

# **Parfet Property / Briarwood Parcel Urban Renewal Plan**

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**and**

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## **1. Preface and Background**

The Parfet Property / Briarwood Parcel Urban Renewal Plan (“Plan”) is an urban renewal plan prepared for the Confluence Companies and the Golden Urban Renewal Authority (“GURA” or “Authority”) pursuant to the provisions of the Urban Renewal Law, Colorado Revised Statutes §§ 31-25-101 et seq. (“Urban Renewal Law”).

Pursuant to Urban Renewal Law, one or more urban renewal areas may exist within the boundaries of the municipality. The Authority is currently responsible for one ongoing urban renewal area:

1. The Downtown Golden Urban Renewal Plan was established in 1989, and is authorized for both property tax and sales tax financing within the 131-acre area.

This Plan is for the proposed Parfet Property / Briarwood Parcel Urban Renewal Area (hereafter, the “Urban Renewal Area”) situated along 8<sup>th</sup> Street, north of Clear Creek and generally at the southeast corner of the intersection of 6<sup>th</sup> Avenue (US Hwy 6) and State Highway 58. The area includes several privately owned parcels totaling approximately 5.73 acres, as well as some connecting and adjacent public right-of-way. The Urban Renewal Area is legally described in a Legal Description, included as Appendix A, and depicted on the Proposed Urban Renewal Area Map, included as Appendix B. The legal description in Appendix A controls the map boundaries in Appendix B, in case of any conflict.

This Plan describes the framework for certain public undertakings constituting urban renewal projects and other authorized activities under the Urban Renewal Law in the Urban Renewal Area. Terms used in the Plan have the same meaning as in the Urban Renewal Law unless otherwise defined in the Plan.

The administration of urban renewal projects and the implementation and enforcement of the Plan, including, without limitation, the preparation and execution of any implementing documents, shall be performed in accordance with one or more agreements to be executed by the City, the Authority and the proposed developer(s) of the Urban Renewal Area (“the Agreements”).

Per its mission statement, GURA focuses on implementing urban renewal projects that are consistent with community values and that:

- *Prevent and remediate blighted conditions;*
- *Improve the community's physical presence within each project;*
- *Promote each project's desired character, and*
- *Contribute to the economic stability and vitality of each project as adopted by the Golden City Council using the guidance provided by the Comprehensive Plan, The Golden Vision 2030 Plan, City Council Resolution 2161, and all appropriate neighborhood plans*

## **2. Findings**

### **2.1 Finding of Blight**

The Parfet Property / Briarwood Parcel Blight Study (originally dated September 2012 and amended in December 2012, and hereby incorporated into this plan by reference and included as Appendix F), (hereafter, the “Blight Study”) noted conditions that support a finding that the Urban Renewal Area is “blighted” as defined by the Urban Renewal Law, by the existence of the following six factors:

1. Slum, deteriorated or deteriorating structures
2. Unsanitary or unsafe conditions
3. Deterioration of site or other improvements
4. Unusual topography or inadequate public improvements or utilities
5. 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
6. 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

### **2.2 Preparation of this Renewal Plan**

The findings and recommendations contained herein were formulated, in part, from information collected from site inspections of the Urban Renewal Area, and review of public documents including the Golden Vision 2030 Plan, the Golden Comprehensive Plan (2011), and the 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood Plan (2007). The Blight Study is incorporated herein by this reference.

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### 2.3 Urban Renewal Project

Based on the evidence of blight, the Urban Renewal Area described herein is appropriate for undertakings and activities of the Authority pursuant to the Urban Renewal Law. The intent of the Authority is to facilitate the construction, installation, operation, and maintenance of quality development and public improvements permitted by the Urban Renewal Law.

## 3. Conformance

### 3.1 Urban Renewal Law

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

### 3.2 Golden Regulatory Documents

#### 3.2.1 Comprehensive Plan

In 2011 the City of Golden (hereafter, the “City”) adopted its most recent Comprehensive Plan. The Comprehensive Plan includes the goals and policies of the community that help guide development and growth, including areas contained within the City’s designated urban renewal areas. The Comprehensive Plan is aligned with the Golden Vision 2030 project and the Heart & Soul community values which were collectively summarized as “A healthy and sustainable community for today and for those who follow.”

The specific values, goals, and strategies stated in Part I of the Comprehensive Plan that support urban renewal activities in the Parfet Property/Briarwood Parcel Urban Renewal Area include the following:

***Value Theme A – Accessible and Walkable:*** *We value being a community which is walkable, bikeable, and accessible to all.*

- *Goal 1: We will provide safe, convenient and well-maintained biking and walking opportunities appropriate for all ages and ability levels.*
  - *Strategy 1.5: Use the neighborhood planning process and the development review process to increase walking and biking infrastructure and establish or enhance connections.*

- *Goal 3: We commit ourselves to fostering multi-modal opportunities (trails, paths, pedestrian bridges, roads) that enhance and maintain universal access, mobility and connectivity within and throughout the community.*
  - *Strategy 3.3: Maximize connections between multimodal areas of the community to create linkages of safe travel along commercial corridors, as well as between neighborhoods and commercial districts.*

**Value Theme B – Active Outdoors/ Environment:** *We value being an active, healthy community that appreciates the outdoors and our connection to the natural environment.*

- *Goal 2: We will maintain proximity to open space and natural beauty and we will preserve access to experience these.*
  - *Strategy 2.2: Create, enhance and maintain connections to open space for pedestrians, cyclists, transit riders and motorists.*
- *Goal 3: Support the health and well-being of our community and provide indoor and outdoor facilities, organized activities and programs to support active living for all ages.*
  - *Strategy 3.3: Continue to add sidewalks and bike lanes that allow residents of all ages to lead active lifestyles, whether for recreation or travel...*
- *Goal 5: We will provide opportunities for self-directed recreation and will preserve and maintain trails for biking, hiking, climbing and other outdoor pursuits.*
  - *Strategy 5.1: Maintain and enhance Golden's trails, parks and waterways for casual recreation opportunities.*
  - *Strategy 5.2: Continue to add sidewalks and bike lanes that allow residents of all ages to lead active lifestyles, whether for recreation or travel.*
  - *Strategy 5.3: Establish connections between urban trails, as well as sidewalks and bike lanes, and those trails found in the surrounding open space system.*

**Value Theme C – Safe, Clean, Quiet Neighborhoods:** *We value safe, quiet, clean, well-maintained neighborhoods.*

- *Goal 1: We will be a place where we can go anywhere at any time and feel safe.*
  - *Strategy 1.4 Create a safer community by creating a healthier community. Adequate sidewalks, bike lanes and trails, as well as pedestrian and bicycle friendly signalization, make these travel modes more accessible and make an active and healthy lifestyle universally available.*



- *Goal 2: Our city will have clean, well-maintained neighborhoods and streets.*
  - *Strategy 2.4: Make specific and ongoing commitments to maintain and improve infrastructure throughout the community.*

**Value Theme E – Convenience/ Amenities:** *We value retaining convenience to services and amenities/and our proximity to Denver and mountains.*

- *Goal 3: We value access to public and private transportation options within and beyond the community.*
  - *Strategy 3.2 Continue to improve bicycle and pedestrian infrastructure that ties into both local and regional trail networks, sidewalks and bike lanes to encourage a safer and more accessible alternative transportation system. Walking and biking also help improve public health in Golden.*

Part II of the Comprehensive Plan, which deals with community-level land use themes, distinguishes between Areas of Stability and Areas of Incremental or Significant Change. The Parfet Property/Briarwood Parcel Urban Renewal Area is situated in a portion of Golden that the Comprehensive Plan designates as an Area of Stability; however, the earlier 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood Plan (2007), summarized in the following section, describes the neighborhood as an “area of change.” Nevertheless, the Comprehensive Plan also recognizes the importance and possibility of infill development and redevelopment in neighborhoods.

*Most neighborhood redevelopment change occurs on a parcel by parcel basis that is not easily predicted in advance. Therefore, the process to work toward private investment that is consistent with our Community Values should be based upon implementing appropriate regulatory procedures, standards, and guidelines to ensure consistency with these values at the time of construction. [...] ...issues of compatible scale, bulk, density, and the crucial issues of accessible and walkable design can and will be addressed according to the community values.*

The Urban Renewal Area is overlaid on the Comprehensive Plan’s “Areas of Stability and Areas of Change” Map in Appendix C.

### 3.2.2 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood Plan

The 8th and 9th St. Neighborhood Plan was adopted by City Council in 2007 as a supplement to the City of Golden Comprehensive Plan with the intent of assisting elected and appointed officials in their decision making. The plan covers a portion of Golden that is generally south of State Hwy 58, north of Clear Creek, west of Washington Avenue, and east of US Hwy 6, including the Parfet Property/Briarwood Parcel Urban Renewal Area.

The values, goals, strategies, and findings stated in the 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood Plan that support urban renewal activities in the Parfet Property/Briarwood Parcel Urban Renewal Area are as follows:

- ***Neighborhood Goals and Vision:*** *In 2006, the 8th and 9th Street Neighborhood is an area of change, with an opportunity to become one of the premier Neighborhoods in Golden. The intimate pedestrian scale and walkability of the Neighborhood combined with the proximity to desired community amenities and services, and the mature, stable feel of the Neighborhood landscape all serve to define the area's character.*
- ***Overall Neighborhood Goals and policies:***
  - *Establish partnerships and networks with Neighborhood and community associations, local agencies, property owners, developers, business people and other groups in implementing community development projects.*
  - *Encourage infill that is compatible to the surrounding Neighborhood.*
  - *Ensure that change takes place in a compatible and positive manner.*
  - *Provide a variety of housing types, prices, densities, sizes, architectural variety and lot sizes in the city. The mix of housing should be distributed throughout the City.*
  - *Ensure redevelopment provides an intimate pedestrian atmosphere and walkable environment.*
  - *Create a public realm that inspires and generates pride.*
  - *Make a commitment to continual reinvestment in the city.*
- ***Neighborhood Specific Goals for the 8th and 9th Street Neighborhood:***
  - *... For this Neighborhood, the primary goal is to maintain and enhance the existing mix and housing diversity, and to assure that future land use changes and construction complies with reasonable compatibility standards and guidelines.*

- *The primary transportation goals include considering and accommodating pedestrian, bicycle and vehicular traffic modes in a safe, Neighborhood-oriented manner.*
- **Strategies and Implementation – Public Investment:**
  - *Construct missing sidewalks and connections in the Neighborhood, including 8th Street, and a needed connection from 8th Street to 10th Street east of the Community Center.*
- **Future Urban Form – Neighborhood Values for Consideration in Land Use Cases:**
  - *Given the existing and potential future mix of uses, the scale, character, or impacts of the project can be more important than the proposed use. Is the scale and form of the proposal appropriate for the Neighborhood?*
  - *Connectivity through this Neighborhood from adjacent areas of the City is important.*
- **Streetscape, Trees and Landscaping:** *[...] All properties, with the exception of those at 1010 9th Street and the undeveloped properties on 8<sup>th</sup> Street, have sidewalks in front of their buildings. The landscaped areas between the curb and the sidewalk throughout the Neighborhood feature mature street trees and street lighting.*
- **Vacant Land:** *There is very little vacant private land in the Neighborhood. The primary vacant private lands consist of the Parfet family holdings along the north side of 8th Street and west of the Briarwood Commons Subdivision. There is a substantial amount of publicly-owned land at the west end of 8th Street that may have a change of use with the relocation of the city maintenance shops. The process to determine future land uses and configurations in this area will be an important part of the future of the Neighborhood. (The 8th and 9th Street Neighborhood Plan includes an “Opportunities and Preservation” Map which shows a portion of the Urban Renewal Area, the Parfet Property, as a private land opportunity. This map is included in Appendix D.)*

### 3.2.3 Zoning Code

There are two different zoning categories found within the Urban Renewal Area:

- Parfet Property: PUD (Planned Unit Development). According to the 8th and 9th St. Neighborhood Plan, “parcels within the Parfet PUD... are permitted for industrial uses, however, at the current time, much of the land within this PUD is vacant.”

