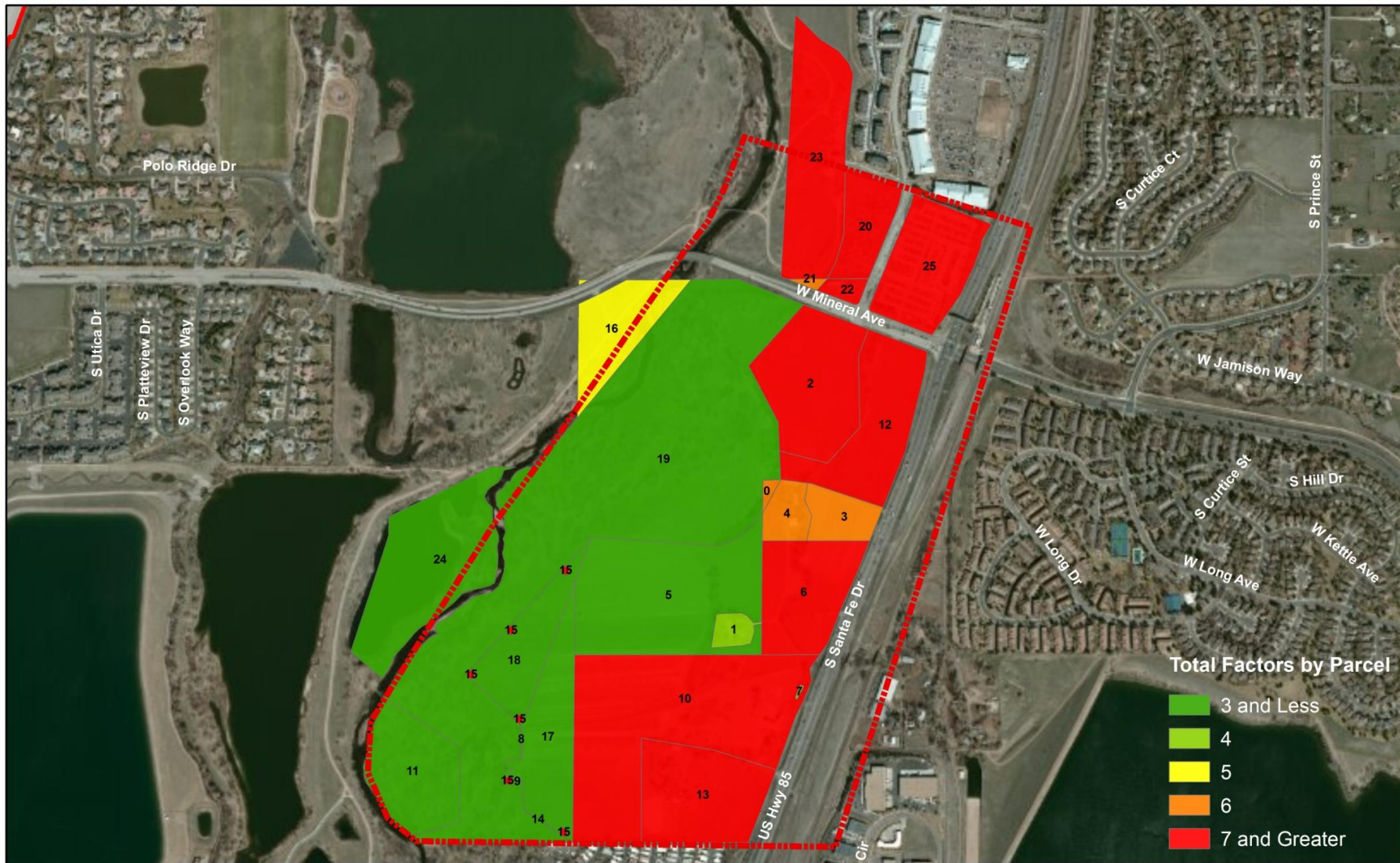
“Blighted area” means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

