

R-2025-28

A RESOLUTION

APPROVING THE URBAN RENEWAL URA PLAN FOR BEND @ LAKEWOOD

WHEREAS, an urban renewal plan for the Bend @ Lakewood Urban Renewal Area has been submitted to the City Council of the City of Lakewood for appropriate action pursuant to Part 1 of Article 25 of Title 31, C.R.S. (the “Act”);

WHEREAS, the Bend @ Lakewood Urban Renewal Area is specified area subject to the Bend @ Lakewood Urban Renewal Plan (the “URA Plan”) as described in “Exhibit A” to this Resolution and limited to the boundaries therein;

WHEREAS, on March 18, 2015 the Planning Commission adopted the Lakewood Comprehensive Plan, the general plan for the development of the City of Lakewood, and City Council approved the Lakewood Comprehensive Plan on April 27, 2015;

WHEREAS, on January 22, 2025, the Planning Commission reviewed the URA Plan as to conformity with the Lakewood Comprehensive Plan pursuant to C.R.S. §31-25-107(2), and determined that the URA Plan does conform to the Lakewood Comprehensive Plan;

WHEREAS, no property in the Bend @ Lakewood Urban Renewal Area has been included in an urban renewal plan previously submitted to the City Council;

WHEREAS, on April 10, 2025, the City Clerk of the City of Lakewood published the notice of the time, place, and purpose on of the public hearing to consider the adoption of the URA Plan in the Denver Post in conformance with C.R.S. §31-25-107(3);

WHEREAS, the City Clerk of the City of Lakewood has provided written notice of the public hearing to consider the adoption of the URA Plan to all property owners, residents, and business owners within the proposed Bend Urban Renewal Area at their last known addresses in conformance with C.R.S. §31-25-107(4)(c);

WHEREAS, the Jefferson County Commissioners have received notification of and copies of the URA Plan and other information as required by C.R.S. §31-25-107(3.5);

WHEREAS, the Lakewood Urban Renewal Authority (“Authority”) has complied with requirements of §31-25-107(9.5) et al, to notify, inform, and discuss with taxing entities information regarding respective shares of incremental property tax revenues collected pursuant to the URA Plan. Representatives of the Authority and the governing body of each taxing entity within the proposed area have met and negotiated agreements governing the share of such property tax revenue allocated to the special fund established by the URA Plan and the Act. The Authority has reached agreement with each taxing entity whose incremental property tax revenues would be allocated under the URA Plan as of the date hereof;

WHEREAS, the City Council has considered the Conditions Survey of the proposed Urban Renewal Area as prepared by Ricker Cunningham in July 2024, and the proposed URA Plan; and

WHEREAS, the City Council has conducted a public hearing in accordance with §31-1-203, C.R.S. and L.M.C. §14-29-080, and considered evidence presented at the hearing by the Petitioners, Planning Commission, and any other interested party.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lakewood that:

1. Blight, as defined by C.R.S. §31-25-103(2), is present in the Bend @ Lakewood Urban Renewal Area as documented by the Conditions Survey prepared by Ricker Cunningham and based on evidence presented at the public hearing.
2. The owner of property within the Area, Lakewood Land Partners, LP, does not object to inclusion within an Urban Renewal Area.
3. The Bend @ Lakewood Urban Renewal Area is a blighted area and is appropriate for one or more urban renewal projects pursuant to Part 1 of Article 25 of Title 31, C.R.S.
4. The following statutory blight factors were found to be present in the Bend @ Lakewood Urban Renewal Area:
 - a) predominance of defective or inadequate street layout;
 - b) faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
 - c) unsanitary or unsafe conditions;
 - d) deterioration of site or other improvements;
 - e) unusual topography or inadequate public improvements or utilities (as per zoning);
 - f) defective or unusual conditions of title rendering the title non-marketable;
 - g) existence of conditions that endanger life or property by fire or other causes;
 - h) environmental contamination of slum, deteriorated or deteriorating structures; buildings or property; and
 - i) 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.
5. The boundaries of the Bend @ Lakewood Urban Renewal Area have been drawn as narrowly as feasible to accomplish the planning and development objectives for the Bend @ Lakewood Urban Renewal Area.
6. The URA Plan area does not include "open land" and requires substantial redevelopment to rehabilitate old and deteriorated improvements that have been partially removed.
7. The URA Plan contemplates mixed use development that will provide safe, sanitary, and decent housing which is lacking as a result of various factors contemplated by the Act.