- Briarwood Parcel: C-1 (Commercial). According to the City of Golden’s zoning information, this category designates “primarily commercial uses such as neighborhood retail stores, hotels/motels, hospitals, offices, restaurants and banks. Residential dwellings are allowed only in a mixed use building consisting of at least 25% non-residential (commercial) uses.”

Land uses and development standards for properties within the Urban Renewal Area are subject to the terms and conditions of the City of Golden Zoning Ordinance, also known as Title 18 of the Municipal Code. A zoning map from 8th and 9th Street Neighborhood Plan is included in Appendix E.

### 3.3 Urban Renewal Plan Objectives

The objectives of this Plan are as follows:

- To eliminate conditions of blight which exist in the Urban Renewal Area, which impair or arrest the sound growth of the municipality.
- To prevent physical and economic deterioration or the spread of blight within or near the Urban Renewal Area.
- To prevent or eliminate slum or conditions of blight, the remedying of which will attract capital investment in the Urban Renewal Area and assist in strengthening the City’s tax base.
- To contribute to the economic stability of the City.
- To promote a development pattern compatible with the surrounding neighborhood through a balanced mix of residential and commercial land uses.
- To implement the Comprehensive Plan, the 8<sup>th</sup> and 9<sup>th</sup> Street Neighborhood Plan and other related City plans.
- To provide utility and transportation infrastructure to serve development.
- To provide public improvements such as including streetscape amenities, trail connections, and parking.
- To improve pedestrian and vehicular circulation and safety.
- To provide a range of financing mechanisms for improvements.
- To facilitate public-private partnerships.

#### **4. Urban Renewal Activities**

It is the intent of the Authority to eliminate or prevent conditions of slum or blight by stimulating private sector development in and around the Urban Renewal Area. The Authority works in collaboration with elected officials, City administrators, private developers, and financing sources, as well as the community. The combination of public and private investment will assist in implementing activities consistent with the objectives of this Plan. The implementation of this Plan shall be the responsibility of the Authority. The Authority shall have all the powers set forth, enumerated, or reasonably necessary to carry out the Plan, as such powers may be provided in this Plan and in the Urban Renewal Law as it may be amended from time to time.

##### **4.1 Authorized Urban Renewal Techniques**

In undertaking urban renewal activities within the Urban Renewal Area, the Authority is authorized to utilize any of the following renewal techniques and activities, pursuant to the Urban Renewal Law, and as deemed appropriate for the elimination or prevention of slum or blighted areas. Nothing in this section shall be deemed a limitation on the use of any other power provided in the Plan or under the Urban Renewal Law unless specifically stated herein.

A. Demolition

The Authority may provide for the demolition and clearance of buildings, structures and other improvements in the Urban Renewal Area.

B. Public Improvements

The Authority may cause, finance or facilitate the design, installation, construction and reconstruction of any public improvements, insofar as such improvements enhance the success of the Urban Renewal Area and respond to community needs and deliver benefits.

C. Property Acquisition

In the event the Authority determines it is necessary to acquire any real property to implement this Plan, the Authority may do so by any means available by law, including the lawful exercise of eminent domain pursuant to the Urban Renewal Statute and other Colorado law. This Plan hereby authorizes the use of eminent domain and by approval of this Plan, the City Council finds that the requirements of Section 105.5(5)(a) and 107(3)(b) of the Urban Renewal Law with respect to

the same are met. However, the following limitations apply to the ability of the Authority to exercise the power of eminent domain under this Plan:

1. This Urban Renewal Plan does not authorize the use of eminent domain in order to facilitate the urban renewal project known to the City as Case Number PC 12-28, approved by the Golden Planning Commission on November 7th, 2012, to be developed by Confluence Development LLC.
2. Prior to any exercise of eminent domain by the Authority, the Authority must first obtain approval for the same with respect to the specific parcel(s) of property and urban renewal project from the City Council, at which time the City Council shall also determine whether the requirements of the Urban Renewal Law relative to the exercise of eminent domain, other than those set forth in Section 105.5(5)(a) and 107(3)(b), are met.

D. Owner Participation Agreements

The Authority may enter into ownership participation agreements with property owners or developers in the Urban Renewal Area for the development or redevelopment of their property. The agreements are intended to facilitate participation and assistance that the Authority may choose to provide to such owners and developers.

Owner participation and other agreements of this nature will contain at a minimum, provisions requiring:

- Compliance with the Renewal Plan and all applicable City ordinances and regulations;
- Covenants to begin and complete development, construction, or rehabilitation of both public and private improvements within a period of time considered to be appropriate by the Authority; and
- The financial commitment(s) of each party.

Nothing in an owner Participation Agreement shall be construed to require the Authority to exercise, or refrain from exercising, a power in violation of the law.

E. Renewal and Rehabilitation

Appropriate activities may include such undertakings and activities authorized by the Urban Renewal Law or this Plan, including those renewal techniques identified in this section determined to be necessary or desirable.

F. Property Management

It may be necessary from time to time, for the Authority to acquire property and maintain it until such time when the property can be integrated into a larger assemblage of land to complete a redevelopment project, or otherwise transferred to a private property owner. During the period that the Authority owns this acquired property; such property will be under the management and control of the Authority and may be rented or leased pending its disposition for redevelopment.

G. Relocation Assistance & Payments

The activities of the Authority in carrying out this Plan may displace persons, families, or businesses. To the extent that in the future the Authority may acquire property that displaces any person, family, or business, it shall develop a relocation program to assist any such party in finding another location under such terms and conditions as it may determine are consistent with the requirements of applicable law.

H. Demolition, Clearance & Site Preparation

The Authority may demolish and clear buildings, structures, and other improvements from any property it acquires in accordance with this Plan.

I. Property Disposition

The Authority may dispose of property it acquires by means of a reasonable competitive bidding process or by any other reasonable means established by the Authority in accordance with the Urban Renewal Law and pursuant to

redevelopment agreements between the Authority and such purchasers. All such agreements shall conform to the requirements of the Urban Renewal Law.

J. Cooperative Agreements

For the purposes of planning and implementing this Plan, the Authority may enter into one or more cooperative agreements with the City or other public entities. Such agreements may include provisions regarding project financing and implementation; design, location and construction of public improvements; and any other matters required to implement this Plan.

K. Other Plan Undertakings & Activities

The Urban Renewal Law authorizes the Authority to undertake zoning and planning activities to regulate land use, maximum densities, and building requirements in the urban renewal area. For purposes of implementing this Plan, GURA shall defer governance of the aforementioned activities to the applicable standards, ordinances, codes and regulations of the City of Golden. It is recognized that as development occurs in the Urban Renewal Area, it shall conform to the Comprehensive Plan and relevant subarea plan(s); the Building and Zoning Code; and any other rules, regulations, and policies such as City-approved site, drainage, and public improvement plans, and any applicable City design standards, all as in effect and as may be amended from time to time.

## **5. Redevelopment Opportunities**

The project area is currently underutilized and redevelopment would greatly benefit the citizens of the City by remedying a blighted area, and improving the quality of life in the City.

A public-private partnership to facilitate redevelopment of the Urban Renewal Area, along with other improvements, would prove substantially beneficial to the City by eliminating or preventing occurrence or reoccurrence of conditions of slum, blight, or blighting conditions.

### **5.1 Catalyst and Enhancement Projects**

Rehabilitation and redevelopment of the properties in close proximity to the Urban Renewal Area will continue to foster cleanup, preservation and redevelopment of nearby properties. Additional

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public infrastructure, not limited to pedestrian amenities, enhanced landscaping, public transportation improvements, public utilities, or public art and architectural features as well as access to services, meeting facilities and shopping options may also further redevelopment of the Urban Renewal Area.

## **6. Project Financing**

Development of the permitted land uses on the properties within the Urban Renewal Area will likely require GURA participation in financing various types of costs either directly or through cost-sharing arrangements with other public entities such as the City of Golden and/or with one or more developers. A prior section of this document -- Section 4.0 Urban Renewal Activities -- describes the purposes for which financing may be required. The Authority is expressly authorized to finance projects permitted under this Plan by any method authorized by the Urban Renewal Law or any other applicable law, including without limitations, appropriations, loans or advances from the City; federal loans and grants; state loans and grants; interest income; pay as you go arrangements; annual appropriation agreements; agreements with public and private parties or entities; sale of securities; property tax increments; loans, advances and grants from any other available source.

Any and all financing methods legally available to the City, the Authority, and any district, private developer, redeveloper or owner may be used to finance in whole or part any and all costs, including without limitation, the cost of public improvements described or anticipated in this Plan or in any manner related or incidental to development of the Urban Renewal Area. Such methods may be combined to finance all or any part of said project. Any financing method authorized by the Plan or by any applicable law, including without limitation, the Urban Renewal Law, may be used to pay the principal of and any interest on and to establish reserves for indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Authority or the City to finance development of the Parfet Property / Briarwood Parcel in whole or in part.

The Authority is authorized to issue notes, bonds, or any other financing instruments or documents in amounts sufficient to finance, directly or indirectly, all or part of the development within the Plan Area. The Authority is authorized to borrow funds and to create indebtedness in carrying out this Plan. The principal, interest and any premiums due on or in connection with

such indebtedness may be paid for by tax increments or any other funds available to the Authority.

Notwithstanding the foregoing, this Urban Renewal Plan does not authorize bonding or borrowing of any kind to catalyze the specific redevelopment project known to the City as case number PC 12-28, approved by the Golden Planning Commission on November 7th, 2012, to be developed by Confluence Development LLC.

## 6.1 Tax Increment Financing

### 6.1.1 Property Tax Increment

Tax Increment Financing (TIF) using property taxes is one method through which GURA can generate revenue within the Urban Renewal Area, and is hereby authorized for this Plan. Under the TIF financing method for this area, the property taxes levied after the effective date of the approval of this Plan upon taxable property in the Urban Renewal Area each year by or for the benefit of any public body shall be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of this tax allocation provision, as further described in this section. The foregoing notwithstanding, it is the City's intention that property tax increment under this Plan be authorized for only the time necessary to support identified Project(s) pursuant to the Act and this Plan, and that once all outstanding obligations of the Authority for such Project(s) has been paid, property tax increment is no longer authorized.

- A. **Base Amount.** That portion of property taxes which 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 Urban Renewal Area last certified prior to the effective date of approval of the Plan or, as to any area later added to the Urban Renewal Area, the effective date of the modification of the Plan shall be paid into the funds of each public body as are all other taxes collected by or for said public body. Such funds shall constitute the "Base."
- B. **Increment Amount.** That portion of said property taxes within the Urban Renewal Area, in excess of such Base amount shall 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 part, the development of the Parfet Property / Briarwood Parcel.

Unless and until the total valuation for assessment of the taxable property in the Urban Renewal Area exceeds the Base valuation for assessment of the taxable property in the Urban Renewal Area, all of the taxes levied upon taxable property in the Urban Renewal Area shall be paid into the funds of the respective public bodies. Nothing in this Plan shall be deemed to be a pledge of any portion of the municipal sales tax of the City of Golden.

- C. **Irrevocable Pledge of TIF Revenue.** The increment portion of the taxes, as described in this Section 6.1, may be irrevocably pledged by the Authority for the payment of principal of, the interest on, and any premiums due in connection with the issuance of bonds, loans, advances and other indebtedness incurred by the Authority to finance development within the Plan Area.

