



ADAMS COUNTY

COLORADO
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**STUDY SESSION AGENDA
TUESDAY
June 27, 2017**

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE.

10:00 A.M.	ATTENDEE(S):	Abel Montoya / Rebecca Zamora
	ITEM:	Town Hall Update – South I-25 Corridor Area
11:00 A.M.	ATTENDEE(S):	Jeff Robbins / Norman Wright / Kristin Sullivan / Jen Rutter / Chris LaMere
	ITEM:	Oil and Gas Monthly Update
12:00 P.M.	ATTENDEE(S):	Don May / Peter LiFari
	ITEM:	Adams County Housing Authority Quarterly Report
12:45 P.M.	ATTENDEE(S):	Norman Wright / Joelle Greenland / Debra Bristol
	ITEM:	Balanced Housing Plan
1:15 P.M.	ATTENDEE(S):	Norman Wright / Kristin Sullivan / Ben Dahlman / Nancy Duncan
	ITEM:	Commerce City Urban Renewal Area
1:30 P.M.	ATTENDEE(S):	Heidi Miller
	ITEM:	Executive Session Pursuant to C.R.S. 24-6-402(4)(b) and (e) for the Purpose of Receiving Legal Advice and Advising Negotiators Regarding Commerce City Urban Renewal Area
1:45 P.M.	ATTENDEE(S):	Raymond Gonzales
	ITEM:	Administrative Item Review / Commissioner Communications
2:15 P.M.	ATTENDEE(S):	Heidi Miller
	ITEM:	Executive Session Pursuant to C.R.S. 24-6-402(4)(b) for the Purpose of Receiving Legal Advice Regarding Bargaining Policies
3:15 P.M.	ATTENDEE(S):	Heidi Miller
	ITEM:	Executive Session Pursuant to C.R.S. 24-6-402(4)(b) and (e) for the Purpose of Receiving Legal Advice and Negotiation Discussions Regarding Marijuana Sales Tax

(AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE)

AGENDA IS SUBJECT TO CHANGE



STUDY SESSION AGENDA ITEM

DATE: 06/27/2017
SUBJECT: Town Hall Neighborhood Snapshot Review
FROM: Rebecca Zamora
AGENCY/DEPARTMENT: Department of Regional Affairs
ATTENDEES: Abel Montoya, Rebecca Zamora
PURPOSE OF ITEM: Preperation for Town Hall
STAFF RECOMMENDATION: Informational

BACKGROUND:

Provide the BOCC with an overview of the neighborhood activity occurring in the Town Hall area.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

The Neighborhood Liaison Report is a multi-disciplinary report that was created with the participation of: Department of Regional Affairs, Long Range Strategic Planning, Community and Economic Development, Adams County Sheriff, Parks and Open Space, Adams County Sheriff, Neighborhood Services, and Public Works.

ATTACHED DOCUMENTS:

Neighborhood Snapshot Report for June 28th, 2017 Town Hall

FISCAL IMPACT:

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

Fund:

Cost Center:

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			<hr/>

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<hr/>


New FTEs requested: YES NO

Future Amendment Needed: YES NO


Additional Note:

APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:



Raymond H. Gonzales, Interim County Manager



Nancy Duncan
Budget / Finance



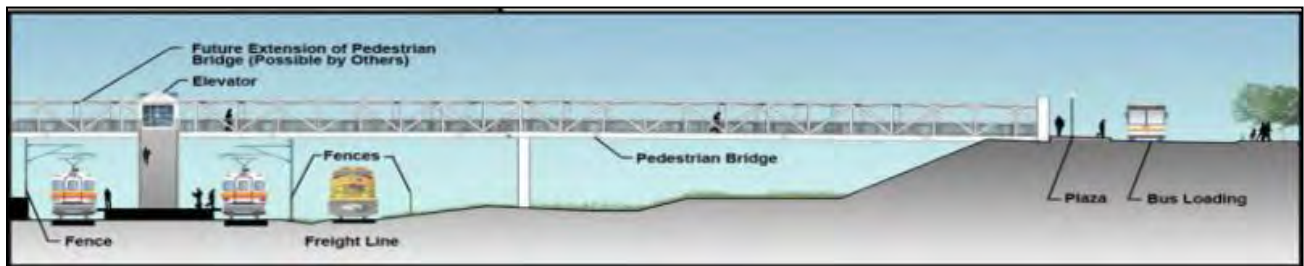
Bryan Oster, Interim Deputy County Manager

Patti Duncan, Interim Deputy County Manager

June 28th 2017 Town Hall: Neighborhood Snapshot Report

Southern I-25 Corridor Neighborhoods: 84th Ave. to 64th Ave., Pecos St. to York St.

06/28/17



*This picture is showcases the site plan for the FasTracks Station on Pecos Street and 58th Avenue
Photo Credit: RTDFasTracks.com*

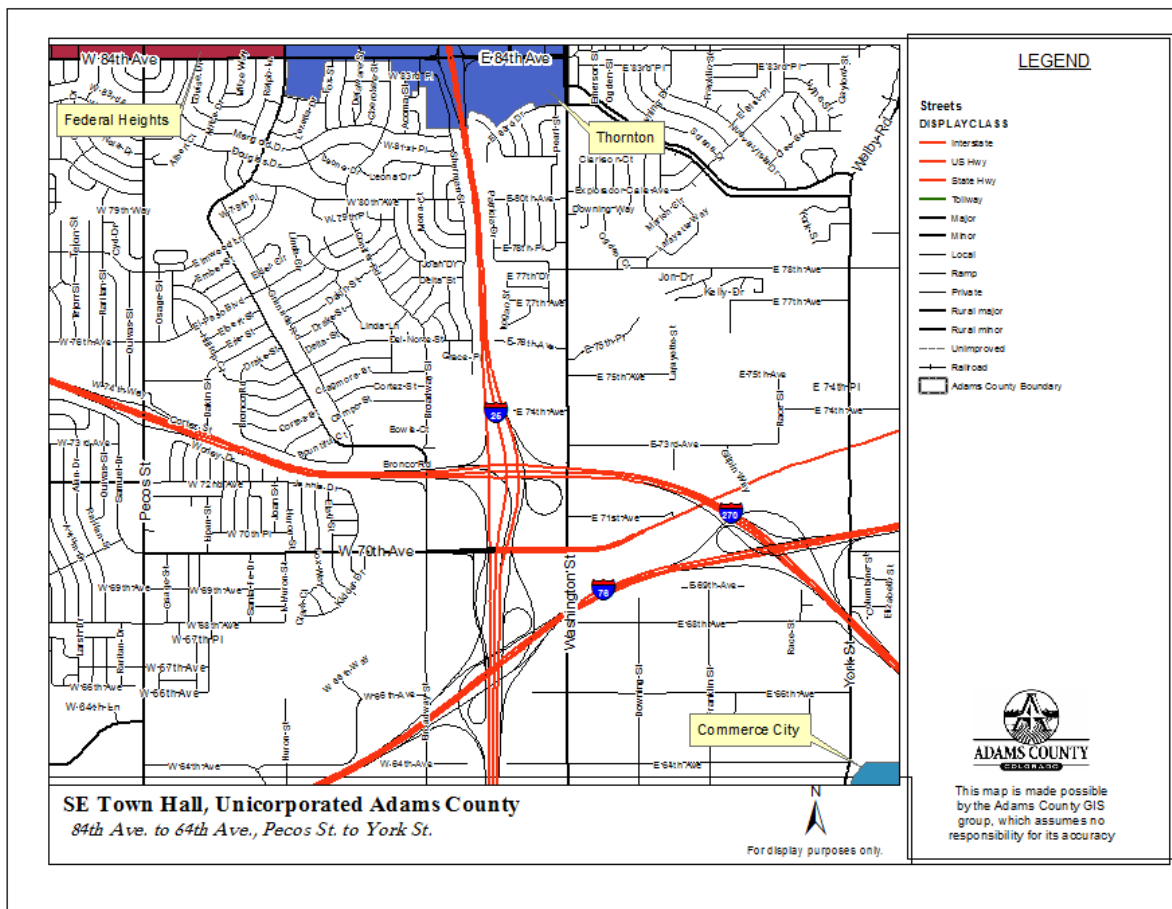


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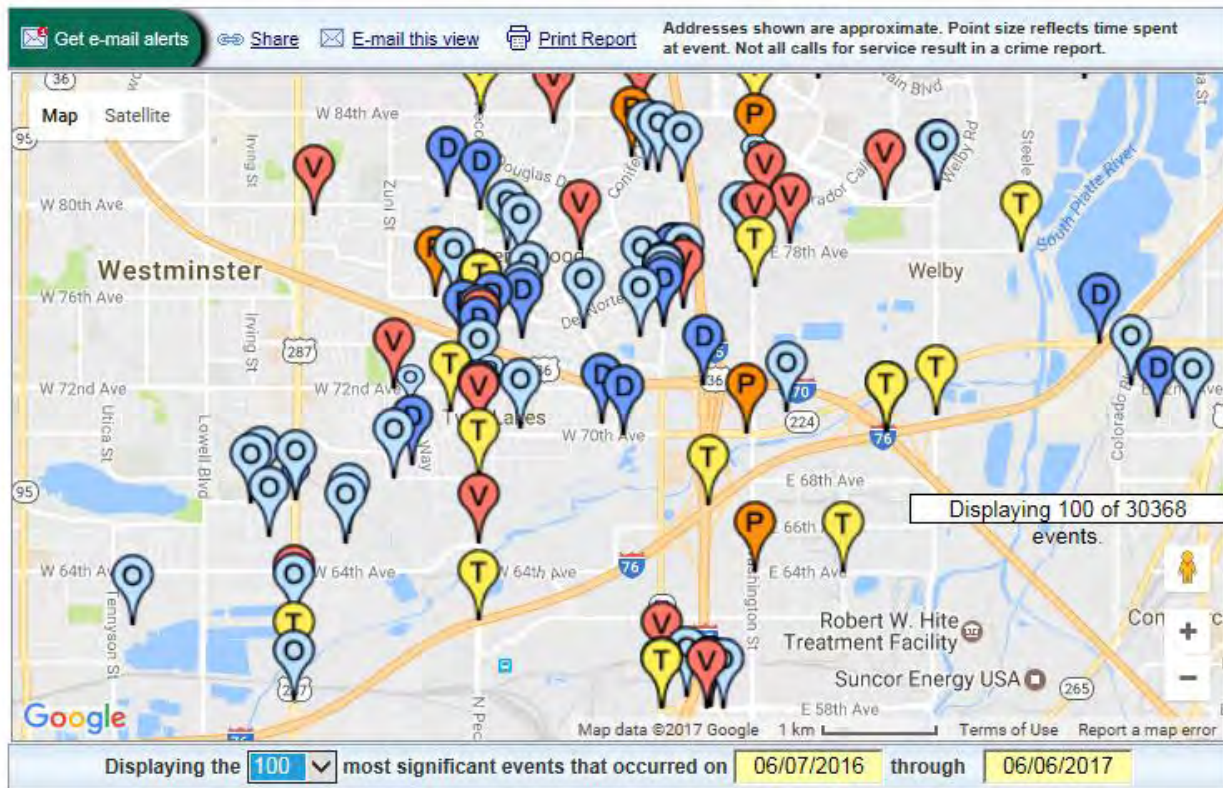
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Area Snapshot

The Southern I-25 Corridor area encompasses the communities between 84th Avenue to 64th Avenue and Pecos Street to York Street. The Southern I-25 Corridor shares boundaries with the cities of Westminster to the West, Federal Heights to the Northwest, Thornton to the Northeast, Commerce City to the East, and Denver to the South. This community has received several FasTracks stations and will be receiving several more. This community is an eclectic mix of new TOD -Transit Oriented Development and existing infrastructure, housing, and businesses.



Crime and Traffic Statistics



On	Category	#
<input checked="" type="checkbox"/>	Property	3348
<input checked="" type="checkbox"/>	Violent	1578
<input checked="" type="checkbox"/>	Traffic	13597
<input checked="" type="checkbox"/>	Proactive Policing	95
<input checked="" type="checkbox"/>	Noise	0
<input checked="" type="checkbox"/>	Disorder	6876
<input checked="" type="checkbox"/>	Other	4874

This report was generated by the Adams County Sheriff's Office *My Neighborhood Update* tool. The main issue in this area seems to be traffic followed by disorder and other policing matters.

It is important to note that "Disorder" includes matters such as: abandoned vehicles, shots fired suspicious incidents, disturbances, disorderly conduct, and animal issues. "Other" policing matters include: fire, medical assistance, civil assistance, missing persons and child welfare checks

Southern I-25 Corridor Area Demographics

S. I-25 Corridor Area Adams County



Population



Mean Resident Age



Property Value



Avg. Household Income



Avg. Commute Time

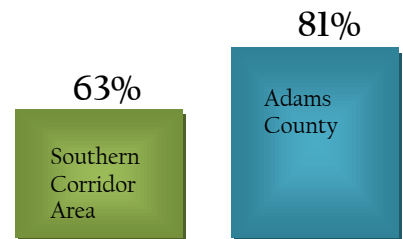
Gender Population in Area

49.2 %

50.8 %



Educational Information



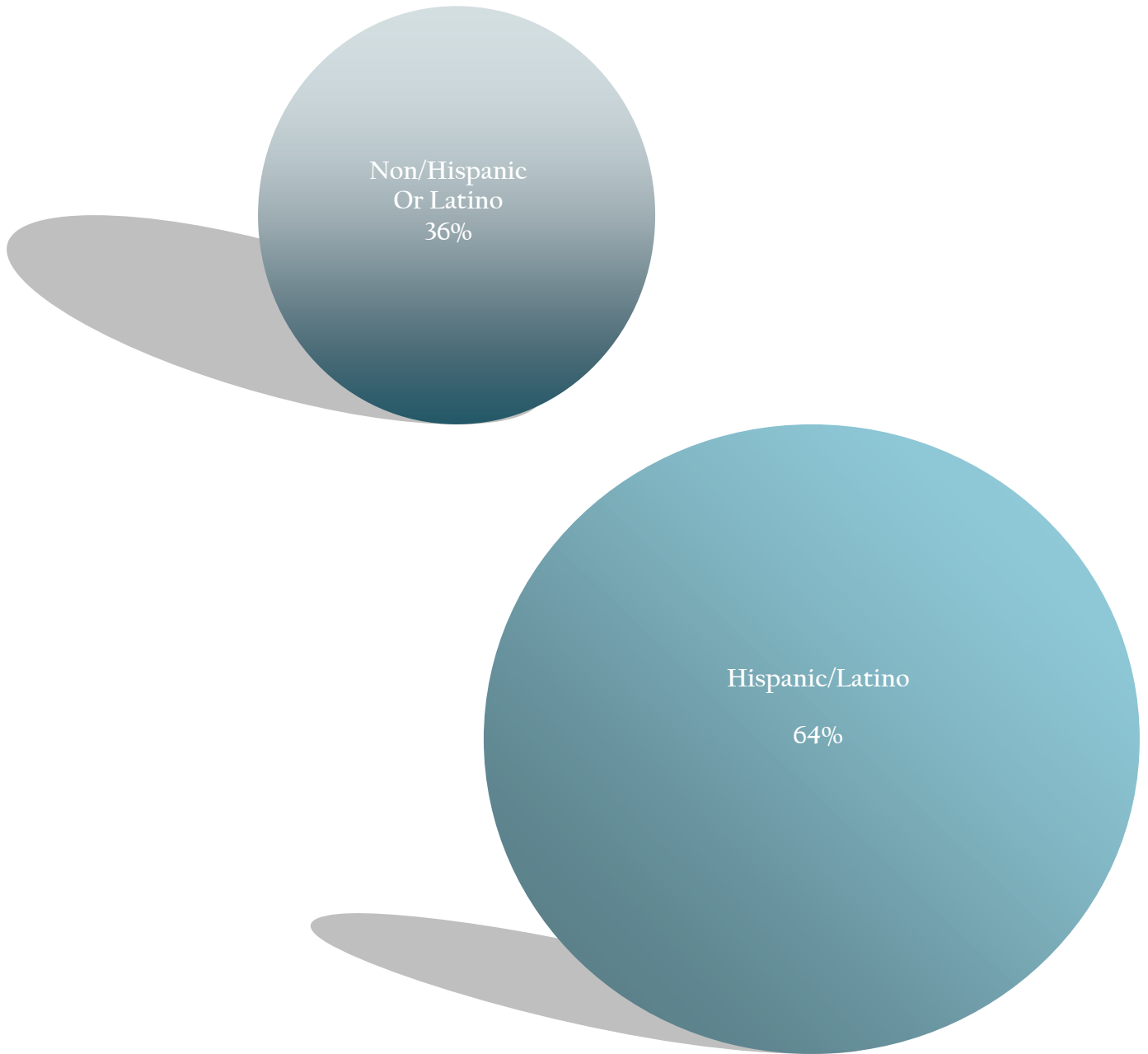
High School Diploma or Higher
*28.2% have less than a H.S. Degree



Bachelors Degree or Higher

Reference: GIS Demographics Data and DataUSA website.

Southern I-25 Corridor Area: Ethnicity Demographics



Reference: DataUSA website.

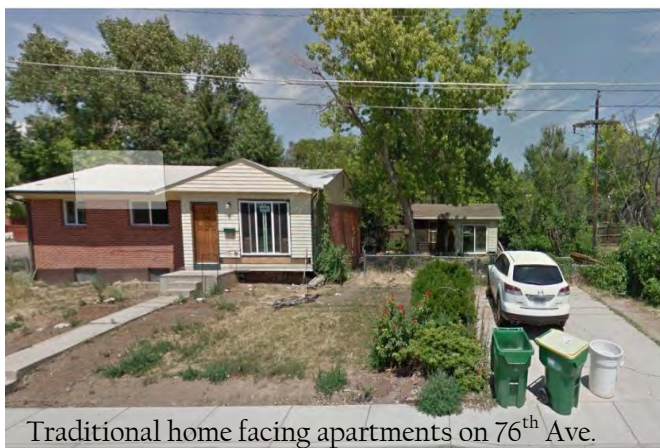
Neighborhood Snapshots



On street parking looking West on 76th Ave.



Looking East on 76th Ave.



Traditional home facing apartments on 76th Ave.

- The Villas on 76th Apartments parking policy has brought additional residential parking onto neighborhood streets.
- On street parking has created line of sight challenges for drivers in the neighborhood.
- Neighbors report that overweight vehicles, private snow plow service vehicles, and campers are parked on this street for extended periods of time.
- Homeowners also report that owners of the vehicles clean out cars leave trash in front of homes.
- Cars parked on street often leave in odd hours like 4 AM which wake up homeowners.
- Residents are requesting parking regulations for this area as well as additional coordinated oversight by Sherriff and Code Enforcement.
- Many of the homes in this area are older homes that do not have garages or have small driveways that accommodate one car.
- Homeowners in this area regularly rely on street parking. Homeowners report they have to park their cars blocks away from their own homes.



- Residents with special needs in the Town Hall area are requesting specialized permits or handicap parking signs that will assure that they get the on street parking they need to comfortably access their homes.



- MidTown (68th and Pecos Area) is located in the Town Hall area.
- Residents would like to commercial development rather than the new proposed townhome plans currently in development review with Adams County.
- Residents are concerned about the location of the future 40 acre park and possible dog park due to contaminated land.



- The Town Hall area is very active on Nextdoor.
- Top conversations currently include: stolen dogs, missing pets, shots fired, coyotes in area, and crime.

The Neighborhood Pop-Up Community event is scheduled in partnership with the City of Westminster on July 14th at Westminster Station. Adams County will be present at the Film Noir Classic Series showing of Sunset Boulevard starting at 6pm.

Community and Economic Development

Top Projects that Impact Town Hall Area

1. Midtown neighborhood

- The county continues to work with Brookfield residential on the ongoing build out of residential lots, subdivision of the new school site, and traffic signal installation on Pecos St. at 68th Ave. and 67th Ave. The traffic signals in the Midtown neighborhood at 68th and Pecos are currently being installed, which should help facilitate safe crossing for pedestrians across Pecos St. There will be continued construction activity in the southern areas of these neighborhoods.

2. New industrial development in the Washington St. and York St. corridors

- Washington St. corridor, primarily between I-76 and the southern county border
York Street corridor between 78th Ave. and I-76, and Welby Business Park.

3. Code Compliance efforts to enforce county zoning regulations for both residential and non-residential properties in the area

-703 total code compliance violations issues in last 12 months in this area (see attached map)
-One high profile case, which is the county's ongoing lawsuit against owners of Shingles Solutions property at I-76 and I-25
-The county and the state health department continue to pursue legal action against this property owner for the illegal stockpiling of shingles.
-See attached map.

Future Plans for this Area

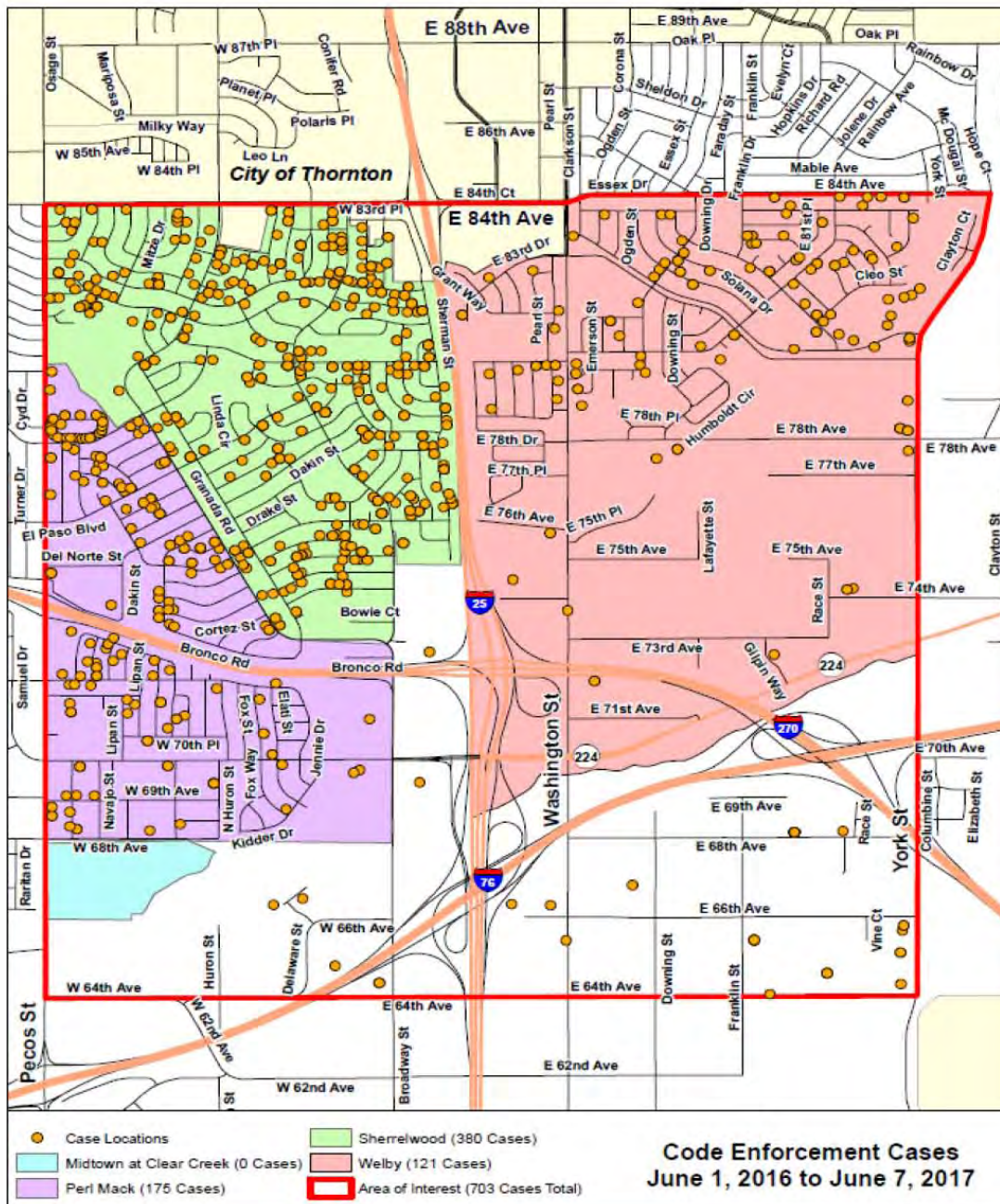
- Many infill sites on the east side of I-25 and south of I-76 in this area are redeveloping as high quality industrial sites. There is a strong demand for new industrial buildings in this area and we anticipate that we will see more of this type of development in the southeast area of the town hall boundary.
- In addition, Mapleton School District has a number of significant school construction projects in the area planned for the next several years. This includes a new school in Midtown, reconstruction of Western Hills Elementary at Conifer and Dakin St., a new administration building and additional schools at the district's Global Campus, and an addition at Welby Community School. That information can be found here:
<http://www.mapleton.us/District/Department/55-District-Task-Force>

Biggest Success in Area

- New investment, new homes, new roads serving new development, reinvestment in the public schools, and job creation in the industrial areas.

