

# **Fletcher Plaza Urban Renewal Plan**

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Urban Renewal Division

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# TABLE OF CONTENTS

1.0	INTRODUCTION.....	1....
1.1	Background.....	1.
1.2	Blight Findings .....	1..
1.3	Urban Renewal Area/Boundary Determination .....	1
2.0	FINDING OF BLIGHT.....	2
3.0	PLAN'S RELATIONSHIP TO LOCAL OBJECTIVES .....	3
3.1	Compliance with Area Master Plans .....	4
3.2	Compliance with Main Street Plan.....	4
4.0	URBAN RENEWAL PLAN GOALS AND OBJECTIVES.....	5
4.1	Urban Renewal Plan Goals.....	5.
4.2	Urban Renewal Plan Objectives.....	5
4.3	Appropriate Land Uses.....	5
4.4	Improved Traffic .....	6
4.5	Public Transportation .....	7
4.6	Public Utilities.....	7..
4.7	Recreational and Community Facilities/Community Design and Amenities..	7
5.0	UNDERTAKINGS AND ACTIVITIES.....	7
5.1	Development Concepts.....	7
5.2	Redevelopment Strategies and Techniques .....	7
6.0	RELOCATION.....	9
7.0	PROJECT FINANCING .....	9..
8.0	PLAN AMENDMENTS .....	11
9.0	MINOR VARIATIONS .....	11

## **1.0 INTRODUCTION**

In adopting this Urban Renewal Plan, it is the intent of the City of Aurora, Colorado (the "City") to comply with the requirements of Colorado Urban Renewal Law (C.R.S. § 31-25-101 et seq.) Specifically, Colorado law requires that before an urban renewal project may be undertaken, the governing body of the City must determine that the proposed urban renewal area is designated a blighted area. In making the determination of blight, the boundaries of the proposed urban renewal area must be drawn as narrowly as feasible to accomplish the planning and development objectives of the urban renewal project.

### **1.1 Background**

The Fletcher Plaza Urban Renewal Area (FPURA) and Fletcher Plaza Urban Renewal Plan ("Urban Renewal Plan") have arisen out of nearly a decade of planning. Out of an extensive community process that started in 1992, the Colfax Main Street Master Plan (Main Street Plan) was adopted by City Council in 1996 as part of the City's Comprehensive Plan. The Main Street Plan was intended "to serve as a guide for the redevelopment of the [Colfax] corridor...[based on] the consensus reached as to the community's vision for the corridor and recommendations on how to achieve it." (Main Street Plan, pp. 3-4). While the overall community vision has been for a longer segment of Colfax Avenue, the Main Street Plan targets the property within the FPURA as the heart of all redevelopment efforts:

The concourse [Dayton to Florence streets on Colfax] area is the critical mass of the [Main Street] plan, the three-block area that is enveloped by the longer pedestrian district. The plan will reinforce this historic area through its new park, special events, cafes, convenient public parking, and local landmarks such as the Fox Theater... (Main Street Plan, p. 16).

The importance of targeting the FPURA for redevelopment has since been reinforced by the recommendations of the Original Aurora Redevelopment Feasibility Analysis in May of 2000. The purpose for creating the FPURA and pursuing the urban renewal projects defined in the Urban Renewal Plan is to serve as a catalyst for the elimination and prevention of the development or spread of blight in the FPURA and surrounding areas. The Aurora Urban Renewal Authority (AURA), in close coordination with the City, intends to utilize the powers granted by the Colorado Urban Renewal Law and appropriate private and public resources to encourage and contribute to the needed rehabilitation and redevelopment of the FPURA.