#### 6.1.2 Sales Tax Increment

- A. **Base Amount.** For purposes of calculating sales tax increment, the base is that portion of municipal sales taxes collected within the boundaries of the Area in the twelve-month period ending on the last day of the month prior to the effective date of approval of the Plan.
- B. **Increment Amount.** The incremental sales taxes are all sales taxes generated within the boundaries of the Area in excess of the base.
- C. **Agreement.** The use of sales tax increment pursuant to the statute is hereby authorized by this Plan. While the Plan anticipates that the primary source of revenue for eligible projects in the Area will be property tax increment, a need may exist to use sales tax increment in order to catalyze desirable Urban Renewal Projects within the Plan Area. In such instances, the Authority will prepare, in cooperation with the applicant, a financing plan and agreement outlining the

proposed amounts and purposes for which the municipal sales tax increments are to be used. This financing plan and agreement will be submitted to the Golden City Council for consideration. Upon City Council approval, the sales tax increment will be allocated and distributed in accordance with the financing plan and agreement, and with the tax increment financing provisions of Section 31-25-107 (9), C.R.S., which is by this reference incorporated herein as if set forth in its entirety. If there is any conflict between the Act and this Plan, the provisions of the Act shall control, and the language in the Plan will be automatically deemed to conform to the Act.

## 6.2 Bonding

When urban renewal authorities choose to utilize TIF, it is most often for the purpose of issuing revenue bonds. This is because bonding would allow GURA to receive up-front funding to assist with the redevelopment, while then retiring the debt over time (e.g., typically the standard 20 or 25-year term on the bonds or sooner if pre-payment is allowed) with the property tax increment.

The size and interest rate of the bond issue (i.e., the amount GURA could borrow and at what cost) would be based on multiple factors including: a) the projected amount of tax increment from the site available to pay debt service; b) the prevailing interest rates in the credit markets at the time of the bond issue; c) standard debt underwriting procedures employed by the investment bank(s) chosen by GURA to market the debt; d) the presence and quality of bond insurance; and e) the rating obtained by the bond issue from the chosen rating agency. To the extent permitted in the Urban Renewal Law, the power of the Authority to issue bonds is expressly authorized.

Except for other ongoing urban renewal activities and undertakings as noted below, when such bonds have been paid (or other loans, advances and indebtedness if any and including interest thereon and any premiums due in connection therewith) all taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds of the respective bodies in the Urban Renewal Area shall be paid into the funds of the City. However, when there are ongoing urban renewal undertakings of the Authority during the remaining portion of the TIF period, such funds shall continue to be separately collected and paid to the Authority to fund these undertakings.

Notwithstanding the foregoing, this Urban Renewal Plan does not authorize bonding or borrowing of any kind to catalyze the specific redevelopment project known to the City of Golden as case number PC 12-28 approved by the Golden Planning Commission on November 7th, 2012, by Confluence Development LLC.

### **6.3 Other Financing Options**

Urban renewal authorities can choose to augment TIF-backed bonds with other sources of project financing such as a) direct support from agency reserves, b) direct appropriations from local governments which will benefit from the redevelopment, and c) State or Federal revenue sharing, grants, and bond sales proceeds. While GURA currently has no plans to employ these sources in the Urban Renewal Area, it reserves the right to do so as the need for and availability of funding warrants. Such other funding options, whether specified herein or otherwise permitted by law, are expressly authorized, except where expressly constrained.

## **7. Development Standards and Procedures**

Development of the permitted land uses on the properties within the Urban Renewal Area shall be in accordance with the City's Code and/or specific standards and procedures established in connection with the City's zoning, land use, and design approvals for such properties, all as now exist or as hereafter amended. Nothing in this Plan shall be deemed an approval of any currently pending use, or any proposed future use.

## **8. Modification of the Plan**

This Plan may be modified or amended pursuant to requirements and procedures set forth in the Urban Renewal Law governing such modifications or amendments to the extent such modifications or amendments do not conflict with the Agreements. Nothing herein shall be construed to require the Authority to first obtain the permission of any party to an Agreement prior to amending or modifying this Plan.

The Authority may in specific cases allow minor variations from the provisions of the Plan if it determines that a literal enforcement of the provisions of the Plan would constitute an unreasonable limitation beyond the intent or purpose of the Plan.

## **9. Effective Date of the Plan**

This Plan shall be effective upon its final approval by the Golden 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 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.

## **Appendix A – Legal Description and Survey**

### OVERALL DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTIONS 28 AND 33, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M. CITY OF GOLDEN, JEFFERSON COUNTY, COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE N. 88° 44' 30" E. ALONG THE LINE BETWEEN SECTIONS 28 AND 33 A DISTANCE OF 1577.80 FEET TO THE NORTHEASTERLY CORNER OF THAT TRACT 17-A DESCRIBED IN BOOK 1039 AT PAGE 111 OF THE JEFFERSON COUNTY RECORDS AND THE TRUE POINT OF BEGINNING; THENCE S. 41° 25' 54" W. ALONG THE EASTERLY LINE OF SAID TRACT A DISTANCE OF 61.56 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 14° 12' 18", A CHORD BEARING S. 36° 00' 45" W. A DISTANCE OF 118.70 FEET, FOR AN ARC DISTANCE OF 119.01 FEET; THENCE EASTERLY ALONG THE SOUTHERLY LINES OF THAT TRACT OF LAND DESCRIBED IN RECEPTION NO. 2010072454 OF THE JEFFERSON COUNTY RECORDS THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. N. 89° 43' 00" E. A DISTANCE OF 92.50 FEET;
2. S. 79° 08' 00" E. A DISTANCE OF 89.10 FEET;
3. N. 83° 57' 00" E. A DISTANCE OF 100.00 FEET;
4. N. 60° 19' 00" E. A DISTANCE OF 186.00 FEET;
5. N. 46° 13' 00" E. A DISTANCE OF 302.00 FEET;
6. N. 16° 45' 30" E. A DISTANCE OF 30.58 FEET;
7. N. 23° 01' 28" W. A DISTANCE OF 67.06 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE EASTERLY ALONG THE SOUTH LINE OF 8<sup>TH</sup> STREET AS DESCRIBED IN VACATION ORDANCE NO. 872 OF THE CITY OF GOLDEN RECORDS, SAID ORDANCE RECORDED AT RECEPTION NO. 81087159 OF THE JEFFERSON COUNTY RECORDS, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5,763.00 FEET, A CENTRAL ANGLE OF 3° 34' 38", A CHORD BEARING N. 64° 30' 53" E. A DISTANCE OF 359.76 FEET, FOR AN ARC DISTANCE OF 359.82 FEET; THENCE N. 62° 41' 20" E. A DISTANCE OF 220.76 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28 FROM WHICH THE SOUTH ONE-QUARTER CORNER BEARS S. 00° 26' 10" E. A DISTANCE OF 477.01 FEET; THENCE N. 62° 41' 25" E. A DISTANCE OF 253.63 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN RECEPTION NO. 86130754 OF THE JEFFERSON COUNTY RECORDS; THENCE N. 31° 26' 40" W. ALONG SAID LINE AND EXTENSION A DISTANCE OF 334.99 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 1702 AT PAGE 269 OF THE JEFFERSON COUNTY RECORDS; THENCE S. 56° 19' 05" W. ALONG SAID SOUTH LINE A DISTANCE OF 64.17 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 1798 AT PAGE 331 OF THE JEFFERSON COUNTY RECORDS THE FOLLOWING THREE COURSES AND DISTANCES:

1. S. 56° 19' 05" W. A DISTANCE OF 571.40 FEET;
2. S. 52° 16' 20" W. A DISTANCE OF 220.20 FEET;

3. S.  $48^{\circ} 46' 47''$  W. A DISTANCE OF 206.71 FEET TO THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN RECEPTION NO. F0724808 OF THE JEFFERSON COUNTY RECORDS;

THENCE S.  $40^{\circ} 54' 40''$  W. A DISTANCE OF 156.65 FEET TO THE NORTHWESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN RECEPTION NO. F0724808 OF THE JEFFERSON COUNTY RECORDS; THENCE S.  $41^{\circ} 24' 00''$  W. ALONG THE NORTH LINE OF SAID TRACT AND THE SOUTH LINE OF THAT TRACT DESCRIBED IN SAID BOOK 1798 AT PAGE 331 A DISTANCE OF 214.01 FEET TO THE TRUE POINT OF BEGINNING, CONTINUING AN AREA OF 415,150 SQUARE FEET OR 9.530 ACRES, MORE OR LESS.







## Appendix B – Proposed Parfet Property / Briarwood Parcel

### Urban Renewal Area Map



Parfet Property / Briarwood Parcel Urban Renewal Area



LEGEND

- 1300 Street Address  
98-291 Parcel ID  
Approximate Parcel Boundaries  
Urban Renewal Area