Code Enforcement

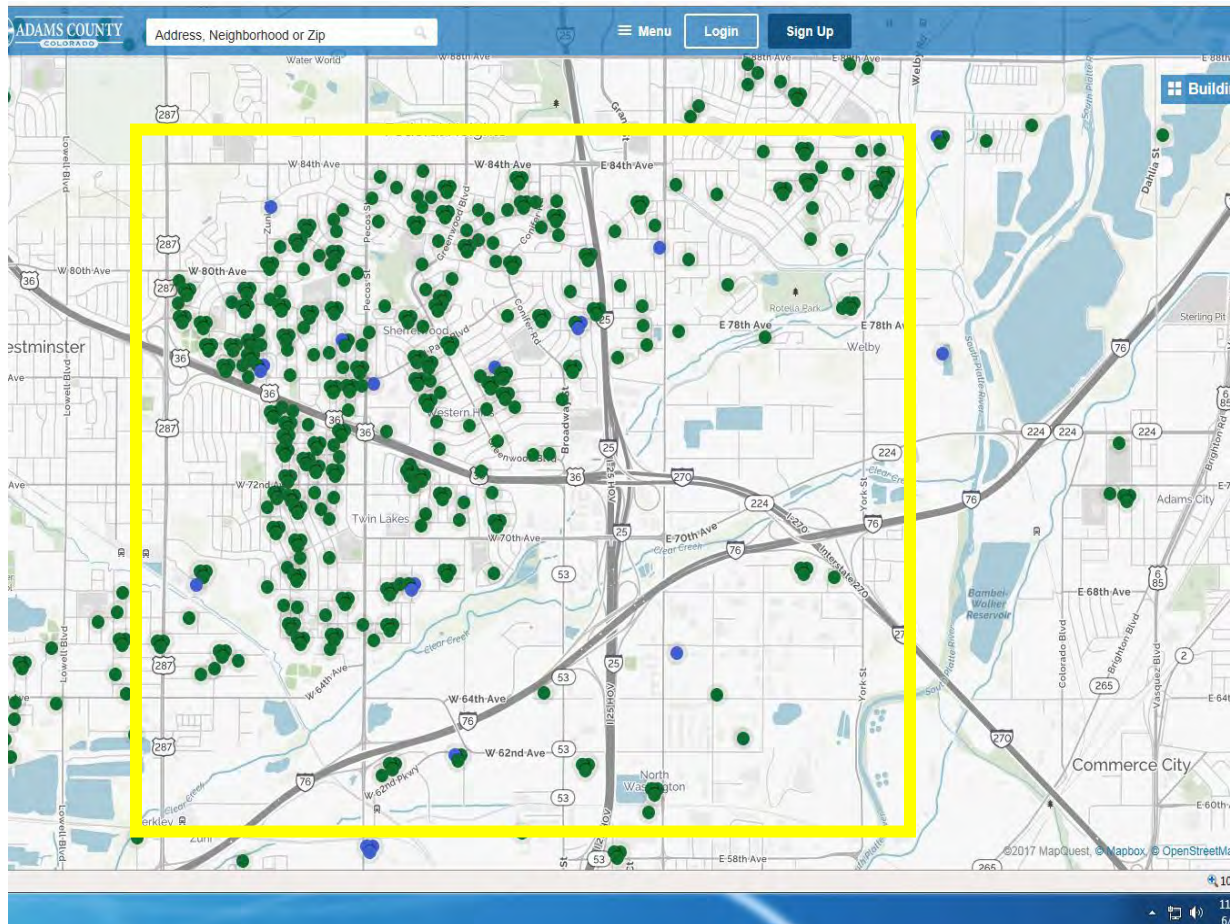
The Southern I-25 Corridor area is a mixture of established neighborhoods and new housing development. The Eye on Adams report highlights that in the past year, there have been 703 code enforcement cases in the Town Hall area. The most common code enforcement issues in this area were graffiti, weeds, and improper vehicle storage.



Need to contact Adams County Neighborhood Services? Got to:
<https://www.adcogov.org/neighborhood-services>

Building Permit Information

Generally, the Community & Economic Development reports it “provides frequent development review services for a wide range of residential construction projects for the neighborhoods in this area. These permits are frequently for outbuildings, fences, interior remodels, and new single-family homes.” The Eye on Adams report finds that the County has issued approximately 150 building permits in the Town Hall. This report captures building permits issued within the past year. The most common permits issued were home improvement permits for roofs or additions.



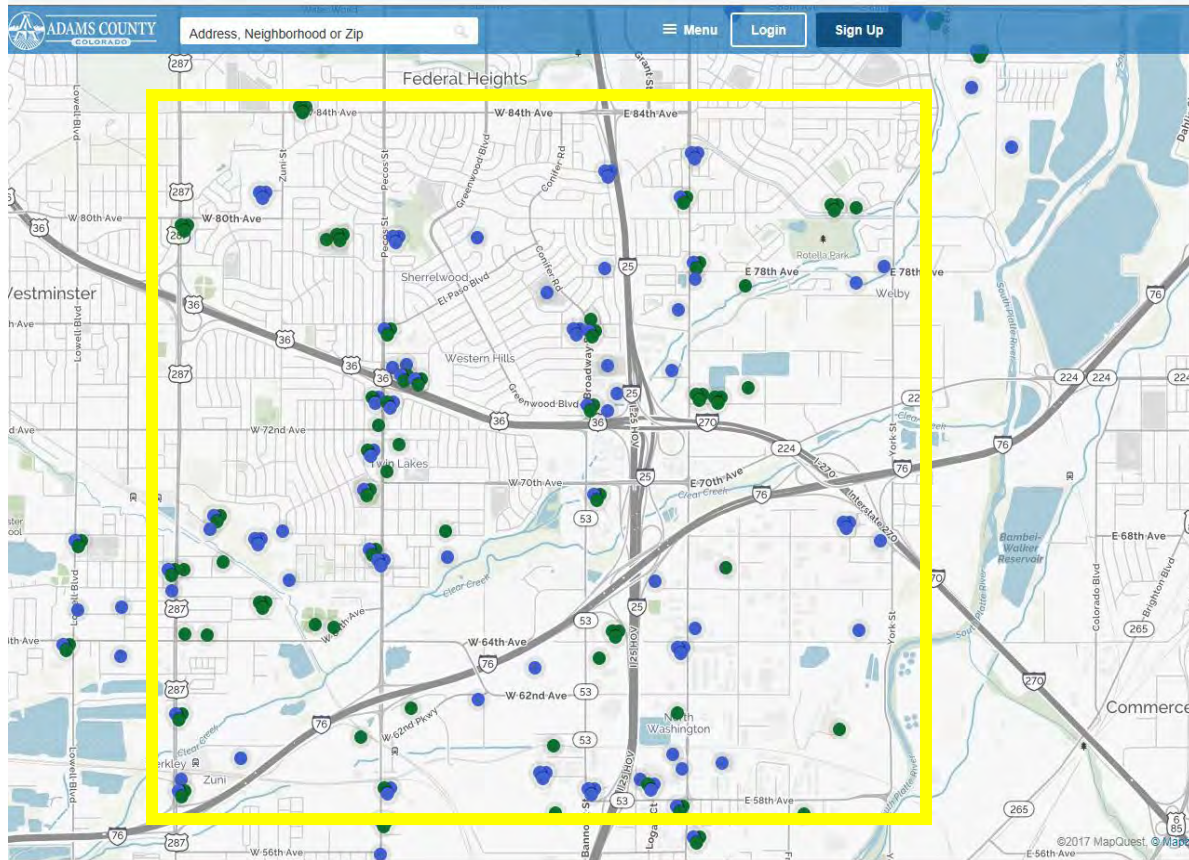
Eye on Adams Map: Green dots are completed/issued permits, blue are received permits. Map depicts a snapshot of building permits issued in the past year.

Need a building permit? You can apply online.

Got to: <https://permits.adcogov.org/citizenaccess/>

Land Use Cases

Over the last year there have been approximately 60 land use cases in the Town Hall area within the last year. The blue dots on the map show cases that are currently under review and green dots highlight completed land use cases. The most common land use cases in this area involved home improvement projects and liquor licenses.



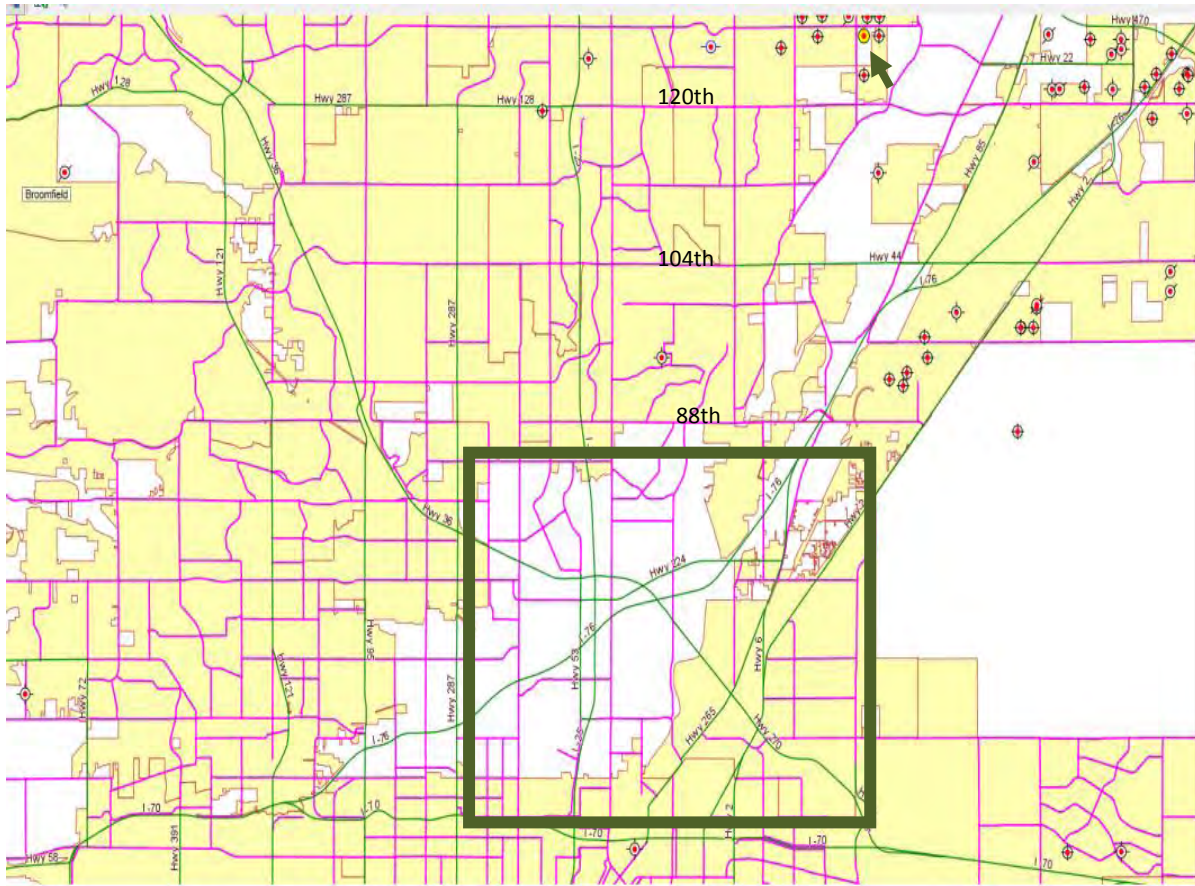
Need Adams County land use information? Visit our current land use page:

<https://www.adcogov.org/planning/currentcases>

Visit us today as we are often seeking public comment on land use cases.

You can use the Eye on Adams! It's located on our website! Got to: www.adcogov.org and under **How Do I?** Click on, **View County Maps**. There you will find the Eye on Adams tool that will help you see what building, code, and even planning activities are going on in your area!

Oil and Gas Information



Layers

- Wells
 - Well (API Spot)
 - Well Status
 - Abandoned Location (AL)
 - Active (AC)
 - Domestic (DM)
 - Drilling (DG)
 - Dry & Abandoned (DA)
 - Injecting (IJ)
 - Permitted (XX)
 - Plugged & Abandoned (PA)
 - Producing (PR)
 - Shut-In (SI)
 - Temporarily Abandoned (TA)
 - Waiting On Completion (WO)

There is no active oil and gas activity within the Town Hall area. However, highlighted on this map, provided by the Colorado Oil and Gas Conservation Commission shows that there is one producing well site roughly 20 miles from the Town Hall area (green arrow on map).

Want more information? Go to:

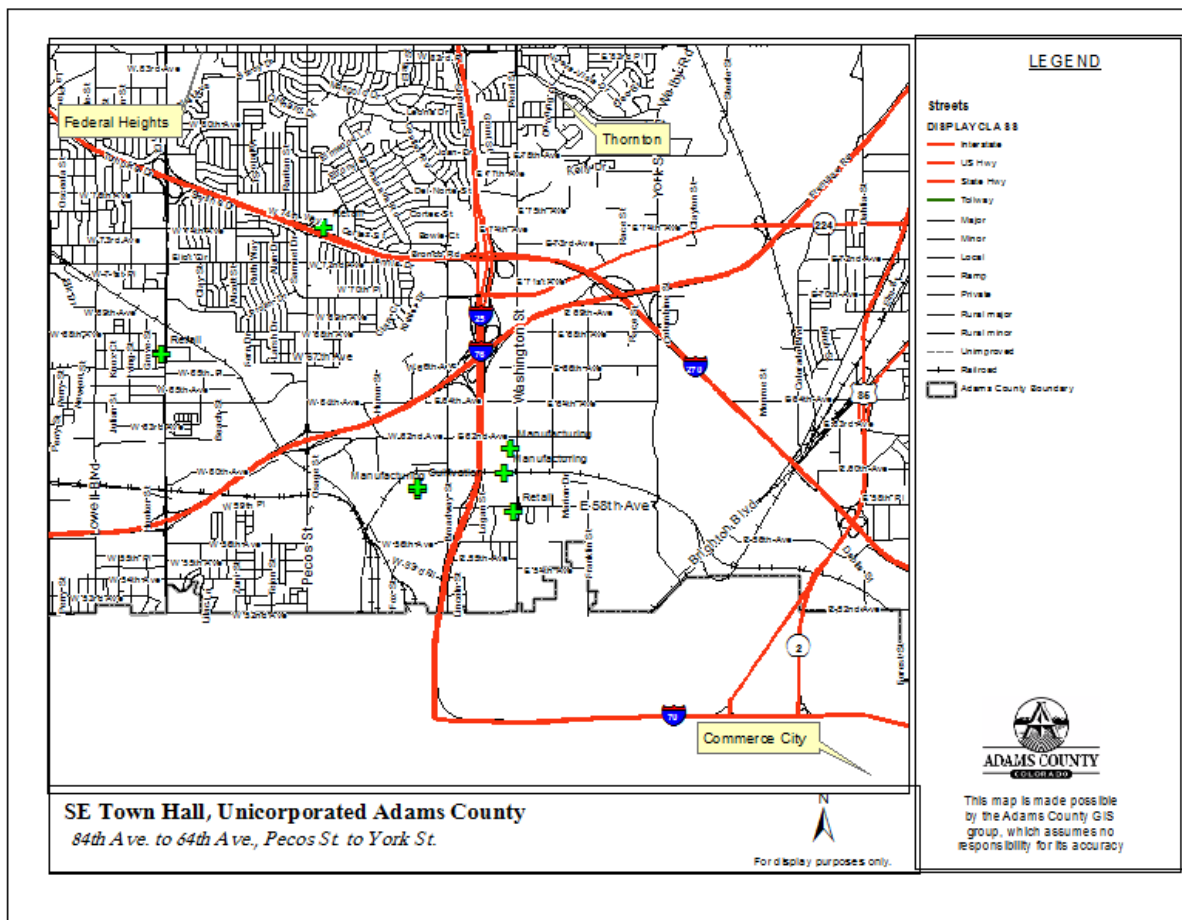
<http://cogcc.state.co.us/maps.html#/gisonline>

<http://www.adcogov.org/oil-and-gas-information>

The county updates its page weekly with an oil and gas report prepared by the county's oil and gas liaison.

Retail Marijuana Information

Adams County retail marijuana regulation currently caps marijuana retail facilities at 10 businesses. This includes marijuana infused product manufacturers (MIPS), retail marijuana stores, retail cultivation facilities, and retail marijuana testing facilities. There are approximately 3 retail locations, 1 cultivation site, and 3 manufacturing locations within or near the Town Hall area.



Need Adams County Retail Marijuana Information? Visit us at:
<https://www.adcogov.org/marijuana-land-use-regulations>
<https://www.adcogov.org/marijuana-licensing>

Parks and Open Space Information

Top Projects that Impact Town Hall Area

- Twin Lakes Park renovation
- Clear Creek Corridor Plan
- Clear Creek Trail Access
- Gateway Plaza

Project Descriptions

Twin Lakes Park renovation - Twin Lakes Park is located at approximately 70th & Broadway. The park is scheduled to undergo substantial renovations this fall. Park facilities have deteriorated and significant improvements are necessary. The banks of the lake have eroded, and grading work will be done in order to repair them and make the shoreline more accessible to visitors. The old restroom will be removed and replaced with a port-a-let facility. The work will also include new trails, a new irrigation system, new picnic shelters and the replacement of the current playground. Drainage improvements will be constructed in order to address citizen concerns regarding summertime odor and mosquito problems.

Clear Creek Corridor Plan - The plan effort will help us understand public wants and needs along the Clear Creek Trail Corridor to use as a basis for future improvements.

Clear Creek Trail Access – Three changes are in process that will affect access to the Clear Creek Trail.

- a. Lafayette Park: Located under the I-270 bridge and along Highway 224, this parking area has been closed and will soon be restored to a natural state. Access to this former parking area will be restricted with a fence and the parking surface will be re-vegetated.
- b. Engineer's Lake Trailhead: Located near Highway 224 and the South Platte River, this parking area will be renovated. The parking surface will be upgraded, stormwater will be managed, signage and lighting will be installed, and landscaping will be added.
- c. Pedestrian Underpass: As part of the York Street improvements, a pedestrian underpass will be installed to allow safe pedestrian and bicycle access under Highway 224. The underpass will connect a new sidewalk along York Street to the Clear Creek Trail and provide safe off-street access for Welby Neighborhood residents to the Clear Creek Trail.

Gateway Plaza – Adams County acquired a property adjacent to the Federal Station as part of the 60th Avenue realignment project. The property is located between the Federal Station and Federal Boulevard on the south side of 60th Avenue. The design is almost complete for a new plaza, Gateway Plaza. The plaza will create a welcoming atmosphere for commuter rail riders and provide a space for the public in addition to the station itself. Seating, artwork, landscaping, and other amenities are planned.

Anticipated Impact of Projects

Twin Lakes Park – The park will need to be closed for several months in order for the work to be accomplished. We anticipate construction beginning in the fall. We must wait for the two irrigation ditches that flow through the park to be turned off for the season before we can begin. We plan to reopen the park in the spring, before the ditches are turned on again. The proposed renovations will provide a variety of experiences for different users at Twin Lakes. The replacement of the playground and installation of new pavilions will provide for children, families, and groups looking for a place to get together. The new bridges across the Lower Clear Creek ditch will make access to the Clear Creek Trail more convenient, and connect Twin Lakes to the wider regional trail system. Our planned soft-surface trail will offer a quieter, more natural experience around the smaller lake, and the new trails around the larger lake, combined with the drainage improvements and grading work on the banks, will bring a much more pleasant park experience for all users. This project is a substantial upgrade to Twin Lakes, and will enhance the park experience for all visitors, as well as improving quality of life for the park's many neighbors.

Clear Creek Corridor Plan - As this is a master planning effort, no actually physical impacts are anticipated. A final Community Open House is set for June 26th, 2017 at Valley view elementary School. See vision section for more information on plan recommendations.

Clear Creek Trail Access –

- a. Lafayette Park: The impact of this change initially occurred when CDOT closed the parking area in 2016. The Sheriff's Office should see a reduction in unsavory activity in this location.
- b. Engineer's Lake Trailhead: This project, once constructed, will provide a more visible, safer parking area for residents to access both the South Platte River and Clear Creek Trails. Trail users will be inconvenienced during construction, but we hope to schedule it in the colder weather months.
- c. Pedestrian Underpass at York – The pedestrian underpass will provide a safe, off-street pedestrian and bicycle access between residents and the Clear Creek Trail. Once completed, access to regional trails will be much easier and safer for residents in this area.

Gateway Plaza – This plaza will provide additional public space around the station itself. Few impacts should result from construction.

Future Plans for this Area

The Clear Creek Corridor Plan is still in progress, but initial recommendations prioritize fulfilling basic needs for the trail corridor. Things such as signage, access, safety, lighting, parking, and restrooms are clear priorities for residents. Future enhancements could include additional park amenities like water access, fishing areas, picnic areas, interpretive signage, and on-water recreation opportunities. Additionally, stream restoration and habitat improvements were highly valued for the corridor.

Area Trends

We saw a great response from citizens as volunteers for our first Conservation on the Creek event. It has been really exciting to see that residents are interested in helping improve the recreational assets we have in the area.

We are also seeing a growing population of homeless living along our regional trails. The impact of this increase is felt in terms of users no longer feeling safe while on the trails to huge amounts of trash being spread throughout the trail system. During public outreach events for both Twin Lakes Park and the Clear Creek Corridor Plan, we heard residents are concerned with the increase in transients camping along Clear Creek and in the park itself.

Need Adams County Parks and Open Space Information? Visit us at:
<https://www.adcogov.org/parks-open-space>

Transportation Information

The following are a list of current and future projects that impact the Town Hall area both directly and indirectly.

Current Projects

- York Street Phase I roadway improvements from Highway 224 to 78th Avenue. Roadway widening, curb & gutter, sidewalks and drainage improvements.
- Highway 224 pedestrian underpass. Drainage improvements and a pedestrian connection between York Street and the Clear Creek Trail.
- ADA Transition Plan improvements. Miscellaneous curb ramp and sidewalk improvements throughout the area.
- Video inspection and maintenance of drainage assets.

Future Projects

- York Street Phase II roadway improvements from 78th Avenue to 88th Avenue. Roadway widening, curb & gutter, sidewalks and drainage improvements.
- York Street Phase III roadway improvements from 58th Avenue to Highway 224. Roadway widening, curb & gutter, sidewalks and drainage improvements.
- Streets Program roadway resurfacing. Location TBD.

Need Adams County Transportation Information? Visit us at:
<https://www.adcogov.org/transportation>

FasTracks Map

For more information on current and future FasTracks developments go to:

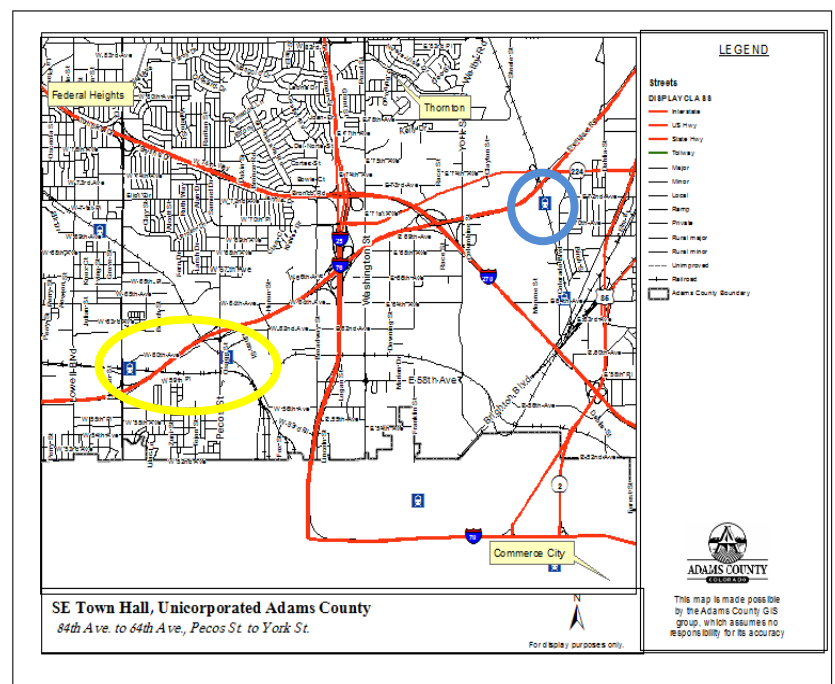
<http://www.rtd-denver.com/Fastracks.shtml>

Some of the closest FasTrack Stations near the Town Hall area are the Gold Line (circled in yellow):

- Pecos Junction (Pecos & 60th Ave)
- Clear Creek Federal Station (Federal & 60th Ave.)