### **1.2 Blight Findings**

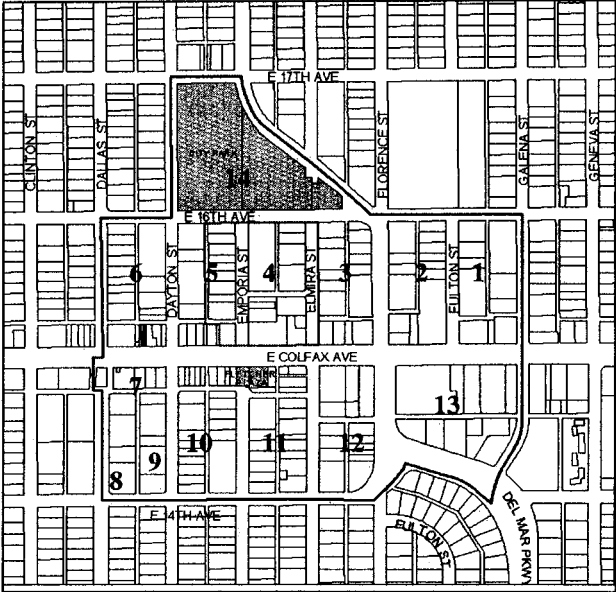
The Fletcher Plaza Enhancement Area Blight Study (the "Blight Study"), conducted by the Denver office of HNTB Corporation (the "Consultant"), a national firm of architects, engineers and planners, clearly demonstrates that the FPURA is blighted as defined under Colorado law (See **Appendix A: Fletcher Plaza Enhancement Area Blight Study Survey**).

### **1.3 Urban Renewal Area/Boundary Determination**

Based on the Blight Study, the City has determined that the FPURA should encompass the 12 square block area bounded by the west right of way (ROW) of Dallas Street from the south ROW of E. 14<sup>th</sup> Avenue to the north ROW of E. 16<sup>th</sup> Avenue; the north ROW of E. 16<sup>th</sup> Avenue to the west ROW of Dayton Street; west ROW of Dayton Street to the north ROW of E. 17<sup>th</sup> Avenue; north ROW of E. 17<sup>th</sup> Avenue to the east ROW of

Emporia Street; east ROW of Del Mar Parkway to the north ROW of E. 16<sup>th</sup> Avenue; north ROW of E. 16<sup>th</sup> Avenue to the east ROW of Galena Street; east ROW of Galena Street to the south ROW of Del Mar Parkway; south ROW of Del Mar Parkway to the east ROW of Florence Street; east ROW of Florence Street to the south ROW of E. 14<sup>th</sup> Avenue; south ROW of E. 14<sup>th</sup> Avenue to west ROW at Dallas Street. A detailed legal description of the FPURA boundary is presented in **Appendix B**. Overall, this area contains approximately 51 acres.

**Exhibit 1: FPEA Blight Study Area**



**2.0 FINDING OF BLIGHT**

Before an urban renewal plan can be adopted by a city, the area to which the plan pertains must be determined to be a blighted area as defined in the Colorado Urban Renewal Law (C.R.S. § 31-25-101 et seq.). In order to be designated as blighted, at least four of the following factors must be present in the area:

- a) Slum, deteriorated or deteriorating structures;
- b) Predominance of defective or inadequate street layout;
- c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- d) Unsanitary or unsafe conditions;
- e) Deterioration of site or other improvements;
- f) Unusual topography;
- g) Defective or unusual conditions of title rendering the title nonmarketable;
- h) The existence of conditions that endanger life or property by fire or other causes;
- i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- j) Environmental contamination of buildings or property; or
- k) Inadequate public improvements or utilities.

Approximately 160 parcels within the FPURA were surveyed and photographed by the Consultant. The Consultant also conducted research of public records on various factors, such as crime, public utilities and building and zoning code violations. The results, summarized in **Exhibit 2** below, show that all of the blocks exhibited four or more conditions of blight, including deteriorated or deteriorating structures, unsanitary or unsafe conditions, deterioration of site or other improvements and inadequate public improvements and utilities.

**Exhibit 2: Summary of FPEA Blight Study Findings**

Properties	Factors of Blight										
	a	b	c	d	e	f	g	h	i	j	k
Block 1	x			x	x						x
Block 2	x	x		x	x				x		x
Block 3	x	x		x	x						x
Block 4	x			x	x				x		x
Block 5	x	x		x	x				x	x	x
Block 6	x		x	x	x				x		x
Block 7	x			x	x				x		x
Block 8					x						x
Block 9	x			x	x					x	x
Block 10	x	x		x	x				x		x
Block 11	x	x	x	x	x				x	x	x
Block 12	x			x	x				x		x
Block 13	x	x		x	x						x
Block 14	x			x	x						x
<b>Overall Area</b>	<b>x</b>	<b>x</b>	<b>x</b>	<b>x</b>	<b>x</b>				<b>x</b>	<b>x</b>	<b>x</b>

\* See Exhibit 1.