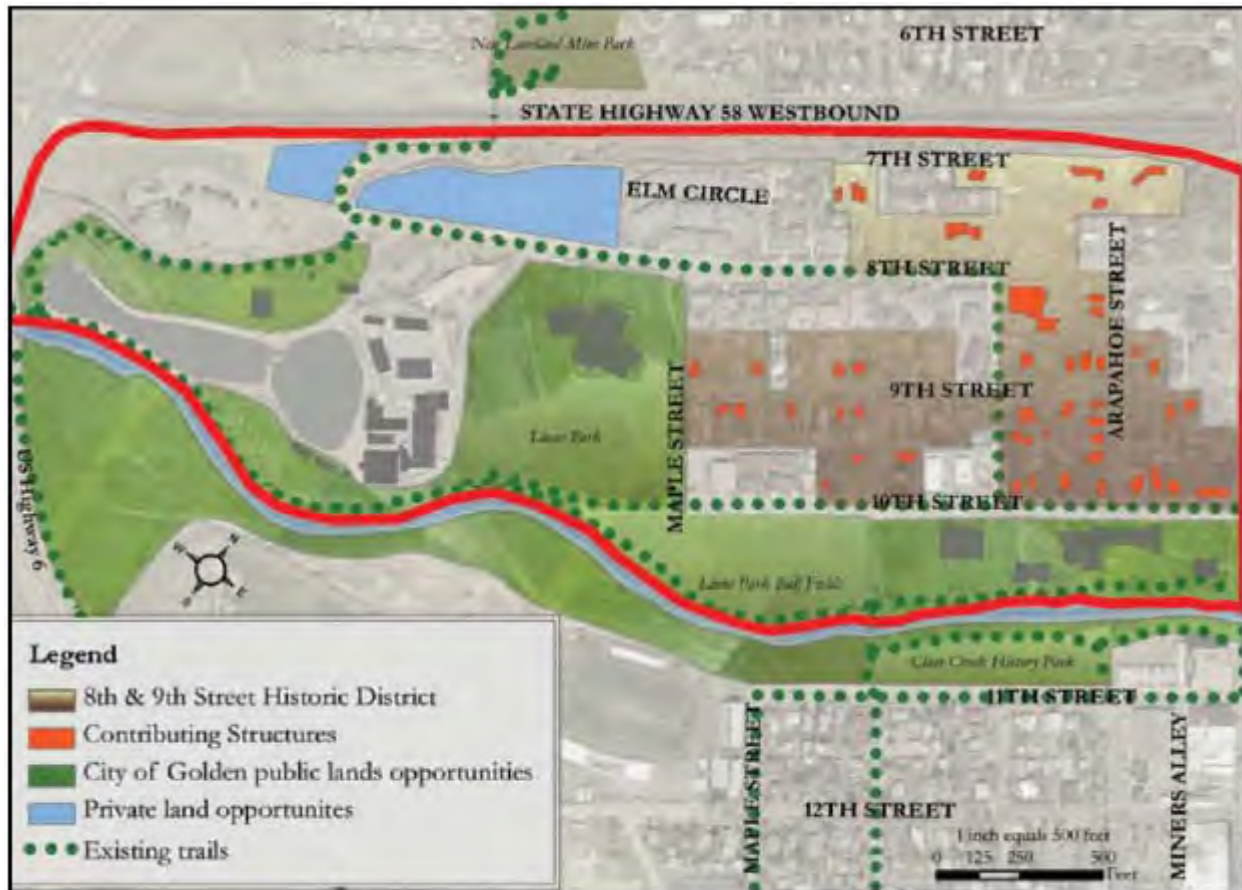


**Appendix C – Areas of Stability and Areas of Change Map  
(Golden Comprehensive Plan)**



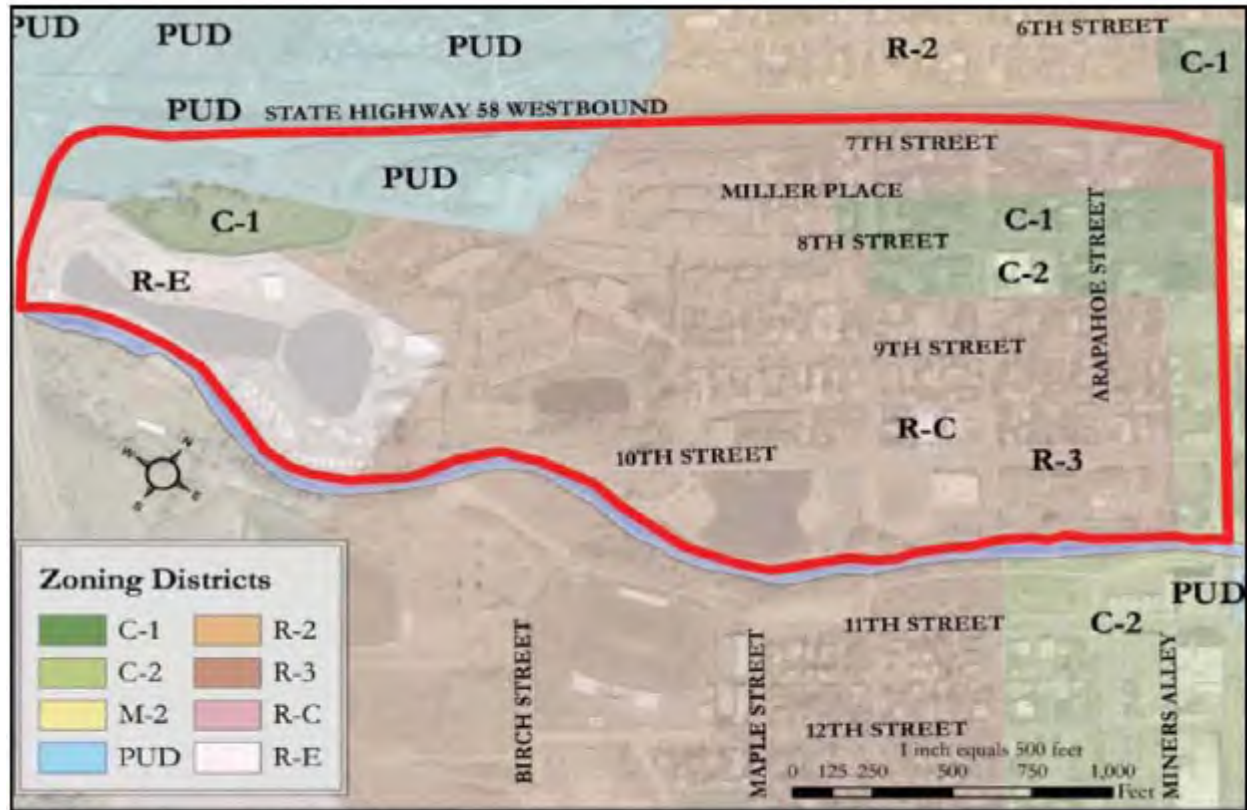


## Appendix D – Opportunities and Preservation Map (8th and 9th Street Neighborhood Plan)



*Opportunities and Preservation*

**Appendix E – Zoning Map  
(8th and 9th Street Neighborhood Plan)**



*Current Zoning*

## **Appendix F – Blight Study for Parfet Property/Briarwood Parcel**



# **Blight Study for Parfet Property / Briarwood Parcel at 1300-1400 and 1630 8th Street in Golden, Colorado**

Prepared for:

Confluence Companies  
15710 W. Colfax Ave, Suite 202  
Golden, CO 80401

Golden Urban Renewal Authority  
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Prepared by:

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DRAFT

January 2013

*This study is for planning purposes only. Background information and other data have been furnished to DGC Community Planning and Design by the Confluence Companies and the Golden Urban Renewal Authority and/or third parties, which DGC Community Planning and Design has used in preparing this report. DGC Community Planning and Design has relied on this information as furnished, and is neither responsible for nor has confirmed the accuracy of this information.*

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Appendix A	Sources Consulted
Appendix B	Large Scale Field Survey Photographs

## 1. Introduction

This report presents the conditions survey, analysis, findings and underlying rationale for the Parfet Property/Briarwood Parcel Blight Study (“Study”), which was undertaken by DGC Community Planning and Design (“DGC”) for the Confluence Companies under a letter proposal dated August 3, 2012 and a contract with the Golden Urban Renewal Authority (“GURA”) dated December 18, 2012 that enlarged the scope of the Study to include the Briarwood Parcel and associated public rights-of-way. DGC conducted the initial field survey of the Parfet Property in September 2012. The Briarwood Parcel was surveyed in December 2012. At that time, the survey findings for the Parfet Property were confirmed so that the combined Study Area could be presented in a single report.

### 1.1 Purpose

The purpose of this Study is to determine whether there exists slum or blight conditions in the Parfet Property/Briarwood Parcel Blight Study Area (“Study Area”) within the meaning of Colorado Urban Renewal Law, and whether the Study Area should be recommended for such urban renewal efforts as the City of Golden Urban Renewal Authority and the City of Golden may deem appropriate to remediate existing conditions of slum or blight and to prevent further deterioration and blight.

### 1.2 Colorado Urban Renewal Law

In the Colorado Urban Renewal Law, Colorado Revised Statutes § 31-25-101 et seq. (the “Urban Renewal Law”), the legislature has declared that an area of slum or blight

*...constitutes a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state in general and municipalities thereof; that the existence of such areas contributes substantially to the spread of disease and crime, constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of public policy and statewide concern....*

Before remedial action can be taken by a public agency, however, the Urban Renewal Law requires a finding by the appropriate governing body that an area exhibits conditions of slum or blight.

The determination that an area constitutes a slum or blighted area is a cumulative conclusion attributable to the presence of several physical, environmental, and social factors. Indeed, slum or blight is attributable to a multiplicity of conditions, which, in combination, tend to accelerate the phenomenon of deterioration of an area. For purposes of this Study, the definition of a blighted area is premised upon the definition articulated in the Urban Renewal Law, 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 non-marketable;*
- 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; or*
- 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 (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 be able to use the powers of eminent domain, “blighted” means that five of the eleven factors must be present (Colorado Revised Statutes § 31-25-105.5(2)(a)(l)):

- (a) “Blighted area” shall have the same meaning as set forth in section 31-25-103 (2); except that, for 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.*

Only one factor must be present if the property owner or owners and the tenant or tenants of such owner or owners do not object to the finding (Colorado Revised Statutes § 31-25-105.5(2)(l):

- (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.*

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. First, the absence of widespread violation of building and health codes does not, by itself, preclude a finding of blight. The definition of "blighted area contained in the Urban Renewal Law is broad and encompasses not only those areas containing properties so dilapidated as to justify condemnation as nuisances, but also envisions the prevention of deterioration." Second, the presence of one well maintained building does not defeat a determination that an area constitutes a blighted area. A determination of blight is based upon an area "taken as a whole," and not on a building-by-building basis. Third, a governing body's "determination as to whether an area is blighted... is a legislative question and the scope of review by the judiciary is restricted." A court's role in reviewing such a blight determination is simply to independently 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.

### **1.3 Study Methodology**

DGC was retained by the Confluence Companies and GURA to perform an independent survey of the Study Area and to determine if it contains conditions of slum or blight so as to constitute a blighted area under the Urban Renewal Law. This Study was undertaken in two visits – September and December 2012. Based upon the conditions observed in the field, this Study makes a recommendation as to whether the Study Area is blighted within the meaning of the Urban Renewal Law. The actual determination of blight remains the responsibility of the legislative body, in this case, the Golden City Council.

An important objective of this Study was to obtain and evaluate data on a wide range of physical and non-physical conditions that are present in the Study Area. Data about the Study Area were collected, analyzed, and ultimately portrayed through three carefully performed tasks:

- Task 1: Project Initiation, Data Collection and Mapping
- Task 2: Field Survey, Research and Verification
- Task 3: Documentation and Presentation of Findings

Tasks 1 and 2 are described in Section 2, Study Area Analysis. Task 3 is described in Section 3, Summary of Findings.

## 2. Study Area Analysis

### 2.1 Study Area

According to Jefferson County Assessor records, the Parfet property and Briarwood parcel collectively total approximately 5.73 acres, excluding connecting and adjacent public right-of-way. According to documents provided by the Confluence Companies and GURA, the Study Area consists or may have consisted of several individual addresses, parcels and portions of the public-right-of-way. Exhibit 2-1 delineates the Study Area within the City of Golden. Exhibit 2-2 shows the Study Area boundary and shows parcel boundaries from the Jefferson County Assessor records. Unconfirmed individual addresses are shown from the City of Golden GIS records.

### 2.2 Existing Conditions

This Study was conducted in September and December 2012. The buildings and improvements shown on the aerial photo were generally found to be consistent with conditions observed during the field survey.

The area is served with basic public infrastructure, including water and sewer utilities, and overhead utilities. An on-site sewerage pump is used on the Briarwood parcel because the property is at a lower elevation than the sanitary sewer in the street.

**Table 2-1: Parcels Surveyed**

Parcel ID No.	Property Address	Total Lot Area (sf)	Total Lot Area (acres)
30-284-00-003	1300 8th Street	25,918	0.59
30-283-00-002	1400 8th Street	97,836	2.25
30-332-00-020	1630 8th Street	125,889	2.89









## 2.3 Field Survey Approach

A physical survey of the Parfet property was conducted during a site visit on September 25, 2012 and the Briarwood parcel was surveyed on December 20, 2012. The majority of the blight factors were addressed during the site visits – exceptions being those which were not considered or which required additional “desktop analysis” (see description below). Each observation of a blight factor noted during the field survey, as described in Section 1, was tallied on a survey matrix and documented with a photograph. The field survey information is summarized as follows:

- Locations of the observations and photographs are documented on an aerial photo provided as Exhibit 3-1 on p. 25.
- A photograph index is provided as Exhibit 3-2 on p. 29. Each individual photograph is printed in larger format in Appendix B.
- The survey observations are described on a photo-reference matrix included as Table 3-1 on p. 26.

## 2.4 Desktop Analysis

In addition to the field survey, further analysis was performed in an office setting. This “desktop analysis” included review of aerial photography, Geographic Information System (GIS) data, and other relevant documentation in order to comprehensively assess the existing conditions within the Study Area. The following factors were evaluated in the desktop analysis:

- b. Predominance of defective or inadequate street layout (field and desktop)
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness (desktop only)
- 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 (desktop only)

## 2.5 Blight Factor Evaluation Criteria

DGC developed the following evaluation criteria for examination of the eleven blight factors (a through k.5). These criteria were evaluated during the field survey and review of available supplemental documentation. Each factor is noted with the methodology for analysis (field, desktop, or both).