a	<i>Slum, deteriorated, or deteriorating structures;</i>
b	<i>Predominance of defective or inadequate street layout;</i>
c	<i>Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;</i>
d	<i>Unsanitary or unsafe conditions;</i>
e	<i>Deterioration of site or other improvements;</i>
f	<i>Unusual topography or inadequate public improvements or utilities;</i>
g	<i>Defective or unusual conditions of title rendering the title non-marketable;</i>
h	<i>The existence of conditions that endanger life or property by fire or other causes;</i>
i	<i>Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities;</i>
j	<i>Environmental contamination of buildings or property;</i>
k.5	<i>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;</i>

Summary of Factors Present

Blight Qualifying Factor	Present
<i>a</i>	x
<i>b</i>	x
<i>c</i>	x
<i>d</i>	x
<i>e</i>	x
<i>f</i>	x
<i>g</i>	x
<i>h</i>	x
<i>i</i>	x
<i>j</i>	x
<i>k.5</i>	x

11 of 11 factors are present



Total Factors by Parcel

- 3 and Less
- 4
- 5
- 6
- 7 and Greater

N
Date: Tuesday, June 10, 2014

0 500 1,000 2,000 3,000 4,000 Feet

Santa Fe - South Study Area Boundary

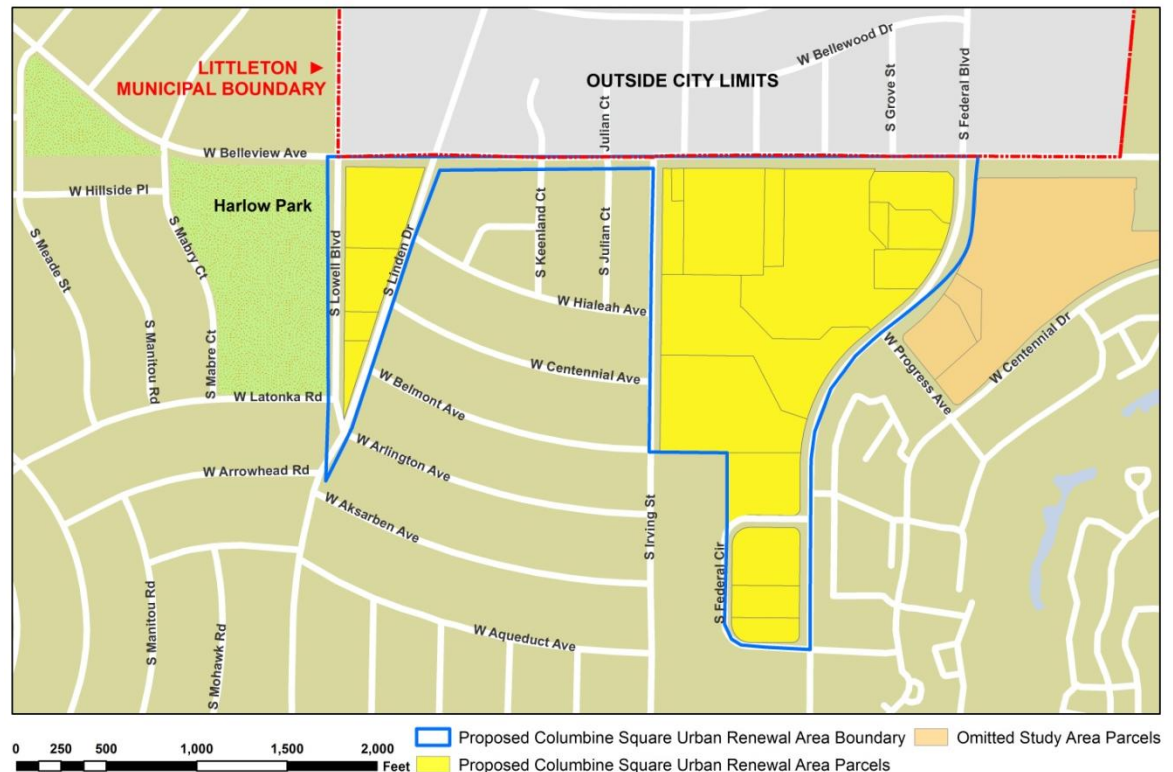


Columbine Square

Survey Area

Commercial concentration located in the western portion of the city