\*\* See above described factors of blight.

The Blight Study clearly demonstrates that eight blighting conditions are present throughout the FPURA, with no concentration in a particular block. Based upon this finding, the City has determined that the FPURA meets the definition of a blighted area. With the predominance of blighting influences, it is likely that more properties will continue to deteriorate unless there are new investments and a revitalization initiative within this area.

Therefore, it is the conclusion of the Blight Study that the FPURA is blighted "by reason of the presence of at least four" of the blighting criteria established in Colorado Urban Renewal Law. Furthermore, in its present condition, this area "substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare."

**3.0 PLAN'S RELATIONSHIP TO LOCAL OBJECTIVES**

The overall objectives for the redevelopment of the FPURA are built upon years of community planning and brainstorming for the revitalization of the entire Colfax corridor. The Urban

Renewal Plan's vision and strategies and their relationship to the City's Comprehensive Plan and Main Street Plan are described in this section.

### **3.1 Compliance with Area Master Plans**

This Urban Renewal Plan is in compliance with the City's 1998 Comprehensive Plan (the "Comprehensive Plan"). The overall vision for the FPURA is stated in the Comprehensive Plan as follows:

*The Fletcher Plaza Enhancement Area (FPEA) is the center of Original Aurora, the focal point where area residents and visitors come for community, civic, entertainment, cultural and retail business services. FPEA represents a destination where a healthy balance of arts, civic, residential and retail activities bring together a diverse mix of people and culture in a pedestrian scale environment.*

The vision for the redevelopment of the FPURA as stated in this Urban Renewal Plan embraces several of the opportunities identified for this area by the Comprehensive Plan. For instance, the Comprehensive Plan comments on the importance of capitalizing on the fact that downtown Aurora "...is the most ethnically diverse, historic, and walkable or pedestrian-oriented part of Aurora: a true urban neighborhood." The redeveloped FPURA is expected to be a place *where a diverse mix of people come together in a pedestrian scale environment*. The Comprehensive Plan also identifies Colfax Avenue as "...centrally located to serve the surrounding neighborhoods," and the vision for this part of Colfax Avenue as *"the focal point...where residents...come for...services."* Lastly, the Comprehensive Plan identifies the downtown and Original Aurora area as having "...good regional road access and 24-hour bus service," therefore making it suitable as a regional "*destination*" (1998 Comprehensive Plan, pp. 39-40).

### **3.2 Compliance with Main Street Plan**

The Comprehensive Plan goes on to recommend the implementation of the Main Street Plan for the downtown Original Aurora area. This Urban Renewal Plan furthers many of the primary goals and objectives of the Main Street Plan (Main Street Plan, p. 17), as described below:

#### **Main Street Program Goals:**

- ♦ Make the Colfax corridor a destination where people are welcome to shop, eat and spend leisure time.
- ♦ Appreciate what exists.
- ♦ Be compatible with positive existing conditions. Mitigate negative conditions.
- ♦ Improve the access to, and convenience of, public parking.

#### **Main Street Program Objectives:**

- ♦ Create a gradual intensity in the arrival experience, culminating in the concourse [Dayton to Florence] area.
- ♦ Create an image through the development of an adopted theme.
- ♦ Coordinate public and private actions.
- ♦ Reinforce public safety wherever possible.

## **4.0 URBAN RENEWAL PLAN GOALS AND OBJECTIVES**

### **4.1 Urban Renewal Plan Goals**

In order to eliminate, prevent and/or mitigate the existence of blight in the FPURA, the Urban Renewal Plan will contribute to the redevelopment of the FPURA in a manner consistent with the goals and objectives of the Main Street Plan. The purposes of the Urban Renewal Plan are:

- To promote the creation of a civic and cultural core for area residents.
- To create and/or revitalize housing options that attract people to live in the area.
- To build upon the existing community assets and attract residents and visitors to the area.  
To expand the arts and cultural attractions and establish an identity as an arts district.
- To improve traffic circulation and access to convenient public parking.
- To further the sound economic growth of the area.
- To provide opportunities for private redevelopment and investment to address existing conditions of blight.  
To provide adequate park and open space in a high-density urban environment.