### a. Slum, deteriorating or deteriorated structures (field)

Field survey efforts examining this factor focused on the general condition and level of deterioration of the existing building’s exterior components, such as:

- Deteriorated exterior walls
- Deteriorated visible foundation
- Deteriorated fascia, soffits, and/or eaves

- Deteriorated gutters and/or downspouts
- Deteriorated exterior finishes
- Deteriorated windows or doors
- Deteriorated stairways and/or fire escapes
- Deteriorated loading dock areas and/or ramps
- Deteriorated fences, walls, and/or gates
- Deteriorated ancillary structures

**b. Predominance of defective or inadequate street layout (field and desktop)**

The analysis conducted for this blight factor evaluated the effectiveness or adequacy of the streets within the Study Area. Evaluation criteria in this section include:

- Poor vehicle access
- Poor internal circulation
- Substandard driveway definition and/or curb cuts
- Poor parking lot layout

**c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness (desktop)**

The analysis conducted for this blight factor evaluated the adequacy of the lot layout within the Study Area. Evaluation criteria in this section include:

- Faulty and/or irregular lot shape
- Faulty and/or irregular lot configuration
- Lack of access to a public street
- Inadequate lot size

**d. Unsanitary or unsafe conditions (field)**

The presence of the following conditions could contribute to an unsafe or unsanitary environment within the Study Area and surrounding community:

- Poorly lit or unlit areas
- Cracked or uneven surfaces for pedestrians
- Poor drainage
- Insufficient grading or steep slopes
- Presence of trash and debris
- Presence of abandoned or inoperable vehicles
- Presence of hazardous materials or conditions
- Presence of vagrants, vandalism, and/or graffiti

**e. Deterioration of site or other improvements (field)**

This factor focuses on conditions that indicate the lack of general maintenance of a structure, site, or through the presence of these conditions, the environment that reduces the site's usefulness and desirability. The conditions are as follows:

- Deterioration or lack of parking lot or site pavement
- Deterioration or lack of site curb and gutter
- Deterioration or lack site sidewalks and pedestrian areas
- Deterioration or lack of outdoor lighting
- Deterioration or lack of site utilities
- Deterioration or lack of surface drainage facilities
- Inadequate site maintenance
- Non-conformance to site development regulations
- Deterioration of signage

**f. Unusual topography or inadequate public improvements or utilities (field)**

This factor identifies key deficiencies in the off-site and on-site public infrastructure and topography within the Study Area, including:

- Poor site grading
- Deterioration of street pavement in right-of-way
- Deterioration or lack of curb and gutter in right-of-way
- Insufficient street lighting in right-of-way
- Presence of overhead utilities in right-of-way
- Deterioration or lack of sidewalks in right-of-way
- Deteriorated utilities in right-of-way

**g. Defective or unusual conditions of title rendering the title nonmarketable (desktop – not evaluated in this Study)**

This factor is evaluated through research and analysis of title documents and potential encumbrances. Existence of this criterion (and/or others) contributes to prolonged periods of vacancy and hinders redevelopment:

- Title conditions making the property unmarketable

**h. The existence of conditions that endanger life or property by fire or other causes (field – not evaluated in this Study)**

The presence of these criteria within the Study Area can endanger human lives and property:

- Structures in the floodplain

- Evidence of previous fire
- Inadequate emergency vehicle provisions
- Presence of dry debris adjacent to structures
- Hazardous materials near structures
- Dead trees/shrubs near high traffic areas or structures
- Other hazards present

**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 (field)**

The criteria for this factor are focused primarily on defective or dangerous conditions within the building envelope and generally require internal access to the structure for full assessment:

- Building code violations
- Public health concerns
- Dilapidated or deteriorated interior of building
- Defective design or physical construction
- Faulty or inadequate facilities
- Presence of mold
- Inadequate emergency egress provisions
- Evidence of recent flooding
- Unprotected electrical systems, wires, and/or gas lines
- Inadequate fire suppression systems
- Evidence of vagrants inside building

**j. Environmental contamination of buildings or property (field and desktop – not evaluated in this study)**

The presence of environmental contamination hinders redevelopment through added costs and is potentially hazardous to the surrounding community. These conditions are typically not evident through a visual field survey:

- Official documentation of environmental contamination
- Storage or evidence of hazardous materials
- Other evidence of environmental contamination

**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 (desktop)**

These additional criteria are typically not visible during a field survey, but could hinder redevelopment when present:

- High levels of vacancy
- High levels of municipal code violations
- High levels of vehicular accident reports
- High levels of requests for emergency services
- Other evidence of required high level of municipal services
- Other evidence of substantial physical underutilization

## **2.6 Results of the Study Area Analysis**

The overall findings of the Study Area analysis are presented in this section. Table 2-2 tabulates the results of the field survey and desktop analysis. After review of the eleven blight factors described in Colorado Revised Statutes, the following six (6) factors were observed within the Study Area during the field survey or by subsequent desktop research and analysis:

- a. Slum, deteriorated or deteriorating structures
- d. Unsanitary or unsafe conditions
- e. Deterioration of site or other improvements
- f. Unusual topography or inadequate public improvements or utilities
- 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
- 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

Substantial evidence for two (2) factors evaluated as part of the survey and desktop analysis was not observed in the Study Area.

- b. Defective or inadequate street layout
- c. Faulty lot layout

Three (3) factors were not surveyed as part of this Study:

- 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
- j. Environmental contamination

Figures 2-1 through 2-9, following, are photographs of selected examples of the physical conditions found in the Study Area as part of the survey.

**Figure 2-1: Substandard vehicle ramp, lack of fall protection**



**Figure 2-2: Deteriorated pavement, poor parking lot layout, lack of outdoor lighting**





**Figure 2-3: Deterioration external surfaces, lack of foundation, lack of gutters/downspouts**



**Figure 2-4: Steep slopes, lack of fall protection**



**Figure 2-5: Vandalism, lack of fall protection**



**Figure 2-6: Unprotected gas lines and valves**



**Figure 2-7: Presence of debris, lack of site pavement and curb/gutter**



**Figure 2-8: Lack of surface drainage, steep slopes, deteriorated signage**



**Figure 2-9: Lack of fall protection**



**Table 2-2: Study Area Observed Conditions Matrix**

<b>The Confluence Companies / GURA Parfet Property / Briarwood Parcel Blight Study Study Area Observed Conditions</b>				
<b>a.</b>	SLUM, DETERIORATED OR DETERIORATING STRUCTURES	Deteriorated external walls		●
		Deteriorated visible foundation		●
		Deteriorated fascia/soffits/eaves		●
		Deteriorated/lack of gutters/downspouts		●
		Deteriorated exterior finishes		●
		Deteriorated windows and doors		
		Deteriorated stairways/fire escapes		
		Deteriorated loading dock areas/ramps		●
		Deteriorated fences/walls/gates		●
		Deteriorated ancillary structures		
		Other		
<b>b.</b>	DEFECTIVE OR INADEQUATE STREET LAYOUT	Poor vehicle access		
		Poor internal circulation		
		Substandard driveway definition/curbcuts		●
		Poor parking lot layout		●
		Other		
<b>c.</b>	FAULTY LOT LAYOUT	Faulty/irregular lot shape		
		Faulty/irregular lot configuration		
		Lack of access to a public street		●
		Inadequate lot size		
		Other		
<b>d.</b>	UNSANITARY OR UNSAFE CONDITIONS	Poorly lit or unlit areas		●
		Cracked or uneven surfaces for pedestrians		●
		Poor drainage		●
		Insufficient grading or steep slopes		●
		Presence of trash and debris		●
		Abandoned/inoperable vehicles		●
		Presence of hazardous materials or conditions		●
		Vagrants/vandalism/graffiti		●
		Other - Lack of fall protection		●

**Table 2-2: (continued)**

<b>e.</b>	DETERIORATION OF SITE OR OTHER IMPROVEMENTS	Deteriorated/lack of parking lot/site pavement	•
		Deteriorated/lack of site curb and gutter	•
		Deteriorated/lack of site sidewalks/pedestrian areas	•
		Deteriorated/lack of outdoor lighting	•
		Deteriorated/substandard/lack of site utilities	•
		Deteriorated/lack of surface drainage facilities	•
		Inadequate site maintenance	•
		Non-conformance to site development regulations	•
		Deterioration of signage	•
		Other - Inadequate/deteriorated fencing	•
<b>f.</b>	UNUSUAL TOPOGRAPHY OR INADEQUATE PUBLIC IMPROVEMENTS OR UTILITIES	Poor site grading	•
		Deteriorated street pavement in right-of-way	•
		Deteriorated/lack of curb and gutter in right-of-way	•
		Insufficient street lighting in right-of-way	•
		Overhead utilities in right-of-way	•
		Deteriorated/inadequate sidewalks in right-of-way	•
		Deteriorated utilities in the right-of-way	
		Other	
<b>g.</b>	DEFECTIVE OR UNUSUAL TITLE CONDITIONS	Title conditions making the property unmarketable	N.S
		Other	
<b>h.</b>	THE EXISTENCE OF CONDITIONS THAT ENDANGER LIFE OR PROPERTY BY FIRE OR OTHER CAUSES	Structures in the floodplain	NOT SURVEYED
		Evidence of previous fire	
		Inadequate emergency vehicle provisions	
		Presence of dry debris adjacent to structures	
		Hazardous materials near structures	
		Dead trees/shrubs near high traffic areas	
		Other hazards present	



**Table 2-2: (continued)**

<b>i.</b>	BUILDINGS THAT ARE UNSAFE / UNHEALTHY FOR PERSONS TO LIVE / WORK IN BECAUSE OF BUILDING CODE VIOLATIONS, DILAPIDATION, DETERIORATION, DEFECTIVE DESIGN, PHYSICAL CONSTRUCTION, OR FAULTY OR INADEQUATE FACILITIES	Building code violations	•
		Public health concerns	
		Dilapidated or deteriorated interior of building	
		Defective design or physical construction	•
		Faulty or inadequate facilities	•
		Presence of mold	
		Inadequate emergency egress provisions	
		Evidence of recent flooding	
		Unprotected electrical systems/wires/gas lines	•
		Inadequate fire suppression systems	
		Evidence of vagrants inside building	
		Other	
<b>j.</b>	ENVIRONMENTAL CONTAMINATION	Official documentation of contamination	N.S.
		Storage or evidence of hazardous materials	
		Other evidence of environmental contamination	
<b>k.5</b>	REQUIRES HIGH LEVELS OF MUNICIPAL SERVICES OR SITES/ BUILDINGS/ IMPROVEMENTS UNDERUTILIZED/ VACANT	High levels of vacancy	•
		High levels of municipal code violations	
		High levels of vehicular accident reports	
		High levels of requests for emergency services	
		Other evidence of required high level of municipal services	
		Other evidence of substantial physical underutilization	•

**a. Slum, deteriorated, or deteriorating structures – OBSERVED**

Substandard conditions were observed on two structures on the Parfet property including deteriorated external walls, deteriorated visible foundation, deteriorated fascia/soffits/eaves, lack of gutters and downspouts, and deteriorated exterior finishes. The primary structure on the Briarwood parcel appears to be in good condition.

**b. Predominance of defective or inadequate street layout – Not Observed**

Both the Parfet property and Briarwood parcel are accessible from existing driveway curb cuts along the 8<sup>th</sup> Street frontage. Neither property is accessible from the other sides. Driveways and internal vehicular circulation could be addressed through re-platting and development of project site plan(s). However, this is not considered to be compelling evidence of the presence of blight.

**c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness – Not Observed**

The Jefferson County Assessor's maps indicate that the Parfet property is divided into two parcels with at least four different street addresses, some of which do not have frontage on 8<sup>th</sup> Street. Additionally, some of the development area appears to be public right-of-way. These conditions would need to be remedied through replatting, land purchase/swaps, or both, to make the property developable. However, this is not considered to be compelling evidence of the presence of blight. The Church Ditch on the west and north sides is an impediment to development, but this is offset by the public bike path adjoining the ditch and its potential to be an amenity.

The Briarwood property comprises a single parcel south of 8<sup>th</sup> Street. Adequate vehicle access is provided through a single large driveway located midway along the parcel. The central portion of the parcel is developed as a freestanding restaurant/meeting facility; the western end is undeveloped and not suitable for development due to the narrow configuration, steep grades, existing drainage detention areas and Church Ditch, which forms the southern boundary. The east end of the Briarwood parcel is vacant and could be developed further. Public right-of-way joins the Parfet and Briarwood properties in a single Study Area.

**d. Unsanitary or unsafe conditions - OBSERVED**

Multiple conditions were observed indicating unsanitary or unsafe conditions within the Parfet property. These include evidence of poor lighting, cracked and uneven surfaces for pedestrians, steep (and dangerous) slopes, trash and debris, abandoned/inoperable vehicles, hazardous conditions related to a propane tank and piping, and evidence of vagrants and graffiti in the Church Ditch. There is a lack of pedestrian fall protection at three locations – along the basement vehicular ramp at the south office building, where the public bike path passes over the Church Ditch on the north side of 8<sup>th</sup> Street, and along the edges of the Church Ditch at the northeast corner of the property.



