



**JEFFERSON**  
COUNTY COLORADO

**STAFF BRIEFINGS and WORK SESSIONS**

**Hybrid Meeting**

**AGENDA**

**September 10, 2024, Immediately Following Hearings**

**BCC Boardroom, 5<sup>th</sup> Floor and WebEx Virtual Platform**

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**BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER**

**Topic: Election Judge Pay Increase Grant Application and Supplemental Budget Request**

**Presented by: Clerk Amanda Gonzalez; Peg Perl, Chief Deputy Clerk and Recorder**

**Date: 9/10/2024**

- For Information
- For Discussion/Board Direction
- Consent to Place on Business/Hearing Agenda

**Issue:** The Clerk and Recorder’s office seeks approval to apply for a 2024 November Election Judge Pay Increase Grant from the Secretary of State (SOS) together with a supplemental budget request to cover administrative costs required to utilize the grant. The SOS Grant program would provide up to \$157,485 in federal funds to provide a \$3 per hour wage increase to all temporary election judges working for Jefferson County in the November General Election. The Clerk will be required to cover up to \$28,347.30 in administrative costs paid to Job Store Staffing and seeks a supplemental appropriation of funds to the Clerk and Recorder Office’s FY2024 Budget in this amount.

**Background:** In May 2024, the SOS announced new grant opportunities for County Clerks to apply for federal funds under the Help America Vote Act (HAVA) in connection with the June and November 2024 elections. Under the November Election Judge Pay Increase Grant, the Clerk’s office is eligible to receive up to \$3 per hour worked by election judges during the November General Election. Funding from the grant may only be used for additional pay to election judges, not election staff or county staff. The Clerk’s office must increase the pay of all election judges by the same hourly wage increase, up to \$3 per hour, to be eligible for funding under this grant. These funds must not be used to pay county staff that may be performing election judge duties and must be distributed in a non-arbitrary and nonpartisan manner. The Clerk’s office cannot use grant funds to cover the 18% fee charged by Job Store Staffing to cover administrative of payroll and employment of Jefferson County’s election judges. Grant funds will be distributed as a reimbursement of actual costs by the SOS after the election based on actual hours and pay records submitted.

**Discussion:** The Clerk’s office plans on hiring approximately 896 election judges for the November Election. Based on estimates of hours scheduled for these judges, the Clerk’s office grant application would include \$157,485 as the estimated federal grant award. Based on this estimate, the Clerk’s office has calculated \$28,347.30 as the amount of administrative fees due to Job Store Staffing not reimbursable with Grant funds.

The Clerk is a cautious steward of county funds appropriated and has prioritized statutorily mandated expenses during the three elections of 2024. New legislative

changes and two postage increases have affected costs since the 2024 Budget was appropriated. The SOS offered a similar election judge pay grant for the June Primary Election which the Clerk declined to apply for based on a conservative approach to budgeting this year to cover needed expenses in the November election.

Election judges pay in Jefferson County ranges between \$15.00 and \$20.50 per hour, which is the lowest of all metro area counties. The Clerk's office also believes almost all of the other metro counties are applying for the additional grant funds to raise their pay \$3 per hour in November. In keeping with continued improvements, the Clerk's office is looking for opportunities to partner within the county to bring election judge hiring and payroll process in-house in the near future to streamline the process and lower costs. However, for this November a supplemental appropriation to the FY2024 Budget is necessary to cover these administrative costs in order to apply for this grant opportunity.

**Fiscal Impact:**  **yes**  **no**

There is no match requirement. This is a supplemental request for both revenue and expenditure in the amount of \$185,832 for the Clerk & Recorder's Office General Fund 2024 Budget. This is a federal grant for an estimated amount of \$157,485 and an amount of \$28,347 is being requested from General Fund to support the administrative costs that are not subject to reimbursement with the grant funding.

- Year of impact:2024
- TABOR impact: No, federal funds
- Existing grant or project: Yes
- New grant or project: No
- Requested in adopted budget: No, was not available at that time
- Ongoing or one-time: One-time
- General Fund impact: Yes, supplemental of \$28,347.30 needed to cover costs not subject to reimbursement with federal grant funds.
- Staffing impact: No
- ARPA impact: No
- Match requirements: Yes, County coverage of administrative fees as described
- Mandate/Contractual obligation: No

**Revenue Limits Impact:**  **yes**  **no**

There is no impact to the county's TABOR Fiscal Year Spending Limit because the revenue source is a federal grant.

**SPA Review:** Support, with concern.

This request is General Fund impacting in the amount of \$28,347. The request will have a minimal one-time impact on the General Fund for the 2024 budget.

**County Attorney Review:** Jean Biondi, 8/28/24

**Facilities Review:** N/A

**BIT Review:** N/A

**Fleet Review:** N/A

**Human Resources Review (new FTE only):** N/A

**Recommendations:** (1) That the Board of County Commissioners approves the Clerk and Recorder's request to apply for up to \$157,485 in federal funds from the Colorado Secretary of State and directs that these funds be included in a future supplemental for the Clerk & Recorder's 2024 General Fund budget if the grant is awarded. (2) That the Board of County Commissioners supports the Clerk and Recorder's request for a supplemental to the 2024 Adopted Budget in the General Fund for the Clerk and Recorder's Office in the amount of \$28,347.30 and to direct staff to include the request on a future hearing consent agenda for formal approval and adoption.

**Originator:** Peg Perl, Chief Deputy Clerk and Recorder, 303-271-8124

**Contacts for Additional Information:**

Peg Perl, Chief Deputy Clerk and Recorder, 303-271-8124

Cyndi Vosburgh, Finance Director, Office of the Clerk and Recorder, 303-271-8149

Geneice Murphy, Elections Director, Office of the Clerk and Recorder, 303-271-8117

**BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER**

**Topic: 2024 Sunday Voting Location Grant Application**

**Presented by: Clerk Amanda Gonzalez; Peg Perl, Chief Deputy Clerk and Recorder**

**Date: 9/10/2024**

- For Information
- For Discussion/Board Direction
- Consent to Place on Business/Hearing Agenda

**Issue:** The Clerk and Recorder’s office seeks approval to apply for a 2024 Sunday VSPC (Voter Service and Polling Center) Grant from the Secretary of State (SOS) for up to \$3,000 in federal funds to operate an in-person voting location on Sunday, November 3, 2024. The Clerk is expecting the grant will cover 100% of the costs of the Sunday voting project, but if the office is required to contribute towards these costs it will be from funds already appropriated to the Clerk and Recorder Office’s FY2024 Budget.

**Background:** Colorado law requires the Clerk’s office to operate voter service and polling centers (“VSPCs”) beginning 15 days before a general election, excluding Saturdays and Sundays, except for the Saturday prior to election day. The SOS is offering the 2024 Sunday VSPC Grant with federal funds under the Help America Vote Act (HAVA) to increase access to in-person voting and encourage Clerks to operate a VSPC location on Sunday, November 3, 2024. Grant application materials state the SOS will fund “up to 100%” of direct expenses related to operating this additional voting location beyond the legal minimum as a reimbursement with federal funds after Clerks submit documentation of expenses post-election. Pursuant to the Fiscal Review and Administration of Grants Policy, the Clerk is briefing the Commissioners regarding this application in case the SOS requires a county contribution towards the estimated \$3,000 in costs. The Clerk has determined this minimal fiscal obligation can be met within the already appropriated FY2024 Budget for the Clerk and Recorder’s Office.

**Discussion:** The Clerk’s office will use grant funds to operate a secure in-person “pop-up” VSPC on Sunday, November 3, 2024 for 4 to 6 hours. The goal of this program is to bring voting to a community location that is busy on a Sunday and the Clerk’s office is in discussions with various locations such as Red Rocks and Casa Bonita to determine the best location. All security and election rules will be followed for personnel (bipartisan judge pairs) and equipment (seals, locked ballot bags, certified ballot printers, secure private networking, etc.) at the location. The Clerk has already confirmed the permissibility of this project for the grant application with the SOS. The estimated \$3,000 in costs is mostly to cover staffing and secure transportation of equipment and materials.

**Fiscal Impact:**  yes  no

There is no match requirement. The grant award funds are federal funds to be received in the Clerk & Recorder's Office budget for the General Fund. The amount of \$3,000 will be supplemented to the revenue and expenditure 2024 budget if awarded.

- Year of impact: 2024
- TABOR impact: No, federal funds
- Existing grant or project: No
- New grant or project: Yes, in-person voting on Sunday is new program
- Requested in adopted budget: No
- Ongoing or one-time: One-time
- General Fund impact: No, grant revenue will be received into General Fund with reimbursements completely offsetting supplemental expenses added to Clerk/Election Cost Center
- Staffing impact: No
- ARPA impact: No
- Match requirements: None anticipated, but any assessed will be covered from appropriated budget
- Mandate/Contractual obligation: No

**Revenue Limits Impact:**  yes  no

There is no impact to the county's TABOR Fiscal Year Spending Limit because the revenue source is a federal grant.

**SPA Review:** Support, no concern.

This is a federal grant award from Voter Service and Polling Center from the Secretary of State for up to \$3,000.

**County Attorney Review:** Jean Biondi, 8/28/24

**Facilities Review:** N/A

**BIT Review:** N/A

**Fleet Review:** N/A

**Human Resources Review (new FTE only):** N/A

**Recommendations:** That the Board of County Commissioners approves the Clerk and Recorder's request to apply for and accept up to \$3,000 in federal funds from the Colorado Secretary of State to operate an in-person voting location on Sunday, November 3, 2024, and directs that these funds be included in a future supplemental for the Clerk & Recorder's 2024 General Fund budget.

**Originator:** Peg Perl, Chief Deputy Clerk and Recorder, 303-271-8124

**Contacts for Additional Information:**

Peg Perl, Chief Deputy Clerk and Recorder, 303-271-8124

Cyndi Vosburgh, Finance Director, Office of the Clerk and Recorder, 303-271-8149

Geneice Murphy, Elections Director, Office of the Clerk and Recorder, 303-271-8117



**BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER**

**Topic: Intergovernmental Agreement with Evergreen Metropolitan District and West Jefferson County Metropolitan District for Lewis Ridge and Larkspur Culvert Replacement Project**

**Presented by: Abel Montoya, Development and Transportation, Evan Brown, Transportation and Engineering, Erik Turnquist, Transportation and Engineering**

**Date: 9/10/2024**

- For Information
- For Discussion/Board Direction
- Consent to Place on Business/Hearing Agenda

**Issue:** An Intergovernmental Agreement (IGA) with Evergreen Metropolitan District and West Jefferson County Metropolitan District, regarding funding and replacement of two stormwater culverts at Lewis Ridge Rd & Larkspur Drive in Evergreen. The Project includes relocation of West Jefferson County Metropolitan District’s sewer main and related facilities and also includes installation of Evergreen Metropolitan District’s water mains and related facilities.

Staff will seek approval of the IGA from the Board of County Commissioners at a future business meeting.

**Background:** Structural inspections identified that two stormwater culverts at Lewis Ridge Road and Larkspur Drive in Evergreen are failing and need to be replaced to ensure the safe and continued service of the roadway. County staff completed design for the culvert replacements. The construction of the project will require the relocation of the Districts’ water and sanitary lines for the replacement of the stormwater culverts.

The cost of the relocation of the Districts’ infrastructure follows the County’s Utility Relocation/Replacements Cost Sharing Program, with the Districts paying for 100% of the betterments to the new waterline and cost share of 80%/20% for the relocation of existing lines.

**Discussion:** The IGA with the Districts is necessary to allow Jefferson County to complete the construction of the culverts.

**Fiscal Impact:**  yes  no

**Revenue Limits Impact:**  yes  no

**SPA Review:** Zoe Jenkins, 8/19/24

**County Attorney Review:** Carey Markel, 8/15/24

**Facilities Review:** Does not apply/no fiscal impact

**BIT Review:** Does not apply/no fiscal impact

**Fleet Review:** Does not apply/no fiscal impact

**Human Resources Review (new FTE only):** Does not apply/no fiscal impact

**Recommendations:** Staff recommends that the Board of County Commissioners directs staff to bring a resolution to a future hearing agenda that authorizes the Chair to sign and approve the IGA with Evergreen Metropolitan District and West Jefferson County Metropolitan District.

**Originator:** Evan Brown, Transportation and Engineering, Ext. 8456

**Contacts for Additional Information:**

Abel Montoya, Development and Transportation, Ext. 8578

Mike Vanatta, Transportation and Engineering, Ext. 8481

Mike Secary, Road and Bridge, Ext. 5201

**BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER**

**Topic: Intergovernmental Agreement with Douglas County for Bridge (E-6-4A) Deck Replacement over South Platte River**

**Presented by: Abel Montoya, Development and Transportation, Evan Brown, Transportation and Engineering, Erik Turnquist, Transportation and Engineering**

**Date: 9/10/2024**

- For Information
- For Discussion/Board Direction
- Consent to Place on Business/Hearing Agenda

**Issue:** An Intergovernmental Agreement (IGA) with Douglas County regarding funding and replacement and necessary repairs and improvements to Structure E-6-4A bridge that carries County Road 67 over the South Platte River, located approximately two miles downstream of the Trumbull Bridge, north of Deckers, Colorado. Staff will seek approval of the IGA from the Board of County Commissioners (BCC) at a future business meeting.

**Background:** Structural inspections of Jefferson County bridges by Colorado Department of Transportation’s (CDOT) structural consultants identified the need for the Structure E-6-4A bridge deck to be replaced. Transportation and Engineering staff hired a structural consultant to provide design services to install a new concrete deck and concrete girders that are necessary on this bridge. The improvements will also upgrade the bridge guard rail and widen the structure to allow better traffic and pedestrian flow over the bridge.

The bridge (E-6-4A) spans over the South Platte River and is co-owned by both Jefferson County and Douglas County. The agreement with Douglas County is for the funding of the construction of the bridge repairs.

**Discussion:** The IGA with Douglas County will allow Douglas County to contribute \$1,000,000 to Jefferson County to fund the construction of the bridge repairs. The probable total construction cost at this time will be between \$2,000,000 to 3,000,000.

**Fiscal Impact:**  yes  no

The cost of this project is \$2 - \$3M, receiving \$1M from Douglas County, using existing appropriations in the Road & Bridge Fund. No supplemental needed.

- Year of impact: 2024
- TABOR impact: Yes
- Existing grant or project: existing
- New grant or project: No
- Requested in adopted budget: Yes

- Ongoing or one-time: One time
- General Fund impact: No, Road & Bridge Fund
- Staffing impact: No
- ARPA impact: No
- Match requirements: No
- Mandate/Contractual obligation: No

**Revenue Limits Impact:**  **yes**  **no**

There is a Tabor Fiscal impact due to revenue coming from IGA.

**SPA Review:** Zoe Jenkins, 8/19/2024

**County Attorney Review:** Carey Markel, 8/14/2024

**Facilities Review:** Does not apply/no fiscal impact

**BIT Review:** Does not apply/no fiscal impact

**Fleet Review:** Does not apply/no fiscal impact

**Human Resources Review (new FTE only):** Does not apply/no fiscal impact

**Recommendations:** Staff recommends that the Board of County Commissioners directs staff to bring a resolution to a hearing agenda that authorizes the Chair to sign and approve the IGA with Douglas County.

**Originator:** Evan Brown, Transportation and Engineering, Ext. 8456

**Contacts for Additional Information:**

Abel Montoya, Development and Transportation, Ext. 8578

Mike Vanatta, Transportation and Engineering, Ext. 8481

Mike Secary, Road and Bridge, Ext. 5201

**BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER**

**Topic: Wheat Ridge Clearvale URA**

**Presented By: Abel Montoya, Director, Development and Transportation  
and Chris O’Keefe, Director, Planning and Zoning**

**Date: 9/10/2024**

- For Information                       For Discussion/Board Direction                       Consent to  
Place on Business/  
Hearing Agenda

**Issue:** Executing a Tax Increment Revenue Agreement (Agreement) with the Wheat Ridge Urban Renewal Authority dba Renewal Wheat Ridge (RWR) whereby RWR retains 65% of the property tax increment revenue derived from the Clearvale Urban Renewal Plan (Plan) and the County receives 35% of the same increment.

**Background:** The City of Wheat Ridge (the City) and RWR are contemplating the creation of an Urban Renewal Area (URA) subject to the Plan. See Plan attached. Tax Increment Financing (TIF) is proposed to cover costs for demolition, remediation, infrastructure and construction of the project. The boundary of the URA includes West I-70 Frontage Road North to the north, West 44th Avenue to the south, Garrison Street to the west, and Wadsworth Boulevard and Clear Creek to the east. The vision for the Plan area, as set forth in the City’s *44th Avenue Subarea Plan* is to create an industrial employment node and commercial corridor. The purpose of the Plan is to address blight existing within the URA boundary, through private development, and to offset costs for redevelopment and economic growth, using TIF. The Plan will address remediation within the Clear Creek Floodplain and Floodway which could allow most properties to be removed from the floodway. There are two proposed development scenarios being considered for determining costs and revenues of the Plan. Both scenarios contain a mix of commercial and industrial development. As with all development in Jefferson County, there will be costs to the County for the provision of services including those provided by Assessor, District Attorney, Human Services, Clerk and Recorder, Library, Public Health, Treasurer and the Sheriff.

**Discussion:** Pursuant to state law, RWR provided the Jefferson County Impact Report for the Clearvale Urban Renewal Area (Impact Report). See Impact Report attached. This report summarizes the expected fiscal impacts of the Plan for the County. With respect to County services, the Impact Report estimated a modest financial outlay without much detail.

Since Jefferson County provides services for the Plan area, Staff has prepared estimates (see attached presentation) for the costs anticipated to be associated with those services. Based on these rough estimates, splitting the County tax increment revenue with 65% to the RWR, and 35% to the County will almost pay for the services

that the County will continue to provide to the URA during the course of the development and until year 2048.

**Fiscal Impact:**  **yes**  **no**

(If “yes”, include bulleted list below with concise descriptions for each. If “no”, then the bulleted list may be removed).

- Year of impact: beginning 2028
- TABOR impact: unknown
- Existing grant or project: no
- New grant or project: no
- Requested in adopted budget: no
- Ongoing or one-time: N/A
- General Fund impact: beginning in 2028
- Staffing impact: none
- ARPA impact: none
- Match requirements: none
- Mandate/Contractual obligation: none

**Revenue Limits Impact:**  **yes**  **no**

**SPA Review:** Brett Deady: SPA supports, with concern. Possible TABOR impacting revenue, amount will be determined after the agreement is drafted and a TIF percentage amount is proposed.

**County Attorney Review:** Kristin Cisowski, 090324

**Facilities Review:** Mark Danner: No Impact

**BIT Review:** N/A

**Fleet Review:** Janice Mayer: No Fiscal Impact

**Human Resources Review (new FTE only):**

**Recommendations:** Give staff direction to place a Tax Increment Revenue Agreement, under which the County shares the tax increment revenue derived from the URA Plan development, with RWR, on an upcoming public meeting agenda for Board approval. Staff recommends that 65% of the projected tax increment revenue be retained by RWR and 35% of the increment be returned to the County. Pursuant to state statute, if the parties don't reach an agreement for tax increment revenue sharing, the parties will proceed to mediation ahead of a public meeting.

**Originator:** Abel Montoya, Director, Development and Transportation

**Contacts for Additional Information:**

Abel Montoya, Director, Development and Transportation  
Chris O'Keefe, Director, Planning and Zoning



**JEFFERSON**  
COUNTY COLORADO

# WHEAT RIDGE CLEARVALE URA

Proposed Project

TIF Benefits

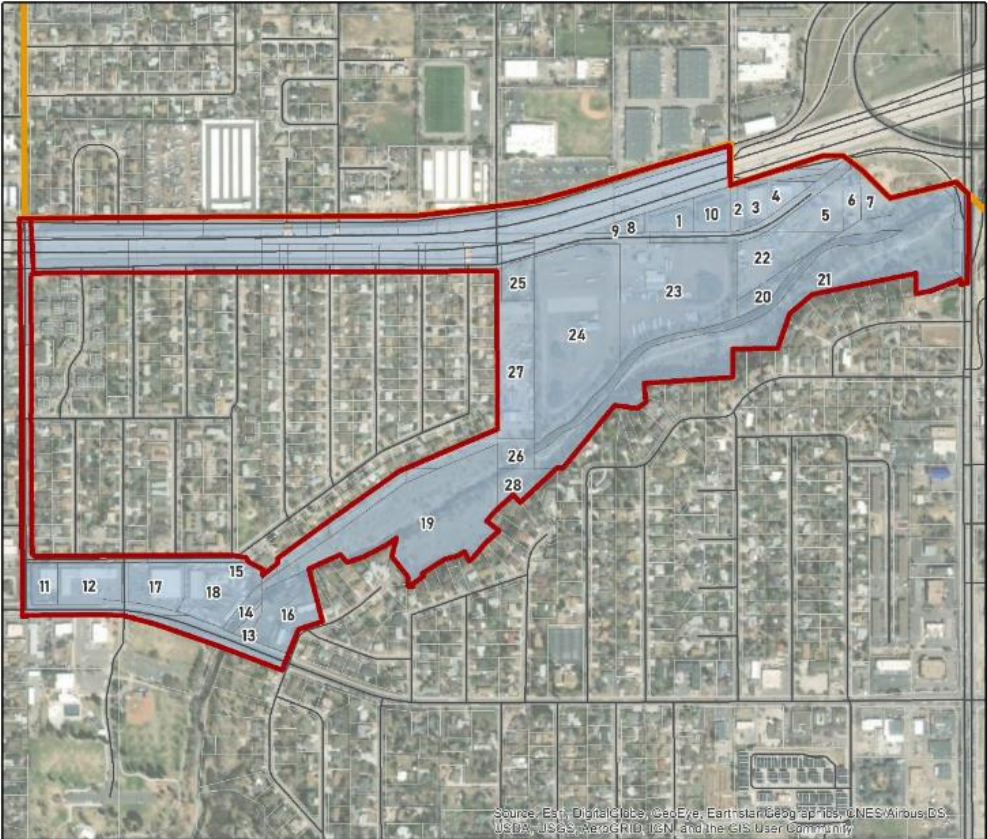
TIF Costs

County Impacts

Options

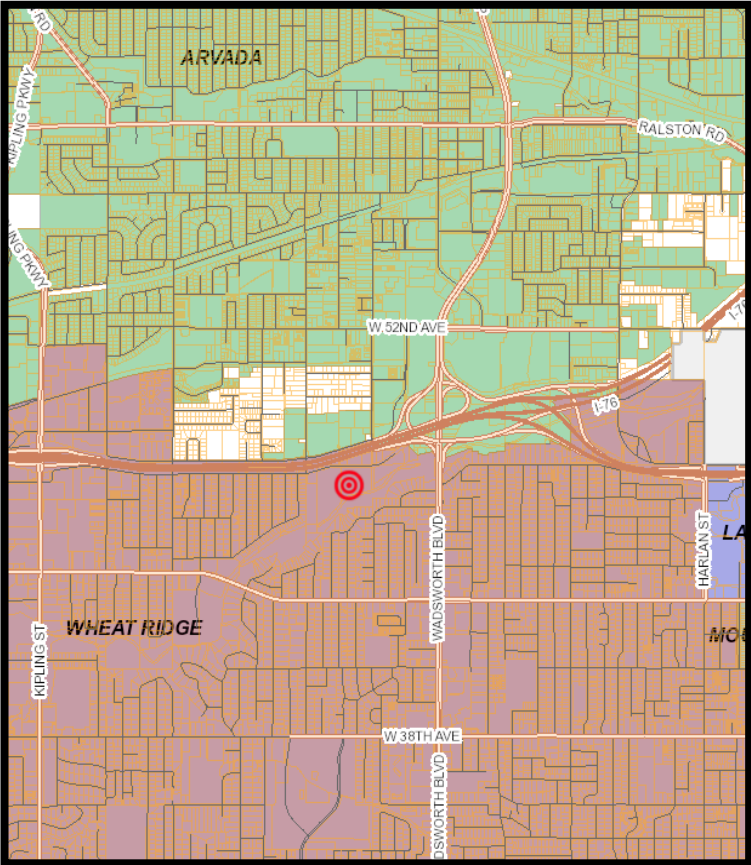
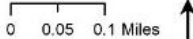
*September 10, 2024*

# WHEAT RIDGE CLEARVALE URA



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

 Carr Street URA Boundary  
 Carr Street URA Parcels





# WHAT IS PROPOSED

28 Parcels, 109 acres, 2 Development Scenarios, start time of 2024 (25 year URA)  
Buyer has been identified for development of properties (Prologis)

## Scenario 1

- 4 years for buildout – completion 2028
- Low development program
  - 19,900 sq. ft. retail
  - 239,000 industrial
  - 258,900 total
- Four parcels identified for development

## Scenario 2

- Builds upon scenario 1
- 5 year buildout for industrial development
- 10 year retail buildout – completion 2034
- High development program
  - 70,000 retail
  - 272,000 industrial
- Same parcels as #1 with 3 additional parcels.

# ESTIMATED COST OF COUNTY SERVICE

County Wide Average Cost 2022-24	
Department/Agency	Avg. Annual Budget
Assessor	\$7,434,623
District Attorney	\$27,705,158
Human Services*	\$54,443,210
Library*	\$32,182,038
Public Health	\$24,339,424
Treasurer	\$3,333,437
Sheriff/Detention*	\$23,283,693
Clerk & Recorder	\$15,214,867
<b>Total</b>	<b>\$187,936,449</b>

County wide total structures per land use and total square footage		
Land Use Category	# of Structures	Square Footage
<b>Agricultural</b>	28	<b>190,949</b>
<b>Commercial</b>	2684	<b>34,883,405</b>
<b>High Density Residential</b>	14698	<b>41,563,979</b>
<b>Industrial</b>	2039	<b>22,601,783</b>
<b>Institutional</b>	689	<b>20,743,963</b>
<b>Office</b>	1588	<b>24,976,355</b>
<b>Recreational</b>	142	<b>1,557,209</b>
<b>Residential</b>	185036	<b>337,250,290</b>
<b>Total</b>	<b>206904</b>	<b>483,767,933</b>

\*50% of total cost due to non-residential nature of project

Estimated service cost per year after buildout based on proposed square footage.				
Carr Street Scenario 1 - buildout projected in 4 years				
	Sq. Feet	Cost/sq ft.		SVC cost/ year
Commercial		258,900		
industrial		239,000		
<b>Total</b>		<b>497,900</b>	<b>\$0.39</b>	<b>\$193,426.54</b>
Carr Street Scenario 2 - 10 Years				
	Sq. Feet	Cost/sq ft.		SVC cost/ year
Commercial		342,000		
Industrial		272,000		
<b>Total</b>		<b>614,000</b>	<b>\$0.39</b>	<b>\$238,529.62</b>
Existing Development				
	Sq. Feet	Cost/sq ft.		SVC cost/ year
Residential		6,419		
Commercial/Industrial		149,386		
<b>Total</b>		<b>155,805</b>	<b>\$0.39</b>	<b>\$60,527.86</b>

# WHAT ARE URA'S IMPACTS TO UNINCORPORATED JEFFCO

## Positive Impacts

- Eliminate blight in URA area
  - Address factors that contribute to blight (ie. Unsanitary conditions, inadequate public improvements, poor street layout)
- Increase employment opportunity – 400 job potential
- Infrastructure improvements
- Long term tax revenue – including sales tax benefits
- Remediation of Clear Creek Floodplain and Floodway.
  - Properties could be out of floodplain

## Negative Impacts

- Uncertain economic development outlook
- Costs for County services
- Unknown tenants/impacts
  - Traffic
  - Noise
  - Infrastructure
- TABOR – TIF amount may not count toward revenue limit

# WHAT ARE URA'S IMPACTS TO UNINC

Base Tax, Increment and Service cost for each scenario and no build. Cost = \$0.20/CF

Year	Tax Increment			Estimated Cost*		
	Base Tax	Scenario 1	Scenario 2	Base Cost	Scenario 1	Scenario 2
2028	\$141,810	\$33,465	\$32,108	\$68,125	\$217,703	\$268,467
2038	\$164,396	\$242,431	\$458,060	\$91,554	\$292,575	\$360,797
2048	\$190,580	\$281,559	\$531,806	\$123,041	\$393,196	\$484,882
<b>25 year total</b>	<b>\$4,041,567</b>	<b>\$4,816,857</b>	<b>\$8,452,107</b>	<b>\$2,206,801</b>	<b>\$7,052,189</b>	<b>\$8,696,614</b>

Tax Revenue/Cost comparison with County keeping 35% of increment

Year	Tax Increment			Estimated Cost*		Tax Increment			Estimated Cost*	
	Base Tax	Scenario 1	County Share	Scenario 1	Revenue Share	Scenario 2	County Share	Scenario 2	Revenue Share	
2028	\$141,810	\$33,465	\$11,713	\$217,703	\$153,523	\$32,108	\$11,238	\$268,467	\$153,048	
2038	\$164,396	\$242,431	\$84,851	\$292,575	\$249,247	\$458,060	\$160,321	\$360,797	\$324,717	
2048	\$190,580	\$281,559	\$98,546	\$393,196	\$289,126	\$531,806	\$186,132	\$484,882	\$376,712	
<b>25 year total</b>	<b>\$4,041,567</b>	<b>\$4,816,857</b>	<b>\$1,685,900</b>	<b>\$7,052,189</b>	<b>\$5,727,467</b>	<b>\$8,452,107</b>	<b>\$2,958,237</b>	<b>\$8,696,614</b>	<b>\$6,999,800</b>	
2053	\$208,253		\$316,897	\$455,822	\$525,150		\$806,805	\$562,111	\$806,805	
<b>30 year total</b>	<b>\$5,046,789</b>	<b>\$4,816,857</b>	<b>\$3,180,735</b>	<b>\$9,202,348</b>	<b>\$8,227,524</b>	<b>\$8,452,107</b>	<b>\$6,786,889</b>	<b>\$11,348,146</b>	<b>\$10,828,452</b>	

County would keep entire increment after 2048.

# WHEAT RIDGE CLEAR VALE PROPOSAL

## Types of things you could consider

- The proposed use of incremental tax revenue could significantly impact effective County delivery of public services.
- The public infrastructure components associated with the proposed project may not be economically feasible without use of County TIF.
- Are the benefits to the County greater than the costs to County government?
- Typical project life is 30 years – After year 25 (2048) Jeffco keep 100% of property tax. Tax vs. cost looks more favorable after 30 year time frame.
- Keeping 35% of increment nearly covers Scenario 1 after 30 years and nearly covers Scenario 2 after 25 years.

## Recommendation

- Enter into IGA with Wheat Ridge splitting the tax increment with 65% for Wheat Ridge and 35% for Jefferson County



**JEFFERSON**  
COUNTY COLORADO

# WHEAT RIDGE CLEARVALE URA

Q & A

## Draft Report

# Clearvale Urban Renewal Plan

*The Economics of Land Use*



**Prepared for:**

Wheat Ridge Urban Renewal Authority dba Renewal Wheat Ridge  
and the City of Wheat Ridge

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October 2, 2023

EPS #233048

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# 1. Introduction

## Preface

This Clearvale Urban Renewal Plan ("Plan" or the "Urban Renewal Plan") has been prepared for the City of Wheat Ridge, Colorado (the "City"), a home rule municipal corporation of the State of Colorado. The Plan will be carried out by the Wheat Ridge Urban Renewal Authority (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 to date (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.

## Blight Findings

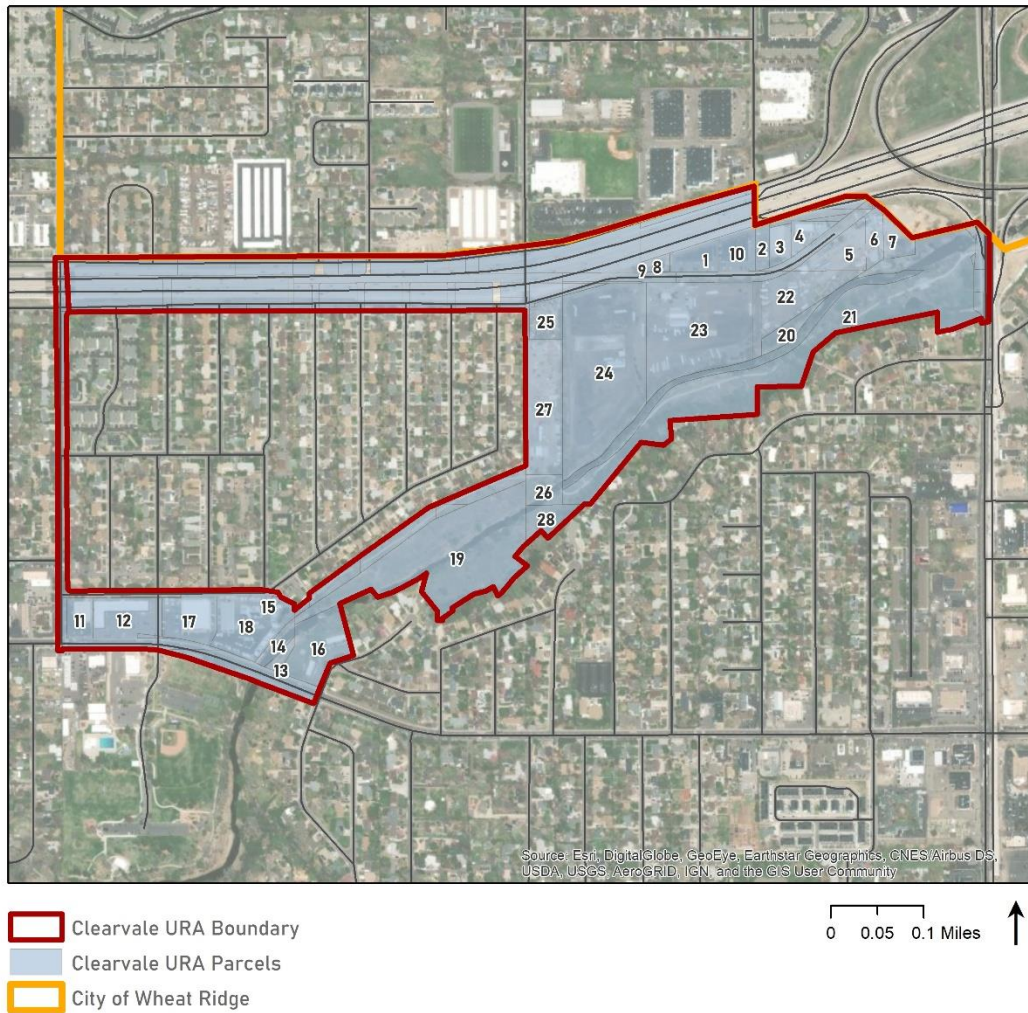
Under the Act, an urban renewal area is a blighted area, as defined by the Act, and has been designated as appropriate for an urban renewal project by the City Council of the City (the "City Council"). In each urban renewal area, conditions of blight must be present, and the City Council must find that the presence of those conditions of blight substantially impair or arrest 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 for the Authority to exercise its powers.