### **4.2 Urban Renewal Plan Objectives**

The FPURA plan addresses the objectives of the Main Street Plan and the Comprehensive Plan by:

Targeting the recognized core of the FPURA for the largest initial public and private investments.

Encouraging rehabilitation of buildings and infrastructure in and immediately surrounding the FPURA.

- Adopting multiple strategies related to the arts district theme and integrating the theme throughout the FPURA.
- Coordinating public and private investments to maximize the impact of both.
- Providing for close collaboration between AURA and City agencies responsible for public safety, neighborhood revitalization and small business development.

### **4.3 Appropriate Land Uses**

The FPURA is characterized by a poorly integrated, aging and poorly maintained combination of residential and commercial uses. The current land use patterns in the FPURA cause recurring conflicts between existing residential and commercial uses and inhibit the successful redevelopment of both.

The rebirth of downtown districts throughout the nation over the past decade has proven the success of introducing housing into what have been historically commercial areas. By combining residential and commercial land uses - often with the development of mixed-use projects - communities have been able to reinvigorate their downtowns with positive activity that extends beyond the eight-hour workday. This plan includes the development of at least one large-scale mixed-use project that introduces a minimum of 200 residential and live/work units and 10,000 square feet of support commercial space.

In addition to promoting the development of a large mixed-use project, the Urban Renewal Plan seeks to promote the redevelopment of commercial space along the Colfax corridor. Colfax Avenue is the historic "main street" for the surrounding community, and therefore, is an appropriate location for healthy commercial businesses. Furthermore, the recommendation to focus much of the new and redeveloped commercial space for arts related business is an effective way to differentiate the City's downtown area from other town centers and main streets in surrounding areas.

Lastly, the civic building and open spaces that make up a significant component of the proposed land uses is also compatible with the area's history of being the community's primary gathering place and historical home to City Hall. The new MLK, Jr. Library and Municipal Services Center building and the expanded Fletcher Plaza area will knit together the adjacent commercial, cultural and residential uses and be recognized as the heart of the community and a destination for visitors.

The existing B-2 (Central Business District) zoning offers a workable framework for implementing the Urban Renewal Plan at this time, and zoning modifications are not anticipated in the short-term.

#### **4.4 Improved Traffic**

The principal streets passing through the proposed urban renewal area include Colfax Avenue, Dayton Street and Florence Street/Del Mar Parkway. With the exception of a few confusing intersections, these and all other streets within the area are currently functioning adequately. The Urban Renewal Plan, nonetheless, addresses potential future needs that may result from redevelopment in the FPURA, as well as redevelopment at Stapleton, Lowry and Fitzsimons.

The existing street infrastructure does not allow for good access into and through the core downtown area. For example, turn movements are limited on Colfax Avenue at Emporia and Elmira streets. These intersections should be full-movement intersections, as is the case with other north-south streets on Colfax Avenue. To allow area residents and visitors to come to, and traverse through, the site, urban renewal projects will need to address vehicular access to Elmira and Emporia streets from Colfax Avenue, as well as the problematic intersections at Florence/Del Mar Parkway and 14<sup>th</sup> Avenue, and at 16<sup>th</sup> Avenue and Florence Street. In addition, the medians within the core downtown area will be evaluated for possible improvements to pedestrian traffic across Colfax Avenue. Currently, the medians are physical and visual barriers to north-south integration and movement.

According to the July 2002 Traffic Impact Study for the MLK, Jr. Civic Project, conducted by LSC Transportation Consultants, Inc., the intersection of Colfax Avenue and Dayton Street is expected to fail by year 2025 due to increased traffic from the surrounding redevelopments of Lowry, Stapleton and Fitzsimons. Future study and planning of the traffic circulation and street connections needs related to the redevelopment projects at Lowry, Stapleton and Fitzsimons are anticipated as part of the Urban Renewal Plan implementation.

#### **4.5 Public Transportation**

The FPURA currently has service from the metro area's only 24-hour RTD bus line. This service is expected to continue, and become an even more valuable asset, as future metro-area plans for light rail include a Park-N-Ride site at Colfax Avenue and Potomac, approximately 1.5 miles to the east. In order to encourage greater usage of this service, however, the Urban Renewal Plan strongly encourages improvements to the existing bus stops, with the addition of structures, landscaping and other amenities.