As well as the N Line, just east of York Street in Town Hall area. (Circled on blue):

Commerce City Station (72th Ave. & I-76)



Adams County Fire Rescue

The following letter was posted on Nextdoor as part of the Adams County Fire Rescue community engagement efforts around the new Fire Station being planned at 69th and Pecos Street.

Fire Chief Patrick Laurienti from [Adams County Fire Rescue](#) · 15 Mar

Hello Residents,

Adams County Fire Rescue is in the process of purchasing 4.5 acres of land from the Westminster Public Schools south of F.M. Day Elementary School at 69th and Pecos Street to build a new fire station for your community! We would like to know how you feel about having a new fire station in your neighborhood. Currently the closest stations are located at 65th and Irving and 80th and Elmwood. We have done a vast amount of research and map work since our merger to identify the ideal location for this station to better serve your neighborhoods and enable us to respond to your emergency much quicker when time is of the essence. We also feel it will heighten the safety of your community with a new fire station located closer to your neighborhoods.

The Fire District and School District plan to team up to make this corner a Community Hub, not just a new location for a fire station. We plan to work together to utilize our new parking areas to help pick-up and drop-off traffic as well as special events with the school. We also will have a new community room attached to your new fire station for public events and a meeting location for your HOA's. Sidewalks will be updated and/or added to meet ADA standards.

We understand that there may be some concern regarding fire station noise. The Fire District engages in noise mitigation efforts to avoid disruption to the neighborhood. For example, the District activates its sirens on main or arterial roads and at intersections while minimizing the use of sirens and horns once in the residential area side streets. During low traffic periods of the day, the District makes every effort to minimize use of sirens. We currently have stations nested in residential areas now and we are mindfully considerate of our neighbors, particularly during the night time hours.

I look forward to your comments, concerns, and/or questions.

Sincerely,

Chief Laurienti

Want to learn more about Adams County Fire Rescue and the services they provide?

Find out more here: <http://www.acfpd.org/>

Animal Shelter/Adoptions

Top Projects that Impact Town Hall Area

1. **New Adams County Animal Shelter and Public Dog Park “In Progress” (To serve all Adams County Residents)**
 - Map of Future Location, Renderings, “Frequently Asked Questions” can be found at: <http://www.adcogov.org/acasnewlocation> (website will up continually updated as the project unfolds.)
 - Questions to animal-shelter@adcogov.org

2. **Public Low-Cost Vaccination Clinic offered every other Wednesday at the shelter from 3-5:30 p.m.**
 - Vaccinations \$10.00 each.
 - Spanish speaking staff onsite at every clinic.
 - Increase in wildlife with rabies through front range.
 - Clinic Schedule is posted in the animal shelter section of the www.adcogov.org
[http://www.adcogov.org/sites/default/files/LowCostVaccineClinic Poster April-June 2017.pdf](http://www.adcogov.org/sites/default/files/LowCostVaccineClinic%20Poster%20April-June%202017.pdf)

3. **Volunteer Opportunities at the Animal Shelter**
 - General Volunteer Info: <http://www.adcogov.org/volunteer-program>
 - Foster Volunteers (in-home care: <http://www.adcogov.org/sites/default/files/Foster%20Care.jpg>)
 - Must be 16 years old. (Younger children can assist adult foster volunteers in home.)
 - 6th -Month Commitment Required

Projects Descriptions

- **New Adams County Animal Shelter Location** will be on the south end of the Adams County Regional Park (North of 120th and East of Riverdale Road in Unincorporated Adams County)
 - Map of Future Location, Renderings, “Frequently Asked Questions” can be found at: <http://www.adcogov.org/acasnewlocation>

- **Public Low-Cost Vaccination Clinics held at the Adams County Animal Shelter Year Round at**

- Address:
- 10705 Fulton Street
- Brighton, CO 80022
- 303-288-3294
- Two Wednesdays per Month from 3-5:30 pm
- Clinic Schedule is posted in the animal shelter section of the www.adcogov.org
- [http://www.adcogov.org/sites/default/files/LowCostVaccineClinic Poster April-June 2017pdf.pdf](http://www.adcogov.org/sites/default/files/LowCostVaccineClinic%20Poster%20April-June%202017.pdf)

- Onsite Volunteering also occurs at the above current shelter location

Anticipated Impact of Projects

- Public Dog Park will bring a great new community amenity to the Regional Park.
- New shelter will improve care of animals and service delivery to public.
- Ability to hold more frequent vaccination clinics with indoor amenities during in climate weather.
- Opportunities for to engage youth/students for humane education presentations.

Community Trends

- Increase in rabies detected in wildlife across the Front Range—puts pet animals at risk for rabies. Encouraging pet owners to vaccinate their pets.
- Some negative responses from citizens living closest to new animal shelter location. Concerned with project cost and impact on agricultural land.

Animal Shelter Data

- In 2016 the animal shelter provided shelter for 5,683 animals, provided vaccinations for 1,432 owned pet animals in the community—serving a total of 7,115 animals.

Online Resident Services

Eye on Adams

Ability to look up any building permit, land use case, or code compliance case

Link: <https://adamscounty.buildingeye.com/building>

E-Permit Center

Launched in early 2017 and allows the submission and tracking of building permits online

Link: <https://permits.adcogov.org/citizenaccess/>

Oil and Gas Information

Weekly report uploaded here each Friday on oil and gas activity and spill report

Link: <http://www.adcogov.org/oil-and-gas-information>

Adams County Sheriff App

Connect directly with the Sheriff on non-emergency issues 24/7. Get download link on Sheriff site. Link: <http://www.adamssheriff.org/>

Graffiti Removal

Report and schedule free graffiti removal.

Link: <http://www.adcogov.org/graffiti-removal>

Roads, Bridges, and Traffic

Additional information on how to contact the County in regards to infrastructure and roads.

Link: <http://www.adcogov.org/contact-reporting-information>

Nextdoor

Connect with your neighbors and community.

Link: Available on iTunes or Google play

Adams County Contact Information

Community and Economic Development

Development Review	720.523.6200
Oil and Gas	720.523.6891
Neighborhood Services	720.523.6877
Building Permits	720.523.6825
Code Enforcement	720.523.6800
Graffiti	720.523.6565
Animal Services:	303.288.3294 or 303.288.3135

Parks and Open Space

General Information Line	303.637.800
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Transportation

General Information Line	720.523.6875
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Constituent Services

Neighborhood Liaison	720.523.6991
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Adams County Sherriff

General Information Line	303.288.1535
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STUDY SESSION AGENDA ITEM

DATE:	June 27, 2017
SUBJECT:	Oil and Gas Update
FROM:	Norman Wright, Director Kristin Sullivan, Deputy Director Jen Rutter, Senior Environmental Analyst Chris LaMere, Oil & Gas Liaison
AGENCY/DEPARTMENT:	Community & Economic Development
ATTENDEES:	Jeff Robbins, Norman Wright, Kristin Sullivan, Jen Rutter, Chris LaMere
PURPOSE OF ITEM:	Update on oil and gas issues and policy considerations
STAFF RECOMMENDATION:	Discussion and direction on draft regulations

BACKGROUND:

Staff will brief the board on current oil and gas activity. Staff will also provide information on draft setback regulations for new surface development from existing oil and gas development sites. The analysis of any numeric values for proposed setbacks is still ongoing; staff will present various options for the Board to review and discuss.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney, outside legal counsel for oil and gas

ATTACHED DOCUMENTS:

Draft regulations for surface development near current and historical oil and gas development sites.

Six maps showing the setbacks for various distances from existing oil and gas production facilities.

FISCAL IMPACT:

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

Fund:

Cost Center:

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			_____

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			_____

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

APPROVAL SIGNATURES:



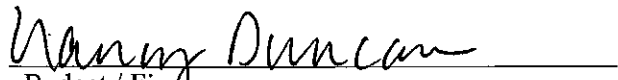
Raymond H. Gonzales, Interim County Manager



Bryan Ostler, Interim Deputy County Manager

Patti Duncan, Interim Deputy County Manager

APPROVAL OF FISCAL IMPACT:



Wanny Duncan
Budget / Finance

Chapter *** - Plugged and Abandoned Oil and Gas Wells and Former Oil and Gas Production Sites

*** - Short title.

This chapter is known and may be cited as the "Adams County Regulations for Plugged and Abandoned Oil and Gas Wells and Former Oil and Gas Production Sites."

*** - Purpose.

This chapter is enacted to protect and promote the health, safety, morals, convenience, order, prosperity, or general welfare of the present and future residents of the County. These regulations are intended to be an exercise of the land use authority of the County.

*** - Definitions.

The following words and phrases used in this chapter have the following meanings:

(A) *Flowlines* mean those segments of pipe from the wellhead downstream through the production facilities ending at, in the case of gas lines, the gas metering equipment; or, in the case of oil lines, the oil loading point; or in the case of waterlines, the water loading point, the point of discharge to a pit, or the injection wellhead.

(B) *Oil and gas well* means any hole drilled into the earth for the purpose of exploring for or extracting oil, gas, or other hydrocarbon substances.

(C) *Plugged and abandoned well* means the cementing of an oil and gas well, the removal of its associated production facilities, the removal or abandonment in-place of its flowline, and the remediation and reclamation of the well site.

(D) *Production site* means the area surrounding or encompassing production facilities, including but not limited to production units, tanks and tank batteries, other production-related vessels, accessory equipment, pits, reserve pits, flowlines, sales lines, rights-of-way and easements associated with previous or current oil and gas operations, and tank batteries.

(E) *Production unit* means a vessel for separating well stream fluids, possibly with heat, and putting fluids into merchantable condition.

(F) *Pit* means any natural or man-made depression on the ground used for oil or gas exploration or production purposes. Reserve pit does not include steel, fiberglass, concrete, or other similar vessels which do not release their contents to surrounding soils.

(G) *Reserve pit* means a pit used to store drilling fluids for use in drilling operations or to contain exploration and production waste generated during drilling operations and completion or re-completion procedures.

(H) *Sales lines* are flowline sections connecting to sales meters.

(I) *Well* means an oil and gas well or an injection well.

(J) *Wellhead* means the equipment attaching the surface equipment to well bore equipment at the well.

(K) *Well site* means that area surrounding a well or wells and accessory structures and equipment necessary for drilling, completion, recompletion, workover, development, and production activities.

17-56-040 - Plugged and abandoned well and former oil and gas production site regulations.

(A) Prior to submittal of a final plat, minor subdivision plat, or site development plan, any plugged and abandoned well shall be located, excavated (if it was cut off and buried), and surveyed. The plugged and abandoned well shall be permanently marked by a brass plaque set in concrete similar to a permanent bench mark to monument its existence and location. Such plaque shall contain any information required on a dry hole marker by the Colorado Oil and Gas Conservation Commission and the County.

(B) As a condition of review of any final plat, minor subdivision plat, or site development plan which contains a plugged and abandoned well or former oil and gas production site or is within 200 feet of such well or site, the owner shall submit a location diagram of the location of the wellhead, the production site, or the well site.

(C) On every final plat and on every minor subdivision plat which contains a plugged and abandoned well, or for property within 100 feet of a plugged or abandoned well, there shall be dedicated to the County a well maintenance and workover easement, the dimensions of which shall be not less than fifty feet in width and 100 feet in length. No structures shall be located within this easement. The plugged and abandoned well shall be located in the center of the easement. There shall be public access for ingress and egress to the easement of a width of not less than twenty feet. Such public access shall be dedicated or granted to the County.

(D) The well maintenance and workover easement shall be depicted on the site development plan.

(E) Every final plat, minor subdivision plat, and site development plan which contains a plugged and abandoned well, or for property within 200 feet of a plugged or abandoned well, shall include the following notation: "The owner shall disclose to prospective purchasers of lots within a radius of 200 feet of the plugged and abandoned well of (1) the location of the plugged and abandoned well, (2) the location of the maintenance and workover easement, and (3) the purpose for the well maintenance and workover easement."

(F) As a condition of approval of a final plat, minor subdivision plat, or site development plan, and prior to issuance of a grading, building, or public-private improvement permit for property on which there is a plugged and abandoned well or former oil and gas production site, the applicant shall submit to the County an acceptable verification that the well or former production site has been remediated of hydrocarbon contamination to background levels. In the alternative, the applicant shall submit to the County a certification

by the County department of health and human services that there has been remediation of hydrocarbons at the well site to a level satisfactory to the County department of health and human services.

(G) Prior to issuance of a grading permit within a development containing a known reserve pit site, the reserve pit site shall be tested for expansive soils. Reserve pits containing expansive soils in locations proposed for buildings shall be subject to the provisions of the International Building Code regulating expansive soils and the standards and specifications as adopted in ***.

(H) No utility lines shall be installed within ten feet of any plugged and abandoned well.

(I) Prior to issuance of a grading permit within a development containing abandoned flowlines, any fluids within the abandoned flowlines shall be recovered and the flowlines shall be removed. Any fluid loss as a result of removing the flowlines shall be reported to the County public health department. Any such fluid loss shall be remediated to the satisfaction of the County public health department.

Sec. ***. - Additional Standards for Flowlines and Gathering Pipelines.

The following standards apply specifically to flowlines and gathering pipelines, in addition to the applicable standards in Sec. *** thru Sec. *** of this Division ***.

(a) Underground Location. All flowline and gathering pipelines, whether owned by the Operator or another company associated with the Oil and Gas Operation, shall be located underground.

(b) Flowlines. Flowlines mean those segments of pipe from the wellhead downstream through the production facilities ending at, in the case of gas lines, the gas metering equipment; or, in the case of oil lines, the oil loading point; or in the case of waterlines, the water loading point, the point of discharge to a pit, or the injection wellhead.

(c) Gathering Lines. Gathering lines shall mean a pipeline and equipment described below that transports gas from a production facility (ordinarily commencing downstream of the final production separator at the inlet flange of the custody transfer meter) to a natural gas processing plant or transmission line or main. The term "gathering line" includes valves, metering equipment, communication equipment, cathodic protection facilities, and pig launchers and receivers, but does not include dehydrators, treaters, tanks, separators, or compressors located downstream of the final production facilities and upstream of the natural gas processing plants, transmission lines, or main lines.

(d) Alignment. Gathering pipelines shall be aligned with established roads and share existing pipeline rights-of-way or consolidate new corridors for pipeline rights-of-way whenever possible.

(e) Water Body Crossing. Boring technology shall be used for gathering pipelines crossing streams, rivers or irrigation ditches.

(f) Compliance with Floodplain Regulations. Flowline or gathering pipelines located in or crossing an area of Special Flood Hazard shall comply with the requirements of the County's floodplain regulations in Chapter ***, Article ***, Division ***.

(g) Operations and Maintenance. Operations and maintenance shall be conducted in accordance with the Procedural Manual for operations, maintenance, and emergencies prepared in conformance with 40 CFR § 192.605 for gas gathering pipelines or 40 CFR § 195.402 for oil gathering pipelines. This manual will be provided to the County before initial operations commence.

(h) GPS Information and As-Built Drawings. Within thirty (30) days of completing construction, the following information shall be provided to the Director:

(1) Global positioning system (GPS) information sufficient to locate the flowline or gathering pipeline in a format compatible with the County's GIS system.

(2) As-built drawings.

(3) Engineering plans, drawings, and maps with summarized specifications showing the horizontal location, covering depths, and location of shutoff valves of the gathering pipeline. The drawings shall show the location of other pipelines and utilities that are crossed or paralleled within fifteen feet (15') of the flowline or gathering pipeline right-of-way.

(4) Detailed cross-section drawings for all public rights-of-ways and easement crossings on County property.

(5) A list of the names and mailing addresses of all residents, property owners, and tenants adjacent to the gathering pipeline construction.

(i) Recordation of As-Built Location and Abandonment.

(1) A legal description of the gathering pipeline location shall be recorded with the County and the County Clerk and Recorder within thirty (30) days after construction is completed.

(2) The Director and the County Clerk and Recorder shall be notified of abandonment of any recorded gathering pipeline within thirty (30) days after abandonment.

(j) Restoration of Site Upon Completion of Construction. Within thirty (30) days after construction of a flowline or gathering pipeline is completed, the affected property shall be graded, leveled, and restored to the same surface condition, as nearly as practicable, as existed before construction activities were first commenced.

(k) Valves. Flowline or gathering pipeline shall be equipped with automatic shut-off valves or remote control valves.

(l) Computerized Monitoring and Leak Detection. Flowline or gathering pipelines shall be equipped with computerized monitoring and leak detection that provides immediate notice of any leak to the County's emergency response providers.

(m) Notification of Gas Leaks. Director shall be notified immediately of gas leaks.

(n) Oil Gathering Pipelines. These additional requirements apply to oil gathering pipelines.

(1) Setback. Oil gathering pipelines shall be located a minimum distance of 500 feet from the exterior wall of a structure used for a residence, school, or commercial purposes.

(2) Periodic Reports and Reporting of Accidents and Safety-Related Conditions for Oil Gathering Pipelines.

(a) Operator shall provide the Director with copies of the periodic reports at the time of reporting to the Pipeline Hazardous Material Safety Administration ("PHMSA").

(b) Operator shall notify the Director of accidents and safety related conditions at the time of reporting to the PHMSA.

(o) Gas Gathering Pipelines. In addition to 4 Colorado Code of Regulations (CCR) 723-4 that apply to gas gathering pipelines throughout the County, these standards apply to gas gathering pipelines located in areas with ten (10) or fewer buildings or outdoor areas of public assembly within 220 yards on either side of the centerline of any continuous one mile length of pipeline.

(1) Hoop stress of 20% or more MAOP or more than 125 psig. Metallic gathering pipelines with a MAOP that produces a hoop stress of 20% or more of the SMYS or non-metallic gathering pipelines with a MAOP of more than 125 psig, shall comply with the transmission line requirements of 49 CFR § 192, except for Subpart D § 192.150, Passage of internal inspection devices.

(2) Hoop stress of less than 20% MAOP or less than 125 psig. Metallic gathering pipelines with a MAOP that produces a hoop stress of 20 percent or less of the SMYS or non-metallic gathering pipelines with a MAOP of less than 125 psig shall comply with the following:

(a) If a line is new, replaced, relocated, or otherwise changed, the design, installation, construction, initial inspection, and initial testing must comply with the following:

i. Design and Installation:

(i) 49 CFR § 192 Subpart B

(ii) 49 CFR § 192 Subpart C

(iii) 49 CFR § 192 Subpart D, except for § 192.150, Passage of internal inspection devices

ii. Construction and Inspection: 49 CFR § 192 Subpart B

iii. Initial Testing: 49 CFR § 192 Subpart J.

(b) Metallic gathering pipelines shall comply with corrosion control requirements of 49 CFR § 192, Subpart L.

(c) Damage prevention program described in 49 CFR §192.614, subpart L.

(d) Public education program required by 49 CFR § 192.616, subpart L.

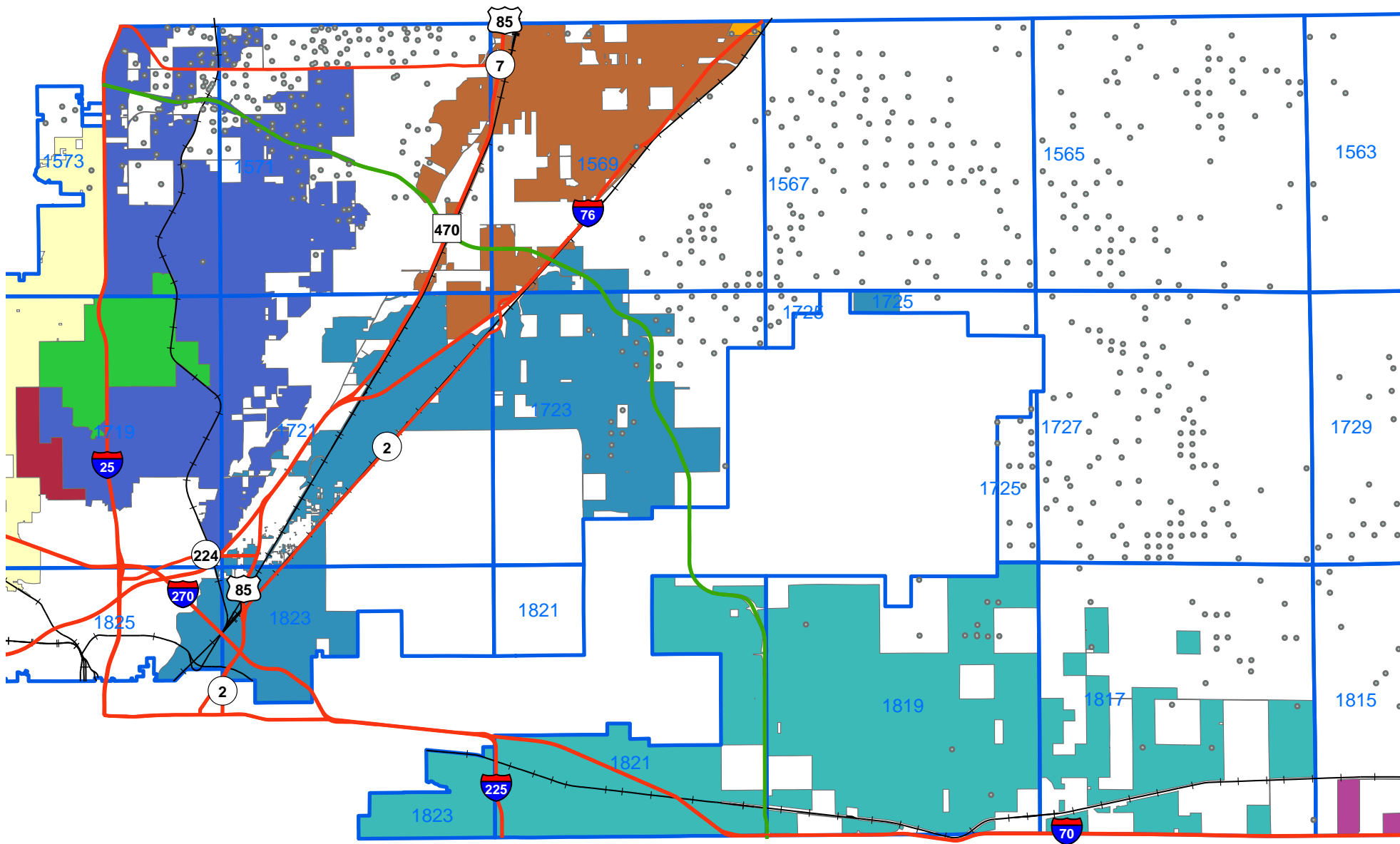
(e) Install and maintain line markers required by 49 CFR § 192.707, subpart M.

(f) Leakage control program according to 49 CFR § 192.723(b), subpart M.

(g) Procedural Manual addressing the maintenance and operational requirements of this Section.

(h) Implementation of the Gas Pipeline Integrity Management Plan.