The Clearvale Conditions Survey prepared by Economic & Planning Systems (EPS) in August 2023 ("Conditions Survey") was provided to the Authority under separate cover and demonstrates that the Clearvale Study Area ("Study Area"), as defined in the Conditions Study, is eligible to be declared a blighted area by the City Council under the Act. The Conditions Survey identified and documented 7 of the 11 blight factors present in the Study Area. A description of the blight factors and observations is presented below in Section 4 of this report.

## Urban Renewal Area Boundaries

The Clearvale Urban Renewal Area ("URA" or "Plan Area") is located in the City of Wheat Ridge in Jefferson County. The Plan Area is comprised of 28 parcels on approximately 109 acres of land plus adjacent right-of-way (ROW). The location of the Plan Area to which this Plan applies is generally bound by West I-70 Frontage Road North to the north, West 44<sup>th</sup> Avenue to the south, Garison Street to the west, and Wadsworth Boulevard and Clear Creek to the east, as shown below in **Figure 1** and more particularly described on Exhibit A attached hereto and made a part of hereof.

**Figure 1. Clearvale Urban Renewal Plan Area**



### Ownership

Parcels located within the Plan Area are owned by 15 individual owners including multiple parcels owned by the City of Wheat Ridge, Arvex Properties Inc., Wheat Ridge Industrial Park LLC, Triad Real Estate, and Exchange 8150 West 48<sup>th</sup> Ave LLC. The full list of owners is provided below.

- 9195 W 444<sup>th</sup> Ave LLC
- Arvex Properties Inc.
- Boyd Michael J
- City of Wheat Ridge
- DTI Holdings LLC
- Exchange 8150 West 48<sup>th</sup> Ave LLC
- Jeffco Housing Corporation
- Macatr LLC
- Metropolitan Denver Sewage Disposal District
- Potuzak Charles
- Ridgeview Center LLC
- Thompson Max L
- Triad Real Estate
- Wheat Ridge Lumber LLC
- Wheat Ridge Industrial Park LLC

## Zoning and Land Use

The properties within the Plan Area are largely developed with older commercial and industrial development and there is one site that is currently vacant that could be developed as an industrial property. Additionally, there is open space with Clear Creek and the Clear Creek trail running through the eastern side of the Plan Area. The Plan Area includes a mix of industrial, commercial, and residential zone districts including Industrial Employment (I-E), Planned Industrial Development (PID), Commercial-One (C-1), Commercial-Two (C-2), Residential-Two (R-2), and Residential-Three (R-3). Additionally, there is a small portion zoned as Agricultural-One (A-1), but it is currently used for industrial and is surrounded by established development. Each zoning district is further described below.

The industrial zone districts are located in the northeast corner of the Plan Area. Industrial Employment (I-E) is intended for light industrial and commercial uses that support employment. Planned Industrial Development (PID) is intended to promote health, safety, and general welfare by permitting greater flexibility and innovation in land development based upon a comprehensive, integrated plan.

The commercial zone districts are located along the south side of the Plan Area along 44<sup>th</sup> Avenue. Commercial-One (C-1) is intended to provide a wide range of commercial land uses, including office, general business, and retail sales and service establishments. Commercial-Two (C-2) is intended to provide an even wider range of commercial land uses, including office, general business, more intensive retail sales, wholesale businesses, and light manufacturing.

The residential zone districts are located along the eastern side of the Plan Area. This area is currently used for open space on either side of Clear Creek and includes the Clear Creek Trail. Wheat Ridge Park, located at the corner of 44<sup>th</sup> Avenue and Everett Drive, is zoned R-3 and is an affordable housing development owned by Foothills Regional Housing. This residentially zoned area is not expected to redevelop. Residential-Two (R-2) provides high quality, safe, quiet, and stable low to moderate density residential neighborhoods. Residential-Three (R-3) provides high quality, safe, quiet, and stable medium to high density residential neighborhoods.

The area zoned as A-1 is anticipated to be rezoned before redevelopment occurs. This area is most likely to rezone to I-E, which aligns with the adjacent parcels. Agricultural-One (A-1) is intended for high quality, safe, quiet, and stable residential estate living environment within a quasi-rural or agricultural setting. This zone district permits large lot, single unit residential and related uses, and agricultural uses and activities.

The land uses proposed in the Plan Area generally align with the zoning classifications, particularly with the anticipated rezoning of the one site currently designated as A-1. The area is predominately industrial and commercial uses, and is generally consistent with the underlying zoning.

## 2. Definitions

Terms used in this Plan are defined below and are representative of Urban Renewal Law C.R.S. § 31-25-103.

- **Act or Urban Renewal Law** – Urban Renewal Law of the State of Colorado, C.R.S. § 31-25-101 et seq.
- **Available Property Tax Increment Revenues** – all Property Tax Increment Revenues available pursuant to the Tax Increment Financing provisions of the Act not payable to taxing bodies pursuant to agreements, if any, with the Authority or otherwise as provided in C.R.S. § 31-25-107(9.5) of the Act. In the event that an agreement is reached with a taxing body pursuant to C.R.S. § 31-25-107(9.5) of the Act after the effective date of Plan approval by the City Council, the Property Tax Increment Revenues generated by said taxing body’s mill levy shall become Available Property Tax Increment Revenues, and the addition of such revenue shall not be a substantial modification to this Plan.
- **Available Revenues** – any and all revenues available to the Authority, including, without limitation, Available Property Tax Increment Revenues, any revenues available to the Authority from Districts, or any other source that are available under this Plan or otherwise under the Act.
- **Bonds** – any bonds (including refunding bonds), notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, debentures, or other obligations.
- **District (or Districts)** – for purposes of C.R.S. § 31-25-107(9) means a metropolitan district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Special District Act, 32-1-101, et seq., C.R.S., as from time to time amended, or a business improvement district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Business Improvement District Act, 31-25-1201, et seq., C.R.S., as from time to time amended, or any successor District or Districts thereto as may be approved by the City. Provided however, for purposes of C.R.S. § 31-25-104, the term “District” shall be limited to metropolitan [or special] district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Special District Act, 32-1-101, et seq., C.R.S.
- **Property Taxes** – means, without limitation, all levies to be made on an ad valorem basis by or for the benefit of any public body upon taxable real and personal property in the Area.

- **Property Tax Increment Revenues** – the property tax revenues allocated to the Authority pursuant to C.R.S. § 31-25-107(9) of the Act and Section 7.0 of this Plan.
- **Real property** – lands, lands under water, structures, and any and all easements, franchises, incorporeal hereditaments, and every estate and right therein, legal and equitable, including terms for years and liens by way of judgment, mortgage, or otherwise.
- **Redevelopment/Development Agreement** – one or more agreements between the Authority and developer(s) and/or property owners or such other individuals or entities as determined by the Authority to be essential to carry out the objectives of this Plan.
- **Slum area** – an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare.
- **Tax increment financing (TIF)** – the tax allocation financing as described in C.R.S. 31-25-107(9) of the Act as in effect on the date this Plan is approved by City Council.
- **Urban Renewal Authority or Authority** – a corporate body organized pursuant to the provisions of the Act for the purposes, with the powers, and subject to the restrictions set forth in the Act.
- **Urban Renewal Plan or Plan** – a plan, as it exists from time to time, for an urban renewal project, which plan conforms to a general or master plan for the physical development of the municipality as a whole and which is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.
- **Urban Renewal Project** – undertakings and activities for the elimination and for the prevention of the development or spread of slums and blight and may involve slum clearance and redevelopment, or rehabilitation, or conservation, or any combination or part thereof, in accordance with an urban renewal plan.

### 3. Plan Purpose

The purpose of this Plan is to reduce, eliminate, and prevent the spread of blight within the Plan Area through private development. The Plan sets goals to achieve this through implementing established objectives for the Area and assisting with the eligible costs of environmental mitigation, redevelopment, promoting economic growth and private investment through the tools available within the context of urban renewal tools, laws, and guidelines, including, without limitation, tax increment financing (TIF).

Establishment of the Urban Renewal Area will help improve conditions by providing public resources to be paired with private investment that enable property owners and developers to mitigate blight and transform the area. The urban renewal efforts will be focused within the plan area for the duration in accordance with the mandates of the Act.

#### Vision

The overall vision of the Plan Area, as expressed in the *44<sup>th</sup> Avenue Subarea Plan*, is an industrial employment node and commercial corridor. In the Subarea Plan, the City identified transformational elements that, in addition to the redevelopment of sites in the subarea, also calls for improved street and multimodal connections, and new streetscape elements. The Plan Area is within the urban context and will offer redevelopment and infill development opportunities rather than developing on the outside or edges of the city.

The northeast corner of the Plan Area is envisioned as an industrial employment node. This area currently consists of industrial employment users with opportunities for redevelopment. This node is anticipated to expand with a larger mix of employment types such as a diversity of industrial and automotive uses. The priority is to preserve and expand the industrial nature and employment opportunities with economic benefit and job growth.

The vision for the southern section of the Plan Area, as described in the *44<sup>th</sup> Avenue Subarea Plan*, is a commercial node along 44<sup>th</sup> Avenue from Garrison Street to Clear Creek with a focus on small business. This node is targeted for infill and redevelopment of existing commercial properties into a mix of retail and office uses that prioritize local and family-oriented businesses. These commercial properties will include public improvements such as bike parking, seating, lighting, signage and wayfinding, and landscaping. The 44<sup>th</sup> Avenue Bridge at Clear Creek will have multimodal additions, such as space allocated to pedestrians and bikes or a new parallel bridge for pedestrians and bikes. ROW improvements throughout the Plan Area with a focus on 44<sup>th</sup> Avenue and Garrison Street, may

include landscape and tree planting, pedestrian and bike infrastructure, improved crossings, streetscape, public art, and undergrounding overhead utilities.

To improve neighborhood connectivity, additional sidewalk connections will be made to Clear Creek Trail at available points. On the north side of the Plan Area, the I-70 underpass at Carr Street will be improved with increased lighting, public art, and physical buffers for safer crossings.



## 4. Blight Conditions

Before an urban renewal plan can be adopted by the City Council, there must be a determination that an area constitutes a blighted area. This determination depends upon the presence of several physical, environmental, and social factors. Blight is attributable to a range of conditions that, in combination, tend to accelerate the phenomenon of deterioration of an area. The definition of a blighted area is based upon the definition articulated in the Urban Renewal Law (C.R.S. § 31-25-103) as follows:

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

- a. 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 and 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, building, 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 this subsection (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. For purposes of this paragraph (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.*

To use the powers of eminent domain, the definition of "blighted" is broadened to require that five of the eleven blight factors must be present (C.R.S. § 31-25-105.5(5)(a)):

*(a) "Blighted area" shall have the same meaning as set forth in section 31-25-103 (2); except that, for the purposes of this section only, "blighted area" means an area that, in its present condition and use and, by reason of the presence of at least five of the factors specified in section 31-25-103 (2)(a) to (2)(l), 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 methodology used to prepare the Conditions Survey for the Plan Area involved the following steps: (i) identify parcels to be included in the Plan Area; (ii) gather information about the properties and infrastructure within the Plan Area boundaries; (iii) evaluate evidence of blight through field reconnaissance; and (iv) record observed and documented conditions listed as blight factors in State Statute. The entire Conditions Survey is provided under separate cover.

## 5. Plan Goals and Conformance

### Plan Goals and Objectives

The overall objective of this Plan is to remediate unfavorable existing conditions and prevent further deterioration by implementation of the relevant provisions contained in the following documents:

- Envision Wheat Ridge (City of Wheat Ridge Comprehensive Plan), 2009
- 44<sup>th</sup> Avenue Subarea Plan, 2023

The Plan is intended to stimulate private sector development in the Plan Area with a combination of private investment and Authority financing. The Plan has the following objectives:

- Implement Envision Wheat Ridge and 44<sup>th</sup> Avenue Subarea Plan
- Prevent and eliminate conditions of blight within the City of Wheat Ridge
- Encourage and provide incentives for private and economic development
- Encourage the development of projects that would not otherwise be considered financially feasible without the participation of Renewal Wheat Ridge (RWR)
- Enhance the current property tax revenue within the city and county with development that will increase the assessed valuation

### Plan Conformance

#### Urban Renewal Law

This Plan is in conformity with and subject to the applicable statutory requirements of the Urban Renewal Law.

#### Envision Wheat Ridge

The City of Wheat Ridge last updated and adopted its Comprehensive Plan, known as *Envision Wheat Ridge*, in 2009, which established the vision and direction for the future of Wheat Ridge. The City's vision is organized around six key values to describe the community's aspirations. This Plan is intended to implement *Envision Wheat Ridge* and is in direct conformance with *Envision Wheat Ridge*. The URA Plan directly supports five key values in *Envision Wheat Ridge* of economy and land use, community character and design, transportation, community services, and sustainable future. The following excerpts from *Envision Wheat Ridge* highlight the linkage between *Envision Wheat Ridge* and this Plan under these five key values. These are representative excerpts, and not an all-inclusive list of relevant statements:

### Key Value - Economy and Land Use

The motivation behind this key value is to create a resilient local economy based on a balanced mix of land uses. The value highlights the importance of prioritizing opportunities for local employment, commercial goods and services, and mixed-use activity centers to serve and balance the community's residential foundations and ensuring long-term fiscal stability.

- **Goal ELU 1** – Make Wheat Ridge a “community of choice” in which to live, work, shop, and recreate
  - **Policy ELU 1.1** – Attract primary employers to attract strong households
- **Goal ELU 2** – Attract quality retail development and actively retain existing retailers to locate in Wheat Ridge
  - **Policy ELU 2.1** – Retain and enhance existing retailers
  - **Policy ELU 2.3** – Rehabilitate underutilized retail spaces
- **Goal ELU 3** – Retain and diversify local employment
  - **Policy ELU 3.2** – Generate new primary employment
- **Goal ELU 4** – Increase the diversity of land uses
  - **Policy ELU 4.1** – Efficient use of limited land
- **Goal ELU 5** – Revitalize key redevelopment areas, targeting areas with immediate redevelopment needs with efforts that support and promote investment and quality design, projecting a positive image for the community and enhancing the surrounding context.
  - **ELU 5.2** – Infill and redevelopment
  - **ELU 5.3** – High quality redevelopment

### Key Value – Community Character and Design

This value aims to enhance community character and accentuate quality design in new development and redevelopment, so as to accentuate the community's character and attractiveness, and add a sense of place and appeal to the community's unique places.

- **Goal CC 3** – Ensure quality design for development and redevelopment.
  - **Policy CC 3.1** – Require new development and redevelopment to exemplify high quality urban design to enhance the city's character.

### Key Value – Transportation

This key value is for continued coordination and investment in transportation efficiency, travel options and connections will improve mobility for community residents, employees, and visitors.

- **Goal T 1** – Provide an integrated transportation system to address all modes of travel and future funding priorities.
  - **Policy T 1.1** – Focus future investment for infrastructure improvements in targeted corridors and intersections
  - **Policy T 1.2** – Improvements funding
  - **Policy T 1.3** – Complete streets
- **Goal T 3** – Increase transportation efficiency and options
  - **Policy T 3.2** – Expanded travel options
  - **Policy T 3.4** – Priority pedestrian and bicycle improvements
  - **Policy T 3.5** – Increase mobility

### Key Value – Community Services

This key value highlights the importance of providing quality community amenities, services, and resources that sustain and enhance the community's livability.

- **Goal CS 2** – Continue to invest in parks, recreation, and open space.
  - **Policy CS 2.1** - Continue to maintain and enhance parks, recreation, and open space offerings and facilities, while periodically identifying future parkland needs.

### Key Value – Sustainable Future

This key value aims to ensure a sustainable future, balancing the needs and quality of life of the community, with stewardship and respect for the natural environment and resources, and economic opportunities and benefits.

- **Goal SF 1** – Establish and maintain a resilient and sustainable tax base that will be able to support community services.
  - **Policy SF 1.2** – Create a diverse and broader revenue base by facilitating the development of local and regional retail and employment and encouraging local shopping and dining.
- **Goal SF 2** – Protect and preserve natural assets including its scenic and environmental assets, the urban tree canopy, and drainage ways.
  - **Policy SF 2.1** – Provide stewardship of unique and sensitive natural resources and areas.

- **Goal SF 4** – Maintain a healthy and active community and encourage opportunities for lifelong activity and engagement.
  - **Policy SF 4.1** – Promote physical activity and increase recreational opportunities, partly by developing pedestrian and bicycle connections between neighborhoods and existing and proposed community activity center and employment opportunities.

#### **44<sup>th</sup> Avenue Subarea Plan**

The City of Wheat Ridge 44<sup>th</sup> Avenue Subarea Plan identifies parcels in the Plan Areas as high economic development opportunity, specifically the industrial node in the northeast corner and commercial properties along 44<sup>th</sup> Avenue. These two nodes are identified as potential catalyst sites based on economic and land use metrics. The Clearvale URA Plan directly implements the 44<sup>th</sup> Avenue Subarea Plan and the following excerpts are representative of the alignment between the two.

**Primary Corridor Investments** – Strategies focused on large area and infill developments, improvements to existing uses, and the pedestrian experience.

- **Topic B: Existing uses and infill development** – To enhance the existing uses and provide new community needs through individual property improvements, infill development, and strategic redevelopment.
  - **Strategy B-1: Small Business Focus** – For the properties along West 44<sup>th</sup> Avenue east of Kipling Street it is important to focus on a variety of small businesses and eclectic building forms. As the primary commercial zone within the larger Subarea, new smaller-footprint, infill development and existing property improvements should focus on retaining and encouraging new local and/or small businesses to thrive.
  - **Strategy B-3: Site Improvements** – Along the corridor general investments and site enhancements should be encouraged and should be made to existing properties in the area where feasible.
  - **Strategy B-4: Building Improvements** – Many existing buildings may benefit from both internal and external improvements to better serve the needs of the owner, user, and passersby.
- **Topic C: Pedestrian Experience** – In addition to safety, walkability and ease of access discussed under the Overall Connectivity Improvements (OCI), the experience for a pedestrian along a major corridor should be memorable and enjoyable, benefiting users of all ages and abilities.
  - **Strategy C-1: Family-Focused Activity Center** – Rebranding of the areas adjacent to the northern edge of Anderson Park as a family focused recreation center, while still accommodating current uses that are less aligned with that vision.

- **Strategy C-2: Corridor Adjacent Connectivity and Infrastructure** – Work with existing commercial property owners to identify primary, public-facing nodes on private property and to encourage off corridor connectivity.
- **Strategy C-3: Streetscape Design** – focused on the safety and quality of the experience for non-motorists, as motorists generally operate with minimal restrictions in this area.

**Community Subarea Enhancements** – Strategies focused on historic uses, smaller-scale change, and redevelopment in support of larger community assets and amenities

- **Topic D: Historic Character** – Reflects many long time uses, including agriculture, employment, and open space that have made up the land-use fabric of the area for many years.
  - **Strategy D-2: Employment Node** – The northeast corner of the Subarea currently contains numerous large footprint employment users. This node should continue to serve its important employment role, evolving over time to capture a larger mix of employment types, allowing new users and development to better address community needs for small-scale and light industrial uses, connectivity, and environmental sustainability.

**Overall Connectivity Improvements** – Strategies focused on addressing gaps and barriers for additional north-south and east-west connectivity throughout the Subarea to maximize the safety and comfort for all users

- **Topic F: East/West Connectivity** – With West 44<sup>th</sup> Avenue serving as the only major east-west connection in the Subarea, it is essential to improve multi-modal connectivity along the corridor as well as to the greater community, regional networks, and major destinations in and around the Subarea.
  - **Strategy F-1: West 44<sup>th</sup> Avenue Corridor Enhancements** – Guide investment into targeted enhancements and infrastructure changes along the roadway to regulate traffic flow, increase pedestrian and bicycle safety, and enhance the user experience.
  - **Strategy F-2: Neighborhood Connectivity** – Provide new connectivity options through new development specifically
- **Topic G: North/South Connectivity** – Kipling Street serves as the only north/south connection, and north/south connectivity is challenging given the interstate to the north and Clear Creek to the south. It is essential to increase both access and safety to major destinations in and around Wheat Ridge.
  - **Strategy G-2: I-70 Bridges and Underpasses** – Create safer crossings across the interstate for non-vehicular uses, either integrated in existing

vehicular crossings, or through the creation of standalone pedestrian and bicycle crossings.

- **Topic H: Priority Crossings** – Safe street crossings are an important consideration throughout the Subarea, and additional improvements have been considered as well.
  - **Strategy H-2: General Intersection Improvements** – All crossings should provide for safe movement along the corridor.
  - **Strategy H-3: 44<sup>th</sup> Avenue Bridget at Clear Creek** – Address the mobility concerns at this bridge for vehicles, and look at alternatives for safer, more efficient crossings for pedestrians and cyclists.

### **Development Standards and Procedures**

All development within the Plan Area shall conform to the City's Land Use Code and any site-specific City zoning regulations and policies that might impact properties in the Plan Area, all as in effect and as may be amended. However, as authorized by the Urban Renewal Law, the Authority may arrange with the City for the planning, replanning, zoning or rezoning of any part of the Plan Area as needed in connection with the urban renewal project described in this Plan.



## 6. 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. The Authority is authorized to provide both financial assistance and improvements in partnership with property owners and other affected parties in order to accomplish the objectives stated herein. Public private partnerships and other forms of cooperative development, including Cooperation Agreements, will be essential to the Authority's strategy for preventing the spread of blight and eliminating existing blighting conditions. Without limitation, undertakings and activities of the Authority in the furtherance of this Plan as described as follows.

### **Undertakings and Activities to Remedy Blight**

As described in **Section 4** of this Plan, seven qualifying conditions of blight were identified in the Study Area of which this Urban Renewal Areas is a part. Each of the seven qualifying conditions was observed within the Urban Renewal Area. Implementation of this Plan by providing urban renewal resources for public and private improvements will remedy the conditions identified:

**b. *Predominance of defective or inadequate street layout***

The investment of streetscape and increased bicycle and pedestrian pathways and connections throughout the Plan Area will create an improved pedestrian environment.

**c. *Faulty lot layout***

The redevelopment of the northeast corner of the Plan Area will provide improved internal vehicular access and connectivity.

**d. *Unsanitary or unsafe conditions***

The private investments and onsite redevelopment will eliminate the vandalism/graffiti, presence of vagrants, and excessive litter. Additionally, the private investment will provide new jobs and establish an employment node.

**e. *Deterioration of site or other improvements***

The development of the Plan Area will turn neglected properties into a thriving employment center and commercial node with the necessary site improvements.

***f. Unusual topography or inadequate public improvements or utilities***

The overall redevelopment and investment in the Plan Area will address the maintenance deficiencies and provide adequate infrastructure.

***h. Existence of conditions that endanger life or property***

The redevelopment areas of the Plan Area in a flood hazard area will meet the necessary standards and regulations for development to occur.

***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 - Observed***

The Plan Area is currently underutilized and includes vacant property. Through private investment and support from the Authority, the Plan Area will develop and redevelop into vibrant nodes and be fully utilized.

### **Project Development Plan**

The primary goal of this Plan is to eliminate the current conditions of blight in the Urban Renewal Area and prevent those conditions from reoccurring. The contemplated redevelopment of the Area is for use as industrial facilities; provided however, the Authority is authorized to approve any uses for the Area that eliminate blight and are consistent with the Comprehensive Plan and applicable zoning, including, without limitation, mixed use development, including residential, hotel, commercial, retail, office, industrial, cultural, and public uses.

### **Complete Public Improvements and Facilities**

The Authority may undertake certain actions to make the Area more attractive for private investment. The Authority may, or may cause others, including, without limitation, one or more Districts to install, construct, and reconstruct any public improvements, including, without limitation, parking facilities. The Authority may, or may cause others to, demolish and clear buildings and existing improvements for the purpose of promoting the objectives of the Plan and the Act. Additionally, the Authority may, or may cause others to, install, construct and reconstruct any other authorized improvements, including, without limitation, other authorized undertakings or improvements for the purpose of promoting the objectives of this Plan and the Act.

### **Plan Modification**

The Authority may propose, and City Council may make, modifications to this Plan as may be necessary; provided, however, any modification of the Plan shall (a) comply with the provisions of the Act, including C.R.S. § 31-25-107(9) § 31-25-107(7); (b) not impair Available Revenues then-pledged by the Authority or the ability of the Authority to pay any outstanding Bonds, including any reimbursement obligations of the Authority; or (c) not impair the ability of the Authority or any party to any then-existing agreement to fully perform their respective covenants and duties under any such agreement. The Authority may, in specific cases, allow non-substantive variations from the provisions of this Plan if it determines that a literal enforcement or application of the provision would constitute an unreasonable limitation beyond the intent and purpose stated herein.

### **Provide Relocation Assistance**

While it is not anticipated as of the date of this Plan that acquisition of real property will result in the relocation of any individuals, families, or business concerns; if such relocation becomes necessary, the Authority will adopt a relocation plan as necessary to comply with applicable provisions of the Act.

### **Demolition, Clear and Prepare Improvements**

The Authority is authorized to demolish or cooperate with others to clear buildings, structures, and other improvements within the Area in an effort to advance projects deemed consistent with the vision stated herein. Such demolition or site clearance is necessary to eliminate unhealthy, unsanitary, and unsafe conditions; eliminate obsolete uses deemed detrimental to the public welfare; remove and prevent the spread of blight; and facilitate redevelopment of the Area by private enterprise.

### **Acquire and Dispose of Property**

It is not expected that the Authority will be required to acquire property to carry out the project. However, if the Authority determines such acquisition is necessary, it is authorized to acquire any such property by negotiation or any other method, including that the Authority is authorized to acquire property by eminent domain. Properties acquired by the Authority by negotiation may be temporarily operated, managed and maintained by the Authority if requested to do so by the acquiring entity and deemed in the best interest of the Urban Renewal 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.

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 in accordance with the Act and this Plan.

### **Enter into Redevelopment/Development Agreements**

The Authority may enter into Redevelopment/Development Agreements or other contracts with developer(s) or property owners or other such individuals or entities determined to be necessary to carry out the purposes of this Plan, including the pledge by the Authority of Available Revenues to pay eligible costs pursuant to the Act or any other applicable law. Further, such Redevelopment/Development Agreements, or other contracts, may contain terms, provisions, activities, and undertakings contemplated by this Plan and the Act. Any existing agreements between 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.

### **Enter into Cooperation Agreements**

The Authority is authorized to enter into such Cooperation Agreements as may be required by the Act, including tax sharing agreements. The Authority may also use the mediation and other provisions of the Act when necessary to provide adequate financing to carry out this Plan. This paragraph shall not be construed to require any particular form of cooperation.

### **Other Project Undertakings and Activities**

Other project undertakings and activities deemed necessary by the Authority to carry out the Plan may be undertaken and performed by the Authority or pursuant to agreements with other parties or public bodies in accordance with the authorization of the Act and any applicable law or laws.

## 7. Project Financing

### Financing Powers

Except as hereafter specifically provided, the undertakings and activities of the urban renewal project described in this Plan may be financed, in whole or in part, by the Authority to the full extent authorized under the TIF provisions of C.R.S. § 31-25-107(9)(a) in the Urban Renewal Law, as amended, and with any other available sources of revenues and means of financing authorized to be undertaken by the Authority pursuant to the Urban Renewal Law and under any other applicable law, which shall include, without limitation:

- The collection and use of revenues from property tax increment, sales tax increment, interest income, federal loans or grants, agreements with public, quasi-public, or private parties and entities, loans or advances from any other available source, and any other available sources of revenue.
- The issuance of bonds and other indebtedness, including, without limitation, notes or any other financing instruments or documents in amounts sufficient to finance all or part of the Plan. The borrowing of funds and creation of other indebtedness.
- The use of any and all financing methods legally available to the City, the Authority, any private developer, redeveloper, or owner to finance in whole or in part any and all costs, including without limitation the cost of public improvements, described or anticipated in the Plan or in any manner related or incidental to the development of the Plan Area. Such methods may be combined to finance all or part of activities and undertakings throughout the Plan Area.
- The principal, interest, any premiums and any other amounts legally due on or in connection with any indebtedness or obligation of the Authority may be paid from property tax increments, sales tax increments or any other funds, revenues, assets or property legally available to the Authority.

This Plan contemplates, however, that the primary method of assisting with financing eligible expenses in the Plan Area will be through the use of revenues generated by Property Tax Increment and Sales Tax Increment. It is the intent of the City Council in approving this Plan to authorize the use of TIF by the Authority as part of its efforts to advance the vision, objectives, and activities described herein.

## Tax Increment Financing District

Pursuant to the provisions of C.R.S. § 31-25-107(9) of the Urban Renewal Law, in approving this Plan, the City Council hereby approves the Plan Area as a single tax increment financing district with the same boundary as the Plan Area (the "TIF District"). The boundaries of this TIF District shall therefore be as depicted in **Figure 1** and described on Exhibit A.

## Property Tax Increment Financing

The Authority is specifically authorized to collect and expend property tax increment revenue to the full extent authorized by the Urban Renewal Law and to use that revenue for all purposes authorized under this Plan.

### Property Tax Increment Limitations

The Authority shall establish a fund for the financing authorized under this Plan that shall be funded with the property tax allocation authorized to the Authority under the Urban Renewal Law in C.R.S. § 31-25-107(9). Under this method, the property taxes of specifically designated public bodies, if any, levied after the effective date of the approval of this Plan upon taxable property in the Plan Area each year by or for the benefit of the designated public body must be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of the tax allocation provision, as follows:

**Base Amount** – That portion of the taxes that are produced by the levy at the rate fixed each year by or for such public body upon the valuation for assessment of taxable property in the Plan Area last certified prior to the effective date of approval of the Plan or, as to an area later added to the Plan Area, the effective date of the modification of the Plan, shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

**Increment Amount** – That portion of said property taxes in excess of such base amount must be allocated to and, when collected, paid into a special fund of the Authority 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, whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, a specific project. Any excess property tax collections not allocated in this way must be paid into the funds of the municipality or other taxing entity, as applicable.

Unless and until the total valuation for assessment of the taxable property in the Plan Area exceeds the base valuation for assessment of the taxable property in the Plan Area, all of the taxes levied upon the taxable property in the Plan Area must be paid into the funds of the respective public bodies.

When such bonds, loans, advances, and indebtedness, if any, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property in the Plan Area must be paid into the funds of the respective public bodies, and all moneys remaining in the special fund that have not previously been rebated and that originated as property tax increment generated based on the mill levy of a taxing body, other than the City, within the boundaries of the Plan Area must be repaid to each taxing body based on the pro rata share of the prior year's property tax increment attributable to each taxing body's current mill levy in which property taxes were divided. Any moneys remaining in the special fund not generated by property tax increment are excluded from any such repayment requirement. Notwithstanding any other provision of law, revenues excluded by C.R.S. § 31-25-107(9)(a)(II) of the Act are not intended to be included in Available Property Tax Increment Revenues.

Notwithstanding any other provision of law, any additional revenues the City, county, special district, or school district receives either because the voters have authorized the City, county, special district, or school district to retain and spend said moneys pursuant to section 20(7)(d) of Article X of the Colorado Constitution subsequent to the creation of this special fund or as a result of an increase in the property tax mill levy approved by the voters of the City, county, special district, or school district subsequent to the creation of the special fund, to the extent the total mill levy of the City, county, special district, or school district exceeds the respective mill levy in effect at the time of approval or substantial modification of the Plan, are not included in the amount of the increment that is allocated to and, when collected, paid into the special fund of the authority.

In calculating and making these payments, the County Treasurer may offset the Authority's pro rata portion of any property taxes that are paid to the Authority under these terms and that are subsequently refunded to the taxpayer against any subsequent payments due to the Authority for an urban renewal project. The Authority shall make adequate provision for the return of overpayments in the event that there are not sufficient property taxes due to the Authority to offset the Authority's pro rata portion of the refunds. The Authority may establish a reserve fund for this purpose or enter into an intergovernmental agreement with the municipal governing body in which the municipality assumes responsibility for the return of the overpayments.

The portion of taxes collected 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. This irrevocable pledge shall not extend to any taxes that are placed in a reserve fund to be returned to the county for refunds of overpayments by taxpayers or any reserve funds reserved by the Authority for such purposes in accordance with C.R.S. § 31-25-107(9)(a)(III) and (b). 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.

At the time of general reassessment of taxable property valuations in Jefferson County, including all or part of the Plan Area subject to division of valuation for assessment between base and increment, as provided above, the portions of valuations for assessment to be allocated as provided above shall be proportionately adjusted in accordance with such reassessment or change. Note that at the time of this Plan adoption, such a general reassessment occurs every two years, in the odd-numbered years.

## Sales Tax Increment Financing

The urban renewal project under the Plan may also be financed by the Authority under the sales tax allocation financing provisions of the Urban Renewal Law in C.R.S. § 31-25-107(9). The Urban Renewal Law allows that upon the adoption or amendment of an Urban Renewal Plan, sales taxes flowing to the city and/or county may be “frozen” at their current level. The current level is established based on the previous 12 months prior to the adoption of this Plan. Thereafter, the jurisdiction can continue to receive this fixed sales tax revenue. The Authority thereafter may receive all, or an agreed upon portion of the additional sales taxes (the increment) that are generated above the base. The Authority may use these incremental revenues to finance the issuance of bonds, reimburse developers for public improvement costs, reimburse the city for public improvement costs, and pay off financial obligations and other debts incurred in the administration of the Plan. This increment is not an additional sales tax, but rather is a portion of the established tax collected by the jurisdiction, and the sales tax increment resulting from redevelopment efforts and activities contemplated in this Plan.

### Sales Tax Increment Limitations

A fund for financing projects may be accrued and used by the Authority under the tax allocation financing provisions of the Urban Renewal Law. Under this method, municipal sales taxes collected within the Plan Area, by or for the benefit of the designated public body must be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of the tax allocation provision, as follows:

**Base Amount** – That portion of sales taxes, not including any sales taxes for remote sales as specified in C.R.S. § 39-26-104 (2), collected within the boundaries of the Plan Area in the twelve-month period ending on the last day of the month prior to the effective date of approval of the Plan, shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

**Increment Amount** – All or any portion of said sales taxes in excess of such base amount, must be allocated to and, when collected, paid into a special fund of the Authority 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, whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, a specific project. Any excess sales tax collections



not allocated in this way must be paid into the funds of the jurisdiction, as applicable.