Northwest quadrant of the city along W Belleview Ave between S Lowell Blvd to the west and ½ block east of S Federal Blvd



48.25 total acres, all within **22 legal parcels plus rights-of-way**, with parcels ranging in size from 0.164 to 10.767 ac

Proposed urban renewal area **35.54 total acres**, all within **19 legal parcels plus rights-of-way**

Columbine Square

Survey Summary

“Blighted area” means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, 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:

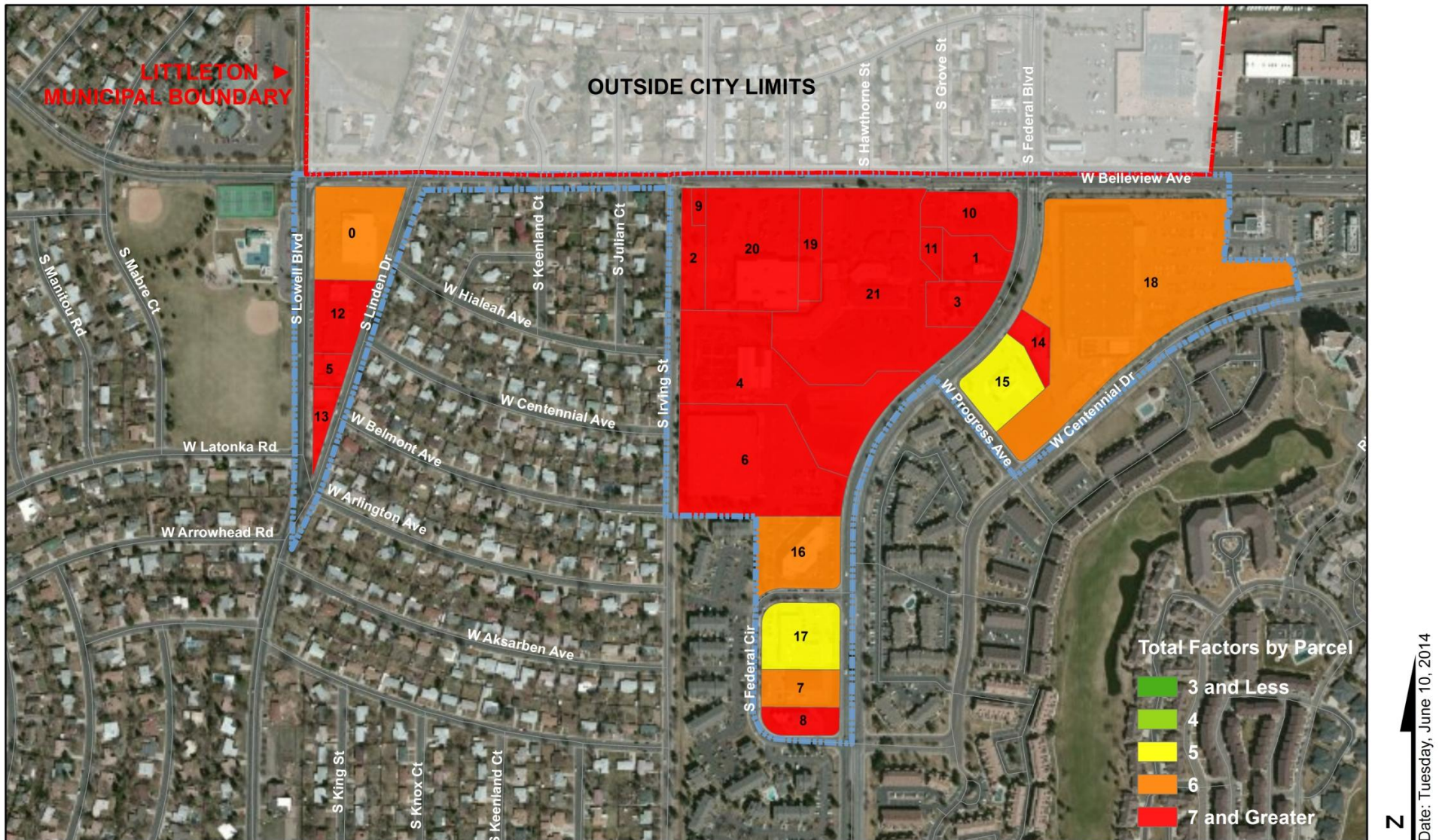
a	<i>Slum, deteriorated, or deteriorating structures;</i>
b	<i>Predominance of defective or inadequate street layout;</i>
c	<i>Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;</i>
d	<i>Unsanitary or unsafe conditions;</i>
e	<i>Deterioration of site or other improvements;</i>
f	<i>Unusual topography or inadequate public improvements or utilities;</i>
g	<i>Defective or unusual conditions of title rendering the title non-marketable;</i>
h	<i>The existence of conditions that endanger life or property by fire or other causes;</i>
i	<i>Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities;</i>
j	<i>Environmental contamination of buildings or property;</i>
k.5	<i>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;</i>