The Briarwood parcel also has numerous unsanitary and unsafe conditions. These include poorly lit parking areas, deteriorated pedestrian areas, poor drainage of parking lots, dangerous sloping drainage ditches and outfalls, trash and debris in the parking areas, and lack of fall protection near steep slopes.

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

There is widespread deterioration of site improvements within the Parfet property. Parking lots and site pavement is deteriorated, as are the site curb and gutters. There is a general lack of interior sidewalks and lighting. Existing development does not meet current City of Golden site development regulations and the site will require extensive on-site stormwater detention to be developed. The entire site shows evidence of inadequate site maintenance and fencing along the Church Ditch is deteriorated.

The Briarwood parcel also has numerous examples of deteriorated site improvements. These include deteriorated or lack of pavements, curb and gutter, and sidewalks. The parking lots lack surface drainage facilities, exhibit a lack of site maintenance, and do not conform to current City of Golden development regulations. Deteriorated signage was also evident near the main building.

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

The Parfet property is gently sloping to the east and suitable for development. There are public utilities in the 8<sup>th</sup> Street right-of-way, although sidewalks and curb and gutter are lacking. The Briarwood property is properly graded in the central area but slopes steeply on the sides. Within the public right-of-way, there is evidence of deteriorated pavement, deteriorated/lack curb and gutter and sidewalks, lack of street lighting, and overhead utilities.

**g. Defective or unusual conditions of title rendering the title nonmarketable – Not Surveyed**

This factor was not evaluated in the limited scope of this Study.

**h. The existence of conditions that endanger life or property by fire or other causes – Not Surveyed**

The structures in the Study Area were not evaluated from the interior and as a result, there are no additional observations about unusual conditions that could potentially endanger life or property. Exterior conditions on the Parfet property were addressed in factors **a. Slum, deteriorated, or deteriorating structures** and **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.**

**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 - OBSERVED**

There are three permanent structures and several temporary structures within the Parfet property. Several of these structures showed extensive exterior deterioration, which was noted previously. However, the south office building has an extremely steep, unprotected vehicle ramp to the basement which is a hazardous condition due to defective design and construction. In addition, the western concrete block garage has a propane gas tank in the rear with an unsecured control valve and supply line to the building that presents a hazard and is probably a building code violation. On the Briarwood property, the parking kiosk (an accessory structure) exhibited exposed electrical wiring which is a safety hazard. Together, these observations indicate conditions of blight.

**j. Environmental contamination of buildings or property - Not Surveyed**

This factor was not evaluated in the limited scope of this Study. However, Parfet property Phase 1 and 2 Environmental Site Assessments (ESAs) were provided by the Confluence Companies. These ESAs did not identify significant existing environmental hazards/risks. According to the owner of the Briarwood Inn, Phase 1 and 2 ESAs were also prepared which did not identify significant existing environmental hazards/risks on this 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 - OBSERVED**

The Study Area, with dilapidated structures and site improvements, outdoor storage and debris, and general lack of maintenance is currently underutilized. Healthy residential development borders the Parfet property on the east and there is an attractive public building on the south side of 8<sup>th</sup> Street, east of the Briarwood parcel. Redevelopment would eliminate these conditions and improve the area.

**Table 2-3: Study Area and Surrounding Land Uses**

Area	Land Use
North	The Parfet property is adjoined on the north by site open space and a public bike path on the north side of Church Ditch. State Highway 58 and other public right-of-way front the north side of the Briarwood parcel.
East	The Parfet property is adjoined on the east by attached residential development. The public bike path/Church Ditch and Canyon Gate Apartments are located east of the Briarwood parcel.
South	8 <sup>th</sup> Street adjoins south side of the Parfet property and south of 8 <sup>th</sup> Street are the Canyon Gate Apartments and Golden Community Center. Church Ditch, City of Golden open space, and ponds border the south side of the Briarwood parcel.
West	The Parfet property is adjoined on the west by site open space, a public bike path/Church Ditch, and the intersection of 8 <sup>th</sup> Street and State Highway 58. The Briarwood property is adjoined on the west by US Highway 6 right-of-way.

### 3. Summary of Findings and Conclusions

#### 3.1 Findings

Within the Study Area, the field survey and desktop analysis resulted in the identification of 38 different conditions that contribute to a finding of blight. Specific examples and photo documentation from the field survey is provided as Exhibit 3-2 on p. 29.

- Deteriorated external walls
- Deteriorated visible foundation
- Deteriorated fascia/soffits/eaves
- Deteriorated/lack of gutters/downspouts
- Deteriorated exterior finishes
- Deteriorated loading dock areas/ramps
- Deteriorated fences/walls/gates
- Poorly lit or unlit areas
- Cracked or uneven surfaces for pedestrians
- Poor drainage
- Insufficient grading or steep slopes
- Presence of trash and debris
- Abandoned/inoperable vehicles
- Presence of hazardous materials or conditions
- Vagrants/vandalism/graffiti
- Lack of fall protection
- Deteriorated/lack of parking lot/site pavement
- Deteriorated/lack of site curb and gutter
- Deteriorated/lack of site sidewalks/pedestrian areas
- Deteriorated/lack of outdoor lighting
- Deteriorated/substandard/lack of site utilities
- Deterioration/lack of surface drainage facilities
- Inadequate site maintenance
- Non-conformance to site development regulations
- Deterioration of signage
- Inadequate /deteriorated fencing
- Poor site grading
- Deteriorated street pavement in the right-of-way
- Deteriorated/lack of curb and gutter in right-of-way
- Insufficient street lighting in right-of-way
- Overhead utilities in right-of-way
- Deteriorated/inadequate sidewalks in right-of-way
- Building code violations
- Defective design or physical construction
- Faulty or inadequate facilities
- Unprotected electrical systems/wires/gas lines
- High levels of vacancy
- Other evidence of substantial physical underutilization

## 3.2 Conclusions

It is the conclusion of this Study that the Study Area, in its present condition and use, meets the criteria of a blighted area as defined by Colorado Urban Renewal Law. By reason of the presence of factors identified in the Urban Renewal Law and as documented in this report, the City Golden may find that the Study Area substantially impairs or arrests the sound growth of the City Golden, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals and welfare.

Per Urban Renewal Law, conditions in the Study Area must constitute at least four of the factors indicative of a blighted area, and at least five factors if eminent domain is to be used. As described in this report, the following six (6) factors were extensively observed in the Study Area:

- a. Slum, deteriorated or deteriorating structures
- d. Unsanitary or unsafe conditions
- e. Deterioration of site or other improvements
- f. Unusual topography or inadequate public improvements or utilities
- 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
- 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



**Table 3-1: Field Survey Photo-Reference Matrix**

The Confluence Companies / GURA Parfet Property / Briarwood Parcel Blight Study Photographic Reference Sheet																											
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
a.	SLUM, DETERIORATED OR DETERIORATING STRUCTURES	Deteriorated external walls							•	•																	
		Deteriorated visible foundation							•	•																	
		Deteriorated fascia/soffits/eaves							•	•																	
		Deteriorated/lack of gutters/downspouts							•	•																	
		Deteriorated exterior finishes							•	•																	
		Deteriorated windows and doors																									
		Deteriorated stairways/fire escapes																									
		Deteriorated loading dock areas/ramps						•																			
		Deteriorated fences/walls/gates						•																			
		Deteriorated ancillary structures																									
Other																											
b.	DEFECTIVE OR INADEQUATE STREET LAYOUT	Poor vehicle access																									
		Poor internal circulation																									
		Substandard driveway definition/curbcuts	•																								
		Poor parking lot layout							•																		
		Other																									
c.	FAULTY LOT LAYOUT	Faulty/irregular lot shape	DESKTOP ANALYSIS																								
		Faulty/irregular lot configuration																									
		Lack of access to a public street																									
		Inadequate lot size																									
		Other																									
d.	UNSANITARY OR UNSAFE CONDITIONS	Poorly lit or unlit areas	•																								
		Cracked or uneven surfaces for pedestrians	•						•									•							•		
		Poor drainage																•									
		Insufficient grading or steep slopes										•															
		Presence of trash and debris						•		•									•					•			
		Abandoned/inoperable vehicles																									
		Presence of hazardous materials or conditions			•																						
		Vagrants/vandalism/graffiti																			•						
		Other - Lack of fall protection																									

Table 3-1 (continued)

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
e.	DETERIORATION OF SITE OR OTHER IMPROVEMENTS	Deteriorated/lack of parking lot/site pavement																									
		Deteriorated/lack of site curb and gutter																									
		Deteriorated/lack of site sidewalks/pedestrian areas																									
		Deteriorated/lack of outdoor lighting																									
		Deteriorated/substandard/lack of site utilities																									
		Deteriorated/lack of surface drainage facilities																									
		Inadequate site maintenance																									
		Non-conformance to site development regulations																									
f.	UNUSUAL TOPOGRAPHY OR INADEQUATE PUBLIC IMPROVEMENTS OR UTILITIES	Deterioration of signage																									
		Other - Inadequate/deteriorated fencing																									
		Poor site grading																									
		Deteriorated street pavement in right-of-way																									
g.	DEFECTIVE OR UNUSUAL TITLE CONDITIONS	Deteriorated/lack of curb and gutter in right-of-way																									
		Insufficient street lighting in right-of-way																									
		Overhead utilities in right-of-way																									
		Deteriorated/inadequate sidewalks in right-of-way																									
h.	THE EXISTENCE OF CONDITIONS THAT ENDANGER LIFE OR PROPERTY BY FIRE OR OTHER CAUSES	Deteriorated utilities in the right-of-way																									
		Other																									
		Title conditions making the property unmarketable	NOT SURVEYED																								
		Other	NOT SURVEYED																								
		Structures in the floodplain	NOT SURVEYED																								
		Evidence of previous fire	NOT SURVEYED																								
		Inadequate emergency vehicle provisions	NOT SURVEYED																								
		Presence of dry debris adjacent to structures	NOT SURVEYED																								
		Hazardous materials near structures	NOT SURVEYED																								
		Dead trees/shrubs near high traffic areas	NOT SURVEYED																								
		Other hazards present	NOT SURVEYED																								

Table 3-1 (continued)

i.	BUILDINGS THAT ARE UNSAFE / UNHEALTHY FOR PERSONS TO LIVE / WORK IN BECAUSE OF BUILDING CODE VIOLATIONS, DILAPIDATION, DETERIORATION, DEFECTIVE DESIGN, PHYSICAL CONSTRUCTION, OR FAULTY OR INADEQUATE FACILITIES	Building code violations																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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### Exhibit 3-2: Photograph Index



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**Exhibit 3-2 (continued)**



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## Appendix A

### Sources Consulted

1. State of Colorado Statutes Urban Renewal Law § 31-25-101:  
[http://www.state.co.us/gov\\_dir/leg\\_dir/olls/colorado\\_revised\\_statutes.htm](http://www.state.co.us/gov_dir/leg_dir/olls/colorado_revised_statutes.htm)
2. City Golden website: <http://www.cityofgolden.net/>
3. Jefferson County website: <https://www.co.jefferson.co.us/>
4. Phase I Environmental Assessment - 1300-1400 8th Street, Golden, Colorado, prepared by Corn and Associates, Environmental Management, Denver, Colorado, May 24, 2012
5. Limited Phase II Environmental Site Assessment - 1300-1400 8th Street, Golden, Colorado, prepared for George W. Parfet Estate, Inc., June 29, 2012

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## **Appendix B**

### **Large Scale Field Survey Photographs**



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## **Appendix G – County Impact Report for Parfet Property/Briarwood Parcel**

# **County Impact Report for Parfet Property / Briarwood Parcel**

**Prepared for:**

**Confluence Companies  
15710 W Colfax Ave, Suite 202  
Golden, CO 80401**

**and**

**Golden Urban Renewal Authority  
922 Washington Avenue, Suite 100  
Golden, CO 80401**

**Prepared by:**



**DGC Community Planning and Design  
18331 E. Davies Avenue  
Foxfield, CO 80016**

**May 2013**

*This study is for planning purposes only. Background information and other data have been furnished to DGC Community Planning and Design (DGC) by the Golden Urban Renewal Authority and/or third parties, which DGC has used in preparing this report. DGC has relied on this information as furnished, and is neither responsible for nor has confirmed the accuracy of this information.*



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# 1. Introduction and Background

This report summarizes the impact of proposed development within the Parfet Property / Briarwood Parcel Urban Renewal Plan Area (hereafter, the “Urban Renewal Area”) on Jefferson County (hereafter, the “County”). The Parfet Property / Briarwood Parcel County Impact Report (hereafter, “County Impact Report”) was prepared by DGC Community Planning and Design (hereafter, “DGC”) for the Confluence Companies and Golden Urban Renewal Authority (GURA) under a contract dated December 17, 2012. The County Impact Report analyzes fiscal, infrastructure, and service impacts on Jefferson County associated with development of the proposed 5.73-acre Urban Renewal Area.