Unless and until the total sales tax collections in the Plan Area exceed the base year sales tax collections in the Plan Area, all such sales tax collections must be paid into the funds of the respective taxing entity.

The portion of taxes collected 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. This irrevocable pledge shall not extend to any taxes that are placed in a reserve fund to be returned to the county for refunds of overpayments by taxpayers or any reserve funds reserved by the Authority for such purposes in accordance with C.R.S. § 31-25-107(9)(a)(III) and (b). 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.

## **Tax Increment Reimbursements**

Tax increment revenues may be used to reimburse the city and/or a developer for costs incurred for improvements related to a project to pay the debt incurred by the Authority with such entities for urban renewal activities and purposes. Tax increment revenues may also be used to pay bonded indebtedness, financial obligations, and debts of the Authority related to urban renewal activities under this Plan.

Within the 12-month period prior to the effective date of the approval or modification of the Plan requiring the allocation of moneys to the Authority as outlined previously, the city, county, special district, or school district is entitled to the reimbursement of any moneys that such city, county, special district, or school district pays to, contributes to, or invests in the Authority for a project. The reimbursement is to be paid from the special fund of the Authority.

## 8. Severability and Reasonable Variations

The Authority shall have the ability to approve reasonable variations (as determined by the Board) from the strict application of these Plan provisions, so long as such variations reasonably accommodate the intent and purpose of this Plan and the Urban Renewal Law. Plan provisions may be altered by market conditions, redevelopment opportunities and/or the needs of the community affected by the Plan.

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

## 9. Effective Date of the Plan

This Plan shall be effective upon its final approval by the City Council. Except as otherwise permitted under the Urban Renewal Law, the term of the TIF period is twenty-five (25) years from the effective date of the Plan, unless the Authority deems, to the extent consistent with the terms in the applicable, agreements, including, without, limitation, Redevelopment/Development Agreements and Cooperation Agreements, that all activities to accomplish the Project have been completed and all debts incurred to finance such activities and all expenses of the Authority have been repaid. In that event, the Authority may declare the Plan fully implemented.



## **Exhibit A: Legal Description**

**EXHIBIT A  
LAND DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF WHEATRIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF GARRISON STREET, ASSUMED TO BEAR NORTH 00°34'24" WEST;

**BEGINNING** AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 70;

THENCE COINCIDENT WITH SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES:

1. THENCE SOUTH 73°11'09" EAST, A DISTANCE OF 34.78 FEET;
2. THENCE NORTH 87°28'21" EAST, A DISTANCE OF 29.93 FEET;
3. THENCE NORTH 89°41'37" EAST, A DISTANCE OF 2,162.43 FEET;
4. THENCE NORTH 79°55'21" EAST, A DISTANCE OF 117.33 FEET;
5. THENCE NORTH 88°59'55" EAST, A DISTANCE OF 73.81 FEET;
6. THENCE NORTH 82°56'39" EAST, A DISTANCE OF 315.78 FEET;
7. THENCE NORTH 82°43'16" EAST, A DISTANCE OF 199.22 FEET;
8. THENCE NORTH 73°15'58" EAST, A DISTANCE OF 1,100.38 FEET;

THENCE SOUTH 02°23'50" EAST, A DISTANCE OF 231.43 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID INTERSTATE 70;

THENCE COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. THENCE NORTH 72°17'56" EAST, A DISTANCE OF 548.10 FEET;
2. THENCE NORTH 89°58'25" EAST, A DISTANCE OF 109.22 FEET;
3. THENCE SOUTH 53°57'22" EAST, A DISTANCE OF 117.91 FEET;
4. THENCE SOUTH 47°23'24" EAST, A DISTANCE OF 250.46 FEET;
5. THENCE NORTH 76°00'44" EAST, A DISTANCE OF 370.39 FEET;

THENCE SOUTH 41°50'29" EAST, A DISTANCE OF 85.40 FEET;

THENCE SOUTH 00°14'36" EAST, A DISTANCE OF 499.89 FEET;

THENCE SOUTH 78°20'20" WEST, A DISTANCE OF 40.67 FEET;

THENCE NORTH 00°10'48" WEST, A DISTANCE OF 28.63 FEET;

THENCE SOUTH 69°09'20" WEST, A DISTANCE OF 175.87 FEET ;

THENCE SOUTH 78°08'58" WEST, A DISTANCE OF 88.33 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF JOHNSON HEIGHTS SUBDIVISION, AS RECORDED IN THE CLERK AND RECORDER OF JEFFERSON COUNTY UNDER RECEPTION NUMBER 45377975;

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY THE FOLLOWING FOUR (4) COURSES;

1. THENCE NORTH 00°10'22" WEST, A DISTANCE OF 116.18 FEET;
2. THENCE SOUTH 78°26'06" WEST, A DISTANCE OF 593.33 FEET;
3. THENCE SOUTH 49°32'03" WEST, A DISTANCE OF 167.00 FEET;
4. THENCE SOUTH 18°59'17" WEST, A DISTANCE OF 207.70 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF HILLCREST HEIGHTS, AS RECORDED IN THE CLERK AND RECORDER OF JEFFERSON COUNTY UNDER RECEPTION NUMBER 46389909;

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY THE FOLLOWING SEVEN (7) COURSES;

1. THENCE SOUTH 89°32'24" WEST, A DISTANCE OF 251.55 FEET;
2. THENCE SOUTH 00°10'17" EAST, A DISTANCE OF 157.28 FEET;
3. THENCE SOUTH 85°50'52" WEST, A DISTANCE OF 498.01 FEET;
4. THENCE SOUTH 05°01'01" EAST, A DISTANCE OF 104.86 FEET;
5. THENCE SOUTH 53°27'55" WEST, A DISTANCE OF 66.00 FEET;
6. THENCE NORTH 80°24'20" WEST, A DISTANCE OF 131.28 FEET;
7. THENCE SOUTH 38°40'14" WEST, A DISTANCE OF 452.05 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF KENRIDGE SUDIVISION, AS RECORDED IN THE CLERK AND RECORDER OF JEFFERSON COUNTY IN BOOK 13 AT PAGE 20;

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY THE FOLLOWING TWENTY-TWO (22) COURSES;

1. THENCE SOUTH 88°50'31" WEST, A DISTANCE OF 33.64 FEET;
2. THENCE SOUTH 45°05'50" WEST, A DISTANCE OF 174.98 FEET;
3. THENCE SOUTH 50°09'01" WEST, A DISTANCE OF 107.99 FEET;
4. THENCE NORTH 41°38'00" WEST, A DISTANCE OF 57.44 FEET;
5. THENCE SOUTH 50°15'24" WEST, A DISTANCE OF 111.83 FEET;
6. THENCE SOUTH 40°00'34" WEST, A DISTANCE OF 98.60 FEET;

7. THENCE SOUTH 52°29'50" EAST, A DISTANCE OF 80.63 FEET;
8. THENCE SOUTH 55°37'28" EAST, A DISTANCE OF 8.09 FEET;
9. THENCE SOUTH 43°21'43" WEST, A DISTANCE OF 53.19 FEET;
10. THENCE SOUTH 51°56'44" WEST, A DISTANCE OF 50.11 FEET;
11. THENCE SOUTH 39°50'31" WEST, A DISTANCE OF 40.11 FEET;
12. THENCE SOUTH 40°35'49" WEST, A DISTANCE OF 69.35 FEET;
13. THENCE SOUTH 50°46'35" WEST, A DISTANCE OF 27.96 FEET;
14. THENCE NORTH 26°14'08" WEST, A DISTANCE OF 58.34 FEET;
15. THENCE SOUTH 58°30'22" WEST, A DISTANCE OF 48.41 FEET;
16. THENCE SOUTH 76°10'29" WEST, A DISTANCE OF 71.18 FEET;
17. THENCE SOUTH 57°44'42" WEST, A DISTANCE OF 71.76 FEET;
18. THENCE SOUTH 57°44'30" WEST, A DISTANCE OF 76.59 FEET;
19. THENCE SOUTH 19°01'48" EAST, A DISTANCE OF 17.05 FEET;
20. THENCE SOUTH 53°44'25" WEST, A DISTANCE OF 76.46 FEET;
21. THENCE SOUTH 17°18'35" EAST, A DISTANCE OF 10.79 FEET;
22. THENCE SOUTH 89°21'17" WEST, A DISTANCE OF 29.31 FEET;

THENCE NORTH 00°13'41" EAST, A DISTANCE OF 52.73 FEET;

THENCE NORTH 39°01'13" WEST, A DISTANCE OF 144.78 FEET;

THENCE NORTH 15°00'50" EAST, A DISTANCE OF 107.47 FEET;

THENCE SOUTH 55°48'46" WEST, A DISTANCE OF 91.10 FEET;

THENCE SOUTH 64°30'26" WEST, A DISTANCE OF 62.02 FEET;

THENCE SOUTH 64°06'06" WEST, A DISTANCE OF 95.10 FEET;

THENCE SOUTH 75°03'39" WEST, A DISTANCE OF 63.38 FEET;

THENCE NORTH 40°14'09" WEST, A DISTANCE OF 57.47 FEET TO A POINT ON THE EXTERIOR BOUNDARY LINE OF CRESTVIEW HEIGHTS, AS RECORDED IN THE CLERK AND RECORDER OF JEFFERSON COUNTY AT RECEPTION NUMBER 61859471;

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY THE FOLLOWING FIVE (5) COURSES:

1. THENCE SOUTH 65°21'40" WEST, A DISTANCE OF 115.62 FEET;
2. THENCE SOUTH 14°38'18" EAST, A DISTANCE OF 304.89 FEET;
3. THENCE SOUTH 74°00'46" WEST, A DISTANCE OF 114.91 FEET TO A TANGENT CURVE HAVING A RADIUS OF 54.87 FEET, WHOSE CENTER BEARS SOUTH 15°59'14" EAST;
4. THENCE SOUTHWESTERLY AND COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 53°24'27", AN ARC DISTANCE OF 51.15 FEET AND HAVING A CHORD THAT BEARS SOUTH 47°18'32" WEST, A DISTANCE OF 49.31 FEET;
5. THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 20°36'40" WEST, A DISTANCE OF 223.85 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF W 44<sup>TH</sup> AVENUE;

THENCE COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING THIRTEEN (13) COURSES:

1. THENCE NORTH 69°26'39" WEST, A DISTANCE OF 267.54 FEET;
2. THENCE NORTH 68°20'32" WEST, A DISTANCE OF 119.30 FEET;
3. THENCE NORTH 72°16'47" WEST, A DISTANCE OF 169.86 FEET;
4. THENCE NORTH 67°57'08" WEST, A DISTANCE OF 51.84 FEET;
5. THENCE NORTH 69°02'42" WEST, A DISTANCE OF 52.06 FEET;
6. THENCE NORTH 70°00'48" WEST, A DISTANCE OF 52.31 FEET;
7. THENCE NORTH 72°19'24" WEST, A DISTANCE OF 51.34 FEET;
8. THENCE NORTH 74°38'35" WEST, A DISTANCE OF 52.30 FEET;
9. THENCE NORTH 77°02'05" WEST, A DISTANCE OF 51.52 FEET;
10. THENCE NORTH 75°15'22" WEST, A DISTANCE OF 101.53 FEET;
11. THENCE SOUTH 89°41'23" WEST, A DISTANCE OF 515.41 FEET;
12. THENCE SOUTH 00°13'47" EAST, A DISTANCE OF 7.53 FEET;
13. THENCE SOUTH 89°33'58" WEST, A DISTANCE OF 27.36 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GARRISON STREET;

THENCE NORTH 00°12'53" EAST, COINCIDENT WITH SAID RIGHT OF WAY LINE, A DISTANCE OF 552.05 FEET;

THENCE NORTH 00°34'24" WEST, A DISTANCE OF 1,691.70 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM ANY AND ALL OF THE FOLLOWING AREAS THAT FALL WITHIN THE ABOVE DESCRIPTION IN THE RECORDS OF THE CLERK AND RECORDER OF JEFFERSON COUNTY;

CARNATION GARDENS, RECORDED UNDER RECEPTION NUMBER 90399762, CLEARVALE SUBDIVISION, RECORDED UNDER RECEPTION NUMBER 55623380, GARRISON VILLAGE CONDOMINIUMS, RECORDED UNDER RECEPTION

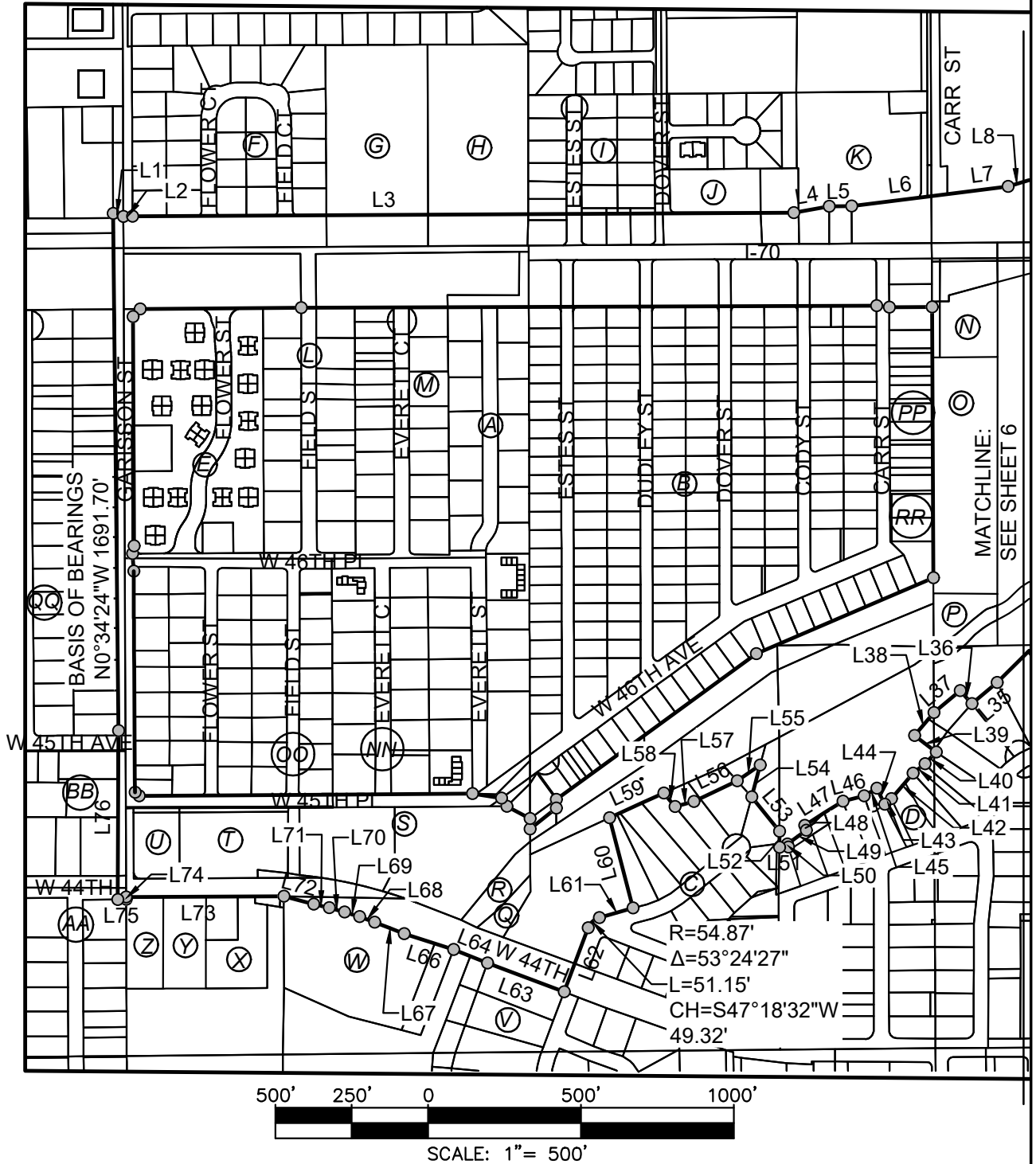


NUMBER F2087928, NORTH GREEN VALLY SUBDIVISION, RECORDED UNDER RECEPTION NUMBER 61886157, RICE'S MINOR SUBDIVISION, RECORDED UNDER RECEPTION NUMBER 80017735, WOODBINE SUBDIVISION, RECORDED UNDER RECEPTION NUMBER 60814784, TROUT SUBDIVISION, RECORDED UNDER RECEPTION NUMBER 54574734, WILLIAMS SUBDIVISION, RECORDED UNDER RECEPTION NUMBER 47426216 AND HABITAT ON CARR STREET FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 2005087628.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 4,864,468 SQUARE FEET OR (111.67281 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



JERRY R. BESSIE, PLS 38576  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP  
7107 17TH STREET, SUITE 3150 – DENVER, COLORADO 80202



CONTAINS 4,864,468 SQ. FT. (111.67281 ACRES, MORE OR LESS)

PREPARED BY:



CHECKED BY: JRB

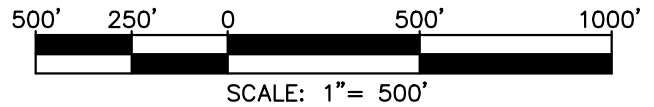
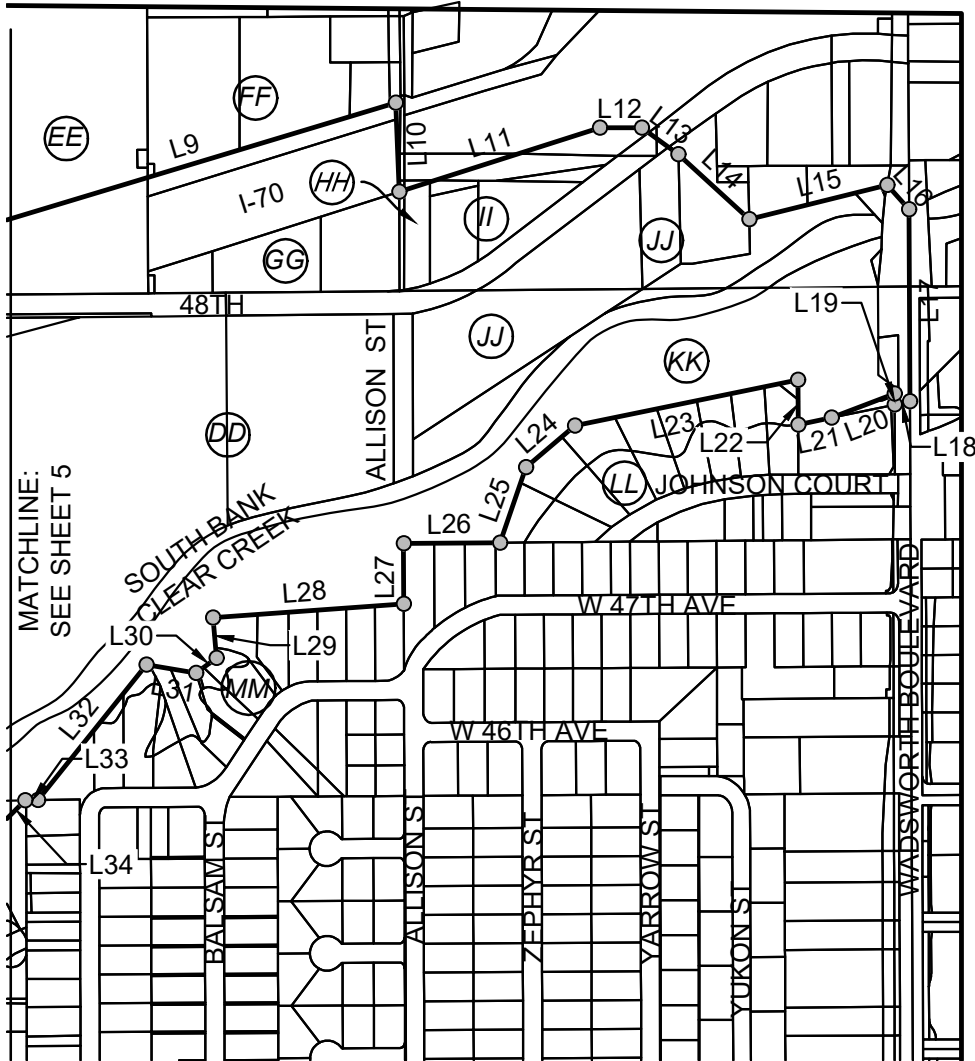
EXHIBIT A

SCALE: 1"=500'


LAND DESCRIPTION

DATE: DECEMBER 7, 2023

SHEET: 5 OF 8



CONTAINS 4,864,468 SQ. FT. (111.67281 ACRES, MORE OR LESS)

PREPARED BY:  <b>Matrix</b>	CHECKED BY: JRB	EXHIBIT A
	SCALE: 1"=500'	LAND DESCRIPTION
	DATE: DECEMBER 7, 2023	SHEET: 6 OF 8

PARCEL	PARCEL TABLE DESCRIPTION	REC. NO.
A	CARNATION GARDENS	90399762
B	CLEARVALE SUBDIVISION	55623380
C	CRESTVIEW HEIGHTS	BK. 22 PG. 7
D	KENRIDGE SUBDIVISION	BK. 13 PG. 30
E	GARRISON VILLAGE CONDOMINIUMS	F2087928
F	GARRISON 70 SUBDIVISION	71433718
G	SPECIAL WARRANTY DEED	92034637
H	WARRANTY DEED	79039894
I	PLEASANT VALLEY SUBDIVISION	58714163
J	WARRANTY DEED	86059087
K	SIERRA LAND FILING NO. 1	83008547
L	NORTH GREEN VALLEY SUBDIVISION	61886157
M	RICE'S MINOR SUBDIVISION	80017735
N	QUIT CLAIM DEED	87117854
O	SPECIAL WARRANTY DEED	F0016883
P	QUIT CLAIM DEED	82058005
Q	QUIT CLAIM DEED	24390304
R	WARRANTY DEED	90061134
S	D T I SUBDIVISION	2008059166
T	SPECIAL WARRANTY DEED	F1362131
U	SPECIAL WARRANTY DEED	90062815
V	CRESTVIEW PARK AMENDMENT	2006086667
W	WARRANTY DEED	90061134
X	WARRANTY DEED	F0084414
Y	QUIT CLAIM DEED	87092648
Z	QUIT CLAIM DEED	88001043
AA	HAPPY VALLEY GARDENS	29420861
BB	JUCHEM GARDEN PLACE	85021027
CC	SUN VALLEY	84041507
DD	QUIT CLAIM DEED	87117855
EE	SPECIAL WARRANTY DEED	F0075160
FF	WEST I-70 BUSINESS CENTER SUB	92003297
GG	WHEATRIDGE INDUSTRIAL PARK	450011
HH	QUIT CLAIM DEED	26000528
II	WARRANTY DEED	92092987
JJ	SPECIAL WARRANTY DEED	92034637
KK	WARRANTY DEED	11260452
LL	JOHNSON HEIGHTS	45377975
MM	PLAT OF HILLCREST HEIGHTS	46389909
NN	WOODBINE SUBDIVISION	60814784
OO	TROUT SUBDIVISION	54574734
PP	WILLIAMS SUBDIVISION	47426216
QQ	SUN VALLEY SUBDIVISION	BK. 13 PG. 14
RR	HABITAT ON CARR STREET FILING NO. 1	2005087628

PREPARED BY:



CHECKED BY: JRB

EXHIBIT A

SCALE: 1"=500'

LAND DESCRIPTION

DATE: DECEMBER 7, 2023

SHEET: 7 OF 8

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S73°11'09"E	34.78
L2	N87°28'21"E	29.93
L3	N89°41'37"E	2162.43
L4	N79°55'21"E	117.33
L5	N88°59'55"E	73.81
L6	N82°56'39"E	315.78
L7	N82°43'16"E	199.22
L8	N73°15'58"E	1100.38
L9	N73°15'58"E	1100.38
L10	S02°23'50"E	231.43
L11	N72°17'56"E	548.10
L12	N89°58'25"E	109.22
L13	S53°57'22"E	117.91
L14	S47°23'24"E	250.46
L15	N76°00'44"E	370.39
L16	S41°50'29"E	85.40
L17	S00°14'36"E	499.89
L18	S78°20'20"W	40.67
L19	N00°10'48"W	28.63
L20	S69°09'20"W	175.87
L21	S78°08'58"W	88.33
L22	N00°10'22"W	116.18
L23	S78°26'06"W	593.33
L24	S49°32'03"W	167.00
L25	S18°59'17"W	207.70
L26	S89°32'24"W	251.55
L27	S00°10'17"E	157.28
L28	S85°50'52"W	498.01
L29	S05°01'01"E	104.86
L30	S53°27'55"W	66.00

LINE TABLE		
LINE #	BEARING	DISTANCE
L31	N80°24'20"W	131.28
L32	S38°40'14"W	452.05
L33	S88°50'31"W	33.64
L34	S45°05'50"W	174.98
L35	S50°09'01"W	107.99
L36	N41°38'00"W	57.44
L37	S50°15'24"W	111.83
L38	S40°00'34"W	98.60
L39	S52°29'50"E	80.63
L40	S43°21'43"W	53.19
L41	S51°56'44"W	50.11
L42	S40°35'49"W	69.35
L43	S50°46'35"W	27.96
L44	N26°14'08"W	58.34
L45	S58°30'22"W	48.41
L46	S76°10'29"W	71.18
L47	S57°44'30"W	76.59
L48	S19°01'48"E	17.05
L49	S53°44'25"W	76.46
L50	S17°18'35"E	10.79
L51	S89°21'17"W	29.31
L52	N00°13'41"E	52.73
L53	N39°01'13"W	144.78
L54	N15°00'50"E	107.47
L55	S55°48'46"W	91.10
L56	S64°06'06"W	95.10
L57	S75°03'39"W	63.38
L58	N40°14'09"W	57.47
L59	S65°21'40"W	115.62
L60	S14°38'18"E	304.89

LINE TABLE		
LINE #	BEARING	DISTANCE
L61	S74°00'46"W	114.91
L62	S20°36'40"W	223.85
L63	N69°26'39"W	267.54
L64	N68°20'32"W	119.30
L66	N72°16'47"W	169.86
L67	N67°57'08"W	51.84
L68	N70°00'48"W	52.31
L69	N72°19'24"W	51.34
L70	N74°38'35"W	52.30
L71	N77°02'05"W	51.52
L72	N75°15'22"W	101.53
L73	S89°41'23"W	515.41
L74	S00°13'47"E	7.53
L75	S89°33'58"W	27.36
L76	N00°12'53"E	552.05

PREPARED BY:



CHECKED BY: JRB

SCALE: 1"=500'

DATE: DECEMBER 7, 2023

EXHIBIT A

LAND DESCRIPTION

SHEET: 8 OF 8



To: Jefferson County - County Manager's Office/Board of County Commissioners

From: Wheat Ridge Urban Renewal Authority

Date: August 1, 2024

Re: Lutheran Legacy Campus and Clearvale Urban Renewal Plans – County Benefits

---

Thank you for the opportunity to further detail the benefits of the utilization of property tax increment financing (TIF) for two newly proposed urban renewal plan areas within the City of Wheat Ridge. The Conditions Survey, Impact Report, and Draft Plan for both the Lutheran Legacy Campus and Clearvale Urban Renewal Plans have been shared with County staff.

As per your request, this memorandum will attempt to detail, to the best of our knowledge, the advantages to the County if the Wheat Ridge Urban Renewal Authority (Authority) retains 100% of the TIF increment from these plan areas to assist in the remediation of blight.

In general, TIF increment will be necessary in both plan areas to offset costly demolition, environmental remediation, infrastructure and construction costs. As a result of the remediation of blight in these two areas, significant economic impacts will be generated impacting these areas of Wheat Ridge, surrounding neighborhoods and Jefferson County as a whole.

### **LUTHERAN LEGACY CAMPUS URBAN RENEWAL PLAN**

The Lutheran Legacy Campus Master Plan was approved by City Council on October 25, 2021. The site is currently zoned as a Planned Hospital District (PHD), and permitted uses include only hospitals, hospice care, and accessory uses customarily associated with a medical campus.

The vision for this campus, as expressed in the Master Plan, is to create a flexible mixed-use development with medium to higher density in the center of the campus and a buffer along the periphery of the site with a mix of lower density residences and/or open space, integrated with bicycle and pedestrian pathways that can connect residents to the center of the site. Further, the Plan aims to preserve and repurpose viable existing assets including several medical office buildings, a portion of the main existing hospital building for potential civic uses, certain sites of historic significance, and the campus' highly valued open spaces, including the Rocky Mountain Ditch that traverses the campus from the southeast to northwest. Lastly, the Master Plan encourages high urban design quality and sustainability integrated into any potential future development.

***Affordable Housing*** - The City envisions a majority of the campus will evolve into various types of market-rate and affordable housing options including single-unit homes, townhomes and multi-unit homes. On June 9, 2023, the Wheat Ridge City Council adopted an Affordable Housing Strategy. A key action item from the strategy is to set clear expectations that the site will include a substantial amount of affordable housing serving households with incomes of \$75,000 to \$150,000.

**Civic Campus** – The City envisions relocating municipal and other civic services to a portion of the existing structures creating a new civic campus. Portions of the new site may include a new public library, county services, and cultural arts opportunities. Civic, cultural and community-focused programs were key uses discussed throughout the Master Plan engagement process. The provision for these types of uses and spaces will require a significant investment and funding. Pending the financial viability and interest from the City and other civic partners, a civic campus could include uses such as: city hall and city offices; Jefferson County branch library; recreation center; cultural facility; art and/or history museum; theatre, visual, and performing arts space; and educational institutions.

**Blight Remediation** – The current site has a predominance of defective or inadequate street layout, faulty lot layout, unsafe or unsanitary conditions, deterioration of site and improvements, inadequate public improvements, and environmental contamination of existing buildings. These factors would need to be remediated prior to any occupancy or construction, and development of the site based on the conditions identified in the report is not feasible without TIF, based on the costs associated with remediation of the property. Estimates for demolition of existing buildings alone is \$15 million. The need for maximum use of TIF is vital in this process which enables the developer to provide more affordable housing for Jefferson County residents.

**Property Tax Generation** – While the Authority seeks 100% of the TIF increment, this site will generate additional property tax to the County over the 25-term of the Lutheran Plan. Additionally, each year this base of property tax will increase.

As identified in the Impact Report: *“Existing property taxes refer to the “Base” and will continue to be collected by Jefferson County. The County’s share of the current property tax base is \$96,064. This base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$136,964 for Jefferson County in year 25 and generating a total of approximately \$2.9 million over the 25-year period. After the 25-year period is complete, the County’s share of property tax revenues will increase to between \$1.2 million and \$2.1 million annually.*

**Retention of historic structures (see Final Conditions Survey)** – Through the Master plan engagement process, the Chapel and Blue House located on the campus were identified as key community assets with historic value. City Council passed a resolution requiring that any future redevelopment of the campus will include the preservation, rehabilitation, or restoration of these assets. Doing so will require adjacent development on the campus to offset the reduced return on this investment.

Potential Jefferson County benefits from redevelopment of the Lutheran Legacy Campus:

- Employment opportunities – construction jobs will be created during the 20-year buildout of the campus; new high paying jobs may be created with the relocation of medical, research, and other office employment
- Variety of housing options including affordable housing – the development will include a portion of affordable housing serving Jeffco residents at the 80% to 120% area median income
- Additional Open Space sales tax generation – new residents to Jefferson County will increase the demand for services and goods increasing spending and tax revenues
- Increased property tax base and enhanced property values resulting in increased property tax revenues for properties in proximity to the plan area – the County will generate between \$20 million and \$33 million of property tax revenues of the 25-year life of the urban renewal plan and annually between \$1.2 million and \$2 million in subsequent years

- Recreational opportunities – portions of the existing structures and campus may provide new civic uses which may include some recreational opportunities for Jefferson County residents
- County services – the County may have the opportunity for to locate County services as part of the civic campus such as a library or other services and programs
- Remediation of blight – The removal of blighting conditions is beneficial to all residents of Jefferson County
- Historic assets that have been part of Jefferson County’s history for over 120 years will be preserved

County Impacts based on the Impact Report and to the best of the City’s knowledge:

- Assessor – Negligible
- District Attorney – Negligible
- Human Services – Negligible
- Library – For future consideration at the site
- Public Health – Negligible
- Treasurer – Negligible
- Sheriff – Negligible

## **CLEARVALE URBAN RENEWAL PLAN AREA**

The Clearvale Urban Renewal Plan Area is comprised of 28 parcels plus adjacent right-of-way (ROW) on approximately 109 acres of land. The boundaries of the Plan Area include West I-70 Frontage Road North to the north, West 44th Avenue to the south, Garrison Street to the west, and Wadsworth Boulevard and Clear Creek to the east. This area of the City of Wheat Ridge includes some of the most heavily blighted and underutilized parcels of the community.

In April 2023, the City adopted the 44<sup>th</sup> Avenue Subarea Plan of which a portion of this Plan Area is included. The development program for the Plan Area was derived from the Subarea Plan, which included a guide for future redevelopment based on community input and market analysis. The Subarea Plan has many elements, the most applicable to this Plan Area are the recommendations that the northeast corner, which is directly south of I-70, is likely to be redeveloped as industrial employment. The commercial properties along 44th Avenue in the southern portion of the Plan Area are anticipated to be redeveloped as retail and neighborhood services. The recommendations from the Subarea Plan have been used to forecast future redevelopment potentials.

The use of TIF would benefit the City/County in the following:

**Flood plain** – Remediation of floodplain and floodway – most of the Clearvale neighborhood downstream of 44<sup>th</sup> Avenue is located within a federally regulated floodplain. Using TIF to implement a mitigation project, most, if not all, of the neighborhood could be taken out of the floodplain and removed from the floodway. For the non-residential properties within the neighborhood, this would provide a more efficient use of land allowing additional industrial buildings to be developed. For the residential properties, the mitigation project would also provide the residential property owners the ability to improve, expand, or rebuild their properties that are in the floodway as that is not currently possible due to the restrictions in place for properties within the floodway. The project would also reduce the need for flood insurance for those properties. With the current situation, the annual flood insurance premiums will eventually exceed the amount that many of those property owners are paying annually for their mortgages.