Summary of Factors Present

Blight Qualifying Factor	Present
<i>a</i>	x
<i>b</i>	x
<i>c</i>	x
<i>d</i>	x
<i>e</i>	x
<i>f</i>	x
<i>g</i>	
<i>h</i>	x
<i>i</i>	x
<i>j</i>	x
<i>k.5</i>	x

10 of 11 factors are present

Source: Colorado Revised Statute 31-25-103(2).



 Columbine Square Study Area Boundary

How much “blight” is enough?

- **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...
- **If private property is to be acquired by eminent domain**, then “blighted area” means an area that, in its present condition and use and, by reason of the presence of at least **five** of the factors...
- Otherwise, by reason of the presence of any **four** of the factors...
- **Determination of blight is based upon an area “taken as a whole,”** and not on a building-by-building, parcel-by-parcel, or block-by-block basis.
- **Urban renewal statute does not require a certain “quantity” of conditions within any one parcel** of the blight factors to be found in order for that blight factor to be considered present in the area.

Purpose of the Urban Renewal Plan

The purpose of the Plan is to **reduce, eliminate and prevent the spread of blight and to stimulate growth and investment within the Area boundaries.** To accomplish this purpose, the Plan is intended to promote local objectives expressed in adopted community plans and advance the priorities of the Comprehensive Plan.

Objective of the Plan

The Plan objective is to **alleviate conditions of blight by actively promoting investment and reinvestment within its commercial corridors and aged and aging community retail centers** to make financial resources available to assist its partners (private, public, non-profit and others) with addressing those conditions of blight identified herein, especially those that render projects within its boundaries infeasible.

Conformity of the Plan

Citywide Plan, January 2014 (adopted)

City of Littleton Economic Plan, 2013 (adopted)

Power Retained by LIFT

(allowed under the statute)

- Relocation Assistance
- Demolition, Clearance, Environmental Remediation and Site Prep
- Property Acquisition and Disposition (by any means allowed under the Act)
- Installation, Construction and Reconstruction of Public Improvements
- Elimination of Unhealthful, Unsanitary or Unsanitary or Unsafe conditions
- Prevention of the Spread of Deterioration
- Enter into Redevelopment / Development / Cooperation Agreements
- Use Property Tax Increment Revenues (for 25 years or less)