Active Wells with 250' Buffer



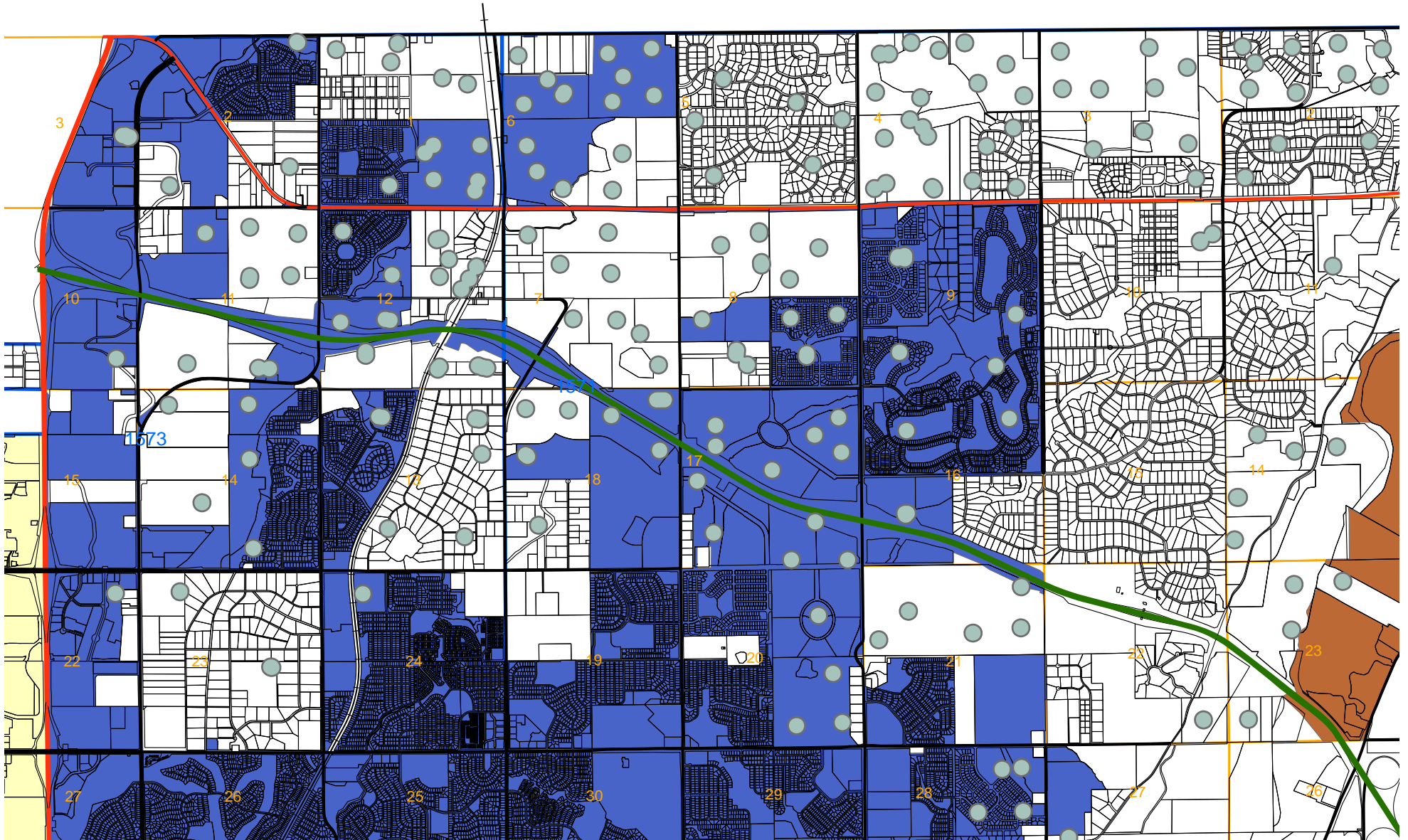
Legend

Cities	Brighton	Northglenn	Townships
Arvada	Commerce City	Thornton	Townships
Aurora	Federal Heights	Westminister	
Bennett	Lochbuie		





AD TY
 This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

Active Wells with 250' Buffer



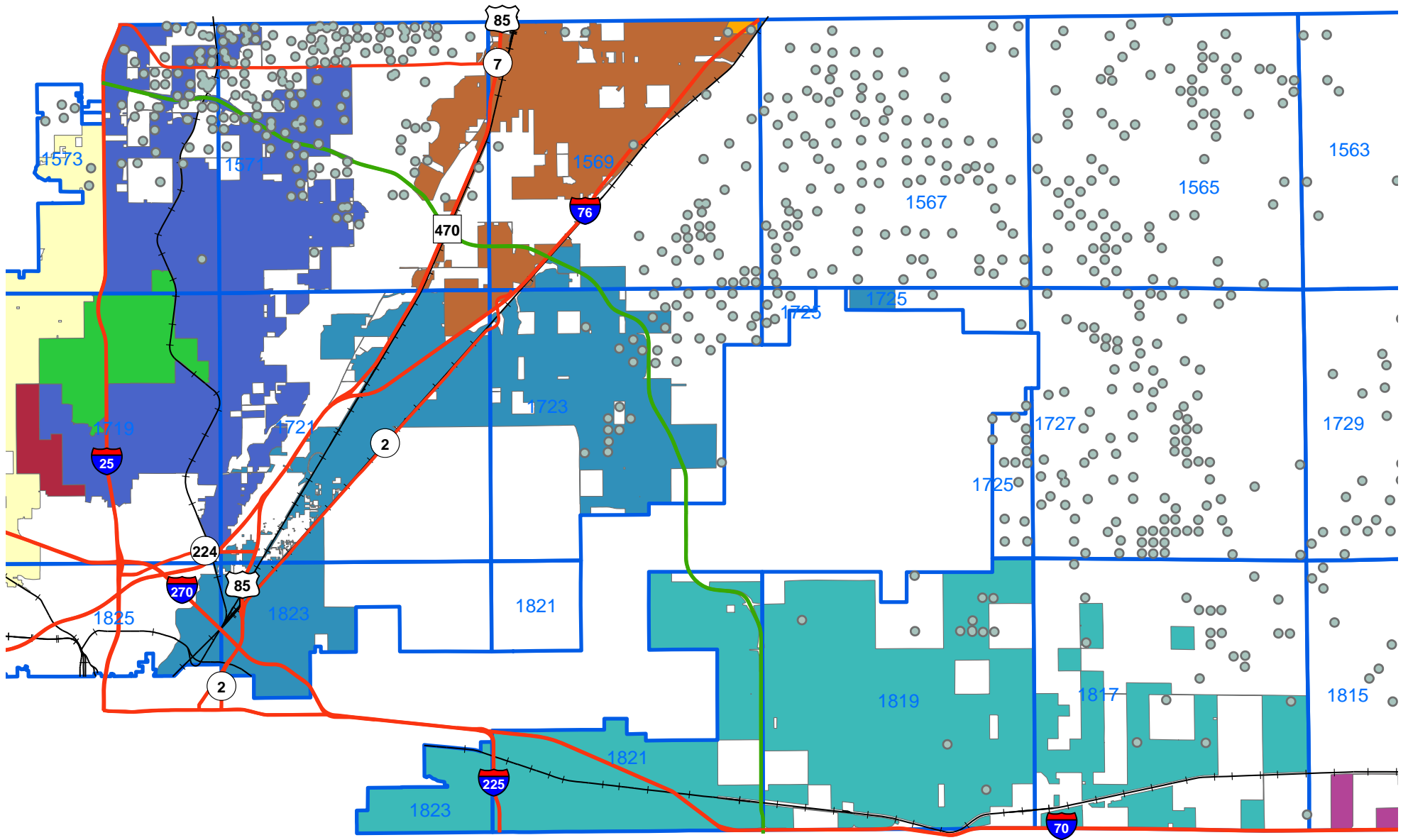
Legend

Cities		Townships	
	Arvada		Brighton
	Aurora		Thornton
	Bennett		Federal Heights
	Northglenn		Lochbuie
	Commerce City		Westminster
	Townships		



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Active Wells with 500' Buffer



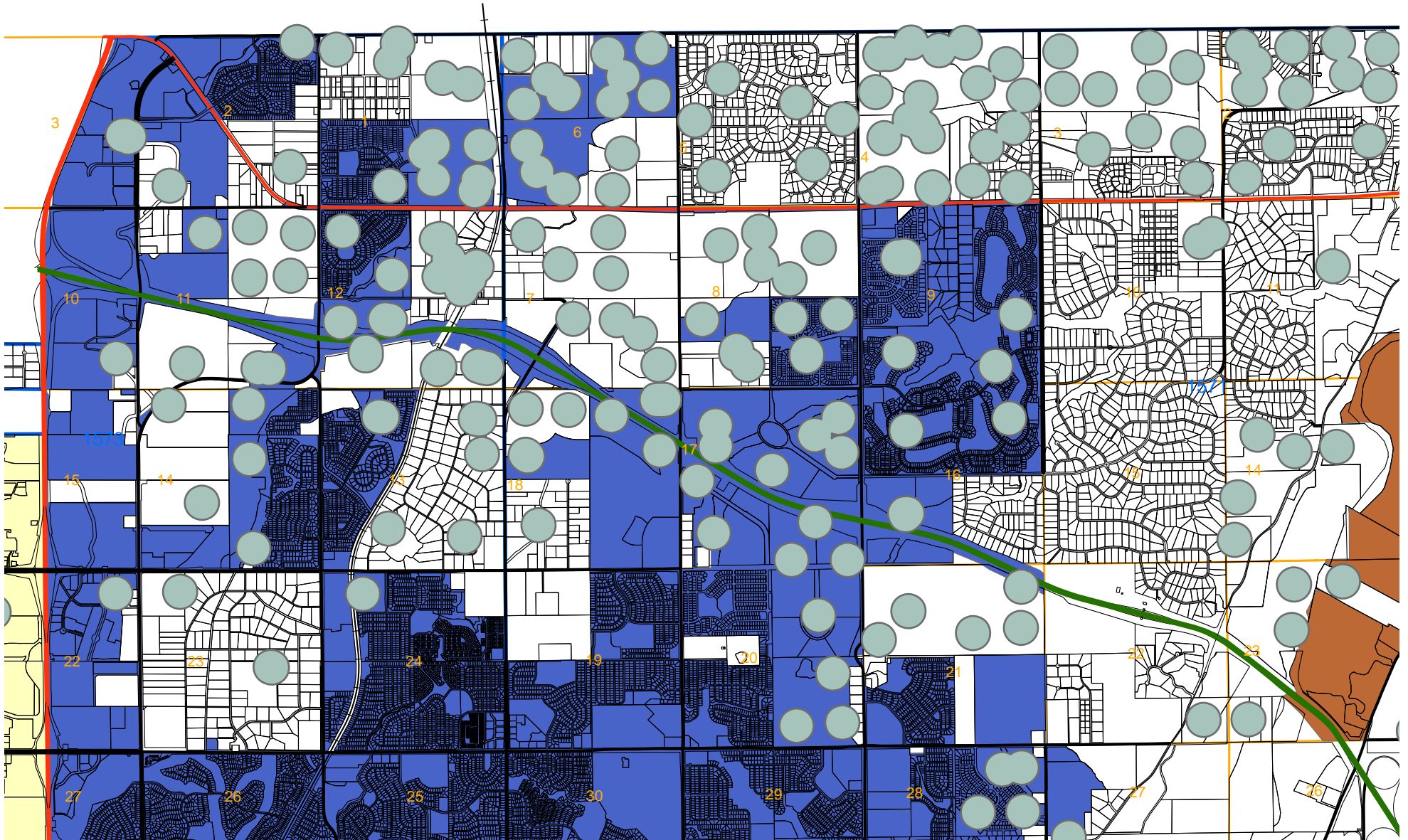
Legend

Cities	Brighton	Northglenn	Townships
Arvada	Commerce City	Thornton	Townships
Aurora	Federal Heights	Westminister	
Bennett	Lochbuie		





AD TY
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Active Wells with 500' Buffer



Legend

Cities	 Brighton	 Northglenn	Townships
 Arvada	 Commerce City	 Thornton	 Townships
 Aurora	 Federal Heights	 Westminster	
 Bennett	 Lochbuie		

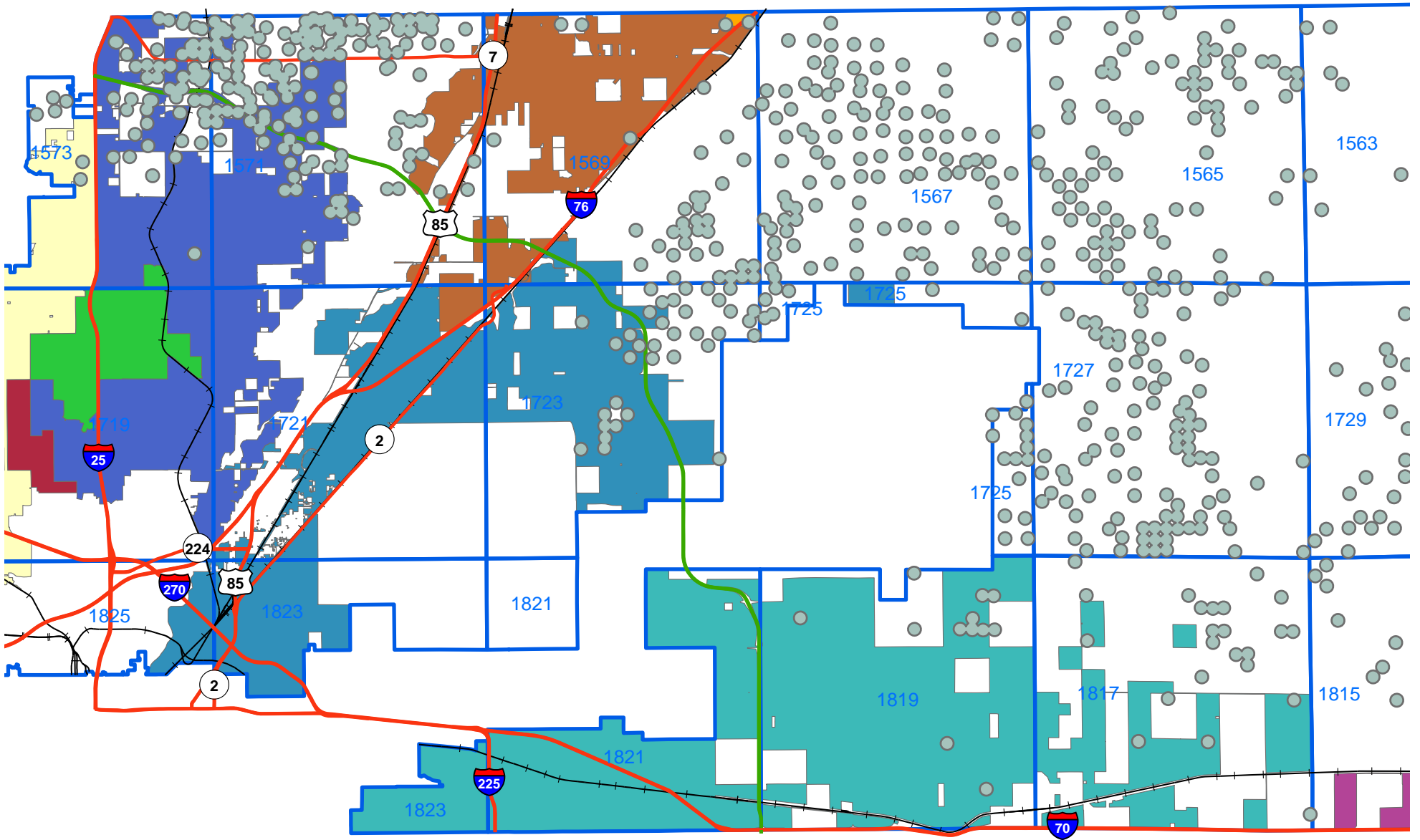


AD. TY

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Active Wells with 750' Buffer



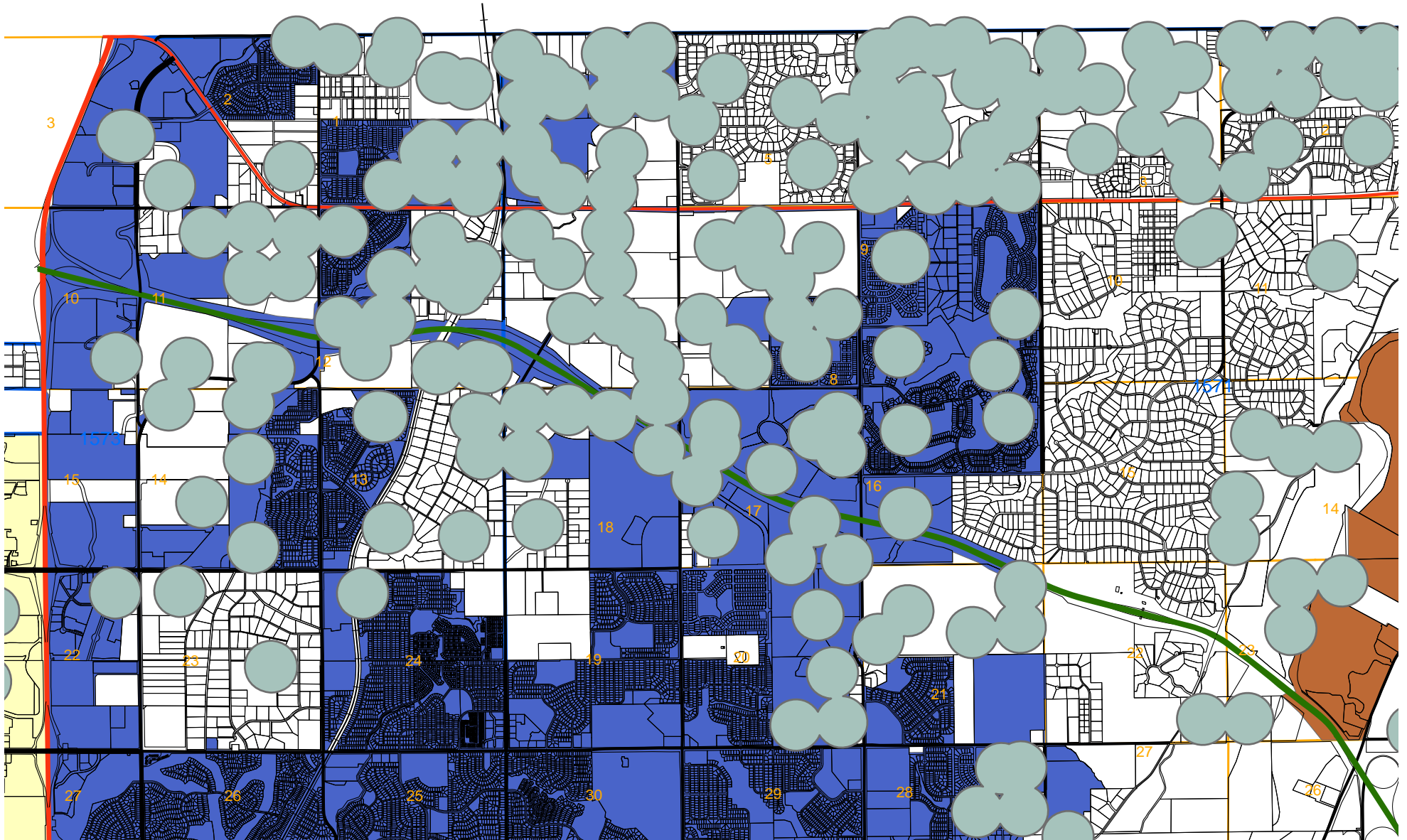
Legend

Cities	Brighton	Northglenn	Townships
Arvada	Commerce City	Thornton	Townships
Aurora	Federal Heights	Westminster	
Bennett	Lochbuie		






AD TY
 This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

Active Wells with 750' Buffer



Legend

Cities		Townships	
	Arvada		Brighton
	Aurora		Commerce City
	Bennett		Federal Heights
			Westminster
			Lochbuie
			Northglenn
			Thornton
			Townships


AD. TY
 This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy.





STUDY SESSION AGENDA ITEM

DATE:	6/27/17
SUBJECT:	Adams County Housing Authority Organizational Update
FROM:	Adams County Housing Authority
AGENCY/DEPARTMENT:	Adams County Housing Authority
ATTENDEES:	Don May, Executive Director & Peter LiFari, Deputy Director
PURPOSE OF ITEM:	Informational only
STAFF RECOMMENDATION:	Informational only

BACKGROUND:

This is the first organizational update from ACHA to the BOCC in 2017. ACHA looks to provide an overview of our organization so that the BOCC and staff can get a pulse of what we are working on and review client testimonials that illustrate the outcomes and benefits provided to the community as we work to accomplish our mission.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

Power Point Presentation for ACHA Organizational Update

FISCAL IMPACT:

Please check if there is no fiscal impact x . If there is fiscal impact, please fully complete the section below.

Fund:

Cost Center:

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			

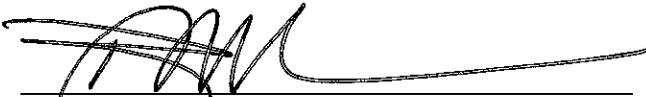
New FTEs requested: YES NO

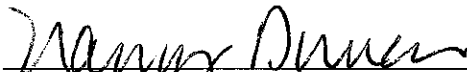
Future Amendment Needed: YES NO

Additional Note:

APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:


Raymond H. Gonzales, Interim County Manager


Nancy Duvier
Budget / Finance

Bryan Ostler, Interim Deputy County Manager

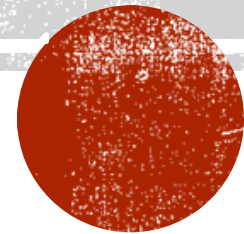
Patti Duncan, Interim Deputy County Manager

ADAMS COUNTY HOUSING AUTHORITY

Empowering People & Strengthening Communities Since 1974

Organizational Update

6/27/17



WE ARE ACHA

- **An Adams County "Anchor" Institution**
 - **11 Owned and Solely Operated Properties**
 - ACHA is an Full Service Owner/Operator/Developer
 - 3,142 Residents call ACHA communities home
 - 84 Employees Working Across Adams County
 - **\$12.7M Housing Choice Voucher Program – Designated High Performing Agency**
 - 1,498 Vouchers – 3,189 participants receive housing assistance payments
 - We work with over 400 individual landlords throughout Adams County
 - **We also help folks qualify/purchase and stay in their homes!**
 - In 2016 we served over 1,700 Residents in the following areas:
 - Rent & Utility Assistance, Home Ownership Down Payment Assistance, Housing Counseling Services
- **We Are Working to Disrupt The Cycle of Poverty**
 - Client Focused
 - Community/Partner Based
 - Dual-Generation Programs & Services



LET'S TALK ACHA'S CORE VALUES

- **Champion Customer Needs**
 - Imagine you are the customer and go the extra mile to exceed their expectations
- **Teamwork**
 - Play well in the sandbox and share
- **Commitment to Excellence**
 - Be intellectually curious. Take pride in everything you do and celebrate successes
- **Integrity/Ethics**
 - Do the right thing when no one is looking
- **Embrace Diversity**
 - Don't judge a book by its cover. Every day actively demonstrate compassion, sensitivity and respect



2017 STATE OF AFFORDABILITY REPORT

- Public will for Affordable Housing is at an all time high at the local and state level
- Yet... Federal funding for key programs are in decline – we're feeling it locally...
- The LIHTC program has been negatively impacted by Tax Reform Speculation – Deals are getting tighter – Requiring States, Counties and Municipalities to Get Creative
- Affordable Housing is the Foundation for which Self-Sufficiency is built – The most productive strategies are generational
- Here in Adams County the cost of housing continues to greatly outpace wagegrowth



AFFORDABILITY UNDER SIEGE

(AND WHAT WE'RE DOING ABOUT IT)

Adams County

Average Rent

- \$1,278
- Up 15% from 2014

Average Vacancy:

- 6.8%

Average Home Price:

- \$290,000
- Up 9.5% YoY
- Up 53% from 2014!

ACHA

A safe haven of affordability

- Average Rent \$910
- 29% Below Market Average

Average Vacancy

- 2.5%
- Families are flocking to ACHA Communities to find affordable rents but demand exceeds inventory

Locking In Affordability for Years to Come

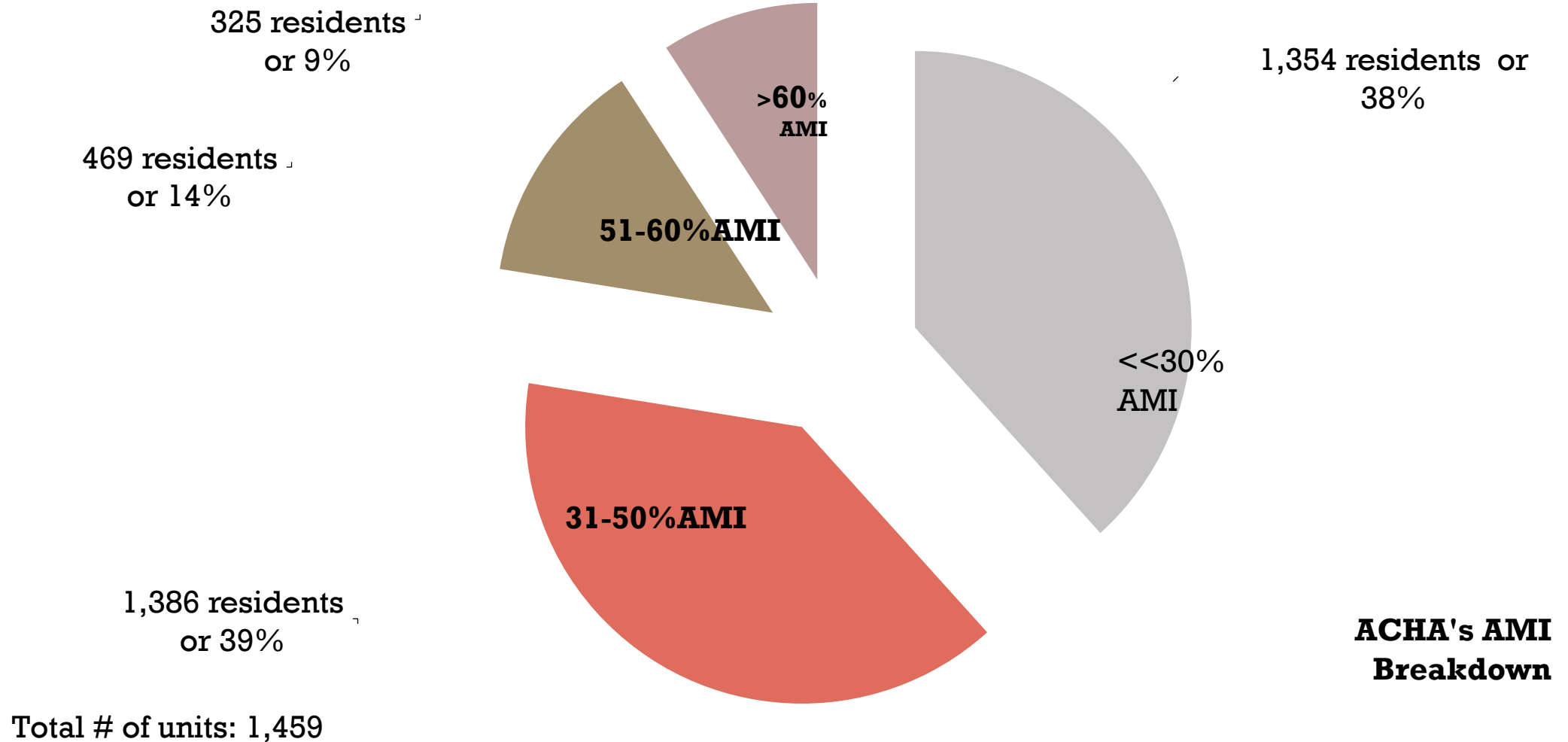
- 572 Income Restricted Units
- 184 at <30% AMI
- 40 at <40% AMI
- 53 at <50% AMI
- 295 at <60% AMI

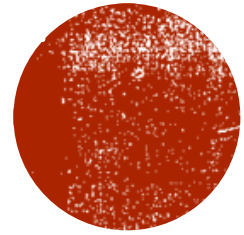


2017 Adams County, CO LIHTC Income Limits



OUR MISSION IN ACTION — RESIDENT AMI%





PROGRAMS & SERVICES

As shared by the people we serve...