**Blighting Remediation** – the current site has a predominance of defective or inadequate street layout, faulty lot layout, unsafe or unsanitary conditions, deterioration of site improvements, inadequate public improvements, and endangerment to life or property. These factors would need to be remediated prior to any occupancy or construction. The need for maximum use of TIF is vital in this process which enables the developer to create a proposed 170,000 square foot industrial building.

**Employment** – a new industrial building could provide up to 400 jobs in Jefferson County

**Property Tax Generation** – While the Authority seeks 100% of the increment, this site will generate additional property tax to the County over the 25-term of the Clearvale Plan. As stated in the Impact Report:

*Jefferson County has a 26.9780 mill levy. Existing property taxes refer to the “Base” and will continue to be collected by Jefferson County. The County’s share of the current property tax base is \$133,669. This base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$190,600 for Jefferson County in year 25 and generating a total of approximately \$4.0 million over the 25-year period. After the 25-year period is complete, the County’s share of property tax revenues will increase to between \$486,400 and \$744,200 annually due to the new development.*

**Open Space Sales tax generation** – The retail section of the plan area contains buildings which are approaching the end of their functional existence and at some time in the next 25-years would be demolished and redeveloped into a neighborhood and regional serving retail use.

Potential Jefferson County benefits from redevelopment within the Clearvale Urban Renewal Plan Area:

- New job opportunities for floodplain mitigation work, construction of new facilities, light industrial employment for 400 employees
- Recreational opportunities in improved area along Clear Creek Trail
- Increased property tax base and enhanced property values resulting in increased property tax revenues for properties in proximity to the plan area - the County will generate between \$9 million and \$12 million of property tax revenues of the 25-year life of the urban renewal plan and annually between \$486,000 and \$744,000 in subsequent years
- Construction of an additional 170,000 sq. ft of light industrial space in Jefferson County
- Removal from Jefferson County residents and businesses from the floodplain and the elimination of or reduction in flood insurance
- Remediation of blight – the removal of blighting conditions is beneficial to all residents of Jefferson County

County Impacts based on the Impact Report and to the best of the City’s knowledge:

- Assessor – Negligible
- District Attorney – Negligible
- Human Services – Negligible
- Library – For future consideration at the site
- Public Health – Negligible
- Treasurer – Negligible
- Sheriff – Negligible

Thank you for the opportunity to address the County Board of Commissioners on the impacts of the two urban renewal plan areas. The Wheat Ridge Urban Renewal Authority would like to see both these plan areas be successful and a benefit to all the residents of Jefferson County. We recognize the Commissioners concerns on impacts to the County, but we feel without these developments, the chances for impactful property and sales tax generation will be hindered.

Sincerely,

Steve Art  
Executive Director – Wheat Ridge Urban Renewal Authority

Patrick Goff  
City Manager

## Draft Report

# Jefferson County Impact Report

## Clearvale Urban Renewal Area

*The Economics of Land Use*



### **Prepared for:**

Wheat Ridge Urban Renewal Authority dba Renewal Wheat Ridge  
and the City of Wheat Ridge

### **Prepared by:**

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February 1, 2024

EPS #233048

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# 1. Introduction

This report includes a summary of the expected fiscal impacts of the site included in the Clearvale Urban Renewal Plan (Plan) in Jefferson County (the County). The Jefferson County Impact Report for Clearvale Urban Renewal Area (report) was prepared by Economic & Planning Systems, Inc. (EPS) for the Wheat Ridge Urban Renewal Authority dba Renewal Wheat Ridge ("RWR" or "Authority").

This report includes a summary of forecasted property tax revenues as well as Jefferson County fiscal and service impacts associated with development in accordance with the Urban Renewal Plan. It specifically responds to the requirements outlined in C.R.S. § 31-25-107 (3.5):

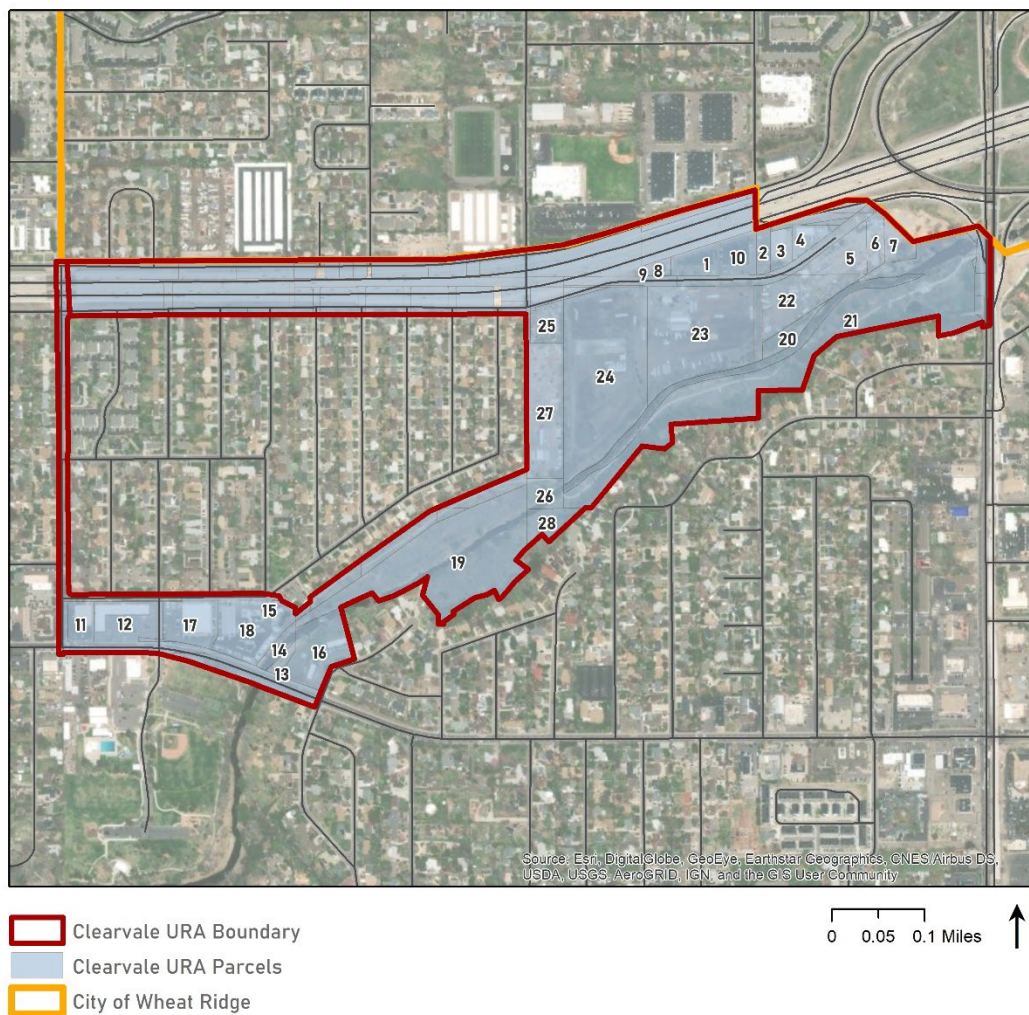
## C.R.S. § 31-25-107: APPROVAL OF URBAN RENEWAL PLANS BY THE LOCAL GOVERNING BODY

- (3.5) "Prior to the approval of an urban renewal plan, the governing body shall submit such plan to the board of county commissioners, which shall include, at a minimum, the following information concerning the impact of such plan:
- I. The estimated duration of time to complete the urban renewal project;
  - II. The estimated annual property tax increment to be generated by the urban renewal project and the portion of such property tax increment to be allocated during this period to fund the urban renewal project;
  - III. An estimate of the impact of the urban renewal project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed urban renewal area, and the benefit of improvements within the urban renewal area to existing county infrastructure;
  - IV. A statement setting forth the method under which the authority or the municipality will finance, or that agreements are in place to finance, any additional county infrastructure and services required to serve development in the urban renewal area for the period in which all or any portion of the property taxes described in subparagraph (ii) of paragraph (a) of subsection (9) of this section and levied by a county are paid to the authority; and
  - V. Any other estimated impacts of the urban renewal project on county services or revenues."

## Urban Renewal Plan Description

The Clearvale Urban Renewal Area (“URA” or “Plan Area”) is located in the City of Wheat Ridge in Jefferson County. The Plan Area is comprised of 28 parcels plus adjacent right-of-way (ROW) on approximately 109 acres of land. The boundaries of the Plan Area to which this Plan applies includes West I-70 Frontage Road North to the north, West 44<sup>th</sup> Avenue to the south, Garison Street to the west, and Wadsworth Boulevard and Clear Creek to the east as shown below in **Figure 1**.

**Figure 1. Clearvale Urban Renewal Plan Area**





## 2. Development Program

The development program was derived from the *44<sup>th</sup> Avenue Subarea Plan*, which included a guide for future redevelopment based on community input and market analysis. The subarea plan has many elements, the most applicable to this URA Plan Area are the recommendations that the northeast corner of the Plan Area, which is directly south of I-70, is likely to be redeveloped as industrial employment. The commercial properties along 44<sup>th</sup> Avenue in the southern portion of the Plan Area are anticipated to be redeveloped as retail and neighborhood services. The recommendations from the Subarea Plan have been used to forecast future redevelopment potentials.

The development program for the Plan Area, drawn from the *44<sup>th</sup> Avenue Subarea Plan*, is assembled in two scenarios to show the range of development likely to occur. Actual square footage may change over the course of buildout. For the purposes of this analysis, redevelopment is projected to begin in 2025. The development timing is based on historical absorption rates in Wheat Ridge using a linear schedule with adjustments based on current vacancy rates. The timing that has been assumed for this analysis is projected on a linear timeframe and in the event the market production and absorption occur at slower rates, the amount of TIF generated through the URA will decrease. EPS identified two possible development scenarios to show the range of redevelopment that could occur given that the Plan Area is largely developed, and new increment will most likely be generated from redevelopment.

### Scenario 1

Scenario 1 is estimated to develop over a four-year period reaching completion in 2028. This scenario illustrates the low development program with a total of 258,900 square feet of commercial space, including 19,900 square feet of retail and 239,000 square feet of industrial. This identifies the redevelopment of parcels 23, 24, and 25 for new industrial development in the employment node. It also identifies parcel 12 to redevelop into a new commercial center.

### Scenario 2

In Scenario 2, industrial development is estimated to develop over five years and retail is estimated to develop over 10 years reaching buildout in 2034. This scenario represents the high development program with a total of 342,000 square feet of commercial space, including 70,000 square feet of retail and 272,000 square feet of industrial. Scenario 2 builds upon Scenario 1 including the same parcels for redevelopment with a limited number of additional parcels included in the redevelopment scenario. Specifically, the additional sites include parcel 22 in the industrial employment node and parcels 17 and 18 along 44<sup>th</sup> Avenue in the retail node.

## 3. County Fiscal Impact

In order to estimate the anticipated impact of the development of the parcels included in the Plan Area boundary on the County, EPS evaluated expected property tax revenues, infrastructure costs, and impacts on cost of service for the County.

### Property Taxes

RWR is expected to keep 100 percent of the property tax revenues generated by the Plan increment, which includes any property tax that is generated by new development on the parcels included in the Plan Area. These revenues are necessary for redevelopment and will be used to fund eligible improvements.

#### Assumptions

To estimate potential property tax revenues of Clearvale, EPS has estimated commercial market values for industrial at \$190 per square foot and retail at \$450 per square foot. These estimated values are based on a comparison of assessor data and comparable property research in the surrounding area.

#### Property Tax Base

The current assessed value of properties in the Plan Area are roughly \$5.0 million per year, shown below in **Table 1**. This base reflects the total value of the land and buildings/improvements on each parcel. Various parcels are exempt from property taxes that are owned by a public entity including open space along the Clear Creek Trail and the Jefferson County Housing Authority residential development. The assessment rate and mill levy are two universally used factors that generate revenue streams that are a portion of total valuation. The assessment rate for commercial property in Colorado is 29.0 percent. Note that per state regulations, vacant land is classified as commercial (29.0 percent). The 2022 mill levies for all parcels in the taxing district that includes the proposed Urban Renewal Area are shown in **Table 2**. Mill levies dedicated to a bond issue are excluded from TIF. These mill levies are dedicated by voter approval and are required to service debt. Taxing districts with bond levies include Jefferson County School District R-1 (5.906 mills). The total mill levy in 2022 (excluding bond levies) was 87.2630, which includes 26.9780 mills for Jefferson County.

**Table 1. Property Base Value, 2022**

#	Parcel	Exempt	Actual Value			Assessed Value		
			Land	Improv.	Total	Land	Improv.	Total
1	39-143-00-098		\$260,316	\$975,384	\$1,235,700	\$75,492	\$282,861	\$358,353
2	39-143-00-099		\$180,594	\$664,906	\$845,500	\$52,372	\$192,823	\$245,195
3	39-143-00-100		\$109,782	\$1,336,468	\$1,446,250	\$31,837	\$387,576	\$419,413
4	39-143-00-101		\$105,523	\$514,677	\$620,200	\$30,602	\$149,256	\$179,858
5	39-143-00-102		\$211,953	\$0	\$211,953	\$61,466	\$0	\$61,466
6	39-143-00-103		\$103,753	\$158,400	\$262,153	\$30,088	\$45,936	\$76,024
7	39-143-00-104		\$101,359	\$0	\$101,359	\$29,394	\$0	\$29,394
8	39-143-07-001		\$71,610	\$306,090	\$377,700	\$20,767	\$88,766	\$109,533
9	39-143-07-002	Exempt	\$700	\$0	\$700	\$0	\$0	\$0
10	39-143-08-001		\$262,068	\$1,411,232	\$1,673,300	\$76,000	\$409,257	\$485,257
11	39-221-00-006		\$546,672	\$37,028	\$583,700	\$158,535	\$10,738	\$169,273
12	39-221-00-007		\$853,808	\$1,315,092	\$2,168,900	\$247,604	\$381,377	\$628,981
13	39-221-00-010	Exempt	\$3,215	\$0	\$3,215	\$0	\$0	\$0
14	39-221-00-017	Exempt	\$9,591	\$0	\$9,591	\$0	\$0	\$0
15	39-221-00-019		\$700	\$0	\$700	\$203	\$0	\$203
16	39-221-17-001	Exempt	\$1,153,899	\$1,090,101	\$2,244,000	\$0	\$0	\$0
17	39-221-21-001		\$454,764	\$2,247,836	\$2,702,600	\$131,882	\$651,872	\$783,754
18	39-221-21-002		\$416,616	\$964,984	\$1,381,600	\$120,819	\$279,845	\$400,664
19	39-221-99-005	Exempt	\$656,252	\$0	\$656,252	\$0	\$0	\$0
20	39-232-00-001	Exempt	\$612,104	\$0	\$612,104	\$0	\$0	\$0
21	39-232-00-001	Exempt	\$612,104	\$0	\$612,104	\$0	\$0	\$0
22	39-232-00-002		\$399,878	\$0	\$399,878	\$115,965	\$0	\$115,965
23	39-232-00-003		\$168,943	\$1,331,700	\$1,500,643	\$48,993	\$386,193	\$435,186
24	39-232-00-004		\$184,789	\$431,200	\$615,989	\$53,589	\$125,048	\$178,637
25	39-232-00-005		\$164,764	\$0	\$164,764	\$47,782	\$0	\$47,782
26	39-232-00-007	Exempt	\$36,039	\$0	\$36,039	\$0	\$0	\$0
27	39-232-00-024		\$410,531	\$349,169	\$759,700	\$119,054	\$101,259	\$220,313
28	39-232-02-045		\$32,756	\$0	\$32,756	\$9,499	\$0	\$9,499
<b>Total</b>			<b>\$8,125,083</b>	<b>\$13,134,267</b>	<b>\$21,259,350</b>	<b>\$1,461,943</b>	<b>\$3,492,807</b>	<b>\$4,954,750</b>

Source: Jefferson County Assessor; Economic &amp; Planning Systems

**Table 2. Mill Levies, 2022**

Description	Mill Levy <sup>1</sup>
JEFFERSON COUNTY	26.9780
SCHOOL	40.2270
WHEAT RIDGE	1.8300
ARVADA FIRE DIST	14.8930
CLEAR CRK VLY WATER & SAN DIST	2.3350
URBAN DRAINAGE&FLOOD C SO PLAT	0.1000
URBAN DRAINAGE&FLOOD CONT DIST	0.9000
<b>TOTAL</b>	<b>87.2630</b>

<sup>1</sup>Excludes mill levies dedicated to bond issues

Source: Jefferson County Assessor; Economic &amp; Planning Systems

### **Scenario 1 Property Tax Increment**

Based on the assumptions stated above and information from the *44<sup>th</sup> Avenue Subarea Plan*, in 2048 the cumulative value of commercial development is estimated at \$77.7 million, as shown below in **Table 3**. The future property taxes associated with new development are referred to as the increment. The development of the Plan Area is expected to generate approximately \$15.6 million in property tax increment over the 25-year period (**Table 4**), which equates to an average of approximately \$623,000 per year. The present value, assuming a 5.0 percent discount rate, equates to \$7.8 million or \$310,000 per year.

Following the 25-year period, the property tax that has been redirected through the URA will revert to the original taxing entities. At that time, the parcels shown in the Plan Area are expected to generate approximately \$1.7 million annually in total property taxes, which includes approximately \$677,900 that is attributed to the base values and \$972,400 that is generated by the increment or new development.

### **Scenario 2 Property Tax Increment**

Based on the assumptions stated above and information from the *44<sup>th</sup> Avenue Subarea Plan*, in 2048 the cumulative value of commercial development is estimated at \$118.9 million, as shown below in **Table 5**. The future property taxes due to new development are referred to as the increment. The development of the Plan Area is expected to generate approximately \$27.3 million in property tax increment over the 25-year period (**Table 6**), which equates to an average of approximately \$1.1 million per year. In present value terms, accounting for a 5.0 percent discount rate, the value equates to \$13.1 million or \$526,000 per year.

Following the 25-year period, the property tax that has been redirected through the URA will revert to the original taxing entities. At that time, the parcels shown in the Plan Area are expected to generate approximately \$2.5 million in total property taxes, which includes approximately \$677,900 that is attributed to the base values and \$1.8 million that is generated by the increment or new development.

**Table 3. Scenario 1 Development Value, 2023-2048**

Year	Plan Year	Industrial	Retail	TOTAL <sup>[1]</sup>
		\$190/sf 239,000 sf	\$450/sf 19,900 sf	Commercial
2023	0	\$0	\$0	\$0
2024	1	\$0	\$0	\$0
2025	2	\$11,522,788	\$2,272,331	\$13,795,119
2026	3	\$23,391,259	\$4,612,832	\$28,004,091
2027	4	\$35,613,191	\$7,023,037	\$42,636,229
2028	5	\$48,196,519	\$9,504,511	\$57,701,029
2029	6	\$48,919,467	\$9,647,078	\$58,566,545
2030	7	\$49,653,259	\$9,791,784	\$59,445,043
2031	8	\$50,398,057	\$9,938,661	\$60,336,719
2032	9	\$51,154,028	\$10,087,741	\$61,241,769
2033	10	\$51,921,339	\$10,239,057	\$62,160,396
2034	11	\$52,700,159	\$10,392,643	\$63,092,802
2035	12	\$53,490,661	\$10,548,533	\$64,039,194
2036	13	\$54,293,021	\$10,706,761	\$64,999,782
2037	14	\$55,107,416	\$10,867,362	\$65,974,779
2038	15	\$55,934,028	\$11,030,373	\$66,964,400
2039	16	\$56,773,038	\$11,195,828	\$67,968,866
2040	17	\$57,624,634	\$11,363,766	\$68,988,399
2041	18	\$58,489,003	\$11,534,222	\$70,023,225
2042	19	\$59,366,338	\$11,707,235	\$71,073,574
2043	20	\$60,256,833	\$11,882,844	\$72,139,677
2044	21	\$61,160,686	\$12,061,087	\$73,221,772
2045	22	\$62,078,096	\$12,242,003	\$74,320,099
2046	23	\$63,009,268	\$12,425,633	\$75,434,901
2047	24	\$63,954,407	\$12,612,017	\$76,566,424
2048	25	\$64,913,723	\$12,801,198	\$77,714,920

<sup>[1]</sup> Reflects annual escalation of 1.5%

Source: Economic & Planning Systems

**Table 4. Scenario 1 Property Tax Increment, 2024-2048**

Year	Plan Yr.	Appraised Val.	Assessed Value (1-Yr. Lag) <sup>[1]</sup>			Property Tax Increment (1-Yr. Lag) 87.263 mill levy	TIF Present Value (1-Yr. Lag) 5.00%
		Commercial 80.0% of Act.	Base Val. <sup>[2]</sup> 29.00%	Commercial	Increment		
2024	1	\$0	\$4,954,750	\$0	\$0	\$0	\$0
2025	2	\$11,036,095	\$5,103,393	\$0	\$0	\$0	\$0
2026	3	\$22,403,273	\$5,103,393	\$3,200,468	\$0	\$0	\$0
2027	4	\$34,108,983	\$5,256,494	\$6,496,949	\$1,240,455	\$0	\$0
2028	5	\$46,160,824	\$5,256,494	\$9,891,605	\$4,635,111	\$108,246	\$89,054
2029	6	\$46,853,236	\$5,414,189	\$13,386,639	\$7,972,450	\$404,474	\$316,916
2030	7	\$47,556,034	\$5,414,189	\$13,386,639	\$7,972,450	\$695,700	\$519,142
2031	8	\$48,269,375	\$5,576,615	\$13,791,250	\$8,214,635	\$695,700	\$494,421
2032	9	\$48,993,416	\$5,576,615	\$13,791,250	\$8,214,635	\$716,834	\$485,181
2033	10	\$49,728,317	\$5,743,913	\$14,208,091	\$8,464,177	\$716,834	\$462,077
2034	11	\$50,474,242	\$5,743,913	\$14,208,091	\$8,464,177	\$738,610	\$453,442
2035	12	\$51,231,355	\$5,916,231	\$14,637,530	\$8,721,299	\$738,610	\$431,850
2036	13	\$51,999,826	\$5,916,231	\$14,637,530	\$8,721,299	\$761,047	\$423,779
2037	14	\$52,779,823	\$6,093,718	\$15,079,949	\$8,986,232	\$761,047	\$403,599
2038	15	\$53,571,520	\$6,093,718	\$15,079,949	\$8,986,232	\$784,166	\$396,057
2039	16	\$54,375,093	\$6,276,529	\$15,535,741	\$9,259,212	\$784,166	\$377,197
2040	17	\$55,190,719	\$6,276,529	\$15,535,741	\$9,259,212	\$807,987	\$370,148
2041	18	\$56,018,580	\$6,464,825	\$16,005,309	\$9,540,484	\$807,987	\$352,522
2042	19	\$56,858,859	\$6,464,825	\$16,005,309	\$9,540,484	\$832,531	\$345,934
2043	20	\$57,711,742	\$6,658,770	\$16,489,069	\$9,830,299	\$832,531	\$329,461
2044	21	\$58,577,418	\$6,658,770	\$16,489,069	\$9,830,299	\$857,821	\$323,304
2045	22	\$59,456,079	\$6,858,533	\$16,987,451	\$10,128,918	\$857,821	\$307,908
2046	23	\$60,347,920	\$6,858,533	\$16,987,451	\$10,128,918	\$883,880	\$302,154
2047	24	\$61,253,139	\$7,064,289	\$17,500,897	\$10,436,608	\$883,880	\$287,766
2048	25	\$62,171,936	\$7,064,289	\$17,500,897	\$10,436,608	\$910,730	\$282,388
<b>Total</b>						<b>\$15,580,598</b>	<b>\$7,754,301</b>

<sup>[1]</sup>Reflects a biannual reassessment.

<sup>[2]</sup>Biannual escalation of 3.0%

Source: Economic & Planning Systems

**Table 5. Scenario 2 Development Value, 2023-2048**

Year	Plan Year	Industrial	Retail	TOTAL <sup>[1]</sup>
		\$190/sf 272,000 sf	\$450/sf 70,000 sf	Commercial
2023	0	\$0	\$0	\$0
2024	1	\$0	\$0	\$0
2025	2	\$10,491,040	\$3,197,250	\$13,688,290
2026	3	\$21,296,811	\$6,490,418	\$27,787,229
2027	4	\$32,424,395	\$9,881,661	\$42,306,056
2028	5	\$43,881,015	\$13,373,181	\$57,254,195
2029	6	\$55,674,037	\$16,967,223	\$72,641,260
2030	7	\$56,509,148	\$20,666,078	\$77,175,226
2031	8	\$57,356,785	\$24,472,080	\$81,828,865
2032	9	\$58,217,137	\$28,387,613	\$86,604,750
2033	10	\$59,090,394	\$32,415,106	\$91,505,500
2034	11	\$59,976,750	\$36,557,036	\$96,533,786
2035	12	\$60,876,401	\$37,105,392	\$97,981,793
2036	13	\$61,789,547	\$37,661,972	\$99,451,520
2037	14	\$62,716,390	\$38,226,902	\$100,943,292
2038	15	\$63,657,136	\$38,800,306	\$102,457,442
2039	16	\$64,611,993	\$39,382,310	\$103,994,303
2040	17	\$65,581,173	\$39,973,045	\$105,554,218
2041	18	\$66,564,891	\$40,572,640	\$107,137,531
2042	19	\$67,563,364	\$41,181,230	\$108,744,594
2043	20	\$68,576,815	\$41,798,948	\$110,375,763
2044	21	\$69,605,467	\$42,425,933	\$112,031,399
2045	22	\$70,649,549	\$43,062,322	\$113,711,870
2046	23	\$71,709,292	\$43,708,257	\$115,417,548
2047	24	\$72,784,931	\$44,363,880	\$117,148,812
2048	25	\$73,876,705	\$45,029,339	\$118,906,044

<sup>[1]</sup> Reflects annual escalation of 1.5%

Source: Economic & Planning Systems

**Table 6. Scenario 2 Property Tax Increment, 2024-2048**

Year	Plan Yr.	Appraised Val.	Assessed Value (1-Yr. Lag) <sup>[1]</sup>			Property Tax Increment (1-Yr. Lag) 87.263 mill levy	TIF Present Value (1-Yr. Lag) 5.00%
		Commercial 80.0% of Act.	Base Val. <sup>[2]</sup> 29.00%	Commercial 29.00%	Increment Val.		
2024	1	\$0	\$4,954,750	\$0	\$0	\$0	\$0
2025	2	\$10,950,632	\$5,103,393	\$0	\$0	\$0	\$0
2026	3	\$22,229,783	\$5,103,393	\$3,175,683	\$0	\$0	\$0
2027	4	\$33,844,845	\$5,256,494	\$6,446,637	\$1,190,143	\$0	\$0
2028	5	\$45,803,356	\$5,256,494	\$9,815,005	\$4,558,511	\$103,855	\$85,442
2029	6	\$58,113,008	\$5,414,189	\$13,282,973	\$7,868,784	\$397,789	\$311,678
2030	7	\$61,740,180	\$5,414,189	\$16,852,772	\$11,438,583	\$686,654	\$512,392
2031	8	\$65,463,092	\$5,576,615	\$17,904,652	\$12,328,038	\$998,165	\$709,377
2032	9	\$69,283,800	\$5,576,615	\$18,787,645	\$13,211,030	\$1,075,782	\$728,131
2033	10	\$73,204,400	\$5,743,913	\$20,092,302	\$14,348,389	\$1,152,834	\$743,127
2034	11	\$77,227,029	\$5,743,913	\$21,026,680	\$15,282,767	\$1,252,083	\$768,671
2035	12	\$78,385,434	\$5,916,231	\$22,395,838	\$16,479,608	\$1,333,620	\$779,740
2036	13	\$79,561,216	\$5,916,231	\$22,395,838	\$16,479,608	\$1,438,060	\$800,766
2037	14	\$80,754,634	\$6,093,718	\$23,072,753	\$16,979,035	\$1,438,060	\$762,634
2038	15	\$81,965,953	\$6,093,718	\$23,072,753	\$16,979,035	\$1,481,642	\$748,330
2039	16	\$83,195,443	\$6,276,529	\$23,770,126	\$17,493,597	\$1,481,642	\$712,695
2040	17	\$84,443,374	\$6,276,529	\$23,770,126	\$17,493,597	\$1,526,544	\$699,327
2041	18	\$85,710,025	\$6,464,825	\$24,488,579	\$18,023,754	\$1,526,544	\$666,026
2042	19	\$86,995,675	\$6,464,825	\$24,488,579	\$18,023,754	\$1,572,807	\$653,534
2043	20	\$88,300,610	\$6,658,770	\$25,228,746	\$18,569,976	\$1,572,807	\$622,413
2044	21	\$89,625,120	\$6,658,770	\$25,228,746	\$18,569,976	\$1,620,472	\$610,739
2045	22	\$90,969,496	\$6,858,533	\$25,991,285	\$19,132,752	\$1,620,472	\$581,656
2046	23	\$92,334,039	\$6,858,533	\$25,991,285	\$19,132,752	\$1,669,581	\$570,746
2047	24	\$93,719,049	\$7,064,289	\$26,776,871	\$19,712,582	\$1,669,581	\$543,568
2048	25	\$95,124,835	\$7,064,289	\$26,776,871	\$19,712,582	\$1,720,179	\$533,372
<b>Total</b>						<b>\$27,339,172</b>	<b>\$13,144,364</b>

<sup>[1]</sup>Reflects a biannual reassessment.

<sup>[2]</sup>Biannual escalation of 3.0%

Source: Economic & Planning Systems



## Taxing District Impact

### Jefferson County Impact

Jefferson County has a 26.9780 mill levy. Existing property taxes refer to the “Base” and will continue to be collected by Jefferson County. The County’s share of the current property tax base is \$133,669, shown in **Table 7**. This base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$190,600 for Jefferson County in year 25 and generating a total of approximately \$4.0 million over the 25-year period. After the 25-year period is complete, the County’s share of property tax revenues will increase to between \$486,400 in Scenario 1 to \$744,200 in Scenario 2 due to the new development. This includes between \$290,100 in Scenario 1 to \$548,000 in Scenario 2 generated by the property tax increment from Clearvale URA.

**Table 7. Jefferson County Property Tax Revenue, 2024-2049**

Year	Plan Year	Property Tax: 26.9780 mills				
		County Base	Scenario 1 Incr. 1-Yr. Lag	Total Base + Incr.	Scenario 2 Incr. 1-Yr. Lag	Total Base + Incr.
2024	1	\$133,669	\$0	\$133,669	\$0	\$133,669
2025	2	\$137,679	\$0	\$137,679	\$0	\$137,679
2026	3	\$137,679	\$0	\$137,679	\$0	\$137,679
2027	4	\$141,810	\$0	\$141,810	\$0	\$141,810
2028	5	\$141,810	\$33,465	\$175,275	\$32,108	\$173,917
2029	6	\$146,064	\$125,046	\$271,110	\$122,980	\$269,043
2030	7	\$146,064	\$215,081	\$361,145	\$212,284	\$358,348
2031	8	\$150,446	\$215,081	\$365,527	\$308,590	\$459,036
2032	9	\$150,446	\$221,614	\$372,060	\$332,586	\$483,032
2033	10	\$154,959	\$221,614	\$376,574	\$356,407	\$511,366
2034	11	\$154,959	\$228,347	\$383,306	\$387,091	\$542,050
2035	12	\$159,608	\$228,347	\$387,955	\$412,298	\$571,907
2036	13	\$159,608	\$235,283	\$394,891	\$444,587	\$604,195
2037	14	\$164,396	\$235,283	\$399,680	\$444,587	\$608,983
2038	15	\$164,396	\$242,431	\$406,827	\$458,060	\$622,457
2039	16	\$169,328	\$242,431	\$411,759	\$458,060	\$627,389
2040	17	\$169,328	\$249,795	\$419,123	\$471,942	\$641,270
2041	18	\$174,408	\$249,795	\$424,203	\$471,942	\$646,350
2042	19	\$174,408	\$257,383	\$431,791	\$486,245	\$660,653
2043	20	\$179,640	\$257,383	\$437,023	\$486,245	\$665,885
2044	21	\$179,640	\$265,202	\$444,842	\$500,981	\$680,621
2045	22	\$185,029	\$265,202	\$450,231	\$500,981	\$686,010
2046	23	\$185,029	\$273,258	\$458,287	\$516,163	\$701,193
2047	24	\$190,580	\$273,258	\$463,838	\$516,163	\$706,744
2048	25	\$190,580	\$281,559	\$472,139	\$531,806	\$722,386
<b>Total</b>		<b>\$4,041,567</b>	<b>\$4,816,857</b>	<b>\$8,858,424</b>	<b>\$8,452,107</b>	<b>\$12,493,674</b>
<b>Future Tax Revenue</b>						
2049		\$196,298	\$290,112	\$486,410	\$547,923	\$744,221

Source: Economic & Planning Systems

### R-1 School District Impact

The Plan Area is located within the Jefferson County R-1 School District, which has a 46.1330 mill levy of which 40.2270 mills are TIF eligible. The School District’s share of the current property tax base is \$228,577, shown in **Table 8**, and will continue to be collected by the School District. The base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$325,900 in year 25 and generating a total of approximately \$6.9 million over the 25-year period. The bond levy, which was 5.906 mills in 2022, will be collected on the new development and excluded from TIF given it is dedicated to service an existing bond. This bond levy adjusts each year to the appropriate amount to service debt. Over the 25 years, the bond levy is estimated to generate between \$1.1 million in Scenario 1 and \$1.9 million in Scenario 2. In the event that revenues generated by greater levels of development occur, the debt for this bond levy will likely be retired early. After the 25-year period is complete, the School District’s share of property tax revenues will increase to between \$831,800 in Scenario 1 to \$1.3 million in Scenario 2 due to the new development. This includes between \$496,100 in Scenario 1 to \$937,000 in Scenario 2 generated by the property tax increment from Clearvale URA.