Power **Conferred** by LIFT

(allowed under the statute)

- Use of **Sales Tax Increment** (on an as-needed basis) if allowed by City Council
- Eminent Domain
- Any site-specific planning – all development in an urban renewal area will comply with City-approved site, drainage, and public improvement plans; any applicable design standards, zoning, codes and ordinances
- Commencement of TIF in both areas in their entirety

Santa Fe Urban Renewal Area

Summary of Tax Increment District Impacts

		Annual Average Over 25 years				
Taxing District	Mill Levy	Property Tax Revenues From Existing Base	Incremental Property Tax Revenues	Share of Sales Tax Revenues	Net Tax Revenues	Annual Tax Revenues After 25 Years
Arapahoe County	17.130	\$7,159	(\$238,412)	\$259,698	\$28,444	\$683,430
City of Littleton	6.662	\$2,784	(\$92,720)	\$3,116,372	\$3,026,435	\$4,366,885
Littleton School District #6	56.985	\$23,815	(\$793,107)	\$0	(\$769,292)	\$1,098,535
South Suburban Parks and Recreation	6.915	\$2,890	(\$96,242)	\$0	(\$93,352)	\$133,305
Urban Drainage and Flood	0.672	\$281	(\$9,353)	\$0	(\$9,072)	\$12,955

Source: Ricker | Cunningham

Columbine Square Urban Renewal Area

Summary of Tax Increment District Impacts

Taxing District	Mill Levy	Annual Average Over 25 years				Annual Tax Revenues After 25 Years
		Property Tax Revenues From Existing Base	Incremental Property Tax Revenues	Share of Sales Tax Revenues	Net Tax Revenues	
Arapahoe County	17.130	\$80,359	(\$59,947)	\$33,875	\$54,287	\$204,186
City of Littleton	6.662	\$31,252	(\$23,314)	\$406,504	\$414,443	\$557,394
Littleton School District #6	56.985	\$267,324	(\$199,421)	\$0	\$67,903	\$542,303
South Suburban Parks and Recreation	6.915	\$32,439	(\$24,199)	\$0	\$8,240	\$65,807
Urban Drainage and Flood	0.672	\$3,152	(\$2,352)	\$0	\$801	\$6,395

Source: Ricker | Cunningham

Urban Renewal Related Questions

Why are properties included in the Urban Renewal Area that don't have 4 factors of blight (McDonalds).

The Area is drawn as narrowly as possible to still allow the accomplishment of plan goals. Not all properties need be considered blighted to be included.

Explain LIFT's involvement in the land acquisition process.

LIFT can help offset some negotiated costs by paying above fair market value. Council passed a resolution not allowing eminent domain to be used except if property owner requests it.

Does the Urban Renewal designation impact zoning and land use?

Urban Renewal plans do not control land use regulations. City Development Review/zoning governs. Development Plans must be approved by Planning Board.

Urban Renewal Related Questions

What can TIF be used for and who determines eligibility?

TIF funds can be used to provide infrastructure and Gap financing. The LIFT board determines the eligibility of a proposed project.

When does the tax increment clock start and can there be staggered starts within 25 year time frame for areas within the URA?

The property tax base is only set once the use of TIF is authorized by Council. The area can be divided into different TIF areas as projects are ready to be implemented to maximize the time frame for the collection of the increment.

Note: The base for Breckenridge Brewery will increase once it is reassessed since it isn't in the 1st TIF area.

Urban Renewal Related Questions

How and when is city sales tax increment included?

A property owner or developer would need to demonstrate that a gap exists in the proforma that makes the project not viable unless sales tax is included. They will also need to show what improvements qualify for TIF use. Existing businesses' sales are included in the base and are not increment. Sales Tax Increment inclusion is a Council Decision after the need is established by LIFT. Council does not have to grant all of the 3%.