SHELLEY

SMOKING CESSATION - FSS - GED PROGRAM - HCV

They are very beneficial, there's a lot of things I wouldn't have even known about if GlendaRika hadn't advocated for me. I was struggling in areas with income and different things and without GlendaRika, Osmaylin and Jackie I would not have had stable housing because when things went left or right I needed help and with their resources they advocated for me and sent me in the direction where I was able to achieve stability.

Being a mom - the easy part is having the child. The challenge is staying stable enough to raise them and be supportive through their endeavors and that's what's most important to me. The resources that the community offers me allow me to stay in their life and be a part of their education so that I can get them further than anyone got me. And that's ultimately my goal.



CANDIE

TANF - 3CE - VISTA

I have been living here for almost 36 years, give or take a few years. I had to leave and do some time in 2003 and 2009.

I went to 3CE for 6 months and took parenting classes, anger management and communication skills. As I was doing it I started brushing my hair and putting on my makeup and before I knew it I was helping print and fax and from there I was doing the volunteer work and I was stuck ever since.

I work for MDHI, I am the VISTA for Adams County Housing Authority and 3CE.

My vocabulary has changed, my posture has changed, the way I love myself today. I don't have to pray for forgiveness for what my past was and where I came from but how far I've grown.

I want the best for my children. I want more for my children. I want them to achieve what I haven't achieved, I want them to go outside of this neighborhood. I want them to become whatever they want to become, it's endless. I want them to not be afraid of who they are. I want them to grow up and not have to be worried. I want them to understand I will be there for them.



SARAH

HIPPY PROGRAM

Jordyn enjoys the one on one time with me or his father, doing the activities. There is HIPPY and that is Jordyn's and that means a lot because being the middle child he needs that - "I belong" and that's what this does. Help him belong.

That is what I genuinely love about the HIPPY program, it supports our beliefs. I don't have to change anything, it was just a perfect fit from the time we met. It is something that I can help him with while following the school guidelines for when he goes to school.

I have become more confident. I am a very shy person and feel that this has opened me up to talking to people and advocating for my children. It just works so well. It helps me not be so scared to help my children.





DONALD

SMOKING CESSATION

I feel a lot healthier, a lot better. I eat better and sleep better.

Relationships are a lot easier. I have a better relationship with my mom and dad because I am more open and not so stressed all the time.

Give it a try. You have to have a lot of support and it takes a lot of time to quit. The first couple weeks are the roughest and toughest.

Now I can be more active, more caring. I would like to do more exercise. Now that I'm not smoking I can have more goals.

FLORA ROSAS

Home Down Payment Assistance Program

I am a single mom, with a daughter, living on one income with no additional income or assistance. I first learned about the Down Payment Assistance Program in 2014 when I was able to move into a apartment managed by the Adams County Housing Authority.

I wanted to be able to provide my daughter with a home where she had her own room and space to be. This was one of my greatest desires.

The work that I did alongside the Adams County Housing Authority and my real estate team was well worth it. I knew that given my financial situation, I would not have been able to purchase my home and have the payments work for me without DPA.

It was a long process due to the competitive nature of the Denver housing market. It took about two years of working on my finances and looking for homes before I found mine.

Flora was looking for a house under \$200,000. She finally found one for \$190,000.00 in Adams County. Adams County is one of the top counties growing rapidly and affordability is growing out of reach for first time homebuyers. The HOME Purchase Price Limit was \$238,000 when Ms. Rosas purchased her home. She was fortunate to find housing under the purchase price limit.



To me, the ability to buy a home and have a space for my daughter was me being able to provide stability in my daughter's life.



CANDACE, SANTIAGO AND DONOVAN

Summer Camp Scholarship Program

Santiago: It means a lot to me because I have all new friends and we do all kinds of activities and are active and go swimming.

Donovan: This means a lot because I get to be active and out of the house and we get to meet new friends and go on nice trips everyday.

Candace: For me it means a lot because they are able to be at camp while I work. For someone that doesn't have much family to watch my kids during the day this assists me to work and to make money for them while they are busy and not at home.

A lot of the people that are my support work during the day so the kids aren't able to get as much attention during the day. If they weren't here they would be playing video games or on the phone.

It's them continuing school because they are able to open their minds with different crafts and unlike a summer school where they are taught certain curricular educational courses, they are able to expand their minds and build planetariums and build stock planes and understand new things.

This was a great opportunity. It's not everyday your kids get to receive a scholarship like this.

SHUAI YU

TANF - SNAP - CREEKSIDE PLACE COMMUNITY SERVICES

Lucy helps me study English. I have changed a lot. Before I didn't know English and before if I wanted to ask something I didn't know how to ask. Now I feel better. Now she is helping me find a job.

I am a single mom and I take care of her, no family here. Before, in China I had a family and it wasn't too hard. When I came to live in America it was just me and my daughter . It's a little bit hard but I like America.

I want to have work, to save money, I want to have a house, I want her to study and after she grows up have a good job. I asked her and she said she wants to be a doctor because I am sick a lot. She is only 6 and she understands so much.

Working with her is good, plus I'm happy, talking. Before I didn't know anything. Now she teaches me how to work in the office, I look at the papers. I want to know everything.



THANK YOU!

- Our partnership is actively empowering people and strengthening communities
- Our partnership presents strategic advantages in our joint effort to mitigate poverty
- Questions?
- Thank you for your support!





STUDY SESSION AGENDA ITEM

DATE: June 27, 2017
SUBJECT: Balanced Housing Plan and Needs Assessment (BHPNA)
FROM: Norman Wright, Community and Economic Development Director
AGENCY/DEPARTMENT: Community Development
ATTENDEES: Norman Wright, Joelle Greenland and Debra Bristol
PURPOSE OF ITEM: Discuss status of Balanced Housing Plan, and a proposed change to the scope of work.
STAFF RECOMMENDATION: Approval to proceed with a limited change in scope of work to develop an implementation plan for the highest ranked strategies which includes the establishment of a local Housing Fund.

BACKGROUND:

BHPNA

Adams County Community Development (ACCD) along with its consultant, Civitas LLC, has been working on the BHPNA since August 2015. In January, 2017 the Needs Assessment was finalized and included valuable data collected from many resources including interviews with key stakeholders, focus groups with realtors, builders and developers and other key partners who expressed their opinions about the housing needs of Adams County. This assessment was then shared with the public and all that participated in the Needs Assessment. A Balanced Housing Workshop was held on March 9, 2017 to discuss the findings of the Needs Assessment as well as the identifying the key priorities that the BHP should focus on. From this workshop, nine priorities were identified including the top three which included: 1) local Housing/Land Trust Fund, 2) Incentives for Developers and 3) collaboration amongst stakeholders regarding affordable housing initiatives.

BHP - Change in Scope of Work

The original scope of work included extensive public outreach and feedback efforts. As a result of the public outreach efforts completed as part of the Housing Needs Assessment, Civitas and County staff concur that only minimal public outreach efforts will be required to complete the BHP. Furthermore, several strategies for addressing the County's housing needs have been identified and prioritized, again as part of the public outreach efforts associated with the Needs Assessment. Therefore, this change order request shall reduce the previously agreed upon scope of work and costs associated with the Balanced Housing Plan.

In place of the reduced scope of work for the BHP, County staff has asked Civitas to provide a brief proposal to further develop an Implementation Plan for the highest ranked strategies which includes the establishment of a local housing fund, often referred to as a Housing Fund. The revised scope of work would be an \$18,290 increase to the current budget, and reflects a reduction in Civitas' proposed scope of work and fee for the BHP and a revised scope of work and fee schedule for the development of the Implementation Plan.

Revised Scope of Work

- Community Outreach efforts will be reduced to key stakeholder (phone interviews).
- The Community Meetings, previously scheduled for four meetings, will be reduced to one final public presentation of the BHP and Implementation Plan.
- Two on-site work sessions with County staff have been added where Civitas will attend and bring subject matter experts (resumes attached) to assist in the development of the detailed Implementation Plan associated with the local Housing Fund.
- The BHP will be completed and published with the prioritized strategies as identified at the March 9th event and subsequent discussions between Civitas and County staff.
- An additional report, the Implementation Plan, will specifically outline plans and best practices for establishing a local Housing Fund.
- The Implementation Plan will be presented, by Civitas, to the public in early November.

Updated Schedule of Delivery

- First Draft of the BHP – June 9th
- Final Draft of the BHP – June 26th
- First Implementation Plan Work Session – July TBD
- Second Implementation Plan Work Session – August TBD
- First Draft of the Implementation Plan – September 8th
- Final Draft of the Implementation Plan – September 22nd
- Presentation of the Balanced Housing Plan & Implementation Plan – October 3rd

Deliverables

- Housing Needs Assessment (January 2017)
- Balanced Housing Plan (June 2017)
- Implementation Plan for local Housing Fund (October 2017)

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

N/A

ATTACHED DOCUMENTS:

PPT Presentation

FISCAL IMPACT:

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

Fund: 01

Cost Center: 3064.7640

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			<u> </u>

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			18,290
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u> </u> 18,290

New FTEs requested: YES NO

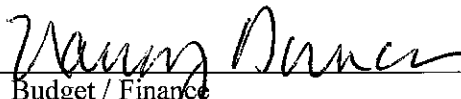
Future Amendment Needed: YES NO

Additional Note:

APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:

Raymond H. Gonzales, Interim County Manager



Budget / Finance



Bryan Ostler, Interim Deputy County Manager

Patti Duncan, Interim Deputy County Manager

A presentation to the BoCC regarding

Balanced Housing Plan (BHP)

Adams County Community Development

June 27, 2017



ADAMS COUNTY
COLORADO

Why are we here?

- Discuss updates
- Proceed to:
 - BHP Plan (June 2017)
 - Local Housing Fund (October 2017)

What's Been Completed

- Housing Needs Assessment – 1/20/17
- Housing Workshop – 3/9/17
- Identification of Priorities – 3/24/17

Revised Scope of Work

- Community outreach reduced to key stakeholders;
- BHP completed with prioritized strategies;
- Community meetings reduced to final public presentation of the BHP and Implementation Plan;
- On-site work sessions (2) added with County staff, Civitas and subject matter experts to develop a detailed Implementation Plan for local Housing Fund;
- An Implementation Plan added that outlines best practices for establishing a local Housing Fund; and
- Implementation Plan presented by Civitas to the public in early November.

Updated Schedule of Delivery

- Final Draft of BHP – 6/26/17
- 1st Implementation Plan Work Session – 7/17
- 2nd Implementation Plan Work Session – 8/17
- 1st Draft of Implementation Plan – 9/8/17
- Final Draft of Implementation Plan – 9/22/17
- BHP & Implementation Plan Presentation – 10/3/17

Deliverables

- Housing Needs Assessment (January 2017)
- Balanced Housing Plan (June 2017)
- Implementation Plan for local Housing Fund (October 2017)

Recommended Action

- Change Order to the Balanced Housing Plan for an Implementation Plan to develop a detailed local Housing Fund for the County.
- Increase of \$18,290

Next Steps

- Finalize BHP – 6/17
- Work sessions for Implementation Plan - 7-8/17
- Study Session Implementation Plan to Board – 9/17
- Public Hearing – BHP/Implementation Plan – 10/17



STUDY SESSION AGENDA ITEM

DATE:	June 27, 2017
SUBJECT:	Request to use Tax Increment Financing - Commerce City Urban Renewal Authority
FROM:	County Standing Urban Renewal Review Committee (SURRC) Byran Ostler, Interim Deputy County Manager Ben Dahlman, Finance Director Norman Wright, Director of Community & Economic Development Kristin Sullivan, Deputy Director of Community & Economic Development Nancy Duncan, Budget Manager
AGENCY/DEPARTMENT:	Finance, County Manager's Office, Community & Economic Development
ATTENDEES:	Ben Dahlman, Norman Wright, Kristin Sullivan, Nancy Duncan
PURPOSE OF ITEM:	Brief the BOCC on the proposal by the Commerce City Urban Renewal Authority (CCURA) to use county incremental property taxes in the Mile High Greyhound Park Urban Renewal Plan
STAFF RECOMMENDATION:	Discussion and direction on negotiations with CCURA

BACKGROUND:

Commerce City Urban Renewal Authority (CCURA) has notified Adams County of its intent to approve an urban renewal plan for Mile High Greyhound Park, which is located at East 62nd Ave. and State Highway 2. The Colorado General Assembly approved HB 1348 in the 2015 legislative session and urban renewal law now requires that any taxing entity whose incremental taxes are proposed for use in new urban renewal project be included in a stakeholder process. Through this stakeholder process, a written agreement on the use of county incremental taxes will be required. If a written agreement cannot be reached, HB 1348 requires that the parties go to mediation. At the end of mediation, they can either accept the recommendation of the mediator or recommence negotiations. During this study session, the staff review committee will brief the BOCC on the specific details of the urban renewal proposal and will solicit input on next steps in the negotiations with the CCURA.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community & Economic Development, Finance, County Attorney

ATTACHED DOCUMENTS:

Draft urban renewal plan and associated documents submitted to Adams County by Commerce City Urban Renewal Authority

FISCAL IMPACT:

Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

Fund:

Cost Center:

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			<u> </u>

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u> </u>

New FTEs requested: YES NO

Future Amendment Needed: YES NO


Additional Note:

APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:



Raymond H. Gonzales, Interim County Manager


Budget / Finance


Bryan Ostler, Interim Deputy County Manager

Patti Duncan, Interim Deputy County Manager

Mile High Greyhound Park

Urban Renewal Plan
City of Commerce City, Colorado

April 10, 2017

Prepared for:

City of Commerce City, Colorado
Urban Renewal Authority of the City of Commerce City, Colorado

Prepared by:

REGen, LLC
1125 17th Street, Suite 2500
Denver, CO 80202



Mile High Greyhound Park

Urban Renewal Plan
City of Commerce City, Colorado

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Mile High Greyhound Park

Urban Renewal Plan
City of Commerce City, Colorado

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Mile High Greyhound Park

Urban Renewal Plan
City of Commerce City, Colorado

1.0 Introduction

1.1 Preface

This Mile High Greyhound Park Urban Renewal Plan (the “**Plan**” or the “**Urban Renewal Plan**”) has been prepared by the Urban Renewal Authority of the City of Commerce City, Colorado (the “**Authority**”) for the City of Commerce City, Colorado (“**City**”). It will be carried out by the Authority, pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended (the “**Act**”). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the Authority.

1.2 Blight Findings

Under the Act, an urban renewal area is a blighted area, which has been designated as appropriate for an urban renewal project. In each urban renewal area, conditions of blight, as defined by the Act, must be present, and in order for the Authority to exercise its powers, the City Council must find that the presence of those conditions of blight, “substantially impairs or arrests the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare.” C.R.S. § 31-25-103(2).

The Mile High Greyhound Park Current Conditions Survey, prepared by City staff, dated December, 2016, which is attached hereto as **Appendix IV** (the “**Survey**”), demonstrates that the Mile High Greyhound Park Urban Renewal Area (the “**Urban Renewal Area**” or the “**Area**”) included in the Survey, is a blighted area under the Act. On December 19, 2016, the City Council of Commerce City

approved Resolution #2016-130 declaring the Study Area as a blighted area under the Act.

1.3 Other Findings

The Area is appropriate for one or more urban renewal activities and undertakings authorized by the Act to be advanced by the Authority.

It is the intent of the City Council in adopting this Plan that the Authority exercise all powers authorized in the Act which are necessary, convenient or appropriate to accomplish the objectives stated herein. Further, it is the intent of this Plan that the Authority exercise all such powers as may now be possessed or hereafter granted for the elimination of qualifying blight conditions in the Area.

The powers conferred by the Act are for public uses and purposes for which public money may be expended and police powers exercised. This Plan is in the public interest and necessity, which finding is a legislative determination by the City Council.

1.4 Plan Review and Public Process

Copies of this Plan have been provided to all public entities having taxing authority with the Area for their review and comment. In addition to the Plan, each taxing entity including Adams County has received a copy of an Impact Report which indicates the current taxes being generated from the Area, the current proposed development plan, and the proposed capture of tax increment from the Area as it relates to each taxing entity. The Area encompassed by the Plan has been rezoned through a public review process which included review and approval by the Commerce City Planning Commission on December 6, 2016 which held that the development plan and proposed zoning were in furtherance of the Comprehensive Plan. The rezoning process also included a public hearing before the Commerce City Council noticed on December 6, 2016 and held on December 19, 2016 at which the zoning and urban renewal financing plan were

discussed. At that same meeting a public hearing was held to review the Condition Survey for the Area and the findings of blight. The City Council approved the Condition Survey and blight findings under Resolution # 2016-130. As a part of the zoning review process a public meeting was held on September 1, 2016 at which both the proposed development plan and proposed zoning were discussed. In addition, the creation of an urban renewal plan and the use of tax increment financing were reviewed and discussed at these public meetings. All of the land in the Area is owned by the City of Commerce City or the Commerce City Urban Renewal Authority and there are no structures, businesses or occupants within the Area. As such, no additional notice or public review is required for adoption of the Plan.

1.5 Urban Renewal Area Boundaries

The Urban Renewal Area includes properties all located within the City limits as delineated in **Figure No. 1** and described in the legal description presented in the **Appendix II**. The boundaries of the Area include approximately 65 acres of land generally defined to include 5 legal parcels plus public rights-of-way located within the former Mile High Greyhound Park property. Geographically, it is bound by 64th Avenue on the north, 62nd Avenue to the south, Holly Street to the east and Highway 2 to the west in south central Commerce City.

The boundaries of the Urban Renewal Area were defined as narrowly as feasible to accomplish the objectives identified herein.

As per the Act, the legal description presented in the Appendix controls the boundary description in case of any conflict. No agriculturally-assessed properties are included in the Urban Renewal Area.

1.5.1 Map of Urban Renewal Area (Figure 1)

The Urban Renewal Area map is presented as **Figure No. 1** on the following page.



2.0 Definitions

Act – means the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended.

Area or **Urban Renewal Area** – means the Mile High Greyhound Park Urban Renewal Area as depicted in **Figure 1** and legally described in **Appendix II**.

Authority – means the Urban Renewal Authority of the City of Commerce City, Colorado.

City Council – means the City Council of the City of Commerce City, Colorado.

Comprehensive Plan – the City of Commerce City Comprehensive Plan (C3 Vision) 2010.

Cooperation Agreement – means any agreement between the Authority and City, or any public body (the term “public body” being used in this Plan as defined by the Act) respecting action to be taken pursuant to any of the powers set forth in the Act or in any other provision of Colorado law, for the purpose of facilitating public undertakings deemed necessary or appropriate by the Authority under this Plan.

C.R.S. – means the Colorado Revised Statutes, as amended from time to time.

Impact Report – means the Mile High Greyhound Park Adams County Impact Report prepared by REGen, LLC dated April 10, 2017.

Phase I Tax Increment Area - means the Phase I Tax Increment Area as defined in Section 6.7 of this Plan and depicted and legally described in **Appendix III**.

Plan or **Urban Renewal Plan** – means this Mile High Greyhound Park Urban Renewal Plan.

Property Tax Increment Revenue – means the property tax increment revenue allocated to the Authority as defined in Section 7.3.3 of this Plan.

Redevelopment / Development Agreement – means one or more agreements between and among the Authority and developer(s) and / or property owners or such other individuals or entities as may be determined by the Authority to be necessary or desirable to carry out the purposes of this Plan.

Sales Tax Increment Revenue - means the sales tax increment revenue allocated to the Authority as defined in Section 7.3.3 of this Plan.

Study Area – means the geographic territory defined for the Survey, the boundaries of which are coterminous with the Area boundaries.

Survey – means the Mile High Greyhound Park Current Conditions Survey, prepared by City staff, dated December, 2016, attached hereto as **Appendix IV** and incorporated herein by this reference.

Tax Increment Area - means the Phase I Tax Increment Area as defined in Section 6.7 of this Plan and depicted and legally described in **Appendix III**, and any subsequent Tax Increment Area designated by an amendment to this Plan by the City Council.

Urban Renewal Project (or Project) – means, for purposes of this Plan, any and all undertakings and activities within the Area necessary or desirable to remedy or prevent blight.

Zoning Code – means the City of Commerce City zoning code in effect as of the date of any zoning actions which apply to property within the Study Area at the time of the approval by the City Council of such action.

3.0 Purpose of the Plan

The purpose of this Plan is to reduce, eliminate and prevent the spread of blight within the Area and to stimulate growth and investment within the Area boundaries. To accomplish this purpose, the Plan promotes local objectives expressed in adopted community plans with respect to appropriate land uses, private investment and public improvements, provided that the delineation of such objectives shall not be construed to require that any particular aspect of the Project necessarily promote all such objectives. Specifically, the Mile High Greyhound Park Urban

Renewal Plan seeks to advance the vision and priorities of the Comprehensive Plan.

While the principal goal of the urban renewal effort, as required by the Act, is to afford maximum opportunity, consistent with the sound needs of the City as a whole; to remediate blighted conditions; and to develop and rehabilitate the Area by private, public and not-for-profit enterprises; it is not intended to replace the efforts of area business development or marketing organizations. The development of properties within the Area will be accomplished through the improvement of existing and construction of new, structures and infrastructure, attraction of new investment and reinvestment in the Area through the involvement of the Authority and City with participation and cooperation by the private sector.

3.1 Development and Design Objectives

All development in the Area shall conform to the Zoning Code and any site-specific zoning regulations or policies which might impact properties, all as in effect and as may be amended from time to time. While the Act authorizes the Authority to undertake zoning and planning activities to regulate land use, maximum densities, and building requirements in the Area, the City will regulate land use and building requirements through existing municipal codes and ordinances.

General development objectives for the Urban Renewal Area include redevelopment of the Area for the purpose of generating revenue sufficient to fund improvements that address conditions of blight that are serving as obstacles to private investment within this former regional destination. Correspondingly, to provide funding for a range of improvements and enhancements that will serve to stabilize adjacent residential neighborhoods and established commercial centers.

Specific objectives include the following:

1. Eliminate and prevent blight

2. Implement elements of the Comprehensive Plan
3. Support and advance actions identified in existing and any future plans prepared by the City of Commerce City related to redevelopment in the vicinity of the Area that are consistent with the vision of this Plan
4. Take a vacant infill parcel and put it into productive use
5. Promote greater stability in surrounding neighborhoods through the introduction of a mix of uses
6. Catalyze reinvestment over an extended period of time through a fiscally-sound phased development program
7. Complete improvements that benefit properties beyond the Area including infrastructure that supports business development and City infrastructure improvements including streetscape amenities and storm water management.
8. Provide a range of financing mechanisms to incent private and not-for-profit investment

4.0 Blight Conditions

Before an urban renewal plan can be adopted by the City, the Area must be determined to be a "blighted area" as defined in Section 31-25-103(2) of the Act, which provides that, in its present condition and use, the presence of at least four of the following factors (see below) in the Area, 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) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of 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 nonmarketable;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- (j) Environmental contamination of buildings or property;
- (k.5) 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; or
- (l) 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 specified in paragraphs (a) to (k.5) of Section 31-25-103(2), 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.