**Table 8. R-1 School District Property Tax Revenue, 2024-2049**

Year	Plan Year	School Dist.	Scenario 1			Scenario 2		
		Base 46.133 mills	Bond 5.906 mills	Increment 40.227 mills	Total Base + Incr.	Bond 5.906 mills	Increment 40.227 mills	Total Base + Incr.
2024	1	\$228,577	\$0	\$0	\$228,577	\$0	\$0	\$228,577
2025	2	\$235,435	\$0	\$0	\$235,435	\$0	\$0	\$235,435
2026	3	\$235,435	\$0	\$0	\$235,435	\$0	\$0	\$235,435
2027	4	\$242,498	\$0	\$0	\$242,498	\$0	\$0	\$242,498
2028	5	\$242,498	\$7,326	\$49,900	\$299,724	\$7,029	\$47,876	\$297,403
2029	6	\$249,773	\$27,375	\$186,457	\$463,604	\$26,923	\$183,375	\$460,071
2030	7	\$249,773	\$47,085	\$320,708	\$617,566	\$46,473	\$316,538	\$612,783
2031	8	\$257,266	\$47,085	\$320,708	\$625,059	\$67,556	\$460,140	\$784,962
2032	9	\$257,266	\$48,516	\$330,450	\$636,232	\$72,809	\$495,920	\$825,995
2033	10	\$264,984	\$48,516	\$330,450	\$643,950	\$78,024	\$531,440	\$874,448
2034	11	\$264,984	\$49,989	\$340,488	\$655,462	\$84,742	\$577,193	\$926,918
2035	12	\$272,933	\$49,989	\$340,488	\$663,411	\$90,260	\$614,780	\$977,973
2036	13	\$272,933	\$51,508	\$350,832	\$675,273	\$97,329	\$662,925	\$1,033,187
2037	14	\$281,121	\$51,508	\$350,832	\$683,461	\$97,329	\$662,925	\$1,041,375
2038	15	\$281,121	\$53,073	\$361,489	\$695,683	\$100,278	\$683,016	\$1,064,415
2039	16	\$289,555	\$53,073	\$361,489	\$704,117	\$100,278	\$683,016	\$1,072,849
2040	17	\$289,555	\$54,685	\$372,470	\$716,710	\$103,317	\$703,715	\$1,096,587
2041	18	\$298,242	\$54,685	\$372,470	\$725,397	\$103,317	\$703,715	\$1,105,274
2042	19	\$298,242	\$56,346	\$383,785	\$738,373	\$106,448	\$725,042	\$1,129,732
2043	20	\$307,189	\$56,346	\$383,785	\$747,320	\$106,448	\$725,042	\$1,138,679
2044	21	\$307,189	\$58,058	\$395,443	\$760,690	\$109,674	\$747,014	\$1,163,878
2045	22	\$316,405	\$58,058	\$395,443	\$769,906	\$109,674	\$747,014	\$1,173,093
2046	23	\$316,405	\$59,821	\$407,456	\$783,682	\$112,998	\$769,653	\$1,199,056
2047	24	\$325,897	\$59,821	\$407,456	\$793,174	\$112,998	\$769,653	\$1,208,548
2048	25	\$325,897	\$61,639	\$419,833	\$807,369	\$116,423	\$792,978	\$1,235,297
<b>Total</b>		<b>\$6,911,173</b>	<b>\$1,054,502</b>	<b>\$7,182,434</b>	<b>\$15,148,109</b>	<b>\$1,850,328</b>	<b>\$12,602,969</b>	<b>\$21,364,470</b>
<b>Future Tax Revenue</b>								
2049		\$335,674	\$63,511	\$432,587	\$831,772	\$119,951	\$817,010	\$1,152,683

<sup>[1]</sup> Total includes base, bond increment, and increment  
Source: Economic & Planning Systems

## City of Wheat Ridge Impact

The City of Wheat Ridge has a 1.1830 mill levy. The City's share of the current property tax base is \$9,067, shown in **Table 9**, and will continue to be collected by the City. The base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$12,928 in year 25 and generating a total of approximately \$274,200 over the 25-year period. After the 25-year period is complete, the City's share of property tax revenues will increase to between \$33,000 in Scenario 1 to \$50,500 in Scenario 2 due to the new development. This includes between \$19,700 in Scenario 1 to \$37,200 in Scenario 2 generated by the property tax increment from Clearvale URA.

**Table 9. City of Wheat Ridge Property Tax Revenue, 2023-2048**

Year	Plan Year	City Property Tax: 1.830 mills				
		City Base	Scenario 1 Incr. 1-Yr. Lag	Total Base + Incr.	Scenario 2 Incr. 1-Yr. Lag	Total Base + Incr.
2024	1	\$9,067	\$0	\$9,067	\$0	\$9,067
2025	2	\$9,339	\$0	\$9,339	\$0	\$9,339
2026	3	\$9,339	\$0	\$9,339	\$0	\$9,339
2027	4	\$9,619	\$0	\$9,619	\$0	\$9,619
2028	5	\$9,619	\$2,270	\$11,889	\$2,178	\$11,797
2029	6	\$9,908	\$8,482	\$18,390	\$8,342	\$18,250
2030	7	\$9,908	\$14,590	\$24,498	\$14,400	\$24,308
2031	8	\$10,205	\$14,590	\$24,795	\$20,933	\$31,138
2032	9	\$10,205	\$15,033	\$25,238	\$22,560	\$32,766
2033	10	\$10,511	\$15,033	\$25,544	\$24,176	\$34,688
2034	11	\$10,511	\$15,489	\$26,001	\$26,258	\$36,769
2035	12	\$10,827	\$15,489	\$26,316	\$27,967	\$38,794
2036	13	\$10,827	\$15,960	\$26,787	\$30,158	\$40,984
2037	14	\$11,152	\$15,960	\$27,111	\$30,158	\$41,309
2038	15	\$11,152	\$16,445	\$27,596	\$31,072	\$42,223
2039	16	\$11,486	\$16,445	\$27,931	\$31,072	\$42,558
2040	17	\$11,486	\$16,944	\$28,430	\$32,013	\$43,499
2041	18	\$11,831	\$16,944	\$28,775	\$32,013	\$43,844
2042	19	\$11,831	\$17,459	\$29,290	\$32,983	\$44,814
2043	20	\$12,186	\$17,459	\$29,645	\$32,983	\$45,169
2044	21	\$12,186	\$17,989	\$30,175	\$33,983	\$46,169
2045	22	\$12,551	\$17,989	\$30,541	\$33,983	\$46,534
2046	23	\$12,551	\$18,536	\$31,087	\$35,013	\$47,564
2047	24	\$12,928	\$18,536	\$31,464	\$35,013	\$47,941
2048	25	\$12,928	\$19,099	\$32,027	\$36,074	\$49,002
<b>Total</b>		<b>\$274,152</b>	<b>\$326,742</b>	<b>\$600,894</b>	<b>\$573,332</b>	<b>\$847,484</b>
<b>Future Tax Revenue</b>						
2049		\$13,315	\$19,679	\$32,995	\$37,167	\$50,483

Source: Economic & Planning Systems

### Arvada Fire District Impact

The Plan Area is located within the Arvada Fire District, which has a 14.8930 mill levy. The Fire District’s share of the current property tax base is \$73,791, shown in **Table 10**, and will continue to be collected by the Fire District. The base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$105,208 in year 25 and generating a total of approximately \$2.2 million over the 25-year period. After the 25-year period is complete, the Arvada Fire District’s share of property tax revenues will increase to between \$268,500 in Scenario 1 to \$410,800 in Scenario 2 due to the new development. This includes between \$160,200 in Scenario 1 to \$302,500 in Scenario 2 generated by the property tax increment from Clearvale URA.

**Table 10. Fire District Property Tax Revenue, 2024-2049**

Year	Plan Year	Property Tax: 14.8930 mills				
		Fire Dist. Base	Scenario 1 Incr. 1-Yr. Lag	Total Base + Incr.	Scenario 2 Incr. 1-Yr. Lag	Total Base + Incr.
2024	1	\$73,791	\$0	\$73,791	\$0	\$73,791
2025	2	\$76,005	\$0	\$76,005	\$0	\$76,005
2026	3	\$76,005	\$0	\$76,005	\$0	\$76,005
2027	4	\$78,285	\$0	\$78,285	\$0	\$78,285
2028	5	\$78,285	\$18,474	\$96,759	\$17,725	\$96,010
2029	6	\$80,634	\$69,031	\$149,664	\$67,890	\$148,523
2030	7	\$80,634	\$118,734	\$199,367	\$117,190	\$197,823
2031	8	\$83,053	\$118,734	\$201,786	\$170,355	\$253,407
2032	9	\$83,053	\$122,341	\$205,393	\$183,601	\$266,654
2033	10	\$85,544	\$122,341	\$207,885	\$196,752	\$282,296
2034	11	\$85,544	\$126,057	\$211,601	\$213,691	\$299,235
2035	12	\$88,110	\$126,057	\$214,167	\$227,606	\$315,717
2036	13	\$88,110	\$129,886	\$217,997	\$245,431	\$333,541
2037	14	\$90,754	\$129,886	\$220,640	\$245,431	\$336,185
2038	15	\$90,754	\$133,832	\$224,586	\$252,869	\$343,623
2039	16	\$93,476	\$133,832	\$227,308	\$252,869	\$346,345
2040	17	\$93,476	\$137,897	\$231,374	\$260,532	\$354,008
2041	18	\$96,281	\$137,897	\$234,178	\$260,532	\$356,813
2042	19	\$96,281	\$142,086	\$238,367	\$268,428	\$364,708
2043	20	\$99,169	\$142,086	\$241,255	\$268,428	\$367,597
2044	21	\$99,169	\$146,403	\$245,572	\$276,563	\$375,732
2045	22	\$102,144	\$146,403	\$248,547	\$276,563	\$378,707
2046	23	\$102,144	\$150,850	\$252,994	\$284,944	\$387,088
2047	24	\$105,208	\$150,850	\$256,058	\$284,944	\$390,153
2048	25	\$105,208	\$155,432	\$260,641	\$293,579	\$398,788
<b>Total</b>		<b>\$2,231,117</b>	<b>\$2,659,109</b>	<b>\$4,890,226</b>	<b>\$4,665,921</b>	<b>\$6,897,038</b>
<b>Future Tax Revenue</b>						
2049		\$108,365	\$160,154	\$268,519	\$302,477	\$410,841

Source: Economic & Planning Systems

## Mile High Urban Drainage and Flood District Impact

The Plan Area is located within the Mile High Urban Drainage and Flood District, which has a 1.0000 mill levy that includes 0.9000 mills for the main District and 0.1000 mills for the South Platte River. The Flood District's share of the current property tax base is \$4,955, shown in **Table 11**, and will continue to be collected by the Flood District. The base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$7,064 in year 25 and generating a total of approximately \$149,800 over the 25-year period. After the 25-year period is complete, the Mile High Urban Drainage and Flood District's share of property tax revenues will increase to between \$18,000 in Scenario 1 to \$27,600 in Scenario 2 due to the new development. This includes between \$10,800 in Scenario 1 to \$20,300 in Scenario 2 generated by the property tax increment from Clearvale URA.

**Table 11. Flood District Property Tax Revenue, 2024-2049**

Year	Plan Year	Flood Dist.	Property Tax: 1.0 mills		Scenario 2 Incr.	Total
		Base	Scenario 1 Incr. 1-Yr. Lag	Total Base + Incr.	1-Yr. Lag	Total Base + Incr.
2024	1	\$4,955	\$0	\$4,955	\$0	\$4,955
2025	2	\$5,103	\$0	\$5,103	\$0	\$5,103
2026	3	\$5,103	\$0	\$5,103	\$0	\$5,103
2027	4	\$5,256	\$0	\$5,256	\$0	\$5,256
2028	5	\$5,256	\$1,240	\$6,497	\$1,190	\$6,447
2029	6	\$5,414	\$4,635	\$10,049	\$4,559	\$9,973
2030	7	\$5,414	\$7,972	\$13,387	\$7,869	\$13,283
2031	8	\$5,577	\$7,972	\$13,549	\$11,439	\$17,015
2032	9	\$5,577	\$8,215	\$13,791	\$12,328	\$17,905
2033	10	\$5,744	\$8,215	\$13,959	\$13,211	\$18,955
2034	11	\$5,744	\$8,464	\$14,208	\$14,348	\$20,092
2035	12	\$5,916	\$8,464	\$14,380	\$15,283	\$21,199
2036	13	\$5,916	\$8,721	\$14,638	\$16,480	\$22,396
2037	14	\$6,094	\$8,721	\$14,815	\$16,480	\$22,573
2038	15	\$6,094	\$8,986	\$15,080	\$16,979	\$23,073
2039	16	\$6,277	\$8,986	\$15,263	\$16,979	\$23,256
2040	17	\$6,277	\$9,259	\$15,536	\$17,494	\$23,770
2041	18	\$6,465	\$9,259	\$15,724	\$17,494	\$23,958
2042	19	\$6,465	\$9,540	\$16,005	\$18,024	\$24,489
2043	20	\$6,659	\$9,540	\$16,199	\$18,024	\$24,683
2044	21	\$6,659	\$9,830	\$16,489	\$18,570	\$25,229
2045	22	\$6,859	\$9,830	\$16,689	\$18,570	\$25,429
2046	23	\$6,859	\$10,129	\$16,987	\$19,133	\$25,991
2047	24	\$7,064	\$10,129	\$17,193	\$19,133	\$26,197
2048	25	\$7,064	\$10,437	\$17,501	\$19,713	\$26,777
<b>Total</b>		<b>\$149,810</b>	<b>\$178,548</b>	<b>\$328,357</b>	<b>\$313,296</b>	<b>\$463,106</b>
<b>Future Tax Revenue</b>						
2049		\$7,276	\$10,754	\$18,030	\$20,310	\$27,586

Source: Economic & Planning Systems

### Clear Creek Valley Water & Sanitation District Impact

The Plan Area is located within the Clear Creek Valley Water and Sanitation District, which has a 2.3350 mill levy. The Water and Sanitation District’s share of the current property tax base is \$11,569, shown in **Table 12**, and will continue to be collected by the Water and Sanitation District. The base amount is expected to grow at 3.0 percent every two years resulting in an annual amount of \$16,495 in year 25 and generating a total of approximately \$349,800 over the 25-year period. After the 25-year period is complete, the Sanitation District’s share of property tax revenues will increase to between \$42,100 in Scenario 1 to \$ 64,400 in Scenario 2 due to the new development. This includes between \$25,100 in Scenario 1 to \$47,400 in Scenario 2 generated by the property tax increment from Clearvale URA.

**Table 12. Sanitation District Property Tax Revenue, 2024-2049**

Year	Plan Year	San Dist.	Property Tax: 2.3350 mills		Scenario 2 Incr.	Total
		Base	Scenario 1 Incr. 1-Yr. Lag	Total Base + Incr.	1-Yr. Lag	Base + Incr.
2024	1	\$11,569	\$0	\$11,569	\$0	\$11,569
2025	2	\$11,916	\$0	\$11,916	\$0	\$11,916
2026	3	\$11,916	\$0	\$11,916	\$0	\$11,916
2027	4	\$12,274	\$0	\$12,274	\$0	\$12,274
2028	5	\$12,274	\$2,896	\$15,170	\$2,779	\$15,053
2029	6	\$12,642	\$10,823	\$23,465	\$10,644	\$23,286
2030	7	\$12,642	\$18,616	\$31,258	\$18,374	\$31,016
2031	8	\$13,021	\$18,616	\$31,637	\$26,709	\$39,730
2032	9	\$13,021	\$19,181	\$32,203	\$28,786	\$41,807
2033	10	\$13,412	\$19,181	\$32,593	\$30,848	\$44,260
2034	11	\$13,412	\$19,764	\$33,176	\$33,503	\$46,916
2035	12	\$13,814	\$19,764	\$33,578	\$35,685	\$49,500
2036	13	\$13,814	\$20,364	\$34,179	\$38,480	\$52,294
2037	14	\$14,229	\$20,364	\$34,593	\$38,480	\$52,709
2038	15	\$14,229	\$20,983	\$35,212	\$39,646	\$53,875
2039	16	\$14,656	\$20,983	\$35,639	\$39,646	\$54,302
2040	17	\$14,656	\$21,620	\$36,276	\$40,848	\$55,503
2041	18	\$15,095	\$21,620	\$36,716	\$40,848	\$55,943
2042	19	\$15,095	\$22,277	\$37,372	\$42,085	\$57,181
2043	20	\$15,548	\$22,277	\$37,825	\$42,085	\$57,634
2044	21	\$15,548	\$22,954	\$38,502	\$43,361	\$58,909
2045	22	\$16,015	\$22,954	\$38,968	\$43,361	\$59,376
2046	23	\$16,015	\$23,651	\$39,666	\$44,675	\$60,690
2047	24	\$16,495	\$23,651	\$40,146	\$44,675	\$61,170
2048	25	\$16,495	\$24,369	\$40,865	\$46,029	\$62,524
<b>Total</b>		<b>\$349,806</b>	<b>\$416,909</b>	<b>\$766,714</b>	<b>\$731,547</b>	<b>\$1,081,353</b>
<b>Future Tax Revenue</b>						
	2049	\$16,990	\$25,110	\$42,100	\$47,424	\$64,414

Source: Economic & Planning Systems

## Sales Taxes

The amount of sales tax Renewal Wheat Ridge (RWR) will keep is dependent on the decision of Wheat Ridge City Council. RWR can keep up to 3.0 percent of city sales tax generated by sales on-site, based on City Council approval, and the amounts shown in the analysis below are provided to reflect the maximum sales tax increment that could be generated. The incremental sales tax reflects the sales taxes generated within the Plan Area that are in excess of the current sales tax base, based on the redevelopment and land use assumptions.

### Assumptions

To estimate potential sales tax revenues of the Plan Area, EPS has estimated annual sales of new general retail at \$300 per square foot. Additionally, 70 percent of new retail development is anticipated to be sales tax generating and the remaining 30 percent is expected to be service retail. Service retail includes uses such as gyms, salons, banks, etc. that offer services that are not taxable. Vacancy is also taken into account by applying a 5.0 percent vacancy rate to the new retail development. Based on all of these factors, Scenario 1 results in 12,935 square feet of floor area generating taxable retail sales. Scenario 2 results in 45,500 square feet of floor area that generates taxable sales. The model includes an annual growth rate in sales of 2.0 percent per year.

The base sales tax is calculated for the existing retail center on parcel 12, which consists of 12,500 square feet of occupied retail space that is taxable. To estimate existing sales tax, the annual sales of the existing occupied tenant spaces are estimated at \$200 per square foot with a 2.0 percent annual growth rate applied.

The 2023 Jefferson County sales tax rate is 0.5 percent, all of which is dedicated to open space and will not be captured within the TIF. The 2023 City of Wheat Ridge sales tax rate is 3.50 percent, of which 3.0 percent will be allocated for TIF for the 25-year period. The remaining 0.5 percent is dedicated to capital projects and will not be collected by RWR. It will continue to be collected by the City given that it is dedicated to capital projects.

### Scenario 1 Sales Tax Increment

The future sales taxes above the existing base that are generated by new retail development is referred to as the increment. In Scenario 1, the Clearvale URA is expected to generate approximately \$1.4 million in City sales tax increment over the 25-year period (**Table 13**), which equates to an average of approximately \$57,000 per year based on 12,935 square feet of taxable retail space. This is based on a commitment of the 3.0 percent sales tax to the URA. This revenue stream, when discounted at 5.0 percent, translates to a present value of \$733,300 or an average of \$29,300 per year.

The City will continue to collect the base sales tax over the 25-year period, which is estimated to be a total of \$2.4 million based on the 3.0 percent sales tax. Additionally, the City will collect 0.5 percent sales tax dedicated to capital projects on the base sales tax and new sales generated by the new retail development. This results in a total of about \$1.0 million. Thus, the base (\$2.4 million) plus the capital revenue stream that remains outside the TIF (\$1.0 million) are expected to total \$3.4 million over the course of the 25-year TIF horizon. This total is more than double the projected increment of \$1.4 million.

Jefferson County will collect 0.5 percent sales tax for open space that will generate approximately 1.0 million or an average of \$40,500 per year. This revenue includes the base sales estimated at \$400,400 and new sales estimated at \$613,300 over the 25-year period. Note that for County revenues, the base is less than the revenues attributed to new development, which is the reverse of the City's forecasted revenues. This is because the City's revenues include two distinct streams, one that is not captured within the TIF (of a half cent) and one that is split between base and increment (of three cents). The proportionate collections for the two jurisdictions thus differ.

## **Scenario 2 Sales Tax Increment**

In Scenario 2, the Clearvale URA is expected to generate approximately \$9.3 million in City sales tax increment over the 25-year period (**Table 14**), which equates to an average of approximately \$370,100 per year based on 45,500 square feet of taxable retail space. This is based on a commitment of the 3.0 percent sales tax to the URA. This revenue stream, when discounted at 5.0 percent, translates to a present value of \$4.5 million or an average of \$179,200 per year.

The City will continue to collect the base sales tax over the 25-year period, which is estimated to be a total of \$2.4 million based on the 3.0 percent sales tax. Additionally, the City will collect 0.5 percent sales tax dedicated to capital projects on the base sales tax and new sales generated by the new retail development. This results in a total of about \$2.3 million, which includes approximately \$1.9 million from the new retail development. In Scenario 2, the estimated total increment of \$9.3 million compares to City revenues of \$4.7 million (includes base of \$2.4 million and capital projects of \$2.3 million). In this case, the increment is nearly double the base revenues, which reflects the larger scale of construction that is used for this upper bracket, and is therefore projected to generate greater sales activity.

Jefferson County will collect 0.5 percent sales tax for open space that will generate approximately \$2.3 million or an average of \$92,900 per year. This revenue includes the base sales estimated at \$400,400 and new sales estimated at \$1.9 million over the 25-year period.



**Table 13. Scenario 1 Sales Tax Increment, 2024-2048**

Year	Plan Yr.	Dev. Program %	Taxable Program 12,935 sf	Stablized Sales %	New Retail Sales <sup>[1]</sup> \$300/sf	Wheat Ridge Sales Tax				Jeff. County Open Space			City Capital Projects		
						Base <sup>[1]</sup> \$200/sf	New Sales	Increment	TIF Share	Base	New Sales	Total	Base	New Sales	Total
						3.00%	3.00%	New -Base	Present Val. 5.00%						
2024	1	0%	0	0%	\$0	\$75,000	\$0	\$0	\$0	\$12,500	\$0	\$12,500	\$12,500	\$0	\$12,500
2025	2	25%	3,234	50%	\$532,823	\$76,500	\$15,985	\$0	\$0	\$12,750	\$2,664	\$15,414	\$12,750	\$2,664	\$15,414
2026	3	50%	6,468	100%	\$2,173,916	\$78,030	\$65,217	\$0	\$0	\$13,005	\$10,870	\$23,875	\$13,005	\$10,870	\$23,875
2027	4	75%	9,701	100%	\$3,326,091	\$79,591	\$99,783	\$20,192	\$17,443	\$13,265	\$16,630	\$29,896	\$13,265	\$16,630	\$29,896
2028	5	100%	12,935	100%	\$4,523,484	\$81,182	\$135,705	\$54,522	\$44,855	\$13,530	\$22,617	\$36,148	\$13,530	\$22,617	\$36,148
2029	6	100%	12,935	100%	\$4,613,954	\$82,806	\$138,419	\$55,613	\$43,574	\$13,801	\$23,070	\$36,871	\$13,801	\$23,070	\$36,871
2030	7	100%	12,935	100%	\$4,706,233	\$84,462	\$141,187	\$56,725	\$42,329	\$14,077	\$23,531	\$37,608	\$14,077	\$23,531	\$37,608
2031	8	100%	12,935	100%	\$4,800,357	\$86,151	\$144,011	\$57,859	\$41,120	\$14,359	\$24,002	\$38,360	\$14,359	\$24,002	\$38,360
2032	9	100%	12,935	100%	\$4,896,365	\$87,874	\$146,891	\$59,016	\$39,945	\$14,646	\$24,482	\$39,128	\$14,646	\$24,482	\$39,128
2033	10	100%	12,935	100%	\$4,994,292	\$89,632	\$149,829	\$60,197	\$38,803	\$14,939	\$24,971	\$39,910	\$14,939	\$24,971	\$39,910
2034	11	100%	12,935	100%	\$5,094,178	\$91,425	\$152,825	\$61,401	\$37,695	\$15,237	\$25,471	\$40,708	\$15,237	\$25,471	\$40,708
2035	12	100%	12,935	100%	\$5,196,061	\$93,253	\$155,882	\$62,629	\$36,618	\$15,542	\$25,980	\$41,522	\$15,542	\$25,980	\$41,522
2036	13	100%	12,935	100%	\$5,299,982	\$95,118	\$158,999	\$63,881	\$35,572	\$15,853	\$26,500	\$42,353	\$15,853	\$26,500	\$42,353
2037	14	100%	12,935	100%	\$5,405,982	\$97,020	\$162,179	\$65,159	\$34,555	\$16,170	\$27,030	\$43,200	\$16,170	\$27,030	\$43,200
2038	15	100%	12,935	100%	\$5,514,102	\$98,961	\$165,423	\$66,462	\$33,568	\$16,493	\$27,571	\$44,064	\$16,493	\$27,571	\$44,064
2039	16	100%	12,935	100%	\$5,624,384	\$100,940	\$168,732	\$67,791	\$32,609	\$16,823	\$28,122	\$44,945	\$16,823	\$28,122	\$44,945
2040	17	100%	12,935	100%	\$5,736,871	\$102,959	\$172,106	\$69,147	\$31,677	\$17,160	\$28,684	\$45,844	\$17,160	\$28,684	\$45,844
2041	18	100%	12,935	100%	\$5,851,609	\$105,018	\$175,548	\$70,530	\$30,772	\$17,503	\$29,258	\$46,761	\$17,503	\$29,258	\$46,761
2042	19	100%	12,935	100%	\$5,968,641	\$107,118	\$179,059	\$71,941	\$29,893	\$17,853	\$29,843	\$47,696	\$17,853	\$29,843	\$47,696
2043	20	100%	12,935	100%	\$6,088,014	\$109,261	\$182,640	\$73,380	\$29,039	\$18,210	\$30,440	\$48,650	\$18,210	\$30,440	\$48,650
2044	21	100%	12,935	100%	\$6,209,774	\$111,446	\$186,293	\$74,847	\$28,209	\$18,574	\$31,049	\$49,623	\$18,574	\$31,049	\$49,623
2045	22	100%	12,935	100%	\$6,333,970	\$113,675	\$190,019	\$76,344	\$27,403	\$18,946	\$31,670	\$50,616	\$18,946	\$31,670	\$50,616
2046	23	100%	12,935	100%	\$6,460,649	\$115,948	\$193,819	\$77,871	\$26,620	\$19,325	\$32,303	\$51,628	\$19,325	\$32,303	\$51,628
2047	24	100%	12,935	100%	\$6,589,862	\$118,267	\$197,696	\$79,428	\$25,860	\$19,711	\$32,949	\$52,661	\$19,711	\$32,949	\$52,661
2048	25	100%	12,935	100%	\$6,721,659	\$120,633	\$201,650	\$81,017	\$25,121	\$20,105	\$33,608	\$53,714	\$20,105	\$33,608	\$53,714
<b>Total</b>						<b>\$2,402,272</b>	<b>\$3,679,898</b>	<b>\$1,425,953</b>	<b>\$733,278</b>	<b>\$400,379</b>	<b>\$613,316</b>	<b>\$1,013,695</b>	<b>\$400,379</b>	<b>\$613,316</b>	<b>\$1,013,695</b>
<b>Avg.</b>						<b>\$96,091</b>	<b>\$147,196</b>	<b>\$57,038</b>	<b>\$29,331</b>	<b>\$16,015</b>	<b>\$24,533</b>	<b>\$40,548</b>	<b>\$16,015</b>	<b>\$24,533</b>	<b>\$40,548</b>

<sup>[1]</sup>Annual escalation of 2.0%

Source: Economic & Planning Systems

**Table 14. Scenario 2 Sales Tax Increment, 2024-2048**

Year	Plan Yr.	Dev. Program %	Taxable Program 45,500 sf	Stablized Sales %	New Retail Sales <sup>[1]</sup> \$300/sf	Wheat Ridge Sales Tax				Jeff. County Open Space			City Capital Projects		
						Base <sup>[1]</sup> \$200/sf	New Sales	Increment	TIF Share	Base	New Sales	Total	Base	New Sales	Total
						3.00%	3.00%	New -Base	Present Val. 5.00%	0.500%	0.500%		0.500%	0.500%	
2024	1	0%	0	0%	\$0	\$75,000	\$0	\$0	\$0	\$12,500	\$0	\$12,500	\$12,500	\$0	\$12,500
2025	2	10%	4,550	50%	\$749,700	\$76,500	\$22,491	\$0	\$0	\$12,750	\$3,749	\$16,499	\$12,750	\$3,749	\$16,499
2026	3	20%	9,100	100%	\$3,058,776	\$78,030	\$91,763	\$13,733	\$12,456	\$13,005	\$15,294	\$28,299	\$13,005	\$15,294	\$28,299
2027	4	30%	13,650	100%	\$4,679,927	\$79,591	\$140,398	\$60,807	\$52,528	\$13,265	\$23,400	\$36,665	\$13,265	\$23,400	\$36,665
2028	5	40%	18,200	100%	\$6,364,701	\$81,182	\$190,941	\$109,759	\$90,299	\$13,530	\$31,824	\$45,354	\$13,530	\$31,824	\$45,354
2029	6	50%	22,750	100%	\$8,114,994	\$82,806	\$243,450	\$160,644	\$125,869	\$13,801	\$40,575	\$54,376	\$13,801	\$40,575	\$54,376
2030	7	60%	27,300	100%	\$9,932,753	\$84,462	\$297,983	\$213,520	\$159,332	\$14,077	\$49,664	\$63,741	\$14,077	\$49,664	\$63,741
2031	8	70%	31,850	100%	\$11,819,976	\$86,151	\$354,599	\$268,448	\$190,781	\$14,359	\$59,100	\$73,458	\$14,359	\$59,100	\$73,458
2032	9	80%	36,400	100%	\$13,778,714	\$87,874	\$413,361	\$325,487	\$220,302	\$14,646	\$68,894	\$83,539	\$14,646	\$68,894	\$83,539
2033	10	90%	40,950	100%	\$15,811,075	\$89,632	\$474,332	\$384,700	\$247,981	\$14,939	\$79,055	\$93,994	\$14,939	\$79,055	\$93,994
2034	11	100%	45,500	100%	\$17,919,218	\$91,425	\$537,577	\$446,152	\$273,899	\$15,237	\$89,596	\$104,834	\$15,237	\$89,596	\$104,834
2035	12	100%	45,500	100%	\$18,277,602	\$93,253	\$548,328	\$455,075	\$266,073	\$15,542	\$91,388	\$106,930	\$15,542	\$91,388	\$106,930
2036	13	100%	45,500	100%	\$18,643,154	\$95,118	\$559,295	\$464,176	\$258,471	\$15,853	\$93,216	\$109,069	\$15,853	\$93,216	\$109,069
2037	14	100%	45,500	100%	\$19,016,017	\$97,020	\$570,481	\$473,460	\$251,086	\$16,170	\$95,080	\$111,250	\$16,170	\$95,080	\$111,250
2038	15	100%	45,500	100%	\$19,396,338	\$98,961	\$581,890	\$482,929	\$243,912	\$16,493	\$96,982	\$113,475	\$16,493	\$96,982	\$113,475
2039	16	100%	45,500	100%	\$19,784,265	\$100,940	\$593,528	\$492,588	\$236,943	\$16,823	\$98,921	\$115,745	\$16,823	\$98,921	\$115,745
2040	17	100%	45,500	100%	\$20,179,950	\$102,959	\$605,398	\$502,440	\$230,173	\$17,160	\$100,900	\$118,060	\$17,160	\$100,900	\$118,060
2041	18	100%	45,500	100%	\$20,583,549	\$105,018	\$617,506	\$512,488	\$223,597	\$17,503	\$102,918	\$120,421	\$17,503	\$102,918	\$120,421
2042	19	100%	45,500	100%	\$20,995,220	\$107,118	\$629,857	\$522,738	\$217,208	\$17,853	\$104,976	\$122,829	\$17,853	\$104,976	\$122,829
2043	20	100%	45,500	100%	\$21,415,124	\$109,261	\$642,454	\$533,193	\$211,003	\$18,210	\$107,076	\$125,286	\$18,210	\$107,076	\$125,286
2044	21	100%	45,500	100%	\$21,843,427	\$111,446	\$655,303	\$543,857	\$204,974	\$18,574	\$109,217	\$127,791	\$18,574	\$109,217	\$127,791
2045	22	100%	45,500	100%	\$22,280,295	\$113,675	\$668,409	\$554,734	\$199,117	\$18,946	\$111,401	\$130,347	\$18,946	\$111,401	\$130,347
2046	23	100%	45,500	100%	\$22,725,901	\$115,948	\$681,777	\$565,829	\$193,428	\$19,325	\$113,630	\$132,954	\$19,325	\$113,630	\$132,954
2047	24	100%	45,500	100%	\$23,180,419	\$118,267	\$695,413	\$577,145	\$187,902	\$19,711	\$115,902	\$135,613	\$19,711	\$115,902	\$135,613
2048	25	100%	45,500	100%	\$23,644,028	\$120,633	\$709,321	\$588,688	\$182,533	\$20,105	\$118,220	\$138,326	\$20,105	\$118,220	\$138,326
<b>Total Avg.</b>						<b>\$2,402,272</b>	<b>\$11,525,854</b>	<b>\$9,252,590</b>	<b>\$4,479,868</b>	<b>\$400,379</b>	<b>\$1,920,976</b>	<b>\$2,321,354</b>	<b>\$400,379</b>	<b>\$1,920,976</b>	<b>\$2,321,354</b>
						<b>\$96,091</b>	<b>\$461,034</b>	<b>\$370,104</b>	<b>\$179,195</b>	<b>\$16,015</b>	<b>\$76,839</b>	<b>\$92,854</b>	<b>\$16,015</b>	<b>\$76,839</b>	<b>\$92,854</b>

<sup>[1]</sup>Annual escalation of 2.0%  
Source: Economic & Planning Systems

## Summary of Impact

### Cost of Service and Infrastructure Costs

Redevelopment projects such as Clearvale will generate fiscal and economic impacts to Jefferson County, with factors that are both positive and negative.

It is important to recognize that the cost of service and infrastructure costs vary depending on whether or not the development occurs within incorporated or unincorporated areas. The entire Plan Area is located within the City of Wheat Ridge municipal boundaries. It is also noteworthy that many of the urban services required by the new development will be provided by the City of Wheat Ridge, such as police, parks and recreation, and general administration such as planning, zoning, land use code enforcement, business licensing, etc.

For the purposes of this analysis, EPS has provided detailed calculations of the TIF revenues to be used to service debt for Clearvale, for each of the taxing entities within the county. The analysis assumes that the modest additional service cost to the County associated with the future development within the City of Wheat Ridge is balanced by additional revenue sources, such as intergovernmental transfers, fees for services, and the additional retail spending referenced above. The County is expected to have no financial exposure for infrastructure costs or other capital improvements, at time of construction or on an ongoing basis. Future infrastructure costs that are associated with development on parcels included in the Plan boundary are anticipated to be financed by the developer(s) initially, and by Renewal Wheat Ridge and the City of Wheat Ridge in the future.