What are the impacts to LPS, Arapahoe County, South Suburban, Urban Drainage (tax levy for mill levy & general assessment)

LIFT and the City have worked closely with the taxing entities to develop agreements (IGA's) that will guarantee that LPS and South Suburban retain any future tax increments generated by special milllevies to support bond issues and mill levy overrides. The URA will receive increment created from the general assessment mill levy.

Urban Renewal Related Questions

Why can LIFT keep the tax increment for 25 years if debt service is paid off?

As long as there are areas of blight to be addressed, LIFT can continue to use TIF. If the URP goals are accomplished in less than 25 years, the tax increments are not collected by LIFT and go to the taxing entities.

What are the County Impacts and how will they be funded?

The City is still negotiating with Arapahoe County on how the impacts will be addressed. It has been proposed that the estimates of fiscal impacts (if any) be provided by Arapahoe County once a definitive development plan has been received by LIFT. A portion of tax increments could be provided to address the impact.

Urban Renewal Related Questions

It isn't possible for urban renewal projects to be evaluated against the comprehensive plan if there are no specific plans.

The URP's goals and objectives are what are evaluated by City Council at the time of plan approval. Individual projects must undergo the City's development review process and criteria which will assure compliance with the Comprehensive Plan.

Why was open space included?

The LIFT Board removed publicly owned open space but not private undeveloped land. Single family owner occupied buildings and churches were also removed.

Will Wolhurst be forced to close?

Wolhurst is not within the plan boundaries.

Urban Renewal Related Questions

What happens in the case of a bond default?

The only revenue pledged to a bond payment is the actual tax increment created in the project. There is no recourse to an investor to make LIFT or the City backstop the bonds. The investors assume the risk when the bonds are sold.

Will the URA designation will make property unmarketable.

The availability of tax increment financing actually is an enticement for potential buyers and developers by providing a tool to help offset acquisition, redevelopment and remodeling costs.

Can LIFT provide affordable housing?

TIF funds can be used to reduce costs for infrastructure required in an affordable housing project. It is sometimes included as a plan goal as well.

Agricultural Land in Santa Fe TIF

Perimeter of Santa Fe boundary which is adjacent to agricultural land:

6841.6 ft (adjacent to ag. parcel perimeter)

52221.29 ft (total Santa Fe area perimeter)

13.1%: percent of perimeter adjacent to ag. land

Parcel Area (urban vs. agricultural)

Two calculations follow which are described here:

I used the county parcel designations (Excel file supplied by Jim Rees) for one of the map/calculations and created a second (2nd) map with designations by myself (City of Littleton designations) based on aerial photos and the description supplied. When viewing aerial images and taking into account current construction (i.e. Breckenridge Brewery) I found the Arapahoe county data inaccurate when applying the definition of "urban land development"...thus the reason for the 2nd Littleton designated map.

Arapahoe County urban/agricultural parcels designated

agricultural 5483390.372 49.68%

urban 5553118.094 50.32%

total sq ft area 11036508.47

City of Littleton urban/agricultural parcels designated (my choice of ag vs. urban based on aerial photo interpretation)