The University of Colorado Health Sciences Center (UCHSC) currently has a shuttle bus that passes through the FPURA as it transfers individuals from the 9 Avenue & Colorado Boulevard campus to the newly developing campus at Fitzsimons. AURA will pursue the possibility of having the shuttle stop in the FPURA and at the community college on the Lowry campus on its way between the two destinations. This will require an agreement between the UCHSC, the Community College of Aurora and the City.

#### **4.6 Public Utilities**

City staff has determined that infrastructure for major utilities, including water, sewer and lighting, are generally adequate to meet immediate needs, but may require upgrading to accommodate redevelopment.

#### **4.7 Recreational and Community Facilities/Community Design and Amenities**

The City's planned expansion of Fletcher Plaza will dramatically increase the amount and quality of open space and gathering places for visitors and residents in the FPURA. An expanded Fletcher Plaza is projected to be the site of an array of cultural arts and entertainment activities. As redevelopment progresses, particularly as residential uses are added to the FPURA, it will be important to ensure upgrades to existing streetscape and green space.

City Park, an existing seven acre park at the north end of the FPURA, is an important asset to the area and an amenity that requires major improvements to better serve existing residents. AURA will collaborate closely with the City's Parks and Open Space Department to define, design and seek the financial resources to renovate City Park.

### **5.0 UNDERTAKINGS AND ACTIVITIES**

#### **5.1 Development Concept**

The overall redevelopment concept for the FPURA has three major components as described below. These concepts are illustrated on the map in **Appendix C**.

- **Building of a civic and cultural core in the FPURA.** The City is building a new \$10.3 million Martin Luther King, Jr. Library and Municipal Services Center. In addition, this City investment provides the opportunity to expand the existing Aurora Fox Arts Center and Fletcher Plaza to allow for larger and more frequent performances and community events.
- **Support of the arts.** Building on the assets of the Aurora Fox Art Center and several art galleries and studios that have emerged in the area, the City has established incentive programs to encourage additional buildings in the FPURA to be reused for arts related business. This will secure the reputation of the FPURA

as a unique environment and contribute to the overall success of any large-scale investments by improving the appearance and appeal of neighboring properties.

- **Development of urban residential and new retail space.** In order to increase positive activity in the FPURA, AURA will assist a private developer in developing a large residential, live-work and commercial project within the FPURA that can attract the artist market and provide adequate space for unique business and retail establishments.

## 5.2 Redevelopment Strategies and Techniques

To successfully implement the above-described concepts, and additional concepts that will evolve in the future, a variety of complementary strategies and techniques will be used by AURA that are consistent with the powers authorized in the Colorado Urban Renewal Law. These strategies will be used as appropriate and needed for the various urban renewal projects undertaken.

- **Land acquisition.** AURA will acquire property using its powers of eminent domain, if and when needed, for Urban Renewal projects in the FPURA, including the residential/mixed use project contemplated for the north side of Colfax Avenue between Dayton and Florence streets.

The largest private-sector project within the FPURA is anticipated to encompass up to 7 acres. Much of the land being targeted is vacant ground or parking. Therefore, the private developer selected to work with AURA will attempt to independently acquire individual properties within the project site via independent negotiations. In the event that the developer is unable to assemble all parcels required for the project, AURA intends to use its condemnation powers to assemble the remaining parcels and relocate displaced business owners and residents.

Although no additional land acquisitions are contemplated at this time, AURA may use land acquisition strategies in the future, if needed, to successfully attract and implement projects consistent with the Urban Renewal Plan.

- **Demolition and removal of structures.** The planned residential/mixed-use project will require demolition and removal of existing structures. This may include both single-family residential structures and commercial buildings.

It is, however, the intention of the Urban Renewal Plan to retain many of the existing commercial storefront buildings on Colfax Avenue. Future projects are likely to include additional demolition and removal to assemble sites large enough to make development projects of today's scale feasible.

- **Improvements.** Among the significant blighting factors in the FPURA are the confusing intersections, limited access roadways, and deteriorating streetscape. Steps will be taken to identify potential funding sources to support the reconstruction of these components.
- **Rehabilitation.** Within the FPURA, there exists a significant amount of commercial space and some residential buildings that could be rehabilitated to bring them into compliance with City building codes, and make them more

attractive and more compatible with the overall redevelopment scheme. The City's commercial loan and grant program and the arts district loan fund are some of the resources available for this effort. These programs will be heavily marketed within the FPURA for this purpose.

