

LITTLETON INVESTS FOR TOMORROW URBAN RENEWAL AUTHORITY
RESOLUTION NO. 12-2014

**TITLE: A RESOLUTION OF THE LITTLETON INVESTS FOR TOMORROW
URBAN RENEWAL AUTHORITY RECOMMENDING APPROVAL OF
THE COLUMBINE SQUARE 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 Columbine Square 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 Columbine Square 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 Columbine Square 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 Columbine Square 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 Columbine Square 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 Columbine Square Urban Renewal Plan:

- (a) The Columbine Square 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 Columbine Square Urban Renewal Plan conforms to the general plan of the City of Littleton as a whole.
- (c) The Columbine Square 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 Columbine Square Urban Renewal Plan is to facilitate redevelopment in order to eliminate or prevent the spread of physically blighted areas.

(f) The boundaries of the Columbine Square Urban Renewal Plan have been drawn as narrowly as feasible to accomplish the planning and development objectives the Columbine Square Urban Renewal Plan.

(g) The Columbine Square 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 Columbine Square 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 18th 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

Columbine Square

Survey Area

Commercial concentration located in the western portion of the city

Northwest quadrant of the city along W Bellevue Ave between S Lowell Blvd to the west and 1/2 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