### Summary of the Net County Impact

Based on the analysis included in this report, EPS anticipates that the impact of the Clearvale Urban Renewal Plan on Jefferson County will be neutral. The County will continue to receive the base property tax amount of \$133,700 annually with biannual escalation. By 2049, the end of the 25-year tax increment financing period, the County's portion of property tax is expected to increase to between \$486,400 to \$744,200 per year as a result of the new development. The County can expect to receive this approximate level of revenue upon the sunseting of the TIF in 2048. The County will collect 0.50 percent of sales tax in the Plan Area during the 25-year period, generating between \$1.0 million in Scenario 1 and \$2.3 million in Scenario 2 for open space.

Based on previous experience evaluating county fiscal structures, EPS has an understanding of expenditures, revenues, and alternative revenue sources that new development generates as well as the corresponding costs of service attributed to various development types. Moreover, because the future development will be located within the City of Wheat Ridge, and the City is responsible for a majority of services, including ones with typically higher costs to local government (i.e., police, public works, etc.), the County's exposure in terms of its financial outlay will be modest and is expected to be mitigated with other revenue sources.

## Draft Report

# Clearvale Existing Conditions Survey

*The Economics of Land Use*



**Prepared for:**

Wheat Ridge Urban Renewal Authority dba Renewal Wheat Ridge  
and the City of Wheat Ridge

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August 29, 2023

EPS #233048

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# 1. Introduction

In August 2023, Economic & Planning Systems (EPS), working with the City of Wheat Ridge, conducted the following existing conditions survey (Survey) of the proposed Wheat Ridge Urban Renewal Plan Area known as the Clearvale Urban Renewal Area (Study Area). This proposed plan area is located at the intersection of Carr Street and I-70 and consists of approximately 109 acres. The Study Area is bound by West I-70 Frontage Road North to the north, West 44<sup>th</sup> Avenue to the south, Garison Street to the west, and Wadsworth Boulevard and Clear Creek to the east, as shown in **Figure 1** on page 7.

## Purpose

The primary purpose of this Survey is to determine whether the Study Area qualifies as a “blighted area” within the meaning of Colorado Urban Renewal Law. Secondly, this Survey will influence whether the Study Area should be recommended to be established as an urban renewal plan area for such urban renewal activities, as the City Council and the Wheat Ridge Urban Renewal Authority dba Renewal Wheat Ridge (URA) deem appropriate.

## Colorado Urban Renewal Law

The requirements for the establishment of an urban renewal plan are outlined in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq. In order to establish an area for urban renewal, there are an array of conditions that must be documented to establish a condition of blight. The determination that constitutes a blighted area depends upon the presence of several physical, environmental, and social factors. Blight is attributable to a multiplicity of conditions which, in combination, tend to accelerate the phenomenon of deterioration of an area and prevent new development from occurring.

## **Urban Renewal Law**

### ***Blight Factors (C.R.S. § 31-25-103)***

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

- (a) 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 this subsection (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. For purposes of this paragraph (l), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation."*

### ***Use of Eminent Domain***

In order for an Urban Renewal Authority to use the powers of eminent domain to acquire properties, 5 of the 11 blight factors must be present (C.R.S. § 31-25-105.5(a)).

*"Blighted area' shall have the same meaning as set forth in section 31-25-103 (2); except that, for the purposes of this section only, "blighted area" means an area that, in its present condition and use and, by reason of the presence of at least five of the factors specified in section 31-25-103 (2)(a) to (2)(l), 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."*



### **Urban Renewal Case Law**

In addition to the State statute, several principles have been developed by Colorado courts to guide the determination of whether an area constitutes a blighted area under the Urban Renewal Law. The following parameters have been established through case law for determining blight and the role of judiciary review.

#### ***Tracy v. City of Boulder (Colo. Ct. App. 1981)***

- Upheld the definition of blight presented in the Urban Renewal Law as a broad condition encompassing not only those areas containing properties so dilapidated as to justify condemnation as nuisances, but also envisioning the prevention of deterioration. Therefore, the existence of widespread nuisance violations and building condemnation is not required to designate an area blighted.
- Additionally, the determination of blight is the responsibility of the legislative body and a court's role in review is to verify if the conclusion is based upon factual evidence determined by the City Council at the time of a public hearing to be consistent with the statutory definition.

#### ***Interstate Trust Building Co. v. Denver Urban Renewal Authority (Colo. 1970)***

- Determined that blight assessment is not on a building-to-building basis but is based on conditions observed throughout the plan area as a whole. The presence of one well maintained building does not defeat a determination that an area constitutes a blighted area.

## Methodology

This Survey was completed by EPS to inventory and establish the existing conditions within the Study Area through data gathering and field observations of physical conditions. The Study Area was defined by the URA to encompass 28 parcels located in Wheat Ridge, between West I-70 Frontage Road North, West 44<sup>th</sup> Avenue, Garison Street, Wadsworth Boulevard, and Clear Creek. An inventory of parcels within the Study Area was compiled using parcel data from the Jefferson County Assessor, documenting parcel ownership, size, use, vacancy, and assessed value.

The field survey was conducted by EPS in August 2023. The 11 factors of blight in the state statute were broken down into "conditions" - existing situations or circumstances identified in the Study Area that may qualify as blight under each of the 11 factors. To meet the test stipulated by the state statutes, the City must find a minimum of four conditions within the proposed plan area. The conditions documented in this report are submitted as evidence to support a "finding of blight" according to Urban Renewal Law. Under the Urban Renewal Law, the final determination of blight within the Study Area is within the sole discretion of the Wheat Ridge City Council.

## 2. Study Area Analysis

### Study Area

The proposed Clearvale Urban Renewal Plan Area is comprised of 28 parcels and adjacent right-of-way (ROW) on approximately 109 acres of land, as shown in **Table 1** and **Figure 1**. The Study Area is bound by West I-70 Frontage Road North to the north, West 44<sup>th</sup> Avenue to the south, Garison Street to the west, and Wadsworth Boulevard and Clear Creek to the east. Parcels in the Study Area are owned by 15 individual owners including multiple parcels owned by the City of Wheat Ridge, Arvex Properties Inc., Wheat Ridge Industrial Park LLC, Triad Real Estate, and Exchange 8150 West 48<sup>th</sup> Ave LLC.

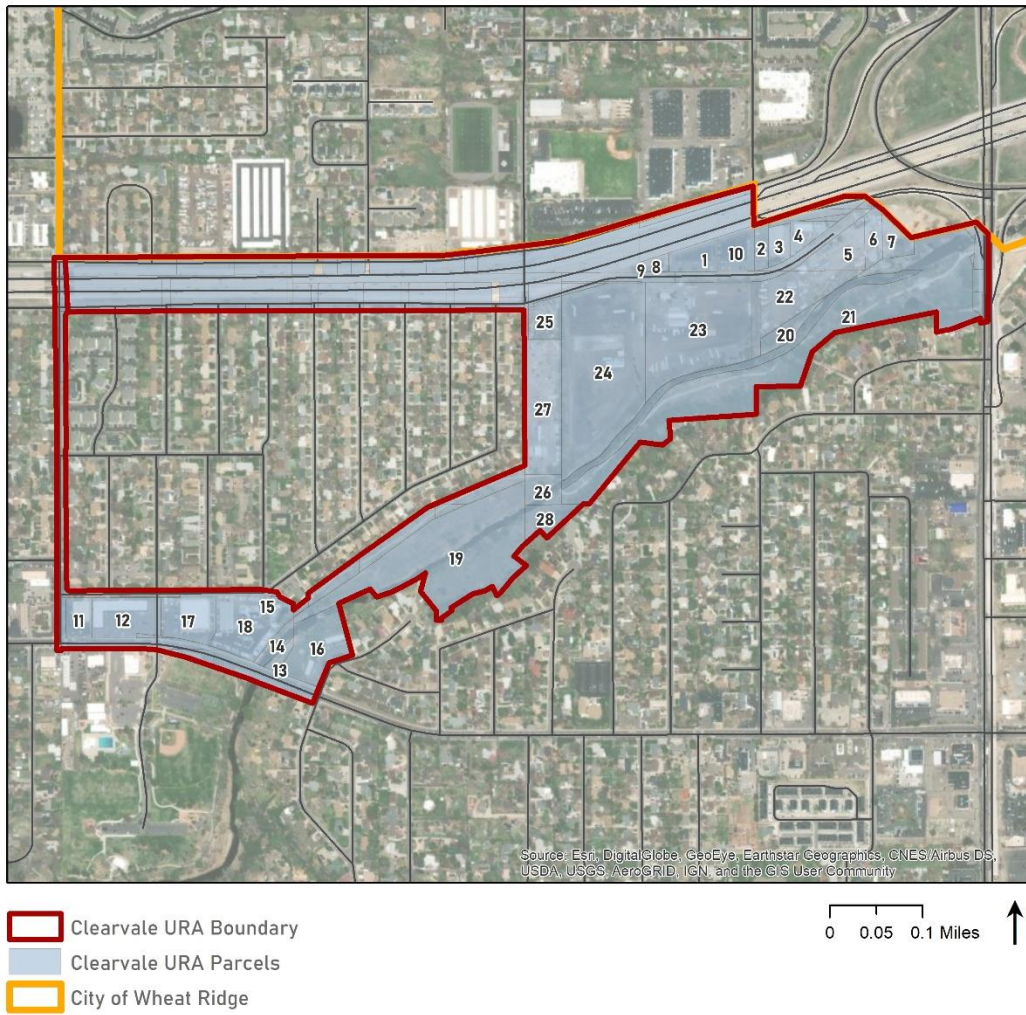
The parcels within the Study Area are a combination of older commercial development, open space, vacant land, water, and ROW as shown below. There is a total of 147,805 square feet of constructed floor area, on 109 acres of land. While most of the parcels are developed, nine of the 28 are vacant. The developed parcels include 111,170 square feet of industrial space within the Wheat Ridge Industrial Park, United States Truck Driving School, DTI Trucks, and TruGreen Lawn Care. There are also about 20,000 square feet of retail and 10,000 square feet of office at the northeast corner of West 44<sup>th</sup> Avenue and Garison Street. The Study Area also includes adjacent ROW along I-70 frontage roads, Garison Street, West 44<sup>th</sup> Avenue, and Wadsworth Boulevard as well as publicly held open space along the Clear Creek corridor.

**Table 1. Parcels Contained in the Study Area**

#	Parcel	Land Use	Land Acres	Bldg. Sq. Ft.	Assessed Valuation		
					Land	Improv.	Total
1	39-143-00-098	Industrial	0.99	13,020	\$75,492	\$282,861	\$358,353
2	39-143-00-099	Industrial	0.48	9,600	\$52,372	\$192,823	\$245,195
3	39-143-00-100	Industrial	0.62	13,152	\$31,837	\$387,576	\$419,413
4	39-143-00-101	Industrial	0.66	4,000	\$30,602	\$149,256	\$179,858
5	39-143-00-102	Industrial	1.52	0	\$61,466	\$0	\$61,466
6	39-143-00-103	Industrial	0.73	1,440	\$30,088	\$45,936	\$76,024
7	39-143-00-104	Industrial	0.78	0	\$29,394	\$0	\$29,394
8	39-143-07-001	Industrial	0.30	2,994	\$20,767	\$88,766	\$109,533
9	39-143-07-002	Open Space	0.02	0	\$203	\$0	\$203
10	39-143-08-001	Industrial	1.07	19,706	\$76,000	\$409,257	\$485,257
11	39-221-00-006	Office	0.79	9,982	\$158,535	\$10,738	\$169,273
12	39-221-00-007	Retail	1.82	20,234	\$247,604	\$381,377	\$628,981
13	39-221-00-010	Exempt Vacant	0.27	0	\$932	\$0	\$932
14	39-221-00-017	Exempt Vacant	0.49	0	\$2,781	\$0	\$2,781
15	39-221-00-019	Vacant	0.02	0	\$203	\$0	\$203
16	39-221-17-001	Apartments	2.56	6,419	\$80,196	\$75,762	\$155,958
17	39-221-21-001	Industrial	1.74	21,600	\$131,882	\$651,872	\$783,754
18	39-221-21-002	Industrial	2.86	10,570	\$120,819	\$279,845	\$400,664
19	39-221-99-005	Vacant	9.59	0	\$190,313	\$0	\$190,313
20	39-232-00-001	Vacant	0.72	0	\$177,510	\$0	\$177,510
21	39-232-00-001	Vacant	13.44	0	\$177,510	\$0	\$177,510
22	39-232-00-002	Industrial	2.52	0	\$115,965	\$0	\$115,965
23	39-232-00-003	Industrial	7.29	8,000	\$48,993	\$386,193	\$435,186
24	39-232-00-004	Industrial	10.06	3,920	\$53,589	\$125,048	\$178,637
25	39-232-00-005	Vacant	0.94	0	\$47,782	\$0	\$47,782
26	39-232-00-007	Vacant	0.83	0	\$10,451	\$0	\$10,451
27	39-232-00-024	Industrial	3.75	3,168	\$119,054	\$101,259	\$220,313
28	39-232-02-045	Vacant	0.97	0	\$9,499	\$0	\$9,499
	ROW		38.49	0	\$0	\$0	\$0
	WATER		2.53	0	\$0	\$0	\$0
<b>Total</b>			<b>108.86</b>	<b>147,805</b>	<b>\$2,101,839</b>	<b>\$3,568,569</b>	<b>\$5,670,408</b>

Source: Jefferson County Assessor; Economic & Planning Systems

**Figure 1. Clearvale Proposed Urban Renewal Boundary and Parcels**



## Field Survey Approach

The following assessment is based on a field survey conducted by EPS. The survey team toured the Study Area, taking notes and photographs to document existing conditions corresponding to the blight factor evaluation criteria detailed in the following section.

## Blight Factor Evaluation Criteria

This section details the conditions used to evaluate blight during the field survey. The following conditions correspond with 7 of the 11 blight factors in the Urban Renewal Law. Additional information on a number of these factors for which data was available was also collected. The remaining four blight factors cannot be visually inspected and are dependent on other data sources. Given the prevalence of physically observable conditions of blight in the initial set of seven, these remaining blight factors were not investigated.

### Street Layout

The following conditions evaluate the Urban Renewal Law blight factor “(b) *predominance of defective or inadequate street layout,*” through assessment of the safety, quality, and efficiency of street layouts, site access, and internal circulation.

Typical examples of conditions that portray this criterion include:

- Inadequate street or alley width / cross-section / geometry
- Poor provision of streets or unsafe conditions for vehicular traffic
- Poor provision of sidewalks/walkways or unsafe conditions for pedestrians
- Insufficient roadway capacity
- Inadequate emergency vehicle access
- Poor vehicular or pedestrian access to buildings or sites
- Excessive curb cuts / driveways along commercial blocks
- Poor internal vehicular or pedestrian circulation

### Lot Layout

The following conditions evaluate the Urban Renewal Law blight factor “(c) *Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.*”

Typical examples of conditions that portray this criterion include:

- Faulty or inadequate lot shape or layout
- Poor vehicular access
- Lot size is deemed unusable

### Unsafe/Unsanitary

The following conditions establish evidence of Urban Renewal Law blight factor “(d) *unsanitary or unsafe conditions,*” by evaluating visual conditions that indicate the occurrence of activities that inhibit the safety and health of the area including, but not limited to, excessive litter, unenclosed dumpsters, and vandalism.

Typical examples include:

- Floodplains or flood prone areas
- Inadequate storm drainage systems/evidence of standing water
- Poor fire protection facilities
- Above average incidences of public safety responses
- Inadequate sanitation or water systems
- Existence of contaminants or hazardous conditions or materials
- High or unusual crime statistics
- Open/unenclosed trash dumpsters
- Cracked or uneven surfaces for pedestrians
- Illegal dumping/excessive litter
- Vagrants/vandalism/graffiti/gang activity
- Open ditches, holes, or trenches in pedestrian areas
- Poorly lit or unlit areas
- Insufficient grading/steep slopes
- Unsafe or exposed electrical wire

### **Site Improvements**

The following conditions evaluate the Urban Renewal Law blight factor “(e) *deterioration of site or other improvements,*” by evidence of overall maintenance deficiencies within the plan area including, deterioration, poorly maintained landscaping, and overall neglect.

Examples of blighted site improvements include:

- Neglected properties or evidence of maintenance deficiencies
- Deteriorated signage or lighting
- Deteriorated fences, walls, or gates
- Deteriorated on-site parking surfaces, curb and gutter, or sidewalks
- Unpaved parking lot (commercial properties)
- Poor parking lot/driveway layout
- Poorly maintained landscaping/overgrown vegetation

### **Infrastructure**

The observation of the following infrastructure insufficiencies is evidence of Urban Renewal Law blight factor “(f) *unusual topography or inadequate public improvements or utilities.*”

Prototypical features of blight under this topic include:

- Deteriorated pavement, curb, sidewalks, lighting, or drainage
- Lack of pavement, curb, sidewalks, lighting, or drainage
- Presence of overhead utilities or billboards
- Inadequate fire protection facilities/hydrants
- Inadequate sanitation or water systems
- Unusual topography

## Endangerment

The following conditions evaluate the Urban Renewal Law blight factor "(h) *The existence of conditions that endanger life or property by fire or other causes.*"

Typical examples of conditions that portray this criterion include:

- Fire safety problems
- Hazardous contaminants
- High frequency of crime
- Floodplain or flood hazards

## Vacancy

The following conditions are evidence of Urban Renewal Law blight factor "(k) *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.*" Various examples of features that fulfill this criterion include:

- An undeveloped parcel in a generally urbanized area
- Disproportionately underdeveloped parcel
- Vacant structures
- Vacant units in multi-unit structures

## Other Considerations

The remaining four blight factors specified in the Urban Renewal Law were not investigated further due to sufficient evidence from the visual field survey supporting a condition of blight in 7 of the 11 blight factors.

*(a) Slum, deteriorated, or deteriorating structures;*

*(g) Defective or unusual conditions of title rendering the title nonmarketable.*

*(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,*

## Results of Field Survey

This section summarizes the findings of the visual field survey of the Study Area. **Table 2** documents the specific blight conditions observed. These conditions are further explained following the table, for each specific category, and include image documentation or supportive data.



**Table 2. Blight Conditions in Study Area**

Conditions Observed			
Street Layout	2.01	Inadequate Street or Alley Width / Cross-section / Geometry	
	2.02	Poor Provisions or Unsafe Conditions for Vehicular Traffic	X
	2.03	Poor Provisions or Unsafe Conditions for Pedestrians	X
	2.04	Insufficient Roadway Capacity Leading to Unusual Congestion	
	2.05	Inadequate Emergency Vehicle Access	
	2.06	Poor Vehicular or Pedestrian Access to Buildings or Sites	
	2.07	Excessive Curb Cuts / Driveways along Commercial Blocks	
	2.08	Poor Internal Vehicular or Pedestrian Circulation	X
Lot Layout	3.01	Faulty or inadequate lot shape or layout	
	3.02	Poor vehicular access	X
	3.03	Lot size is deemed not useful	
Unsafe / Unsanitary	4.01	Floodplains or Flood Prone Areas	X
	4.02	Inadequate Storm Drainage Systems/Evidence of Standing Water	
	4.03	Poor Fire Protection Facilities	
	4.04	Above Average Incidences of Public Safety Responses	
	4.05	Inadequate Sanitation or Water Systems	
	4.06	Existence of Contaminants or Hazardous Conditions or Materials	
	4.07	High or Unusual Crime Statistics	
	4.08	Open / Unenclosed Trash Dumpsters	X
	4.09	Cracked or Uneven Surfaces for Pedestrians	
	4.10	Illegal Dumping / Excessive Litter	X
	4.11	Vagrants/Vandalism/Graffiti/Gang Activity	X
	4.12	Open Ditches, Holes, or Trenches in Pedestrian Areas	
Site Improvements	5.01	Neglected Properties or Evidence of Maintenance Deficiencies	X
	5.02	Deteriorated Signage or Lighting	X
	5.03	Deteriorated Fences, Walls, or Gates	X
	5.04	Deteriorated On-Site Parking Surfaces, Curb & Gutter, or Sidewalks	X
	5.05	Unpaved Parking Lot (Commercial Properties)	X
	5.06	Poor Parking Lot / Driveway Layout	
	5.07	Poorly Maintained Landscaping / Overgrown Vegetation	
Infrastructure	6.01	Deteriorated pavement, curb, sidewalks, lighting, or drainage	X
	6.02	Lack of pavement, curb, sidewalks, lighting, or drainage	X
	6.03	Presence of Overhead Utilities or Billboards	X
	6.04	Inadequate Fire Protection Facilities / Hydrants	
	6.05	Inadequate Sanitation or Water Systems	
	6.06	Unusual Topography	
Endangerment	8.01	Fire safety problems	
	8.02	Hazardous contaminants	
	8.03	High frequency of crime	
	8.04	Floodplain or flood hazards	X
Vacancy	11.04	An Undeveloped Parcel in a Generally Urbanized Area	X
	11.05	Disproportionately Underdeveloped Parcel	X
	11.06	Vacant Structures	
	11.07	Vacant Units in Multi-Unit Structures	

**1. Street layout: poor provisions or unsafe conditions for vehicles and pedestrians, poor internal vehicular or pedestrian circulation**

Poor provisions or unsafe conditions for vehicles were observed along West 48<sup>th</sup> Avenue at the intersection of Carr Street and eastward with cracked pavement and potholes, as shown in **Figure 2**. Poor provisions and unsafe conditions for pedestrians were observed in the form of lack of sidewalks along West 44<sup>th</sup> Avenue, as shown in **Figure 3**. At the intersection of West 48<sup>th</sup> Avenue and Carr Street there is a shallow sidewalk and curb cut that does not extend across the street. Additionally, along Garrison Street the sidewalk abruptly ends after the West 44<sup>th</sup> Avenue intersection and is fragmented along the rest of Garrison with large stretches missing sidewalks on both sides of the street.

**Figure 2. Poor Provisions or Unsafe Conditions for Vehicles**



**Figure 3. Poor Provisions or Unsafe Conditions for Pedestrians**



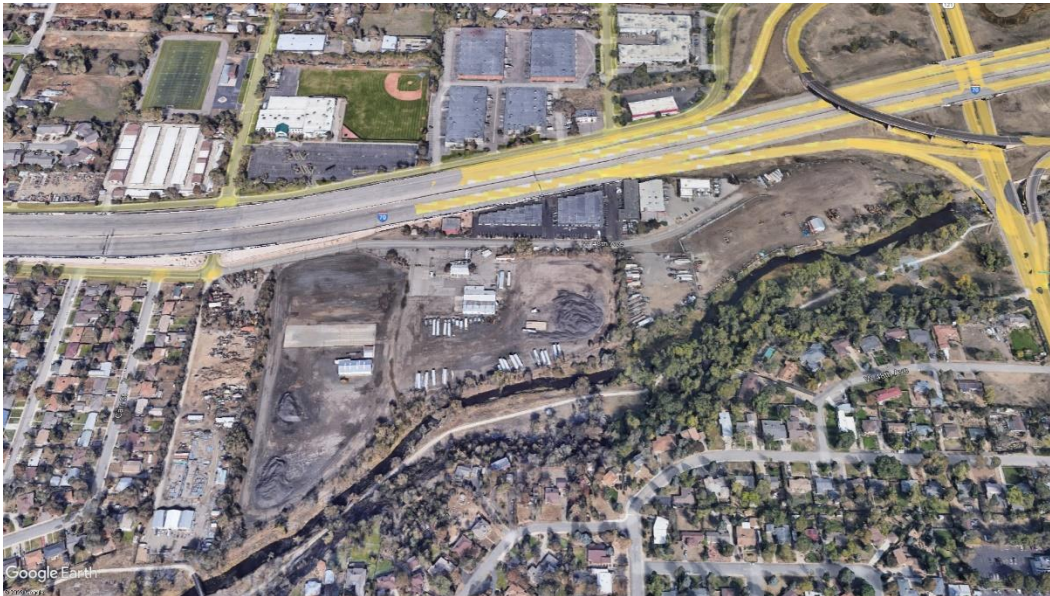
Poor internal vehicular access was observed with West 48<sup>th</sup> Avenue having no outlet to the east of Carr Street, shown below in **Figure 4** and **Figure 5**. West 48<sup>th</sup> Avenue abruptly ends and is tightly constrained by I-70 to the north, Cleark Creek to the south, and the I-70 off-ramp and Wadsworth Boulevard to the east leaving no additional opportunities for access points. The limited access for these parcels along West 48<sup>th</sup> Avenue restricts the type and amount of development that can occur.

**Figure 4. Poor Internal Vehicular or Pedestrian Circulation**



**2. Lot layout: poor vehicular access**

As previously mentioned, the northeast section of the Study Area is constrained by the Interstate and Clear Creek and has only a single access point along West 48<sup>th</sup> Avenue, which has no outlet, as shown in **Figure 5**. This limited accessibility for the commercial properties in this section of the Study Area restricts the amount and type of development that is feasible.

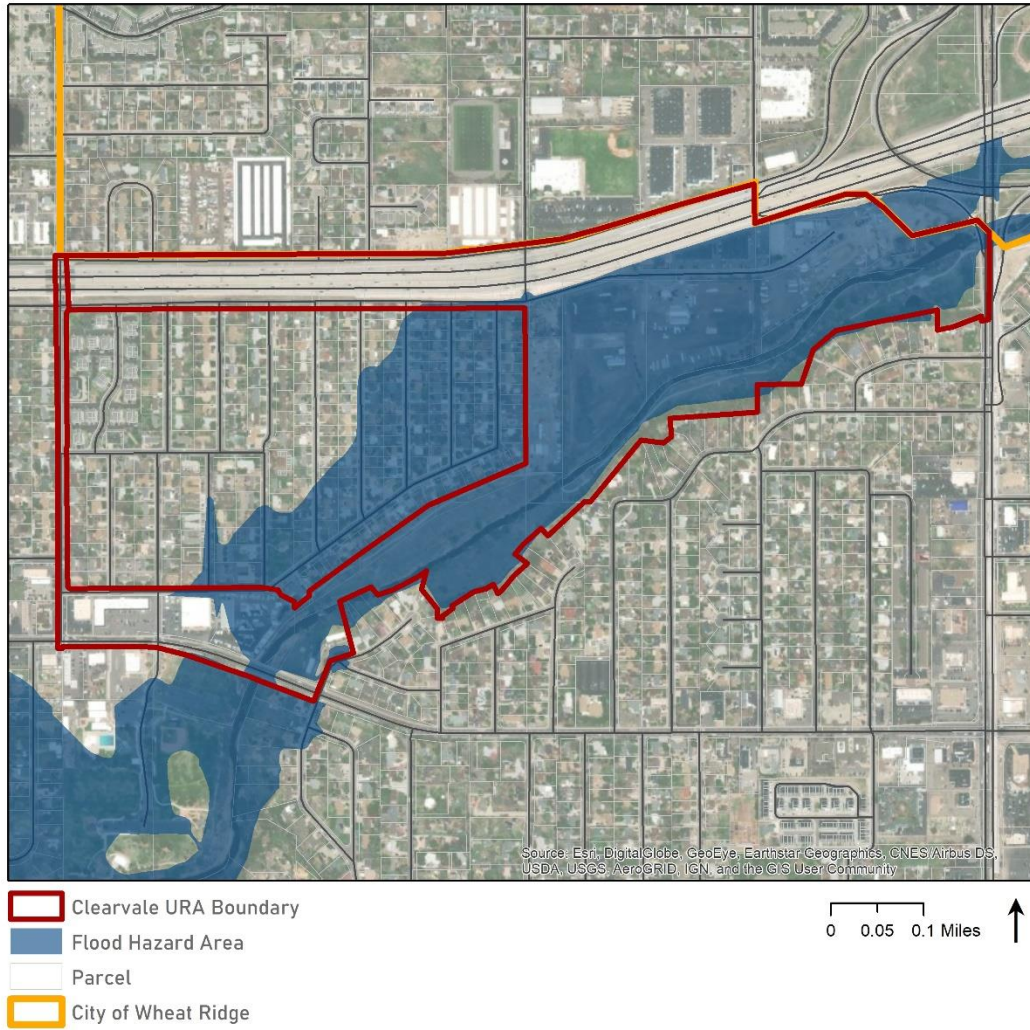
**Figure 5. Poor Vehicular Access**

**3. Unsafe/unsanitary: floodplain or flood prone areas, open/unenclosed dumpsters, excessive litter, and vandalism/graffiti/vagrants**

Due to the proximity to Clear Creek, the majority of the Study Area is in a Special Flood Hazard Area (SFHA), as shown in **Figure 6**. SFHA is defined by the Federal Emergency Management Agency (FEMA) as the area that will be inundated by the flood event having a 1 percent chance of being equaled or exceeded in any given year. This is more commonly referred to as the base flood or 100-year flood.

Throughout the Study Area, several unsafe or unsanitary conditions were observed including vandalism/graffiti, excessive litter, evidence of vagrants, and open/unenclosed trash dumpster. Along West 48<sup>th</sup> Avenue east of Carr Street two walls/barriers were observed with graffiti. Multiple instances of graffiti were also observed on a bridge along the Clear Creek trail in the Study Area, as shown in **Figure 7**. A concentration of excessive litter was found along West 48<sup>th</sup> Avenue with old tires and piles of leaves and branches as well as trash, cardboard, and plastic bags scattered around, shown below in **Figure 8**. Additionally, there was evidence of vagrants with two mattresses, a bedframe, and bedsheet alongside the street. A trash dumpster was left open and unenclosed in Wheat Ridge Industrial Park off West 48<sup>th</sup> Avenue, shown below in **Figure 9**.

**Figure 6. Floodplain or Flood Prone Areas**



**Figure 7. Vandalism/Graffiti**



**Figure 8. Excessive Litter and Evidence of Vagrants**





**Figure 9. Open/Unenclosed Trash Dumpster**

**4. Site improvements: maintenance deficiencies, deteriorated signage, fences, on-site parking surfaces, and curb and gutter; and unpaved parking lot**

Portions of the Study Area show signs of neglect with deteriorated site improvements. Evidence of maintenance deficiencies were observed along West 48<sup>th</sup> Avenue with a damaged utility box that is unable to close, shown in **Figure 10**. Near the truck driving school along West 48<sup>th</sup> Avenue a deteriorated sign (**Figure 11**) and deteriorated fence (**Figure 13**) were observed. The fence has a pole detached and is angled downward. Commercial parking surfaces along West 48<sup>th</sup> Avenue and West 44<sup>th</sup> Avenue show signs of deterioration with potholes and severely cracked pavement (**Figure 13**). There is also no curb and gutter along West 48<sup>th</sup> Avenue east of Carr Street, with the exception of in front of the Wheat Ridge Industrial Park. Additionally, the parking lot on the right side of the United States Truck Driving School is unpaved, shown below in **Figure 14**.

**Figure 10. Maintenance Deficiencies**



**Figure 11. Deteriorated Signage**



**Figure 12. Deteriorated Fences**



**Figure 13. Deteriorated On-site Parking Surfaces, and Curb and Gutter**



**Figure 14. Unpaved Parking Lot**



**5. Infrastructure: deteriorated and lack of pavement, curb, and sidewalks; presence of overhead utilities and billboards**

Various types of infrastructure showed signs of deterioration and in need of maintenance or were entirely lacking including pavement, curbs, and sidewalks. As previously mentioned, pavement along West 48<sup>th</sup> Avenue and in the commercial parking lots along West 44<sup>th</sup> Avenue showed signs of deterioration (**Figure 15**). There is also a significant lack of pavement, curbs, and sidewalks along West 48<sup>th</sup> Avenue and Garison Street (**Figure 16**). The presence of overhead utilities can be seen throughout many of the photos taken during the field survey and are also shown below in **Figure 17**. In addition to the overhead utilities, the Study Area includes a billboard located adjacent to I-70 at the end of West 48<sup>th</sup> Avenue.

**Figure 15. Deteriorated Pavement and Curbs**



**Figure 16. Lack of Pavement, Curbs, and Sidewalks**



**Figure 17. Presence of Overhead Utilities and Billboards**



**6. Endangerment: floodplain or flood hazards**

Endangerment was identified in the Study Area in the form of flood hazards. Majority of the Study Area is within a Special Flood Hazard Area (SFHA) due to Clear Creek that flows within the east side of the Study Area, as shown previously in **Figure 6**.

**7. Vacancy: An undeveloped parcel in a generally urbanized area and disproportionately underdeveloped parcel**

The entirety of the Study Area is not being utilized to its highest and best use. This is especially apparent for the industrial properties south of West 48<sup>th</sup> Avenue and north of West 44<sup>th</sup> Avenue. These include large parcels used for construction, truck driving school, and truck sales, which are not the highest and best uses in an urbanized area such as this. The surrounding area is developed with a significant amount of residential development and some commercial along West 44<sup>th</sup> Avenue and North of I-70 (**Figure 18**). Additionally, parcel 25 (**Figure 1**) at the intersection of Carr Street and West 48<sup>th</sup> Avenue is an undeveloped parcel in an urbanized area. It is currently vacant and being used for storage. There are approximately 27 acres of vacant land within the Study Area, but nearly all of these parcels are either Clear Creek or ROW and cannot accommodate development.

**Figure 18. Underdeveloped in a Generally Urbanized Area**





### 3. Conclusions

Based on the definition of a blighted area in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq., and based on the field survey results of the Study Area, EPS concludes that the Study Area is a blighted area as defined in the Colorado Urban Renewal Law, Colorado Revised Statutes (C.R.S.) § 31-25-101 et seq.

The visual field survey conducted in August 2023 documented 7 of the 11 factors of blight within the Study Area. Based on the findings of this evaluation, this blighted area, as written in the Urban Renewal Law, “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.”

Evidence of the following Urban Renewal Law blight factors are documented in this report:

- (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.*

Evidence of the following Urban Renewal Law blight factors were not visually observable, and based on the presence of other, more significant physical conditions, these factors of blight did not warrant further investigation.

- (a) Slum, deteriorated, or deteriorating structures.*
- (g) Defective or unusual conditions of title rendering the title nonmarketable.*
- (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.*

As established by Urban Renewal case law in Colorado, this assessment is based on the condition of the Study Area as a whole. There is substantial evidence and documentation of 7 of the 11 blight factors in the Study Area.

**BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER**

**Topic: Non-Motorized Trails Grant**

**Presented by: Julie Liggett, Grants & Special Projects Coordinator, Open Space**

**Date: 9/10/2024**

For Information

For Discussion/Board Direction

Consent to Place on Business/Hearing Agenda

**Issue:**

Jefferson County Open Space (JCOS) staff requests approval from the Board of County Commissioners (BCC) to apply for up to \$250,000 in Non-Motorized Trails Grant funding through Colorado Parks & Wildlife (CPW) to offset construction costs of the Van Bibber Park & Greenway Trail Extension project, and if awarded, for the Chair to execute the grant agreement and all related documents.

**Background:**

The Colorado State Recreational Trails Grant Program funds projects to continue to improve outdoor recreation opportunities, including trail construction, maintenance, planning, and support while protecting wildlife, habitat, and cultural resources. Funded by Great Outdoors Colorado (GOCO) and the Federal Recreational Trails Program (RTP), eligible project types include trail construction, maintenance, planning, and support. Applications are submitted, and grants managed through Colorado Parks & Wildlife under the Non-Motorized Trails Grants umbrella.

The Van Bibber Park & Greenway Trail Extension is aligned with the goal of the program to provide new trail or trailhead construction and/or create new facilities where none currently exists.

**Discussion:**

The trail extension project is just under two miles long and will provide an essential east/west connection where there is currently a gap in the trail system. It will connect the Van Bibber Park-Indiana Trailhead, located between West 56<sup>th</sup> Drive and West 55<sup>th</sup> Drive in the Golden/Arvada area to the Fairmount Trail at the base of North Table Mountain Park.

This project was highlighted under Goal 9 of the JCOS 2020-2025 Conservation Greenprint as an opportunity to connect visitors to 24 miles of trails in Van Bibber and North Table Mountain Parks as well as the Fairmount Trail. It also supports Goal 8 of the Conservation Greenprint, which provides easier and more equitable access to greenspace within a 10-minute walk or drive from home.

Staff is seeking the maximum amount of \$250,000 allowed under the Non-Motorized

Trails grant program, with a required match of 25% (\$62,500), for a total of grant project cost of \$312,500. Staff will identify a portion of the larger trail extension project to construct within the grant funding constraints.

**Fiscal Impact:**  **yes**  **no**

\$62,500 included in the proposed 2025 Open Space Fund Budget.

- Year of impact: 2025-2027
- TABOR impact: NONE
- Existing grant or project: NONE
- New grant or project: Colorado Parks & Wildlife Non-Motorized Trails grant
- Requested in adopted budget: The match is part of the annual JCOS budget.
- Ongoing or one-time: One-time
- General Fund impact: None
- Staffing impact: This contract does not necessitate an increase in staffing.
- ARPA impact: There are no ARPA funds as part of this contract.
- Match requirements: There is a twenty-five percent match requirement for this grant: \$62,500 in Open Space funds will be provided as matching grant funds.
- Mandate/Contractual obligation: Grant agreement with Colorado Parks & Wildlife.

**Revenue Limits Impact:**  **yes**  **no**

**SPA Review:** Support, no concerns

**County Attorney Review:** Anthony Chambers, August 29, 2024

**Facilities Review:** No fiscal impact

**BIT Review:** No fiscal impact

**Fleet Review:** No fiscal impact

**Human Resources Review (new FTE only):** N/A

**Recommendations:**

Staff recommends that the Board of County Commissioners consider the recommendation made by JCOS Staff to approve the 2025 Non-Motorized Trails Grant application for up to \$250,000, and if awarded, to accept the award of the grant if issued for the project, to supplement the total amount of the award if necessary, and to authorize execution of the grant agreement and all related documents at a future hearing.

**Originator:** Julie Liggett, Grants and Special Projects Coordinator, 303-271-5924

**Contacts for Additional Information:**

Scot Grossman, Project Management Supervisor, [sgrossma@co.jefferson.co.us](mailto:sgrossma@co.jefferson.co.us), 303-271-5913

Amara Meier, Project Manager, [ameier@co.jefferson.co.us](mailto:ameier@co.jefferson.co.us), 303-271-5983

**BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER**

**Topic: Homeless Resolution Services Grant**

**Presented by: Kat Douglas, Housing, Economic and Employment Services**

**Division Director**

**Date: 9/10/2024**

For Information

For Discussion/Board Direction

Consent to  
Place on Business/  
Hearing Agenda

**Issue:** Approval of application for homeless resolution services funding from Colorado Department of Local Affairs (DOLA) and authorization to accept funds if awarded.

**Background:** Recent 2024 Point-In-Time Data shows a 20% increase in Jefferson County's unhoused population compared to 2023. While some progress is demonstrated in the data, it is evident that continued solutions are needed.

**Discussion:** DOLA has combined federal, state and Proposition 123 funds for this application round. Jefferson County's application would include a request for up to \$1.5 million to support homelessness prevention, outreach services, and shelter services. Homelessness prevention and outreach services would support adult individuals as well as families. The shelter services would support the family sheltering needs within Jefferson County.

**Fiscal Impact:**  **yes**  **no**

- Year of impact: 2025-2026
- TABOR impact: Yes, up to \$500,000.
- Existing grant or project: No, new grant opportunity
- New grant or project: N/A.
- Requested in adopted budget: No, a supplemental will be needed
- Ongoing or one-time: One-time, requires annual application
- General Fund impact: While funds will be received in and expended from the Community Development Fund, any excess TABOR revenue would impact the General Fund by increasing the total TABOR refund amount.
- Staffing impact: If awarded, funding will support existing staff, no new Full Time Employees (FTE's) are needed
- ARPA impact: N/A
- Match requirements: 50% will be met with 2025 Rescue Plan Project Fund, General Assistance and Emergency Rental Assistance Program
- Mandate/Contractual obligation: N/A

**Revenue Limits Impact:**  **yes**  **no**

DOLA has combined state funds with federal funds for this application. Application will

request only federal funds or Proposition 123 funds which will not impact county revenue limits; however, it is possible some state funds will be awarded and will impact revenue limits.

**SPA Review:** SPA supports with concerns regarding the TABOR revenue limits.

**County Attorney Review:** Jean Biondi, 8/28/24

**Facilities Review:** No Fiscal Impact

**BIT Review:** No Fiscal Impact

**Fleet Review:** No Fiscal Impact

**Human Resources Review (new FTE only):** N/A

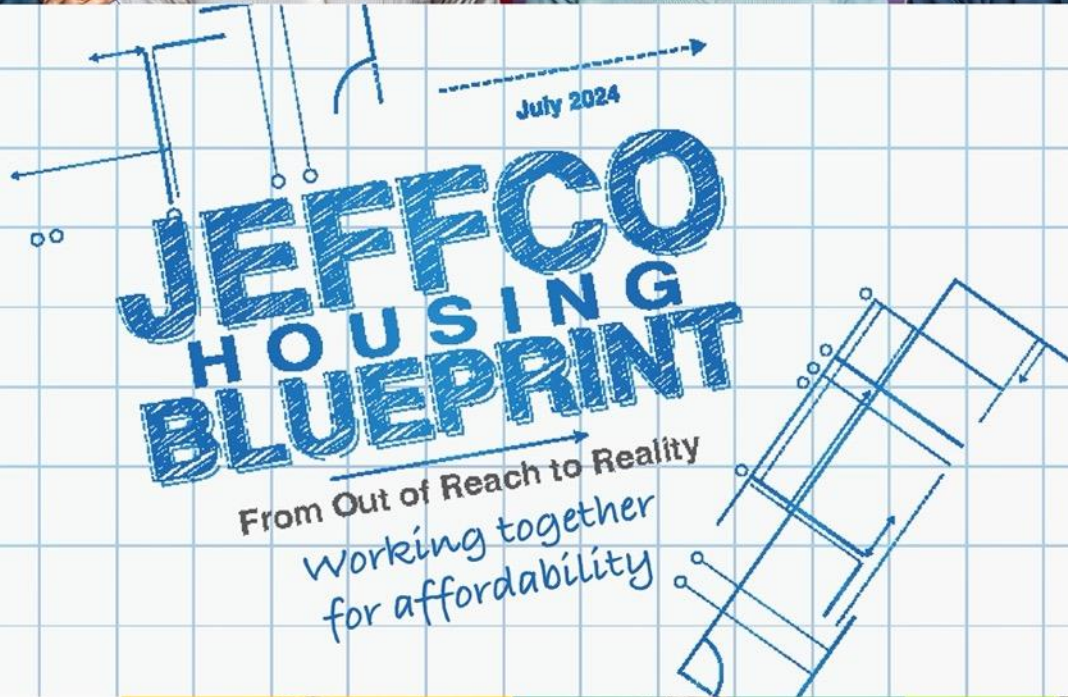
**Recommendations:** That the Board of County Commissioners place on a future Hearing Agenda to (a) authorize the Department of Human Services to apply for and, if awarded, accept a Homelessness Resolution Grant from the Colorado Department of Local Affairs in an amount up to \$1.5 million, following approval as to form by the County Attorney's Office; (b) direct that any Homelessness Resolution Grant funds awarded be included in a supplemental appropriation to Human Services' budget; and (c) authorize the Department of Human Services Executive Director to sign the grant agreement and any amendments thereto that would not increase the award amount, following approval as to form by the County Attorney's Office.

**Originator:** Kat Douglas, Housing, Economic and Employment Services Division Director (x8372)

**Contacts for Additional Information:** Mary C. Berg, Human Services Department Executive Director, (x4163)

Emily Sander, Community Development Manager, (x8373)

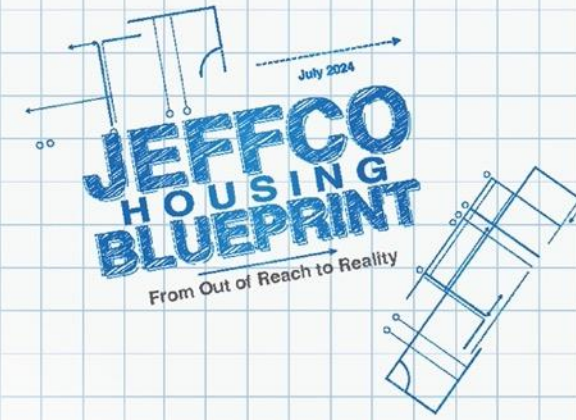
Kerry Wrenick, Regional Homeless Coordinator, (x8374)



September 10, 2024  
Jefferson County Commissioners

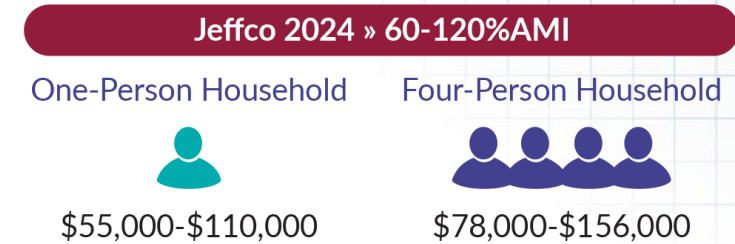


# Housing Challenges in Jeffco



Recent housing studies and community interviews revealed several specific housing challenges in Jeffco. We learned:

- ▶ Jeffco does not have enough housing inventory to meet the needs of the community
- ▶ Options are limited for middle-income households
- ▶ Housing policy can either help or inhibit housing development
- ▶ Affordability is a regional challenge that requires a regional solution
- ▶ There remain misconceptions about affordable housing





# The Missing Middle

- ▶ Lowest incomes – 30% AMI and below – are served by unique, dedicated funding programs
- ▶ Affordable rental housing, typically serving 30%-60% AMI, also have specific funding programs
- ▶ Residents making 60% AMI and higher are forced into market rate housing – those between 60%-120% AMI in particular have few options in Jeffco.
- ▶ This “**missing middle**,” those earning 60%-120% AMI, include young families, seniors, and essential workers such as teachers, nurses and firefighters.
- ▶ Limited resources and programs available to serve this part of our community – opportunity to **find solutions together**.



# The Approach

Based on the outcomes of community input and research, the Colorado Gives Foundation convened a working group of elected officials, business and nonprofit leaders to begin a collaborative discussion:

- ▶ **Jeffco Housing Steering Committee** to identify and act upon opportunities for regional collaboration to increase housing options that are affordable in Jefferson County – Specifically, the **Jeffco Housing Blueprint**

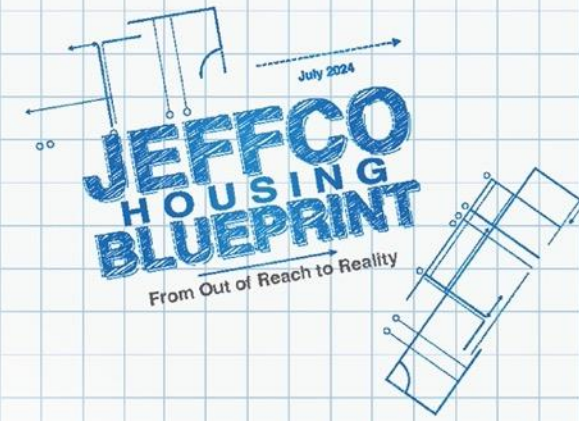
To further support this work, the CGF also **built awareness** of affordable housing challenges:

- Resident engagement and communications toolkits
- Polling Jeffco residents to understand views on affordable housing
- Funded Bell Policy Center's Housing Webinar series
- Supported development of the Jeffco Advocacy Network



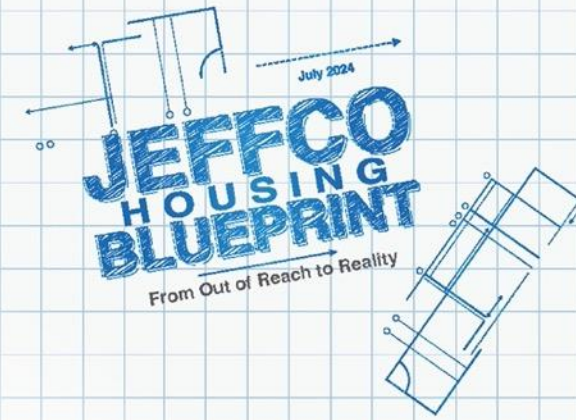
# Jeffco Housing Advocacy Steering Committee

- ▶ Multi-disciplinary group of leaders throughout Jeffco
  - Elected leaders from county and five largest municipalities
  - Developers/builders
  - Nonprofits and housing providers
  - EDC/Chambers
- ▶ Phase one (January – June 2023): Examination of policies, incentives, regulatory and land use tools available to local governments
- ▶ Phase two (July 2023 - June 2024): Collaborative strategy to support local efforts, build positive community engagement, and facilitate partnerships through the *Affordable Housing Blueprint*

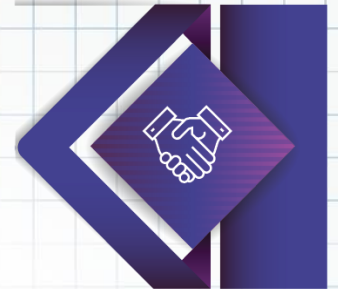


# Foundational Agreements

- ▶ Core Values and Guiding Principles
  - **Local Control and Regional Collaboration**
    - Respect, Collaboration, Innovation
  - **Inclusion and Forward Momentum**
    - Inclusion, Education, Leadership
- ▶ Legislative Policy Agenda
  - Themes include:
    - **Collaboration and partnership,**
    - **Maintaining/increasing resources,**
    - **Community development** (preserving local authority)



Collaboration  
& Partnership



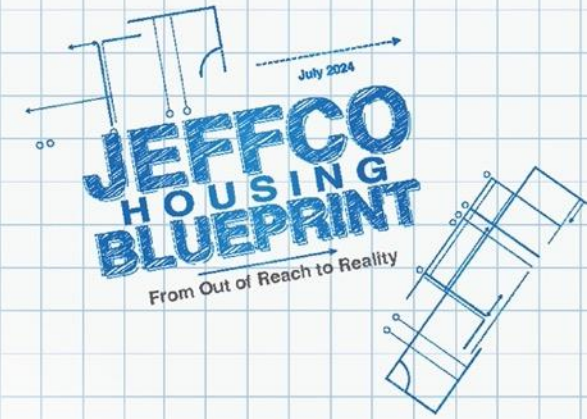
Maintaining &  
Increasing  
Resources



Community  
Development



# Affordable Housing Blueprint

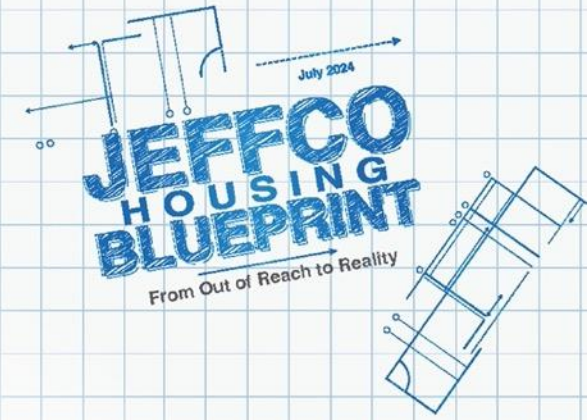


A regional collaboration policy platform with three pillars:

- ▶ Pillar One: Foster **input and participation in strategies** that support affordable housing
- ▶ Pillar Two: Support **policy development** in Jeffco jurisdictions by sharing best practices, tracking progress, and activating resources
- ▶ Pillar Three: Identify specific **programs and projects for collaboration across jurisdictions** and agencies to increase housing that is affordable in the county



# Working Together for Affordability



While the Jeffco Housing Blueprint targets housing options for the middle income of the housing continuum, it is complementary to other specific efforts:

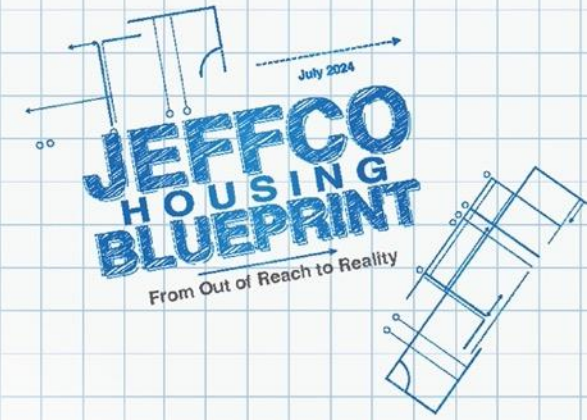
- ▶ Jeffco Housing Continuum Task Force and 15 Year Housing Plan
- ▶ Local municipal housing plans
- ▶ DRCOG Regional Housing Needs Assessment

We will accomplish more as a county when we work together to create housing options that are affordable for all Jeffco residents.



# Please Endorse the Blueprint!

- ▶ Why your support matters
- ▶ Current phase – securing from all Steering Committee organizations
- ▶ Communications and rollout plan



# Blueprint Implementation

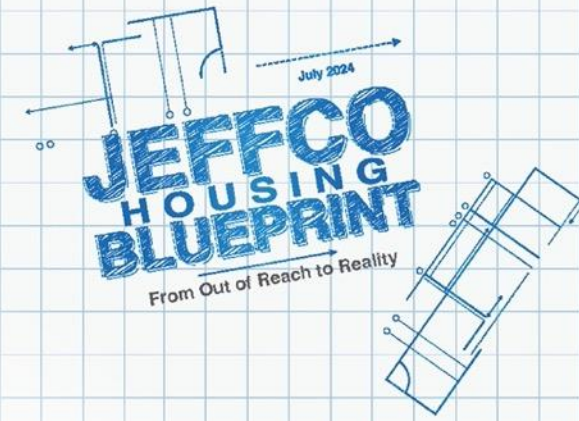
- ▶ Steering Committee will remain in oversight role and will provide guidance to prioritize strategies at each stage
  - More direct role in implementation via subcommittees and working groups dedicated to specific strategies.
- ▶ Blueprint is a “living document,” allowing us to learn from our progress, adapt as needed and build on success
- ▶ Begin using the Blueprint now to start the conversation in your community and organization.





# Learn More and Engage!

- ▶ Our journey towards housing opportunity for all Jeffco residents is just beginning.
- ▶ Leaning into our core values of **inclusion** and **collaboration**, it will take all of us *working together for affordability*.
  - Subcommittees and working groups to begin implementation.
  - Visit the *JeffcoAdvocacyNetwork.org*, sign up for updates and stay current on events.
- ▶ Our core values also include **education** and **leadership** – everyone can help by learning more about housing and possible solutions:  
*www.bellpolicy.org/facts/housing/*





July 2024

# JEFFCO HOUSING BLUEPRINT

From Out of Reach to Reality

## THANKS!

**BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER**

**Topic: Inclusion, Diversity, Equity and Accessibility Advisory Commission (IDEA-AC) Policy**

**Presented by: Marika Sitz, EDI Manager, Human Resources**

**Date: 9/10/2024**

For Information

For Discussion/Board Direction

Consent to Place on Business/Hearing Agenda

**Issue:** IDEA Advisory Commission

**Background:** Based on recommendations from the Inclusion, Diversity, Equity and Accessibility (IDEA) taskforce, an IDEA Advisory Commission (IDEA-AC) is being established to encourage and engender a safe, inclusive, and thriving environments for County employees and all members of our diverse community.

**Discussion:** The IDEA-AC’s role will be to advise the Board of County Commissioners (the BCC) on actions and initiatives that promote diversity and inclusion as it relates to the safety, health and well-being of County employees and all members of our diverse community. In this role, the IDEA-AC will identify equity gaps and disparities and advise the BCC on actions and initiatives that foster inclusion, diversity, equity, and accessibility so that these values are incorporated with dignity, authenticity, and accountability into the County’s values and mission.

**Fiscal Impact:**  yes  no

(If “yes”, include bulleted list below with concise descriptions for each. If “no”, then the bulleted list may be removed).

- Year of impact:
- TABOR impact:
- Existing grant or project:
- New grant or project:
- Requested in adopted budget:
- Ongoing or one-time:
- General Fund impact:
- Staffing impact:
- ARPA impact:
- Match requirements:
- Mandate/Contractual obligation:

**Revenue Limits Impact:**  yes  no

**SPA Review:** n/a

**County Attorney Review:** Kym Sorrells, County Attorney

**Facilities Review:** n/a

**BIT Review:** n/a

**Fleet Review:** n/a

**Human Resources Review (new FTE only):** n/a

**Recommendations:** That the BCC directs staff to bring the proposed new policy to a future hearing.

**Originator:** Marika Sitz, EDI Manager, x8410

**Contacts for Additional Information:**

Joe Kerby, County Manager, x8515

Jennifer Fairweather, Chief Human Resources Officer, x8402

Carey Markel, Deputy County Attorney, x8964

Deborah Churchill, Chief of Staff and Strategic Communication, x8502

Kate Newman, Deputy County Manager

**Policy Title: Inclusion Diversity Equity Accessibility Advisory Commission (IDEA-AC) Policy**

Policy Number: Part 2, Board Administration, Chapter 2, Establishment of Appointed Boards, Section 21

Type of Policy: Administrative

Adopting Resolution:

References (Statutes /Resos/Policies):

Effective Date:

Adoption Date:

Administrative Revision Date: not applicable

Policy Custodian: Board of County Commissioners

Purpose: To establish the IDEA-AC, specify its membership and terms, define its responsibilities, and provide procedures.

Compliance: IDEA-AC members and staff

**A. Establishment**

The Jefferson County Board of County Commissioners (BCC) established the IDEA-AC in 2023 to advise the BCC on actions and initiatives that promote diversity and inclusion and the safety, health, and well-being for all members of the community.

**B. Responsibilities**

1. The responsibility of IDEA-AC is to encourage and engender a safe, inclusive, and thriving environment for County employees as well as all members of our diverse community. Specifically, the IDEA-AC shall
  - a. Identify equity gaps and disparities and advise the BCC on actions and initiatives that foster inclusion, diversity, equity and accessibility so that these values are incorporated with dignity, authenticity and accountability into the County's values and mission.

**2. Meetings**

- a. The IDEA-AC shall meet at least once a year with the Board of County Commissioners (BCC). Such meetings shall be scheduled at the discretion of the BCC.

- b. Regular meetings of the IDEA-AC shall be held a minimum of 6 times a year or more frequently as requested by a majority of the IDEA-AC members or by the Chair. Notice shall be in writing and shall be sent to members at least ten (10) days prior to the day of the meeting.
- c. Special meetings may be called jointly by the Chair and Vice-Chair or by the Staff Liaison at the request of a majority of the members. Notice shall be in writing or by telephone at least seven (7) days prior to the day of the meeting.
- d. All notices shall contain the date, time, place, and agenda of the meeting and shall be posted at least 24-hours in advance, in accordance with County policy and the Colorado Open Meetings Law.
- e. More than fifty percent (50%) of the voting members shall constitute a quorum.
- f. The Commission may adopt bylaws governing any aspect of its membership, meetings and actions not set forth herein or governed by Federal, State, or other county policy or regulation.

### 3. Staff

The Equity Diversity Inclusion (EDI) Manager and staff will serve as staff liaison to the IDEA-AC. To accomplish the purposes of the IDEA-AC, staff shall provide services, information, and other necessary professional assistance.

### 4. Remuneration

Members shall not be compensated.

## C. Membership

### 1. Composition

- a. The IDEA-AC shall be composed of thirteen (13) voting members and six (6) alternates to be appointed by the BCC. Alternates are expected to regularly attend meetings and will vote only if a voting member in their sector is absent.
- b. The membership shall be composed of:
  - i. Four (4) Jefferson County Residents (3 voting members and 1 alternate)
  - ii. Four (4) Jefferson County Business Owners (3 voting members and 1 alternate)
  - iii. Four (4) Jefferson County Subject Matter Experts (SMEs) (3 voting members and 1 alternate)
  - iv. Four (4) Jefferson County Service Users (3 voting members and 1 alternate)

- v. Three (3) Jefferson County Municipality or Non-Profit Representatives (1 voting member and 2 alternates)
- c. Whenever a member's status changes and the member no longer represents the sector that the member was appointed to represent, the member must resign or reapply for membership through the BCC. If the member is a voting member who elects to reapply rather than resign, the member will have voting rights until reappointment is either granted or denied.

## 2. Terms

- a. Each member shall be appointed for an initial term, effective October 1, 2023, expiring September 30 of the expiration year, the BCC will appoint or reappoint members at the BCC's sole discretion, to have the following terms: seven (7) voting members will have two-year terms, six (6) voting members will have three-year terms, three (3) alternate members will have two-year terms, and three (3) alternate members will have three-year terms in order to stagger the term end dates after the initial establishment year per the Board and Commission Appointments Policy.
- b. Members shall be subject to reappointment by the BCC upon application for renewal. Should a delay occur during the reappointment process, members shall continue to serve and shall have voting rights until the reappointment is either granted or denied.
- c. Each member shall serve until the later of the date his or her term expires and his or her successor is appointed, unless membership is earlier terminated by written resignation, is terminated because of two (2) unexcused absences in twelve (12) consecutive months, or is revoked by the BCC
- d. Members may be removed by the BCC with or without cause prior to the expiration of their term.

## 3. Conflict of Interest

A member of the IDEA-AC shall avoid conflicts of interest, actual or perceived, and shall disclose the conflict to the Chair and immediately disqualify themselves from any decision involving the interest. Vacancies

- a. Vacancies shall be filled by appointment by the BCC.
- b. The IDEA-AC and EDI Manger may review the applications for appointment and make recommendations to the BCC for vacancies that occur.

## 5. Absences

Because the membership includes alternate members, members may not select non-appointed alternates to represent them at IDEA-AC meetings.

**BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER**

**Topic: Various Boards and Commissions Appointments**

**Presented by: Deborah Churchill**

**Date: 9/10/2024**

For Information

For Discussion/Board Direction

Consent to  
Place on Business/  
Hearing Agenda

**Issue:** Throughout the year, various boards and commissions have membership vacancies. Current vacancies exist on the Board of Adjustment.

**Background:** The Board of County Commissioners (BCC) appoints individuals to serve on numerous advisory boards and commissions, which provide an effective way for residents to add valuable input to county operations and make a positive impact in the community.

**Discussion:** This Briefing is to provide recommendations to the BCC for the consideration for the current vacancies.

**Fiscal Impact:**  yes  no

(If “yes”, include bulleted list below with concise descriptions for each. If “no”, then the bulleted list may be removed).

- Year of impact:
- TABOR impact:
- Existing grant or project:
- New grant or project:
- Requested in adopted budget:
- Ongoing or one-time:
- General Fund impact:
- Staffing impact:
- ARPA impact:
- Match requirements:
- Mandate/Contractual obligation:

**Revenue Limits Impact:**  yes  no

**SPA Review:** n/a

**County Attorney Review:** n/a

**Facilities Review:** n/a

**BIT Review:** n/a



**Fleet Review:** n/a

**Human Resources Review (new FTE only):** n/a

**Recommendations:** BCC review recommendations and provide direction to staff regarding appointments. Appointment resolution will appear on the September 24, 2024 BCC hearing agenda for final approval.

**Originator:** Deborah Churchill (ext. 8502)

**Contacts for Additional Information:** n/a

# Volunteer Boards & Commissions

## 2024 Recommendation Form

**BOARD NAME:** Jefferson County Airport Advisory Board

**RECOMMENDATION BY WHOM:** Ben Miller, Airport Planning and Development Administrator

**RECOMMENDATION(S):** Please list **ALL** applicants, including full name and a few comments on each.

Name	Member Replacing	Comments
Dr. Barbara Adams	Reappointment	Jefferson County resident, pilot, neuroscientist, and Civil Air Patrol volunteer
Dr. James Wood	Reappointment	EAA Young Eagles chapter president, pilot and long-time t-hangar tenant at RMMA
Greg Boom	Reappointment	Jefferson County resident and long-time owner/operator of Rocky Mountain Flight School, Mountain Air Aviation, and G&M Aircraft.
Paul Hoisington	Reappointment	City of Arvada resident and pilot with aerospace background
Jansen Tidmore	Reappointment	Jefferson County resident and president of the Jeffco EDC
Dustin Powell	None	Jefferson County resident with interest in aviation and experience with airport operations
Michael McGahee	None	Jefferson County resident and commercial pilot
Eric Rogers	None	Jefferson County resident with aerospace background

\*\*If your Board, has certain membership requirements or criteria (i.e. Jefferson County resident, Business Owner, Municipality Representative, etc.), group applicants, in ranking ordering, accordingly and indicate which criteria they meet. For example:

- A. CRITERIA: Jefferson County Citizen-at-Large (2)
  - a. NAME – Jansen Tidmore
  - b. NAME – Paul Hoisington
- B. CRITERIA: Business Owner within the Airport Influence Area (2)
  - a. NAME – Greg Boom
  - b. NAME – Dr. James Wood
- C. CRITERIA: RMMA Tenant (1)
  - a. NAME – John Camper (current member, not expiring)
- D. CRITERIA: Residential Property Owner within the Airport Influence Area (1)
  - a. NAME – James Einolf (current member, not expiring)
- E. CRITERIA: Adjacent Jurisdiction (1)
  - a. NAME – John Marriott (current member, not expiring)
- F. CRITERIA: Alternate (1)
  - a. NAME – Dr. Barbara Adams

## Volunteer Boards & Commissions 2024 Recommendation Form

**BOARD NAME:** Board of Adjustment

**RECOMMENDATION BY WHOM:** Chris O’Keefe, Planning and Zoning Director and Planning and Zoning recommendation committee.

**RECOMMENDATION(S):** Please list **ALL** applicants, including full name and a few comments on each.

Name	Member Replacing	Comments
Paul Warbington	Reappointment	Paul has been an asset to the Board. He is succinct and pointed in his commentary. He has a very good understanding of the rules. Lives in the Littleton area.
Tom Milavec	Regular: Vacant Position	Would like to give back to the community in an area where he has expertise. Has engaged with local planning, zoning and building depts giving him a good understanding of the processes. Lives in the Lakewood area.
Kim Porter	Alternate: Vacant Position	Kim is very well spoken. Has worked in property and real estate for a long time and is excited about the prospect of serving in local government. With her retirement pending she is looking for a way to keep her brain active. Lives in the Morrison area.
Leah McGahee	Jane Blumer	Leah worked in all levels of government from local government at the beginning of her career to Capitol Hill. Seems knowledgeable and highly articulate. Lives in the Evergreen area.
Ken Frick		Ken applied for BOA and has been heavily involved with MACC. He does have knowledge of regulations and tends to take a no growth perspective on new projects. Lives in the Evergreen area.

\*\*If your Board, has certain membership requirements or criteria (i.e. Jefferson County resident, Business Owner, Municipality Representative, etc.), group applicants, in ranking ordering, accordingly and indicate which criteria they meet.

A. CRITERIA: Jefferson County Citizen-at-Large

a) Regular Members (5)

- i. Gregg Johnson (term expires September 2025)
- ii. Paul Warbington (term expires September 2024)
- iii. Ryan Lester (term expires September 2026)
- iv. Jeffrey Cline (term expires September 2025)
- v. Vacant Position (term expires September 2026)

b) Alternate Members (2)

- i. Elizabeth Blumer (term expires September 2024)
- ii. Vacant Position (term expires September 2025)

## Volunteer Boards & Commissions 2024 Recommendation Form

**BOARD NAME:** Board of Health

**RECOMMENDATION BY WHOM:** Lindsey Gonzales

**RECOMMENDATION(S):** Please list *ALL* applicants, including full name and a few comments on each.

Name	Member Replacing	Comments
Sarah Lampe	Sarah Lampe	Dr. Story would recommend Sarah Lampe to serve another term on the Board. Sarah is doing an amazing job as a current member on our Board. Her background in Public Health makes her not only a subject matter expert on our Board but also provides stability and clarity to public health related issues that arise.

