



Nancy A. Doty | District 1    Nancy N. Sharpe | District 2    Rod Bockenfeld | District 3    Nancy Jackson | District 4    Bill L. Holen | District 5

November 25, 2014

Littleton City Council  
City of Littleton, Colorado  
2255 West Berry Avenue  
Littleton, Colorado 80120

Re: Littleton Boulevard Urban Renewal Plan

Dear Council Members:

The Board of County Commissioners for Arapahoe County, Colorado has received the Littleton Boulevard Urban Renewal Plan for review pursuant to Colorado Revised Statutes ("C.R.S.") § 31-25-107. Please consider this letter Arapahoe County's official comments and objections to the Littleton Boulevard Urban Renewal Plan (the "Littleton Blvd. Plan").

While we are excited about the prospect of additional growth occurring in Littleton, we are concerned with and object to several aspects of the Littleton Blvd. Plan. First, the County Impact Report ("Report") accompanying the Littleton Blvd. Plan is deficient. C.R.S. § 31-25-107(3.5)(a)(III) requires that for every plan which utilizes property taxes for tax increment financing the county shall be provided with an estimate of the cost and extent of additional county infrastructure and services required to serve development within the plan area. The Report presented here only states that "there is anticipated to be minimal impact on County services." Because the type and amount of development occurring within the plan area is generally described and the locations are undefined, the County is unable to estimate the impact to its services and infrastructure. The purpose of the Report is to provide information to the County concerning the urban renewal project so that the County may assess the impact and plan for it and, if necessary, enter into agreements with the City and Authority. As a result of the Littleton Blvd. Plan being so vague as to the development that is to occur within the plan area, the County is unable to evaluate impacts on County revenue or services. The Authority has a statutory obligation to provide certain information to the County and it has not provided that information. Thus, we object to the Littleton Blvd. Plan and question whether the Authority has complied with C.R.S. § 31-25-107(3.5).

Second, we are concerned with the use of tax increment financing ("TIF") for unidentified projects. The Littleton Blvd. Plan does not mention any specific work to be performed, only general statements to describe the Plan Purpose and Vision, including "The Purpose of this Plan is to reduce, eliminate and prevent the spread of blight and to stimulate growth and investment within the Area boundaries."<sup>1</sup> At this point, we disagree with your assessment that the taking of County taxes is necessary to entice development to the Littleton Blvd. Especially when the proposed plan area includes fully leased business property. To that end, we request that you reconsider the TIF area currently proposed.

Third, if you are determined to use County property taxes to subsidize development, we are concerned that the Littleton Blvd. Plan anticipates use of TIF for twenty-five (25) years. As you are aware, C.R.S. § 31-25-107(9) provides that a TIF

<sup>1</sup> See the Littleton Blvd. Plan Section 3.0 Plan Purpose and Vision, pages 9 – 12.

may not exceed a period of 25 years, meaning that it can be a time period less than 25 years. Because this area has already seen growth without the need of developer incentives, we request that short of eliminating the TIF areas, you specifically state within the Littleton Blvd. Plan that the TIF is limited to a time period substantially less than 25 years.

Finally, we are concerned that the City Council has declared this area to be blighted. In its present condition, it does not substantially impair or arrest the sound growth of the municipality (as evidenced by the full occupancy of commercial property), it does not retard the provision of housing accommodation (as evidenced by the residential property values increasing by 15%), nor does it constitute an economic or social liability (again, as evidenced by the full occupancy of commercial property and the residential property values increasing by 15%). Importantly, there is no evidence that these properties are a menace to the public health, safety, morals or welfare. Further, the Littleton Blvd. Plan includes the entire list of factors (at least four of which are required to be present) for determining blight stating that all of the blight factors are present. The plan fails to describe in any detail where in the plan area the blight factors are located. We urge the City Council to review requests for blight designation more carefully.

Again, we thank you for the opportunity to comment on the Littleton Blvd. Plan.

Sincerely,



Arapahoe County Board of County Commissioners  
Nancy A. Doty, Chair

Cc: Rod Bockenfeld, Commissioner  
Bill Holen, Commissioner  
Nancy Jackson, Commissioner  
Nancy Sharpe, Commissioner  
Corbin Sakdol, Assessor  
Monica Babbitt, Deputy Assessor  
Ron Carl, County Attorney