The general methodology for conducting the Survey is to: (i) define the Study Area; (ii) gather information about properties, infrastructure and other improvements within the Study Area; (iii) evaluate evidence of blight through field reconnaissance, review of aerial photography, discussions with representatives of various City departments, etc.; and, (iv) record observed and documented conditions as per the Act.

Among the 11 qualifying factors identified in the Act, the Survey identified the presence of the following 8 blight factors in the Study Area:

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of 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;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (k.5) 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.

At the time this Plan was prepared, all the property contained within the Area is owned by the City of Commerce City or the Commerce City Urban Renewal Authority. Neither of the City or the URA object to the creation of this Urban Renewal Area, nor adoption of this Urban Renewal Plan. With this condition, there only needs to be one condition found as per provision (l) of the Act, “ (l) 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 specified in paragraphs (a) to (k.5) of Section 31-25-103(2).”

5.0 Plan’s Relationship to Local Objectives and Appropriate Land Uses

5.1 General Description

Implementation of this Urban Renewal Plan supports the objectives and requirements of the Comprehensive Plan with respect to development and redevelopment. As development occurs in the Area, it shall conform to the Comprehensive Plan and any subsequent updates, the City Building and Zoning Code and any rules, regulations, and policies promulgated pursuant thereto, any site-specific planning documents that might impact properties in the Area including, but not limited to, City-approved site, drainage, and public improvement plans, and any applicable City design standards, all as in effect and as may be amended from time to time.

All development within the Area will comply with the current zoning and Comprehensive Plan.

Development Plan Description

The following development plan reflects the current plan for developing the site, but may be amended from time to time as necessary to accommodate future market and financing conditions.

The Plan envisions the former Mile High Greyhound Park as a mix of residential uses, commercial, retail, and civic infrastructure uses.

The Comprehensive Plan designates the former racetrack property as a mixed-use zone with aspirations of becoming a regional center, serving the local area as well as a broader reach. This Plan allows for a mixture of vertical and horizontal mixed use development that can allow a diverse mix of commercial enterprises. The residential components of the property allow for a mix of housing types to appeal to a broad range of incomes, ages, and housing needs. A site in the northwestern portion of the property is anticipated to house an institutional or academic use that will serve the needs of the community.

These uses are arranged around a system of connective streets and open spaces that provide the area with an urban structure.

Layout and Circulation

Currently, the site, which is approximately 65 acres, creates a barrier within the area and allows for no public access across it. The development plan will fix this connectivity issue by continuing Parkway Drive through the site, linking with Glencoe Street to the north. Other internal streets will complete an internal street grid and provide appropriate connections to the existing street grid in the surrounding neighborhoods, where possible and appropriate. Certain connections may also be green connectors that allow for pedestrian access but not vehicular access.

Land Uses

The Project envisions a mix of uses that are integrated both vertically in mixed-use buildings as well as horizontally across the Project's blocks.

The Project will include commercial uses – which can include restaurants, shops, hotels, and other uses – as well as mix of residential products and an institutional use that can provide community amenity.

The residential products will largely fit within a spectrum of denser to less dense as the Project progresses from south to north to interact with the existing neighborhood there.

Within the mixed-use core of the site, small shops, offices, and restaurants are allowed and encouraged to occupy the ground floor of mixed-use buildings, especially fronting the open space areas of the site.

The anticipated institutional uses could include a school, training facility, or cultural use or a mixture of these. No large-scale manufacturing or heavy industrial uses will be allowed within the Project.

Open Space

One of the most prominent open space features on the site will be the expansion of the existing regional detention pond on the northeastern edge of the site. The current pond is considered too small for the needs of the area it serves. In order to serve the 100 year flood event, the pond will be expanded and joined with usable park open space. This will work to turn a pond that would otherwise be liability or detractor from the quality of the site into an amenity. This undertaking will be done in partnership with the City.

The central park will similarly be a mixture of storm water management and usable, active open space. This park will serve a large portion of the storm water needs of the site itself. The park is also seen as the heart of the community and will provide opportunities for large gatherings, programmed events, passive recreation, and family use.

There are no existing wildlife habitat areas, areas of extensive vegetation, or existing oil and gas facilities on site.

Project Phasing

Due to the scale of this Project (approximately 65 acres), the Project will be phased over several years based on the speed of the market in developing the site. It is very likely that the Project will be developed vertically by multiple entities and the speed of development will vary based on use and strength of the demand for the products.

Project Integration

Integration with the surrounding community is an important objective of this Plan. As mentioned previously, the street network within the site is aimed to tie existing fabric together and break down the barrier that the site currently acts as. Parkway Drive will connect through to Glencoe Street providing strong connectivity across the site. 63rd avenue will connect to Highway 2 and allow users to access the commercial areas of the site.

In order to provide amenity to the surrounding community, all sidewalk areas along the perimeter of the Project will be improved to provide a safer and more convenient connections for the areas that surround the community such as children travelling from Central Elementary School to the Suncor Boys and Girls club along Holly Street.

5.2 Relationship to Commerce City Comprehensive Plan

A general plan for the City, known as the City of Commerce City Comprehensive Plan (C3 Vision), was adopted in 2010. The Authority, with the cooperation of the City, private enterprise and other public bodies, will undertake the Urban Renewal Project described in this Plan in order to eliminate the conditions of blight

identified herein while implementing the goals and objectives of the Comprehensive Plan and any subsequent updates. Specific elements of the Comprehensive Plan which this Plan advances, include the following.

- **Goal ED 2 – Retain and increase a strong employment base:** the City will retain and expand its existing industrial base, and attract and recruit new businesses that contribute positively to City revenues. (C3 Vision, p. 99)
- **ED 2.2 – Educated Workforce:** Retain and continue to develop a highly-educated workforce. Establish partnerships with K-12 and higher educational organizations to develop facilities and programs within the city that could provide industry-specific training for students, residents, and existing businesses. (C3 Vision, p. 99)
- **Infill Investment and Redevelopment:** The C3 Vision recognizes the benefits of infill and redevelopment for the City's sustainable future. Infill and redevelopment are efficient kinds of development, but need to be sensitive to the neighborhood context. This Plan identifies targeted redevelopment locations and includes best practices to guide appropriate infill.
- **Established Neighborhoods:** The C3 Vision identified neighborhoods that could benefit from infrastructure improvements and nearby redevelopment. The redevelopment of this property helps achieve this objective.
- **Redevelopment and Reinvestment goals address:**
 1. Increasing focus on infill and redevelopment; (C3 Vision, p. 122)
 2. Strengthening viability of targeted areas through redevelopment; (C3 Vision, p. 122) and

3. Strengthening existing neighborhoods with renewal efforts.
(C3 Vision, p. 124)

Detailed references to specific objectives, policies and strategies are presented in **Appendix I** of this Plan.

5.3 Relationship to Other Community Plans

Implementation of this Urban Renewal Plan will be consistent with development objectives expressed in all community adopted and accepted plans.

6.0 Authorized Urban Renewal Undertakings and Activities

The Act allows for a wide range of activities to be used in the implementation of an urban renewal plan. This Plan authorizes the authority to undertake any and all activities authorized under the Colorado Urban Renewal Law. Specifically in this case, it is the Authority's intent to provide incentives to stimulate private investment in cooperation with property owners and other affected parties in order to accomplish its objectives. Public-private partnerships and other forms of cooperative development will be key to the Authority's strategy for preventing the spread of blight and eliminating existing blight conditions. While not intended to limit the Project, representative undertakings of the Authority in furtherance of this Plan are described in this Section 6.

6.1 Public Improvements and Facilities

The Authority has already undertaken and may undertake additional actions to make the Area more attractive for private investment. To this end the Authority has already removed hazardous materials and demolished structures previously located on the site. The Authority may, or may cooperate with others to, install, construct, and reconstruct any public improvements for the purpose of promoting the objectives of the Plan and the Act.

Public projects are intended to stimulate (directly and indirectly) investment in and around the Area. It is the intent of this Plan that the combination of public and private investment that may be

necessary to advance the objectives stated herein will assist in the investment and reinvestment of the Area and thereby contribute to the overall economic well-being of the community.

As described in **Section 4.0** of this Plan, 8 qualifying conditions of blight, as defined in Section 31-25-103(2) of the Act, are evident in the Area. This Plan proposes addressing each of these conditions through potential completion of the following public improvements and facilities:

- (a) Slum, deteriorated, or deteriorating structures: demolition and removal of any dilapidated structures within the Area;
- (b) Predominance of defective or inadequate street layout: construction of roadways, sidewalks, curbs and gutters, trail connections, parking facilities and / or gateway improvements;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness: improvements to vehicular and non-vehicular (pedestrian, bicycle and transit) access to and through the Area, connections to adjacent neighborhoods, commercial properties and regional transit centers;
- (d) Unsanitary or unsafe conditions: enhancements to lighting on public rights-of-way; assistance with drainage mitigation measures; and any necessary life safety protection measures;
- (e) Deterioration of site or other improvements: reuse / recycle of parking surface materials; improving the onsite regional drainage area; enhanced landscaping and on-site improvements that provide a public benefit;
- (f) Unusual topography or inadequate public improvements or utilities: completion of on-site and off-site utilities, roadways and trail connections;

- (h) The existence of conditions that endanger life or property by fire or other causes: (see (d) above)
- (k.5) 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: attraction of private, public and not-for-profit developer partners.

6.2 Other Improvements and Facilities

Both public and non-public improvements in the Area may be required to accommodate development and redevelopment and still benefit the public. The Authority may assist in the financing or construction of these improvements to the extent authorized by the Act.

6.3 Development Opportunities—Catalyst Projects

A key concept associated with implementation of the Plan is targeted investment that will serve to catalyze development and fund future public improvements. The aggregate impact of potential investment within the Area is reflected in the Impact Report.

6.4 Development Standards

All development in the Area shall conform to applicable rules, regulations, policies and other requirements and standards of the City and any other governmental entity which has jurisdiction over all or any portion of the Area. In addition, all developers in the Area will be required to comply with the applicable site zoning, which include design standards for buildings, facades, landscaping and any public art elements.

In conformance with the Act and the Plan, the Authority will rely upon the design standards and other requirements applicable to the Project as contained in the zoning for the Area and as enforced by the City staff and City Council.

Design Guidelines for the Area may be approved by the Authority and, if approved, development in the Area shall comply with the Design Guidelines. Any public art installed as a part of the Project will comply with the then applicable City Public Art Master Plan, if any.

6.5 Variations in the Plan

The Authority may propose, and the City Council may make, such modifications to this Plan as may be necessary provided they are consistent with the Comprehensive Plan and any subsequent updates, as well as the Act.

The Authority may, in specific cases, allow non-substantive variations from the provisions of this Plan if it determines that a literal enforcement of the provision would constitute an unreasonable limitation beyond the intent and purpose stated herein. Any such allowance will be in conformance with the Colorado Urban Renewal Law.

6.6 Urban Renewal Plan Review Process

The review process for the Plan is intended to provide a mechanism to allow those parties responsible for implementing the Project to periodically evaluate its effectiveness and make adjustments to ensure efficiency in implementing the recommended activities.

The following steps are intended to serve as a guide for future Plan review:

- (a) The Authority may propose modifications, and the City Council may make such modifications as may be necessary provided they are consistent with the Comprehensive Plan and any subsequent updates, as well as the Act.
- (b) Modifications may be developed from suggestions by the Authority, property and business owners, and City staff operating in support of the Authority and advancement of this Plan.

- (c) A series of joint workshops may be held by and between the Authority and property and business owners to direct and review Plan modifications.

6.7 Project Financing and Creation of Tax Increment Areas

While development within the Area is planned to be primarily privately financed, it is the intent of the City Council in approving this Plan to authorize the use of tax increment financing by the Authority to assist with the development of the Project. Pursuant to the provisions of C.R.S. 31-25-107(9) of the Act, in approving this Plan, the City Council hereby creates the Phase 1 Tax Increment Area within the Area, as depicted and legally described in **Appendix III**. Additionally, pursuant to the provisions of C.R.S. 31-25-107(9) of the Act, in approving this Plan, the City Council specifically authorizes the use of municipal excise tax revenues (including sales and lodgers tax revenues) attributable to the Phase 1 Tax Increment Area.

Urban renewal authorities in Colorado are authorized by the Act (C.R.S 31-25-105) to borrow money and accept advances, loans, grants and contributions from public or private sources, and to issue bonds to finance their activities or operations. In practice, an accepted method for financing urban renewal projects is to utilize incremental property tax and / or municipal sales tax revenues attributable to redevelopment in the Area to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by the Authority. The Authority is specifically authorized to expend Property Tax Increment Revenue, Sales Tax Increment Revenue and Lodgers Tax Increment Revenue (each as defined herein), to the extent authorized by the Act and this Plan.

This Plan anticipates the City Council taking future action to amend this Plan to include additional phases of Tax Increment Areas and to specifically authorize the use of tax increment financing to assist with the development of the Project within the applicable phase of Tax Increment Area. Each such amendment shall depict and legally describe the applicable Tax Increment Area phase. The

City Council acknowledges that such a future amendment is a substantial modification to the Plan under C.R.S. § 31-25-107(7) of the Act, and requires public notice, public hearing and action by the City Council. However, as required by C.R.S. § 31-25-107(9.5)(a) of the Act, the Authority has previously negotiated waivers or intergovernmental agreements with all taxing bodies levying a mill levy within the boundaries of the Area other than the City, regarding the sharing of incremental property tax revenue. In these waivers or intergovernmental agreements, said taxing bodies have expressly waived any requirement for the Authority to meet and negotiate (or renegotiate) an agreement governing the sharing of incremental property tax revenue pursuant to the Act upon City Council amending the Plan to add future phases of Tax Increment Areas to the Plan. The City shall provide each of the taxing bodies with courtesy thirty (30) day written notice of the public hearing on the amendment of the Plan.

The boundaries of the Urban Renewal Area shall be as set forth in **Appendix II**.

The boundaries of the Phase 1 Tax Increment Area shall be as set forth in **Appendix III**.

6.8 Property Acquisition and Land Assemblage

The Authority may acquire property by negotiation or any other method authorized by the Act as approved by the Authority Board. The Authority may temporarily operate, manage and maintain property acquired in the Area which is owned by entities other than the Authority if deemed in the best interest of the Project and the Plan. Such property shall be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

6.9 Relocation Assistance

It is not anticipated that acquisition of real property by the Authority will result in the relocation of any individuals, families, or business concerns. However, if such relocation becomes

necessary, the Authority will adopt a relocation plan in conformance with the Act.

6.10 Demolition, Clearance, Environmental Remediation, and Site Prep

In carrying out this Plan, it is anticipated that the Authority may, on a case-by-case basis, elect to demolish or to cooperate with others to clear buildings, structures and other improvements. Additionally, development activities consistent with this Plan, including but not limited to Development or Cooperation Agreements, may require such demolition and clearance to eliminate unhealthy, unsanitary, and unsafe conditions, eliminate obsolete and other uses detrimental to the public welfare, and otherwise remove and prevent the spread of deterioration.

With respect to property acquired by the Authority, it may demolish and clear, or contract to demolish and clear, those buildings, structures and other improvements pursuant to this Plan, if in the judgment of the Authority, such buildings, structures and other improvements are not to be rehabilitated in accordance with this Plan. The Authority may also undertake such additional site preparation activities as it deems necessary to facilitate the disposition and development of such property.

6.11 Property Disposition

In accordance with the Act, the Authority may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements, as it deems necessary to develop such property. All property and interest in real estate acquired by the Authority in the Area that is not dedicated or transferred to public entities, shall be sold or otherwise disposed of for redevelopment in accordance with the provision of this Plan and the Act.

6.12 Redevelopment and Rehabilitation Actions

Development and redevelopment actions within the Area may include such undertakings and activities as are in accordance with this Plan and the Act, including without limitation: demolition and removal of buildings and improvements; installation, construction and reconstruction of public improvements; elimination of unhealthful, unsanitary or unsafe conditions; elimination of obsolete or other uses detrimental to the public welfare; prevention of the spread of deterioration; and, provision of land for needed public facilities and not-for-profit users. The Authority may enter into Cooperation Agreements and Redevelopment /Development Agreements to provide assistance or undertake all other actions authorized by the Act or other applicable law to develop and redevelop the Area.

6.13 Redevelopment / Development Agreements

The Authority is authorized to enter into Redevelopment / Development Agreements or other contracts with developer(s) or property owners or such other individuals or entities as are determined by the Authority to be necessary or desirable to carry out the purposes of this Plan. Such Redevelopment / Development Agreements, or other contracts, may contain such terms and provisions as shall be deemed necessary or appropriate by the Authority for the purpose of undertaking the activities contemplated by this Plan and the Act, and may further provide for such undertakings by the Authority, including financial assistance, as may be necessary for the achievement of the objectives of this Plan or as may otherwise be authorized by the Act.

Agreements between the Authority and/or the City and private parties that are consistent with this Plan are intended to remain in full force and effect, unless all parties to such agreements agree otherwise.

6.14 Cooperation Agreements

For the purpose of this Plan, the Authority may enter into one or more Cooperation Agreements pursuant to the Act. The City and

the Authority recognize the need to cooperate in the implementation of this Plan and, as such, Cooperation Agreements may include, without limitation, agreements regarding the planning or implementation of this Plan and its Project, as well as programs, public works operations, or activities which the Authority, the City or such other public body is otherwise empowered to undertake and including without limitation, agreements respecting the financing, installation, construction and reconstruction of public improvements, utility line relocation, storm water detention, environmental remediation, landscaping and/or other eligible improvements. The Authority is authorized to cooperate/coordinate with other governmental entities – including metropolitan districts, business improvement districts, or other such entities which may exist now or be formed in the future within the urban renewal plan area – to accomplish the goals of the urban renewal plan. This paragraph shall not be construed to require any particular form of cooperation.

7.0 Project Financing

7.1 Public Investment Objective

It is the intent of the Plan that the public sector plays a significant role in urban renewal efforts as a strategic partner. However, experience has proven that a critical component to the success of any urban renewal strategy is participation by both the public and private sectors. Leveraging of resources will be key as no one entity, either public or private, has sufficient resources alone to sustain a long-term improvement effort. Typical public infrastructure investments may include, but are not limited to: unifying streetscape elements; improving access and circulation; pedestrian improvements including sidewalks, lighting, trails and trail connections, environmental remediation; completing streets and utilities; providing for infrastructure improvements; and, leveraging various financing mechanisms. The Authority may also provide financial assistance for select private expenditures considered eligible under the Act.

7.2 Authorization

The Authority may finance undertakings pursuant to this Plan by any method authorized under the Act or any other applicable law, including without limitation: issuance of notes, bonds and other obligations as defined in the Act in an amount sufficient to finance all or part of this Plan; borrowing of funds and creation of indebtedness; reimbursement agreements; and / or utilization of the following: federal or state loans or grants; interest income; annual appropriation agreements; agreements with public or private entities; and, loans, advances and grants from any other available sources. The principal, interest, costs and fees on any indebtedness are to be paid for with any lawfully available funds of the Authority.

Authority debt may include bonds, refunding bonds, notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, or any other obligation lawfully created.

7.3 Tax Increment Financing

Activities may be financed by the Authority under the tax increment financing provisions of the Act. Such tax incremental revenues may be collected for a period not to exceed the statutory requirement, which is presently 25 years after the effective date of adoption of this Plan containing the authorizing tax increment financing provision for the Phase I Tax Increment Area and, for any future amendments to the Plan authorizing one or more additional phases of Tax Increment Areas, 25 years after the effective date of adoption of the applicable future amendment to this Plan containing the new authorizing tax increment financing provision for the future phase of Tax Increment Area.

7.3.1 Special Fund

The Authority shall establish a tax increment revenue account for the deposit of all funds generated pursuant to the division of ad valorem property and sales and lodgers tax revenue described in this section.

7.3.2 Base Amount

That portion of the taxes which are produced by the levy at the rate fixed each year by or for each public body upon the valuation for assessment of taxable property in the Phase 1 Tax Increment Area last certified prior to the effective date of approval of this Plan containing the authorizing tax increment financing provision for the Phase 1 Tax Increment Area, plus all municipal sales and lodgers taxes in the Phase 1 Tax Increment Area in the 12-month period ending on the last day of the month prior to the effective date of adoption of this Plan, as paid into the funds of each such public body as are all other taxes collected by or for said public body.

If this Plan is amended to add and authorize via a new tax increment financing provision one or more future phases of Tax Increment Areas, the base amount will be defined in said amendment.

7.3.3 Increment Amount

That portion of said property taxes in excess of such base amount in the Phase 1 Tax Increment Area, except for that portion of property taxes which are collected on behalf of "Fire District 4 South Adams" is defined for purposes of this Agreement as the "**Property Tax Increment Revenue**". That portion of municipal sales taxes, currently set at three and one half percent, as may be changed by the City from time to time, in excess of such base amount, is defined for purposes of this Agreement as the "**Sales Tax Increment Revenue**". That portion of municipal lodgers' taxes, currently set at 4% percent, as may be changed by the City from time to time, in excess of such base amount, is defined for purposes of this Agreement as the "**Lodgers' Tax Increment Revenue**". The Property Tax Increment Revenue, Sales Tax Increment Revenue, and the Lodgers' Tax Increment Revenue for the Phase 1 Tax Increment Area collected by Adams County and the City, shall be allocated to and, when collected paid into the Authority's tax increment revenue fund to pay the principal of, the interest on, and any other premiums due in connection with the bonds of, loans or advances to or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in

whole or in part, the Urban Renewal Project, or to make payments authorized by the Act. Unless and until the total valuation for assessment of the taxable property in the Phase 1 Tax Increment Area exceeds the base valuation for assessment of the taxable property in the Phase 1 Tax Increment Area, all of the taxes levied upon taxable property in the Phase 1 Tax Increment Area shall be paid into the funds of the respective public bodies. When such bonds, loans, advances and indebtedness, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property in the Phase 1 Tax Increment Area shall be paid into the funds of the respective public bodies.

The increment portion of the taxes, as described in this subsection 7.3.3, may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances and indebtedness incurred by the Authority or by a third party contracted to act on behalf of the Authority to finance the Urban Renewal Project (as defined in the Act); excepting therefrom, however, any offsets collected by the County Treasurer for return of overpayments or any reserve funds reserved by the Authority for such purposes in accordance with Section 31-25-107(9)(a)(III) and (b), C.R.S. The Authority shall set aside and reserve a reasonable amount as determined by the Authority of all incremental taxes paid to the Authority for payment of expenses associated with administering the Plan.

If this Plan is amended to add and authorize via a new tax increment financing provision one or more future phases of Tax Increment Areas, the base amount will be defined in said amendment.

If there is any conflict between the Act and this Plan, the provisions of the Act shall control, and the language in the Plan will be automatically deemed to conform to the Act.

7.4 Other Financing Mechanisms / Structures

The Plan is designed to provide for the use of tax increment financing as one tool to facilitate investment and reinvestment within the Area. However, in addition to tax increment financing, the Authority shall be authorized to finance implementation of the Plan by any method authorized by the Act. The Authority is committed to making a variety of strategies and mechanisms available which are financial, physical, market and organizational in nature. It is the intent of this Plan to use the tools either independently or in various combinations. Given the obstacles associated with redevelopment, the Authority recognizes that it is imperative that solutions and resources be put in place which are comprehensive, flexible and creative.

8.0 Severability

If any portion of this Plan is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the Plan.

Mile High Greyhound Park

Urban Renewal Plan
City of Commerce City, Colorado

Appendix I:

Excerpts from City of Commerce City Comprehensive Plan (C3 Vision) 2010

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Chapter 4: Land Use and Growth

Goal LU 2—Phase growth in an orderly, compact manner

The city will phase future growth in tiers so it is contiguous with existing urban areas or infill locations that can be efficiently served; avoids leapfrog development; and is generally beneficial to the city overall.

LU 2.1—Infill Development Promoted

Promote infill development and redevelopment to use utilities and services efficiency, to support multi-modal transportation, to revitalize neighborhoods, and to maintain prosperous businesses. Infill means development on vacant unplatted parcels scattered throughout the city, or in county enclave areas.

LU 2.3—Development Paced with Utilities

Within Tier 1 and Tier 2, ensure that the timing and rate of new development occurs in locations that are efficient for providing services and are coordinated with utilities. Development will not outpace the city or other districts' ability to provide services.

Goal LU 3—Strengthen city neighborhoods as attractive, livable places

Commerce City's neighborhoods will continue to be its residential building blocks where people are proud to live. The city will ensure that all neighborhoods are attractive, livable places, with a mix of housing types and convenient services and transportation. The city will provide assistance to existing neighborhoods for revitalization, improvements, and to reduce industrial conflicts.