\*\*If your Board, has certain membership requirements or criteria (i.e. Jefferson County resident, Business Owner, Municipality Representative, etc.), group applicants, in ranking ordering, accordingly and indicate which criteria they meet. For example:

- A. Board member must live within Jefferson County

## Volunteer Boards & Commissions 2024 Recommendation Form

**BOARD NAME:** Budget Advisory Committee

**RECOMMENDATION BY WHOM:** Daniel Conway, Director of Strategy & Budget

**RECOMMENDATION(S):**

Name	Member Replacing	Comments
Eric Proctor	Eric Proctor	Bank executive vice president; served as OK state representative, including House appropriations & budget committee; public school teacher
Devin Mills	Manny Santistevan	Professional engineer and owner of distillery; experience with large budget projects and CFO for start-ups; VP of HOA; member of Jefferson County Board of Review since 2020

**MEMBERSHIP CRITERIA:**

- A. Members that have experience overseeing budget production of medium-to-large organizations in Jefferson County, with preference to government experience (3 members).
  - a. **\*\* ERIC PROCTOR \*\* - Oct 2024 – Sep 2026 (second term)**
  - b. Jeanie Rossillon (current) – Oct 2023 – Sep 2025
  - c. Vacant (current) – Oct 2024 – Sep 2026
  
- B. Members that are business owners in Jefferson County (2 members)
  - a. **\*\* DEVIN MILLS \*\* - Oct 2024 – Sep 2026**
  - b. Vacant (current) – Oct 2023 – Sep 2025
  
- C. Member from a non-profit organization in Jefferson County (1 member)
  - a. Jim Dale (current) – Oct 2023 – Sep 2025
  
- D. Member that is a resident of Jefferson County (1 member)
  - a. Timothy Ziman (current) – Oct 2023 – Sep 2025

## Volunteer Boards & Commissions 2024 Recommendation Form

**BOARD NAME:** Jefferson County Corrections Board

**RECOMMENDATION BY WHOM:** Connor Guenthner, Community Corrections Coordinator

**RECOMMENDATION(S):** Please list **ALL** applicants, including full name and a few comments on each.

Name	Member Replacing	Comments
Garen Gervey	Jennifer Kilpatrick	Garen has many years of experience as a practicing lawyer and has been recommended for this position by the 1 <sup>st</sup> JD Bar Association
Chaz Melihercik	Nicholas Severn	Chaz has served on this board previously as an alternate which his helpful for the unique knowledge of community corrections
Susan Nickerson	Citizen At-Large Alternate	Susan has specific knowledge of the assessment tools used to determine an offender's level of risk to reoffend and treatment needs which are specifically used to determine whether a person is fit for our program.
Tim Allport	Citizen At-Large Alternate	Tim has great experience as a counselor in addictions which is the majority of the population we serve. He also worked as a corrections officer and understands the safety risk of transitioning offenders to community corrections.

**\*\*If your Board, has certain membership requirements or criteria (i.e. Jefferson County resident, Business Owner, Municipality Representative, etc.), group applicants, in ranking ordering, accordingly and indicate which criteria they meet. For example:**

**A. CRITERIA: [Practicing Lawyer within the 1<sup>st</sup> Judicial District]**

- a. Garen Gervey – An experienced Public Defender with the knowledge of the justice system and the desire to fight for the people needing a second chance.
- b. Chaz Melihercik – An experienced Public Defender and public advocate with experience on the Jefferson County Corrections Board.

**B. CRITERIA: [Resident of Unincorporated Jefferson County]**

- a. Susan Nickerson – Experience working with the population we see in community corrections and has an understanding of the assessment used to determine if an offender is a good fit.
- b. Tim Allport – An experienced addictions counselor and correctional officer who has worked with a similar population both in and out of prison.

# Volunteer Boards & Commissions

## 2024 Recommendation Form

**BOARD NAME:** Jefferson County Cultural Council

**RECOMMENDATION BY WHOM:** Maylee Barraza, Records and Licensing Director

**RECOMMENDATION(S):** Please list **ALL** applicants, including full name and a few comments on each.

Name	Member Replacing	Comments
Kimber Smith	Reappointment	Served as an at large candidate of the Council for the past year and has a strong passion for arts and culture. Experience in nonprofit and educational sector.
David Rein	Reappointment	Served as an at large candidate of the council previously, involved in multiple arts and cultural organizations, and serves on other arts commissions.
Tori Barnett	Jessica Schwartz	Strong familiarity with SCFD, previous experience working with Tier I and Tier II cultural organizations, and extensive experience in writing grants.
Jaime Burgher	Vacancy	Experience in both higher education and the nonprofit sector. Previously oversaw distributions of funds to arts programs and has a strong understanding of the grant process.
Devin Mills		Experience in grant writing for both private and public entities and is well versed in evaluating grant proposals.
Lorne Bregitzer		Tenured professor of music, previous experience on various committees at CU-Denver.
Elizabeth Schmidt		Previous experience with funding for nonprofit organizations and has a background in education.

\*\*If your Board has certain membership requirements or criteria (i.e. Jefferson County resident, Business Owner, Municipality Representative, etc.), group applicants, in ranking ordering, accordingly and indicate which criteria they meet. For example:

- A. CRITERIA: District 1
  - a. Lalitha Chittoor (exp. December 2026)
  - b. Richard Chamberlain (exp. December 2025)
- B. CRITERIA: District 2
  - a. **Tori Barnett**
  - b. Ruth Wilson (exp. December 2025)
- C. CRITERIA: District 3
  - a. **David Rein**
  - b. Travis Klempan (exp. December 2025)



D. CRITERIA: At-Large

a. Iris Gregg (exp. December 2026)

b. Kimber Smith

c. Jaime Burgher

## Volunteer Boards & Commissions 2024 Recommendation Form

**BOARD NAME:** Community Services Advisory Board

**RECOMMENDATION BY WHOM:** Lauren Bernstein, on behalf of Board Chair, Robert Pries and Vice Chair, Krista Spurgin

**RECOMMENDATION(S):** Please list *ALL* applicants, including full name and a few comments on each.

Name	Member Replacing	Comments
Brian Brant	n/a – filing vacancy	This applicant has extensive experience with the lower income sector
Carla Respects Nothing	n/a – filing vacancy	This applicant has extensive experience with the lower income sector and board expertise
Krista Spurgin	Reappointment	This person currently serves as the Vice Chair and has been a great addition to the board.
Sean VanBerschot	n/a – filing vacancy	This applicant has extensive experience within housing in Jefferson County and board expertise

\*\*If your Board, has certain membership requirements or criteria (i.e. Jefferson County resident, Business Owner, Municipality Representative, etc.), group applicants, in ranking ordering, accordingly and indicate which criteria they meet. For example:

- A. CRITERIA: Jefferson County resident
- B. CRITERIA: n/a

## Volunteer Boards & Commissions 2024 Recommendation Form

**BOARD NAME:** CSU Extension Advisory Committee

**RECOMMENDATION BY WHOM:** Jeni Carter, CSU Extension, Jefferson County Director

**RECOMMENDATION(S):** Please list *ALL* applicants, including full name and a few comments on each.

Name	Member Replacing	Comments
Nancy McNally	Reappointment	Nancy remains a valuable member of the committee. Recommended for second term through 2027.
Jaime Burgher	Joan Poston	Jamie demonstrates a connection to non-profit networks, higher education, and is a resident of Jefferson County.
Margaret Hollingsworth		Margaret demonstrates familiarity with science education, Extension and community work. If another nomination does not accept, I request the ability to extend the offer to Margaret.

\*\*If your Board, has certain membership requirements or criteria (i.e. Jefferson County resident, Business Owner, Municipality Representative, etc.), group applicants, in ranking ordering, accordingly and indicate which criteria they meet. For example:

## Volunteer Boards & Commissions 2024 Recommendation Form

**BOARD NAME:** Engineering Advisory Board (EAB)

**RECOMMENDATION** Patrick O’Connell, Planning & Zoning Division

**RECOMMENDATION(S):** Please list *ALL* applicants, including full name and a few comments on each.

Name	Member Replacing	Comments
Ali Marvi	Reappointment	Ali has been an EAB member for several years. Ali is a structural engineer consultant and was part of the team that helped develop the regulations for the Designated Dipping Bedrock Area in Jefferson County. Ali’s firm has provided both pre construction and post construction mitigation options for structures built in Jefferson County.

**\*\*If your Board, has certain membership requirements or criteria (i.e. Jefferson County resident, Business Owner, Municipality Representative, etc.), group applicants, in ranking ordering, accordingly and indicate which criteria they meet. For example:**

**A. CRITERIA: Structural Member**

Ali Marvi – Ali is the existing EAB structural member and a structural engineer with AKM Consultants.

# Volunteer Boards & Commissions

## 2024 Recommendation Form

**BOARD NAME:** Equine & Agriculture Heritage Commission

**RECOMMENDATION BY WHOM:** Brittney Rietveld, Fairgrounds Manager, Matt Robbins, Community Connections Dir. Parks & Conservation

**RECOMMENDATION(S):** Rank *ALL* applicants. Include full name and a few comments on each.

Name	Member Replacing	Comments
1. Lisa Woodward	Andrea Raschke	Lisa is the Vice President of the Jeffco Horse Council giving her the ability to be a great liaison between the Commission/County and the equine community. She is also a volunteer for the Jeffco Evac team, giving further insight into preserving equine in Jeffco.
2. Lauren Scanlan	Jaren Tolman	Has her own micro-farm, also building her farm business on her home property. She also has equine experience. Lauren is the only applicant with agricultural expertise.
3. Scott Aschermann	Lisa Stavig	Current 4-H Parent, President of Arvada Area Horsemen's Association, Equestrian Conservation Coalition – Board Member
4. Mark Skelton	N/A - Renewing Commission	Extensive historical knowledge of the Jeffco Fairgrounds; Instructor at Westernaires; Former Chairman of the Fairgrounds Advisory Committee and member of the Youth, Equine & Agriculture Working Group
5. Mike Skelton	N/A - Renewing Commission	Extensive historical knowledge of the Jeffco Fairgrounds; Instructor at Westernaires; Former member of the Fairgrounds Advisory Committee
6. Diane Eustace	Debra Tazz	Current Operations and Communications Director of the National Sports Center for the Disabled (NSCD) is a world leader in creating and providing adaptive outdoor recreation experiences. As one of the largest and most comprehensive providers of adaptive experiences, we use the power of innovation, recreation and Colorado's great outdoors to improve access, opportunities and possibilities for people living with disabilities.
7. Alejandra Major	N/A - Renewing Commission	Non-Profit background; Former Westernaire; Former Fairgrounds Advisory Committee and Youth, Equine & Agriculture Working Group member

8.	Mary Miklos	VACANT – No applicants that qualify
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\*\*If your Board, has certain membership requirements or criteria (i.e. Jefferson County resident, Business Owner, Municipality Representative, etc.), group applicants, in ranking ordering, accordingly and indicate which criteria they meet. For example:

- A. CRITERIA: Equine Community Representation
  - a. Lisa Woodward – Vice President of the Jeffco Horse Council giving her the ability to be a great liaison between the Commission/County and the equine community.
- B. CRITERIA: Agriculture Community Representation
- C. Lauren Scanlan - Has her own micro-farm, also building her farm business on her home property. She also has equine experience.
- D. CRITERIA: Youth Representation
  - a. Scott Aschermann – Current 4-H Parent, President of Arvada Area Horsemen's Association, Equestrian Conservation Coalition – Board Member
- E. CRITERIA: Surrounding Neighborhood Representation
  - a. No applicants from this area
- F. CRITERIA: Non-Profit Representation
  - a. Diane Eustace - Current Operations and Communications Director of the National Sports Center for the Disabled (NSCD) is a world leader in creating and providing adaptive outdoor recreation experiences.
- G. CRITERIA: Fairgrounds Advisory Committee Representation
  - a. Mark Skelton –Former Fairgrounds Advisory Committee Chairman
  - b. Mike Skelton - Former Fairgrounds Advisory Committee Member
- H. CRITERIA: Youth, Equine & Agriculture Working Group Representation
  - a. Alejandra Major – Former Youth, Equine & Agriculture Working Group Member





## Foothills Regional Emergency Medical & Trauma Advisory Council

(FRETAC)

Serving Boulder, Clear Creek, Gilpin, Grand, & Jefferson Counties

**Valorie Peaslee, MBA, BSN, RN**  
**Executive Director**

July 9, 2024

Jefferson County  
Board of County Commissioners  
100 Jefferson County Parkway  
Golden, Co. 80419-5550

Dear Commissioners:

I would like to introduce myself as the new Executive Director of the Foothills RETAC. My name is Valorie Peaslee and I officially took over on July 1<sup>st</sup>. Linda Underbrink, the previous Executive Director has retired. We wish her the best and really appreciate all she has done for the Foothill RETAC for the last 23 years.

William Dolan also retired and gave me verbal resignation as our Treasurer and Jefferson County Board member. We wish him the best as well.

The current Jefferson County RETAC members, Dr. Jason Roosa, Annette Cannon and our alternate member Dr. Scott Branney would like to recommend Dr. Zach Louderback for his replacement to maintain membership representing one of our leading hospitals.

At this time, we would like to recommend that you appoint Dr. Zach Louderback to the position of Jefferson County alternate RETAC member. Dr. Branney, the current alternate member, will be moved to regular member status. Dr. Louderback is an Emergency Physician at St. Anthony Hospital and the medical director for the West Metro Fire Department and would bring a new and needed perspective to the board.

We truly appreciate Jefferson County as a valued member of our Council. Thank you for your time and attention to this matter. We believe that the Foothills RETAC is making large strides in emergency medicine in your county, and the other four counties in our RETAC.

We will await your decision and look forward to hearing from you.

Sincerely,

*Valorie Peaslee, MBA, BSN, RN*

Foothills RETAC Executive Director  
25704 County Road 54 1/4  
Kersey, CO 80644



# Volunteer Boards & Commissions

## 2024 Recommendation Form

**BOARD NAME:** Jefferson County Historical Commission

**RECOMMENDATION BY WHOM:** Chris O’Keefe, Planning and Zoning Director and Planning and Zoning recommendation committee.

**RECOMMENDATION(S):** Please list **ALL** applicants, including full name and a few comments on each.

Name	Member Replacing	Comments
Carla Opp	Reappointment (At-Large)	Member of JCHC since 2018; current Secretary Past Cochair of Publications; Cochair of social media and PR. Volunteer positions: RMPBS; Library of Congress transcription; Friends of JCHC. Education: MS. Retired Jefferson County Public Health. Interest: history and archives.
Richard Scudder	Reappointment (At-Large)	Member of JCHC since 2017 Past Chair of JCHC; Co- Chair of Landmarks and Preservation Committee; Manager of JCHC YouTube Channel and videographer. CLG Subcommittee. Publications Photo Editor. Ph.D.; retired DU professor and Asst. Dean, Daniels College of Business; Ovations West (formerly Evergreen Chorale); Staunton State Park volunteer.
Leigh Seeger	Reappointment (At-Large)	Member of JCHC since 2021; Vice Chair of JCHC. Publications Committee Assistant to Editor. CLG Subcommittee. Together Jeffco. Vice President of Jefferson County Economic Development Corporation; Experience in public, private, and non-profit sectors; Strong interest in Jefferson County history; Fundraising experience; Education: Colorado State University; Interest: Community history; historic preservation.

Cynthia Shaw	Reappointment (District 1)	Member of JCHC since 2010; Past Chair of Nominations; Cochair Education and Events; past Chair JCHC; retired Boettcher Mansion Director; established Colorado Arts and Crafts Society; MA in architectural history. Friends of JCHC; Publications Committee.
Laurel Imer		Did not have the needed historic preservation knowledge and experience to carry out JCHC’s mission and activities.
Anne Phelps		Did not have the needed historic preservation knowledge and experience to carry out JCHC’s mission and activities.

Note: A waiver is requested for Leigh Seeger, who currently lives in Douglas County. Leigh Seeger currently resides in nearby Douglas County after living in Jeffco for five years. She has worked for Jefferson County Economic Development Corp., located in the county, for 15 years. Through her work in Jeffco, she has developed a strong knowledge of Jeffco’s historic assets, community heritage, local culture, and she has made contributions that have helped shape what the county is today. Her passion to help preserve its history is second to none. In her position, she wants to continue applying knowledge and experience with historic preservation efforts, to help ensure that future development incorporates and maintains the county’s history, character, and heritage.

Leigh has been an active member of the Commission since 2021, attending all meetings, and participating in the Publications, Landmark and Preservation Committees and the Certified Local Government Subcommittee. She is an assistant to the editor for the Historically Jeffco magazine, our award-winning publication, and contributed an article to the 2023 issue. We fully expect that Leigh will assume responsibility as Chair of Publications and Editor of Historically Jeffco in the near future. She is currently Vice-Chair of JCHC, in anticipation of a Chair role in the future. She is our liaison with the horse community developing preservation strategies and recreation opportunities for historic ranches, barns and trails.

The JCHC Policy/Procedure (August 2016) allows members to live outside Jeffco if approved by the BCC. We strongly believe that Leigh's interest and engagement in Jeffco history for 15 years qualifies her to continue with the Historical Commission. She has a substantive knowledge, understanding and connection to Jeffco history and preservation. She lives close enough to attend and participate in meetings and activities in Jeffco. Please waive the residency requirement and reappoint Leigh Seeger.

JCHC has a long history of reappointing members that have been great team players and have actively contributed and participated in its activities. We recommend the reappointment of the four members for additional 3-year terms.

# Volunteer Boards & Commissions

## 2024 Recommendation Form

**BOARD NAME:** IDEA Advisory Commission

**RECOMMENDATION BY WHOM:** Marika Sitz, Diversity, Equity & Inclusion Manager

**RECOMMENDATION(S):** Please list **ALL** applicants, including full name and a few comments on each.

Name	Member Replacing	Comments
Lin Browning	n/a	Filling vacancy as a Jeffco constituent
Kelley Land	n/a	Filling vacancy as a Jeffco Service User
Carli Seeba	Qatrina Botello	Wheat Ridge submitted letter requesting the change
Jen Macken	n/a	See exception request

**Exception request:** Staff is asking for an expansion in one criteria area, Subject Matter Expert. If approved, staff is recommending Jen Macken, EDI Director, Red Rocks Community College be appointed to fill the addition, with a term of September 2024 – 2027.

**\*\*If your Board, has certain membership requirements or criteria (i.e. Jefferson County resident, Business Owner, Municipality Representative, etc.), group applicants, in ranking ordering, accordingly and indicate which criteria they meet. For example:**

- A. CRITERIA: Jeffco Constituents
  - a. Timothy Ziman (term expires September 2025)
  - b. Amy Travin (term expires September 2026)
  - c. Enessa Janes (term expires September 2026)
  - d. Open (term expires September 2025)
- B. CRITERIA: Jeffco Business Owner
  - a. AJ Jackson (term expires September 2025)
  - b. Johanna Denne (term expires September 2025)
  - c. Open (term expires September 2026)
  - d. Open (term expires September 2026)
- C. CRITERIA: IDEA Subject Matter Experts (SMEs)
  - a. Erin Mulrooney (term expires September 2025)
  - b. Claudia Aguilar Rubalcava (term expires September 2025)
  - c. Quyncc Johnson (term expires September 2026)
  - d. Christopher Arlen (term expires September 2026)
- D. CRITERIA: Jeffco Services Users
  - a. Bonnie Scudder (term expires September 2025)
  - b. Jesus Joaquin Rodriguez (term expires September 2026)
  - c. Wisler Jacquecin (term expires September 2026)
  - d. Open (term expires September 2025)
- E. CRITERIA: Municipality Representatives
  - a. Brady Porter-Field (District 1)
  - b. Qatrina Botello (District 2)
  - c. Open (District 3)

## Volunteer Boards & Commissions 2024 Recommendation Form

**BOARD NAME:** Library Board of Trustees

**RECOMMENDATION BY WHOM:** Donna Walker, JCPL Executive Director

**RECOMMENDATION(S):** Please list *ALL* applicants, including full name and a few comments on each.

A. CRITERIA: Jefferson County resident – all applicants meet this criterion

Name	Member Replacing	Comments
Emelda (Bing) Walker	Reappointment	Emelda (Bing) Walker was appointed to the Library Board of Trustees on Sept 30, 2022. She is seeking reappointment. Bing is currently serving as vice chair and is an active and engaged trustee. She has extensive experience in government services, grant management, and on a variety of boards and commissions at the local, state, and national levels. She is a valuable contributor to Library governance and policy considerations. Bing lives in Golden. She does not have scheduling conflicts.
Renny Fagan	Jeanne Lomba	Renny Fagan has extensive experience on many other boards, with government, in policy development, strategic planning, and in creating and overseeing budgets. He indicates a commitment to meeting the mission of the library through Board governance. He has a Golden mailing address. He does not have scheduling conflicts.
Aubrey Kroll		Aubrey Kroll is an active member of her community with experience on her neighborhood PTO Board and several years of volunteer service as well. She indicates a desire to bring her knowledge of a younger, diverse demographic to the Library Board. She lives in the south part of Jefferson County and applied to be on our advisory council for the new library there. She does not have scheduling conflicts.
Lindsay Benhammou		Lindsay Benhammou is an active community member in the south part of Jefferson County. She has experience as a leader in the PTA where her elementary-aged children attend. She is scheduled to Page 65 of 175

		chair the School Accountability Committee as well. She serves on the JCPL South County Library Advisory Council. She does not have scheduling conflicts.
Elijah Dimon-Ainscough		Elijah Dimon-Ainscough has experience as a student leader on another library board. He indicates an interest in supporting first amendment rights and bringing the perspective of a younger person to the Library board. He lists a potential conflict of interest as someone working on Commissioner Andy Kerr's campaign. He has a Golden mailing address. He does not have scheduling conflicts.
Devin Mills		Devin Mills is a father of two small children and frequent library user. He has experience in design and construction and as a contract CFO. He is currently on the Jeffco Review Board. He lives in Evergreen. He does not have scheduling conflicts.
Katie Neal		Katie Neal has experience with event planning for three advisory boards. She has experience in higher education, boards, donors and event planning. She lives in Arvada. She does not have scheduling conflicts.

# Volunteer Boards & Commissions 2024 Recommendation Form

**BOARD NAME:** Liquor Licensing Authority Board

**RECOMMENDATION BY WHOM:** Maylee Barraza, Records and Licensing Director

**RECOMMENDATION(S):** Please list *ALL* applicants, including full name and a few comments on each.

Name	Member Replacing	Comments
Parker Brown	Reappointment	Vast experience in liquor industry, business ownership. Knowledge of governance and regulations.
Stan Holzwart	Reappointment	Has knowledge of the liquor industry as a bartender and manager.
Devin Mills	Nikki Rossetter (Alternate)	Has knowledge of the liquor industry as a distillery owner.

\*\*If your Board has certain membership requirements or criteria (i.e. Jefferson County resident, Business Owner, Municipality Representative, etc.), group applicants, in ranking ordering, accordingly and indicate which criteria they meet. For example:

**A. Composition**

- a. The Authority Shall consist of three members and one alternate member.
- b. Members shall be Jefferson County Residents, unless otherwise approved by the BCC, who are experienced with the Colorado Liquor Code and with the conduct of administrative hearings. Members may not be employees of a law enforcement agency in Jefferson County.

**B. Conflict of Interest**

- a. No member shall have any current interest in a liquor license under the jurisdiction of the Authority.

## MEMORANDIUM

**TO:** Deborah Churchill  
Chief of Staff, Board of County Commissioners

**FROM:** Mark Gutke  
Sheriff's Office, Emergency Services Section

**DATE:** September 3, 2024

**REF:** **BOARD APPOINTMENTS, NORTH CENTRAL ALL HAZARDS REGION**

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In 2003, the Federal Government created grant funding for Homeland Security initiatives allowing each state to receive grants to address all hazards and all 32 core capabilities identified by Homeland Security. Colorado created nine regions throughout the State. Jefferson County was within the North Central Region (NCR).

The NCR Board was charged to identify equipment necessary to address selected capabilities from those 32 core capabilities. Prioritize the purchase of such equipment within the awarded grant funding, and issue it while following normal accounting practices by having a single governmental purchasing authority. Arapahoe County is currently the purchasing agent.

Agreements and necessary bylaws were created early on. Jefferson County signed the agreement forming the North Central All Hazard Region.

The formation of the North Central Region called for two Board seats from each participating County.

Since it's conception, every year equipment, training and contracts totaling millions of dollars has been purchased and issued to participating agencies.



Currently it was believed that the County could, by proper level of authority, provide it's two members by email to the North Central Region's Coordinator.

We were told recently that there has been a policy discussed, but we believe it was never formally adopted that each agency representative shall be appointed through their agencies Boards and Commissions Resolutions.

I asked for the minutes of that adoption move and was advised that it was sometime in 2007. I was on that Board representing the County during that time, and do not remember such a move and vote. I do remember a long discussion taking place.

Regardless of when or how that Board moved on that requirement, it does make sense that Jefferson County formally appoint its representatives to this Board. We would like to maintain the notion that the County Emergency Manager is appointed to one of the two seats.

Lengthy discussions have taken place regarding the appointment of the second seat to this Board.

The Board of County Commissioners has requested that the second seat be appointed to a Fire representative.

Therefore, we respectfully request that the following individuals be appointed to the North Central All Hazards Region Board by Resolution from the Board of County Commissioners, with no expiration of term.

North Central All Hazards Region

Nate Whittington                      Jefferson County Emergency Manager

Clint Fey                                      District Chief, West Metro Fire Protection District

Please feel free to contact me should you require additional information.

## Volunteer Boards & Commissions 2024 Recommendation Form

**BOARD NAME:** Open Space Advisory Committee

**RECOMMENDATION BY WHOM:** Mike Dungan, Committee Secretary Pro-Tem; Amy Heidema, Committee Member; Tom Hoby, Open Space Director

**RECOMMENDATION(S):** Please list *ALL* applicants, including full name and a few comments on each.

Name	Member Replacing	Comments
Jeremy Hakes	Reappointment as City Representative	Jeremy has served on the committee since 2017 and currently serves as the Committee Chair.
Janet Shangraw	Reappointment as a Recreation District Representative	Janet has served on the committee since 2013 and currently serves as the Committee Vice Chair.
Ben Perry	Mandy Jeffcoat, At Large Representative (not seeking reappointment)	Ben has a career in philanthropy, including at the Nature Conservancy and experience serving on an advisory council for an urban park system.
Ryan Scully	Kathleen Staks, County Representative (resigning due to increased work commitments)	Ryan's professional background is in finance, and he has a personal passion for open space access.
Steve Elkins		CASA Advocate and volunteers with several other organizations. Had a career in Parks and Recreation in CT, NY & NJ.
Sara Sheridan		Open Space Volunteer and a JCOS Foundation board member.
Suzie Shride		Background in education. Volunteers for a number of causes.
Greg Warren		Decided to remove his name from consideration for this committee.
Max Koxholt		Arvada Parks Advisory Committee member. Career as a scientist in the food industry.

\*\*If your Board, has certain membership requirements or criteria (i.e. Jefferson County resident, Business Owner, Municipality Representative, etc.), group applicants, in ranking ordering, accordingly and indicate which criteria they meet. For example:

- A. CRITERIA: City Representative – Jeremy Hakes
- B. CRITERIA: Recreation District Representative – Janet Shangraw
- C. CRITERIA: At Large Representative – Ben Perry
- D. CRITERIA: County Representative – Ryan Scully (appoint to fill last two years of K Staks' term)

## Volunteer Boards & Commissions

### 2024 Recommendation Form

**BOARD NAME: PLANNING COMMISSION**

**RECOMMENDATION BY WHOM: CHRIS O'KEEFE**

**RECOMMENDATION(S):** Please list **ALL** applicants, including full name and a few comments on each.

Name	Member Replacing	Comments
Brian Becker	Brian Becker (reappointment)	Brian Becker has been a consistent member of the Planning Commission, who offers a unique perspective specifically related to water engineering. He is applying for reappointment as a Regular Member for a 3-year term. Lives in Conifer.
Ashley LaRocque	Ashley LaRocque (reappointment)	Ashley LaRocque is a reliable Associate Member who brings experience as a small-business owner and working in real estate. With the absence of another Regular Member vacancy, she is applying for reappointment as an Associate member for a 1-year term. Lives in Evergreen.
Kelly Dunne	David Carpenter	Kelly Dunne brings a highly valued skillset and knowledge in traffic Engineering. She has experience with Jefferson County regulations and processes. Additionally, females have historically been underrepresented on the Planning Commission. Lives in Littleton.
John Hermanussen		Recognizing need for affordable housing but also knows there are areas where growth is not welcome. Suggests house sharing and innovative ways to promote density. Might have a conflict but not often. Lives on Lookout mountain. John is an STR operator and has concerns with current STR process.
Mark Kunugi		Mr. Kunugi mentioned interest in serving on the Planning Commission after involvement with a particular case. He would be a good community representative. He lives in the Chatfield area.
Leah McGahee		Leah worked in all levels of government from local government at the beginning of her career to Capitol Hill. Seems knowledgeable and highly articulate. Would like to appoint to Board of Adjustment. Lives in the Evergreen area.
Tom Milavec		Would like to give back to the community in an area where he has expertise. Has engaged with local planning, zoning and building depts giving him a good understanding of the processes. Would like to appoint to Board of Adjustment. Lives in the Lakewood area.
Kim Porter		Kim is very well spoken. Has worked in property and real estate for a long time and is excited about the prospect of

		serving in local government. With her retirement pending she is looking for a way to keep her brain active. Would like to appoint to Board of Adjustment. Lives in the Morrison area.
David Carpenter		David Carpenter is a knowledgeable Civil Engineer with experience in land development. Can be dismissive of certain regulations that he doesn't agree with. Lives in Westminster.

\*\*If your Board, has certain membership requirements or criteria (i.e. Jefferson County resident, Business Owner, Municipality Representative, etc.), group applicants, in ranking ordering, accordingly and indicate which criteria they meet. For example:

- A. Regular Member
  - a. Brian Becker
- B. Associate Member
  - a. Ashley LaRocque
  - b. Kelly Dunne

## Volunteer Boards & Commissions 2024 Recommendation Form

**BOARD NAME:** Sustainability Commission

**RECOMMENDATION BY WHOM:** Jabez Meulemans, Sustainability Program Manager

**RECOMMENDATION(S):** Please list *ALL* applicants, including full name and a few comments on each.

Name	Member Replacing	Comments
Frank Rukavina	Reappointment	
James Mellentine	Reappointment	
Mindi Grissom	Reappointment	
Ty Hedalen	Jordan Tatum	Expertise in Sustainable Energy

\*\*If your Board, has certain membership requirements or criteria (i.e. Jefferson County resident, Business Owner, Municipality Representative, etc.), group applicants, in ranking ordering, accordingly and indicate which criteria they meet. For example:

- A. CRITERIA: Jefferson County Resident
  - a. Frank Rukavina – Yes
  - b. James Mellentine – Yes
  - c. Mindi Grissom – Yes
  - d. Ty Hedalen – Yes

# Volunteer Boards & Commissions

## 2024 Recommendation Form

**BOARD NAME:** Tri-County Workforce Development Board

**RECOMMENDATION BY WHOM:** Tri-County Workforce Development Board's Nomination Committee

**RECOMMENDATION(S):** Please list **ALL** applicants, including full name and a few comments on each.

Name	Member Replacing	Comments
Robert Moore	Jared Cummings	Robert will replace Jared in a private sector spot. Robert is the Director for Asbury Automotive.
Sandie Coutts	Tricia Berry	Sandie will replace Tricia in a private sector spot. Sandie is the HR Director of JCMH.
David Layton	Michelle Spacht	David will replace Michelle in a private sector spot. David is the HR Director of Lumin8.
Brandon Toya	Sarah Turner	Brandon will replace Sarah as the Lockheed representative in a workforce/labor spot. Brandon is the AMTAP Apprenticeship and Technical Development Leader.
Damion Wilson	Sarah Little	Damion will replace Sarah as the Molson Coors representative in a private sector spot. Damion is an HR Associate at Molson Coors.
Benjamin Coryell	Nick Buttorff	Benjamin will replace Nick in a small business private sector spot. Benjamin is the owner of Golden Mountain Guides.
Tony Silva	Annie Griffin	Tony will replace Annie in a private sector spot representing Gilpin County. Tony is the Manager of Talent Acquisition and Training at Monarch Casino Resort Spa.
Kylie Parks	Kami Welch	Kylie will replace Kami in a workforce/labor spot representing the Arvada Chamber. Kylie is the Director of Pipeline Development at the Arvada Chamber of Commerce.
Brandy Lane	New applicant	Brandy is a new member who will represent a private sector spot for Gilpin County. Brandy is the HR Director at Horseshoe and Lady Luck Casinos.
Matthew Sweeney	New applicant	Matthew is a new applicant who will fill a workforce/labor spot. Matthew is the Dean of Workforce Services at Red Rocks Community College.
David Carroll	New applicant	David is a new member who will fill a workforce/labor spot. David is the Director of Existing Industry at Jeffco EDC.
Robert Smith	New applicant	Robert is a new member that will fill a workforce/labor spot. Robert is the

		Economic Development Director for the City of Lakewood.
Molly Duvall	Re-applied	Molly Duvall reapplied for a private sector spot with FirstBank. This will be Molly's last term.
Chris Kaiser	Re-applied	Chris Kaiser reapplied for a private sector spot. Chris represents a required small business spot with C Squared.
Annie Lozano	Re-applied	Annie Lozano reapplied for a private sector spot representing Mt. Vista Senior Living. Annie is currently serving as the board Chair.
Mario Ibarra	Re-applied	Mario reapplied for a workforce/labor spot. Mario represents the Laborers International Union.
Kelly Folks	Re-applied	Kelly reapplied for an education/training spot. Kelly represents CDLE in this required spot.
Bryan Bryant	Re-applied	Bryan reapplied for an education/training spot. Bryan represents Red Rocks Community College as the Vice President of Administrative Services working closely with the RRCC president.
Dina Klancir		Not recommending due to not meeting board membership requirements set by WIOA.

\*\*If your Board, has certain membership requirements or criteria (i.e. Jefferson County resident, Business Owner, Municipality Representative, etc.), group applicants, in ranking ordering, accordingly and indicate which criteria they meet. For example:

- A. CRITERIA: Education/Training - Kelly Folks
- B. CRITERIA: Business/Private Sector - Annie Lozano
- C. CRITERIA: Business/Private Sector - Molly Duvall
- D. CRITERIA: Business/Private Sector - Chris Kaiser
- E. CRITERIA: Workforce/Labor - Brandon Toya
- F. CRITERIA: Education/Training - Bryan Bryant
- G. CRITERIA: Workforce/Labor - Matthew Sweeney
- H. CRITERIA: Workforce/Labor - Mario Ibarra
- I. CRITERIA: Workforce/Labor - Kylie Parks
- J. CRITERIA: Business/Private Sector - Robert Moore
- K. CRITERIA: Business/Private Sector - Sandie Coutts
- L. CRITERIA: Business/Private Sector - David Layton
- M. CRITERIA: Business/Private Sector - Damion Wilson
- N. CRITERIA: Business/Private Sector - Benjamin Coryell
- O. CRITERIA: Business/Private Sector - Tony Silva
- P. CRITERIA: Business/Private Sector - Brandy Lane
- Q. CRITERIA: Workforce/Labor - David Carroll
- R. CRITERIA: Workforce/Labor - Robert Smith