This report responds to the requirements outlined in the State of Colorado Statutes for Urban Renewal Authorities (Colo. Rev. Stat. § 31-25-101, et seq.) specifically related to the requirements of a County Impact Report (Colo. Rev. Stat. § 31-25-107 (3.5)). These requirements are excerpted as follows:

*(3.5) (a) At least thirty days prior to the hearing on an urban renewal plan or a substantial modification to such plan, the governing body or the authority shall submit such plan or modification to the board of county commissioners, and, if property taxes collected as a result of the county levy will be utilized, the governing body or the authority shall also submit an urban renewal impact report, which shall include, at a minimum, the following information concerning the impact of the 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.*



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## 2. Urban Renewal Plan

The *Parfet Property / Briarwood Parcel Urban Renewal Plan*, February 2013, by DGC, is included by reference.

## 3. Development Timing

Development within the proposed Urban Renewal Area will be determined by market conditions. The first project by the Confluence Companies is expected to begin mid-2013 on the Parfet parcel. It will include a multi-story rental apartment building complex with 99 one, two, and three bedroom units. The average size of the units is 1,027 square feet; there will be 101,705 net rentable square feet or 135,607 square feet. There is no commercial development in this project.

Development planned for the Briarwood parcel is uncertain. Currently there is a 10,500 square foot restaurant/retail facility on the western half of the parcel. The City and property/business owner believe there is potential for an inn or other hotel/retail/lodging facility that would complement the existing restaurant. Exhibit 1 presents a site diagram that illustrates the general location of these two projects. For planning purposes, this future facility is envisioned to be 20,000 gross square feet, and construction would begin in 2016, after which new development would total 155,607 square feet and there would be 10,500 square feet of existing development. The development program for the proposed Urban Renewal Area is summarized in Table 1.

**Table 1: Parfet Property / Briarwood Parcel Development Program**

Land Use		Building Development Area (SF)					
	2013	2014	2015	2016	2017	2018	2019
Existing Development							
Retail/Restaurant (Briarwood Inn)	10,500	10,500	10,500	10,500	10,500	10,500	10,500
Estimated Cumulative New Development							
Residential Multi-Family	-	135,607	135,607	135,607	135,607	135,607	135,607
Retail/Restaurant/Hotel	-	-	-	20,000	20,000	20,000	20,000
Total New Development		135,607	135,607	155,607	155,607	155,607	155,607

## 4. Property, Sales and Other Tax Revenue

This section presents forecasts for property taxes generated by the proposed Urban Renewal Area during the 25-year life of the urban renewal plan. Important assumptions about current taxes and values for the subject property are presented first. They are followed by a forecast of Jefferson County property tax revenue for existing and new development.

### 4.1 Assumptions

A conservative assumption of 1% annual inflation was used for the analysis; however, DGC understands that the Confluence Companies is using a 2% inflation rate for their project. With this in mind, this

report offers comments using 2% as well. Table 2 summarizes market and assessed values of the property and taxes due in 2013. Current mill levies for all parcels in the taxing district that includes the urban renewal area are presented in Table 3.

**Table 2: Jefferson County 2012 Property Taxes (due in 2013)**

Parcel	Market Value	Assessed Value	Taxes Due (\$)
Parfet (APN 30-284-00-003)	232,100	67,309	5,920
Parfet (APN 30-283-00-002)	166,400	48,256	4,244
Briarwood (APN 30-332-00-020)	1,727,000	500,830	44,052
	2,125,500	616,395	54,216
Source: Jefferson County Tax Assessor website			

**Table 3: Jefferson County Tax District Report**

Taxing Entity	Tax Year	Mill Levy
Jefferson County	2013	24.346
Jefferson County School District	2013	50.616
City of Golden	2013	12.34
RTD	2013	0
Urban Drainage and Flood Control District	2013	0.599
Urban Drainage and Flood Control District - South Platte	2013	0.058
		87.959
Source: Jefferson County Tax Assessor website		

## 4.2 Jefferson County Property Tax Revenue Forecast

The analysis of future property tax revenues for the proposed Urban Renewal Area were calculated using a spreadsheet, which is included as Exhibit 2. For purposes of clarity, information from the spreadsheet has been excerpted and is presented in more concise tables and narrative. Table 4 summarizes the cumulative property taxes collected for Jefferson County for the Urban Renewal Area over the 25-year analysis period (2013-2038), with summary totals at five year increments. The table includes existing property taxes (referred to as the “Base”) which would not be deferred and the County would continue to receive, and future property taxes resulting from new development (referred to as the “Increment”) that would be allocated to the urban renewal project only for as long as required to catalyze a project as described by any specific redevelopment agreement.

This analysis predicts that the Jefferson County portion of incremental property taxes catalyzed by this project and pro-rated to the Jefferson County share of mills would equal approximately \$38,586/year at the end of the 25-year tax increment financing period due to planned projects in the new Urban Renewal Area and after accounting for the base property tax. This projected \$38,586 per year would represent new annual revenue to Jefferson County. Using the same assumptions, the total property tax increment catalyzed by this project would be approximately \$761,392. Using a 2% inflation rate, the increment totals would be \$49,117 and \$879,858 respectively.

**Table 4: Cumulative Jefferson County Property Tax Revenue**

	2013 (\$)	2013-2018 (\$)	2013-2023 (\$)	2013-2028 (\$)	2013-2033 (\$)	2013-2038 (\$)
<b>County Property Taxes (Base)</b>	\$ -	\$ 151,213	\$ 396,205	\$ 653,694	\$ 924,317	\$ 1,208,745
<b>County Property Taxes (Increment) Deferred</b>	\$ 15,006	\$ 93,092	\$ 175,162	\$ 261,417	\$ 352,073	\$ 447,352
<b>Net Property Tax Revenues</b>	\$ (15,006)	\$ 58,120	\$ 221,043	\$ 392,276	\$ 572,244	\$ 761,392

Source: DGC using information from Jefferson County Tax Assessor website

## 5. Impact on Jefferson County Services

Municipal and public service providers for the new Urban Renewal Area are summarized in Table 5. Because the Urban Renewal Area is located entirely within City boundaries, most services are provided by the City, special districts, and the Jefferson County School District. Private utility companies provide natural gas, electrical services and telecommunication services.

However, Jefferson County does provide “General Government Services” which includes County Attorney, County Sheriff, County Courts, Social Services, Assessor’s Office, Coroner’s Office, and the Clerk and Recorder’s Office. Because the Parfet property will be developed with multi-family residential uses, there will be an impact on Jefferson County General Governmental Services roughly proportional to the number of new residents. Development on the Briarwood parcel will have a negligible impact on Jefferson County because the project will be commercial.

**Table 5: Service Providers**

<b>Service</b>	<b>Provider</b>
Municipal General Government Services	City of Golden
Streets, Environmental, and Potable Water	City of Golden
Sanitary Sewer	City of Golden
Storm Sewer	City of Golden
Regional Storm Drainage	Urban Drainage and Flood Control and Urban Drainage South Platte
Fire and Emergency Services	City of Golden
Police	City of Golden
City Parks	City of Golden
County General Governmental Services	Jefferson County
Library	Jefferson County
Schools	Jefferson County School District
Open Space Acquisition and Maintenance	Jefferson County Open Space District
Electrical Power	Xcel
Natural Gas	Xcel
Telecommunications	Qwest

Source: Jefferson County and City of Golden websites

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## 6. Impact on Jefferson County Infrastructure

New infrastructure, such as roads and utilities within the Urban Renewal Area will be the responsibility of the respective project developers, and may be funded by the City or the Urban Renewal Authority. It is DGC's opinion, based on information provided by City staff and project developers, that the proposed development within the Urban Renewal Area will not have a significant additional impact on Jefferson County infrastructure. However, the infrastructure of the City, existing districts, and future districts (assuming they are created) may be impacted by development of the Urban Renewal Area.

## 7. Financing of New Infrastructure

It is anticipated that new infrastructure serving the Urban Renewal Area will be provided by the project developers, the City, or the Urban Renewal Authority. Infrastructure will be financed by the project developer, tax increment revenue and/or a combination of tax increment revenue, or general fund revenue. Maintenance of infrastructure will be provided mainly by the City, Developers within the urban renewal area, or the Urban Renewal Authority.