agricultural 4057524.65 36.76%

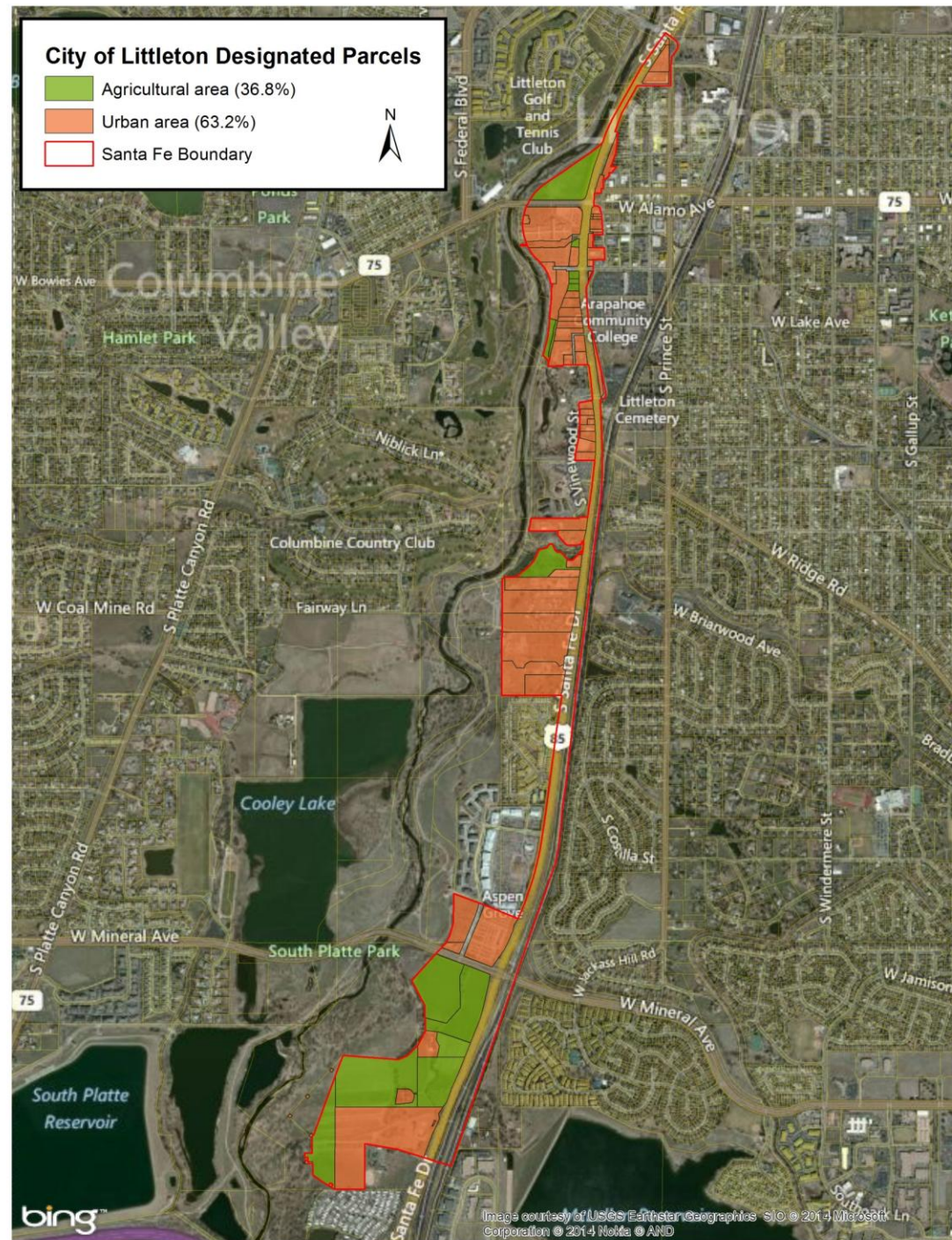
urban 6978983.816 63.24%

total sq ft area 11036508.47

Also note. The county spreadsheet listing the urban/ag parcels included at least three parcels that are not within the boundaries (from what I can discern) of the Santa Fe study area.

Definition: "Urban Level Development" is defined by the statute as: an area which there is a predominance of either permanent structures or above ground or at grade infrastructure.