- **Planning and zoning changes.** The majority of the FPURA is zoned B-2, Central Business District. This zone allows for the types of uses proposed in this plan including typical retail and commercial uses, multi-family residential and "artspace" (live/work space for artists).
- **Maximum densities.** Maximum densities will be in accordance with the applicable requirements of the City Zoning Code, as it shall be amended from time to time. The current zoning for the area establishes a maximum residential floor area ratio density of 1.5:1 (residential square footage divided by site area).
- **Building Requirements.** All new buildings must conform to City masonry requirements in Aurora City Code, Chapter 146, Article 13.. In the future, AURA and the City may consider adopting downtown Aurora design guidelines, to which all future new construction must conform.
- **On-going Programs.** The successful redevelopment of the FPURA will require on-going efforts as well as one-time investments in real estate. As redevelopment continues in the area, the City will ensure the continued intensified code enforcement efforts, increased public safety measures such as additional police foot patrol, and the support of cultural and special events in the area.

## 6.0 RELOCATION

Relocation of residents or businesses from the FPURA may be necessary as part of the redevelopment process. **Appendix D** provides information on the number of businesses and residences within the urban renewal study area, as well as current metro area vacancy rates. There appears to be adequate space available for the relocation of any individuals, families or businesses that may be displaced by an urban renewal project.

Should it find that feasible relocation methods exist, City Council may adopt a relocation policy for this area. Historically, City relocation policy has followed the guidelines established by the Federal Uniform Relocation Act (42 U.S.C. § 4601, et. seq.) and Colorado Urban Renewal Law (C.R.S. § 31-25-107(4)(a) and (b)).

## 7.0 PROJECT FINANCING

Urban renewal projects may be financed in a variety of ways. Urban renewal authorities are authorized by statute (C.R.S. § 31-25-105) to borrow money, issue bonds and accept grants from public or private sources. However, the principal method for financing urban renewal projects is through the sale of notes, bonds or other obligations secured by property **and/or** municipal sales tax increments from the Urban Renewal Area.

Tax Increment Financing (TIF) may include property taxes or municipal sales taxes, or both. The increase in assessed valuation of real and personal property and sales tax growth from new development that occurs in the project area are the sources of tax increment revenue, unless other funds, public or private, are also pledged, directly or on a contingent basis, to provide additional security for the tax increments bonds or other debt. The certified assessed value in effect at the

time an Urban Renewal Plan (or a plan amendment containing the required tax allocation wording) is adopted is used to determine the base year for calculating how much, if any revenue is available to pay the debts associated with the project. If a new area is added to an existing urban renewal area, the certified assessed value as of the time the plan is modified to include such area is used as the base year for calculating ad valorem tax allocations in the new area. Each year following adoption of the plan, the taxes generated by the incremental assessed valuation above the base roll or the amount of City sales tax that exceeds the base year level, or both, are paid to the urban renewal authority for repayment of project debt.

Tax increment financing will not be used in the FPURA at this time. However, AURA may in the future seek an amendment to the Urban Renewal Plan in accordance with statutory procedures to permit the use of such financing.

AURA, in cooperation with the City, intends to employ additional financing techniques to fund redevelopment of the FPURA, including, but not limited to, the following:

- **Community Development Block Grants.** These funds, in the form of direct grants, as well as matching loans and grants, made through the Commercial Loan and Grant Program have contributed to funding the expansion of Fletcher Plaza, and will continue to be available to private investors who wish to renovate their property in the area.
- **Private sector investment.** The proposed large residential/mixed use project will require a significant investment from the private developer selected by the AURA. In addition, individual investors, businesses, and property owners who use any of the City's incentive programs are typically required to commit some of their own funds to the project.
- **City of Aurora Capital Improvement Program.** In March 2000, the City Council allocated \$3 million from the City's General Fund to support redevelopment efforts in downtown Aurora in the form of direct development incentives and loans made through the Arts District Loan Fund. These funds will be used to support the expansion of Fletcher Plaza, the creation of the Arts District Loan Fund, and for an upfront cash incentive for the private sector residential/mixed-use project. AURA may request additional support for appropriate capital improvement projects from the City's Capital Improvement Projects Fund.
- **U.S. Housing and Urban Development funds.** Loans through the HOME and Multi-family Rehabilitation Loan programs will continue to be made available to property owners within the FPURA who are interested in renovating their residences.
- **Environmental Protection Agency Brownfields Assessment and Remediation grants.** These funds will pay for Phase I and Phase II testing of sites being considered for major construction projects. If contamination is identified that needs to be remediated, there is limited funding from this source for those purposes as well.
- **City of Aurora Private Activity Bond (PAB) Allocation.** The City's annual PAB allocation may, as needed, be allocated to housing construction and revitalization when the proposed project meets specific affordability and other criteria established by the Federal government.