LU 3.3—Compatible Uses in all Neighborhoods

Protect neighborhoods from incompatible development. Infill development must consider and be sensitive to the character of stable neighborhoods.

Developments should be planned so that building scale, placement, size, height transitions, mature landscaping, and other design measures ensure compatibility. For established neighborhoods in the Historic City and Irondale, continue programs to reduce conflicts with industrial neighbors.

LU 3.5—Historic City Neighborhoods Preserved/Revitalized

Identify neighborhoods in need of preservation, revitalization, and/or buffering from industrial activities. Particular residential areas that should be strengthened through code enforcement, infill, and redevelopment are:

- Adams Heights
- Fairfax/North Monaco
- Southern Core/Rose Hill, and
- Northern Core/Derby/Tichy

Goal LU 5—Establish mixed-use centers as a primary location for jobs, retail, civic activity, and high-density housing

Commerce City will have a hierarchy of mixed-use centers for jobs, retail, and civic activities that serve the community and region, and that will be pedestrian-friendly and linked to transit, as well as being convenient for vehicles. The Future Land Use Plan designates a variety of commercial and activity centers. In addition, neighborhood or embedded commercial may occur in specific neighborhoods, if they fit criteria in the Future Land Use Plan.

Chapter 5: Economic Development

Goal ED 2—Retain and increase a strong employment base

The city will retain and expand its existing industrial base, and attract and recruit new businesses that contribute positively to city revenues.

ED 2.2—Educated Workforce

Retain and continue to develop a highly-educated workforce. Establish partnerships with K-12 and higher educational organizations to develop facilities and programs within the city that could provide industry-specific training for students, residents, and existing businesses.

Goal ED 3—Recruit new employment and commercial development

Attract and promote new commercial and employment uses to the Historic City that will provide jobs and services for residents and revenues for city operations. The city will reserve undeveloped lands for future commercial and employment activities, as designated on the Future Land Use Plan.

Economic Development Strategies

Goal ED 2 Retain and increase strong employment base

ED 2b Educational Partnerships and Workforce Training

Expand existing programs and implement workforce training.

Chapter 6: Fiscal Stability

Goal FS 1—Efficiently invest in infrastructure and services over the long-term

FS 1.3—Effective Finance Tools

Periodically review development finance tools and practices (i.e., impact fees, exactions, tax increment financing, and other development cost-recovery means) and update them as necessary to ensure that development continues to pay its own way. Fees should be tied to the cost of providing services and efficiency of the development.

FS 1.4—Leverage State and Federal Grants

Increasingly, federal dollars are being tied not only to sustainability, but to integrated sustainability approaches. Local governments that do multi-sectoral planning will likely be better positioned to attract funds. Commerce City should position itself for grant awards to leverage its ability to accomplish a spectrum of goals.

FS 1.5—Prioritized Services and Capital improvements

Focus resources where concentrations of people are (i.e., where the greatest need and public support exists). Determine if satellite operations are necessary

for some services, such as police, to make service provision as efficient and effective as possible.

Goal FS 3—Consider fiscal costs and benefits of development

The city will evaluate fiscal sustainability of new developments to ensure that all new development will have either neutral or beneficial impacts.

Fiscal Stability Strategies

FS 1a Infill Development Incentives (Land Development Code)

Provide incentives for infill development, which is the most efficient type of development. Incentives might include rebates, reduced fees, expedited review times, or contemporary standards (e.g., for parking).

FS 2c Criteria/Incentives

Develop criteria for new business incentives (i.e., to achieve the kinds of businesses desired), as defined through the Economic Development Strategic Plan.

Chapter 7: Housing and Neighborhoods

Goal HN 1—Reinvest in and rehabilitate aging housing stock

HN 1.2—Neighborhood Infrastructure Investment

To support private investment in housing and neighborhoods, the city will focus on reducing blight factors in neighborhoods (such as deteriorating infrastructure), preserving and building upon the character of tree-lined streets, and identifying priority reinvestment areas. As funds are available, the city will invest in infrastructure, spurring private investment in housing stock and neighborhoods. In addition, the city can provide incentives for, and provide standards to ensure appropriate types of infill through its development code.

Goal HN 2—Increase housing types to meet current and future needs

Commerce City will expand the variety of housing types throughout quality neighborhoods for life-long living. Housing should accommodate students,

families, singles, aging seniors, and people with disabilities, all at multiple-income levels.

HN 2.1—Variety of Housing Types and Mixed-Uses within Neighborhoods

Encourage new neighborhoods that contain a mix of housing types, ranging from single-family detached, attached, townhomes, apartments, lofts, and housing for special needs (e.g., seniors). Site plans should include a mix of lot sizes, development densities, as well as housing types and styles, with high-density and multi-family housing near collector and arterial streets, transit, and services.

HN 2.3—Housing with Transportation Options

New housing should offer residents a variety of transportation options that are energy-efficient and affordable, including transit. It should also be located near jobs and services. Neighborhoods should be walkable to support a healthier lifestyle.

Goal HN 3—Increase the range of housing prices

Commerce City will continue to focus on expanding housing price ranges, so that people of all incomes are able to live in the community.

HN 3.1—Neighborhoods for Mixed Incomes

New neighborhoods should contain a range of housing priced at different points for mixed incomes, including high-end homes, to achieve overall diversity.

HN 3.3—Affordable Housing Options Maintained

Continue to support existing affordable housing options, partnerships, and programs to address the continued maintenance of the city's affordable stock, including existing maintained mobile home parks in the Historic City; multi-family housing; and affordable, small, single family homes. Future affordable housing will be located throughout the community near jobs and services, so that pockets of low-income housing do not occur.

Goal HN 4—Ensure neighborhood accessibility to all modes of travel

Commerce City will encourage development of convenient access to transit routes, sidewalks, trails and bicycle facilities from neighborhoods and employment centers.

Chapter 8: Redevelopment and Reinvestment

Redevelopment and Reinvestment goals address:

1. Increasing focus on infill and redevelopment;
2. Strengthening viability of targeted areas through redevelopment; and
3. Strengthening existing neighborhoods with renewal efforts.

Goal RR 1 Increase Infill Development

RR 1a Infill Incentives and Standards

Examine policy that would provide incentives for beneficial city infill projects, because they are typically more expensive than greenfield projects. (See Fiscal Stability strategies and RR 3b, below.)

Goal RR 2—Focus on redevelopment to strengthen viability and mixed-use in targeted areas

RR 2.4—Wembley Site and East 64th Avenue

Establish Wembley as a future redevelopment site. Future development should include a mix of commercial and residential uses that are well-integrated and that mesh with the areas surrounding the site. A sub-area plan may be necessary to explore feasibility of future activities (e.g., senior housing, commercial uses), as well as partners and funding strategies for the area.

Goal RR 2 Targeted Redevelopment to Strengthen Viability, Mixed-Use

RR 2a Urban Renewal Area (URA) Tools

Expand application of Urban Renewal Areas (URAs) to achieve redevelopment goals, including existing URAs (Prairie Gateway, Derby, and US 85), and potential new URAs (e.g., FasTracks area). Explore creative funding applications for

redevelopment, such as Tax Increment Financing, expanding on funding tools permitted through URAs. Consider establishing a separate URA board to oversee/develop additional policies, guidelines, and plans for each area.

RR 2f Monitor Redevelopment Sites

Monitor economic strength of redevelopment sites. Develop plans for public improvements needed to support each area. Prioritize investment (streets, sidewalks, lighting, signage, and infrastructure) for priority redevelopment sites.

Goal RR 3 Strengthen Existing Neighborhoods

RR 3a Funding and Grants for Redevelopment/Brownfields

Explore grants, low-interest loans, and redevelopment corporations to address redevelopment goals and to reduce industrial/residential conflicts.

Chapter 9: Transportation

Goal T 1—Improve the balanced, comprehensive transportation system to maximize mobility

T 1.2—Coordinated Land Use/Transportation Planning

Future land use patterns will consist of a balance mix of uses with higher density in centers and along corridors, which also will increase potential for transit use, bicycling, and walkability. Such a pattern will lower vehicle miles traveled, reduce congestion on the road network, and lower greenhouse gas emissions.

T 1.3—Interconnected Transportation Modes

Streets, pedestrian paths, and bike paths will contribute to a system of connected routes between origins and destinations that facilitate transfer from one transportation mode to another (e.g., park-n-Ride, and bicycle facilities near transit).

Goal T 2—Connect origins/destinations, relieve traffic congestion, and improve safety on streets

Additional streets, sidewalks, and trails to serve as an effective grid network will connect origins and destinations in all directions, provide safe and accessible access for multiple modes, clearly identify truck routes, and focus on reducing traffic congestion.

Goal T 4—Improve transit service

Commerce City will work with partners to develop a long-term transit strategy to address the future FasTracks rail, identify better transit service and park-n-Ride locations, and ensure that future development is coordinated with transit.

Chapter 12: Public Facilities and Infrastructure

Public Facilities and Infrastructure goals address:

1. Utilities and growth coordination;
2. Life-long learning and education; and
3. Access to local government.

Goal PF 1—Coordinate utilities and infrastructure with future growth

The city will coordinate with developers, providers of infrastructure and services, and districts to deliver and maintain water, sewer, stormwater, energy, refuse collection and recycling, schools, streets, and technology services in an efficient manner that balances the pace of growth with the ability to provide quality services and improvements.

Goal PF 2—Increase educational options for lifelong learning

The city will work with regional partners (e.g., school districts, the business community, and other organizations) to identify and provide resources for education, to assist lower-income households to increase educational levels, and to provide life-long learning prospects for all residents.

PF 2.1—Coordinated K-12 Schools and Growth

Coordinate and plan with Adams County School District 14 and School District 27J for location of new schools, or expansion of existing facilities. Coordinate their timing within future

PF 2.2—Life-long Learning

Support existing and new school growth and campus development to encourage life-long learning opportunities (including colleges and universities, community colleges, trade and vocational schools, joint programs with high schools, Internet-based accredited programs, training and retraining programs, and other related facilities and programs).

Public Facilities and Infrastructure Strategies

Goal PF 1 Coordinated utilities and infrastructure/future growth

PF 1a Annual Capital Improvements Plan (CIP)

Annually update the Capital Improvements Plan, considering priorities set forth in this plan and the annual Action Plan. Coordinate with South Adams County Water and Sanitation District's CIP.

PF 1d Coordinate with Other Districts

Coordinate with other districts to ensure that adequate schools, power, and other infrastructure can be provided at the time of new development.

PF 1g Public/Private Partnerships

Develop public/private partnerships to address facilities and services.

Goal PF 2 Increased educational options

PF 2a School District Coordination

Continue to coordinate with school districts to plan for future facilities to serve growth, location within neighborhoods, and co-location with parks.

Chapter 13: Appearance and Design

Goal AD 1—Improve the image of gateways and corridors

The city will continually improve the appearance of gateways and corridors, and improve way-finding into and throughout the community as funding permits.

AD 1.1—Gateways

Gateways should provide a sense of arrival when coming into Commerce City and offer a consistent thematic image for the city. Enhance landscaping and signage at key gateways, as identified through Entryway Sign Plans (approved by the city).

AD 1.2—Corridor Enhancement Plans

Develop plans to address cost-effective streetscaping enhancements (including tree-planting and xeriscape), support clean-up and adopt-a-highway programs in public right-of-way, and encourage beautification outside of the right-of-way. The community has identified the following priority corridors, which would require joint efforts with the Colorado Department of Transportation (CDOT):

- Highway 2,
- US-85,
- I-270, and
- I-76.

Develop design elements that will allow a consistent theme for signage, landscaping, lighting, and streetscape within the total community.

Goal AD 3—Improve development quality for neighborhoods, commercial centers, and industrial uses

AD 3.2—Innovative Design

Encourage flexibility and innovation in design, through the use of contemporary zone districts and mixed-use. Encourage cutting-edge and alternative designs that emphasize energy efficiencies and sustainability trends in architecture and design.

Goal AD 5—Increase public gathering spaces

AD 5.1—People-Friendly Gathering Places

Encourage design of outdoor spaces in commercial, mixed-use, and civic areas to encourage people-gathering and interaction to build a stronger community; instill civic pride and provide a sense of place for residents, workers, and visitors to the city.

Appearance and Design Strategies

Goal AD 1 Image of gateways and corridors improved

AD 1a Prioritize Gateways and Corridors

Identify gateway and corridor areas to prioritize for Historic City and Northern Range enhancements.

AD 1b Overlay Districts – Gateways and Corridors

Develop overlay districts for gateways and corridors (e.g., E-470, Highway 2) to address corridor improvements and future development.

Goal AD 2 Appearance of established neighborhoods and districts

AD 2b Consolidate Properties

Acquire and consolidate properties in redevelopment areas.

Appendix II:

Urban Renewal Area Legal Description

LEGAL DESCRIPTION

A PORTION OF, RESUBDIVISION OF TOWN AND COUNTRY SUBDIVISION ADAMS COUNTY FILE 9 MAP 43 RECEPTION NO. 342483 RECORDED MARCH 30, 1949. LOCATED IN THE NORTHEAST 1/4 OF SECTION 7 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

A PORTION OF PARCEL D, EXCLUDING BOYS AND GIRLS CLUBS OF METRO DENVER SUBDIVISION FILING NO. 1 REPLAT RECEPTION NO. 2016000008888 AND RIGHT OF WAY BOOK 3953 PAGE 404-405.

TOWN AND COUNTRY SUBDIVISION RESUBD TRACT D, DESCRIBED AS THE NORTH 825 FEET OF EAST 121 FT OF BLOCK D
TOWN AND COUNTRY SUBDIVISION RESUBDIVISION BLOCK: 1, LOTS 14 EXCLUDING RIGHT OF WAY RECEPTION NO 2011000050034 AND 15 THRU 24. TOGETHER WITH THE DAHLIA STREET PLATED AS EUDORA STREET RIGHT OF WAY ADJACENT TO BLOCK 1 ON THE WEST
CONTAINING 2836218.28 SQUARE FEET OR 65.111 ACRES MORE OR LESS.

Mile High Greyhound Park

Urban Renewal Plan

City of Commerce City, Colorado

Appendix III:

Phase 1 Tax Increment Area Depiction and Legal Description

Appendix IV:

Mile High Greyhound Park Current Conditions Survey

Adams County, Colorado
Review of Request for Use of County Tax
Increment Financing
for the
Mile High Greyhound Park Redevelopment
by
Commerce City Urban Renewal Authority
and REGen, LLC
May 17, 2017

This submittal is made in accordance with the Adams County, Colorado (“County”) review process as adopted by the County for the review of the use of County tax increment financing (“TIF”) in proposed urban renewal plans in the County. The project in question is the proposed redevelopment of the vacant Mile High Greyhound Park (“MHGP”) site into a mixed use, mixed income neighborhood located at approximately 62nd Avenue and Parkway Drive (the “Project”) in Commerce City, Colorado (the “City”). The County review policy calls for the Standing Urban Renewal Review Committee (“SURRC”) to evaluate the use of TIF by the Project as proposed in an Urban Renewal Plan (the “Plan”) in accordance with an approved evaluation criteria, which includes a series of questions related to the use TIF. The purpose of this letter is to begin the process of answering those questions.

1. What is the public purpose of the project, and how will this development benefit Adams County?

The 65-acre site was previously the home of the once vibrant, but later decaying Mile High greyhound dog racing track. That site included a grandstand and kennel buildings, a track, and other ancillary structures used for dog racing. These buildings had fallen into disrepair when abandoned and contained typical building related hazardous materials including significant amounts of asbestos in building materials. In addition, a portion of the site contained asbestos in the soil from previous uses. The northeast corner of the site contains an undersized and unimproved regional storm water detention pond and the remainder of the site was paved for use as event parking. The site today remains covered by deteriorating pavement and open dirt. There are no buildings remaining on the site and there is no re-usable infrastructure on the site. The site is fenced and unused and remains as a blight to the area with no access to it or through it and no productive uses on it.

The principal goal of the urban renewal effort is to afford maximum opportunity, consistent with the sound needs of the City, to develop and rehabilitate the Area by private, public and not-for-profit enterprises. The first and most immediate benefit to the County will be to reduce, eliminate and prevent the spread of blight within the project and surrounding area. To that end, the Commerce City Urban Renewal Authority (“CCURA”) has already performed demolition which included environmental remediation within the buildings and in the surrounding soils. The CCURA holds an environmental insurance policy which can assist in covering any additional environmental clean-up required on the site. Development activities consistent with this Plan will require additional demolition and clearance to eliminate unhealthy, unsanitary, and unsafe conditions, eliminate obsolete and other uses detrimental to the public welfare, and otherwise remove and prevent the spread of deterioration.

An additional public purpose is to stimulate growth and investment within the Urban Renewal Area boundaries (the “Area”) through the appropriate redevelopment of the Area. The development of the Area will be accomplished through the construction of new structures, utilities, streets, open space and other infrastructure, and the attraction of new investment and reinvestment in the Area through the involvement of the Authority and City with participation and cooperation by the private sector. This redevelopment effort is not intended to replace the efforts of area business development or marketing organizations.

The revitalization of the Area will benefit not only nearby residents, but Adams County residents as well. This successful mixed use project will benefit Adams County residents through:

- Providing additional housing options in a tight market. Specifically, the current development plan can accommodate a range of different residential products including:
 - 75 - 100 “starter home” priced detached single family homes,
 - 75 – 100 attached for sale condo or townhouse style units,
 - 100-150 senior oriented units,
 - 225 – 275 affordable multi-family rental units, and
 - 225 – 275 market rate multi-family rental units.

- Providing 70 - 80,000 s.f. of additional retail services for County residents.

- Providing 150 new hotel rooms benefitting County businesses and visitors.

- Providing 20 – 30,000 s.f. of new office space for businesses wanting to move to the County.

- Creating a proposed 5-acre Educational/Technical training campus. The educational and training campus to be housed in the Project will benefit Adams County industrial employers by providing more potential trained employees. Similarly, this training will also benefit Adams County students and residents who need assistance in finding stable long term employment.

- Improving the area transportation network. For many decades, the super-block configuration of the site has acted as a transportation barrier for residents in the area. The proposed transportation improvements would provide new through streets that would provide connections for vehicles, bicyclists, and pedestrians.

- Promoting greater stability in surrounding neighborhoods through the introduction of a mix of uses including those that advance specific economic development goals.

- Catalyzing reinvestment over an extended period through a fiscally-sound phased development program.

- Completing improvements that benefit properties beyond the Area including infrastructure that supports business development and City infrastructure improvements. These projects will include:
 - Adding sidewalks and tree lawns where NONE currently exist along 64th Avenue and 62nd Avenue.
 - Replacing, widening and adding a tree lawn to Holly Street where the current conditions are not amendable to pedestrian movement.
 - Expanding and landscaping the regional storm water pond to hold a 100-year event, thereby immediately reducing the occurrence of possible flooding in adjoining areas of the County downstream of the current undersized pond.
 - Creating a safe and enjoyable pedestrian experience to safely walk around the regional storm water pond during flood events.
 - Adding a publicly accessible park that can be used by County residents and visitors.

- a. a. Number of jobs created (including those jobs at or above the median income level, and temporary vs. permanent jobs), Tax base benefits, Housing benefits, Transportation benefits, Environmental benefits, etc.

The Project plan will create a benefit to the County by creating jobs on a temporary basis for construction of infrastructure and building product in the Area. In addition, the construction of new retail, hotel, and multi-family units in the Area will generate permanent jobs for employees of retail businesses, restaurants, a hotel, and multi-family rental businesses. The following table is based on the use of standard factors for job creation by product type applied to the amount and type of new infrastructure and businesses projected to be built through the redevelopment of the Project.

Estimated Jobs Generated by the Project			
Description	Estimated Construction Costs	Estimated Temporary Construction Jobs	On-Site Permanent Jobs
	Retail Product	\$ 9,062,500	136
Office Product	\$ 2,500,000	38	83
Hotel	\$ 10,500,000	158	75
Affordable Rental Rental Product	\$ 25,600,000	384	10
Market Rate Rental Product	\$ 31,250,000	469	10
Single Family Homes	\$ 30,800,000	462	0
Townhomes	\$ 14,875,000	223	0
Active Seniors Housing	\$ 12,800,000	192	20
Training and Education Facility	\$ 10,000,000	150	100
Subtotal	\$ 147,387,500	2,211	516
Infrastructure Costs	\$ 17,455,415	262	0
Project Total	\$ 164,842,915	2,473	516
Estimated percentage of jobs with income greater than the surrounding area median income		50%	50%

2. Why is public financing (TIF) needed for the project?

As indicated above the Area currently has no usable infrastructure and no buildings. In addition, the CCURA has already expended several million dollars on building demolition and removal of environmental conditions. The combined costs to build this infrastructure when added to the cost to purchase the land at market clearing prices leads to an un-economic result for any potential developer of the site unless TIF financing is available. Further compounding the issue is the poor surrounding demographics of the Area which lead to low market clearing prices for the land, once improved. Were the same site located in downtown Denver where the market clearing land price is over \$200 per s.f., the return to the developer of selling the land could cover the cost of the infrastructure with no financing gap. With the site located in south Commerce City where the market clearing price for improved land is less than \$10, and with the cost of the infrastructure the same as in downtown Denver, the sale of the land cannot cover the cost of the infrastructure and there exists a significant financing gap which can only be covered by sources external to the Project, i.e. TIF. Therefore, the ability for the project to be solely market funded does not exist and but for the TIF financing, this project would not be

possible, and the blighted site would remain blighted, and would continue to create a drain on governmental resources rather than contributing to the tax base and the economy.

The following table shows the estimated costs to provide basic infrastructure to the site as compared to the assumed market clear land pricing for the site. In addition, the table indicates the internal rate of return (“IRR”) a land developer would expect from the project with and without TIF. A reasonable market clearing IRR sufficient to attract private capital to invest in the Project infrastructure construction is in the range of 13% - 20%. As indicated by these market metrics, this project will not be constructed and will provide no benefits to the County absent the use of TIF by the Project.

Tax Increment Financing - "But For" Economics		
Description	With TIF	Without TIF
Market Clearing Land Value minus Cost to Bring to Market	\$ 11,289,000	\$ (6,166,415)
Land Developer IRR	13%	5%

3. What is the proposed revenue sharing structure for the project?

The Plan proposes that the project utilize 100% of the available property tax increment generated by the new product built by the Project in the Area except for the property tax increment collected by the local fire district which has been excluded. In addition, the Plan proposes to use 100% of the sales tax and lodgers tax available to the City, but none of the sales or lodgers tax available to the County.

4. What, if any, private funding will be allocated to the project?

The master development agreement between the CCURA and REGen, LLC as the developer, requires that REGen, LLC a privately-owned land development company bring private investors to invest in the infrastructure to be built in the Area. The private investment in infrastructure is projected to be approximately \$13 - \$15 million. In addition, it is anticipated that all the construction of the buildings within the project will be funded by private investment. The private investment in vertical construction of mixed-use structures is projected to be approximately \$140 - \$150 million.

5. What is the total cost of the project?

The following table indicates the projected project costs for demolition and site clean-up; infrastructure construction; and vertical construction.

Horizontal Development Project Costs	
Description	
REGen, LLC TIF Eligible Hard Costs	Total Cost (\$)
Phase 1 Mixed Use - Roads, Utilities, Open Space	\$ 3,785,080
Phase 2 Mixed Use - Roads, Utilities, Open Space	\$ 4,462,921
Retail Center and Education Campus - Roads, Utilities, Open Space	\$ 2,551,590
Public Art	\$ 69,000
Project Contingency	\$ 450,000
Subtotal TIF Eligible Developer Costs	\$ 11,318,590
CCURA TIF Eligible Costs	
CCURA Demolition and Abatement Costs	\$ 2,885,524
Regional Stormwater and Park Improvements	\$ 1,632,301
Subtotal TIF Eligible CCURA Costs	\$ 4,517,825
REGen, LLC - Other Project Costs	
Legal	\$ 285,000
Site Planning and Development Engineering	\$ 575,000
Tax and Project Accounting	\$ 44,000
Financing Costs	\$ 75,000
Insurance	\$ 100,000
Project Management	\$ 540,000
Total Non-TIF Eligible Developer Project Costs	\$ 1,619,000

Vertical Product Costs	
Description	Estimated Construction Costs
Retail Product	\$ 9,062,500
Office Product	\$ 2,500,000
Hotel	\$ 10,500,000
Affordable Rental Rental Product	\$ 25,600,000
Market Rate Rental Product	\$ 31,250,000
Single Family Homes	\$ 30,800,000
Townhomes	\$ 14,875,000
Active Seniors Housing	\$ 12,800,000
Training and Education Facility	\$ 10,000,000
Total	\$ 147,387,500

6. What is the anticipated timeframe for project completion?

Due to the scale of this project (approximately 65 acres), the project will be phased over several years based on the speed of the market in developing the site. It is very likely that the project will be developed vertically by multiple entities and the speed of development will vary based on use and strength of the demand for the various specific product types. Though a first phase is not yet confirmed, it is likely that development will kick off with single family homes being developed along the northern border of the site with an affordable rental project to follow closely somewhere near the southern boundaries of the site. It is possible the affordable project site will also include some ground floor or pad retail sites. A pro forma development

plan for the Project is included as Exhibit A as well as a site map with Parcel #'s, and includes a time frame for construction of various phases of the project. It is anticipated that construction of infrastructure will occur in early 2018 with construction of multiple phases of vertical product extending over 7 – 10 years, or more depending on market and production absorption trends.