8. The City needs additional housing as a result of a shortage of housing supply meeting sound standards and design which is decent, safe, and sanitary. The City is committed to clearing unsafe housing, and the need for housing accommodation has increased or will increase because of the clearance of housing which by reason of any factors covered by § 31-25-103(7), C.R.S., are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to public health, safety, morals, or welfare.
9. The conditions of blight in the Bend @ Lakewood Urban Renewal Area and the shortage of decent, safe, and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare, and activities within this Area for residential uses, as authorized by the Act, is an integral part of and essential to the City's goals, standards, and the URA Plan to address the shortage.
10. The nonresidential development purposes are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, and the contemplated activities within the area may require the exercise of government action, as provided by the Act, because of conditions of blight within the area.
11. The URA Plan conforms to the Lakewood Comprehensive Land Use Plan, which is the general plan for the development of the City of Lakewood.
12. The Area, although previously developed, is uninhabited and no relocation of individuals or businesses is contemplated. To the extent relocation becomes necessary, feasible methods exist for the relocation of individuals and families that may be displaced into decent, safe, and sanitary accommodations within their means and without undue hardship to such individuals and families and methods for relocating business concerns that may be displaced into areas that are not generally less desirable with respect to public utilities and commercial facilities.
13. The City has taken reasonable efforts to comply with all notice and public hearing requirements of the Act specific to publication, applicable time periods, and notice to affected individuals and businesses. No more than 120 days have passed since the first public hearing relating to the URA Plan.
14. No part of the property subject to the URA Plan has been previously submitted to the City as part of a proposed urban renewal plan.
15. The URA Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Bend @ Lakewood Urban Renewal Area by private enterprise.
16. Jefferson County has been notified of the URA Plan and negotiated tax increment sharing pursuant to the URA Plan to account for any additional county infrastructure or services required to serve development currently contemplated within the Bend @ Lakewood Urban Renewal Area.

17. The Intergovernmental Agreement with the County contemplates an increase of the County's share of increment if the City agrees to allocate to the County affordable housing units that are built within the area of the URA Plan pursuant to Colorado Revised Statutes § 29-32-105(3)(d)(II), understanding that any agreement to allocate affordable housing units between the City and County shall be in writing by separate agreement approved by each governing body.
18. Existing County infrastructure is able to meet the needs of development pursuant to the Area and the County has negotiated with the Lakewood Reinvestment Authority a share of tax increment that adequately addresses the County's needs in consideration of the URA Plan, tax increment sharing, and anticipated impacts upon the County.
19. The URA Plan has met all currently applicable requirements of C.R.S. § 31-25-105.5(2) and the principal purpose for the adoption of the URA Plan is to facilitate redevelopment in order to eliminate or prevent the spread of physically blighted or slum areas.
20. The URA Plan is hereby approved.
21. The acquisition, clearance, rehabilitation, conservation, development or redevelopment or a combination thereof of the Bend @ Lakewood Urban Renewal Area pursuant to the URA Plan is necessary and in the best interests of the public health, safety, morals, and welfare of the citizens of the City of Lakewood.
22. The recitals above are incorporated herein.

INTRODUCED, READ, AND ADOPTED by a vote of 11 for and 0 against at a hybrid regular meeting of the City Council on May 12th, 2025, at 7 o'clock p.m., at the Lakewood Civic Center, 480 South Allison Parkway, Lakewood, Colorado.

ATTEST:



Jay Robb, City Clerk



Wendi Strom, Mayor

APPROVED AS TO FORM:



Alison McKenney Brown, City Attorney