## **8.0 PLAN AMENDMENTS**

This Urban Renewal Plan may be modified pursuant to the provisions of the Colorado Urban Renewal Law (Section 31-25-1077, C.R.S.)

## **9.0 MINOR VARIATIONS**

AURA may, in specific cases, allow minor variations from the provisions of this Urban Renewal Plan if it determines that a literal enforcement of the provisions would constitute an unreasonable limitation beyond the intent and purpose of said Plan.

## **Appendix A**

### **Fletcher Plaza Enhancement Area Blight Study Survey**

Appendix A is not included with this document and is on file and available for review in the office of the Aurora City Clerk or in the Aurora Urban Renewal Division office.

## Appendix B

### Legal Description

A parcel of land situated in the SE ¼ and SW ¼ of Section 34, T3S, R67W, City of Aurora, Adams County, State of Colorado and the NE ¼ and NW ¼ of Section 3, T4S, R67W, City of Aurora, Arapahoe County, State of Colorado, more particularly described as follows:

Beginning at the southeast corner of Lot 25, Block 39, Aurora;

Thence southerly along the west right-of-way line of Dallas Street to the southeast corner of Lot 24, Block 26, Aurora;

Thence southerly along the extension of the west right-of-way line of Dallas Street to the intersection with the centerline of East Colfax Avenue right-of-way;

Thence westerly along said centerline to the intersection with the northerly extension of the east line of Lot 10, Block 1, The Gilligan – Add.;

Thence southerly along said extension to the northeast corner of said lot;

Thence southerly along the east line of said lot to the intersection with the north line of Lot 38, Block 4 of said subdivision;

Thence easterly along the north line of Lot 38, Block 4 of said subdivision to the northeast corner of said lot;

Thence southerly along the west right-of-way line of Dallas Street to the northeast corner of Lot 50, Block 6 of said subdivision also being a point on the south right-of-way line of East 14<sup>th</sup> Avenue;

Thence easterly along said south right-of-way line to the northeast corner of Lot 20, Block 3, Del Mar Amended Plat;

Thence northeasterly to the southern most northwest corner of Lot 1, Block 5 of said subdivision;

Thence northeasterly along the westerly boundary of Block 5 of said subdivision also being the easterly right-of-way line of East 14<sup>th</sup> Avenue to the intersection with the southeasterly right-of-way line of Del Mar Parkway;

Thence easterly along said southeasterly right-of-way line of Del Mar Parkway also being the northerly boundary of Block 5 of said subdivision to the intersection with the southwesterly extension of the easterly right-of-way line of Galena Street with the northerly line of Lot 23, Block 5 of said subdivision;

Thence northeasterly along said extension of and the easterly right-of-way line of Galena Street to the southwest corner of Lot 24, Block 46, Aurora also being a point on the north right-of-way line of East 16<sup>th</sup> Avenue;

Thence westerly along said north right-of-way line to the intersection with the west right-of-way line of Del Mar Parkway as dedicated by Book 2229, Page 809 to a point on the south lot line of Lot 24, Block 43;