7. What is the term (length) of the TIF and related financing?

The Plan assumes that development of product within the Area will occur in phases and that each large phase will begin a TIF collection term of up to 25 years as allowed under the tax increment financing provisions of the Act. The actual TIF collection period could be shorter than 25 years per phase if vertical product is built faster than projected, or if the valuation of the built product is greater than projected. It is unlikely that under any circumstances the TIF collection per phase would be less than 20 years.

8. What risks does the project pose to the County?

There are no risks to the County that the Project team can identify as it relates to the suggested land use anticipated in the Plan. The risk of allowing the Area to continue to be vacant and unused would seem to far outweigh any land use risks associated with the proposed Project. Any risk of inappropriate land use has been mitigated by the requirements of the Plan and the approved mixed use zoning for the Area.

The County also provides law enforcement services, economic development services, affordable housing services, and administers human services.

There are no risks to the County that the Project team can identify as it relates to the provision of these services which the Project does not mitigate by elimination of the unsafe conditions currently experienced by County residents due to the blighted nature of the site. The Project team believes that the need for County law enforcement services will not be adversely impacted due to the creation of an active and vibrant community where now there exists only an opportunity for mischief and miss-use of the Area. Economic development in the County will be aided by the Area redevelopment. The Project plans to bring affordable new housing stock to County residents, and while additional residents will mean additional human services, it is anticipated that providing a place for education and training of County residents in the Area will mitigate the impact of this risk.

- a. What are the plans for mitigating those risks? See discussion above.

9. How do the plans for this project compare to similar projects completed in the County?

The Asarco project is an interesting comparison to this project; in that it uses URA tools to help a challenged site. Although the land uses and project financing are very different, the project is already acting as a catalyst for the reinvestment and revitalization of the surrounding area, and it is the intent of this project to also stimulate growth around the project. While not in Adams County, projects using TIF in less economically challenged areas include the redevelopment of the former St. Anthony's hospital site near Sloan's Lake, the redevelopment of the former Gates

Rubber Company site near I-25 and Broadway, and the redevelopment of the former University Hospital site at 9th and Colorado Boulevard, all in nearby Denver, CO and all using TIF.

10. How will this project impact any other publicly financed projects in the County?

A successful MHGP project will help prioritize the US 85 corridor within Adams County for future improvements, which will have large regional impacts and benefits.

11. How will this project impact current residents/businesses in the project area?

As outlined above, the intent of the project is to benefit the surrounding area through a variety of means, including transportation improvements, regional drainage improvements, added retail services, and new residential units.

12. How will this project impact current public services in the County?

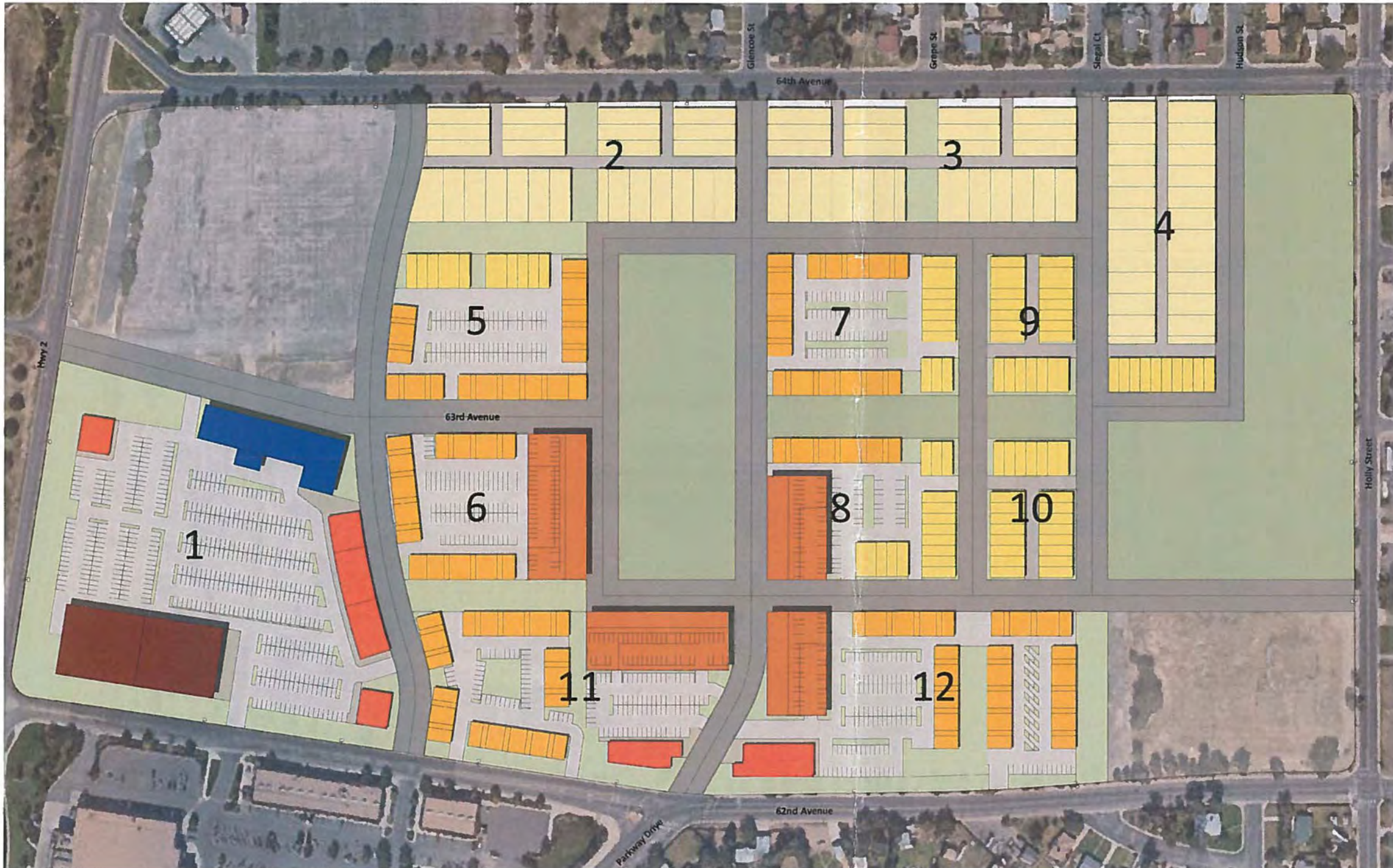
Very few services provided by the County should be impacted by this project. Due to the urban location, many of the services are already provided by the City of Commerce City, South Adams Fire District, South Adams Water and Sanitation District, RTD, and Rangeview Library District. Perhaps a few new residents might have periodic social-service needs.

13. How will this project impact the tax base of the area surrounding the project?

It is anticipated that the addition of new housing units with new families will improve the economics and viability of the surrounding existing retail establishment in the area. To the extent that the County Assessor uses economic factors in valuing these retail businesses, the Project will increase the tax value of those properties. It is also anticipated that the economic value generated by new residents and new businesses on the site will provide incentive for surrounding building and business owners to re-invest in, or re-build low value retail and commercial business which surround the project Area. It is certain that the new residential product anticipated to be built by the Project will be valued at a higher per s.f. rate than that which is currently applied to the older existing residential product surrounding the project Area. The introduction of new residential product within the Project may, or may not increase the valuation of the surrounding residential tax base, depending on the "comparable" range used by the County Assessor. The creation of a new, vibrant mixed-use project will likely increase the economic opportunity for surrounding residential homeowners to re-invest or re-build in the area, thereby increasing the residential tax base surrounding the Project.

MILE HIGH GREYHOUND PARK

SITE CONCEPT UPDATE
AUGUST 3, 2016



Mile High Greyhound Park Redevelopment Plan Yields
5/17/2017
Exhibit A - Adams County TIF Review

Description	TIF Development Phase	Land Sale Date	Parcel Number	Net Developable Parcel Acreage	Retail (s.f.)	Office (s.f.)	Hotel (# of rooms)	Affordable Rental (# of units)	Market Rate Rental (# of units)	Single Family For Sale (# of units)	Townhome For Sale (# of units)	Seniors Multifamily (# of units)	Education/ Training (s.f.)
Block 2													
Single Family - Attached or detached for sale	1	9/30/2017	2	3.06						25			
Block 3													
Single Family - Attached or detached for sale	1	9/30/2017	3	2.77						24			
Block 4													
Single Family - Attached or detached for sale	1	9/30/2017	4	2.59						28			
Townhomes - Attached for sale	1	9/30/2017	4								-		
Block 12													
Multi-family - Affordable	1	6/30/2018	12	4.78				187					
Ground Floor and Pad Retail	1	6/30/2018	12		8,500								
Block 9													
Townhomes - Attached for sale	1	6/30/2019	9	1.01							23		
Block 10													
Townhomes - Attached for sale	1	6/30/2019	10	1.01							23		
Block 7													
Multi-family - Seniors	1	6/30/2019	7	2.19								68	
Townhomes - Attached for sale	1	6/30/2019	7								11		
Block 8													
Multi-family - Seniors	1	6/30/2019	8	2.19								60	
Townhomes - Attached for sale	1	6/30/2019	8								16		
Block 5													
Multi-family - Affordable Rate	2	12/31/2020	5	2.31				69					
Townhomes - Attached for sale or for rent	2	12/31/2020	5								12		
Block 6													
Multi-family - Market Rate	2	6/30/2022	6	2.31					100				
Ground Floor Office	2	6/30/2022	6			15,000							
Block 11													
Multi-family - Market Rate	2	6/30/2022	11	3.19					150				
Ground Floor Office	2	6/30/2022	11			10,000							
Block 1													
Hotel	3	12/31/2020	1	7.00			150						
Mid-Box Retail	3	6/30/2022	1		40,000								
In-line and Pad Retail	3	12/31/2020	1		24,000								
Subtotal Mixed Use (excluding Training site)				34.39	72,500	25,000	150	256	250	77	85	128	-
Education and Training Uses													
Boys and Girls Club				3.26									
Phase 1 - Training and Education Campus		6/30/2018	13	4.50									25,000
Phase 2 - Training and Education Campus		12/31/2020	13										25,000
Subtotal Education and Training Uses				7.76	-	-	-	-	-	-	-	-	50,000

Mile High Greyhound Park Redevelopment									
5/17/2017									
Adams County Impact Report									
Description		2017	2018	2019	2020	2021	2022	2023	2024
Annual Property Tax Revenue Estimates									
Estimated Cumulative Development:									
Single Family Home - For Sale (# of Units)		-	25	49	77	77	77	77	77
Multifamily - Affordable Rental (# of Units)		-	-	187	187	256	256	256	256
Multifamily - Seniors (# of Units)		-	-	-	68	128	128	128	128
Multifamily - Market Rate Rental (# of Units)		-	-	-	-	-	-	250	250
Attached For Sale Product (# of Units)		-	-	-	34	85	85	85	85
Retail/Restaurant (square footage)		-	-	8,500	8,500	8,500	32,500	72,500	72,500
Office (Square Footage)		-	-	-	-	-	-	25,000	25,000
Hotel (# of Units)		-	-	-	-	-	150	150	150
Educational Campus		-	-	25,000	25,000	25,000	50,000	50,000	50,000
Estimated Development Market Value									
Single Family Home - For Sale		\$ -	\$ 10,000,000	\$ 19,600,000	\$ 30,800,000	\$ 30,800,000	\$ 30,800,000	\$ 30,800,000	\$ 30,800,000
Multifamily - Affordable Rental		\$ -	\$ -	\$ 18,700,000	\$ 18,700,000	\$ 25,600,000	\$ 25,600,000	\$ 25,600,000	\$ 25,600,000
Multifamily - Seniors		\$ -	\$ -	\$ -	\$ 6,800,000	\$ 12,800,000	\$ 12,800,000	\$ 12,800,000	\$ 12,800,000
Multifamily - Market Rate Rental		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,250,000	\$ 31,250,000
Attached For Sale Product		\$ -	\$ -	\$ -	\$ 5,950,000	\$ 14,875,000	\$ 14,875,000	\$ 14,875,000	\$ 14,875,000
Retail/Restaurant		\$ -	\$ -	\$ 1,062,500	\$ 1,062,500	\$ 1,062,500	\$ 4,062,500	\$ 9,062,500	\$ 9,062,500
Office		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000
Hotel		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000
Educational Campus		\$ -	\$ -	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000
Estimated Development Assessed Value									
Single Family Home - For Sale	6.56%	\$ -	\$ 656,000	\$ 1,285,760	\$ 2,020,480	\$ 2,020,480	\$ 2,020,480	\$ 2,020,480	\$ 2,020,480
Multifamily - Affordable Rental	6.56%	\$ -	\$ -	\$ 1,226,720	\$ 1,226,720	\$ 1,679,360	\$ 1,679,360	\$ 1,679,360	\$ 1,679,360
Multifamily - Seniors	6.56%	\$ -	\$ -	\$ -	\$ 446,080	\$ 839,680	\$ 839,680	\$ 839,680	\$ 839,680
Multifamily - Market Rate Rental	6.56%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,050,000	\$ 2,050,000
Attached For Sale Product	6.56%	\$ -	\$ -	\$ -	\$ 390,320	\$ 975,800	\$ 975,800	\$ 975,800	\$ 975,800
Retail/Restaurant	29.00%	\$ -	\$ -	\$ 308,125	\$ 308,125	\$ 308,125	\$ 1,178,125	\$ 2,628,125	\$ 2,628,125
Office	29.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 725,000	\$ 725,000
Hotel	29.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,045,000	\$ 3,045,000	\$ 3,045,000
Educational Campus	29.00%	\$ -	\$ -	\$ 725,000	\$ 725,000	\$ 725,000	\$ 1,450,000	\$ 1,450,000	\$ 1,450,000

Mile High Greyhound Park Redevelopment									
5/17/2017									
Adams County Impact Report									
Description		2017	2018	2019	2020	2021	2022	2023	2024
Estimated Development Property Tax Revenues (92.449 mills)									
Single Family Home - For Sale	0.092449	\$ -	\$ -	\$ 60,647	\$ 118,867	\$ 186,791	\$ 186,791	\$ 186,791	\$ 186,791
Multifamily - Affordable Rental	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Multifamily - Seniors	0.092449	\$ -	\$ -	\$ -	\$ -	\$ 41,240	\$ 77,628	\$ 77,628	\$ 77,628
Multifamily - Market Rate Rental	0.092449	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 189,520
Attached For Sale Product	0.092449	\$ -	\$ -	\$ -	\$ -	\$ 36,085	\$ 90,212	\$ 90,212	\$ 90,212
Retail/Restaurant	0.092449	\$ -	\$ -	\$ -	\$ 28,486	\$ 28,486	\$ 28,486	\$ 108,916	\$ 242,968
Office	0.092449	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,026
Hotel	0.092449	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 281,507	\$ 281,507
Educational Campus	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Property Tax Revenues from New Redevelopment		\$ -	\$ -	\$ 60,647	\$ 147,353	\$ 292,602	\$ 383,117	\$ 745,054	\$ 1,135,651
Total Property Tax Revenues from Existing Development		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maximum Available Property Tax Increment		\$ -	\$ -	\$ 60,647	\$ 147,353	\$ 292,602	\$ 383,117	\$ 745,054	\$ 1,135,651
Annual Sales and Lodgers Tax Revenue Estimates									
Estimated Cumulative Retail and Hotel Development:									
Retail/Restaurant (square footage)		-	-	8,500	8,500	8,500	32,500	72,500	72,500
Hotel (# of Units)		-	-	-	-	-	150	150	150
Estimated Retail and Hotel Revenue:									
Retail/Restaurant		\$ -	\$ -	\$ 1,445,000	\$ 1,445,000	\$ 1,445,000	\$ 5,525,000	\$ 12,325,000	\$ 12,325,000
Hotel		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,380,000	\$ 4,380,000	\$ 4,380,000
Estimated Retail and Hotel Sales Tax Revenue:									
Retail/Restaurant	4.5%	\$ -	\$ -	\$ 65,025	\$ 65,025	\$ 65,025	\$ 248,625	\$ 554,625	\$ 554,625
Hotel	8.5%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 372,300	\$ 372,300	\$ 372,300
Total Retail and Hotel Sales Tax Revenue		\$ -	\$ -	\$ 65,025	\$ 65,025	\$ 65,025	\$ 620,925	\$ 926,925	\$ 926,925
Adams County Impact									
Property Tax Revenues from New Redevelopment	0.026817	\$ -	\$ -	\$ 17,592	\$ 42,743	\$ 84,876	\$ 111,132	\$ 216,120	\$ 329,422
Property Tax Revenue from Existing Development	0.026817	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Tax Revenues Released as TIF	0.026817	\$ -	\$ -	\$ 17,592	\$ 42,743	\$ 84,876	\$ 111,132	\$ 216,120	\$ 329,422
Property Tax Received from New Redevelopment		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sales Tax Revenues from New Redevelopment	0.75%	\$ -	\$ -	\$ 10,838	\$ 10,838	\$ 10,838	\$ 74,288	\$ 125,288	\$ 125,288
Total Tax Revenue from New and Existing Development		\$ -	\$ -	\$ 10,838	\$ 10,838	\$ 10,838	\$ 74,288	\$ 125,288	\$ 125,288

Mile High Greyhound Park Redevelopment						
5/17/2017						
Adams County Impact Report						
Description		2041	2042	2043	2044	2045
Annual Property Tax Revenue Estimates						
Estimated Cumulative Development:						
Single Family Home - For Sale (# of Units)		77	77	77	77	77
Multifamily - Affordable Rental (# of Units)		256	256	256	256	256
Multifamily - Seniors (# of Units)		128	128	128	128	128
Multifamily - Market Rate Rental (# of Units)		250	250	250	250	250
Attached For Sale Product (# of Units)		85	85	85	85	85
Retail/Restaurant (square footage)		72,500	72,500	72,500	72,500	72,500
Office (Square Footage)		25,000	25,000	25,000	25,000	25,000
Hotel (# of Units)		150	150	150	150	150
Educational Campus		50,000	50,000	50,000	50,000	50,000
Estimated Development Market Value						
Single Family Home - For Sale		\$ 30,800,000	\$ 30,800,000	\$ 30,800,000	\$ 30,800,000	\$ 30,800,000
Multifamily - Affordable Rental		\$ 25,600,000	\$ 25,600,000	\$ 25,600,000	\$ 25,600,000	\$ 25,600,000
Multifamily - Seniors		\$ 12,800,000	\$ 12,800,000	\$ 12,800,000	\$ 12,800,000	\$ 12,800,000
Multifamily - Market Rate Rental		\$ 31,250,000	\$ 31,250,000	\$ 31,250,000	\$ 31,250,000	\$ 31,250,000
Attached For Sale Product		\$ 14,875,000	\$ 14,875,000	\$ 14,875,000	\$ 14,875,000	\$ 14,875,000
Retail/Restaurant		\$ 9,062,500	\$ 9,062,500	\$ 9,062,500	\$ 9,062,500	\$ 9,062,500
Office		\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000
Hotel		\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000	\$ 10,500,000
Educational Campus		\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000
Estimated Development Assessed Value						
Single Family Home - For Sale	6.56%	\$ 2,020,480	\$ 2,020,480	\$ 2,020,480	\$ 2,020,480	\$ 2,020,480
Multifamily - Affordable Rental	6.56%	\$ 1,679,360	\$ 1,679,360	\$ 1,679,360	\$ 1,679,360	\$ 1,679,360
Multifamily - Seniors	6.56%	\$ 839,680	\$ 839,680	\$ 839,680	\$ 839,680	\$ 839,680
Multifamily - Market Rate Rental	6.56%	\$ 2,050,000	\$ 2,050,000	\$ 2,050,000	\$ 2,050,000	\$ 2,050,000
Attached For Sale Product	6.56%	\$ 975,800	\$ 975,800	\$ 975,800	\$ 975,800	\$ 975,800
Retail/Restaurant	29.00%	\$ 2,628,125	\$ 2,628,125	\$ 2,628,125	\$ 2,628,125	\$ 2,628,125
Office	29.00%	\$ 725,000	\$ 725,000	\$ 725,000	\$ 725,000	\$ 725,000
Hotel	29.00%	\$ 3,045,000	\$ 3,045,000	\$ 3,045,000	\$ 3,045,000	\$ 3,045,000
Educational Campus	29.00%	\$ 1,450,000	\$ 1,450,000	\$ 1,450,000	\$ 1,450,000	\$ 1,450,000

Mile High Greyhound Park Redevelopment						
5/17/2017						
Adams County Impact Report						
Description		2041	2042	2043	2044	2045
Estimated Development Property Tax Revenues (92.449 mills)						
Single Family Home - For Sale	0.092449	\$ 186,791	\$ 186,791	\$ 186,791	\$ 186,791	\$ 186,791
Multifamily - Affordable Rental	-	\$ -	\$ -	\$ -	\$ -	\$ -
Multifamily - Seniors	0.092449	\$ 77,628	\$ 77,628	\$ 77,628	\$ 77,628	\$ 77,628
Multifamily - Market Rate Rental	0.092449	\$ 189,520	\$ 189,520	\$ 189,520	\$ 189,520	\$ 189,520
Attached For Sale Product	0.092449	\$ 90,212	\$ 90,212	\$ 90,212	\$ 90,212	\$ 90,212
Retail/Restaurant	0.092449	\$ 242,968	\$ 242,968	\$ 242,968	\$ 242,968	\$ 242,968
Office	0.092449	\$ 67,026	\$ 67,026	\$ 67,026	\$ 67,026	\$ 67,026
Hotel	0.092449	\$ 281,507	\$ 281,507	\$ 281,507	\$ 281,507	\$ 281,507
Educational Campus	-	\$ -	\$ -	\$ -	\$ -	\$ -
Total Property Tax Revenues from New Redevelopment		\$ 1,135,651	\$ 1,135,651	\$ 1,135,651	\$ 1,135,651	\$ 1,135,651
Total Property Tax Revenues from Existing Development		\$ -	\$ -	\$ -	\$ -	\$ -
Maximum Available Property Tax Increment		\$ 1,135,651	\$ 1,135,651	\$ 1,135,651	\$ 1,135,651	\$ 1,135,651
Annual Sales and Lodgers Tax Revenue Estimates						
Estimated Cumulative Retail and Hotel Development:						
Retail/Restaurant (square footage)		72,500	72,500	72,500	72,500	72,500
Hotel (# of Units)		150	150	150	150	150
Estimated Retail and Hotel Revenue:						
Retail/Restaurant		\$ 12,325,000	\$ 12,325,000	\$ 12,325,000	\$ 12,325,000	\$ 12,325,000
Hotel		\$ 4,380,000	\$ 4,380,000	\$ 4,380,000	\$ 4,380,000	\$ 4,380,000
Estimated Retail and Hotel Sales Tax Revenue:						
Retail/Restaurant	4.5%	\$ 554,625	\$ 554,625	\$ 554,625	\$ 554,625	\$ 554,625
Hotel	8.5%	\$ 372,300	\$ 372,300	\$ 372,300	\$ 372,300	\$ 372,300
Total Retail and Hotel Sales Tax Revenue		\$ 926,925	\$ 926,925	\$ 926,925	\$ 926,925	\$ 926,925
Adams County Impact						
Property Tax Revenues from New Redevelopment	0.026817	\$ 329,422	\$ 329,422	\$ 329,422	\$ 329,422	\$ 329,422
Property Tax Revenue from Existing Development	0.026817	\$ -	\$ -	\$ -	\$ -	\$ -
Property Tax Revenues Released as TIF	0.026817	\$ 329,422	\$ 329,422	\$ 329,422	\$ 329,422	\$ 329,422
Property Tax Received from New Redevelopment		\$ -	\$ -	\$ -	\$ -	\$ -
Sales Tax Revenues from New Redevelopment	0.75%	\$ 125,288	\$ 125,288	\$ 125,288	\$ 125,288	\$ 125,288
Total Tax Revenue from New and Existing Development		\$ 125,288	\$ 125,288	\$ 125,288	\$ 125,288	\$ 125,288