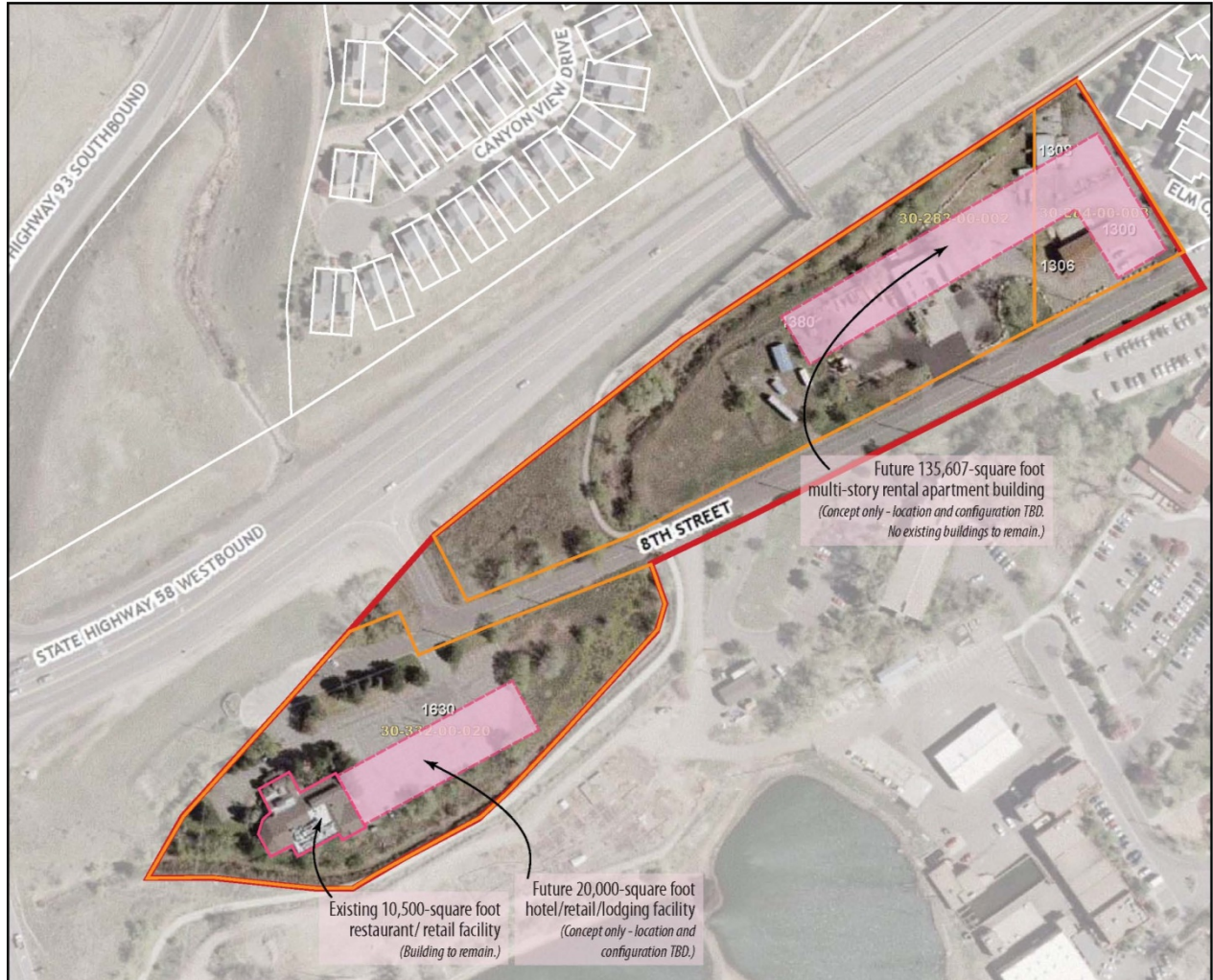
## 8. Conclusions

1. The anticipated uses within the proposed Urban Renewal Area are consistent with uses in the City of Golden Comprehensive Plan. It is anticipated that properties would be rezoned, as appropriate, to allow redevelopment that is in conformance with the Comprehensive Plan.
2. It is assumed that development within the Urban Renewal Area will occur in two projects: a multi-family residential project on the Parfet property that is later followed by a retail/lodging facility on the Briarwood parcel. The existing restaurant/retail facility on the Briarwood parcel would remain.
3. The property tax analysis assumes that new development (135,607 square feet of multi-family residential project by 2014 and a 20,000 square foot retail/restaurant/hotel project in 2016) would occur within the first three to five years of the 25-year span of the Urban Renewal Plan. The Urban Renewal Plan and Impact Report for this area predicts that redevelopment catalyzed by the Urban Renewal Authority pursuant to this Plan will generate approximately \$38,586/year in new property tax revenue to the County at the cessation of the project or projects within the Urban Renewal Area.
4. It does not appear that Jefferson County will need to provide significant additional services to either project in the proposed Urban Renewal Area. The proposed Urban Renewal Area is located entirely within Golden municipal boundaries and the City would provide public municipal services including: police, water, sewer, streets, storm drainage, other public works activities, and general municipal governmental services. The Jefferson County School District and special districts will continue to provide their respective services. Private utilities (such as Xcel Energy and Qwest) will also continue to provide services to the Urban Renewal Area.

- 
5. Jefferson County will continue to provide General Government Services which include County Attorney, County Sheriff, County Courts, Social Services, Assessor's Office, Coroner's Office, and the Clerk and Recorder's Office. The initial phase multi-family residential project will have an impact on County services roughly proportional to the number of new residents. The second project, a lodging facility on the Briarwood parcel, is a commercial use and will have a negligible impact on Jefferson County General Governmental Services.
  6. It does not appear that development of the Urban Renewal Area will impact Jefferson County infrastructure or that Jefferson County will need to provide additional infrastructure to serve it. The City, GURA, and project developers will plan, finance, construct and maintain new infrastructure for the Urban Renewal Area. On a commercial basis, private utilities mentioned previously will continue to provide services, and if required, new infrastructure.
  7. Other than those discussed previously, no other impacts to Jefferson County were identified that may result from this proposed development within the proposed Urban Renewal Area.

## 9. Exhibits







## Exhibit 1: Site Diagram of Proposed Development



### Parfet Property / Briarwood Parcel Site Diagram of Proposed Development



### LEGEND

- |   |  |
|---|--|
|  | Existing Building to Remain                                    |
|  | Future Development (concept only - location/configuration TBD) |
|  | Street Address   |
|  | Parcel ID  |
|  | Approximate Parcel Boundaries                                  |
|  | Urban Renewal Area   |



## Exhibit 2: Property Tax Analysis Spreadsheet

Development Program																
New Development:			SF													
Residential Multi-Family			135,507													
Retail/Restaurant/Hotel			20,000	10% annual inflation												
Annual Property Tax Estimates																
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025			
Estimated Cumulative New Development																
Residential Multi-Family	-	135,207	135,507	135,507	135,507	135,507	135,507	135,507	135,507	135,507	135,507	135,507	135,507	135,507		
Retail/Restaurant/Hotel	-	-	-	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000		
Estimated New Development Market Value																
Residential Multi-Family	\$ 105.00	\$ -	\$ 14,524,934	\$ 14,610,183	\$ 14,695,054	\$ 15,114,704	\$ 15,265,851	\$ 15,418,570	\$ 15,572,695	\$ 15,728,422	\$ 15,885,706	\$ 16,044,983	\$ 16,205,009			
Retail/Restaurant/Hotel	\$ 125.00	\$ -	\$ -	\$ 2,601,510	\$ 2,627,525	\$ 2,653,800	\$ 2,680,338	\$ 2,707,142	\$ 2,734,213	\$ 2,761,055	\$ 2,788,171	\$ 2,817,063	\$ 2,845,233			
Estimated New Development Assessed Value																
Residential Multi-Family	7.96%	\$ -	\$ 1,156,185	\$ 1,167,747	\$ 1,179,424	\$ 1,203,130	\$ 1,215,162	\$ 1,227,313	\$ 1,239,597	\$ 1,251,982	\$ 1,264,502	\$ 1,277,147	\$ 1,289,919			
Retail/Restaurant/Hotel	29.00%	\$ -	\$ -	\$ 754,438	\$ 761,382	\$ 769,602	\$ 777,298	\$ 785,071	\$ 792,922	\$ 800,851	\$ 808,960	\$ 816,348	\$ 825,118			
Estimated New Development Property Tax Revenues (67.969mills):																
Residential Multi-Family	\$ 0.087959	\$ -	\$ -	\$ 101,697	\$ 102,714	\$ 104,718	\$ 105,826	\$ 106,884	\$ 107,953	\$ 109,033	\$ 110,123	\$ 111,224	\$ 112,337			
Retail/Restaurant/Hotel	\$ 0.087959	\$ -	\$ -	\$ -	\$ 66,360	\$ 67,023	\$ 67,693	\$ 68,370	\$ 69,054	\$ 69,745	\$ 70,442	\$ 71,146	\$ 71,858			
Total Property Tax Revenues New Development	\$ -	\$ -	\$ 101,697	\$ 102,714	\$ 170,101	\$ 171,802	\$ 173,520	\$ 175,255	\$ 177,007	\$ 178,777	\$ 180,565	\$ 182,371	\$ 184,195			
Total Property Tax Revenues Existing Development	\$ 54,216	\$ 55,306	\$ 55,895	\$ 56,417	\$ 56,962	\$ 57,557	\$ 58,127	\$ 58,708	\$ 59,295	\$ 59,888	\$ 60,487	\$ 61,092	\$ 61,703			
Total Property Tax Revenues	\$ 54,216	\$ 55,306	\$ 157,556	\$ 159,131	\$ 227,062	\$ 229,353	\$ 231,646	\$ 233,963	\$ 236,303	\$ 238,666	\$ 241,052	\$ 243,463	\$ 245,897			
Existing Property Tax Base	\$ 54,216	\$ 55,306	\$ 55,895	\$ 56,417	\$ 56,962	\$ 57,557	\$ 58,127	\$ 58,708	\$ 59,295	\$ 59,888	\$ 60,487	\$ 61,092	\$ 61,703			
Property Tax Increment Revenue Deferred	\$ -	\$ -	\$ 101,697	\$ 102,714	\$ 170,101	\$ 171,802	\$ 173,520	\$ 175,255	\$ 177,007	\$ 178,777	\$ 180,565	\$ 182,371	\$ 184,195			
County Property Tax Revenue Estimate																
County Property Tax Increment	27.69%	\$ -	\$ -	\$ 28,430	\$ 47,062	\$ 47,553	\$ 48,028	\$ 48,508	\$ 48,984	\$ 49,463	\$ 49,978	\$ 50,478	\$ 50,963			
County Property Tax Base	0.024346	\$ 15,006	\$ 15,306	\$ 15,461	\$ 15,616	\$ 15,772	\$ 15,930	\$ 16,089	\$ 16,250	\$ 16,412	\$ 16,576	\$ 16,742	\$ 16,910			
Net Property Tax Revenues Deferred	\$ (15,006)	\$ (15,306)	\$ 12,887	\$ 12,814	\$ 31,310	\$ 31,623	\$ 31,938	\$ 32,259	\$ 32,581	\$ 32,907	\$ 33,236	\$ 33,569	\$ 33,904			
Cumulative County Property Tax Revenue Estimate																
County Property Taxes (Increment)	27.69%	\$ -	\$ -	\$ -	\$ -	\$ 151,213	\$ -	\$ -	\$ -	\$ -	\$ 396,205	\$ -	\$ -			
County Property Taxes (Base)	\$ 15,006	\$ -	\$ -	\$ -	\$ -	\$ 93,082	\$ -	\$ -	\$ -	\$ -	\$ 175,162	\$ -	\$ -			
Net Property Tax Revenues Deferred	(15,006)	\$ -	\$ -	\$ -	\$ -	\$ 98,120	\$ -	\$ -	\$ -	\$ -	\$ 221,043	\$ -	\$ -			



## Exhibit 2 (cont'd): Property Tax Analysis Spreadsheet

Development Program					
New Development:	SF				
Residential Multi-Family	135,807				
Retail/Restaurant/Hotel	20,000				
Annual Property Tax Estimates					
Estimated Cumulative New Development					
Residential Multi-Family	135,807	135,807	135,807	135,807	135,807
Retail/Restaurant/Hotel	20,000	20,000	20,000	20,000	20,000
Estimated New Development Market Value					
\$     105.00 \$	16,937,659	\$ 16,937,659	\$ 17,031,837	\$ 17,201,943	\$ 17,500,411
\$     125.00 \$	2,933,866	\$ 2,933,867	\$ 2,960,161	\$ 3,002,212	\$ 3,117,930
Estimated New Development Assessed Value					
7.96% Residential Multi-Family	1,302,818	1,329,005	1,342,295	1,355,718	1,369,275
29.10% Retail/Restaurant/Hotel	833,385	854,707	869,821	886,707	899,484
Estimated New Development Property Tax Revenues (\$7.96/mills)					
0.08959% Residential Multi-Family	113,460	114,935	115,441	115,898	116,361
0.08959% Retail/Restaurant/Hotel	73,307	73,307	73,307	73,307	73,307
Total Property Tax Revenues New Development	\$ 186,768	\$ 188,242	\$ 188,748	\$ 189,205	\$ 189,668
Total Property Tax Revenues Existing Development	\$ 62,200	\$ 62,463	\$ 62,715	\$ 62,968	\$ 63,221
Total Property Tax Revenues	\$ 248,968	\$ 250,705	\$ 251,463	\$ 252,173	\$ 252,889
Existing Property Tax Base	\$ 62,200	\$ 62,463	\$ 62,715	\$ 62,968	\$ 63,221
Total Property Tax Increment Revenue Deferred	\$ 186,768	\$ 188,242	\$ 188,748	\$ 189,695	\$ 190,000
County Property Tax Revenue Estimate					
County Property Tax Increment	27.88%				
County Property Tax Base	0.02846%				
Net Property Tax Revenues - Deferred					
Cumulative County Property Tax Revenue Estimate					
County Property Taxes (Incremental)					
County Property Taxes (Base)					
Net Property Tax Revenues - Deferred					

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## 10. Sources

1. State of Colorado Statutes Urban Renewal Law § 31-25-101:  
[http://www.state.co.us/gov\\_dir/leg\\_dir/olls/colorado\\_revised\\_statutes.htm](http://www.state.co.us/gov_dir/leg_dir/olls/colorado_revised_statutes.htm)
2. City Golden website: <http://www.cityofgolden.net/>
3. Jefferson County website: <https://www.co.jefferson.co.us/>