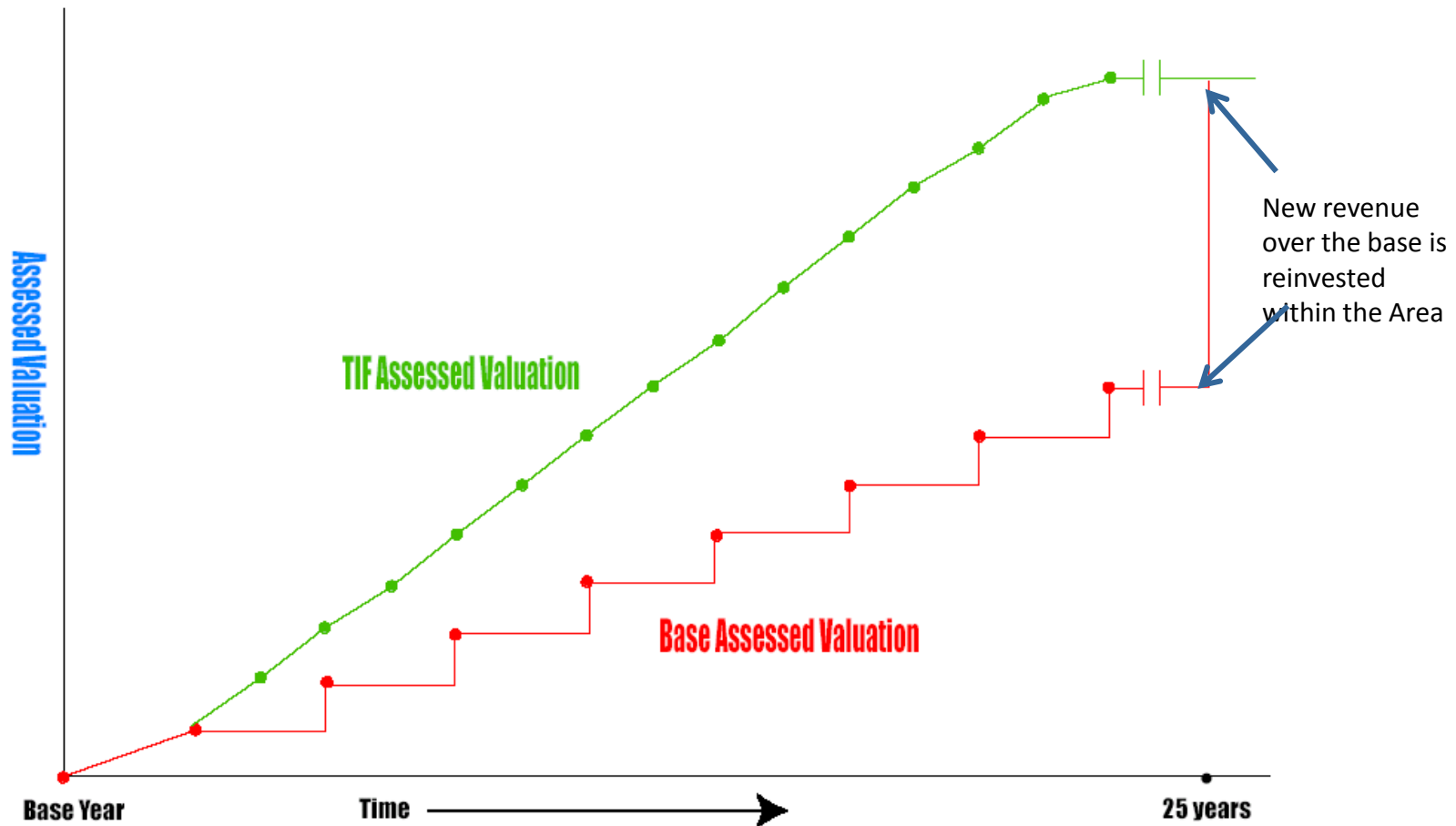
Agricultural Land Illustration



How is TIF calculated?

TIF CHART

Note: Council will decide if some or all of the sales tax collected in the Area is reinvested in the Area or retained by the municipality for use elsewhere in the community.



Urban Renewal Planning Areas

As of early 2010,
there were 121
active urban
renewal areas in
the state

Urban renewal authorities in 40 municipalities

Ranging in size
from 1 acre to
4,700 acres (both
in Denver)