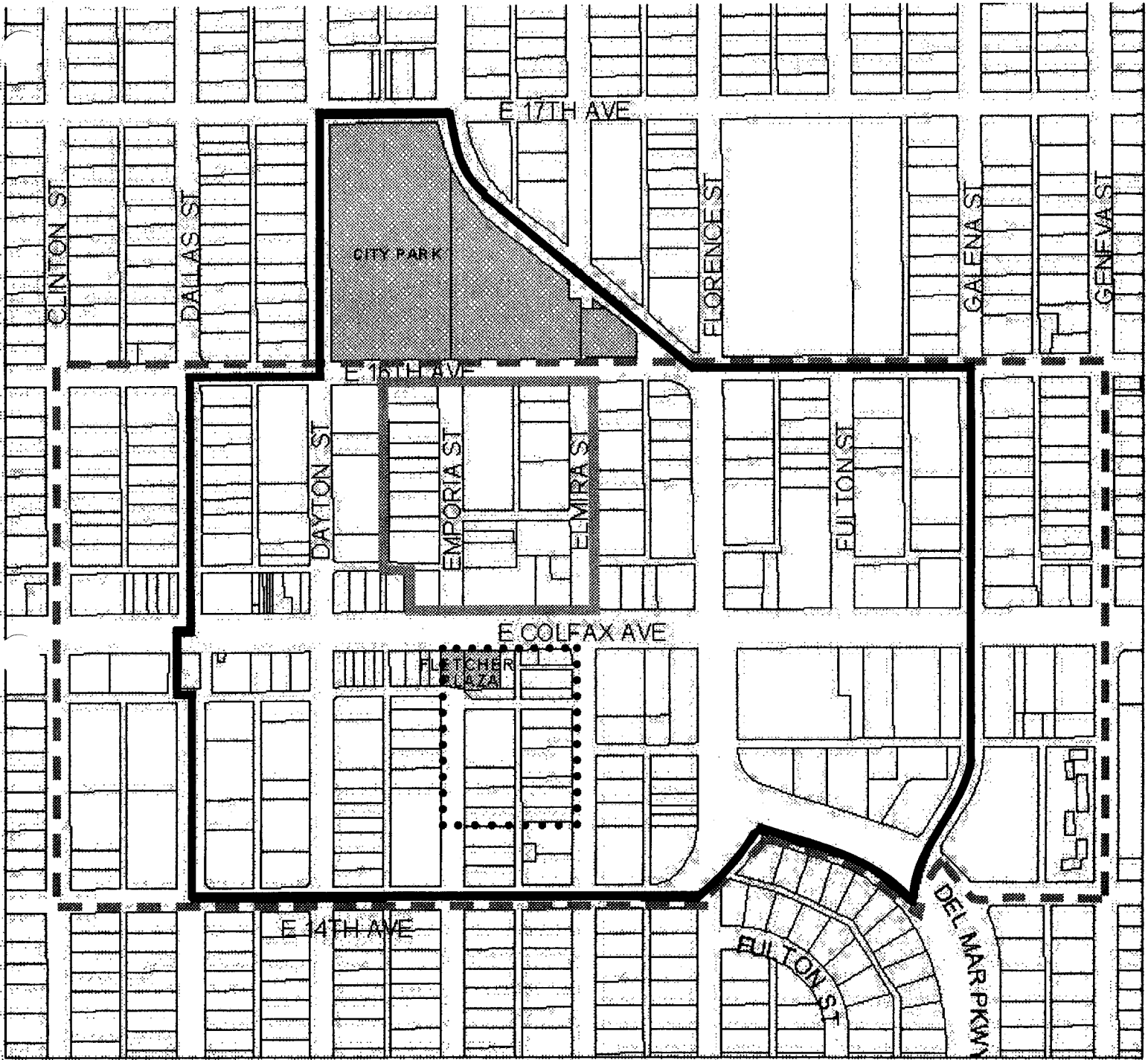
Thence northerly and northwesterly along said west right-of-way line to the intersection with the south right-of-way line of East 17<sup>th</sup> Avenue, also being the northeast corner of Lot 48, Block 41, Aurora;

Thence westerly along said south right-of-way line to the intersection with the east right-of-way line of Dayton Street, also being the northwest corner of Lot 1, Block 41, Aurora;

Thence southerly along said east right-of-way line to the intersection with the north right-of-way line of East 16<sup>th</sup> Avenue, also being the southwest corner of Lot 24, Block 41, Aurora;

Thence westerly along said north right-of-way line of East 16<sup>th</sup> Avenue to the Point of Beginning.

Appendix C



- Urban Renewal Area
- Black Creek Communities Project
- Original Aurora Arts District
- MLK Library Project

# Fletcher Plaza Urban Renewal Study Area

